



Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: P25/60506

Appeal by Connellan Developments Limited against the decision made on the 9th day of October, 2025 by Clare County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of three number new dwellinghouses, consisting of one pair of semi-detached houses and one number detached house, along with all associated site works and services, all at Riverside Court, Clonroad More, Ennis, County Clare.

Decision

The Commission, in accordance with section 48 of the Planning and Development Act 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 16 and directs the said Council to AMEND condition number 16 so that it shall be as follows for the reason set out.

16. The developer shall pay to the planning authority a financial contribution of €5,549 (five thousand, five hundred and forty-nine euro) in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Reasons and Considerations

Having regard to the planning history pertaining to the site, the financial contributions previously paid to date relating to the parent permission granted on site under planning register reference number P04/1980, the Clare County Council Development Contribution Scheme 2025 - 2029, and the submission received from the planning authority, it is considered that the planning authority has incorrectly applied the terms of the Development Contribution Scheme and that condition number 16 should be amended to reduce the financial contribution required.



Declan Moore

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

Dated this *24th* day of *FEBRUARY* 2026.