

Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: P25/242

Appeal by Laura Corbett against the decision made on the 2nd day of April, 2026 by Clare County Council in relation to an application by Laura Corbett for permission for development comprising retention of (a) boundary wall as constructed on site and (b) metal clad sheeting to roof of existing dwelling house, previous planning register reference number 21/1105, all at Gortnamuck, Ballynacally, County Clare as amended by the revised public notice received by the planning authority on the 9th day of March, 2026 in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for (b) metal clad sheeting to roof of existing dwellinghouse, previous planning register reference number: 21/1105 and to refuse permission for (a) boundary wall as constructed on site).

Decision

GRANT permission for (b) metal clad sheeting to roof of existing dwellinghouse, previous planning register reference number 21/1105 in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the condition set

out below. REFUSE permission for (a) boundary wall as constructed on site for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the:

- (a) the nature, scale and design of the dwellinghouse permitted under planning register reference number 21/1105, and
- (b) the policies and objectives of the Clare County Development plan 2023-2029,

it is considered that, subject to compliance with the condition set out below, the development proposed to be retained would constitute an acceptable roof finish at this location, would not seriously injure the visual amenities of the area and would be acceptable in terms of rural house design. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by the planning authority on the 19th day of February, 2026, except as may otherwise be required in order to comply with the following conditions.

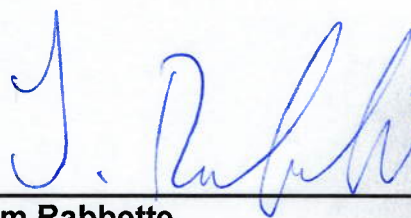
Reason: In the interest of clarity.

Reasons and Considerations (2)

Having regard to the:

- (a) the specification, extent, scale and height of the boundary wall to be retained, and
- (c) Objective CDP 14.2 (Settled Landscapes) of the Clare County Development Plan 2023-2029, which requires that structures and construction on Settled Landscapes reduce their visual impact through a careful choice of forms, finishes and colours,

it is considered that the boundary wall proposed to be retained constitutes an inappropriate form of development in this rural area and, by reason of its prominence on an elevated site, the use of metal railings and the excessive height, and extensive length of the wall, would seriously injure the visual amenities of the area and militate against the rural environment. The development proposed to be retained would set an undesirable precedent for other such developments in a rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

Planning Commissioner of An Coimisiún

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

Dated this 21st day of August 2026

