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May 9th, 2023

Ms Carmel Kirby,
Director of Services,
Economic Development,
Forward Planning Section,
Clare Co Council,
New Road Offices
Ennis
Co Clare.



Submission to the Draft Direction on the County Development Plan 2023-2029.

Area of Land in question: Lisdoonvarna Settlement. Folios 99/102. Former Glenview Site -- (OP1)

Dear Sir/Madam,

As owner of a substantial land bank in the Lisdoonvarna Settlement area, identified as the Glenview Site (OP1) Folios 99/102 and zoned 'Opportunity Site' in the Co. Development Plan 2023-2029 I wish to make the following submission to the Draft Direction on the County Development Plan 2023-2029 as issued by the Minister on 18/04/2023.

I believe this is an ideal opportunity to re-visit the zone designation assigned to the lands.

Please find enclosed my submission and map.

Thanking You,

A handwritten signature in black ink that reads "Mary Angela Keane".

Mary Angela Keane.

2 Attachments.

Submission to the Draft Direction on the County Development Plan 2023-2029.

Submission.

The settlement Map for Lisdoonvarna identifies the subject land as an 'opportunity site' and details the objective in the text. The Plan states:

The site and its immediate environs would benefit from delivering on redevelopment opportunities, including defining the square to create a visual connection to green infrastructure and pedestrian linkages.

The objective includes a number of options:

- 1 Defining the square.
- 2 Visual connection to green infrastructure.
- 3 Pedestrian linkage.

The Plan Further states that:

The Square needs suitable physical definition on its southern side, the site of the former Glenview Hotel. The site and its immediate environs would benefit from a masterplan to explore options.

What is not clear is to what extent Clare Co. Council's options will affect the development potential and possible future layout of these lands which are in family ownership. It could be interpreted that the current wording seeks a bias towards the infrastructure needs of the square area in particular, which would be disproportionate to the possibility of the lands being open to other zoning options -- mixed use, tourist, community, commercial, residential or enterprise.

Further, the Clare Co. Council objectives, it would appear, have the potential to prejudice the development of the lands by making any proposed development premature pending consultation and agreement to work in collaboration with the family (landowner) in advance of any plan.

In the current Clare County Development Plan 2023-2029 the site is zoned 'opportunity site' There are no other designations on the lands.

The road frontage of the site stretches from north of the square southwards via the N67 national secondary road to the Cliffs of Moher and the public library, while bound by Main Street to the East Further, the site is in the town centre, is not on a flood plain and is fully serviced

The following proposal, it appears, would be in unison with the national policy to promote proportionate growth within the settlement of Lisdoonvarna and be In keeping with national and regional policy objectives, by allowing for compact forms of development. We submit that the site has potential to accommodate retirement homes, tourist units, enterprise buildings and is an ideal location for a standalone new school or linkage by way of extension to the existing modern school building.

We now submit that the 'opportunity site' designation does not provide the family with the necessary clarity or certainty regarding opportunities for the development of the land/ site going forward.

