

Leahy Planning Ltd.

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

3rd February 2022**Re-proposed revisions to Clare County development plan.****Public consultation process. Lahinch Local Area Plan.**

Dear Sir/Mdm,

On behalf of my clients Mr. Jimmy and Mrs Monica O'Loughlin, who own the dwelling house at [REDACTED], as shown on the attached map, we wish to make the following submission:

We are anxious to ensure that the character of this area is preserved, and that the settlement boundary is not extended to the east. It is important that any town should have a variety of housing types. The character of this area is that of single houses on their own sites and to extend the settlement boundary and residentially zoned area further to the east would dramatically change this.

Mr and Mrs O'Loughlin were granted permission for their dwelling house in 2013 and their application was assessed on the basis of rural housing policy. We believe that this policy should continue to be used for assessing any proposed applications along the School Road outside of the settlement boundary.

In this regard there is a "gap site" between Mr and Mrs O'Loughlin's house and the house to the east and my clients have no difficulty in seeing rural housing policy being

used to assess any application on this site to enable a single house to be erected thereon.

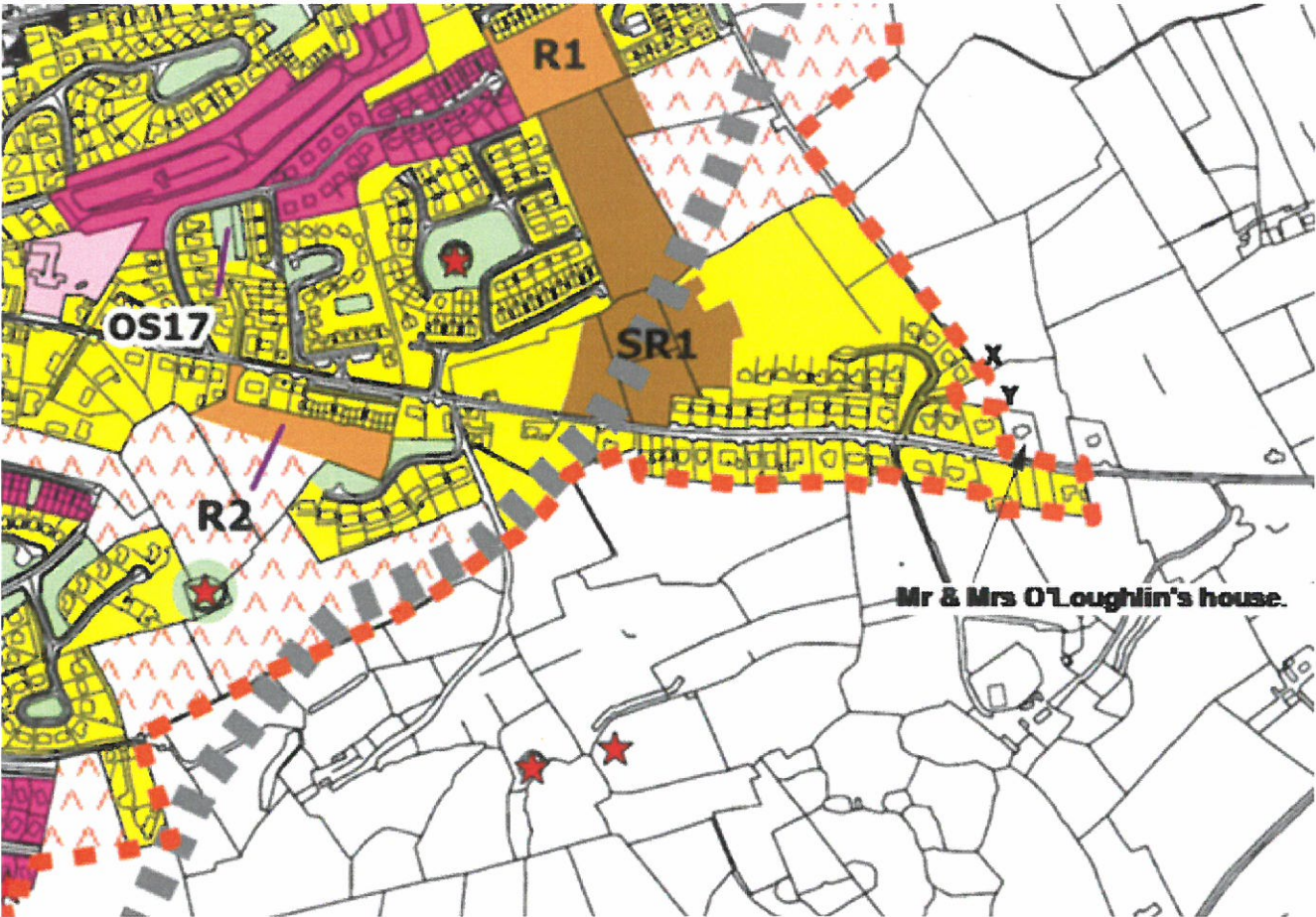


Fig 1. Extract from Lahinch Draft LAP, showing location of Mr & Mrs O'Loughlin's house.

We also recognise that there is a small area of ground, indicated by the triangle delineated by points "X" and "Y" on the above map which could be incorporated into the adjacent housing estate to the West. This would indeed simplify the geometry of the settlement boundary.

This area is shown at enlarged scale in figure 2 below.

