



COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

**Robert Spratt**  
**Stranagress**  
**Glenfarne**  
**Co. Leitrim**

**25/04/2025**

**Section 5 referral Reference R24-42 – Robert Spratt**

Whether works undertaken to replace the wastewater treatment system at Armada Hotel without prior consent / authorisation is considered exempt when failures to address numerous Further Information requests from the Local Authority have previously transpired or where there have been unassessed/unsubstantiated /unauthorised increases in WWTS loading on a site that abounds/ is contiguous with an SAC, SPA and pNHA.

A Chara,

I refer to your application received on 26th April 2024 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above and subsequent correspondence in relation to this matter.

Please note that An Bord Pleanála have made a determination on the above-mentioned section 5 referral. Please find enclosed a copy of the determination from An Bord Pleanála.

Mise, le meas

**Brian Fahy**  
**Planning Department**  
**Economic Development Directorate**

**An Roinn Pleanála**  
**An Stiúirthóireacht Forbairt Gheilleagrach**

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

**Planning Department**  
**Economic Development Directorate**

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2





COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

**Armada Hotel Holdings Ltd**  
**Spanish Point**  
**Miltown Malbay**  
**Co. Clare**

**25/04/2025**

**Section 5 referral Reference R24-42 – Robert Spratt**

Whether works undertaken to replace the wastewater treatment system at Armada Hotel without prior consent / authorisation is considered exempt when failures to address numerous Further Information requests from the Local Authority have previously transpired or where there have been unassessed/unsubstantiated /unauthorised increases in WWTS loading on a site that abounds/ is contiguous with an SAC, SPA and pNHA.

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Mise, le meas

**Brian Fahy**  
**Planning Department**  
**Economic Development Directorate**

**An Roinn Pleanála**  
**An Stúirthóireacht Forbairt Gheilleagrach**

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

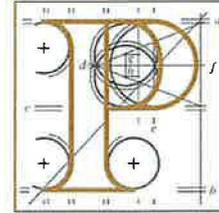
**Planning Department**  
**Economic Development Directorate**

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



**Our Case Number:** ABP-319791-24

**Planning Authority Reference Number:** R24-42



**An  
Bord  
Pleanála**

Clare County Council  
Planning Department  
New Road  
Ennis  
Co. Clare

**Date:** 23 APR 2025

**Re:** Whether works undertaken to replace the wastewater treatment system at Armada Hotel is or is not development or is or is not exempted development.  
Armada Hotel, Spanish Point, Miltown Malbay, Co. Clare.

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned referral under the Planning and Development Acts 2000 to 2022. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website ([www.pleanala.ie](http://www.pleanala.ie)). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,

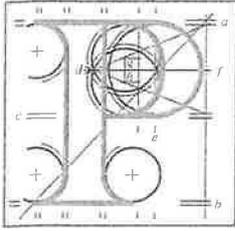
Kieran Somers  
Executive Officer

RL100n



Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

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Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An  
Bord  
Pleanála

**Board Order**  
**ABP-319791-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: R24-42**

**WHEREAS** a question has arisen as to whether works undertaken to replace the wastewater treatment system without prior consent/authorisation when failures to address numerous further information requests from the planning authority have previously transpired or where there have been unassessed/unsubstantiated/unauthorised increases in wastewater treatment system loading on a site that abounds/is contiguous with a Special Area of Conservation, a Special Protection Area and a proposed Natural Heritage Area at the Armada Hotel, Spanish Point, Miltown Malbay, County Clare is or is not development or is or is not exempted development,

**AND WHEREAS** Robert Spratt of Stranagress, Glenfarne, County Leitrim requested a declaration on the said question from Clare County Council and the Council did not issue a declaration,

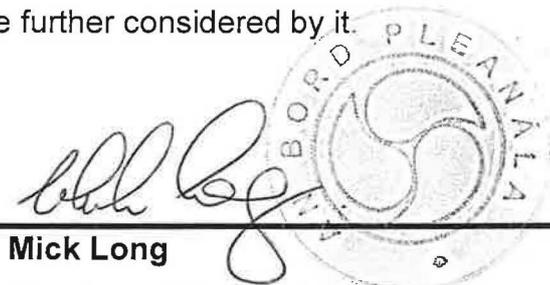
**AND WHEREAS** Clare County Council referred the question to An Bord Pleanála on the 23<sup>rd</sup> day of May, 2024,

**AND WHEREAS** An Bord Pleanála, having considered the nature of the question, is satisfied that the referral should not be further considered by it,

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 138(1) of the Planning and Development Act 2000, as amended, hereby dismisses the said referral under subsection (1)(b)(ii) of section 138 of the said Act based on the reasons and considerations set out below.

### **Reasons and Considerations**

The referral relates to the replacement of the wastewater treatment plant which was previously deemed not to be exempted development under planning register reference number R21-38. The Board notes that the previous determination of the planning authority in relation to substantially the same question, and in respect of the same land, has been declared as development which is not exempted development and that there has been no change in the question, planning facts or circumstances since the previous determination was made that would have relevance to the referral case now before the Board. The Board is, therefore, satisfied that, in the particular circumstances, the referral should not be further considered by it.

The image shows a handwritten signature in cursive, which appears to be 'Mick Long', written over a horizontal line. To the right of the signature is the official seal of An Bord Pleanála. The seal is circular with the text 'AN BORD PLEANÁLA' around the perimeter and a stylized logo in the center.

