

Volume 3(d) West Clare MD Area Settlement
Plans - Behagh Cluster; North Clare.

S2/966.

March 2022

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 10th December 2021.

Please include the lands with an area of 4 acres outlined on the attached map within the development boundary of Behagh Cluster. The lands are owned by Michael Glynn and is currently in use as grasslands. The lands are located to the east of the Behagh Cluster and to the east of the existing cluster of five established dwellings and Newquay Church. Reasons for inclusion;

Roads; The lands have potential for development with road frontage of 300m. The width of the road carriageway is 3.5 to 4.0m. There is a grass margin of a minimum of 1.0m between the edge of the carriageway and the abutting roadside stone walls. The road is almost straight in alignment and as such sightlines as one exits the site will not be a problem.

Services; There is a public water main leading to and from a Clare County Council reservoir which is located approximately 500m north east of the site, on the road fronting the site. The method of sewerage disposal will be via individual sewerage treatment system in compliance with EPA Guidelines. Good agricultural field should comply with EPA.

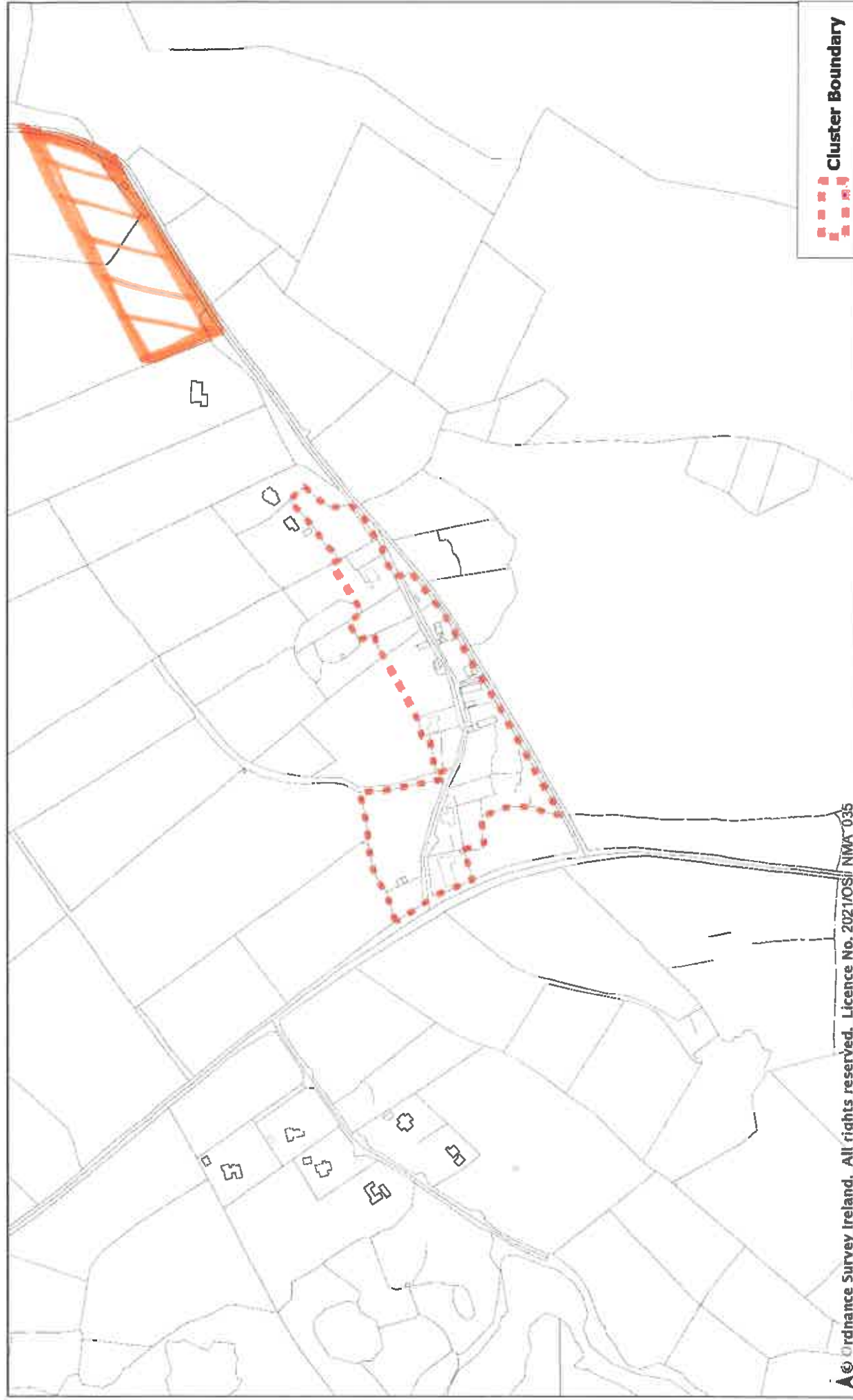
With the right category of development, planning permission could issue on this site for small scale enterprises and/or tourism development and/or residential within this designated cluster boundary.

