

Edmund Irwin
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Planning Section
Clare County Council
Ennis

11 Mar 2022

Re - Submission on Lands at Firhill, Parteen, Co Clare - Clare County Council Development Plan 2023-2029.

Dear Sir /Madam

I wish to make a submission on the draft Clare County Council Development Plan 2023-2029 to request my land be rezoned to residential use at Firhill, Parteen, Co Clare.

The land is outlined in red in the attached map and is approx 1 hectare in area .(Attachment 1). It is currently used for grazing animals.

Planning was granted on this site to the previous owners for a residential development, planning permission reference 09-497. The planning was never acted upon because of the economic downturn. I bought the land in 2016.

The land was recommended by the Chief Executive to be rezoned to residential use in the 2017 -2023 draft development plan by the Planning Authority following Submission No 269. (see Attachment 2).

By now rezoning this land it can be used to provide sites for families to build individual homes (serviced sites). Thus relieving pressure for one off housing in the countryside and helping to address the housing crisis in the County.

The County Development Plan refers to “developing serviced sites that will attract some of the urban generated development pressure from Limerick and offset the demand for rural builds in the surrounding open countryside”. I believe my land is perfect for such use as it has good road access, mains water/sewerage and is in an area with demand for housing.

There is huge demand for housing and sites in the Parteen area however no housing scheme has been started in the village for over 25 years. The same lands are proposed zoned Residential in Parteen in the current draft Development Plan as have been zoned in the past two plans (namely RF1, R2, SR1 and SR2). However these are family owned lands which are intensively farmed and appear unlikely to be developed. As a direct result housing demand is instead being met by ribbon development of one off builds along the local roads with all associated problems. In contrast Parteen village has mains services, good road access and a regular bus service.

If my land at Firhill is rezoned residential it is my intention to develop it as serviced sites for individual families to build on.

I request that the land have the zoning changed to Residential in the Clare County Council Development Plan 2022-2029 to facilitate this.

