

An
Bord
Pleanála

Board Order
ABP-314097-22

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: P22/380

Appeal by John Talty Construction Limited care of Brian Foudy and Associates Limited of Osprey House, Carmody Street, Ennis, County Clare against the decision made on the 21st day of June, 2022 by Clare County Council to refuse permission.

Proposed Development: To construct eight number dwellinghouses comprising of six number detached and two number semi-detached houses together with all associated site development works, wastewater pre-treatment and connections to public services, all at Cill Stuifín, School Road, Attycristora, Lahinch, County Clare.

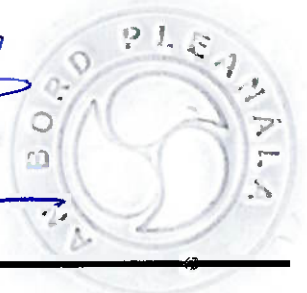
Decision

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



Reasons and Considerations

The Board considered that the proposed development would be premature by reference to the existing deficiency in the provision of sewerage facilities in Lahinch and the uncertainty within which this constraint may reasonably be expected to cease. It is further considered that the proposed development of eight houses to be served by means of an on-site wastewater treatment system would set an undesirable precedent for development of further housing estates served by such ad-hoc means and, taken in conjunction with the level of existing and approved development in the vicinity, would result in the risk of pollution, would be prejudicial to public health and would be contrary to the provisions of Section 11.4 of the Clare County Development Plan 2023 - 2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

Member of An Bord Pleanála

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

Dated this *23rd* day of *October* 2023.