



Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: P22/422

APPEAL by SPL Property Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 4th day of July, 2022 by Clare County Council to refuse permission for the proposed development.

Proposed Development: Construction of seven number detached four-bedroom dwellinghouses with detached sheds together with all associated site development works, wastewater pre-treatment and connections to public services, all at School Road, Attycristora, Lahinch, County Clare.

Decision

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

Reasons and Considerations

Having regard to the deficiencies in the standard of wastewater treatment in the Lahinch Wastewater Treatment System, and, notwithstanding the indication from Uisce Éireann of their intention to upgrade the Lahinch Wastewater Treatment System as part of a programme to provide improved wastewater treatment for the development of new homes, it is considered that, pending clarity and certainty on the timelines to progress the upgrade through design, planning and all relevant consents, the proposed development would be premature by reason of the existing deficiency in the provision of wastewater treatment facilities in the area, would lead to further demands on the wastewater treatment system, and would likely give rise to a risk to public health. 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 7th day of November 2023.