Yours sincerely

Edmund Irwin

Attachments

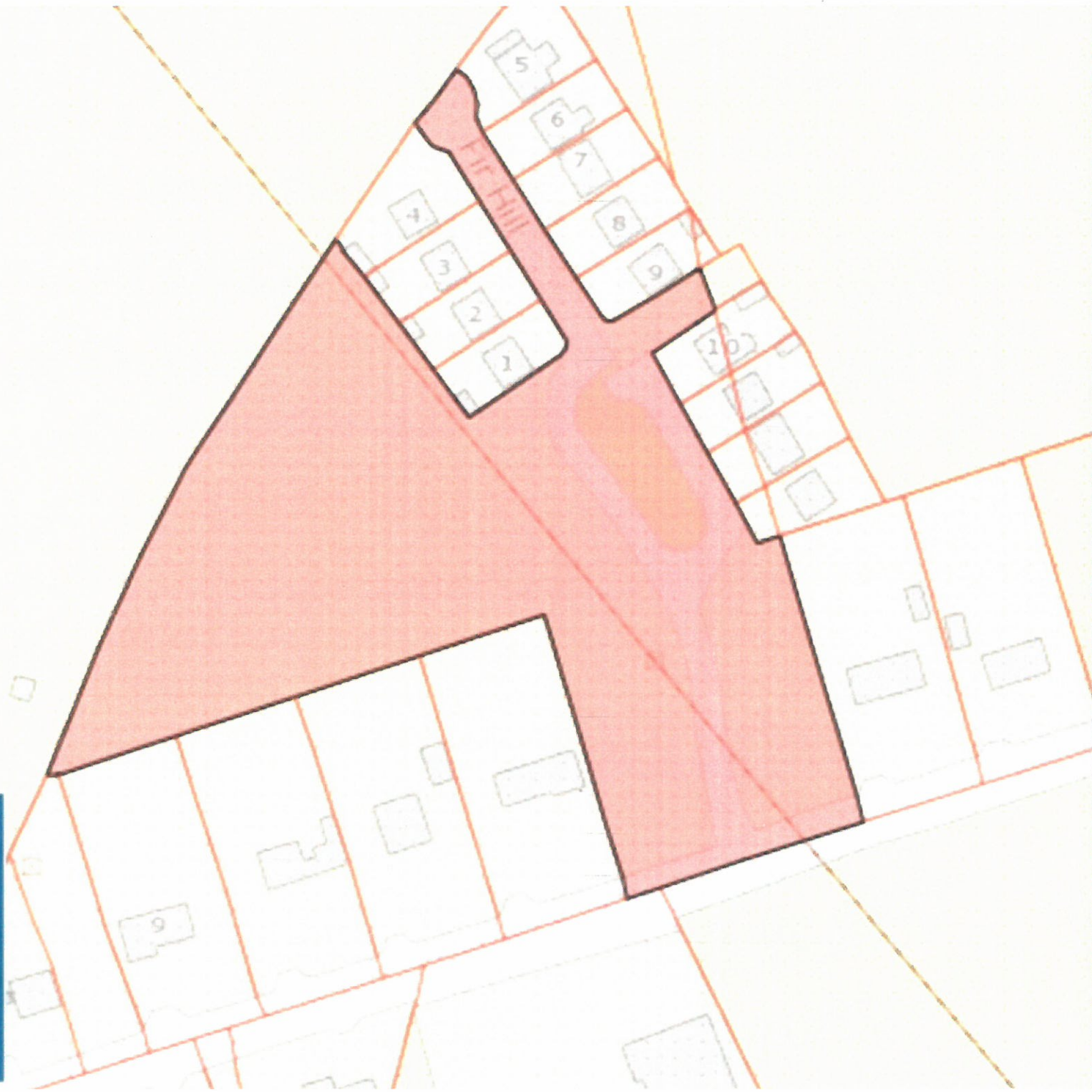
Attachment 1 - Land holding

Attachment 2 - Rezoning recommendation from May 2016

Attachment 3 - Land registry details

Attachment 4 - Picture of the land.

Attachment 5 - OS Map



> Back

Folio Number
Title Level
Plan Number
Property Number
Area of selected
Number of Plans:
this folio:
Address

Highlight All Plans

Add to Basket

*PRA Boundaries
conclusive. See
[Registration of](#)

Ref. 269 Edmond Irwin, Parteen

Key Words: Parteen

Summary of the Issues Raised in the Submission

The submission refers to land in Parteen zoned in the Draft Plan which is zoned as Open Space. It is requested that the zoning on the lands is changed to Low Density Residential to facilitate a house for the landowner who is originally from Parteen. The submission indicates that lands on either side of the entrance road to the site could become a community-owned green space or amenity area as part of the proposal.

