

An
Coimisiún
Pleanála

Commission Order
ABP-322311-25

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: 25/60042

APPEAL by John Vaughan care of Noel Kerley Associates Limited of 6 The Crescent, Limerick against the decision made on the 21st day of March, 2025 by Clare County Council to refuse outline permission.


Proposed Development: Construction of five number houses, on-site wastewater pre-treatment, connections to public services, access road and green space, entrances and all associated sit development works, all at Holland Street, Liscannor Townland, Liscannor, County Clare.

Decision

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

Reasons and Considerations

1. Having regard to the Strategic Residential Reserve (SRR) zoning objective of the site, which precludes consideration of residential development on such lands until the beginning of year four of the development plan (i.e. April 2027), the proposed development of five number residential dwellings would materially contravene the zoning objective indicated in the Clare County Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the absence of information regarding the treatment and attenuation of surface water, design calculation specific to the proposed development and the site, details of the incorporation of SuDS (Sustainable Urban Drainage Systems), and the absence of confirmation from Uisce Éireann with regards to the availability of connections to the Liscannor Waste Water Treatment Plan and water supply into the proposed scheme, it is considered that the proposed development would be contrary to Objectives CDP 2.11 (Storm Water Management) and CDP 11.29 (Water Services) of the Clare County Development Plan 2023-2029. The proposed development would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 22nd day of July 2025.