

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

S2/967.

March 2022

Submission by Michael Glynn on the Draft Clare County Development Plan 2023-2029.

Topic →

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 3 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 adjoins the existing designated Behagh Cluster and are located to the rear of the family home and to the north-east of Newquay Church. Reasons for inclusion;

Roads; The lands have potential for development with road frontage. The width of the road carriageway is 3.5 to 4.0m. The road is almost straight in alignment and as such sightlines as one exits the site will not be a problem. Access is also available off the adjoining boreen to the west of the site.

Services; There is a public water main 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 infill residential or small scale enterprises and/or ecotourism development 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 3 of 4)





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### Draft Clare County Development Plan 2023 - 2029

### Behagh Cluster

Date: December 2021 Scale: 1:5000



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.

3 acres.  
Behagh Cluster

