

Topic; Volume 3(d) West Clare MD Area Settlement  
Plans → Written Statement and Settlement Maps.  
March 2022 → "Behagh Cluster" 52/957.

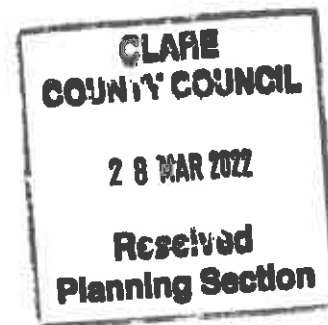
Topic → Submission by Michael Glynn on the Draft Clare County Development Plan 2023-2029. This submission specifically relates to the 'inclusion of land within the development boundary of Behagh Cluster' as outlined on map p264 of the VOLUME 3(d) West Clare Municipal District Area Settlement Plans dated 10<sup>th</sup> December 2021.

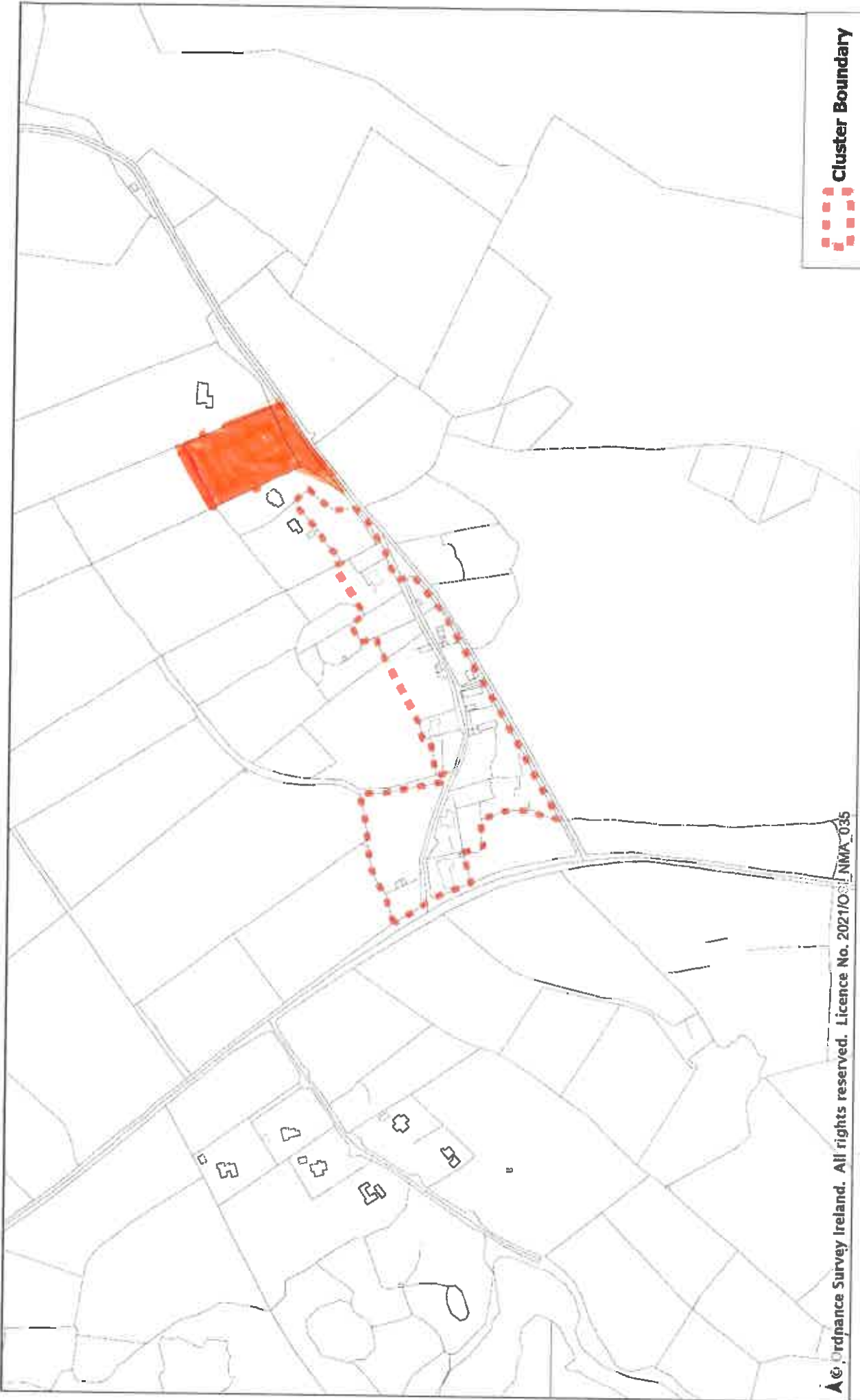
Please include the lands with an area of 0.5ha as outlined on the attached map within the development boundary of Behagh Cluster. The lands are owned by Michael Glynn. The land is above the level of the local road and fairly level throughout. Currently in use as grasslands and centrally located within the existing cluster of five established dwellings. The site is located to the east of the local road, the L-50222. Reasons for inclusion;

