

S2-140

**Submission in Relation to the Draft Clare County Development Plan 2023-2029**

**Lands at Attyslany North Tubber County Clare**

To whom it concerns,

I wish to lodge the following Submission in relation to the to the Draft Clare County Development Plan 2023-2029

Burrenside Mushrooms PLC wish to make the following submission for the lands to be Zoned for Industrial, Commercial or Light Industrial.

These lands could also be zoned for Wholesale warehousing or Warehousing for Storage.

The Lands has planning permission for 30 Mushrooms houses, two boiler houses, a service building and sewerage facilities along with an entrance.

See attached planning reference number 91/1077 with 16 conditions attached. This Business operated for 25 years on these lands.

The lands in question have the following facilities,

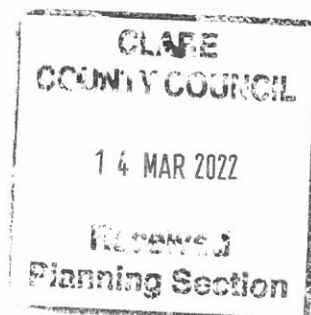
1. A service building with offices and toilets
2. A fully compliant entrance and access of the Regional Road
3. Sewerage Facilities
4. An existing Large service road and a reinforced concrete yard.
5. Three phase power supply on site.

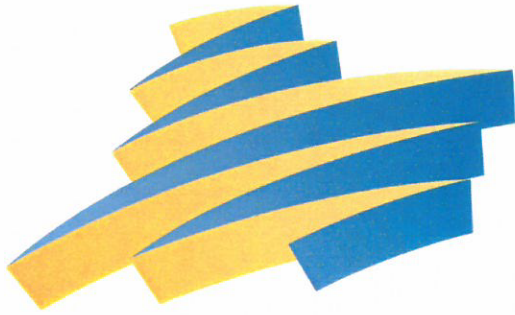
I enclose the following Documents as part of the submission.

- A. See site map of the site
- B. See attached Folio's [REDACTED] Total Area = 3.27 Hectares
- C. A copy of the planning reference 91/1077

Signed Michael Lee for Burrenside Mushrooms P.L.C.

Date 10/03/2022





# Clare County Development Plan 2023-2029

## Submission Form

**Name\*** *Michael Lee for Burrenside Mushrooms P.L.C.*  
Please include your full name

*MICHAEL LEE for Burrenside Mushrooms P.L.C.*

**Address\*** [Redacted]  
Please provide your full address including Eircode (this information will not be published online)

[Redacted] 1000

**Email Address\***  
Please provide an Email Address (this information will not be published online)

[Redacted]

Please confirm your Email Address\*  
[Redacted]

## What is the topic of your Submission?

Please select the most relevant category or categories from the lists below or select 'None of the above'.

### Volume 1\*

<input type="checkbox"/> Climate Action and Renewable Energy	<input type="checkbox"/> Core Strategy, Settlement Strategy and Housing	<input checked="" type="checkbox"/> Economic Development & Enterprise, Retail, Towns & Villages, Design & Placemaking
<input checked="" type="checkbox"/> Rural Development and Natural Resources	<input checked="" type="checkbox"/> Sustainable Communities	<input type="checkbox"/> Transport, Service Infrastructure and Energy
<input type="checkbox"/> Shannon Estuary, Marine and Coastal Zone Management	<input checked="" type="checkbox"/> Landscape, Biodiversity, Natural Heritage and Green Infrastructure	<input type="checkbox"/> Architectural, Archaeological & Cultural Heritage
<input type="checkbox"/> None of the above		

## Volume 3(a) Ennis Municipal District Written Statements and Settlement Maps

Please select the settlement(s) that your submission relates to. (If your submission relates to more than one settlement, please list these settlements under 'Other' located at the bottom of the dropdown menu)

## Volume 3(b) Shannon Municipal District Written Statements and

## Settlement Maps

## Volume 3(c) Killaloe Municipal District Written Statements and Settlement Maps

## Volume 3(d) West Clare Municipal District Written Statements and Settlement Maps

## Associated Documents\*

Volume 4 Record of Protected Structures

Volume 5 Clare Renewable Energy Strategy

Volume 6 Clare Wind Energy Strategy

Volume 7 Clare Retail Strategy

Volume 8 Clare Housing Strategy

Volume 9 Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary

None of the above

## Environmental Reports\*

Strategic  
Environmental  
Assessment

Appropriate  
Assessment

Strategic Flood  
Risk Assessment

None of the  
above

## Your Submission

Please type your submission here. Alternatively you may upload your submission via the link below. (Submissions will be published online therefore please do not include any personal information)

1000

Please continue your submission below if needed.

