

24<sup>th</sup> March 2022

Planning & Enterprise Development Department,  
Clare County Council,  
Áras Contae an Chláir,  
New Road,  
Ennis,  
Co. Clare.  
V95 DXP2

**Re: Draft Clare County Development Plan 2023-2029.**

**Submission relating to: Tulla, County Clare.**  
**Ref: Volume 3c Killaloe Municipal District.**  
**Site: Doonaun Road, Tulla.**  
**Land Registry Folio: CE11051**



Dear Sir / Madam,

**INTRODUCTION:**

I wish to make a submission on the proposed Draft Clare County Development Plan 2023-2029.

**PURPOSE OF SUBMISSION:**

The key grounds of my submission can be summarised as follows:

The re-zoning of my lands adjoining the current 25 units being developed by Clare County Council on the Doonaun Road, Tulla from open space to Residential / Existing Residential.

**BACKGROUND:**

While zoned for housing under previous development plans the lands could have been identified at that time as being separated from the Town of Tulla.

Due to the development of the adjoining lands for 25 Social Housing Units by Clare County Council the lands are now linked to the Town core via footpaths, public lighting and services. A transition between this new development and the one off existing housing can be achieved through the zoning of my lands from open space to existing residential / residential which would allow the provision of two / three detached houses.

In older map this site shows that there were buildings on this land all along road frontage, (see attached map).

In the DCCDP Volume 1 Core Strategy Table 3.4 a housing demand is identified in Tulla for 42 units.

The March 2022 Chief Executive report under Social Development Housing identified a County wide need for 2,776 housing units with an inclusive demand for Tulla / Kilkishen / Broadford for 47 units.

The addition zoning for two / three additional housing units will not have a material effect on the core figures associated with Tulla.

This zoning will assist with those that want to be residents in Tulla on a standalone site.

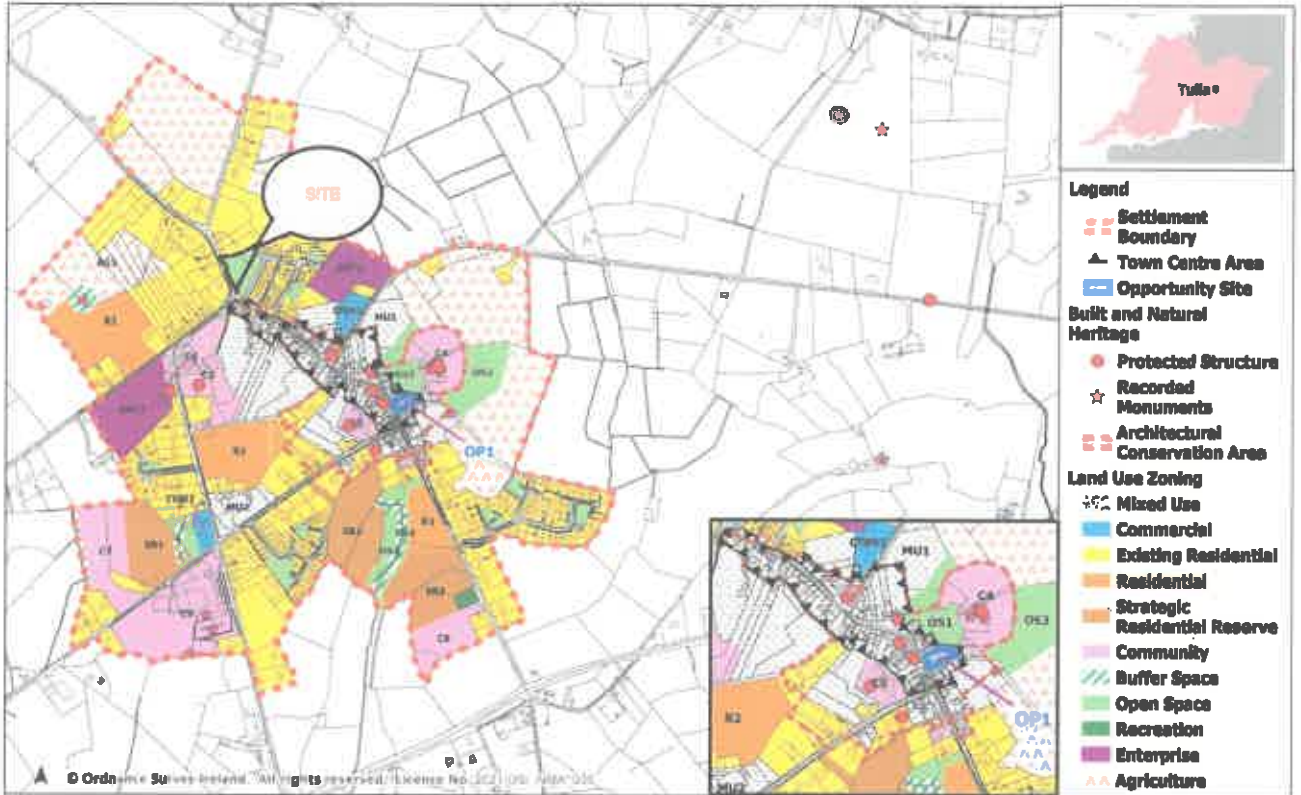
The lands are located on the edge of the Town of Tulla within settlement boundary of the Town.