Chief Executive's Response

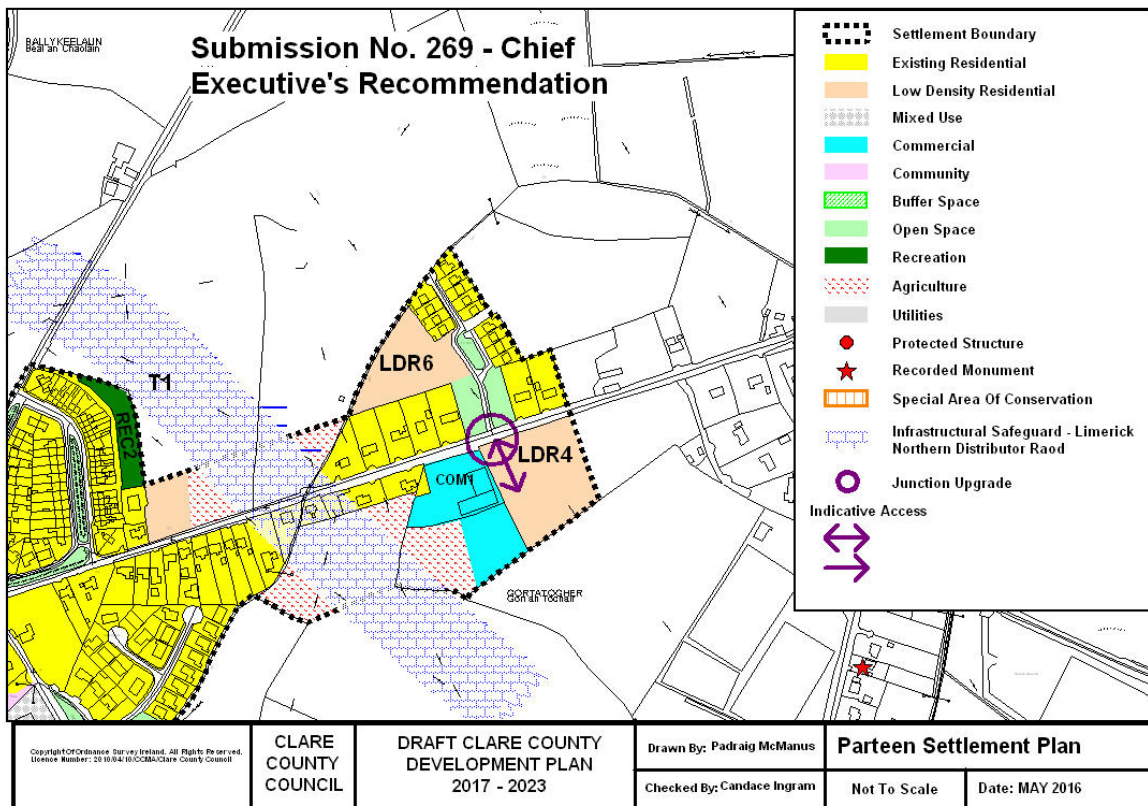
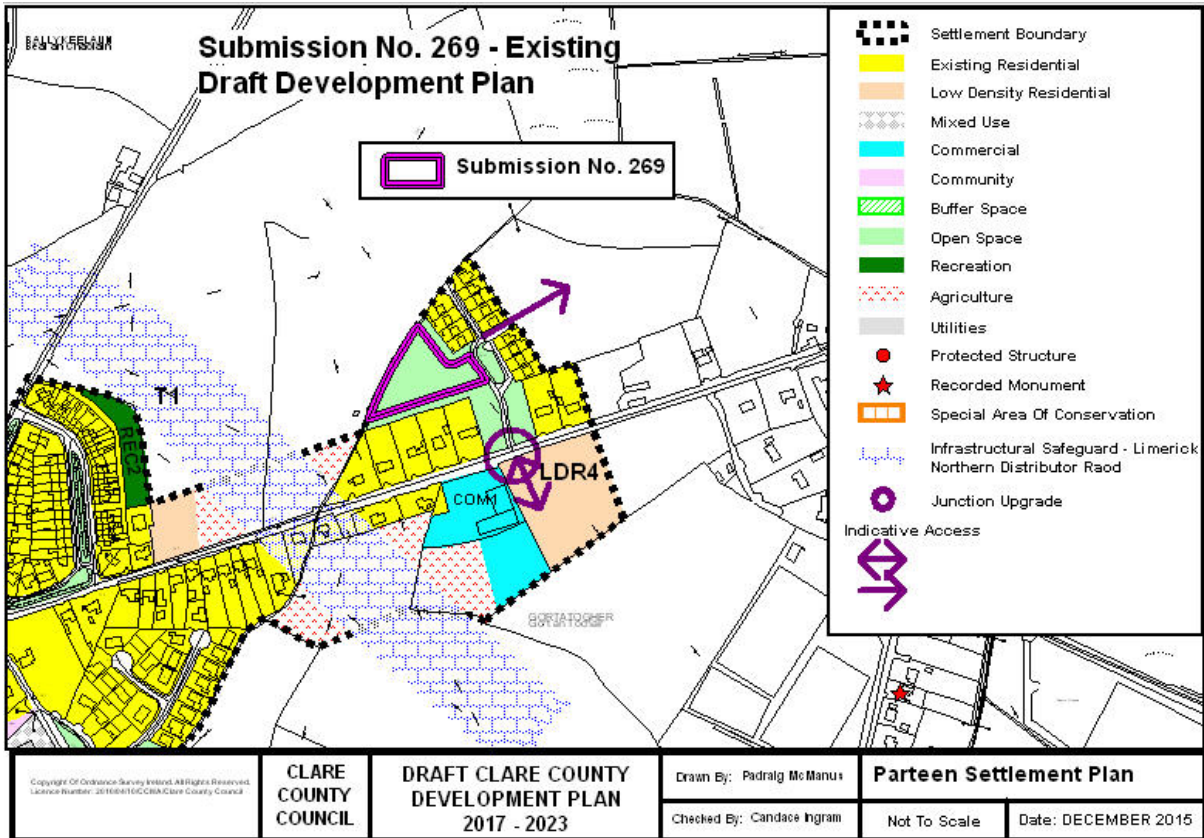
I thank Mr. Irwin for his submission, the content of which is acknowledged. The subject site is located within the settlement boundary of Parteen and adjoins an existing residential area. The lands are within walking distance of local services and amenities such as the church and the school at the village core. Having regard to the attributes of the site I consider it appropriate to zone the subject lands Low Density Residential.

