

Thomas Hogan

From: Tony O'Brien [REDACTED]
Sent: Thursday 11 May 2023 15:32
To: OPR Plans
Cc: ministerofstate@housing.gov.ie
Subject: Clare County Development Plan

Dear Sirs,

I the undersigned wish to make the following observation relating to the Draft Ministerial Direction issued by the Minister of State at the Department of Housing, Local Government, and Heritage, Dated the 18th April 2023 in the matter of section 31 of the planning and Development act 2000 (as amended).

Killaloe

I propose that land zoned by the elected members referred to as R6 and omitted by Ministerial direction should remain zoned as Residential land. The following are my reasons.

1. There is currently a huge deficit in housing stock in the Killaloe area. Current lands zoned for residential development have been zoned for a number of development plans with no signs of being developed, thus denying the area the opportunity to prosper and develop. The deficit in the housing stock is also denying local people the opportunity to live locally and to own their own home.
2. R6 as proposed is within the town settlement by allowing development, this will greatly reduce the requirement for one off housing in the local rural area.
3. R6 is already identified as a development site under previous county development plans. It is currently identified as suitable for tourism development. there is still a large area of land adjacent to R6 which is still identified for Tourism development as well as other lands within the town.
4. The investment in big infrastructural upgrades in the area namely in the waste water treatment plant (which will almost double in capacity) and the new Shannon river crossing and Killaloe bypass will enable new developments and creates the environment to allow the area to develop in a proper and consequential manner.
5. The housing targets allocated to County Clare and Killaloe were done so on outdated data and information namely the 2016 census. The huge increase in inward migration and the arrival into County Clare of approx 4000 people fleeing the Ukrainian war should have been included as current and valid data when calculating the housing targets/allocations. On October 4th 2022 in the Kildare Nationalist newspaper our current Minister Mr. Darragh O'Brien is quoted That more land needed to be zoned as Residential for the purpose of house building
6. The proposed R6 land is approx 6 kilometres from the Limerick - Shannon metropolitan area which has been identified as an area for growth and economic development in all national and regional development plans. The entire region has a major deficit in housing, Industry and Employers on a daily basis reference the shortage of available housing stock as the major impediment to investing or expanding business. R6 if zoned as residential will compliment and enable the economic development of the region by providing a major area for housing thus complimenting all existing plans and helping to alleviate the burden of the chronic housing shortage.
7. There continues to be an ongoing housing crisis in our Country Killaloe is no exception. I am appealing that the lands proposed as R6 by both the local Municipal District and subsequently by all the elected members of Clare County Council be reinstated from Tourism to Residential 6 for the betterment and sustainability of Killaloe and the entire region.

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Cllr. Tony O'Brien MCC