



Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: 21/599

APPEAL by John Hodnett of 2 The Woods, Broadmeadow Vale, Ratoath, County Meath and by Others against the decision made on the 11th day of March, 2022 by Clare County Council to grant subject to conditions a permission to Leadlane (Drumbiggle) Limited care of MKO of Tuam Road, Galway, County Galway.

Proposed Development: (1) Construction of 58 number residential units comprising 10 number four-bed houses, 26 number three-bed houses and 22 duplex units comprising 11 number two-bed ground floor apartment units with 11 number three-bed house units above; (2) Alterations and upgrade to the existing access road to provide additional footpath, cycle paths and raised traffic tables; (3) Shared communal and semi-private open space, car and bicycle parking, bin stores, site landscaping/boundary treatment works and public lighting; (4) Provision of all associated surface water and foul drainage services and all associated site development works, at this site on lands to the west of Pairc na Coille Retirement Village, in the townland of Drumbiggle, Ennis, County Clare. The proposed development was revised by further public notices received by the planning authority on the 17th day of January, 2022.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Clare County Development Plan 2023-2029 and to the zoning of the site as Strategic Residential Reserve (SR8) to facilitate growth needs across the county and sequential expansion in the long term, it is considered the development of the subject site at this time is premature and would, therefore, not comply with the policies and objectives of the development plan.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the proposed site was designated in the current development plan as a strategic reserve and the residential development of such lands will only be considered from the beginning of Year 4 (April 2027) in order to give an opportunity for zoned land to be brought forward for development. While careful consideration was given to the Planning Inspector's recommendation to grant permission by materially contravening the development plan, the Board considered the development plan was adopted by the Elected Members of Clare County Council on the 9th day of March 2023 following extensive local democratic processes with adequate land zoned to meet housing demand.

Having regard to the totality of the development plan, the proposed development is not of strategic importance, and it would therefore, on balance, be somewhat early in the life of this particular site zoning to determine with confidence whether zoned land more generally is progressing with development faster than anticipated to the extent to warrant material contravention.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 23rd day of January 2025.