



An
Coimisiún
Pleanála

Commission Order
PL-501367-CE-26

Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: 26/60130

Appeal by Brian and Kathleen Gorman against the decision made on the 28th day of April, 2026 by Clare County Council to refuse permission.

Proposed Development: External render to the front (south-west) and rear (north-east) facades of the existing two-storey dwelling, all at 4 Riverview Terrace, New Road, Ennistymon, County Clare.

Decision

GRANT permission, subject to condition, for external render to the rear (north-east) facade in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. **REFUSE** permission for external render to the front (south-west) façade for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

The proposed external render to the rear elevation of Number 4 Riverview Terrace, will not be visible from the street and therefore will not detract from visual amenity and coherency of the existing streetscape and will not have a negative impact on the Ennistymon Architectural Conservation Area. The proposed energy upgrade is in accordance with Section 2.9.2 of the Clare County Development Plan 2023-2029 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the plans and particulars submitted with the planning application in so far as they relate to the rear of the property only, except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. This order does not include external rendering to the front elevation of the house.

Reason: In the interest of protecting the streetscape in this Architectural Conservation Area.

Reasons and Considerations (2)

Having regard to the design and nature of the proposed external rendering to the front elevation, and the pattern and character of development in the vicinity, its location within the Architectural Conservation Area (ACA) of Ennistymon, where it is an objective of the Clare County Development Plan 2023-2029, as varied, as set out under CDP 16.5, to ensure that new developments within or adjacent to an ACA respect the established character context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes, which is considered reasonable, and, notwithstanding its stated purpose of improving energy efficiency, it is considered that this element of the proposed development would represent an unsuitable and inappropriate intervention within the streetscape at this location, would negatively alter the external appearance, proportions and architectural detailing of the structure itself including effects on guttering and downpipes, and would undermine the established character and visual coherence of the streetscape and the visual harmony of the terrace of properties in which it is located. This element of the proposed development would adversely affect the character of the architectural conservation area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission for the totality of the proposed works, the Commission concurred with the Inspector with regard to the works to the front elevation. However, the Commission considered the works proposed to the rear would not impact on the streetscape or the Architectural Conservation Area as it will not be visible from the street and, that the proposed works to the rear would go some way to improve the energy efficiency of the property. The Commission, therefore, decided to make a split decision permitting works to the rear and refusing works proposed to the front elevation.



Mary Henchy

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

Dated this 27th day of Aug. 2026.