



General:

ABP Case No.: ABP-318275-23

Meeting: BM-004465-24

Meeting Date: 22/10/2024

Meeting Location: Office of An Bord Pleanála

Board Meeting Record Signed Off: Yes

Attendees:

Eamonn James Kelly

Patricia Calleary

Liam McGree

ABP Case:

Inspector: Ciara McGuinness

Board Member: Liam McGree

Case Type: Section 5 Referrals

Development Address: 4 Woodhaven Drive, Woodhaven, Kilrush Road, Ennis, Co. Clare.

Development Description Summary: Question 1: Whether the partial/incidental use of a room within dwelling house on the part ground floor for part-time art school is incidental to the enjoyment of the dwelling house and as such, does not come within the scope of Section 4 (1) (j) of the Planning and Development Act, 2000 (as amended) and the character of the residence has not altered from the intensification of the use is or is not development or is or is not exempted development.

Question 2: Whether the current warning letter dated 24th February 2023 is a completely new issue that should not be linked to file UD17-056?

Decision:

Inspector Recommendation Accepted? Generally Accepted

Conflict of Interest Identified? No

If Yes, Reason for Conflict of Interest:

Meeting Outcome: Decision Made

Decision: Is development and is not exempted development

Split Vote: No

If Yes, Ratio:

Discussion Details:

Board Member 1 - Sign off Signed Off By: Eamonn James Kelly Date Signed: 22/10/2024	Board Member 2 - Sign off Signed Off By: Patricia Calleary Date Signed: 22/10/2024
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