- The principle of planning has been established on this site for two dwellings under Reg. No. 18/321 to the west of the site and under Reg. No. 15/818 ( and previously under Reg. No. 10/733) to the east of the site.
- There is a dwelling constructed on the adjoining site to the east( neighbours land) and there are two dwellings constructed on the adjoining site to the west (other neighbours land). The map in the previous County Development Plan and the Draft CDP has not yet taken account of the development permitted elsewhere in Behagh as outlined as follows. The site to the east of the subject site has a dwelling permitted under Ref. No. 13/375 and this dwelling has been constructed and completed – different landholding - Jordan Family. Two sites west of the subject site have been permitted and constructed to date under Ref. No. 00/688 and Ref. No. 04/691 – different landholding - Conroy Family.
- Any exercise of discretion can properly take account of the fact that the designated cluster boundary no longer reflects the reality 'on the ground'.
- The 0.5 ha site is centrally located within the Behagh Cluster and is an infill site suitable for development and would consolidate the existing cluster. The siting and design of the proposed single storey dwellings will sit comfortable on the sites and within the cluster of Behagh.
- The sites comply with the EPA Guidelines for sewerage disposal via individual sewerage treatment systems as permitted by Clare Co. Co. Water supply is via the public mains along the roadside boundary.

Regards Michael Glynn

Michael Glynn (Submission 1 of 4)





