

Submissions on the Draft Clare County Development Plan 2023-2029

7/03/2022

Dear Sir, Madam,

I refer to the above and wish to make two submissions in respect of the said draft plan. The submissions refer to the proposed draft plan for Quilty and for the Crosses of Annagh Cluster as set out in that plan.

With regard to the Quilty Draft Plan, which is included in Volume 3d - West Clare Municipal District Settlement Plans, my submission relates to the settlement boundary which has been included in the Draft Plan in the context of the proposed Greenway which is also included in the plan.

At the North East of the village, I own a significant area of land through which the proposed Greenway passes. While, in principle, I welcome the proposed Greenway as bringing significant tourism benefit to West Clare in general and Quilty in particular, I am concerned that no consideration has been given to the potential uses of the land which is in immediate proximity to the settlement and through which the Greenway passes.

In the event that the Greenway is developed and given that it is intended to pass though my land immediately adjacent to the village, I would wish to and consider it reasonable that I would, have the opportunity to avail of that fact and develop the adjacent land for suitable purposes related to the Greenway in particular. I can envisage many appropriate purposes in that context which would bring benefit to the village and the area in general.

I request that consideration be given to extending the village boundary as indicated to include a small portion of my land as indicated on the attached map and that the land in question be zoned for mixed use development as there are many potential uses that could be appropriately developed in the context of the Greenway.

This request is made on the following grounds –

1. The lands in question are serviced by water and waste-water facilities
2. The land is located immediately adjacent to the existing built-up area and settlement boundary proposed in the draft plan
3. The land in question is modest in area
4. By allowing development on these lands, a more coherent boundary to the settlement would be provided on the road in question
5. The proposed zoning would facilitate the smooth development of the Greenway at a critical location and would facilitate a master-planned approach being taken to the land in question which would incorporate the Greenway and an appropriate setting for it

With regard to the Crosses of Annagh Draft Plan, which is also included in Volume 3d - West Clare Municipal District Settlement Plans, my submission also relates to the settlement boundary which has been included in the Draft Plan.

I am the owner of the land indicated on the attached map. While, I believe that there is a case to be made for extending the boundary of the cluster to the East and incorporate some, at least of my land, the omission of the land to the South-West is very difficult to understand and seems almost

perverse. The land in question lies within the built-up area of the cluster while land on the opposite side of the road with virtually no development on it *is* included within the cluster boundary.

I request that the cluster boundary be extended to incorporate my land to the South-West as indicated on the attached plan since it clearly forms part of the functional cluster and there is no good reason to exclude it.

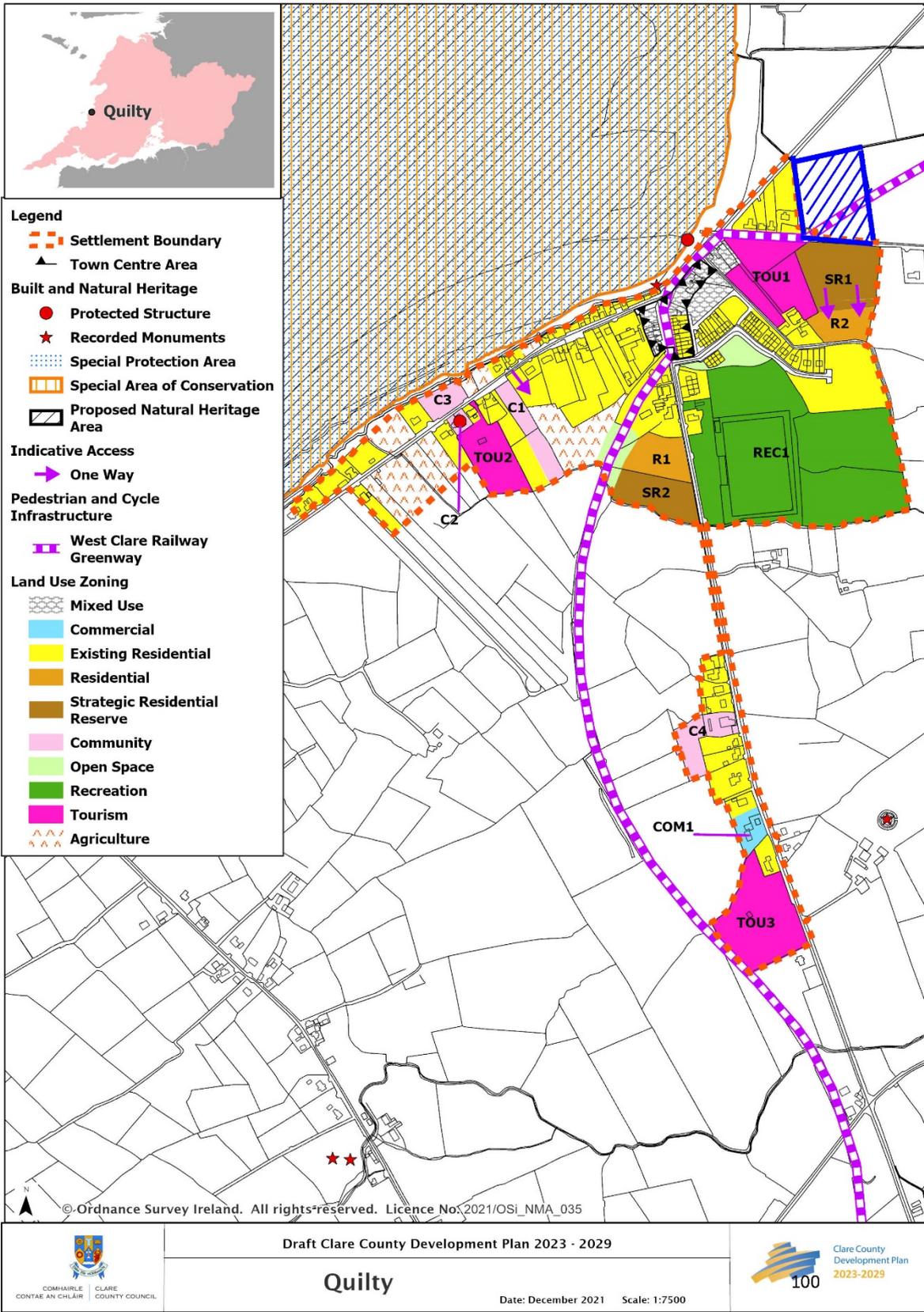
I also request that consideration be given to the extension of the boundary to the East to include even a small portion of my land.

