

Planning and Development Acts 2000 to 2021

Planning Authority: Clare County Council

Planning Register Reference Number: 21/536

APPEAL by John Walsh care of HRA Planning of 3 Hartstonge Street, Limerick City against the decision made on the 19th day of November, 2021 by Clare County Council to refuse permission for the proposed development.

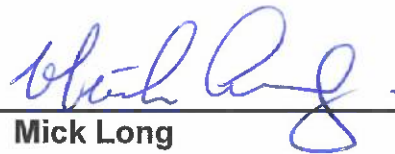
Proposed Development: Change of use from residential to recreational camping site and the construction of six number cabins for the purpose of short stay accommodation, a gravel access path, seven car parking spaces, and a wastewater treatment system, all at Kilana Lodge, Rahena More, Ogonnelloe, Killaloe County Clare, as revised by the further public notices received by the planning authority on the 27th day of September, 2021.

Decision

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

Reasons and Considerations

It is considered that the proposed development, providing for tourism accommodation located on a site outside of an established settlement, and with vehicular access via an existing entrance off the R463, would result in additional traffic movements at this location. Objective CDP8.5 of the Clare County Development Plan 2017-2023 (as varied) restricts development to certain criteria, namely developments of strategic importance, dwellings for established landowners and developments within settlement boundaries/50km/hr speed limit zones, in order to maintain and protect the carrying capacity and efficiency of roads. It is considered that the proposed development would contravene the development plan and would endanger public safety by reason of traffic hazard due to the additional traffic turning movements that would be generated at a point where the general speed limit of 80 km/h applies. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 19 day of April 2023.