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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Clare County Council.**

**Planning Register Reference Number: 24149**

**Application for Leave to Appeal** against the decision of the planning authority by Woodhaven Developments Limited of 6 Woodhaven Drive, Woodhaven, Kilrush Road, Ennis, County Clare, having an interest in land adjoining the land in respect of which Clare County Council decided on the 17<sup>th</sup> day of January 2025 to grant, subject to conditions, a permission to Shannon Estuary Hotel Limited care of O'Leary Sludds Architects Limited of Wexford Enterprise Centre, Strandfield Business Park, Rosslare Road, Strandfield, Kerlogue, County Wexford.

**Proposed Development:** For development at an existing hotel consisting of: extension to second floor to accommodate additional 29 number bedrooms; extension to first floor to accommodate additional six number bedrooms; alterations to existing layout of part ground floor and part first floor; new lift and all associated site works including provision of additional parking, at Treacy's Oakwood Hotel, Airport Road, Smithstown, Shannon, County Clare.

**Decision**

**GRANT** leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has been shown that -

- (i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of conditions numbered 1(a), 1(b) and 5 imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of conditions numbered 1(a), 1(b) and 5 will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.

The Board considered that the matters raised by the applicant seeking leave to appeal relate to surface water and foul sewer drainage issues, the details of which were received through further information received by the planning authority on 13<sup>th</sup> day of December 2024 and referenced in the conditions.

  
Marie O'Connor

**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

Dated this 24 day of February 2025.