



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

Submitted Time: March 26, 2022 12:07 PM

Name

Quinton Rice

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

Ennis/Clarecastle

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

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

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

Associated Documents

Volume 8 Clare Housing Strategy

Environmental Reports

None of the above

Your Submission

The parcel of land subject to this request for rezoning is privately owned by me but has been in use by residents of Silvergrove as a play area. It is the last remaining privately owned parcel of land in the Silvergrove Estate to my knowledge. I am in the difficult situation that I cannot obtain Public Liability Insurance for the parcel (see attached), therefore, those using it/trespassing on it would not be insured. I would be left with no alternative but to erect fencing around the perimeter to limit my liability. My preference would be to develop one single house within the context of the existing houses that already exist within the Estate. Any development would be sensitive to the existing trees that exist on a portion of the site. The trees would be protected insofar as is possible except where a small grove might be removed for development of the single house.

There is a high demand for quality housing in the Ennis area. This proposal is simply to add an additional site to an already established development within the boundaries of the town. Quinton Rice

Location Map



Upload Files

Silvergrove.pdf, 0.38MB

Screen Shot 2022-03-26 at 10.52.22.png, 1.44MB

NS Construction Letter.pdf, 0.07MB

localhost:8080

Property Details

File Number 03400100

File Level Feehold

Plan Number CAC26

Property Number 1

Area of colored plans 0.18 hectares

Number of Plans on this file 1

Address Not Available

Map to Screen

Close Map

The following Applications are Pending on this File

SUBM 21062000 Mapping

[View Details](#)

[View Current View](#)

[Print Current View](#)

EN 034001 47000

Scale 1:1000

Elevation Contours 1m

Survey North

County Clark

**The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine**



Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale accuracy is limited to that of the original OSi Map Scale.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see www.prai.ie.

This map incorporates Ordnance Survey Ireland (OSi) mapping data under a licence from OSi. Copyright © OSi and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

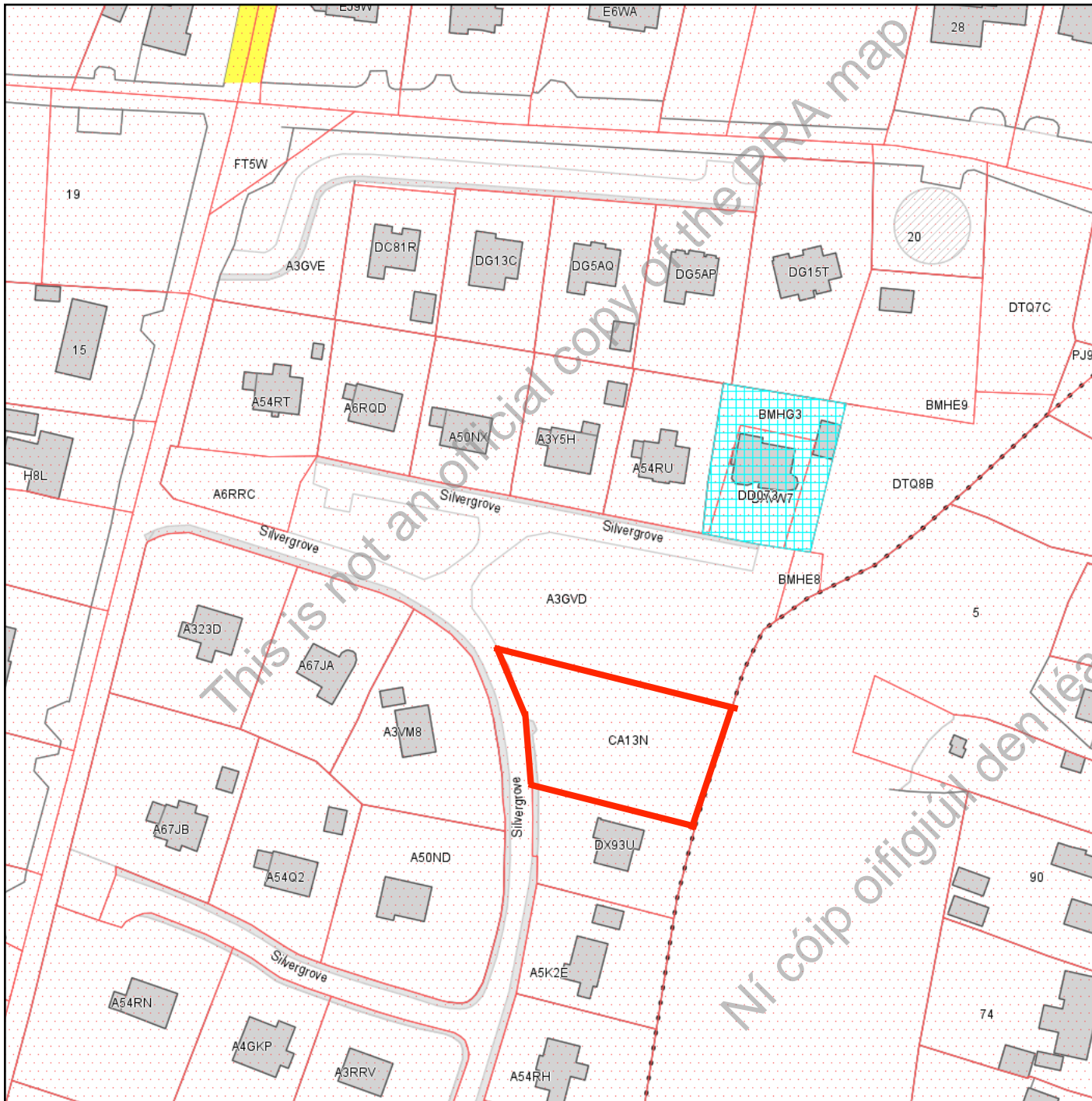
Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▽ Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.





Quinton Rice
NS Construction
Ardcarney
Ruan
Co Clare

24/02/2021

Quinton,

Following on from our previous conversation regarding the land registered in the names of Quinton Rice and NS Construction situated at Silver Grove, Ennis, Co Clare.

I have spoken to numerous insurers and they have all expressed the same concerns regarding the Green area.

As this land is registered to you and you have no control over the ingress and egress of both foot and vehicular traffic due to the restrictions in the erection of a fence to secure the parcel of land, insurers have all advised that they would not be in a position to arrange insurance on this piece of land.

All insurers have advised that due to the situation of the land and the inability to secure the parcel of land that they would be liable for any injury sustained on your land.

If you need anything else, please don't hesitate to contact me.

Kind Regards,

Louise Hughes
Head of Commercial Affinity
Vice President

Lockton Insurance Brokers (Ireland) Limited

Millennium House, 55 Great Strand Street, Dublin 1

Direct Tel: + 353 (0)1 858 5224

Mobile Tel: + 353 (0) 86 895 1126

Email: louise.hughes@ie.lockton.com

LOCKTON INSURANCE BROKERS (IRELAND) LIMITED

Millennium House, 55 Great Strand Street, Dublin 1

www.locktoninternational.com

T +(353) 1 858 5200 F +(353) 1 858 5226

A private company limited by shares registered in Ireland at
Hambleden House, 19-26 Pembroke Street Lower, Dublin 2, DO2 WV96, Ireland

Company number: 594973

Regulated by the Central Bank of Ireland

Directors: D Pierce, K McHugh, A Harton, T Hardy (British), G Ennis (British)