



Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: P22/359

APPEAL by Majella Cahill on behalf of Reddan's Quay Residents of Reddan's Quay Road, Tuamgraney, County Clare against the decision made on the 13th day of January, 2023 by Clare County Council to grant subject to conditions a permission to Michael Pearl care of Hassett Leydon and Associates of 3 Bindon Street, Ennis, County Clare for the proposed development.

Proposed Development: To demolish a pump house and construct 52 number dwelling houses comprising six number four bedroom detached houses, 22 number three bedroom semi-detached houses, 14 number two bedroom semi-detached houses, 10 number two bedroom semi-detached bungalows and all associated site works and services at Dock Road, Ballyquin Townland, Tuamgraney, County Clare.

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 information on file, the Board had concerns that the applicant has not demonstrated that the proposed arrangements provided for dealing with wastewater disposal from the proposed development, including the pump station, are adequate to cater satisfactory for the development, that the proposed development would not contribute to water pollution at this location or that it would not be prejudicial to public health and would not cause pollution that would adversely affect the water quality in the Tuamgraney River and Scarriff River, and the integrity of the Loug Derg (Shannon) Special Protection Area (site code 004058) or any other European site, in view of the sites' conservation objectives. Accordingly, the Board is precluded from granting permission.



Liam Bergin

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

Dated this 08th day of October 2024.