



Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: 2653

APPEAL by Niall O'Halloran against the decision made on the 16th day of April 2026 by Clare County Council to refuse permission for the proposed development.

Proposed Development: The renovation of an existing derelict bakery building, the addition of a 28 square metres two-storey rear extension and the conversion to a 112.81 square metres two storey dwelling together with connection to existing services and all associated ancillary site works at number 3 Linnane's Terrace, Kilrush Road, 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 location of proposed windows on the shared site boundaries to the north-east and south-west serving habitable rooms;
- the close proximity of the proposed front elevation (south-east facing), which includes a vehicular entrance to a car port, to the rear of Number 3 Linnane's Terrace;
- the lack of clarity as to how the dwelling is to be accessed with access to the front door and external steps to the lower level, both in the south-west elevation, being via third party lands outside of the red line boundary as indicated in the plans and particulars submitted with the application,
- the restricted width of the access lane, the substandard alignment of this lane, the condition of this lane and lack of clarity as to access rights over this lane at the rear of Linnane's Terrace to access the application site,
- the quantity and quality of the private open space proposed to serve the dwelling, and
- the site coverage proposed,

it is considered that the proposed development represents a haphazard and non-integrated form of development relative to the established pattern of residential development in the immediate area, would result in a residential development that would be visually incongruous relative to neighbouring residential development, would constitute over-development of the subject site, would adversely impact on the neighbouring residential amenities by reason of overlooking and the car turning movements generated in close

proximity to Number 3 Linnane's Terrace, would result in a substandard form of residential amenity for the future occupants of the proposed dwelling and would set an undesirable precedent for similar form of substandard urban development in the area. The proposed development 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 7th day of Sept. 2026