



Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: P22/901

APPEAL by Kilshane Investments Limited care of Hassett and Leyden and Associates of Roslevan Shopping Centre, Tulla Road, Ennis, County Clare against the decision made on the 29th day of November, 2022 by Clare County Council to refuse permission for the proposed development.

Proposed Development: To construct a social housing development consisting of five number social housing units together with associated site works and services at Hogan's Place, Limerick Road, Ennis, 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 the development to be premature pending flood risk mapping following the completion of the Ennis South Flood relief scheme. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that given the potential public health impacts and that the Flood Risk Assessment addendum acknowledges that the full benefit of the scheme is not yet quantified and makes an assumption that the subject site is in Flood Zone B and that such an assumption is considered premature, given the potential impacts.



Liam Bergin

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

Dated this 02nd day of April 2024.