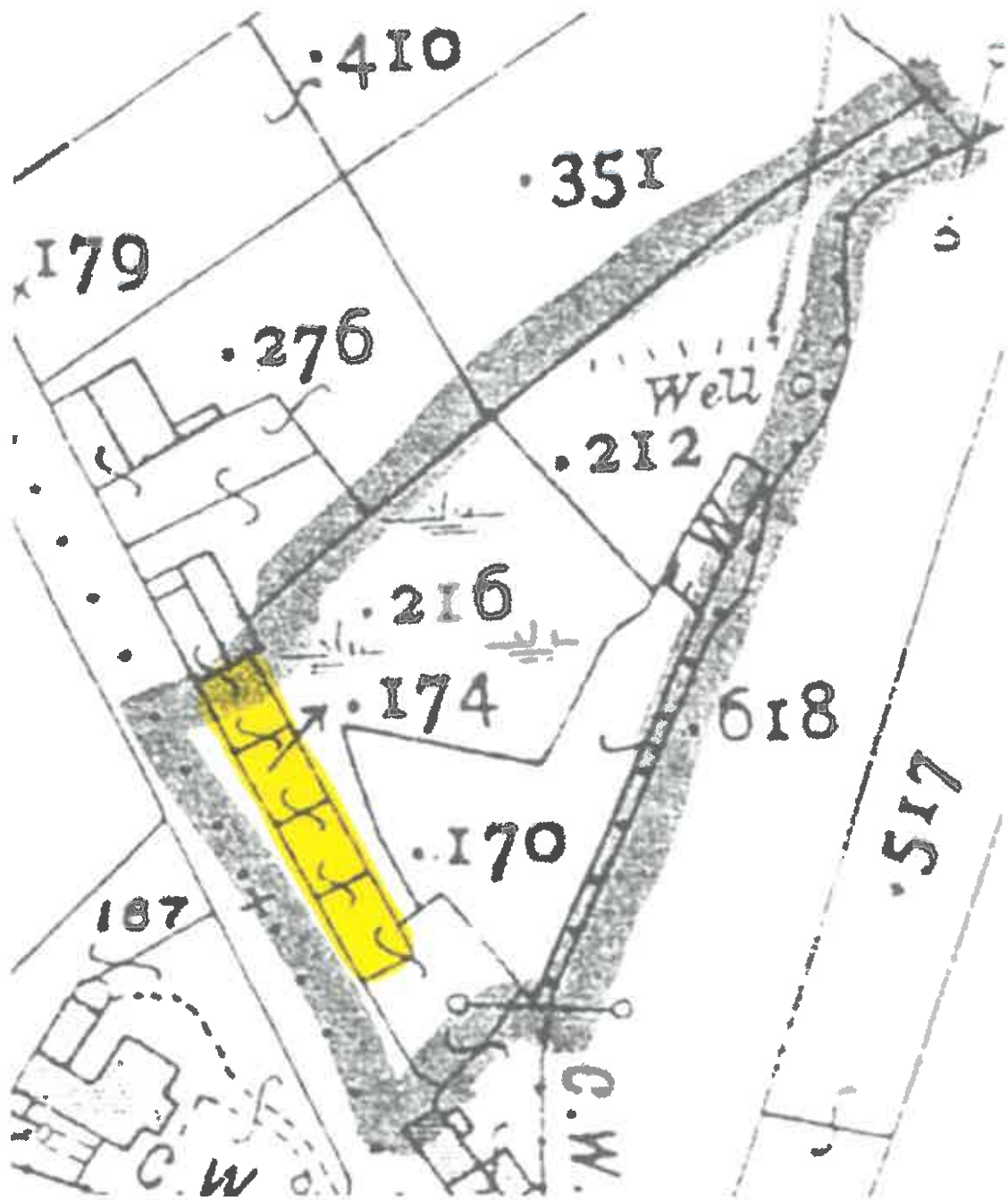
The development of the lands will result in the creation of a continuous building line along the northern entry and exit and the provision of permanent additional housing to the Village. This will also result in the promotion of sustainable and compact balanced growth of the existing Village while supporting the existing clubs, schools and infrastructure. This small scale growth will make a positive contribution to the Village and sustain it into the future. One cannot maintain existing services and facilities without development.

Having regard to the above I would appeal to your Council to re-zone my lands from Open Space in the Tulla local area plan for residential purposes

Yours Sincerely,

  
Rosanne McCarthy.





Area of land marked by outline.