Two maps are enclosed for your assistance.

Many thanks for your time and consideration and I look forward to hearing from you in the very near future.

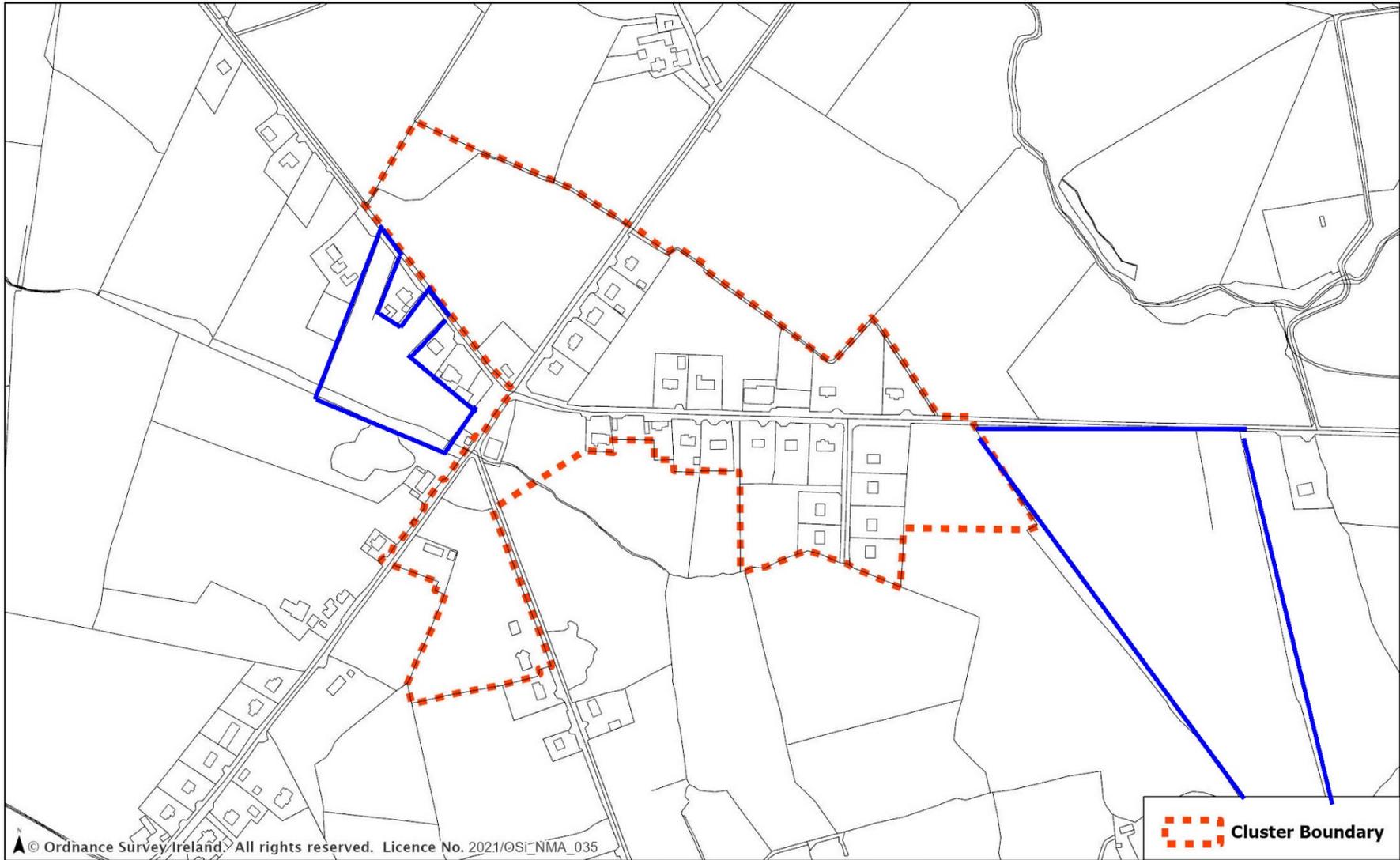
Many thanks and regards.

Michael Hehir



- Legend**
- Settlement Boundary
 - Town Centre Area
 - Built and Natural Heritage**
 - Protected Structure
 - Recorded Monuments
 - Special Protection Area
 - Special Area of Conservation
 - Proposed Natural Heritage Area
 - Indicative Access**
 - One Way
 - Pedestrian and Cycle Infrastructure**
 - West Clare Railway Greenway
 - Land Use Zoning**
 - Mixed Use
 - Commercial
 - Existing Residential
 - Residential
 - Strategic Residential Reserve
 - Community
 - Open Space
 - Recreation
 - Tourism
 - Agriculture

© Ordnance Survey Ireland. All rights reserved. Licence No. 2021/OSI_NMA_035



 Cluster Boundary