The strategy for these smaller 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.

Regards Michael Glynn

Michael Glynn (Submission 2 of 4)

CLARE
COUNTY COUNCIL
28 MAR 2022
Received
Planning Section



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 Cluster Boundary



Draft Clare County Development Plan 2023 - 2029

Behagh Cluster



Date: December 2021 Scale: 1:5000

4 acres.

The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine



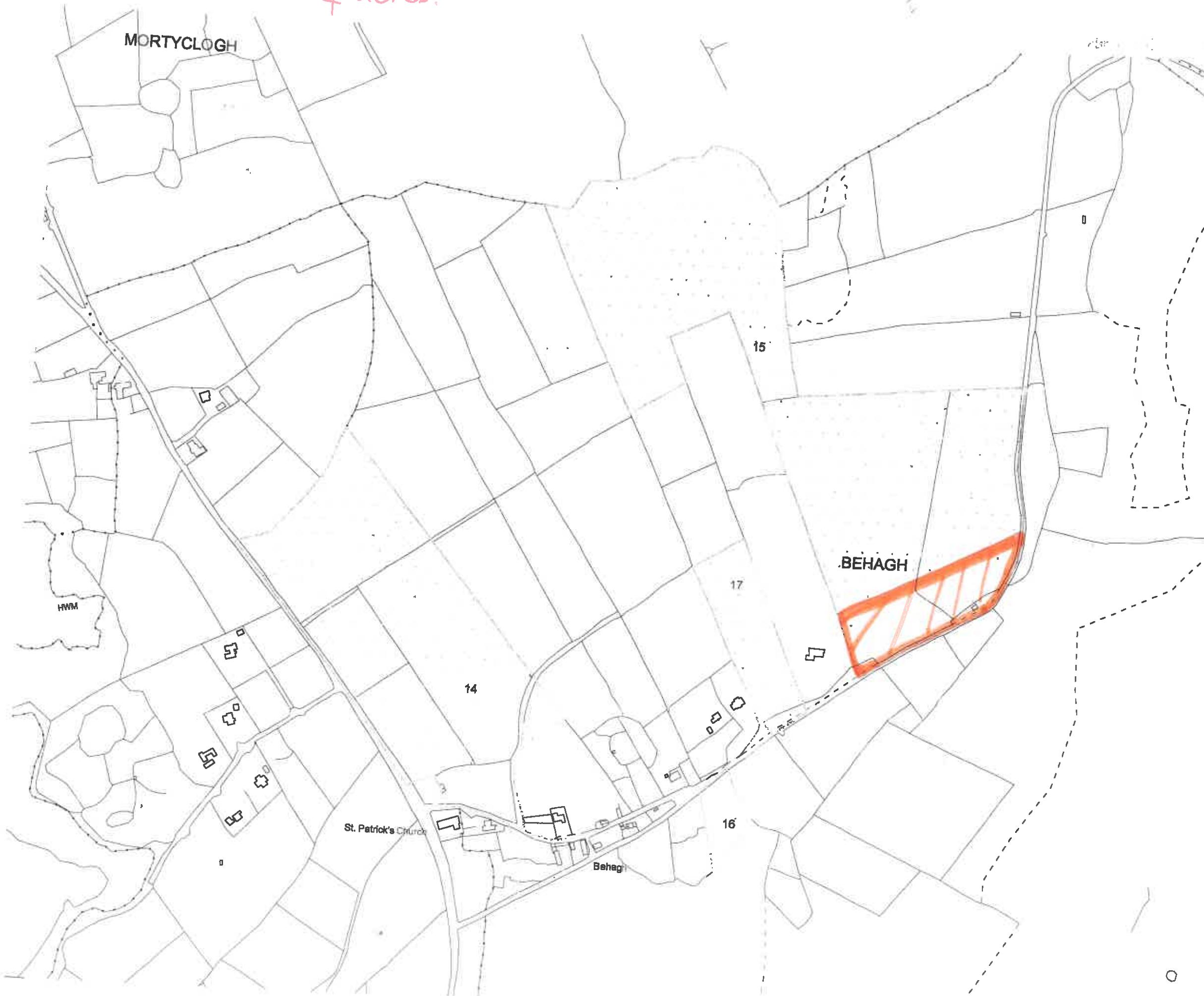
Folio: CE11681

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

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

