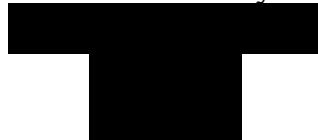


Submission

Draft Clare County Development Plan 2023-2029

Michael Duffy.



28th March 2022

A Chara,

I would like to make the following submission in relation to the Draft County Development Plan.

I consider the SEA carried out for this draft to be deficient in that there are plenty of proposals, zonings and objectives already made which could have been assessed and it is not appropriate to pass on to AA stage assessment when projects are proposed. Locations which do not currently have appropriate water or wastewater treatment should not be zoned for development. This review should have factual information available to decide on zoning at this stage rather than permitting zoning in the knowledge that infrastructure is not in place.

The following objectives should include;

CDP2.4 There should include smart growth in respect of established and/ or new clusters where appropriate. Pre-famine rural population was more than twice today's population so there has to be a capacity to create and enhance viable communities in rural areas.

CDP2.6 There should be an assessment of foul connections to legacy stormwater culverts in urban areas.

CDP2.9 Headroom capacity for every municipal wastewater treatment plant should be sought from Irish Water and declared in this review to inform policy decision for the next plan.

CDP2.11 As at CDP 2.6 above. Existing combined systems in many urban areas should be assessed with a view to separating storm and foul which would considerably ease the volumes requiring treatment.

CDP2.22 Include to actively seek assessment of pumped storage generation in several potential locations in the County.

CDP 4.5 With respect to paragraph (c) Headroom capacity for every municipal wastewater treatment plant should be sought from Irish Water and declared in this review to inform policy decision for the next plan (as CDP2.9).

CDP 4.6 As CDP4.5 and CDP 2.9

CDP 4.7 In relation to sub-paragraph (e) to include discharge of treated effluent to surface waters, under licence, as permitted by the EPA Code of practice including for a discharge of less than 5m³ per day.

CDP 4.8 To include a reference as proposed to an amended CDP 4.7 (e).

CDP 4.9 To include a reference as proposed to an amended CDP 4.7 (e) and CDP 4.8 that wastewater treatment systems can be installed enabling new development in existing, or new clusters, with discharge of treated effluent to surface waters, even if remote from the site, under licence. Consideration should be taken of the reference in CDP 2.4 above to pre-famine populations.

CDP 4.10 Include that a progressive approach will be applied at planning level to extending existing clusters or considering new clusters in appropriate locations including the provision of wastewater treatment as described in previous paragraphs. This is with a view to reduce ribbon development and to address issues with access onto national routes.

CDP 4.13 Any growth of settlements must be informed by infrastructure capacity which should be determined in advance of zoning in this plan.

CDP 4.14 To recognise that discharge of appropriately treated effluent for a one-off dwelling can be discharged to surface water under licence and that the planning authority will accept this option in areas where percolation is such that to date sites have been declared unsuitable and refused permission.

That any granted permission will be simply transferrable to another person who can demonstrate compliance with the restricted policy for areas of special control avoiding the significant cost of a new application and time impacts.

CDP 4.20 Only very limited resource should be applied to this. Agents are aware of the existing guide and tend to understand attitudes of the Planning Authority in these regards. My experience is that clients want to apply for their wishes irrespective of what is suggested in the guide and it is the job of Agents to advise them in this regard.

CDP5.7 That elected members be fully informed by a third party regarding s.180 legislation and the taking in charge obligations of the LA and Irish Waters role with respect to s. 180.

CDP11.34 As stated previously that appropriate discharge to surface water under licence is actively considered an acceptable solution when alternatives are not available.

CDP11.38 That the LA considers suitable locations for the disposal of inert building waste as part of planning applications in proximity to development sites in combination with landowners who offer lands for improvement.

Michael Duffy

28th March 2022

By email.