**Mick Long**

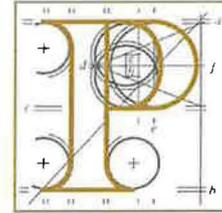
**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this *23rd* day of *April* 2025.

**Our Case Number:** ABP-319791-24

**Planning Authority Reference Number:** R24-42



An  
Bord  
Pleanála



Clare County Council  
Planning Department  
New Road  
Ennis  
Co. Clare

**Date:** 05 February 2025

**Re:** Whether works undertaken to replace the wastewater treatment system at Armada Hotel is or is not development or is or is not exempted development.

Armada Hotel, Spanish Point, Miltown Malbay, Co. Clare.

Dear Sir / Madam,

I have been asked by the Board to refer to the above-mentioned case and in particular, to the Board's notice to you under section 126 of the Planning and Development Act 2000, in which it was indicated that the Board intended to determine this case before **6th January 2025**.

I regret to inform you that it has not been possible to meet that revised timeline as a consequence of the volume of current backlogged cases on hand.

This case will be determined as soon as practicable.

An Bord Pleanála apologises for the continued delay in determining this case.

Yours faithfully,

*Lisa Quinn*

Lisa Quinn  
Executive Officer  
Direct Line: 01-8737158

BPRL91A

Teil  
Glaio Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel  
LoCall  
Facs  
Website  
Email

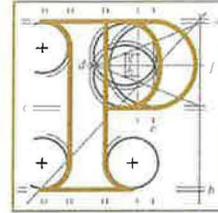
(01) 858 8100  
1800 275 175  
(01) 872 2684  
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bord@pleanala.ie

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D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

**Our Case Number:** ABP-319791-24

**Planning Authority Reference Number:** R24-42



An  
Bord  
Pleanála

Clare County Council  
Planning Department  
New Road  
Ennis  
Co. Clare



**Date:** 26 September 2024

**Re:** Whether works undertaken to replace the wastewater treatment system at Armada Hotel is or is not development or is or is not exempted development.  
Armada Hotel, Spanish Point, Miltown Malbay, Co. Clare.

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above mentioned referral.

In accordance with section 126(2)(a) of the Planning and Development Act, 2000, (as amended), it is a statutory objective of the Board to ensure that every referral received is determined within 18 weeks beginning on the date of receipt of the referral. Where it appears to the Board that it would not be possible or appropriate to determine a referral within this period, a notice must be sent to the parties to the referral in accordance with section 126(3)(a) of the 2000 Act, (as amended).

The Board hereby serves notice under section 126(3)(a) that it will not be possible to determine the case within the statutory objective period due to a backlog of cases.

The Board now intends to determine the above referral before **6th February 2025**. The Board will take all such steps as are open to it to ensure that the referral is determined before that date.

Yours faithfully,

Karen Hickey  
Executive Officer  
Direct Line: 01-8737295

BPRL90 Registered Post

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Riomhphost	Email	bord@pleanala.ie

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COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

**REGISTERED POST**

**The Secretary  
An Bord Pleanála  
64 Marlborough Street,  
Dublin 1,  
D01 V902**

**5<sup>th</sup> June 2024**

**An Bord Pleanála Reference Number: ABP-319791-24**

**Section 5 referral Reference R24-42 – Robert Spratt**

Whether works undertaken to replace the wastewater treatment system at Armada Hotel without prior consent / authorisation is considered exempt when failures to address numerous Further Information requests from the Local Authority have previously transpired or where there have been unassessed/unsubstantiated /unauthorised increases in WWTS loading on a site that abounds/ is contiguous with an SAC, SPA and pNHA.

Dear Sir/Madam,

I refer to the above and **enclose** herewith all documents as requested in your submission dated 27<sup>th</sup> May 2024.

- (i) Please see attached previous planning decisions on this particular site.
- (ii) The only correspondence between the applicant of this section 5 referral and the Planning Authority has been sent to An Bord Pleanála previously ( Section 5 application form).
- (iii) The name and address of the owner is Armada Hotel Holdings Ltd, Spanish Point, Miltown Malbay, Co. Clare. The occupier of the land is the same.
- (iv) Armada Hotel Holdings Ltd, Spanish Point, Miltown Malbay, Co. Clare & Robert Spratt, Stranagress, Glenfarne, Co. Leitrim.
- (v) The Section 5 declaration was due to be issued on the 22<sup>nd</sup> / 23<sup>rd</sup> May 2024.

**An Roinn Pleanála  
An Stúirthóireacht Forbairt Gheilleagrach**  
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

**Planning Department  
Economic Development Directorate**  
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



Yours sincerely,

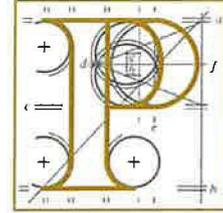
A handwritten signature in blue ink that reads "Brian Fahy". The signature is written in a cursive style and is positioned above a horizontal line.

**Brian Fahy**  
**Planning Department**  
**Economic Development Directorate**  
**Enc.**

**Note:** If you have any queries on the appeal, please contact the Planning Section, Clare County Council on telephone number (065) 684638

**Our Case Number:** ABP-319791-24

**Planning Authority Reference Number:** R24-42



**An  
Bord  
Pleanála**

Clare County Council  
Aras Contae an Chlair  
New Road  
Ennis  
Co. Clare  
V95 DXP2



**Date:** 27 May 2024

**Re:** Whether works undertaken to replace the wastewater treatment system at Armada Hotel is or is not development or is or is not exempted development.  
Armada Hotel, Spanish Point, Miltown Malbay, Co. Clare.

