

An  
Coimisiún  
Pleanála

**Commission Order  
ACP-323285-25**

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**Taxes Consolidation Act 1997, as amended**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: 25SD1/014**

**Appeal** by The Casey Family care of Brian Foudy and Associates of Osprey House, Carmody Street, Ennis, County Clare in accordance with section 653J of the Taxes Consolidation Act 1997, as amended, against the inclusion of land on the map of the Residential Zoned Land Tax by Clare County Council on the 30<sup>th</sup> day of June 2025 in respect of the site described below.

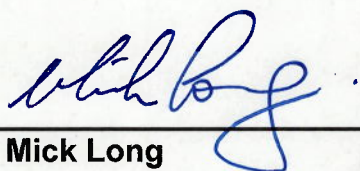
**Proposed Development:** Lands at Shanaway Road, Ennis, County Clare.

## **Decision**

The Board in accordance with section 653J of the Taxes Consolidation Act 1997, as amended, and based on the reasons and considerations set out below, hereby decides to **CONFIRM** the determination of the local authority.

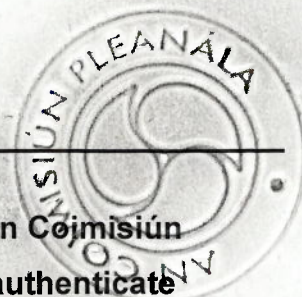
## Reasons and Considerations

The lands identified as 25SD1/014 (Parcel ID number CELA0001500), located on residentially zoned lands as identified within the Clare County Development Plan 2023-2029, meet the qualifying criteria set out in section 653B (a)(i) of the Taxes Consolidation Act 1997, as amended, and which are considered within the scope of Section 653B of the Taxes Consolidation Act 1997, as amended. The lands are zoned low density residential and located within an established urban area and are, therefore, considered to be within the scope of section 653B(a), have access to public roads and footpaths and it is reasonable to consider the lands can be developed for residential purposes, with evidence from Uisce Éireann that services are available, and no capacity or other reasons have been identified that would prevent the development of these lands in principle for residential purposes in accordance with the residential zoning objective that applies to these lands.



Mick Long

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



Dated this 13<sup>th</sup> day of November 2025