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 Cluster Boundary



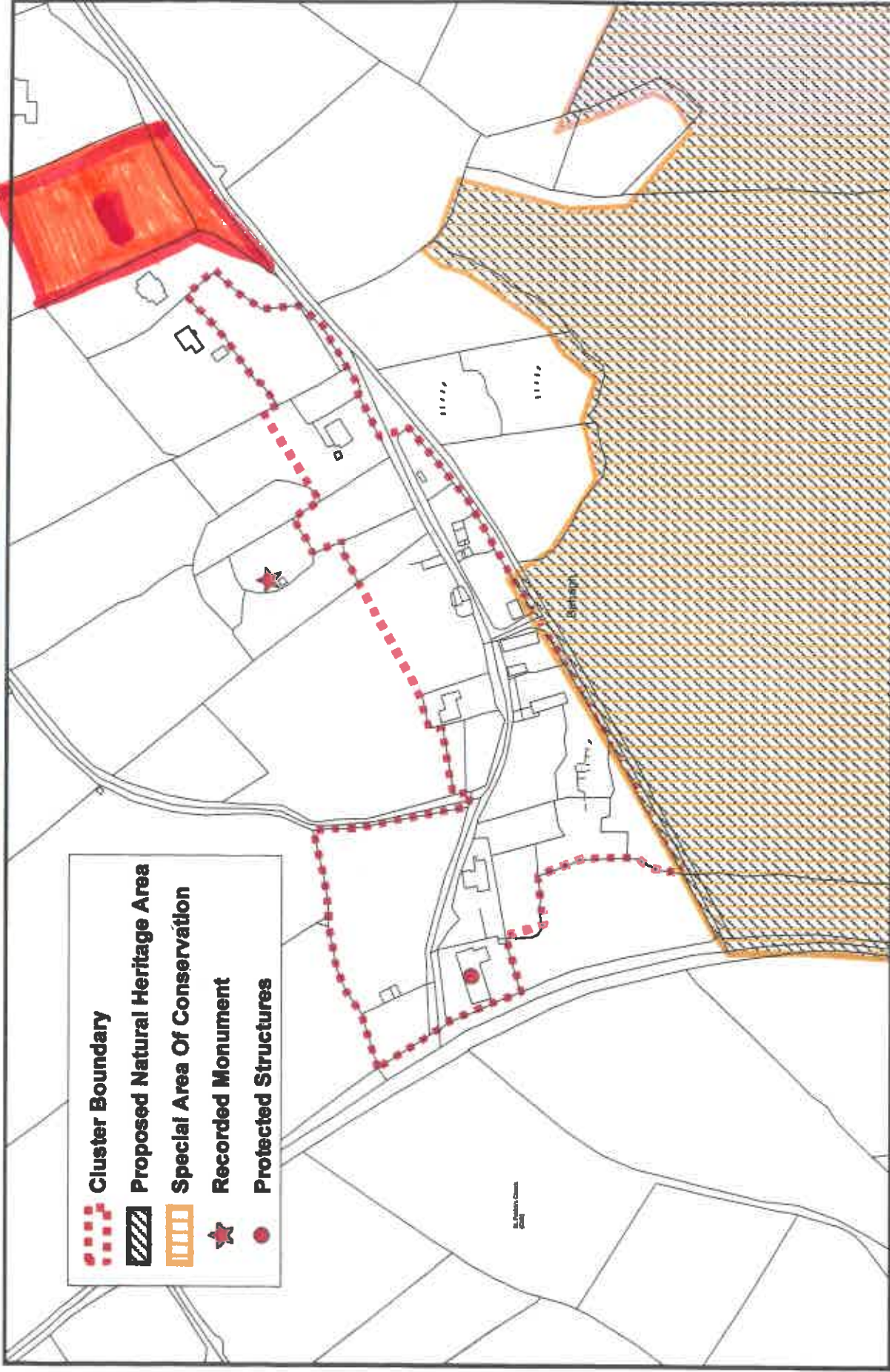
### Draft Clare County Development Plan 2023 - 2029

### Behagh Cluster



Date: December 2021 Scale: 1:5000

# Behagh



-  Cluster Boundary
-  Proposed Natural Heritage Area
-  Special Area Of Conservation
-  Recorded Monument
-  Protected Structures

Clare County Council: <b>Clare County Development Plan 2017-2023</b> Copyright Of Ordnance Survey Ireland. All Rights Reserved. Licence Number: 2015/18/CCMA/Clare County Council		Title: <b>Behagh</b>		Checked By: Helen Quinn	Scale: Not to Scale	Date: January 2017
		Drawn By: Padraig McManus				

