



Clare County  
Development Plan  
**2023-2029**

## **Draft Clare CDP 2023-2029 - Public Consultation Portal**

**Submitted By: Anonymous user**

**Submitted Time: March 28, 2022 1:21 AM**

### **Name**

Kieran Hartigan

### **Address**

[REDACTED]

### **Email Address**

[REDACTED]

### **Please confirm your Email Address**

[REDACTED]

### **Volume 1**

None of the above

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

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

Parteen

## **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**

None of the above

### **Environmental Reports**

None of the above

### **Your Submission**

Please see attached PDF's.

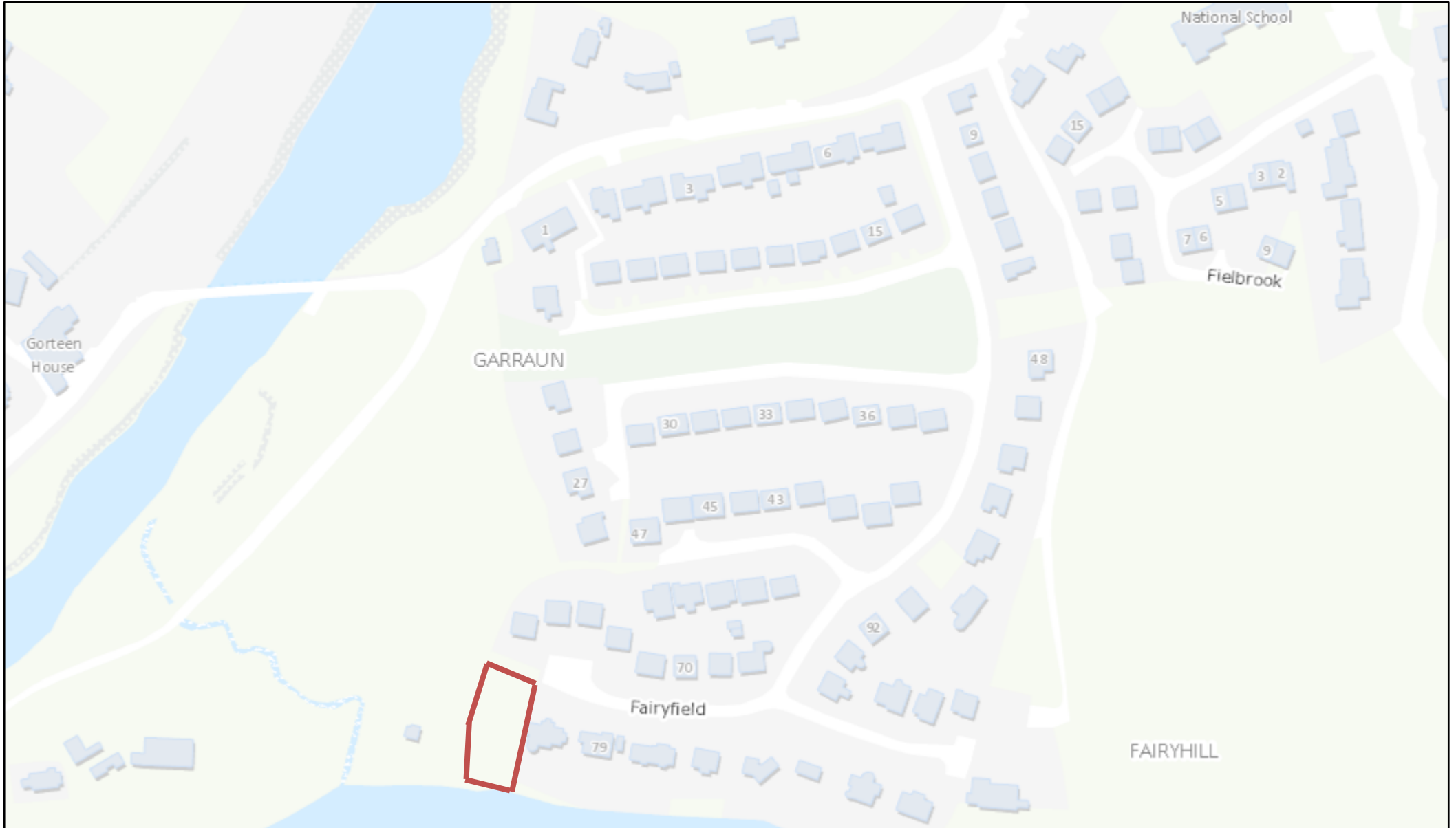
### **Location Map**



## Upload Files

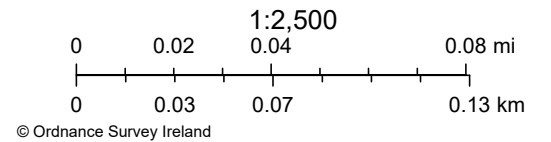
OSI\_Map\_CE27092F.pdf, 0.25MB

Parteen\_Submission\_Final.pdf, 3.03MB



3/28/2022, 12:56:37 AM

— Override 1



## Submission to Draft Clare County Development Plan 2023-2029

**Site Location:** Folio CE27092F Fairyfield, Parteen (Shannon Municipal District)

To whom it may concern,

I am writing this submission to the Draft Clare County Development Plan in respect of a site which I own with my brothers at Fairyfield Parteen (Townland of Garraun).

As detailed on the image below, the Draft County Development Plan currently envisages:

- A 'Buffer Space' on the south (river) side of the site
- 'Existing Residential' zoning on roughly  $\frac{2}{3}$  of the width of the site
- 'Open Space' zoning on the remaining roughly  $\frac{1}{3}$  width of the site





*Pic 1: Aerial View of the site with adjacent existing properties to the East and open space to the west.*

While the buffer space is at odds with the 'Existing Residential' zoning for the other 8 properties along the row, we acknowledge and accept the environmental requirement for the buffer beside the river.

