

An
Coimisiún
Pleanála


Direction
CD-020276-25
ABP-322311-25

The submissions on this file and the Inspector's report were considered at a meeting held on 21/07/2025.

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

Planning

Commissioner:


Emer Maughan

Date: 21/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the Strategic Residential Reserve (SRR) zoning objective of the site, which precludes consideration of residential development on such lands until the beginning of year four of the development plan (i.e. April 2027), the proposed development of five number residential dwellings would materially contravene the zoning objective indicated in the Clare County Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development.

2. Having regard to the absence of information regarding the treatment and attenuation of surface water, design calculation specific to the proposed development and the site, details of the incorporation of SuDS (Sustainable Urban Drainage Systems), and absence of confirmation from Uisce Eireann with regards to the availability of connections to the Liscannor Waste Water Treatment Plan and water supply into the proposed scheme, it is considered that the proposed development would be contrary to Objective CDP 2.11 (Storm Water Management) and CDP 11.29 (Water Services) of the Clare County Development Plan 2023-2029. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Note:

The Commission was not satisfied with the predominately low density commuter driven generic nature of the schematic layout proposed, with no resonance to the specific site, no active travel options and a limited range of housing types evident in the documentation submitted with the application and appeal, however, in light of the substantive reasons for refusal set out above, decided not to pursue this matter further at this time.