

**Thomas Hogan**

**From:** Forward Plan  
**Sent:** Thursday 11 May 2023 15:57  
**To:** Development Plan  
**Subject:** RE: Submission on Kilrush Site - OPR

**From:** Padraig Neylon <[REDACTED]>  
**Sent:** Thursday, May 11, 2023 10:30 AM  
**To:** Forward Plan <[forwardplan@clarecoco.ie](mailto:forwardplan@clarecoco.ie)>

**Subject:** Submission on Kilrush Site - OPR

To whom it concerns

We would like to make a submission on behalf of our client Vincent Rodgers in relation to lands on the Shannakyle Road, Kilrush that were zoned residential under the 2017 to 2023 clear county development plan and has subsequently been rezoned to agriculture under the nuclear county development plan 2023 to 2029. See map below with site edged in green beside R3



The planning that has been granted on the adjoining site under P19-432 references through roads for future development on the subject site which has been rezoned from residential to agriculture. These were approved under the conditions of planning granted.

It is worth noting that Irish Water have upgraded the sewerage treatment water system in Kilrush to a capacity of 6700+ persons. Kilrush is a town that has ample capacity for new housing and it is not clear why the lands that were zoned residential under the old development plan have now been rezoned to agriculture.

The OPR appear to have rezoned other lands in Kilrush town and attempted to balance this with dezoning two parcels of land including our client's parcel. This is clearly done without local knowledge. Works on the lands owned by our client which was granted planning under P19-432 is about to commence on site and the likelihood of the site which is subject to this submission being developed in the next 1-2 years is far more likely than the other lands which have been zoned from Agriculture to Residential. We know this as we are familiar with the different landowners and we have begun preliminary work on development of the site which is subject to this submission. Dezoning it to Agriculture will stifle the delivery of new houses in Kilrush.

It is our strong contention that this site, which is within the settlement zone of Kilrush, is ideal for the development of quality family houses and its rezoning to agriculture does nothing to enhance the future development of Kilrush town. Kilrush is a town surrounded by agriculture and a vibrant rural community but within the town itself, there is a need for quality, affordable new houses as most of the housing stock is dated. New housing developments have been restricted in the past due to economic reasons but as Kilrush begins to emerge as a strong vibrant west of Ireland town de-zoning residential land makes no sense in the current environment and we would strongly submit that this parcel of land be reinstated as residential.

--  
—

Pádraig Neylon

PND BUILDING CONSULTANCY LTD

Registered Building Surveyors | Registered Quantity Surveyors | Chartered Construction Managers | Planning Consultants | Architectural Design

Address: Kilrush House, Frances St, Kilrush, Co Clare

  
[www.pndconsultancy.com](http://www.pndconsultancy.com)