



Board Direction

Ref: PL 03.232241

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th October, 2009.

The Board decided to refuse permission generally in accordance with the attached draft reasons and considerations.

REASONS AND CONSIDERATIONS

1. Notwithstanding the residential zoning of the site and the quality of the proposed layout, it is considered that the scale of the proposed development, which would lead to an effective doubling of the population of Tuamgraney, would be contrary to national policy, as set out in the *Sustainable Residential Development in Urban Areas*, as published by the DOEHLG, 2008, that the expansion of small villages should proceed on a number of small scale developments, rather than on one very large site and would be contrary to the *East Clare Local Area Plan, 2005*, where controlled settlement growth for Tuamgraney is envisaged. The proposed development would therefore be contrary to the proper planning and sustainable development of Tuamgraney.
2. The proposed development is considered premature having regard to the existing deficiency in sewage facilities and pending the upgrading of the Scarrif Waste Water Treatment Plant.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the material planning changes that had occurred since the grant of permission for residential development on an adjoining site, namely, the new national planning guidelines and the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 and considered, given the scale of development proposed, that a refusal was warranted.

Board Member: _____

Mary Mac Mahon

Date: 19th October, 2009