



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

Submitted Time: March 13, 2022 9:19 AM

Name

Noreen Kennedy

Address

[REDACTED]

Email Address

[REDACTED]

Please confirm your Email Address

[REDACTED]

Volume 1

Core Strategy, Settlement Strategy and Housing

Volume 3(a) Ennis Municipal District Written Statements and Settlement Maps

Volume 3(b) Shannon Municipal District Written Statements and Settlement Maps

Volume 3(c) Killaloe Municipal District Written Statements and Settlement Maps

Quin

Volume 3(d) West Clare Municipal District Written Statements and Settlement Maps

Associated Documents

None of the above

Environmental Reports

None of the above

Your Submission

We are writing this submission in respect of the Draft Clare County Development Plan as it pertains to the village of Quin, including the estate of Maigh Dara. We note the following pertaining to the village of Quin and support their inclusion i) The requirement for any proposed development on zoned lands to demonstrate internal safe pedestrian and cycle permeability ii) The acknowledgement of the unique and appealing character of the village of Quin and the requirement for new housing to keep an appropriate sense of scale; and ensuring that “development is of a quality and standard that assists in maintaining and enhancing the existing village amenity and character” {Objective 3.3.2} iii) the inclusion that any future development to zones R2, SR1, SR2 and SR3 is “strictly conditional on achieving a safe road access given the poor horizontal and vertical alignment of the site.”

We note the following points specifically for the Maigh Dara Estate i) The statements in the Draft plan pertaining to the protection of the overall character of the village are particularly relevant to the Maigh Dara estate and the proposed R3 development zone behind the existing Maigh Dara estate. The planning granted is for low density housing in line with the existing estate and should remain so to align with the objectives of the Draft plan. ii) The welcome inclusion of the need for a detailed assessment of the capacity of the existing entrance to the Maigh Dara estate to accommodate additional traffic from the R3 development, a point also raised by the An Bord Pleanála Officer when undertaking a review of the planning application for the site in 2017 iii) We strongly urge that a full bat survey, particularly in relation to the Lesser Horseshoe Bat, be undertaken in advance of any development on the R3 site. Bats have been observed in the area adjoining the R3 site in recent times.

Location Map



Upload Files

, MB