1000

## Location Map

**If your submission relates to a specific building or site please identify it on the map below.** (Please use the drawing tool to draw the boundaries of the building or site on the map. Click or tap on the map to see the drawing tool which is located on the top or bottom right hand corner)

**If your submission relates to zoning please also provide an ordinance survey map clearly showing the boundaries of the site outlined in red.** (This map can be uploaded via the link below)

## Upload Files

Please upload further information including supporting documentation, photos, maps etc. You may also upload your submission here. (These documents will be published online therefore please do not include any personal information)

1

Select file (maximum number of files allowed: 6)

Submit

Powered by ArcGIS Survey123

CLARE COUNTY COUNCIL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

NOTIFICATION OF A GRANT OF PERMISSION (SUBJECT TO CONDITIONS)

To: **Burren-side Community Co-Op Society,**  
C/O Michael Lee,  
Clounsel Henry,  
Gort.

Reference No. in  
Register of Clare  
County Council: P91/1077.

Application by **Burren-side Community Co-op Society,**

of C/O Michael Lee, Clounsel Henry, Gort.

on 6th November, 1991. for permission

to erect 60 mushroom houses with two boiler houses and a service building  
and sewage facilities and entrance at Attyclany, Tubber.

A permission has been granted for the development described above  
subject to the following 16 condition(s):-

1. Dry stone ditches indicated on layout plan submitted on 6th November, 1991 shall be retained and any new front boundary wall and wing walls at site entrance shall be of dry stone construction.
2. No surface water shall be permitted to flow onto the public roadway during or after site development.
3. All wash down water from the development shall discharge via the proposed settling tank which shall be of a design and capacity adequate to ensure that all solids are settled out prior to discharge. All discharge from the settling tank shall be discharged to ground in a manner and to detail to be agreed with the Planning Authority prior to the commencement of development on site.
4. The developer shall ensure that all waters discharging to ground do not give rise to pollution of ground or surface water sources. In the event of any such results arising from the discharge, the occupant of the development shall take such steps as may be specified by the Planning Authority to eliminate such pollution.
5. The proposed septic tank and percolation area shall be constructed in accordance with S.R. 6 of 1975 of the I.I.R.S. or such other plan as may be agreed with the Council, and shall be located not less than 60' from any dwellinghouse, not less than 33' from any road boundary, stream or drain, not less than 10' from any other boundary of the site and in a position which will not cause contamination of any source of potable water, but in any case not less than 100' from any such source.
6. Parking for cars and loading/unloading areas for commercial vehicles shall be provided within the site. These areas shall be adequate to ensure that the parking on or beside the public road is not required and shall be constructed in accordance with the constructional requirements of the "Recommendations for Site Development Works in Housing Areas" of An Foras Forbartha. The proposed access road shall be constructed in accordance with the same constructional standards.

Contd/....