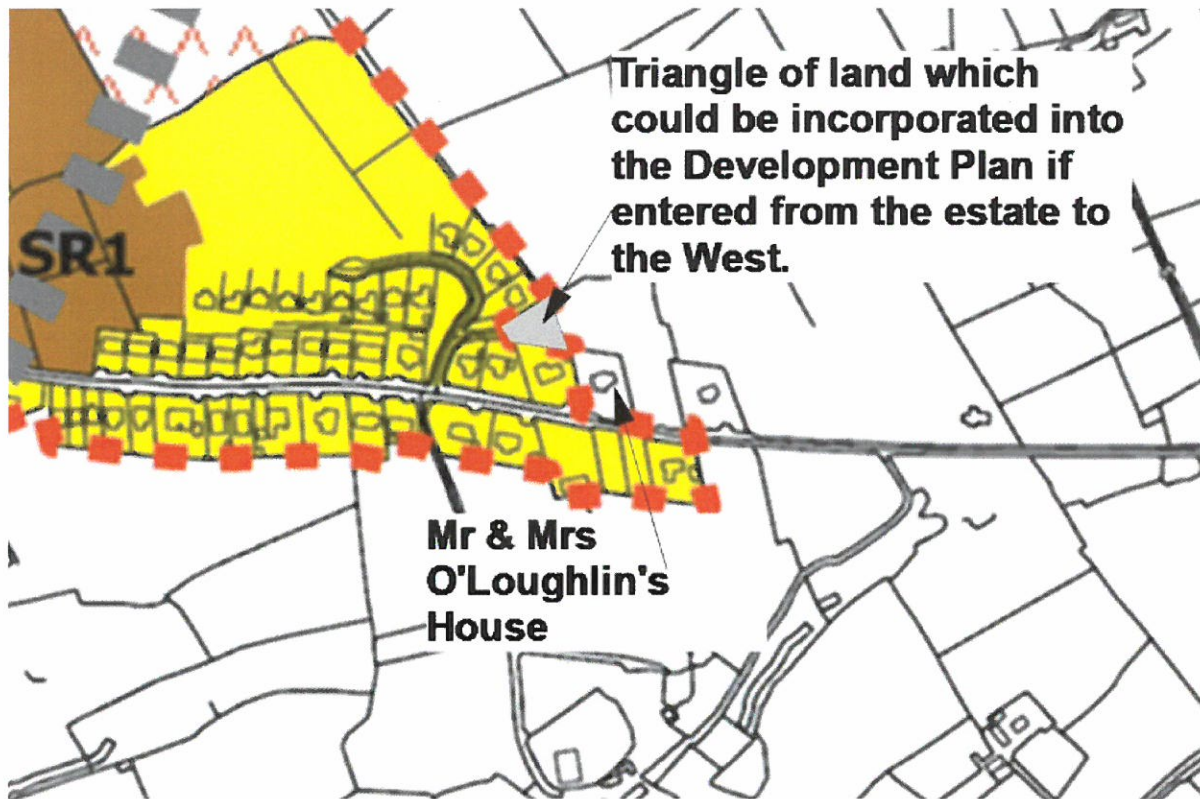


Fig 2.

Mr & Mrs O'Loughlin confirm that they would have no objection to this area being developed subject to normal planning criteria preventing overlooking and protecting amenity.

What must be resisted however is any suggestion of back-lands development in the area immediately behind my clients' house. Backlands development in this area would destroy the amenity not to mention the value of Mr and Mrs O'Loughlin's house due to overlooking and interference with the rear, private area of the curtilage. They are entitled to the quiet enjoyment of their house in their later years and substantial development to the rear of the property would make this impossible. It would have an irreversibly negative effect on them and on their property. Indeed, any development in this area would have very negative detrimental impact on the amenity of many houses in this area of Attycristora.

The prohibition of backlands development is frequently cited by the planning authority as a reason for refusing permission and it would therefore make no sense for the planning authority to include an area of backland for development, particularly where it is remote from the village centre.

It is clear from a review of the proposed Local Area Plan that substantial lands have already been zoned within the existing settlement boundary to cater for likely residential need, and indeed the core strategy for Lahinch suggests that an excess of such land has been zoned. We note that the entirety of the combined settlements of Lahinch and Ennistymon are indicted to have a projected growth of some 116 houses within the six year period of the plan, with this giving a requirement of some 6.33 hectares of land at densities ranging from 10 to 25 per hectare, whereas 9.65 hectares have in fact been zoned. We would point out that the proposed densities for this zoned land are extremely low, for example well below the densities recommended by statutory government planning guidelines such as *Sustainable Residential Development in Urban Areas* (2009), and that therefore, accepting the projections of the Core strategy population projections, the amount of zoned land is very substantially more than the requirement. We can see no justification therefore for any extension of the residentially zoned area beyond the indicated settlement boundaries.


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 or areas where lower densities will prevail. The School Road provides one such location provided that planning applications are assessed under existing rural housing policy.

Any development area, and indeed any small town, should make provision for a variety of house types as is recommended under the above-mentioned government Planning Guidelines at paragraph 6.12, dealing with development at the edges of small towns and villages.

We trust you will take this submission into account, and we would be happy to meet the forward planning section of Clare County council to discuss this matter further.

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', is written over a horizontal line. The signature is fluid and cursive.

Michael Leahy,
For Leahy Planning Ltd. on behalf of Mr & Mrs Jimmy and Monica O'Loughlin.