Dear Sir / Madam,

An Bord Pleanála has received your referral and will consider it under the Planning and Development Act, 2000, (as amended). A receipt for the fee lodged is enclosed.

In order to comply with section 128 of the Planning and Development Act, 2000, (as amended), please forward, within a period of 2 weeks beginning on the date of this letter, copies of any information in your possession which is relevant to the referral, including:

- (i) details of previous decisions affecting the site;
- (ii) any correspondence that has taken place between the person(s) issued with a declaration under subsection (2)(a) of section 5 of the 2000 Act, (as amended), and the planning authority;
- (iii) the name and address of the owner of the land in question and the name of the occupier of the said land, if different;
- (iv) the names and addresses of all persons notified by you under subsection (2) of section 5 of the 2000 Act, (as amended);
- (v) where no declaration was issued by you, indicate the date that the declaration was due to be issued in accordance with subsection (2) of section 5 of the 2000 Act, (as amended).

**Teil**  
**Glaao Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

**Tel** (01) 858 8100  
**LoCall** 1800 275 175  
**Fax** (01) 872 2684  
**Website** www.pleanala.ie  
**Email** bord@pleanala.ie

64 Sráid Maoilbhríde  
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D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

Please note that under section 127(3) of the Planning and Development Act, 2000, (as amended), the person by whom the referral is made shall not be entitled to elaborate in writing upon or make further submissions in writing in relation to the grounds of the referral unless requested to do so by An Bord Pleanála.

Yours faithfully,

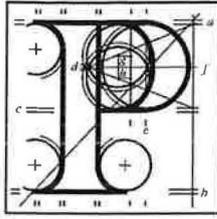


Daniel Moore  
Administrative Assistant  
Direct Line:

BPRL01PA

<b>Teil</b>	<b>Tel</b>	(01) 858 8100
<b>Glaó Áitiúil</b>	<b>LoCall</b>	1800 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
<b>Ríomhphost</b>	<b>Email</b>	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

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Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An  
Bord  
Pleanála

Táille Reachtúil  
Statutory Receipt

ABP-319791-24

<b>Ainm an Chustaiméara:</b> <b>Name of Customer:</b>	Clare County Council
<b>Gníomhaire:</b> <b>Agent:</b>	
<b>Íocaíocht Faighte:</b> <b>Payment Received:</b>	€110
<b>Modh Íocaíochta:</b> <b>Payment Method:</b>	Money Order
<b>Uimh. Aitheantais Lóisteála:</b> <b>Lodgement ID:</b>	LDG-072152-24
<b>Cineál na Lóisteála:</b> <b>Lodgement Type:</b>	Referral
<b>Iarratas ar éisteacht ó bhéal</b> <b>Oral Hearing Request:</b>	No
<b>Dáta Faighte:</b> <b>Date Received:</b>	23/05/2024
<b>Faighte ag:</b> <b>Received by:</b>	Andrea Caraus

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel (01) 858 8100  
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COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

Robert Spratt  
Stranagress  
Glenfarne  
Co. Leitrim

22nd May 2024

**Section 5 referral Reference R24-42 – Robert Spratt**

Whether works undertaken to replace the wastewater treatment system at Armada Hotel without prior consent / authorisation is considered exempt when failures to address numerous Further Information requests from the Local Authority have previously transpired or where there have been unassessed/unsubstantiated /unauthorised increases in WWTS loading on a site that abounds/ is contiguous with an SAC, SPA and pNHA.

A Chara,

I refer to your application received on 26th April 2024 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

I wish to advise that the Planning Authority has not made a declaration in this instance and is now referring the matter to An Bord Pleanála for a determination under Section 5(4) of the Planning and Development Act, 2000, as amended.

Mise, le meas

Anne O'Gorman  
Staff Officer  
Planning Department  
Economic Development Directorate

An Roinn Pleanála  
An Stiúirthóireacht Forbairt Gheilleagrach

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Planning Department  
Economic Development Directorate

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2





COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

**Robert Spratt**  
Stranagress  
Glenfarne  
Co. Leitrim

**29/04/2024**

**Section 5 referral Reference R24-42 – Robert Spratt**

Whether works undertaken to replace the wastewater treatment system at Armada Hotel without prior consent / authorisation is considered exempt when failures to address numerous Further Information requests from the Local Authority have previously transpired or where there have been unassessed/unsubstantiated /unauthorised increases in WWTS loading on a site that abounds/ is contiguous with an SAC, SPA and pNHA.

A Chara,

I refer to your application received on 26th April 2024 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

Please note that the Planning Authority is considering the matter and a reply will issue to you in due course.

Mise, le meas

**Brian Fahy**  
Planning Department  
Economic Development Directorate



COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

**REGISTERED POST**

**The Secretary  
An Bord Pleanála  
64 Marlborough Street,  
Dublin 1,  
D01 V902**

**22<sup>nd</sup> May 2024**

**Section 5 referral Reference R24-42 – Robert Spratt**

Whether works undertaken to replace the wastewater treatment system at Armada Hotel without prior consent / authorisation is considered exempt when failures to address numerous Further Information requests from the Local Authority have previously transpired or where there have been unassessed/unsubstantiated /unauthorised increases in WWTS loading on a site that abounds/ is contiguous with an SAC, SPA and pNHA.

A Chara,

The Planning Authority has received a Section 5 declaration with respect to the above works.

I wish to advise that the Planning Authority has not made a declaration in this instance and is now referring the matter to An Bord Pleanála for a determination under Section 5(4) of the Planning and Development Act, 2000, as amended.

