

An
Coimisiún
Pleanála

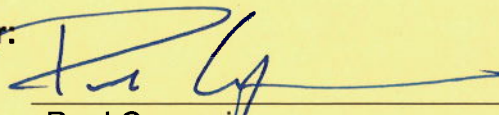
Direction
CD-020651-25
ABP-319146-24

The submissions on this file and the Inspector's report were considered at a meeting held on 12/09/2025.

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

Planning

Commissioner:


Paul Caprani

Date: 12/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the nature of the proposed development and its location within a Village Growth Area as designated in the Clare County Development Plan 2023-2029 and to the undeveloped nature of similarly designated adjoining lands, it is considered that, in the absence of an agreed overall layout plan for these lands (which would determine the need for and co-ordinate the provision of an appropriate range of house forms/finishes, public open spaces, access, wastewater and surface water infrastructure), the proposed development would represent a piecemeal and haphazard approach to the sustainable development of the area. The settlement statement for small villages and the associated village growth areas seeks to provide opportunities for small scale

cluster type housing through brownfield redevelopment and regeneration of underutilised sites, it is considered that the proposed development does not achieve this objective. The proposed development would, therefore, be contrary to the proper planning and development of the area.

2. Having regard to the information contained on file, including the soil conditions on the subject site, the Board is not satisfied that the site is suitable to adequately accommodate an on-site wastewater treatment system. Particular concern arises in relation to the cumulative impact that may arise from a concentration of on-site proprietary wastewater treatment systems on adjoining lands to be developed within the designated Village Growth Areas. The proposed development in conjunction with other development in the area may be prejudicial to public health and therefore contrary to the proper planning and sustainable development of the area.