

Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

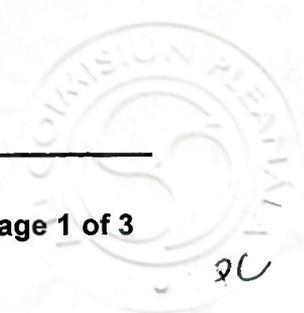
Planning Register Reference Number: 2460592

APPEAL by Miceal and Brigid Neylon of Lismulbreeda, Darragh, Ennis, County Clare against the decision made on the 30th day of July 2025, by Clare County Council to grant, subject to conditions, a permission to McColgan Concrete Limited care of P.Coleman and Associates of 5 Bank Place, Ennis, County Clare in accordance with the plans and particulars lodged with the said Council.

Proposed Development: For a temporary three-year period, to retain plant and machinery storage yard which includes hardcore base, storage silos, concrete base, storage containers, fencing and signage and to replace part of existing fencing and for the provision of all ancillary site works at Lismulbreeda, Darragh, Ennis, County Clare.

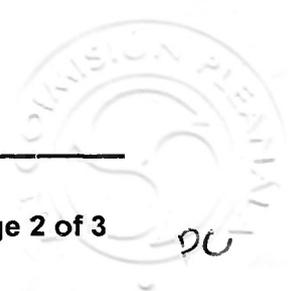
Decision

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

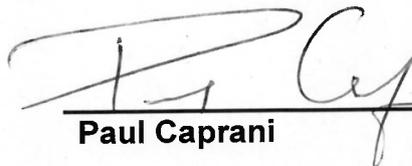


Reasons and Considerations

1. It is the policy of the planning authority, as set out in the Clare County Development Plan 2023-2029, to permit development proposals for employment and enterprise in the open countryside, only where there are strong location factors (section 6.15) and proposals for small scale enterprises in rural areas will be considered on their individual merits, including among other factors, the nature of the activity and evidence that its scale is appropriate to a rural area (section 6.21). The applicant has not demonstrated tangible locational links to this specific rural area or sufficient justification as to why this proposal for a plant and machinery storage yard associated with a floor screeding business could not be accommodated on more appropriately zoned land closer to/edge of the settlement of Ennis. Furthermore, it is considered that, the storage yard proposed to be retained including hardcore base, storage containers, fencing and signage taken together with the cumulative impacts of adjoining areas of hardstanding, storage yards and hardcore access route would not be at a scale considered appropriate to a rural area. The proposed development and the development proposed to be retained would, therefore, contrary to the proper planning and sustainable development of the area.



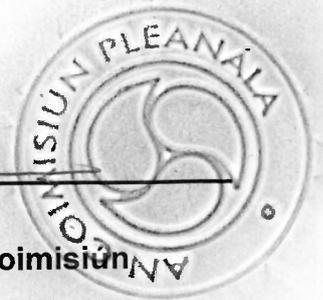
2. On the basis of the information submitted with the application and the appeal, it has not been demonstrated sufficiently that the proposed additional vehicular movements in conjunction with those movements associated with the Ennis Vehicle Test Centre, as permitted, and other vehicular movements in the wider area are such that would not result in a cumulative adverse impact on existing residential amenities within this rural area by reason of increased vehicular movements, noise and dust generation or result in a significant intensification of movements at the existing access onto the N68 contrary to CDP 11.13 of the Clare County Development Plan. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 17th day of December 2025.