



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

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Submitted Time: March 28, 2022 1:03 PM

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Volume 1

Core Strategy, Settlement Strategy and Housing, Sustainable Communities

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

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

Doonbeg

Associated Documents

None of the above

Environmental Reports

None of the above

Your Submission

I have attached a document which gives an outline of my submission for the proposed Zoning in Doonbeg Village. I am the owner of the lands subject to the submission. I am happy that the lands have been rezoned for residential development. As a full -time resident and business owner in the village this is needed for the sustainability of Doonbeg both economically and for community. I have described in the attached document my vision of how a development might look and enhance the sustainability of the community. I have venture partners in place to proceed with such a development and my only concern is that the SSR1 and TOU2 zoning within the site might impact the overall plan as it is something I would like to achieve in the short to medium term with consultation and approvals/support from Clare County Council. Thanking you for your consideration and please feel free to contact me with any queries on this submission [REDACTED].
Best Regards, Hugh McNally

Location Map



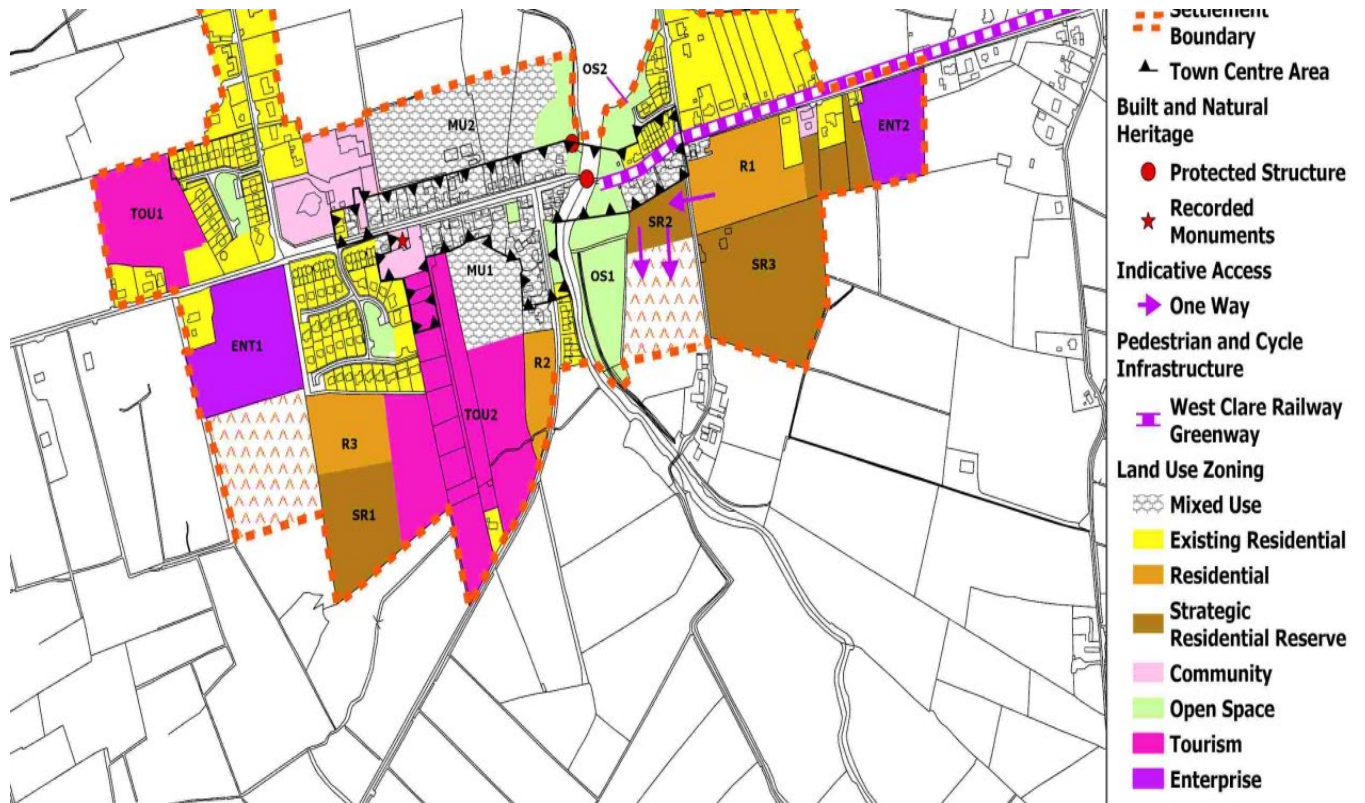
Earthstar Geographics | Esri, FAO, NOAA

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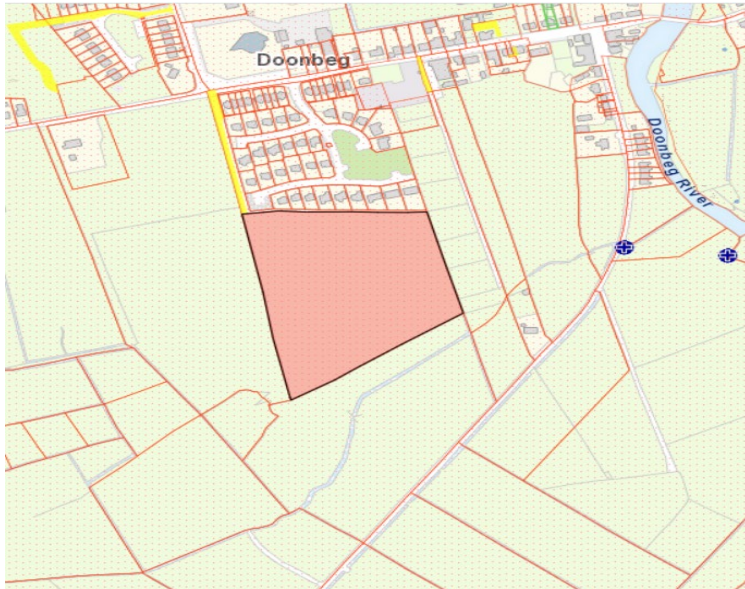
Doonbeg Submission.docx, 3.66MB

Figure 1. Proposed West Clare Development Plan 2023-2029



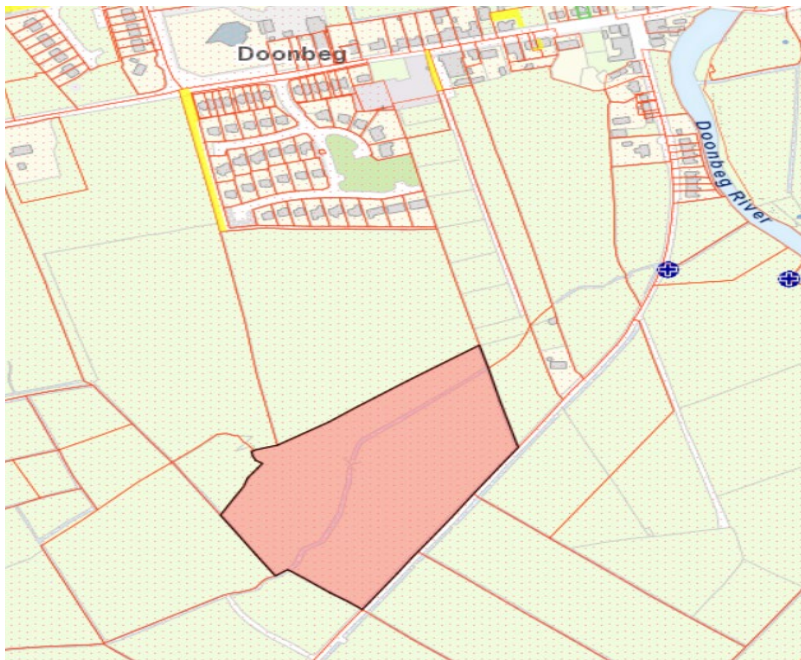