Chief Executive's Recommendation

I recommend that the following amendment is made to the Draft Clare County Development Plan 2017-2023:

Volume 3(b) Parteen Settlement Plan – amend the zoning map as follows:

- Change zoning on lands to the east of Firhill from Open Space to Low Density Residential





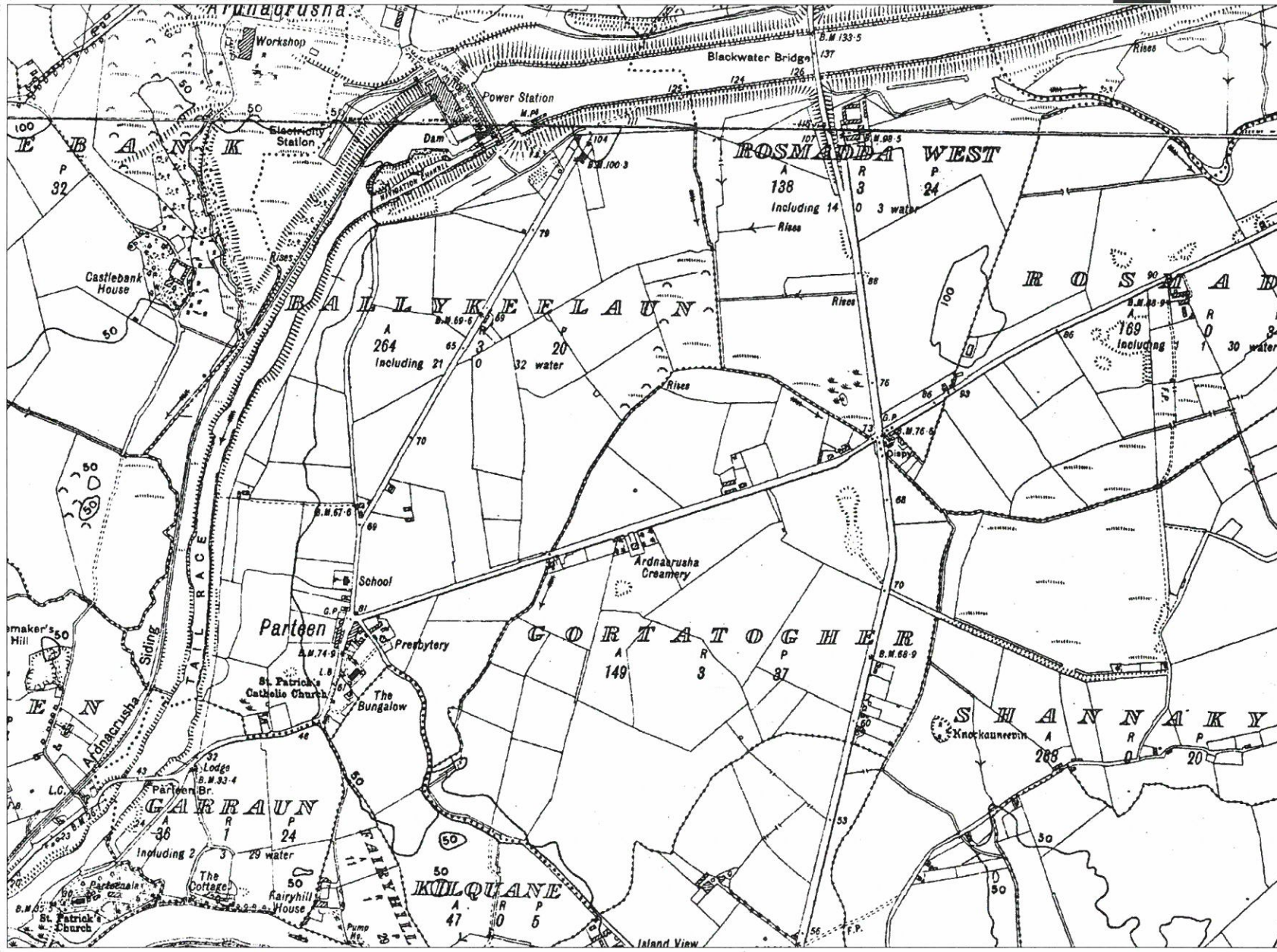
Surveyed 1840-1841
Revised 1938
Levelled 1938-1939

Record PLACE Map



661972

661972



ITM CENTRE PT. COORDS

558947,661064

DESCRIPTION

MAP SHEETS

6 inch
LK005 CE053
CE063+06



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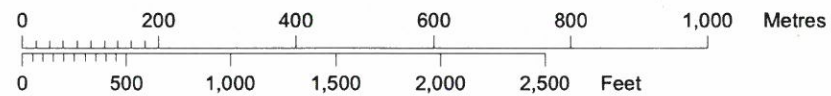
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Scale:- 1:10,560
Scála:- 1:10,560



