

Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: 2460591

APPEAL by Miceal and Brigid Neylon of Lismulbreeda, Darragh, Ennis, County Clare against the decision made on the 30th day of July 2024, by Clare County Council to grant, subject to conditions, a permission to Neville Civil Works Limited care of P. Coleman and Associates of 5 Bank Place, Ennis, County Clare in accordance with plans and particulars lodged with the said Council.

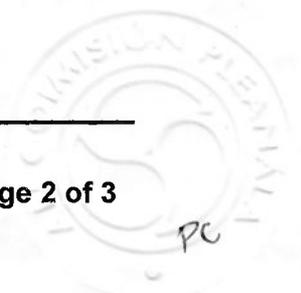
Proposed Development: For a temporary three-year period, to retain plant and machinery storage yard which includes hardcore base, concrete base, storage containers and covered area, skips, storage of materials, fencing and signage and for the provision of all ancillary site development works all at Lismulbreeda,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

Decision

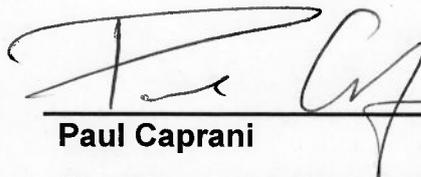
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 storage yard for the storage of gravel, sand manhole covers and safety bollards associated with construction sites, 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, 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 for retention would, therefore, be 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 for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

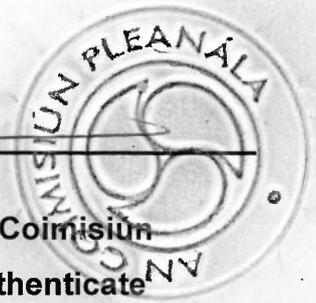


Paul Caprani

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 17th day of December 2025.