

**From:** martin mungovan [REDACTED]  
**Sent:** Tuesday 3 January 2023 14:54  
**To:** Development Plan  
**Cc:** [REDACTED]  
**Subject:** Darwin Trading - Proposed Amendments to the Draft County Development Plan 2023 - 2029  
**Attachments:** Submission of Proposed Amendments to Draft County Development Plan 2023-2029.pdf

Please find attached submission in relation to the proposed amendments to the Draft County Development Plan 2023 - 2029

Please acknowledge receipt of this submission.

Regards,

Martin Mungovan - Darwin Trading

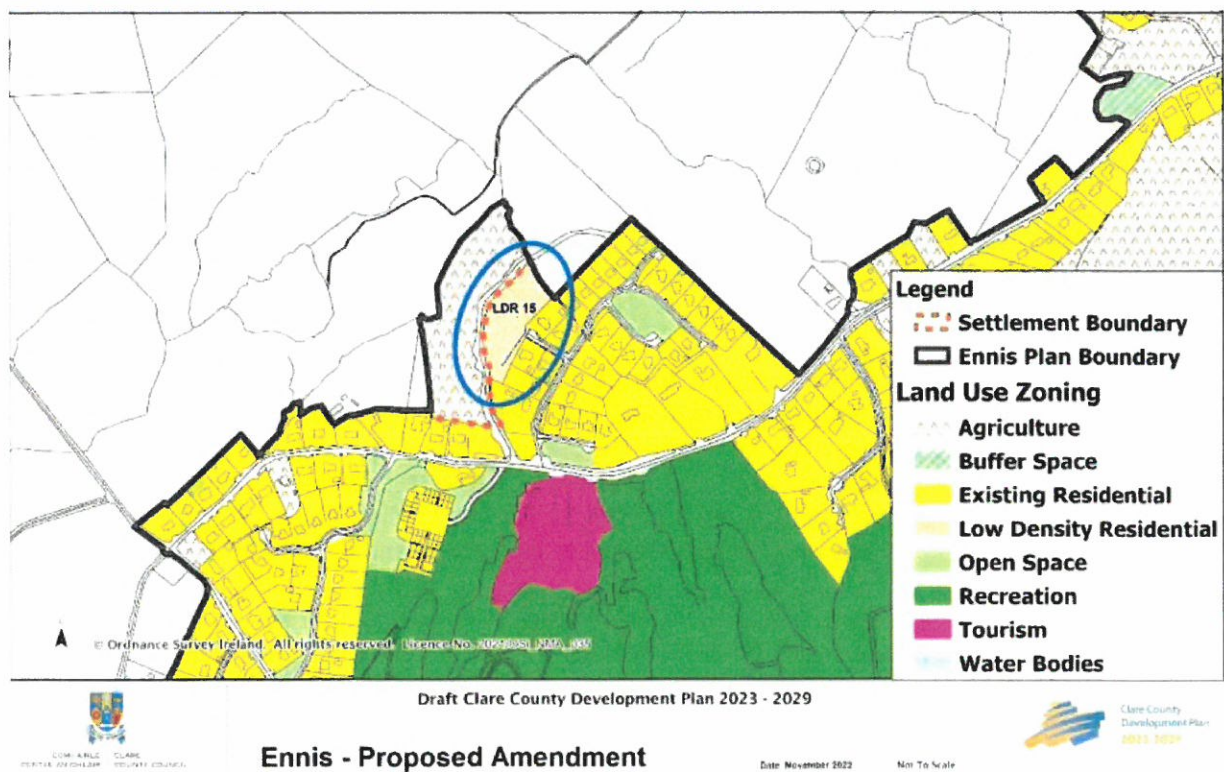
# Submission to the Proposed Amendments to the Draft Clare County Development Plan 2023-2029

