CLARE COUNTY COUNCIL
CONTAE AN CHLÁIR

Ard Aoibhinn Community Initatives Ltd,
c/o Emma Sams,
Annaghneal,
O'Callaghan's Mills,
Co Clare
V94 W83K.

3rd December 2024

Re: Planning Ref No. P24/279

A Chara,

I attach herewith a Grant of Planning Permission subject to **3 No. Conditions** in respect of the above planning application.

It is important that this Grant of Permission is read carefully as all conditions attached to the Grant of Permission must be complied with in full.

Please note that in accordance with the Building Control Regulations 1997-2024, there is a statutory requirement to submit a commencement notice to the Building Control Section prior to commencement of development. There is no provision to retrospectively submit a Commencement Notice. **Failure to submit a Commencement Notice prior to commencement of development is an offence under the Building Control Act 1990, as amended.** Should you have any queries regarding same, you should contact the Building Control Section.

I would also like to draw your attention to the attached information note from Irish Water with regard to connecting to water and waste water services.

Mise le meas,

Anne O'Gorman
Staff Officer
Economic Development Directorate

Clare Planning Authority - Inspection Purposes Only!

Comhairle Contae an Chláir
Clare County Council

CLARE COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED) NOTIFICATION OF GRANT OF PERMISSION (SUBJECT TO CONDITIONS) UNDER SECTION 34 OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

To: Ard Aoibhinn Community Initatives Ltd
c/o Emma Sams
Annaghneal
O'Callaghan's Mills,
Co Clare
V94 W83K

Planning Register Number: P24/279

Application Received on: 04/09/2024

Application of Ard Aoibhinn Community Initatives Ltd, c/o Emma Sams, Annaghneal, O'Callaghan's Mills, Co Clare V94 W83K for PERMISSION for change of use of an existing shop to a Youth Service Centre and renovation of building to meet current fire regulations at Drewsborough, Scariff, Co Clare.

Having regard to the Existing Residential zoning and planning history of the site, the policies of the Clare County Development Plan 2023-2029 and the pattern of development in the area, it is considered that, subject to conditions, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

A **permission** has been granted for the development described above subject to the following **3 No. Conditions.**

1. (a)The development shall be carried out and completed in accordance with the drawings and particulars as received by the Planning Authority on the 4th September 2024, except as may otherwise be required in order to comply with the following conditions.

   (b) This grant of permission solely relates to the development as described in the public notices associated with the application. The proposed raised table and public footpath on the public carriageway adjoining the property are not included in this grant of permission.

2. One door opening is permitted along the roadside elevation as per drawing 02P received by the Planning Authority on the 4th September 2024. The door shall be used as an emergency exit only.

3. All surface water run-off from roofs, entrances and parking areas within the site shall be collected and disposed of within the site to the surface water drainage system. It shall not be discharged to the public sewer.

Signed on behalf of Clare County Council.

Planning Department
Economic Development Directorate

Dated: 03/12/2024

Clare Planning Authority - Inspection Purposes Only!