I attach relevant details in relation to same along with fee of €110.00 for the referral.

Mise, le meas

**Kieran O'Donnell  
Administrative Officer  
Planning Department  
Economic Development Directorate**

**An Roinn Pleanála  
An Stiúirthóireacht Forbairt Gheilleagrach**

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

**Planning Department  
Economic Development Directorate**

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



# Postal Money Order



DO-AISTRITHE/NOT NEGOTIABLE

Cuntas an Iocal  
Account Payee

NÓ Iníochta ag Oifig Phoist  
OR Payable at a Post Office

DÁTA/DATE 22-May-2024



Am't not exceeding  
ONE HUNDRED AND ELEVEN EURO

ÍOC PAY AN BORO PLEANÁLA

MÉID	AMOUNT	10 000	1000	100	10	1	c
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€ EUR110.00XXXXXX

AG AT

INIÓCHTA I bPOBLACHT NA hÉIREANN AMHAIN. PAYABLE IN THE REPUBLIC OF IRELAND ONLY.  
Uaslúach Miondíola €650 Maximum Retail Value €650.



⑈ 145464⑈ 9900205⑈ 00000000⑈ 09



COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

**Armada Hotel Holdings Ltd  
Spanish Point  
Miltown Malbay  
Co. Clare**

**22nd May 2024**

**Section 5 referral Reference R24-42 – Robert Spratt**

Whether works undertaken to replace the wastewater treatment system at Armada Hotel without prior consent / authorisation is considered exempt when failures to address numerous Further Information requests from the Local Authority have previously transpired or where there have been unassessed/unsubstantiated /unauthorised increases in WWTS loading on a site that abounds/ is contiguous with an SAC, SPA and pNHA.

A Chara,

I wish to advise you that a Section 5 declaration application has been received by the Planning Authority on 26th April 2024 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above to determine whether such works constitute exempted development or not.

I wish to advise that the Planning Authority has not made a declaration in this instance and is now referring the matter to An Bord Pleanála for a determination under Section 5(4) of the Planning and Development Act, 2000, as amended.

Mise, le meas

**Anne O'Gorman  
Staff Officer  
Planning Department  
Economic Development Directorate**

**An Roinn Pleanála  
An Stiúirthóireacht Forbairt Gheilleagrach**

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

**Planning Department  
Economic Development Directorate**

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2





COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

**Robert Spratt  
Stranagress  
Glenfarne  
Co. Leitrim**

**22nd May 2024**

**Section 5 referral Reference R24-42 – Robert Spratt**

Whether works undertaken to replace the wastewater treatment system at Armada Hotel without prior consent / authorisation is considered exempt when failures to address numerous Further Information requests from the Local Authority have previously transpired or where there have been unassessed/unsubstantiated /unauthorised increases in WWTS loading on a site that abounds/ is contiguous with an SAC, SPA and pNHA.

A Chara,

I refer to your application received on 26th April 2024 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

I wish to advise that the Planning Authority has not made a declaration in this instance and is now referring the matter to An Bord Pleanála for a determination under Section 5(4) of the Planning and Development Act, 2000, as amended.

Mise, le meas

**Anne O'Gorman  
Staff Officer  
Planning Department  
Economic Development Directorate**

**An Roinn Pleanála  
An Stiúrthóireacht Forbairt Gheilleagrach**

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

**Planning Department  
Economic Development Directorate**

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COUNTY COUNCIL

SECTION 5 REFERRAL

Reference No: R24-42

**Applicant:** Robert Spratt

**Location:** Armada Hotel, Spanish Point

**Proposal:** Whether works under taken to replace the waste water treatment system at Armada Hotel without prior consent/ authorisation is considered exempted when failures to address numerous further information requested form the Local Authority have previously transpired or where there has been unassessed/ unsubstantiated / unauthorised increased in the WWTS loading on site that abounds / is contiguous with and SAC, SPA and pNHA.

**Due Date:** 23<sup>rd</sup> May 24

This proposal is a request for a declaration under Section 5 of the Planning and Development Act, 2000 as amended to determine whether or not the following constitutes exempted development.

‘Whether works undertaken to replace the waste water treatment system at Armada Hotel without prior consent / authorised is considered exempt when failures to address numerous further information requests from the Local Authority have previously transpired or where there has been unassessed/unsubstantiated /unauthorised increases in WWTS loading on a site that abounds/ is contiguous with an SAC, SPA and pNHA’.

Previous planning decisions affecting the site

23/ 60374 Armada Hotel Holdings Ltd . Retention of the wastewater treatment plant serving the existing Armada Hotel Complex along with associated site works. WITHDRAWN

22/ 677 Armada Hotel Holdings Ltd RETENTION of the wastewater treatment plant serving the existing Armada Hotel Complex along with associated site works. Deemed WITHDRAWN

21/ 999 Armada Hotel Holdings Ltd. Application for permission to install a new wastewater treatment plant and polishing filter to serve the existing Armada Hotel Complex along with associated site works. The application will be accompanied by a Natura Impact Statement.  
Deemed WITHDRAWN

20/ 84 Armada Hotel Holdings Ltd. Permission granted to construct/install a cabin to be used as short-term tourist accommodation ancillary to the existing Armada Hotel Complex and to install a waste water storage tank along with associated site works.

19-849: Permission granted for a) to construct an extension and outside winter garden area to the bar/dining room area on the south elevation b) to construct an extension and outside terrace area to the pre-wedding reception area on the south elevation along with associated site works.

