



Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: 2585

Appeal by Zara Hill care of Michael J. Duffy of 1 Clos na hEaglaise, Kilfenora, County Clare against the decision made on the 16th day of July, 2025 by Clare County Council to refuse permission for the proposed development.

Proposed Development: To construct dwelling house, garage, treatment system, create new entrance to public road and carry out ancillary site works at Lissycasey, Ennis, County Clare.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The Spatial Planning and National Roads Guidelines for Planning Authorities (January 2012) state that the policy of planning authorities will be to avoid the generation of increased traffic from existing accesses onto the national road network at locations where speed limits of greater than 60 kilometres per hour apply. In addition, as per Clare County Development Plan 2023-2029

objectives CDP 11.11 "Motorways National Roads and Strategic Inter-Urban Roads" and CDP 11.13 "Direct Access onto National Roads", the planning authority will safeguard the national roads, in line with national policy, and will assess development proposals requiring direct access onto the national road network having regard to the exceptions set out in Section 11.2.9.3. The proposed development would result in the creation of a new access onto the N68 national secondary road at a point where the 80 kilometre per hour speed limit applies and would not conform with any of the specified exceptions. The proposed development would, therefore, be contrary to Spatial Planning and National Roads Guidelines for Planning Authorities (January 2012) and Objectives CDP 11.11 and CDP 11.13 of the development plan. It is also considered that the proposed development would endanger public safety by reason of a traffic hazard because of the additional traffic turning movements the development would generate on this highly trafficked and along an 80 kph speed section of national road at a point where sightlines are restricted in a north-easterly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

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

Dated this *9th* day of *December* 2025.