Lands relevant to this submission are R3, SR1 and a portion of TOU2. These 3 proposed zonings are part of one folio **CE16666** of which I am the registered owner.

Figure 2. Folio CE16666 – The lands within the draft development plan 2023-2029



This is a fully serviced site with services having previously been brought to the rear of the existing housing development.

Figure 3. Folio CE16668 – Adjoining lands to CE16666.



CE16668 adjoins the proposed zoned lands and provide an extra access point to any development via direct access to the main Doonbeg to Kilrush road L2030. I am also the registered owner of CE16668 and would provide this access point.

Figure 4. Potential Development.



The proposed development would be mixture of ‘inclusive housing solutions’ and private dwelling for permanent and hybrid dwellers (those choosing to live in Doonbeg for a period of the year for either recreational or work).

The example (draft only) above comprises of 20 units that would be suitable for over 55’s who wish to settle in Doonbeg permanently and those living in the area that wish to be closer to village services and amenities in retirement or require independent living.

The serviced sites would be made available for local people looking to move back to the village to raise families etc (which would greatly benefit local services, schools etc). These sites would also be available to people looking to base themselves in Doonbeg that are able to avail of hybrid or remote working. Sites could also be available to people looking to retire to Doonbeg having previously lived in the area or not. All of the above would create an inclusive dwelling environment and enhance the community and services within it.

In providing an access point to the site via the R2030 makes the proposed development more viable.