



Planning and Development Acts 2000 to 2020

Planning Authority: Clare County Council

Planning Register Reference Number: P20/118

APPEAL by Colin Varley of 3 Trinity Court, Monaleen Road, Castletroy, Limerick against the decision made on the 27th day of August, 2020 by Clare County Council to refuse permission.

Proposed Development: (A) construct a new dwelling house with attached garage, (B) provision of a new site entrance, (C) installation of an advanced waste-water treatment system (D) all other associated site works at Clarisford, 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

The site is located on existing zoned lands within the settlement boundary of Killaloe and where the Ballina wastewater treatment plant is currently at capacity. It is considered that development of the site would be premature by reference to the existing deficiency in the provision of sewerage facilities in Killaloe and the period within which this constraint may reasonably be expected to cease. It is further considered that the proposed development of a house to be served by means of on-site wastewater treatment would set an undesirable precedent for development of individual treatment systems within the settlement boundary of Killaloe, and taken in conjunction with the level of existing development in the vicinity would therefore result in a risk of pollution and would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2021