However, we would like to submit that the remainder of the site be zoned entirely 'Existing Residential' for the reasons laid out below:

- The site, the first in a row of 9 sites beside the river at Fairyfield, was purchased by my Father in 1998 with a view to building our family home there. Unfortunately, circumstances mitigated against this plan.
- The site was originally purchased with planning on it (Ref: 90705)
- My father passed away in 2018 leaving the site to his sons with the express wish that one of us would build a home there.
- My brother, who is returning from the USA permanently with his wife and three children, will build his family home on the site.
- The proposed zoning would not permit the development of a home in keeping with the other 8 properties on the row. **(See Pic 1 above)**
- The proposed zoning would not enable a development (Home and Garden) to avail of the full area of the site.

- There is an existing stone wall on the west perimeter of the property which serves as a natural boundary between our site and the adjacent open space. **(See Pic 2 & 3 below)**
- There is no existing boundary between the proposed Open Space and Residential zone on our site currently detailed in the draft County Development plan.
- The area immediately to the west of the stone wall is currently zoned 'Open Space' and provides access to the river by a well established pathway. **(See Pic 4 below)**
- There is no discernible rationale for the partial Open Space zoning on our site.
- Our submission supports the stated objective of consolidating “the existing residential development in the area”. (p55 Vol3 Shannon Municipal District Settlement Plans-45167)

If you require any further clarification on the points above, please do not hesitate to contact me.