Plot Ref. No. 19707378_1
Plot Date 25-FEB-2016

660156

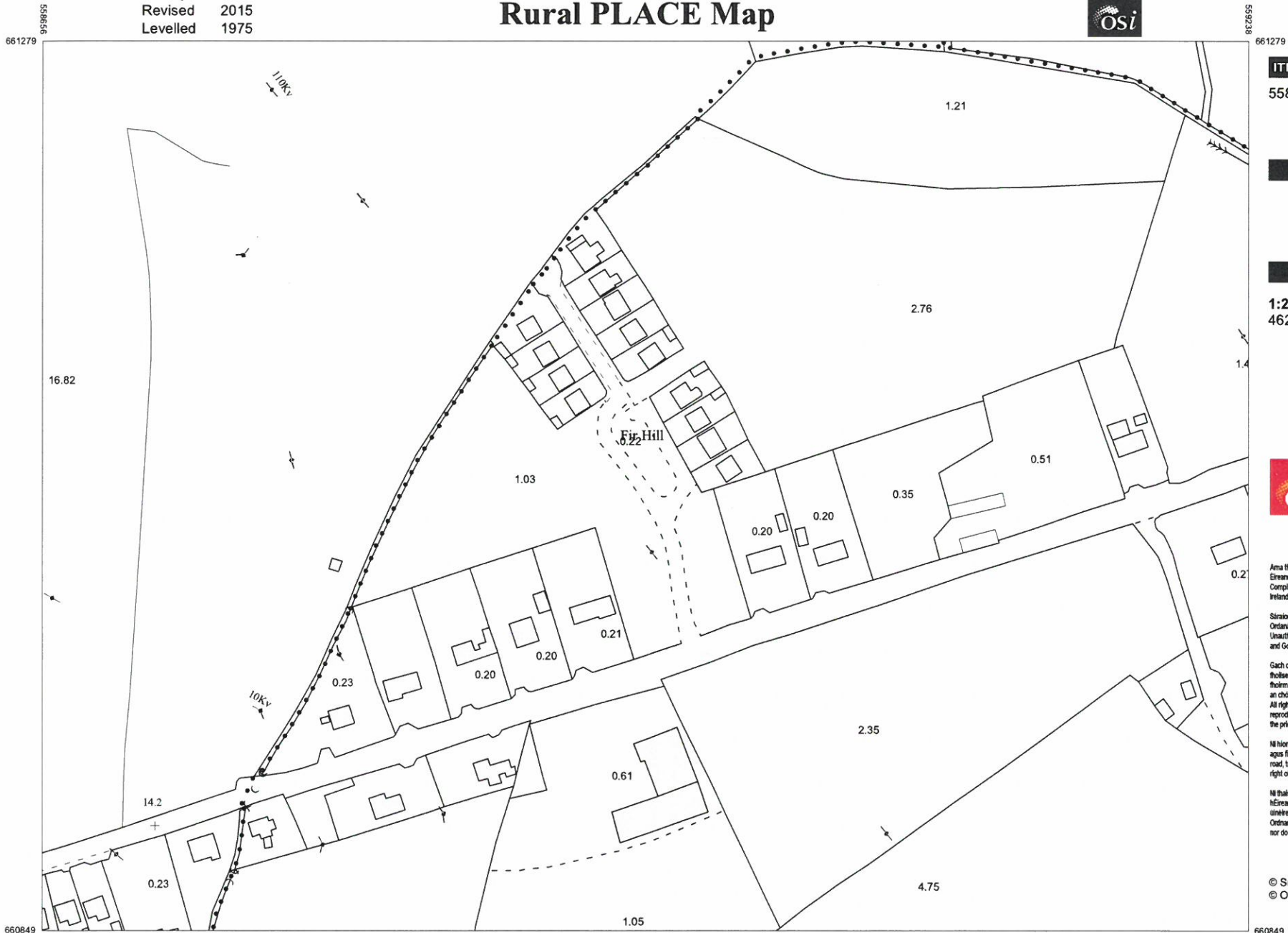
660156

557717

557717

Surveyed 1994
Revised 2015
Levelled 1975

Rural PLACE Map



ITM CENTRE PT COORDS

558947,661064

DESCRIPTION

MAP SHEETS

1:2500
4622-D



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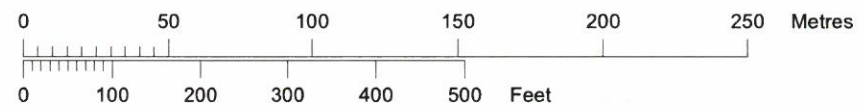
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