18/89 –Granted - to retain indefinitely the existing Snug and Covered Smoking Area to the front of the building. To retain indefinitely the existing Store on the West side of the building and for permission to alter to incorporate an external door. For permission to construct two new Stores, one on the West side and one on the East side and to extend the existing ground storey offices.

13-386 – GRANTED - to alter the existing building to incorporate 2 no. shops, in place of 2 no. bedrooms, including all associated works including new shop fronts and entrances, and to provide signage and lighting externally at the Armada Hotel.

08-293 – GRANTED - To reposition some of the car parking proposed under Permission No.P04/2697 from the area south of the hotel to a location to the east of the hotel including all works associated with construction of the new car park and to alter the layout to integrate the new car park with the existing.

08-15 – GRANTED - permission to change the proposed Sewage Treatment System from that approved under existing Permission No. P04/2697. It is now proposed to retain the existing Sewage Treatment Plant and to construct an additional Treatment Plant to serve the additional proposed bedrooms and part of the existing Hotel and to construct a new Sand Polisher Filter and Percolation System in a new location to serve the additional Treatment Plant.

07-2809 – Incomplete application.

04-2697 – GRANTED - construct an extension to Burke's Armada Hotel. The works will include construction of a 3 storey extension to provide 28 no. additional bedrooms with ancillary accommodation including a laundry, linen store, cleaners store and boiler house together with alterations to the existing building to connect to the extension. The acc. on the top storey will be partly contained in the roof space. Works will also inc. altering & ext. car parking areas & the storage yard & ext. the sewerage treatment & percolation systems.

95-991 – GRANTED - Permission to alter and extend the Armada to change it to a Hotel.

### **Section 5 History on site.**

Section 5R24-06 \_'Whether works undertaken to maintain / improve the existing waste water treatment system at the Armada Hotel are considered development and if so is it exempted development. The maintenance improvement works comprised the replacement of the waste water treatment plant'.

The Planning Authority determined that having regard to the nature of the Section 5 request and noting that there were unauthorised development files open on this property, it was considered appropriate that this Section 5 referral be referred to An Bord Pleanala for determination in accordance with Section 5 (4) of the Planning and Development Act 2000, as amended.

**No decision has issued in respect of this referral to date.**

Section 5 R 23- 79 A question has arisen as to whether the installation of 156 kw solar panel on the roof of the Armada Hotel is or is not development and is or is not exempted development.

The Planning Authority determined that:

- (a) the installation of solar panels constitutes "works" which come within the scope of section 2 (1) of the Planning and Development Act 2000, as amended.
- (b) the said works constitute "development" which comes within the scope of section 3 (1) of the Planning and Development Act 2000, as amended.
- (c) the said development consisting of the installation of solar panels is development which is exempted development having regard to the extent of works involved, and the provisions of Class 56 (e) Schedule 2 of Part 1 , Planning and Development Regulations 2001 as amended,

Clare County Council decided that development consisting of the installation of 156kw solar panels on the roof of the Armada Hotel, Spanish Point is development and is exempted development.

### **Section 5 R21/ 38**

A question had arisen as to whether full upgrade / replacement of an existing waste water treatment plant at the Armada Hotel Spanish Point is or is not development and is / is not exempted development

The Planning Authority determined that:

- (a) The proposed full upgrade/ replacement of an existing waste water treatment plant constitutes both works and development.
- (b) Section 4 (g) of Planning and Development Act allow for renewal of apparatus. However this exemption only refer to statutory undertakers and does not refer to a private developer carrying out such works within a business premises.
- (c) Section 4 (g) of the Act does not expressly refer to 'replacement' of apparatus, like for like as being exempted development.
- (d) The Planning and Development Regulations 2001 as amended relating to works with the curtilage of a business premises ( Class 56 ) relates only to renewable energy technologies and not to waste water treatment units.
- (e) there are no other exemptions that can be availed of under the Planning Act or the Planning Regulations which would render the development to be exempted development,

Clare County Council, decided that full upgrade / replacement of an existing waste water treatment plant at the Armada Hotel Spanish Point constitutes development which is not exempted development.

### **UD History**

#### **Nearby**

Site opposite at Spanish Point House ( Formerly Mother Mc Auley house)

UD WL 23/ 065

- Carrying out works to RPS -25 Spanish point house ( Formerly Mother McAuley house)
- Operating a guest house
- Operating a cage and bar
- Creating and extending parking / hardstanding.

**ON subject site**

UD22-031 – File open, Warning Letter sent as below on the 10<sup>th</sup> of August 2023. Relates to Armada Hotel

1. The installation of a Wastewater Treatment /Plant without the benefit of Planning Permission
2. The provision of an outdoor dining area including canopy structure, food truck and coffee bar together with all associated seating, tables, signage, and ancillary structures.

On lands at Spanish Point, Miltown Malbay, Co. Clare

- UD23-065 – File Open, Warning Letter issued 10<sup>th</sup> August 2023. Relates to Spanish Point House, owned by Armada.
  1. Carrying out works to RPS-025, Spanish Point House (Formerly Mother McAuley House)
  2. Operating a guesthouse
  3. Operating a café and bar
  4. Creating and extending parking/hardstanding

All with or within the curtilage of a Recorded Protected Structure without the benefit of Planning Permission.

On lands at Spanish Point, Miltown Malbay, Co. Clare

**Recommendation**

- (1) Having regard to the nature of the Section 5 request and noting that there are unauthorised development files open on this property, and that a previous referral has been made to the Board ( Section 5R24-06) it is considered appropriate that this Section 5 referral be referred to An Bord Pleanala for determination in accordance with Section 5 (4) of the Planning and Development Act 2000, as amended.
- (2) It is recommended that the referrer/ applicant of the subject property be advised in writing that the Planning Authority has referred this Section 5 referral to An Bord Pleanala for determination once this has been done.