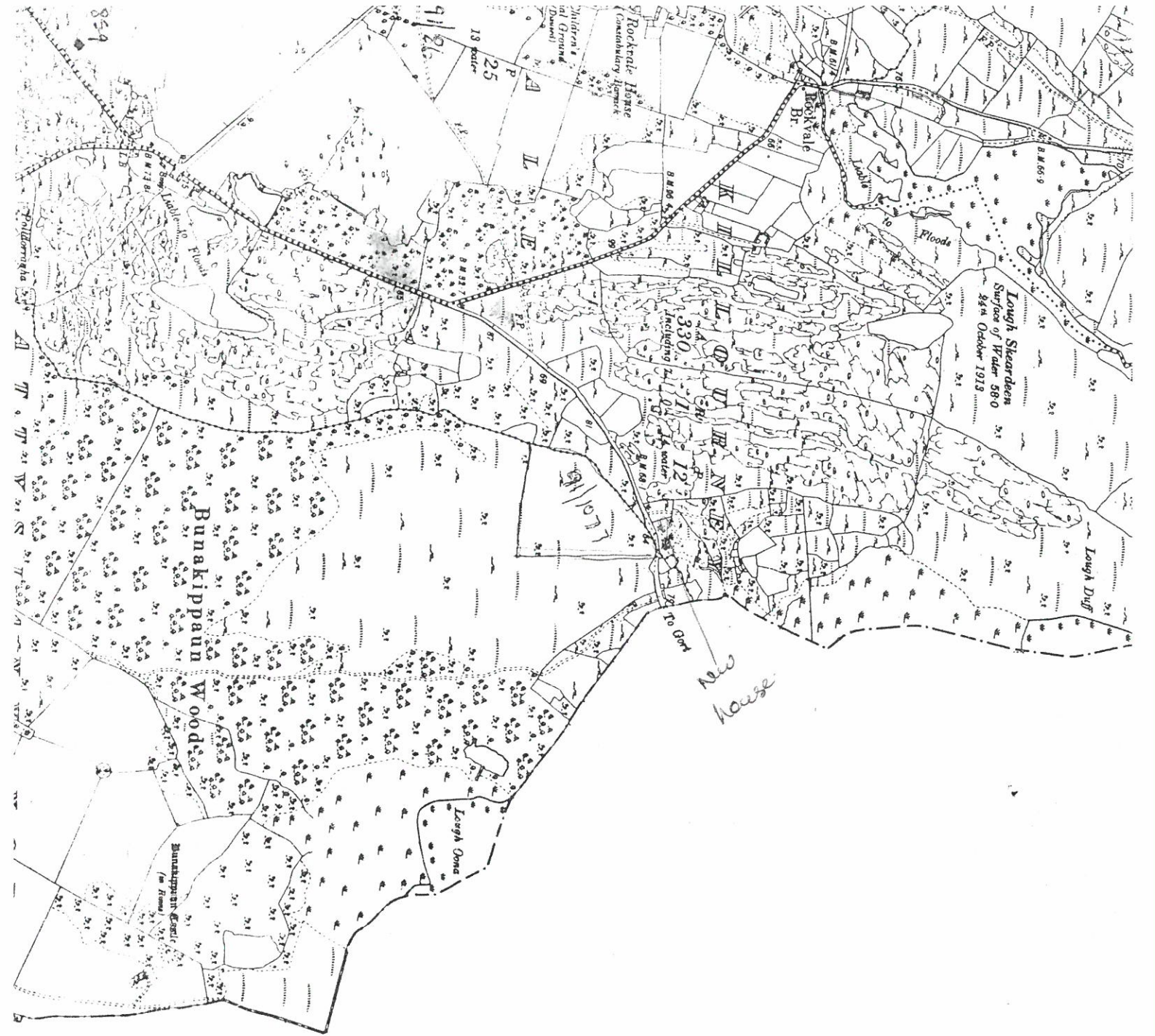
7. The design of the proposed service building shall be amended to a design which will be harmonious with its landscape setting. Details shall be agreed with the Planning Authority prior to the commencement of development on site.
8. The roof coverings on service building and boiler houses shall be dark grey in colour.
9. All E.S.B. and telephone services shall be laid underground.
10. No signs or nameplates shall be erected on the site or structures or in advance of the site without the prior written consent of the Planning Authority.
11. No peat shall be stored on site and waste peat shall be disposed of in a manner to be agreed with the Planning Authority.
12. The storage of inorganic waste on site shall be agreed with the Planning Authority.
13. In the event of the enterprise ceasing to operate, the site shall be cleared of all structures, frames and coverings and the site shall be reinstated to its virgin state.
14. Precise details of water supply shall be agreed with the Planning Authority prior to the commencement of development on site.
15. (a) This permission shall not apply to units 1 - 5 and 21 - 23. The area covered by these units shall be retained free of development, and shall be planted with indigenous tree and shrub species which shall be so maintained as to provide a visual screen between the development and the public road.  
(b) This permission shall initially apply to the provision of not more than 30 units. Details of the units to be provided shall be agreed with the Council prior to provision. Further units shall be provided if, and only if, the Council certifies that the conditions of this permission are being complied with in relation to the development already in place.
16. The perimeters of the site shall be planted with indigenous tree and shrub species which shall be so maintained as to provide a visual screen between the surrounding area and the proposed site.

