



An  
Coimisiún  
Pleanála

**Commission Order**  
**ACP-323081-25**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: 24/60575**

**Appeal** by Kieran and Patricia Ahern of Cappantymore, Meelick, County Clare and by others against the decision made on the 24<sup>th</sup> day of June, 2025 by Clare County Council to grant subject to conditions a permission to Vincent and Orla Ryan care of Diarmuid Keane and Associates of O'Curry Steet, Kilkee, County Clare.

**Proposed Development:** Construction of a new dwellinghouse, site entrance, access road and domestic wastewater treatment system along with all associated site works and services, all at Cappantymore, Meelick, County Clare.

## **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

1. The proposed development is located along an unsurfaced minor laneway which is inadequate in width, alignment and structural condition and would, therefore, endanger public safety by reason of traffic hazard.
2. Having regard to the location of the site within a rural area under strong urban influence, as identified in the Clare County Development Plan 2023-2029, where housing is restricted to persons demonstrating local need, it is considered that the applicants do not come within the scope of the housing need criteria as set out in Objective CDP 4.14 of the development plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Declan Moore

Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.



Dated this 12<sup>th</sup> day of JANUARY 2026.