Ellen Carey.  
Name: Ellen Carey E.P.

Date 17/05/24

Signed 

S. E.P.

Date 2/05/24



COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

**Robert Spratt  
Stranagress  
Glenfarne  
Co. Leitrim**

**29/04/2024**

**Section 5 referral Reference R24-42 – Robert Spratt**

Whether works undertaken to replace the wastewater treatment system at Armada Hotel without prior consent / authorisation is considered exempt when failures to address numerous Further Information requests from the Local Authority have previously transpired or where there have been unassessed/unsubstantiated /unauthorised increases in WWTS loading on a site that abounds/ is contiguous with an SAC, SPA and pNHA.

A Chara,

I refer to your application received on 26th April 2024 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

Please note that the Planning Authority is considering the matter and a reply will issue to you in due course.

Mise, le meas

**Brian Fahy**  
Planning Department  
Economic Development Directorate

**An Roinn Pleanála**  
**An Stiúthóireacht Forbairt Gheilleagrach**  
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

**Planning Department**  
**Economic Development Directorate**  
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



Clare County Council  
Aras Contae an Chláir  
New Road  
Ennis  
Co Clare



26/04/2024 15:34:03

Receipt No: L1CASH/0/363592  
\*\*\*\*\* REPRINT \*\*\*\*\*



ROBERT SPRATT  
STRANAGRESS  
GLENFARNE  
CO. LEITRIM

R24-42 COMHAIRLE

SECTION 5 REFERENCES 80.00  
GOODS 80.00  
VAT Exempt/Non-vatable

CONTAE  
AN CHLÁIR

Total : 80.00 EUR

Tendered :  
CREDIT CARDS 80.00

Change : 0.00



Issued By : L1CASH - DEIRDRE FRENCH  
From : MAIN CASH OFFICE LODGEMENT AF  
Vat reg No: 0033043E

P07

**CLARE COUNTY COUNCIL  
COMHAIRLE CONTAE AN CHLÁIR**

Planning Department,  
Economic Development Directorate,  
Clare County Council,  
New Road, Ennis,  
Co. Clare.  
V95DXP2

Telephone No. (065) 6821616  
Fax No. (065) 6892071  
Email: [planoff@clarecoco.ie](mailto:planoff@clarecoco.ie)  
Website: [www.clarecoco.ie](http://www.clarecoco.ie)



R24-42

**REQUEST FOR A DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT  
(Section 5 of the Planning & Development Act 2000 (as amended))**

**FEE: €80**

*This following form is a non-statutory form which has been prepared by Clare County Council for the purpose of obtaining the necessary information required for a declaration to be made under Section 5 by the Planning Authority*

<b>1. CORRESPONDENCE DETAILS.</b>	
(a) Name and Address of person seeking the declaration	Robert Spratt <hr/> Stranagress <hr/> Glenfarne <hr/> Co. Leitrim <hr/>
(b) Telephone No.:	
(c) Email Address:	1
(d) Agent's Name and address:	N/A <hr/> <hr/> <hr/> <hr/>

**2. DETAILS REGARDING DECLARATION BEING SOUGHT**

(a) PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT  
*Note: only works listed and described under this section will be assessed.*

Sample Question: *Is the construction of a shed at 1 Main St., Ennis development and if so is it exempted development?*

Whether works undertaken to replace the waste wastewater treatment system at Armada Hotel without prior consent/authorisation is considered exempt when failures to address numerous Further Information requests from the Local Authority have previously transpired or where there has been unassessed/unsubstantiated/unauthorised increases in WWTS loading on a site that abounds/is contiguous with the an SAC, SPA, and pNHA.

(b) Provide a full description of the question/matter/subject which arises wherein a declaration of the question is sought.

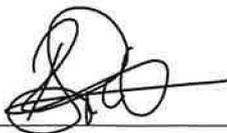
This Section 5 submission is to request further clarification in relation to a Section 5 submission that has been referred to An Bord Pleanala (Ref: 319064). The current question asked under the Section 5 referral makes no reference to the sites history with regards previous applications and failures to answer fundamental operational questions in line with EPA COP requirements nor does it identify increases in load on the WWTS in question, change in system design i.e. not like for like or does not identify its location within/adjacent to an SAC, SPA or pNHA.

(c) List of plans, drawings etc. submitted with this request for a declaration:  
*(Note: Please provide a site location map to a scale of not less than 1:2500 based on Ordnance Survey map for the areas, to identify the lands in question)*

Site Location Plan

<b>3. DETAILS RE: PROPERTY/SITE/BUILDING FOR WHICH DECLARATION IS SOUGHT</b>	
(a) Postal Address of the Property/Site/Building for which the declaration sought:	The Armada Hotel <hr/> Spanish Point <hr/> Miltown Malbay <hr/> Co. Clare <hr/> V95 R883
(b) Do the works in question affect a Protected Structure or are within the curtilage of a Protected Structure? If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 (as amended) been requested or issued for the property by the Planning Authority?	N/A <hr/> <hr/> <hr/>
(c) Legal interest in the land or structure in question of the person requesting the declaration (Give Details):	N/A <hr/> <hr/>
(d) If the person in (c) above is not the owner and/or occupier, state the name and address of the owner of the property in question:  <i>Note: Observations in relation to a referral may be requested from the owner/occupier where appropriate.</i>	John Burke <hr/> The Armada Hotel, Spanish Point <hr/> Miltown Malbay, Co. Clare, V95 R883 <hr/>
(e) Is the owner aware of the current request for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended)?:	No
(f) Are you aware of any enforcement proceedings connected to this site? <i>If so please supply details:</i>	Yes. UD22-031
(g) Were there previous planning application/s on this site? <i>If so please supply details:</i>	Yes. 21/999 (deemed withdrawn) 22/677 (withdrawn) 23/60374 (withdrawn)
(h) Date on which 'works' in question were completed/are likely to take place:	works illegal installed approx November 2021 after failure to comply with FI response in relation to application 21/999

