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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: 22/445**

**APPEAL** by Paul McGrath of Bridge Street, Killaloe, County Clare against the decision made on the 2<sup>nd</sup> day of November, 2022 by Clare County Council to grant subject to conditions a permission to Martin and Mary O'Sullivan care of Alex Russell Associates of Main Street, Liscannor, County Clare.

**Proposed Development:** Refurbish an existing house and to construct a ground floor and dormer roof extension and a granny flat extension to the existing dwellinghouse and all associated site works, all at Cloonfadda Townland, Killaloe, 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 proximity of the proposed development to the Lower River Shannon Special Area of Conservation (Site Code: 002165) and the existing streams on the site, which function as hydrological pathways between the site and the Special Area of Conservation, and the absence of a site suitability assessment to establish the suitability of the site for the disposal and treatment of foul effluent, it is considered that the potential exists for indirect effects on qualifying habitats for which the site is selected associated with the migration of sediments and other pollutants to surface water. On the basis of the information provided with the planning application and the appeal, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development, individually or in combination with other plans or projects, would not result in adverse effects on the integrity of the Lower River Shannon Special Area of Conservation (Site Code: 002165), in view of the site's Conservation Objectives. In such circumstances, the Board is precluded from granting permission for the proposed development.



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Liam Bergin

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

Dated this *05<sup>th</sup>* day of *December*, 2023.