

Planning Department,

Clare County Council,

Áras Contae an Chláir,

New Road,

Ennis,

Co. Clare

V95 DXP2

25th March 2022

Re: Submission to the Clare County Development Plan 2023-2029

Dear Sir/Madam,

I wish to object to the proposed rezoning of my land at the centre of Barefield Village - a village needing sustainable population growth in the form of new family homes, some of which would be executive style, to sustain the pupil numbers for the enormous investment in a modern large primary school.

1. Introduction
2. Current Zoning referenced as LDR5 under Clare County Development Plan (CDP) 2017-2023.
3. Proposed Dezoning of village centre lands
4. Sustainable proposal for my lands.

1. Introduction

This submission concerns Volume 3 of the Municipal District Written Statement & Settlement Plans, specifically 3a Ennis Municipal District Settlement Plans.

2. Current Zoning of my Barefield village lands referenced as LDR5 under Clare County Development Plan (CDP) 2017-2023.

I wish to draw attention to the Clare County Development Plan 2017-2023 Volume 3a Ennis Municipal District written statement and settlement plans.

The village of Barefield, where I currently reside is detailed on Page 80. I am the owner of lands at reference point LDR5 as referenced in Appendix 1 below and reside in ‘Existing Residential’ point adjoining site. (Blue stars)

The current CDP plan makes specific mention to my site LDR5 and states the following:

‘LDR5 Site to the South of the Primary School’

This elevated site in a central location in the village, situated adjacent to the school, is ideal for an in-depth development of low density housing with a high standard of layout and design. A buffer running along the M18 to protect residential amenity is required. The buffer shall be designed having regard to the Clare Noise Action Plan 2013 and associated Strategic Noise Maps.

General objectives included:

- *To make provision for the sustainable growth of the village.*
- *To support and facilitate the consolidation of the village by encouraging infill development where the opportunity exists’*

The entire site is currently zoned low density residential in this current CDP plan.

3. Proposed Dezoning of village centre lands

Turning to the 2023-2029 plan, again it makes specific reference to my site marked VGA1 (Village Growth Area 1)

It states the following:

‘VGA 1 South of the Primary School’

This elevated site in a central location in the village, situated adjacent to the school, would require development to be of a high standard of layout and design. A buffer running along the M18 to protect the future amenity of development is required. The buffer shall be designed having regard to the Clare Noise Action Plan 2018 and associated Strategic Noise Maps as prepared by Transport Infrastructure Ireland.’

However, the difference between the two is that one field has been converted to ‘agriculture’. This is marked with blue stars in Appendix 2.

I wish to strongly appeal the dezoning of village centre field from ‘VGA’ to ‘Agriculture’.

4. Sustainable proposal for my lands.

I intend to develop the site with low density housing which will be of a high standard of layout and design. This proposed rezoning of the field means that agricultural vehicles will have to access this field through the low density housing estate as there is no other way to access it which is entirely inappropriate. The 2017-2023 plan was more sensible as all parcels of lands were proposed low density residential.

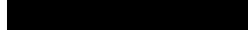
Barefield village has large potential for growth with the local national school extension a number of years ago and a new Café now open in the village. I wish to also draw your attention to recent improvements in accessibility including a new footpath and cycleway going through the village recently completed.

I sincerely hope you reconsider this rezoning as it would have a negative outcome for housing development in the village.

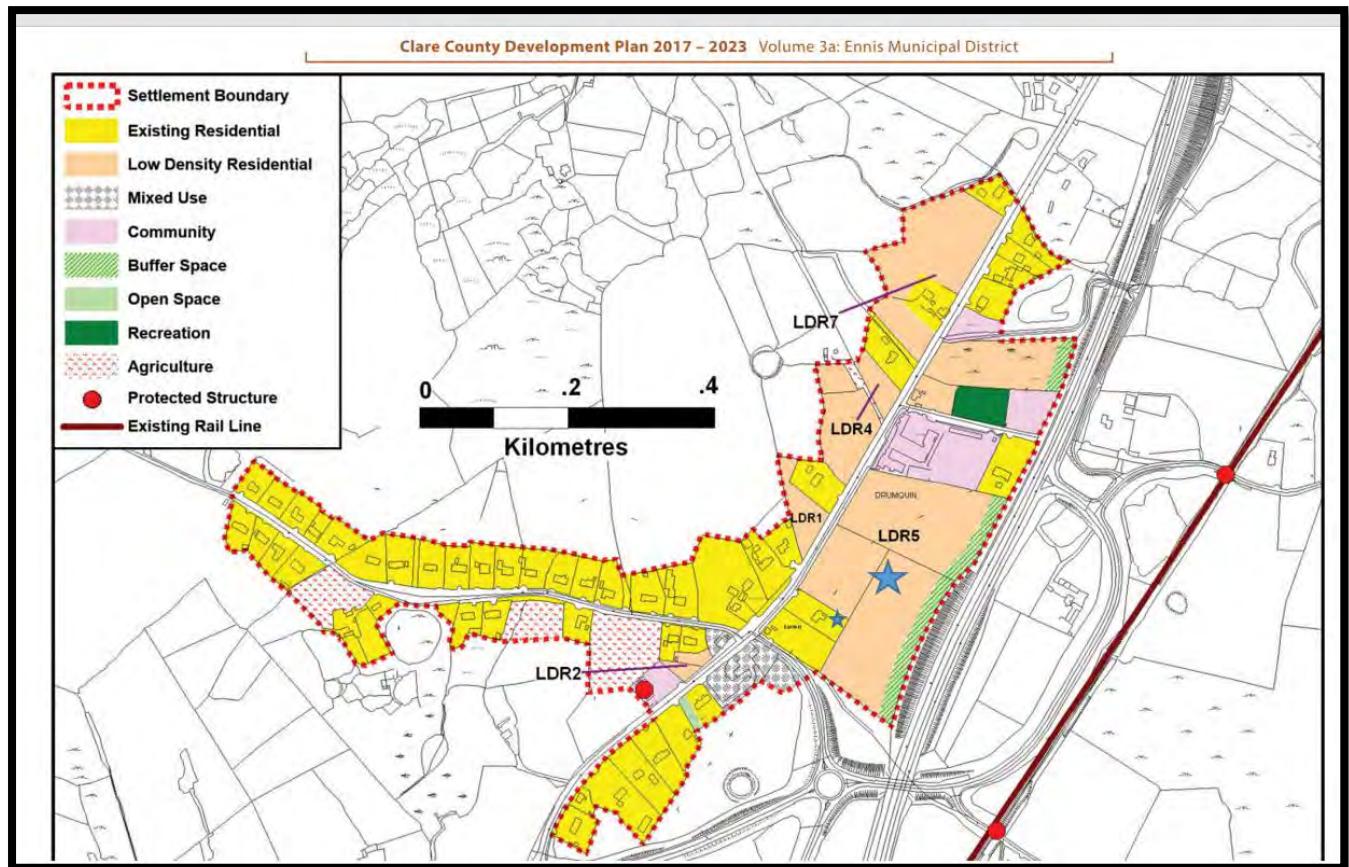
Yours Sincerely,

Kathleen Griffey

Kathleen Griffey



Appendix 1



Appendix 2

