

1st March 2022

SUBMISSION ON THE DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

REF: LISDOONVARNA SETTLEMENT PLAN DATE: DECEMBER 2021

I wish to make the following submissions. I welcome the extension of the land use zoning agriculture, in the town land of the Knockaunvictreere on the Kilfenora Road (R-476).

I am proposing a land use zoning change from agriculture to residential creating a rare opportunity for the delivery of service sites for one off housing. Starting at the boundary of Maiville House and going east towards Kilfenora to the boundary of the King Thomand Hotel. The following are the reasons why this proposal should be considered:

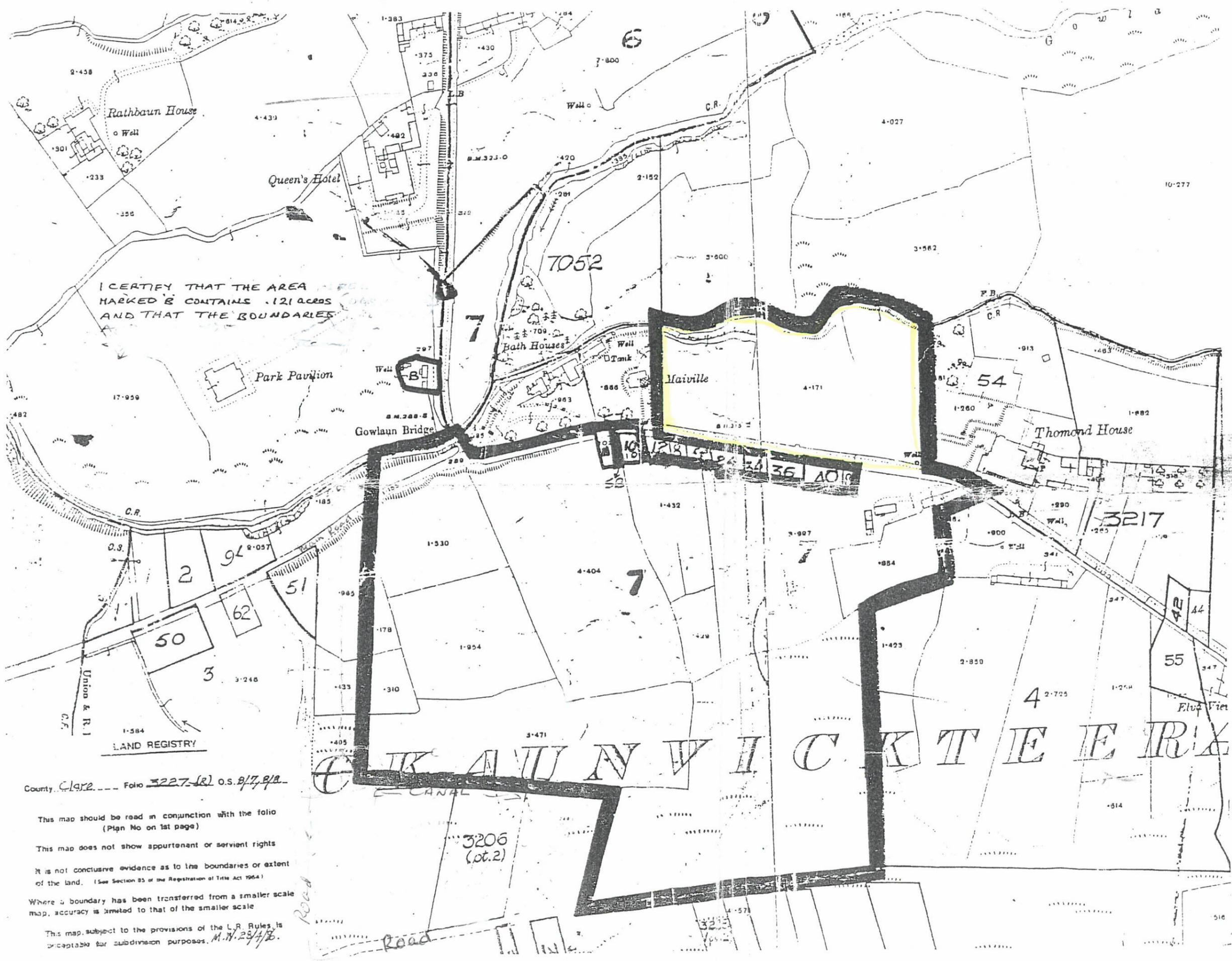
1. The land bank is within walking and cycling distance from the town centre (with safety).
2. The existence of an upgraded footpath is available from the proposed location to the town centre.
3. It is within the 50km/Hr speed limit zone starting at the Stella Maris Day Centre.
4. Public street lighting available.
5. Serviced by an upgraded water main.
6. Service by an upgraded waste water pipe system, including waste water plant.
7. Electricity mains edging the site, overhead cables.
8. The regional road (R-476) to Kilfenora is straight, fronting the site with good site distance.
9. The proposed residential area is a considerable distance and at a higher contour level to the Aille River (facing North).
10. Great views of the surrounding countryside including Slieve Elva (facing North), with pleasant surroundings.

I also wish to make the following observations.

Some years ago on St.Brendan's Road within the settlement boundary, private affordable housing at Gleann Brendans became, I believe long term social leasing houses for the local authority. This change of accommodation type means that there are two social housing estates now in the town of Lisdoonvarna.

If in my opinion, a third social housing estate is provided within the town boundary. In the years ahead it would have serious implications for private residential development starting up in the town in the future.

I believe, that Lisdoonvarna would benefit greatly from a new private residential development within the town, as locals should be afforded the opportunity to build private residential housing and live within their community.



I CERTIFY THAT THE AREA MARKED B CONTAINS .121 ACRES AND THAT THE BOUNDARIES

LAND REGISTRY

County Clare Folio 3227 (R) O.S. 8/7, 8/2

This map should be read in conjunction with the folio (Plan No on 1st page)
 This map does not show appurtenant or servient rights
 It is not conclusive evidence as to the boundaries or extent of the land. (See Section 85 of the Registration of Title Act 1964)
 Where a boundary has been transferred from a smaller scale map, accuracy is limited to that of the smaller scale
 This map, subject to the provisions of the L.R. Rules, is acceptable for subdivision purposes. M.N. 23/4/8.