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

**Planning Authority: Clare County Council**

**Planning Register Reference Number: P25/262**

**APPEAL** by Patricia Kirwan against the decision made on the 3<sup>rd</sup> day of October, 2025 by Clare County Council to refuse permission for the proposed development.

**Proposed Development:** Retain and complete vehicular entrance from public road to dwellinghouse and carry out ancillary site works at 24 Saint Michael's Villas, Clonroadmore, Ennis, County Clare.

## **Decision**

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

## Reasons and Considerations

Having regard to the nature of the development, the 'existing residential' zoning objective under the Clare County Development Plan 2023-2029 which aims to conserve and enhance the character of such areas, the visual character and setting of Saint Michael's Villas and the strong and dominant presence of low wall front boundaries, and the general absence of individual parking in the front gardens of properties in Saint Michael's Villas, it is considered that the creation of a vehicular access in the front garden area, which would require the removal of a significant level of the front boundary wall, would seriously detract from the setting of the overall terrace which the appeal site forms part of. The development proposed to be retained and completed would, in itself and by the precedent it would set, seriously injure the visual amenities and character of the area and would not, therefore, be in accordance with the proper planning and sustainable development of the area.



*Mary Gurrie*

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**Mary Gurrie**

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

Dated this *24* day of *February* 2026.