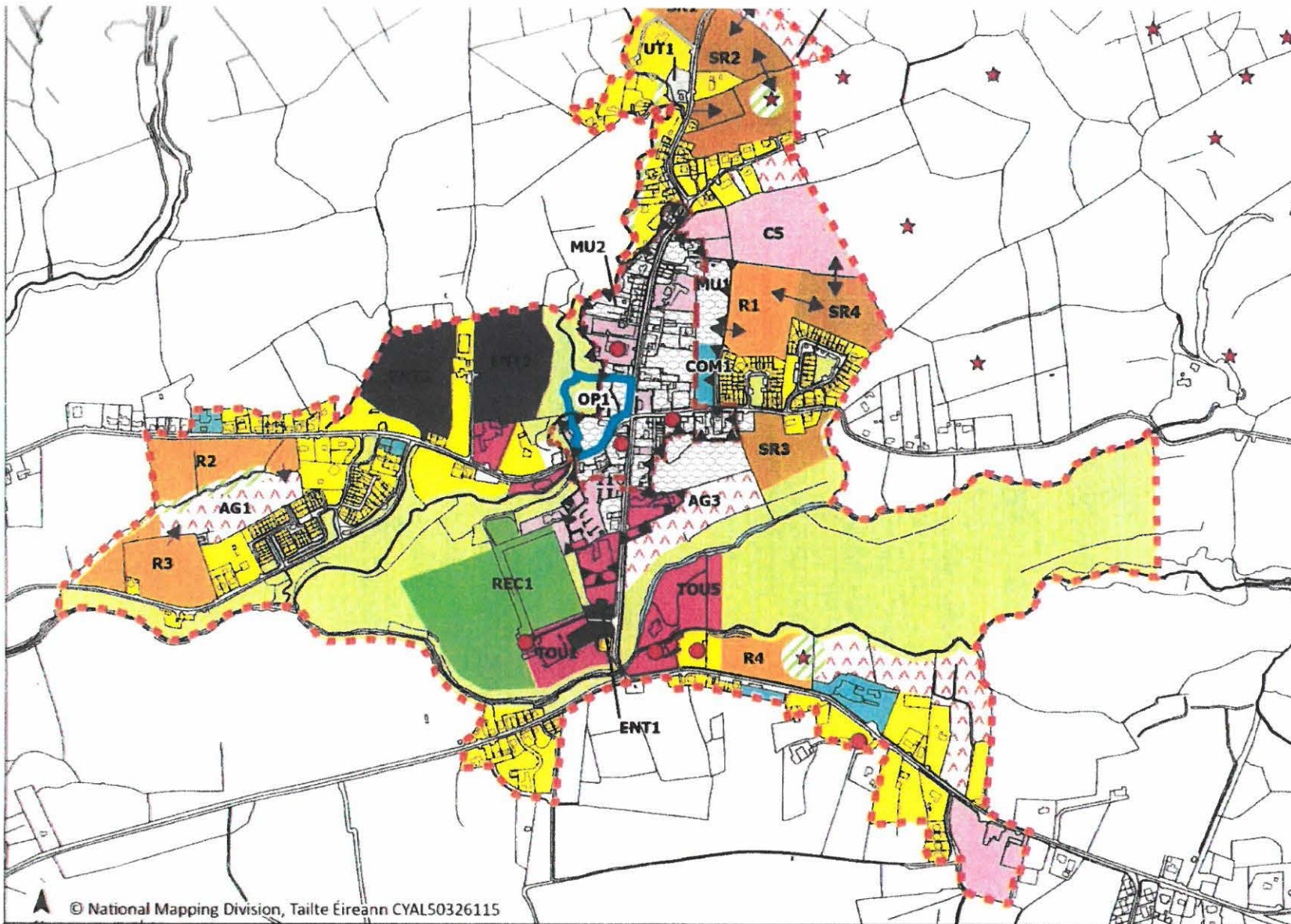
Therefore, it is respectfully submitted that the OP1 objectives on the site in the County Development Plan 2023-2029 be redrafted and the 'opportunity site' designation be amended to allow for other options as already stated. Re-zoning will reflect the significant future potential the lands offer. It is essential that the family have adequate certainty regarding the future development of these lands, without the unnecessary apprehension the current designation attracts.

Allowing adequate time and flexibility within a spirit of collaboration in preparing proposals or plans would provide the family and the wider community with the necessary certainty.

Thanking you,



Mary Angela Keane.



- Legend**
- Settlement Boundary
 - Land Use Zoning**
 - Existing Residential
 - Residential
 - Strategic Residential Reserve
 - Mixed Use
 - Commercial
 - Tourism
 - Enterprise
 - Community
 - Recreation
 - Open Space
 - Agriculture
 - Buffer Space
 - Utilities
 - General**
 - Town Centre Area
 - Opportunity Site
 - Protected Structure
 - Recorded Monument
 - Architectural Conservation Area
 - Special Area of Conservation
 - Proposed Natural Heritage Area
 - Water Body
 - Indicative Access

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Clare County Development Plan 2023 - 2029

Lisdoonvarna

Date: April 2023 Not To Scale





MU1 West of R1 and North of COM1

This site provides an opportunity to provide a mixed-use development adjacent to the existing town centre. Access to the site can be provided via St. Brendan's Road at the southeast corner of the site.

OP1 Former Glen View Hotel

The site and its immediate environs would benefit from delivering on redevelopment opportunities, including defining the square to create a visual connection to green infrastructure and pedestrian linkages.

Housing and Sustainable Communities

Lisdoonvarna offers a high-quality rural environment, situated close to all the amenities of the Burren, in which to live and work. Future developments on Residential zoned lands shall provide for an appropriate housing mix and shall have regard to the density, character, and form of existing residential development in Lisdoonvarna.

R1 Rear of Dún Brendáin and Gleann Brendáin

This site has the capacity to provide for a residential development of varied densities with a mix of units for permanent occupation. Vehicular access to the site shall be via St. Brendan's Road at the southwest corner of the site. Future access to the community zoned lands north of R1 and SR4 to the east shall be provided through the site. Provision must be made for safe pedestrian links and cycle ways within the development and connectivity with the town centre.

R2 West of the Town

This low-lying site has the capacity to provide for a residential development of varied densities with a mix of units for permanent occupation in proximity to the town centre. Vehicular access can be provided onto the N67 Kincora Road. Provision must be made for safe pedestrian links and cycle ways within the development and connectivity with the town centre.

Given its proximity to the Knockaunvickteera Stream which flows into the River Aille and downstream to the Blackhead-Poulsallagh Complex SAC and Cliffs of Moher SPA, any future development on the site shall have regard to the guidance stipulated within *Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters* (IFI 2016) or any subsequent updates.