# Planning Pack Map

710305 710306 628558 628559

**CENTRE COORDINATES:**  
ITM 528848,710180

**PUBLISHED:** 30/08/2018

**ORDER NO.:** 5002534\_1

**MAP SERIES:** 1:5,000

**MAP SHEETS:** 3682

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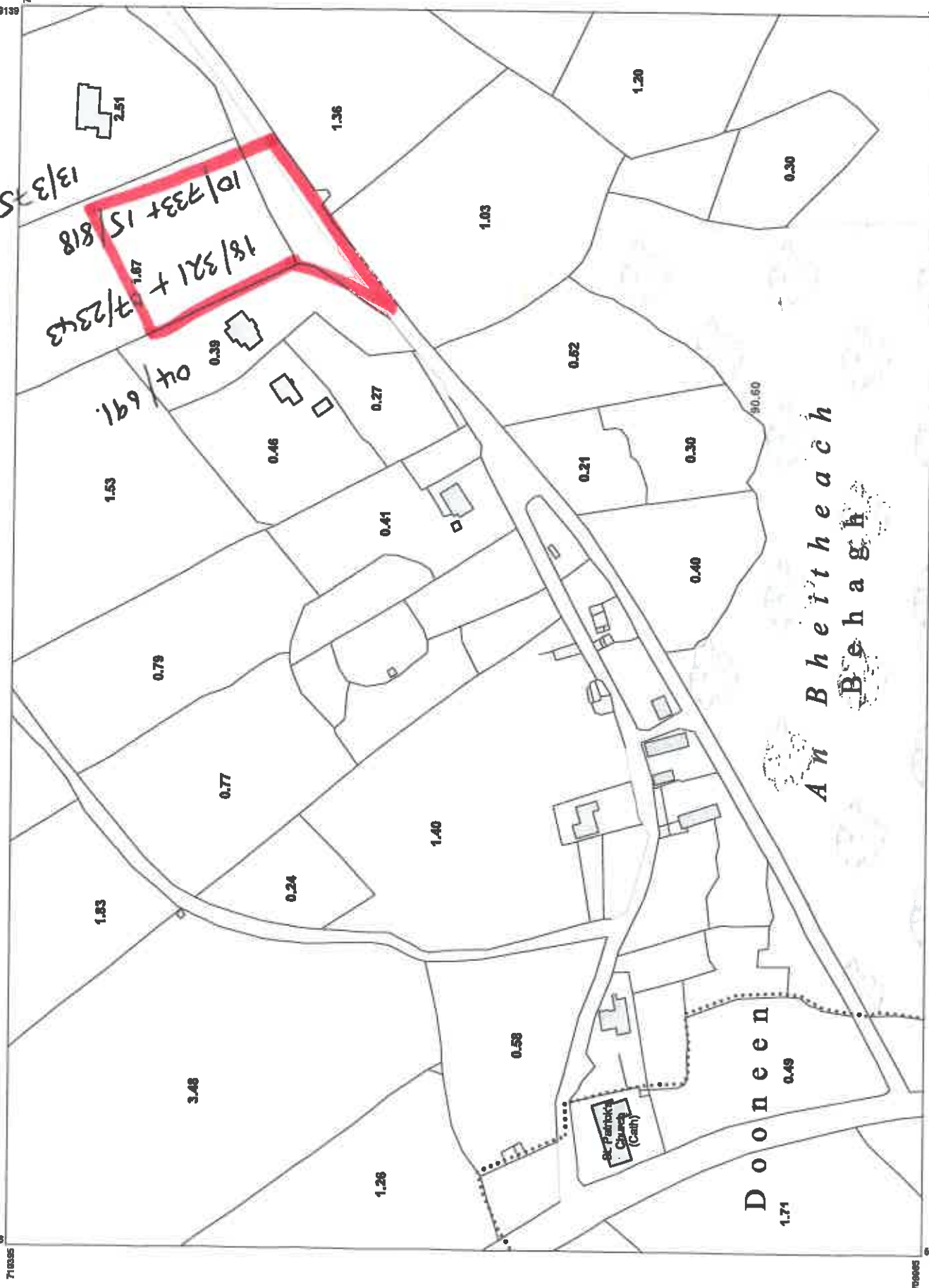
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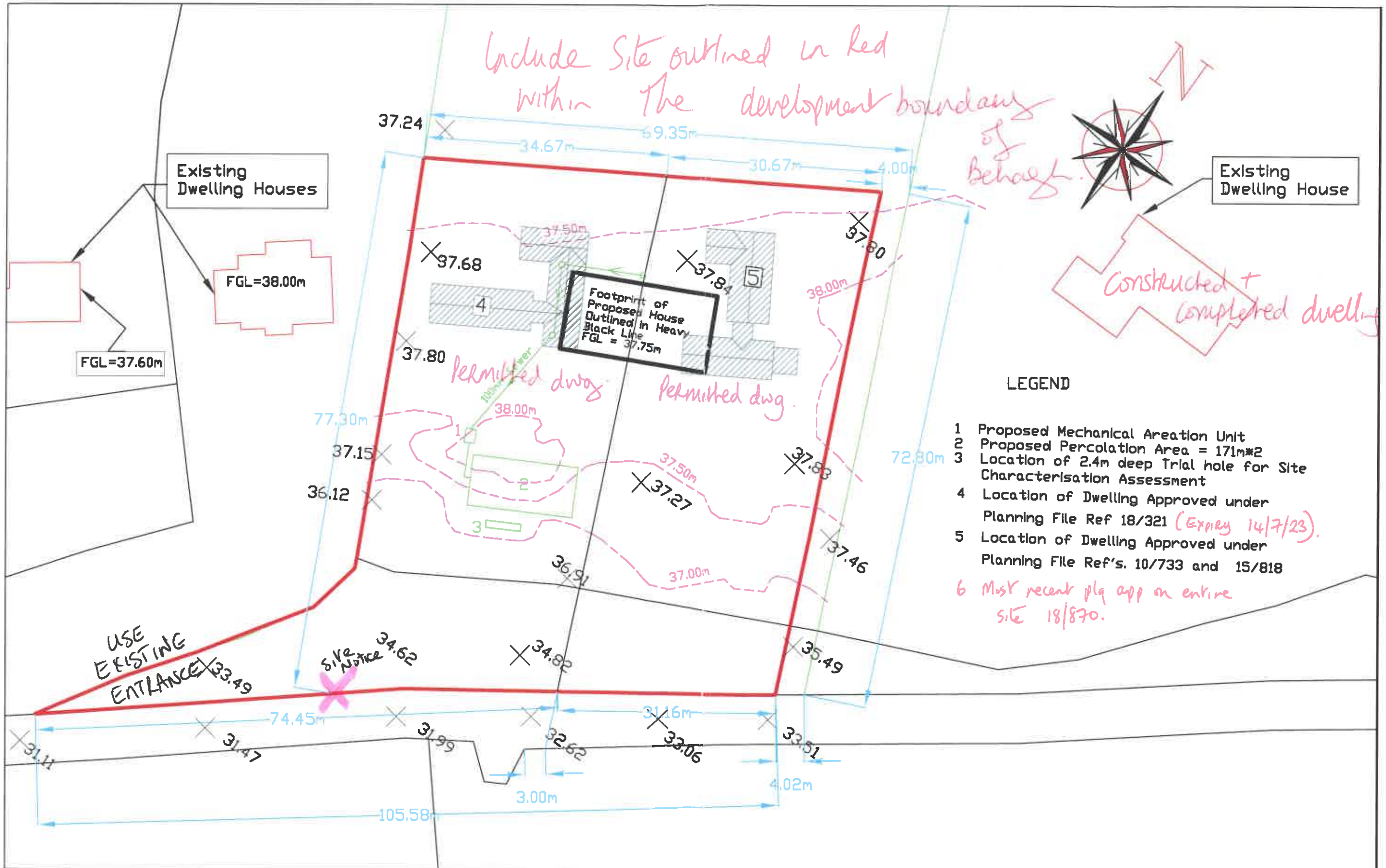
**LEGEND:**  
<http://www.osi.ie>  
search 'Large Scale Legend'



