

Annette Ryan

From: Evelina Sadauskaite <esadauskaite@mkoireland.ie>
Sent: Tuesday 3 January 2023 11:32
To: Development Plan
Cc: spanishpointhomes@gmail.com
Subject: 220112 - Proposed Amendments to the Draft Clare Draft Development Plan 2023-2029
Attachments: 220112 - MA Submission - F - 15.12.2022.pdf

Good morning,

Please find attached a submission in relation to the proposed amendments to the draft Clare Development Plan 2023-2029 on behalf of our client Spanish Point Homes.

Please do not hesitate to contact this office if you have any further questions.

Kind Regards,
Evelina.

Evelina Sadauskaite
Planner

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Planning Department
 Clare County Council
 New Road
 Ennis
 V95 DXP2

Our Ref: 220112
 Your Ref:

23rd December 2022

Re: Submission to the Draft County Clare Development Plan 2023-2029 - Material Amendments

Dear Sir/Madam,

We acknowledge that Clare County Council are in the review process of the *Clare County Development Plan 2017-2023*, and are preparing a new development plan for the period of 2023-2029. On behalf of our client, Spanish Point Homes Ltd., we wish to make a submission regarding Stage Three (Material Amendments) of the *Clare County Council Development Plan 2023-2029* preparation process. The amendments were published on the 28th of November 2022.

This submission fully supports the proposed Material Alteration which relates to the rezoning of lands from ‘Open Space’ to ‘Village Growth Area’, as per Figure 1 below.

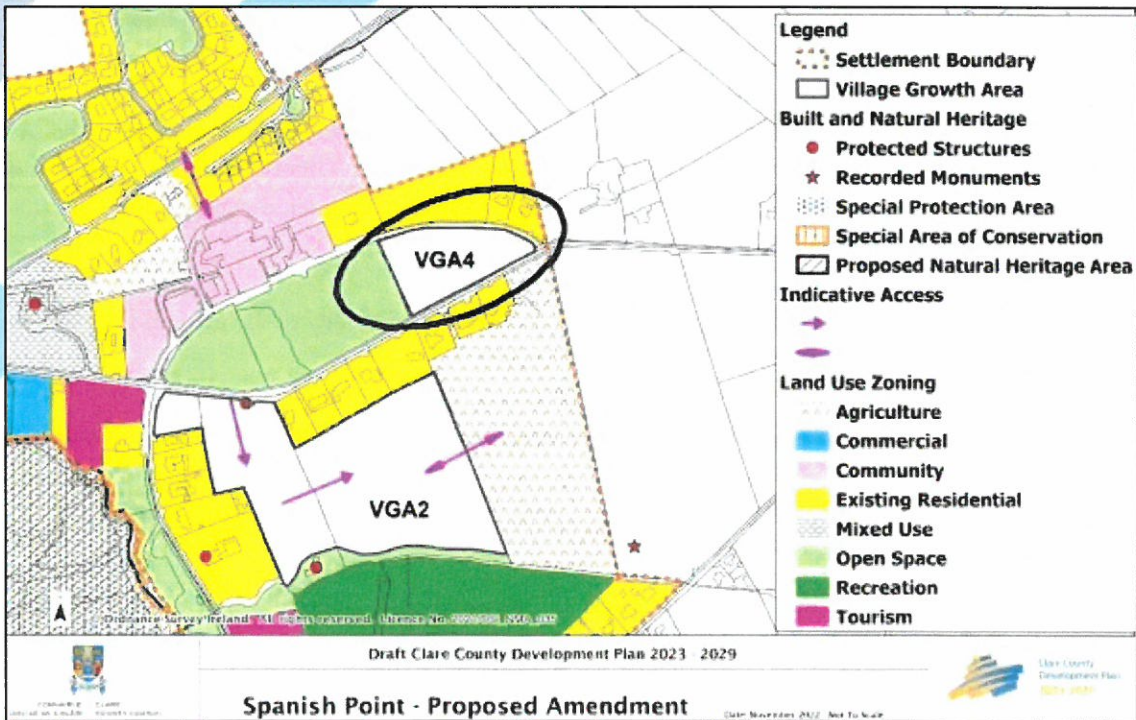


Figure 1 Proposed Amendment (subject lands circled in black)



MKO made a submission at the Draft Development Plan Stage on behalf of our client, Spanish Point Homes, requesting that the subject lands are appropriately zoned in the upcoming Development Plan. As highlighted within our previous submission to the Draft Plan, it is our understanding that the lands are suitable to be appropriately zoned for the following reasons:

- This part of landholding is not identified within a flood risk zone as per a desktop study via OPW Flood Risk Management Map and Flood Maps.
- The lands are located in a strategic location, 400m from the main street in Spanish Point and 650m to Miltown Bay, Spanish Point's linked settlement.
- The subject site is connected to Spanish Point via an established vehicle and pedestrian infrastructure. The subject lands are directly linked to services in Spanish Point via an existing footpath along the Public Road (L2108).
- The subject lands are supported by an existing roadway linking the subject lands to the public road, this roadway was the subject of a substantial upgrade to include a 1.5m wide footpath along the northern boundary of the subject lands and a 65mm tarmac finish on the roadway. This upgrade was granted planning permission under Planning Register Reference 12-693 and has recently been complete.
- A precedent for residential development is set and well established in the area - Planning permission for 54 no. dwellings on lands directly north of the subject lands was granted in 1997. This permission in 1997 was followed with a number of additional permissions for dwellings to the north of the subject lands demonstrate a clear principle for residential development in this location of Spanish Point. A number of these have been built or in the process of being built.
- The lands were previously zoned as 'Other Settlement Lands' before they were de-zoned to Open Space. The majority of similar site that were also zoned 'Other Settlement Lands' have either been zoned for residential development or have already been developed/have permission for development.
- Recent road infrastructure upgrades further endorse the suitability of the area and site for residential development.
- The site is located just a 5-minute walk from Saint Joseph Secondary School in Spanish Point.
- A number of amenities are located within walking distance of the site e.g., Spanish Point Beach, Golf Course, Hotels, Bars and restaurants.

It is respectfully requested that the subject lands at Leagard South, Spanish Point, remain zoned for 'Village Growth Area' use in the forthcoming *Clare County Development Plan 2023-2029*, as proposed under the said Material Alteration.

If you require any further detail or discussion relating to the information outlined within this submission, please do not hesitate to get in contact with MKO.



Yours sincerely,

E Sadauskaite

Evelina Sadauskaite

Planner

MKO



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