



An  
Bord  
Pleanála

## Board Order ABP-319125-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: 23/60048**

**Appeal** by Sanford Properties Limited care of Rob Shanahan Architects of 17 Clontarf Place, Limerick against the decision made on the 26<sup>th</sup> day of January, 2024 by Clare County Council to refuse permission.

**Proposed Development:** Construction of 61 dwellings comprising three number single storey dwellings (two-bedroom units of 79 square metres gross floor area), nine number two-storey terraced dwellings (three-bedroom units of 105 square metres gross floor area), eight number semi-detached two-storey dwellings with attic room (five-bedroom units of 178 square metres gross floor area), two number two-storey (corner) dwellings (three-bedroom units of 142 square metres gross floor area), 16 number two-storey semi-detached dwellings with attic room (four-bedroom dwellings of 137 square metres gross floor area), five number two-storey dwellings (two-bedroom dwellings of 98 square metres), 16 number two-storey detached dwellings (four-bedroom dwellings of 143 square metres gross floor area). This application also seeks permission for a change of use, extension to and re-modelling of two existing derelict dwellinghouses constructed on site (under planning register reference number P06/2921) to doctor's surgery with ancillary areas (waiting areas, reception area, office, consulting rooms, staff canteen, storage and ancillary service areas (toilets, baby changing room, rest room and clinical refuse storage) with two

number two-bedroom apartments overhead at first floor level. This application also seeks permission for amended site entrance piers, access roadway, car parking, green areas, footpaths, public lighting, connections to existing public services (main drainage and water supply), removal of/amendments to site boundaries, provision of boundary walls, fences, amendments to ground levels, hard and soft landscaping and all ancillary site works, all at Tulla Road, Teeronea, Kilkishen, County Clare. The development site is adjoining the protected structure known as 'The Old Forge', Kilkishen (Clare County RPS number 698).

## Decision

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

## Reasons and Considerations

It is considered that the proposed development would be premature by reference to the existing deficiencies in the Kilkishen wastewater treatment plant to which connection is proposed and the period within which this constraint may reasonably be expected to cease. The proposed development would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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



Dated this 10<sup>th</sup> day of April 2025.