**CAPTURE RESOLUTION:**  
The map objects are only accurate to the  
resolution at which they were captured.  
Output scale is not indicative of data capture scale.  
Further information is available at:  
<http://www.osi.ie>, search 'Capture Resolution'

**OUTPUT SCALE: 1:2,500**





<b>John Diskin &amp; Associates</b> Consulting Engineers Stradbally North Clarinbridge County Galway Ph No 091- 796071; 0872257118 Email : johndiskin@eircom.net	<b>PROJECT</b>  PLANNING APPLICATION FOR NEW HOUSE FOR FIONA GLYNN AT BEHAGH, BURREN COUNTY CLARE	<b>DETAILS</b>  PLANNING PERMISSION - DRAWINGS ONLY	<b>USE OF THIS ORDNANCE</b>  SURVEY MAP IS PERMITTED  UNDER OSI LICENCE No. EN 0072911	Revision No 1    Comment Date:	<b>DRAWING TITLE</b> Site Layout and Levels  <b>DRAWING No:</b> [REDACTED]	<b>DRAWN BY</b> John Diskin BE, M.I.E.I.  20th Sept. 2018  SCALE : 1/500
				Revision No 2    Comment Date:		
				Revision No 3    Comment Date:		

Behagh Cluster

Folio CE 11681

Application Number: P2017LR027728T

The Property Registration Authority  
An tÚdarás Clárúcháin Maoine



Folio: CE11681

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

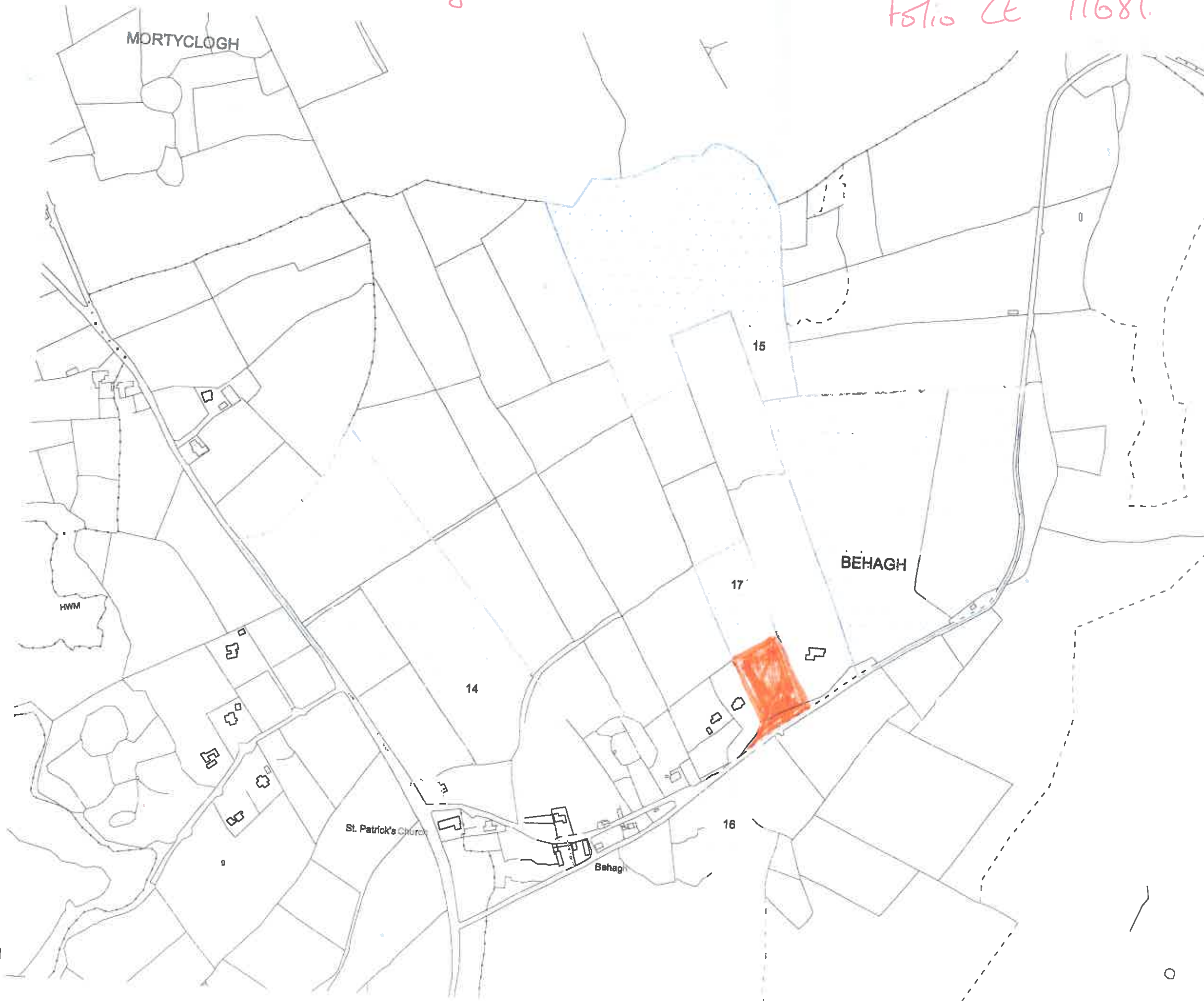
Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

(see Section 85 of the Registration of Title Act, 1964), As inserted by Section 62 of the Registration of Deed and Title Act 2006.



Date Printed: 05/04/2017

Creation Date: 05 April 2017 16:00:46

Application Number P2017LR027728T

1:5000

