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**Planning Department,
Clare County Council
New Road
Ennis County Clare**



Date: 31st January 2022

Re: proposed revisions to Clare County development plan. Public consultation process.

Dear Sir/Madam,

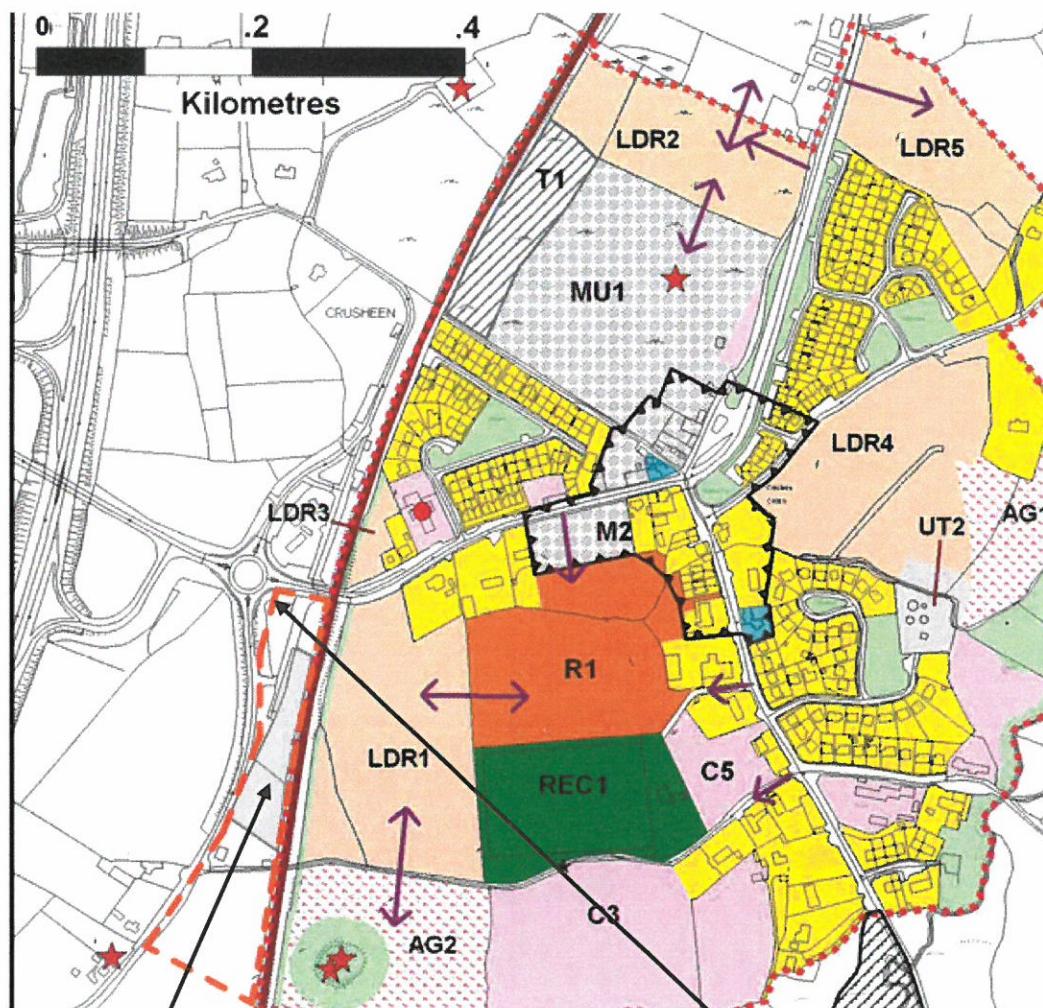
On behalf of my client Mr Gary Lanigan of [REDACTED] who owns land at Crusheen as indicated on the attached map, we wish to make the following submission:

We believe that the settlement boundary at the western section of the town should be extended to the West of the railway line as far as the former national primary route now bypassed by the motorway, and that this former national primary route should be used to give access the lands thus included in the settlement area.

The creation of the settlement boundary along the railway line has resulted in substantial lands suitable for development and with access from a suitable road with good visibility, which is no longer a national primary route, being rendered incapable of development because they are outside of the settlement boundary. These lands include the area belonging to my client.

Crusheen has been indicated in the program of Iarnród Éireann as a location for a future commuter railway station, and it is necessary that sufficient zoned land be made available to enable full use to be made of this important infra-structural facility.

While it was understandable that this area was not considered suitable for development when the road access way was a national primary route, this is no longer the case, and this creates the real possibility of this area of land becoming incapable of beneficial use unless it is brought in within the town boundary and zoned for residential purposes.



Mr Lanigan's Lands shown thus.

Suggested Extension of Settlement Boundary Shown Thus.

Fig 1. Suggested amendment to Settlement boundary for Crusheen LAP.

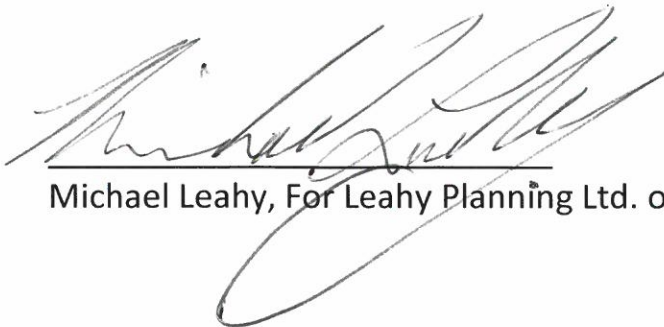
There is no doubt that a town such as Crusheen, which enjoys the enormous benefit of being on the main commuter rail line, will be appropriate for substantial residential development into the long-term future. In addition to zoning areas for the provision of housing estates it is also appropriate to ensure that some land will be available for the provision of individual sites and lower density development. Any development area, and indeed any small town, should make provision for a variety of house types as is recommended under government Planning Guidelines *Sustainable Residential Development in Urban Areas 2009*, under paragraph 6.12, dealing with development at the edges of small towns and villages.

In the case of Crusheen, it is clear that the natural boundary of the town should no longer be defined by the railway line but should be defined by the now bypassed former national primary route.

To fail to do this would leave a narrow strip of land which would become unusable, and we therefore ask the planning authority to incorporate this area within a revised the town boundary and provide for an appropriate zoning.

I would be obliged if you would acknowledge receipt of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michael Leahy', written over a horizontal line. The signature is fluid and cursive.

Michael Leahy, For Leahy Planning Ltd. on behalf of Mr Gary Lanigan.