



Clare County  
Development Plan  
**2023-2029**

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

**Submitted By: Anonymous user**

**Submitted Time: March 28, 2022 1:13 PM**

### **Name**

emma hogan

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[REDACTED]

### **Volume 1**

Core Strategy, Settlement Strategy and Housing

### **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**

Ballyvaughan

### **Associated Documents**

None of the above

### **Environmental Reports**

None of the above

### **Your Submission**

### **Location Map**



Maxar, Microsoft | Esri Community Maps Contributors, Esri, HE... Powered by [Esri](#)

## Upload Files

Submission Clare County Development Plan EmmaHogan.pdf, 0.31MB

Draft Clare County Development Plan 2023-2029,  
Planning Department,  
Clare County Council,  
New Road,  
Ennis,  
Co Clare.  
V95 DXP2

Date: 25th March 2022

***Re: Submission to Draft Clare County Development Plan 2023-2029 regarding lands at Clarefield, Co. Clare & Other Development Plan issues***

## **1.0 Introduction**

I, Emma Hogan wishes to make a submission to the Draft Clare County Development Plan 2023-2029 regarding the following:

- (i) Designating group of houses at Gleninagh Pier as a Cluster.

## **2.0 Designating group of houses at Gleninagh Pier as a Cluster.**

I wish to to get lands zoned as a cluster at Gleninagh Pier, Aghalinn North Ballyvaughan Co. Clare. I own the land marked in black in figure 1 below which has permission under Planning Reg. Ref. P17-897 thereon for

*Permission on the Grant of Outline Permission (P15-152 refers) for a dwelling house, garage, vehicular entrance, waste water treatment plant, percolation area and associated site works*

I wish to get the existing group of houses at Gleninagh pier and surrounds formally zoned as a cluster in the Clare County Development Plan 2023-2029. The boundary of the cluster would only include for the existing houses and for my site which I intend to develop shortly in accordance with the planning permission (see area marked red in figure 1 below. There would be no room for further houses within the cluster zoning other than the existing houses and my clients site

I note that the draft plan defines a *Cluster* as;



Figure 1 - Proposed Cluster Zoning at Gleninagh Pier

*These are the smallest type of settlement in the hierarchy and their character reflects traditional building patterns with a loose collection of rural dwellings clustered around one or more focal points. Focal points may include existing rural houses around a crossroad or a community or social facility such as a shop, school, church or post office. The strategy for these settlements is to facilitate a small number of additional dwellings and/or small enterprises to consolidate the existing pattern of development around the focal points and utilise existing services in the area.*

I am of the opinion that the focal point in this situation is the pier at Gleninagh and the community is the group of houses along the lane and surrounding the pier. I would therefore consider it an obvious location to zone as a cluster in the forthcoming plan.

### **3.0 Conclusion**

With respect of the same therefore I urge the Planning Authority to zone these lands as a cluster in the forthcoming Clare County Development Plan 2017-2023

If you have any queries regarding the same please contact me at [REDACTED]

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Emma Hogan