

Annette Ryan

From: Drumquin Info <info@drumquin.ie>
Sent: Tuesday 3 January 2023 19:28
To: Development Plan
Subject: CDP 2023-2029 knockanean LDR12
Attachments: CDP 2023 2029 LDR 12 knockanean.docx

Dear sir/ madam,

Please find attached submission for your consideration that contents of which we hope you can include in the final draft plan.

Kind regards,

Padraig Howard

Planning & Enterprise Development
Clare County Council
Áras Contae an Chláir
New Road
Ennis
Co. Clare

3th JAN 2023

Re: New Clare County Development Plan 2023-2029

Dear Sirs,

We generally welcome the Council's progress in preparing a New County Development for County Clare Plan (CDP) for the County Clare for the period 2023-2029. It is important that County Clare has an up to date land use and Development Plan that maintains Consistency with the Current Plan and builds upon the current plan where possible.

Development site at Knockanean LDR12 (previous submission by MKO consultants refers.

Current Status

We welcome the council's decision to include this site (ref LDR12) in the Residential zoning. The site has been subject to a full planning application and assessment in 2022 and your council granted permission for 13 houses which was welcomed. As part of this assessment we successfully demonstrated that a pedestrian footbridge and link to the adjoining Gort leamhan estate could be developed without adverse effects on the Lower Shannon SAC and your council agreed and granted same.

We note that the new Buffer Zoning BAU1 designation has been inserted and that it appears to include the area containing the granted Footbridge link and this is concerning for us as this footbridge is an important piece of infrastructure and may be precluded unless the BAU1 designation is amended or text included to acknowledge that critical service links (including pedestrian footbridge) can be accommodated once it can be demonstrated that there will be no adverse environmental effects on the Lower Shannon SAC.

Yours Faithfully,

Padraig Howard BSc Hon(SURV)DipConEcono
Drumquin Construction (Barefield) Ltd

Pádraig Howard