SIGNED: \_\_\_\_\_



DATE: 26.04.24

**GUIDANCE NOTES**

*This following are non-statutory advice notes prepared by Clare County Council for the purpose of advising people what information is required for a decision to be made under Section 5 by the Planning Authority*

- (i) The request for a declaration under Section 5 must be accompanied by 2 copies of site location map based on the Ordnance Survey map for the area of a scale not less than 1:1000 in urban areas and 1:2500 in rural areas and should clearly identify the site in question.
- (ii) The request for a declaration under Section 5 must be accompanied by the required fee of €80.00.
- (iii) If submitting any additional plans/reports etc. as part of the request for a declaration, please submit 2 copies.
- (iv) The request for a declaration should be sent to the following address:

Planning Department,  
Economic Development Directorate,  
Clare County Council  
Aras Contae an Chlair,  
New Road,  
Ennis,  
Co. Clare  
V95DXP2

- (v) Notwithstanding the completion of the above form, the Planning Authority may require the submission of further information with regard to the request in order to enable the Authority to issue a declaration on the question.
- (vi) The Planning Authority may also request other persons to submit information on the question which has arisen and on which the declaration is sought

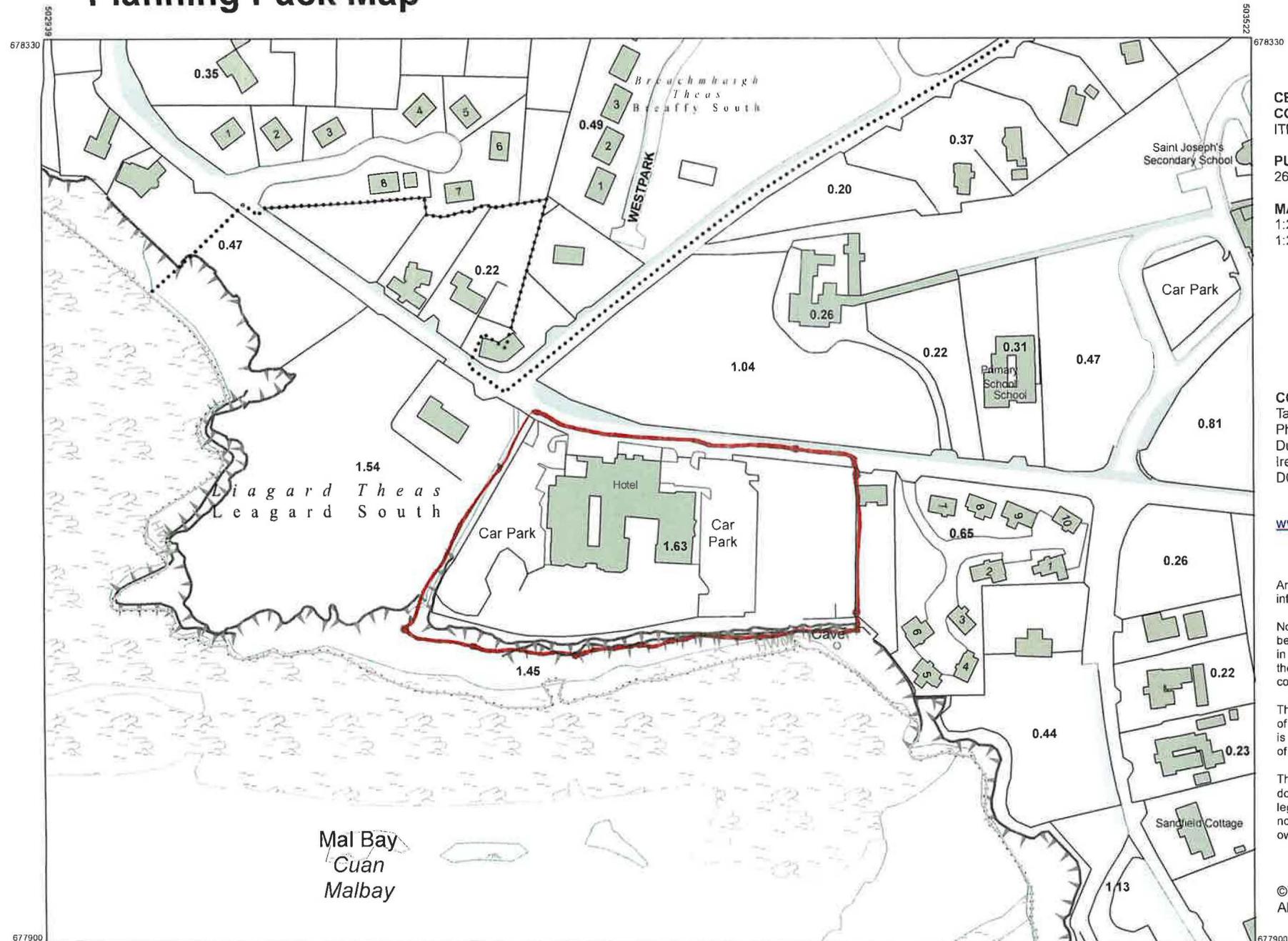
**FOR OFFICE USE ONLY**

Date Received:	.....	Fee Paid:	.....
Date Acknowledged:	.....	Reference No.:	.....
Date Declaration made:	.....	CEO No.:	.....
Decision:.....			

