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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: P20/386**

**APPEAL** by Michael O'Connell care of Michael J. Duffy of 1 Clós Na hEaglaise, Kilfenora, County Clare and by Mary and Michael Sexton care of Project Design Building Consultants of O'Dea's Road, Kilrush, County Clare against the decision made on the 21<sup>st</sup> day of December, 2020 by Clare County Council to grant subject to conditions a permission to Pat and Liz Rouine care of P.N.D. Building Consultancy Limited of Kilrush House, Frances Street, Kilrush, County Clare.

**Proposed Development:** The development of an organic farm enterprise including the regeneration, renovation and extensions to existing farm buildings to convert them to short term tourism accommodation units for visiting guests, erection of animal enclosures and greenhouse, to provide parking for staying guests, regenerate an old farm building as a store and workshop for guests and provide sewerage treatment and water facilities along with all associated works at Carrowntedaun, Lahinch, County Clare. Further revised public notices were received by the planning authority on the 26<sup>th</sup> day of November, 2020 which now includes erection of animal enclosures and greenhouse.

## Decision

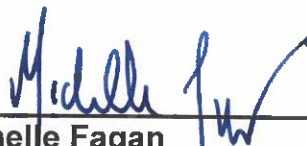
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

1. In the absence of information on the file in relation to wastewater treatment and disposal from the two houses which the application site surrounds, the Board considered that the proposed development would compromise the ability of existing houses to achieve adequate wastewater treatment and disposal to ground water and cumulatively would result in a proliferation of wastewater treatment systems discharging to the groundwater system. It is considered that the proposed development would, therefore, be prejudicial to public health.

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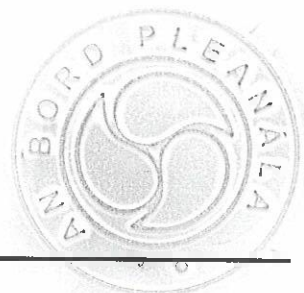
2. Having regard to the information on the file, the required sightlines to the south would appear to be achieved over lands that are not under the applicants control, the utilisation of a proposed convex road safety mirror which is to be located on the opposite side of the road is an inappropriate means of achieving sightlines, and the proposed layby to the south of the proposed entrance on the opposite side of the road to the application site is outside of the redline boundary with no information provided to suggest that these lands are within the control of the applicant, it is considered that, in the absence of information demonstrating that sufficient sightlines can be achieved and that the proposed layby can be provided, the Board is not satisfied that the proposed development would not cause a significant traffic hazard or endanger public safety.



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Michelle Fagan

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



Dated this 27<sup>th</sup> day of May 2022