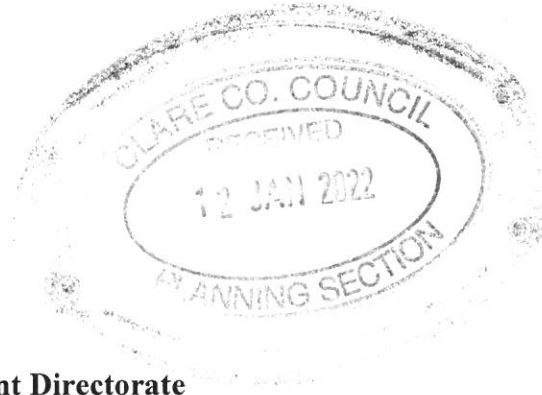


10 January 2022



**Planning Department
Economic Development Directorate
Clare County Council**

For the attention of Mr. Thomas Hogan, Senior Staff Officer

Dear Mr Hogan

I refer to your letter dated 10 December 2021 regarding notice of a proposal to add my property RPS914 Keane's Bar, Main Street, Mountshannon to the Record of Protected Structures.

I wish to register my objection to the proposal to add this property to the Record of Protected Structures. This property was delisted in 2016 following consideration of a submission from me. The arguments made at that time continue to apply. I attach for reference a copy of my letter dated 15 February 2016. I was advised by letter from Clare County Council dated 26 July 2016 that my property had been delisted.

Yours sincerely

Anita Keane

Anita Keane



15 February 2016

Ms Angela O' Sullivan
Staff Officer Planning & Enterprise Development
Clare Co. Council
Aras Contae an Chláir
New Road, Ennis
Co. Clare

**Reference: Draft Clare Co. Council Development Plan 2017-2023: Proposed RPS 461,
Keanes' Bar Main St. Mountshannon.**

Dear Ms O'Sullivan

I refer to your letter dated 8 December 2015 informing me that it is proposed to add the above structures to the Record of Protected Structures. The property referred to is my family home and my business.

I am very concerned about the implications of your proposal which may have serious financial consequences for me. I have taken professional advice in the matter and I believe that I have no option but to state that I cannot accept this proposal.

My reasons for raising this objection are as follows:

- The house is already within the Architectural Conservation Area in the village and carries that protection.
- As this house is my home, I maintain it to the best of my ability. At this point it needs further work to ensure it meet our needs as we get older – within the next year it will require re-roofing at very significant cost. I am very concerned that the inclusion of our home as a protected structure will add to that cost. This is clearly not acceptable to me.
- While I am aware that protected structure status does not exclude development or alterations, it does typically involve additional requirements which inevitably add to costs. The protection extends to all parts of the structure, including its interior, and the surrounding land or "curtilage", any structure on that land, their interiors, and all fixtures and features of these structures. This became an issue for us last year when we were having building work done to

make safe the old store house which is beside our home. This building is not a protected structure but it's location within "curtilage" involved additional costs.

I would like to draw your attention to **Proposal RPS 462, The Market House**, which is also owned by my family. As you may be aware, we were obliged to invest € 60, 000 (with € 10,000 grant from Clare Co. Council) to replace the roof and to make this building safe. We are not in a position to invest any more in the building which requires further development to make it viable. However, as a building of historical interest, we accept that it should be included as a protected structure. It is a lovely building which is over two hundred and fifty years old.

As a family, we are committed to maintain the character and ambiance of the village, where our family have lived for several generations. We have always ensured that work undertaken by us is in keeping with the character of the village and the natural environment. Our concern is that the protected structure status proposed will impose further financial burden on us.

Yours sincerely

Anita Keane