# Planning Pack Map



**Tailte Éireann**



**CENTRE COORDINATES:**  
ITM 503231,678115

**PUBLISHED:** 26/04/2024

**ORDER NO.:** 50396875\_1

**MAP SERIES:** 1:2,500  
1:2,500

**MAP SHEETS:** 4256-D  
4314-B

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

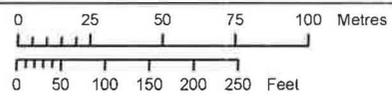
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**OUTPUT SCALE:** 1:2,500

**CAPTURE RESOLUTION:**  
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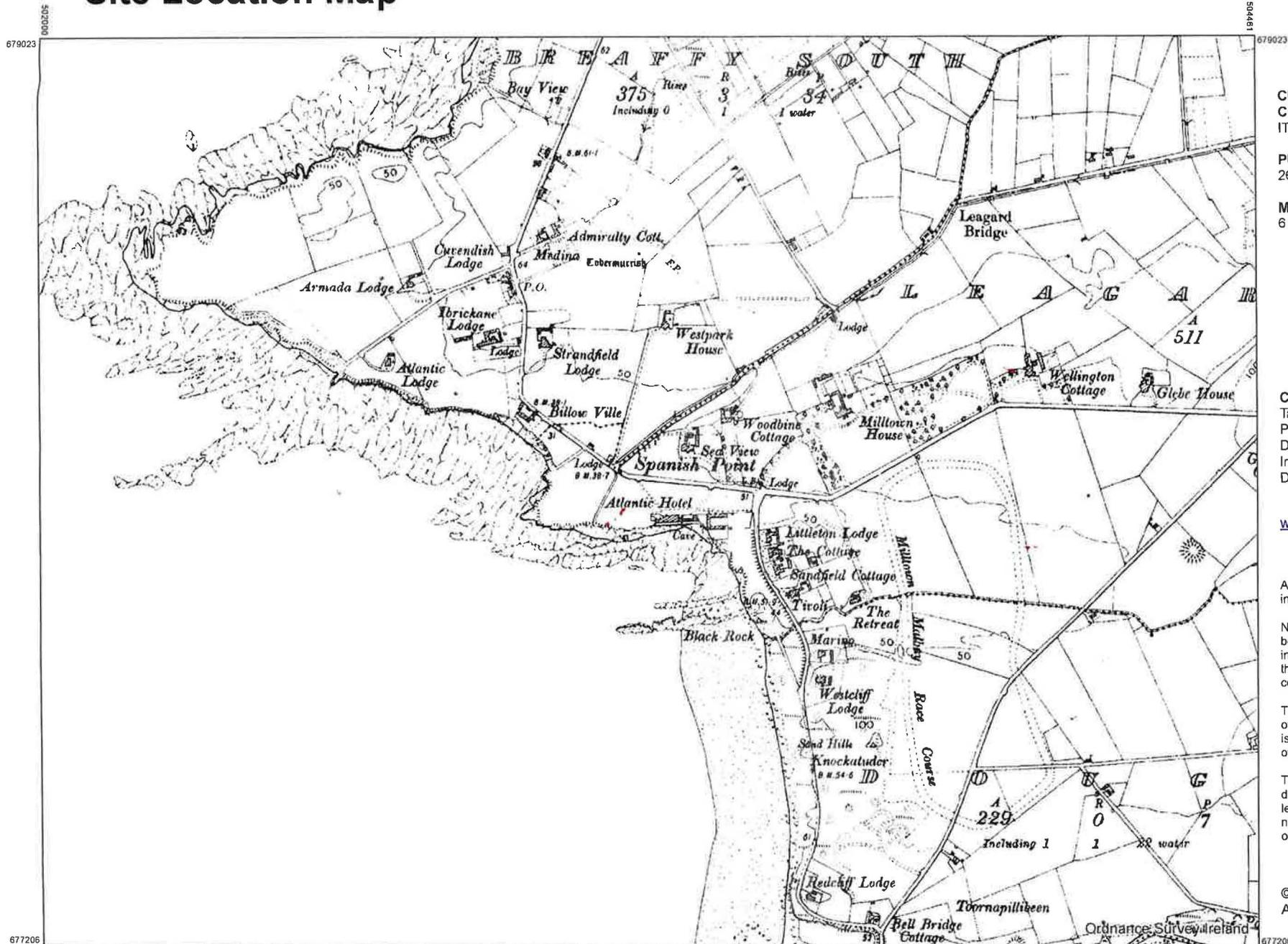
**LEGEND:**  
To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'



# Site Location Map



**Tailte Éireann**



**CENTRE COORDINATES:**  
ITM 503231,678115

**PUBLISHED:** 26/04/2024  
**ORDER NO.:** 50396875\_1

**MAP SERIES:** 6 Inch Raster  
**MAP SHEETS:** CE030

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

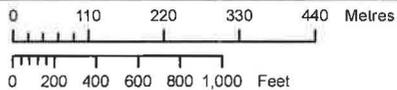
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**LEGEND:**  
To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'

