

Ref: 52-631



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22nd March 2022

Re : Zoning of Lands at Limerick Road (Boheraroan),
Newmarket on Fergus, Co. Clare

Ref : Submission on Draft Clare County Development
Plan 2022-20228



To Whom it May Concern,

I am writing on behalf of our Client Diarmuid O' Leary, who is the owner of lands at Boheraroan, Limerick Road, Newmarket on Fergus, Co. Clare on part of the site as shown on attached map.

Following publication of the Draft County Development Plan 2022-2028 & particularly Shannon Municipal District Settlement Plan. On behalf of our client we wish to make the following submission & have same taken into consideration in conjunction with drafting of the final plan.

Site Background:

The site is approximately 3.5 acres / 1.4 Hectares in area. The site is presently immediately adjacent to the settlement boundary on the southern edge of Newmarket on Fergus Settlement.

The site was formerly zoned as commercial land & the village settlement boundary included the subject site in the South Clare Economic Corridor Local Area Plan 2003 (See extract map attached)

Site description:

The site is presently grassland and the topography of the site varies. The site drops away in level from the public road. The site is bounded at the road by a semi-mature row of hardwood tree and gives the site a mature setting and would offer some natural screening to some or all of the site if required as part of any development proposal. See Below pictures 1,2 & 3 which illustrate the existing tree-lined roadside boundary.

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Picture 1 : Taken from near roundabout looking toward the village of Newmarket



Picture 2 : Taken from roundabout looking toward the village of Newmarket

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Picture 3 : Showing recent development in the background (adjacent to site)

Site description (Contd.):

The site is adjacent to the public road with a boundary set back from the road. This would afford opportunity to retain existing boundary and additional landscaping measures. There are also opportunities for extension of existing footpath and continuity of cycle lanes in conjunction with any development of the land.

The site has a number of opportunities to create pedestrian links to the existing road and ensure permeability within any development of the site. The site also has options in terms of vehicular access and the possibility of a connection to the existing roundabout to create a single point of access to the site.

Site Context:

The land immediately adjacent the site to the north has recently been developed as 2 storey housing units by Clare County Council. There is single storey dwelling adjacent to the north western corner and also a single storey farm dwelling in farmlands to the rear of the site to the south east.

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Site Proposal for Zoning:

We wish to submit a proposal for consideration of lands as outlined in red to be zoned as Low Density Residential or for Residential use.

Our rationale for this proposal is to consolidate the residential pattern of development in this area in tandem with the recent construction of housing unit adjacent to the site which may not have been fully considered at the time of the initial drafting of the plan.

As discussed above the existing boundary line of trees affords the site a mature setting and would offer an opportunity to include an element of housing development that would not be overtly prominent, and the existing trees will offer screening to assimilate the development into the existing setting.

With the possibility of creating an access point off the existing roundabout a single point of access could be used and avoid proliferation of new entrances off the main road both from a visual and road safety perspective.

The location of the site acts as a gateway to the village of Newmarket on Fergus & we believe that the sensitive development of the site with a single point of access has the capacity to both preserve and enhance this area and improve pedestrian pathways and cycle lane access back to the main village.

There is a demand in the village for smaller single storey dwellings which would be an option for those looking to downsize particularly those thinking of retirement. The site could accommodate some single storey buildings, particularly around the adjacent existing storey dwelling. If such housing could be provided, then it would free up some existing housing stock from those from the village and surrounding areas for people looking to down size.

The site also affords an opportunity for an alternative to one-off housing in the open countryside where larger detached houses could be constructed to meet such demand and utilise a single point of access from the main road. Such development would provide a greater housing mix within the village and offer an alternative to those seeking to build in the countryside purely to fulfil a requirement of a certain scale of house, whereas they would like to remain in a settlement area where an appropriate dwelling for their needs is available.

