

An
Bord
Pleanála

Board Direction
BD-019197-25
ABP-319124-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

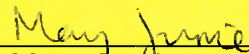
Reasons and Considerations

Having regard to the locational context of the site, removed from existing services and facilities, it has not been adequately demonstrated to the Board that the proposed glamping development comprising of short-stay, tourist accommodation with access primarily by boat transfer would be a reasonable means of access to the site, which could be practically enforced by the developer, and that the existing entrance off the R463, a designated Strategic Route, would not be used for such purposes. The use of the existing entrance for such purposes as well as the intensification of the activity for pick-up/drop off journeys and service vehicles would result in additional traffic movements at this location. CDP11.14 of the Clare County Development Plan 2023-2029, restricts development on Strategic Routes to certain criteria; namely development of strategic importance, dwellings for established landowners and developments within settlement boundaries where the 50km/h speed limit zones apply, in order to maintain and protect the carrying capacity and efficiency of roads. Accordingly, it is considered that the proposed development would endanger public safety by reason of traffic hazard due to the additional traffic turning movements that would be generated at a point where the general speed limit of 80km/h applies and would, if permitted, set an undesirable precedent for other

similar developments in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board further considered that the applicant had not demonstrated that the proposed wastewater treatment system meets the minimum separation distances set out in the EPA Code of Practice for Domestic Wastewater Treatment Systems (PPE <10) (2021) to a lake water body, in the case of the treatment tank, and to a water supply well, proposed to be used as a private water supply for the proposed development, in the case of the percolation area. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member


Mary Gurrie

Date: 14/03/2025