*Pic 2: Existing Stone Wall Boundary on the Western Perimeter of the site*

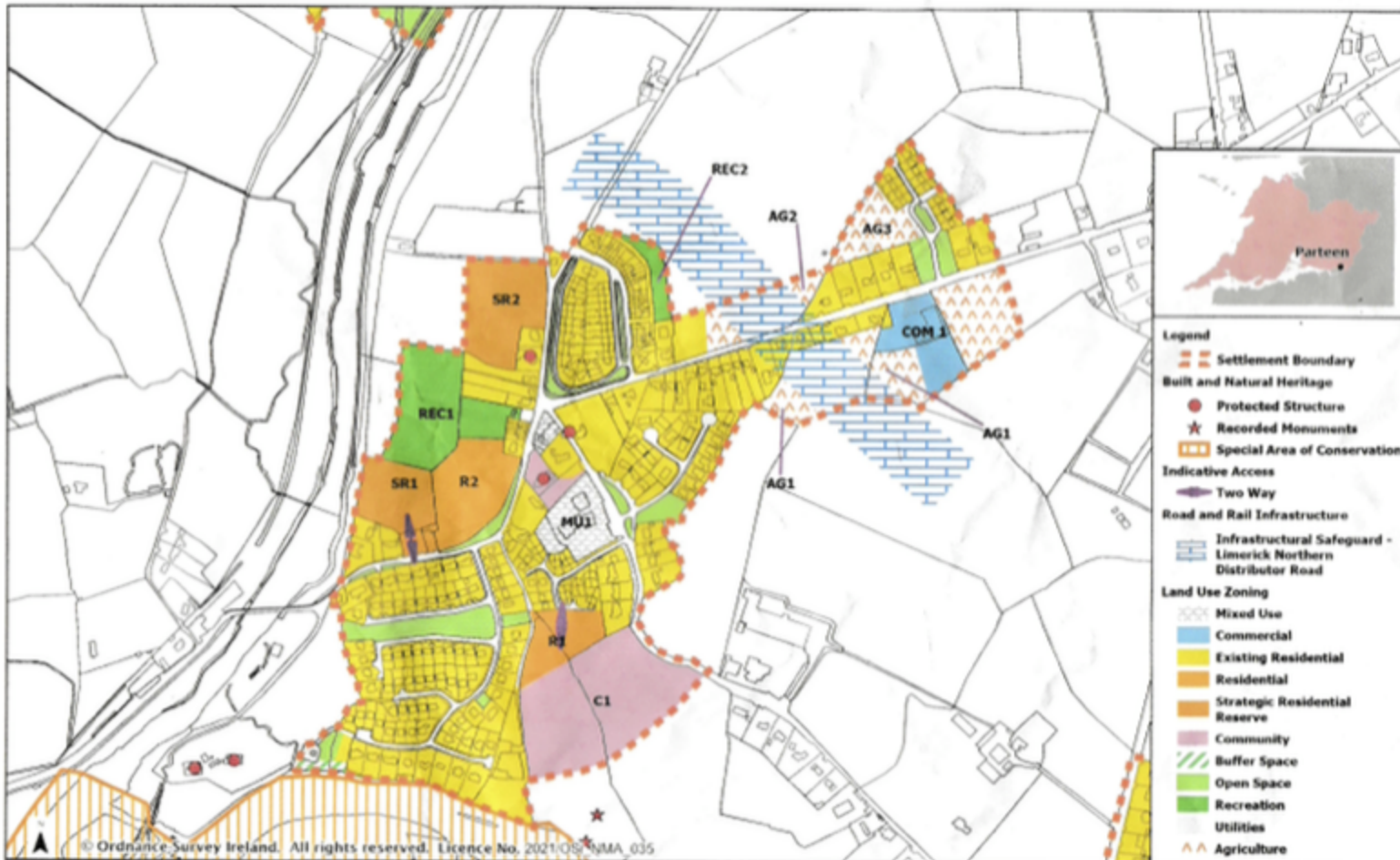


**Pic 3:** View south of the Boundary Wall which divides our site on the left from the adjacent existing 'Open Space' on the right.



**Pic 4:** Established pathway to the river on the existing open space to the west of the site.





Draft Clare County Development Plan 2023 - 2029

Parteen



Date: December 2021 Scale: 1:7500