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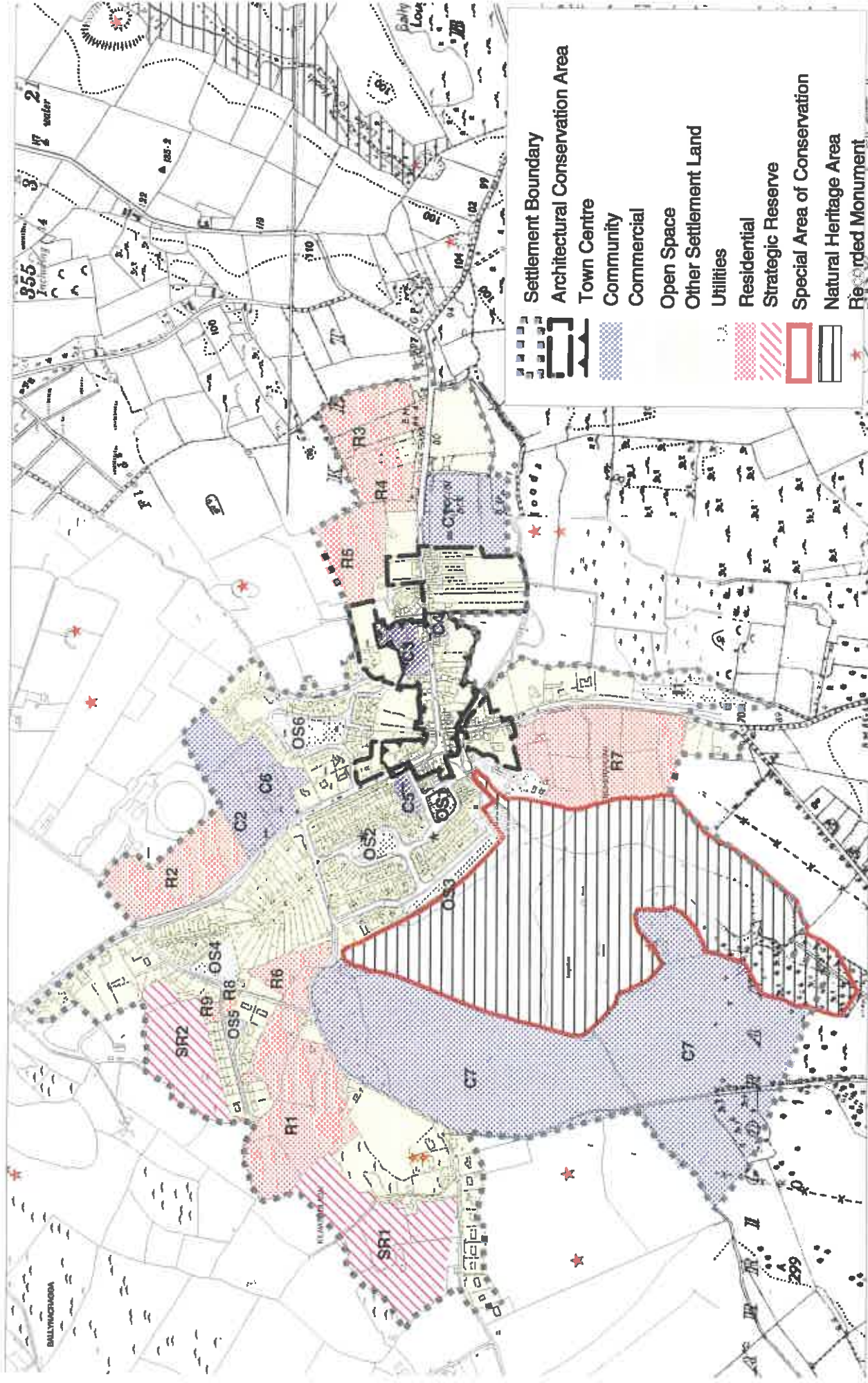
We hope the enclosed information will given due consideration in the context of the draft plan being finalised. I would appreciate if you could acknowledge receipt of this submission at your convenience for our own records. I thank you in advance for your time in relation to this matter.

If you require any further information or have any queries regarding this matter, please do not hesitate to contact me,

Yours Sincerely,

Newmarket Architectural & Planning Services

Sean Boyce
Architectural Technologist
Bsc. Deg. – Prof. Dip. Arch Tech.- ICIOB.- AMASI



- Settlement Boundary
- Architectural Conservation Area
- Town Centre
- Community
- Commercial
- Open Space
- Other Settlement Land
- Utilities
- Residential
- Strategic Reserve
- Special Area of Conservation
- Natural Heritage Area
- Registered Monument

Newmarket on Fergus
Scale 1:10000

Surveyed 1979-1994
Revised 2004
Levelled 1976-1978

Urban/Rural PLACE Map



168160
140125

ITM CENTRE PT. COORDS.
539801,667740

DESCRIPTION

MAP SHEETS

1:1000
4498-10
1:2500
4498-D 4499-A
4498-B 4499-C

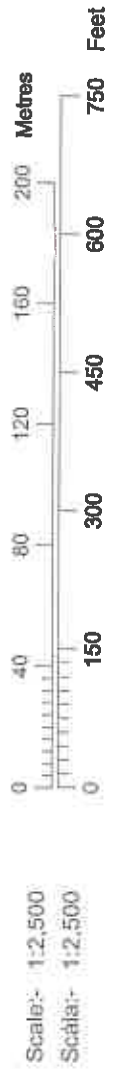


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On behalf of Ordnance Survey
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Plot Date 21-JUN-2005

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