

Ms Helen Quin (Senior Planner)  
Planning Division  
Clare County Council  
New Road  
Cappahard  
Ennis  
Co. Clare  
V95 DXP2

**13 March 2022**

**RE: Clare Draft Development Plan 2023-2029**

Dear Ms Quin,

I would like to draw your attention to the site defined by folio number [REDACTED], which is situated in Doonbeg, and the strong case that exists for its being rezoned away from its current planning status (C5: Tourism) to the category of P1: Agriculture as part of the ongoing drafting process of the County Development plan, 2023-2029.

As you will be aware, there was an unsuccessful planning application made by two parties in Summer 2021 to use this plot as the basis for a caravan park and hostelry. The grounds upon which this application was rejected were substantial, based firstly on the lack of a safe entrance and exit to the proposed property, either from the 100km/h-limited N67 road or through the adjacent *Dun na Mara* private residential estate. Secondly, your department found that there was insufficient water treatment infrastructure within Doonbeg to both cope with the increased demands created by servicing such a business, but also to meet the E.U. standards of water treatment required to preserve the Special Protection Area (European Communities Regulations, 2010) that covers Doonmore Bay.

When I visited the County Development Plan open evening that was held in Kilkee in February 2022, I spoke with one of your colleagues, who confirmed the objections that had been made by your Department in rejecting this application. They also highlighted that the roots of these objections represented substantial obstacles to any future application being made successfully to use the site in question to host a viable tourism business. In particular, he detailed that any applicants who wished to make a safe entrance to the site would have to approach Transport Infrastructure Ireland (TII) to move the current speed limit further out the Kilkee Road. They stated that doing so would entail significant legal complexity, involving the adaptation of not only the speed limits but also the bye-laws that made those limits constitutionally viable for the execution of road traffic laws pertaining to vehicle speed. Furthermore, as regards the issue of utilities infrastructure, it was made clear that upgrading Doonbeg's water processing capacities would require substantial financial cooperation from Irish Water, which at time of speaking had not been secured.

The presence of these legal, logistical and financial facts concerning the site's viability as a site for tourism appear to present a very strong case for its being rezoned. Given that, for a number of decades the field was used productively as an agricultural site, there is a strong

case to be made for the site to return to agricultural land. I would be very grateful for you considering this case as part of your ongoing work in preparing the next volume of the County Development Plan.

Many thanks for your time and attention to this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Angela Fitzpatrick". The signature is written in a cursive, flowing style with a large initial 'A'.

Angela Fitzpatrick