Date: 3<sup>rd</sup> January 2023

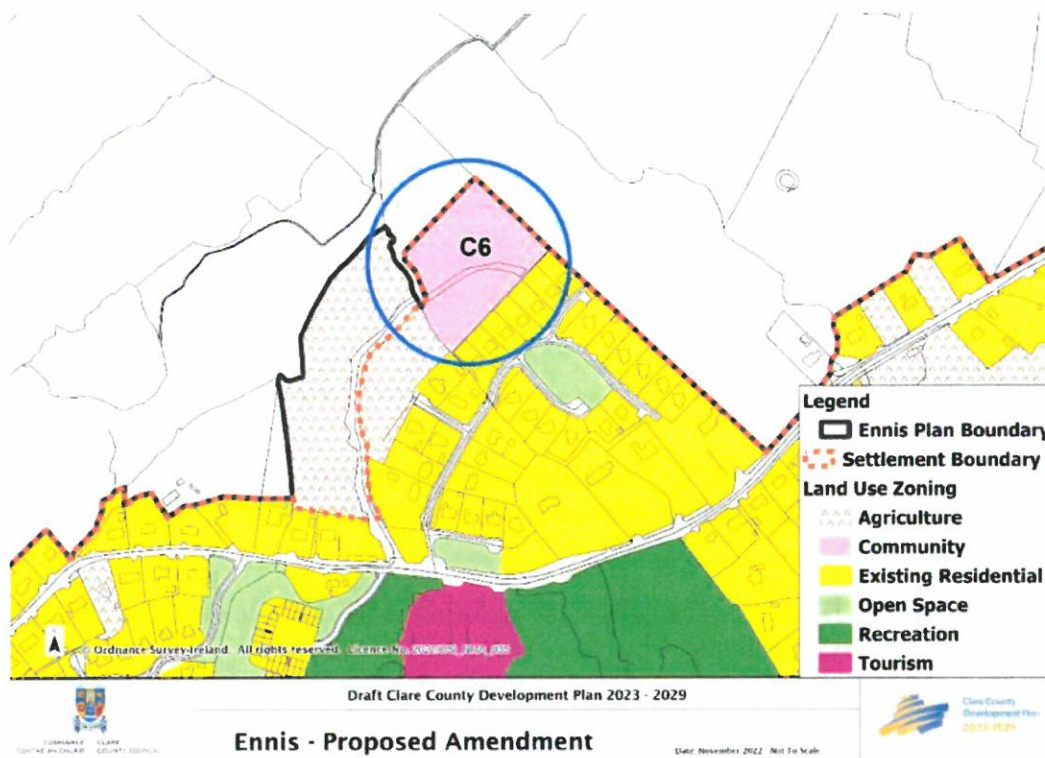
Re: Lands at Ballylannidy, Shanaway Road, Ennis, Co. Clare

Further to the submission prepared by Brian Foudy & Associates dated 2<sup>nd</sup> January 2023 in relation to these lands I wish to provide the below further information in relation to the proposed zoning of our lands located at Woodstock. (Submission S2/849)

The 'Proposed Amendments' dated 28<sup>th</sup> November 2022 allow for a portion of our lands to be allocated as low density residential and a larger portion as agricultural. The extension of LDR15 to the Ennis Plan Boundary at this location would allow for a feasible phased development of the lands adjacent to an established residential neighbourhood and with significant amenities.



We note that the area left as agricultural has been left outside the Ennis Settlement Boundary but inside the Ennis Plan Boundary. We believe that this makes no sense and is further highlighted by the extension of both the Ennis Plan Boundary and the Ennis Settlement Boundary by the inclusion of a site for community zoning to the north our lands, namely site C6, in the proposed Amendments.



We note that access and associated services to the site zoned C6, can only be provided via our lands.

We would also like to note that Appendix 1 Introduction SLA of the Draft Development Plan has assessed LDR15 as Tier 2 as per below. We believe that this assessment is totally incorrect

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2
	LDR15	0.80	2	2	2	2	✓	✓	✓		✓

Darvin Trading has developed the infrastructure and services along the Shanaway Road at the behest of the council over a number of years. The Shanaway Road was realigned with the provision of footpaths, public lighting, foul sewer and watermain services at considerable expense. Having delivered this considerable infrastructure, we have a legitimate expectation to deliver development in this location. We further note that Council de-zoned approx. 40 acres of residential lands owned by Darvin Trading in the Clare County Council Development Plan 2017 – 2023, despite the lands being subject to an active planning application.

We believe that this proposed development of family homes in a built up community represents a sustainable expansion of the immediate neighbourhood and reflects the key strategies of compact growth and urban form, being located in developed community with amenities and infrastructure on its doorstep.

We believe that the Chief Executive's Report on the proposed zoning for this site is both factually flawed and contrary to the requirements of Ennis and its population in both the long term development and the current housing shortage.

We would request that you would note the above in your considerations in relation to the Draft Clare County Development Plan 2023 – 2029 and Darwin Trading's history of delivering family homes, amenities and infrastructure in the Woodstock Area.

Yours sincerely

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*Mr Martin Mungovan*  
*Darvin Trading Company Ltd*

