



Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: 2560243

Appeal by Ahaclare Developments Limited against the decision made on the 26th day of June, 2025 by Clare County Council to refuse permission for the proposed development.

Proposed Development: Construction of 38 number semi-detached houses (20 number three-bed and 18 number four-bed) and connection to public utilities together with ancillary site development works on lands previously granted planning permission (Planning Register Reference Number 22/459 and Planning Register Reference Number 24/60448 refers) at Sixmilebridge TD, Sixmilebridge, County Clare.

Decision

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

Reasons and Considerations

1. On the basis of the information provided with the application and appeal, and having regard to the proposed layout compared to that granted under planning permission Register Reference Number 22/459 which necessitates the further removal of hedgerow, and in the absence of a Natura Impact Statement the Commission cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not result in adverse impacts on the integrity of the Ratty River SAC (002316) and the Lower River Shannon SAC (002165) and River Shannon in view of the site's Conservation Objectives. The likely significant effects cannot be ruled out having regard to the precautionary principle and the lack of information submitted. The proposed development would be contrary to Objective CDP 15.3 (European Sites) of the Clare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Based on planning history of the site, the proposed layout compared to that granted under Planning Register Reference Number 22/459, and the lack of details submitted in terms of the potential for the proposed development to impact on ecology at this location, the Commission is not satisfied that the proposed development would, by itself and the precedent it would set for other similar developments, not result in adverse impact on features of ecological interest. The proposed development would be contrary to objective CDP 15.8 (Non-Designated Sites and Biodiversity) of the Clare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

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**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 20 day of January 2026.