



Planning and Development Acts 2000 to 2018

Planning Authority: Clare County Council

Planning Register Reference Number: P18/116

APPEAL by John Deegan care of HRA Planning of 3 Hartstonge Street, Limerick against the decision made on the 12th day of April, 2018 by Clare County Council to refuse permission.

Proposed Development: Erection of a dwellinghouse, site entrance, wastewater treatment system and all associated site works above and below ground at Hill Road, Killaloe, County Clare.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

It is an objective (CDP 8.6) of the Clare County Development Plan 2017-2023 to provide and facilitate roads projects, including the western by-pass of Killaloe. Having regard to the proximity of the subject site and the location of its means of vehicular access within the Infrastructure Safeguard area of the Killaloe by-pass, it is considered that the proposed development would be premature pending the completion of the by-pass and associated road infrastructure. It is considered that the proposed development would, therefore, materially contravene objective CDP 8.6 of the Clare County Development Plan 2017-2023, and result in a disorderly form of development which would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eugene Nixon
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.