



An  
Bord  
Pleanála

## Board Order ABP-319124-24

### Planning and Development Acts 2000 to 2022

**Planning Authority: Clare County Council**

**Planning Register Reference Number: P23/60286**

**Appeal** by Oonagh McElhinny of Swallow Hill, Rahenamore, Killaloe, County Clare and Enda Quinn care of Daniel Melia Consulting Engineer of Collinamuck, Rosscahill, County Galway against the decision made on the 2<sup>nd</sup> day of February, 2024 by Clare County Council to grant subject to conditions a permission to John Walsh care of Roy O'Shea of 20 Lower Hartstonge Street, Limerick.

**Proposed Development:** The development will consist of change of use from residential to recreational camping site and the construction of six number cabins for the purpose of short stay accommodation, a gravel access path, a wastewater treatment system, preparation of a Natura Impact Statement and ancillary works at Kilana Lodge, Rahena More, Ogonnelloe, Killaloe, County Clare as revised by further public notices received by the planning authority on the 1<sup>st</sup> day of December, 2023.

### 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 locational context of the site, removed from existing services and facilities, it has not been adequately demonstrated to the Board that the proposed glamping development comprising of short-stay, tourist accommodation with access primarily by boat transfer would be a reasonable means of access to the site which could be practically enforced by the developer, and that the existing entrance off the R463, a designated Strategic Route, would not be used for such purposes. The use of the existing entrance for such purposes as well as the intensification of the activity for pick-up/drop off journeys and service vehicles would result in additional traffic movements at this location. CDP11.14 of the Clare County Development Plan 2023-2029, restricts development on Strategic Routes to certain criteria; namely development of strategic importance, dwellings for established landowners and developments within settlement boundaries where the 50 kilometres per hour speed limit zones apply, in order to maintain and protect the carrying capacity and efficiency of roads. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the additional traffic turning movements that would be generated at a point where the general speed limit of 80 kilometres per hour applies and would, if permitted, set an undesirable precedent for other similar developments in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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**Mary Gurrie**

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

**Dated this 20 day of March 2025.**