SIGNED on behalf of Clare County Council

\_\_\_\_\_  
for County Secretary, Planning Section,  
New Road, Ennis.

Date: 11th February, 1992.

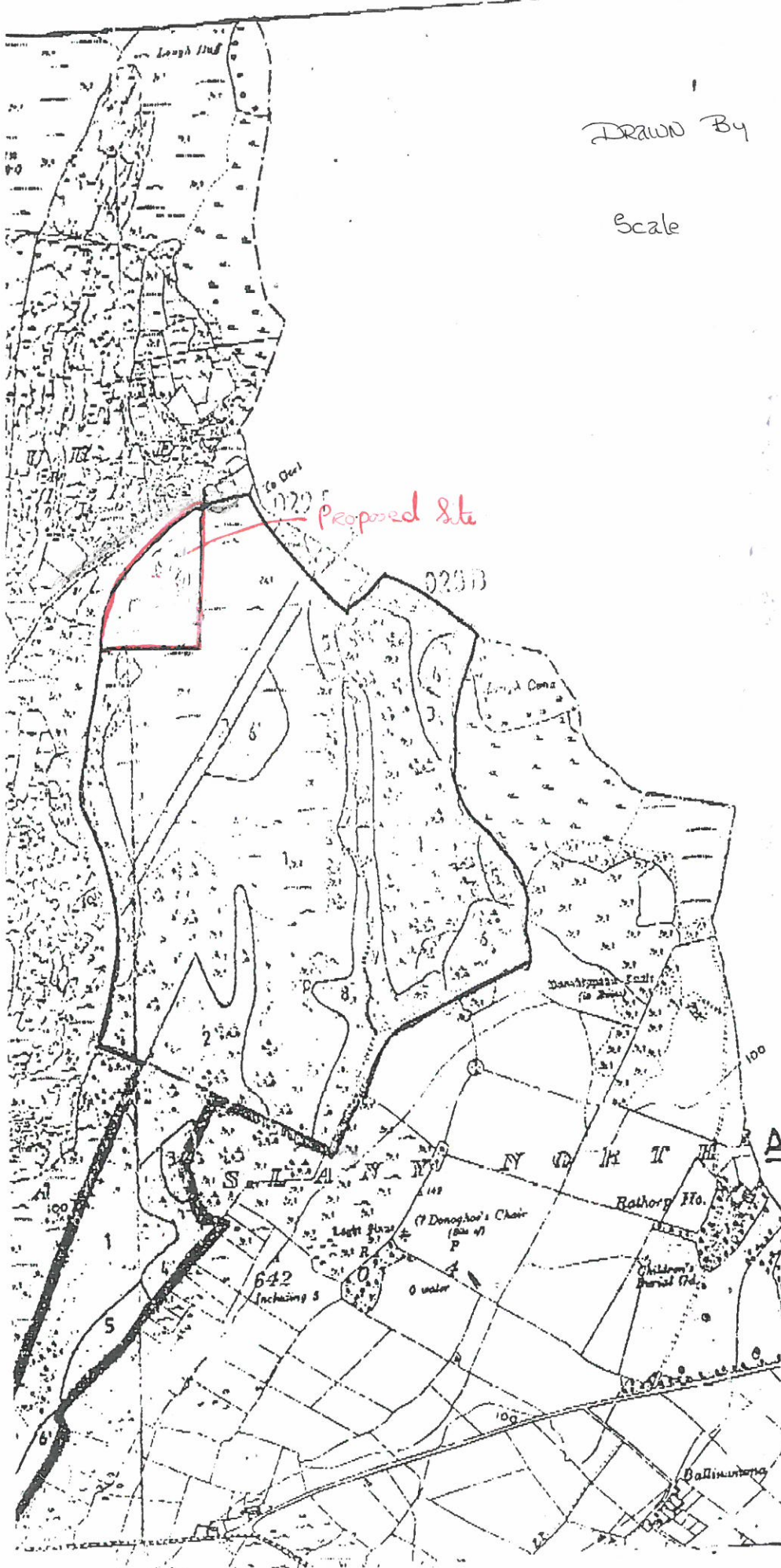




DRAWN BY

Arthur O'Leary  
41 main st.  
Gorey  
Co. Wexford  
6" to 1 mile

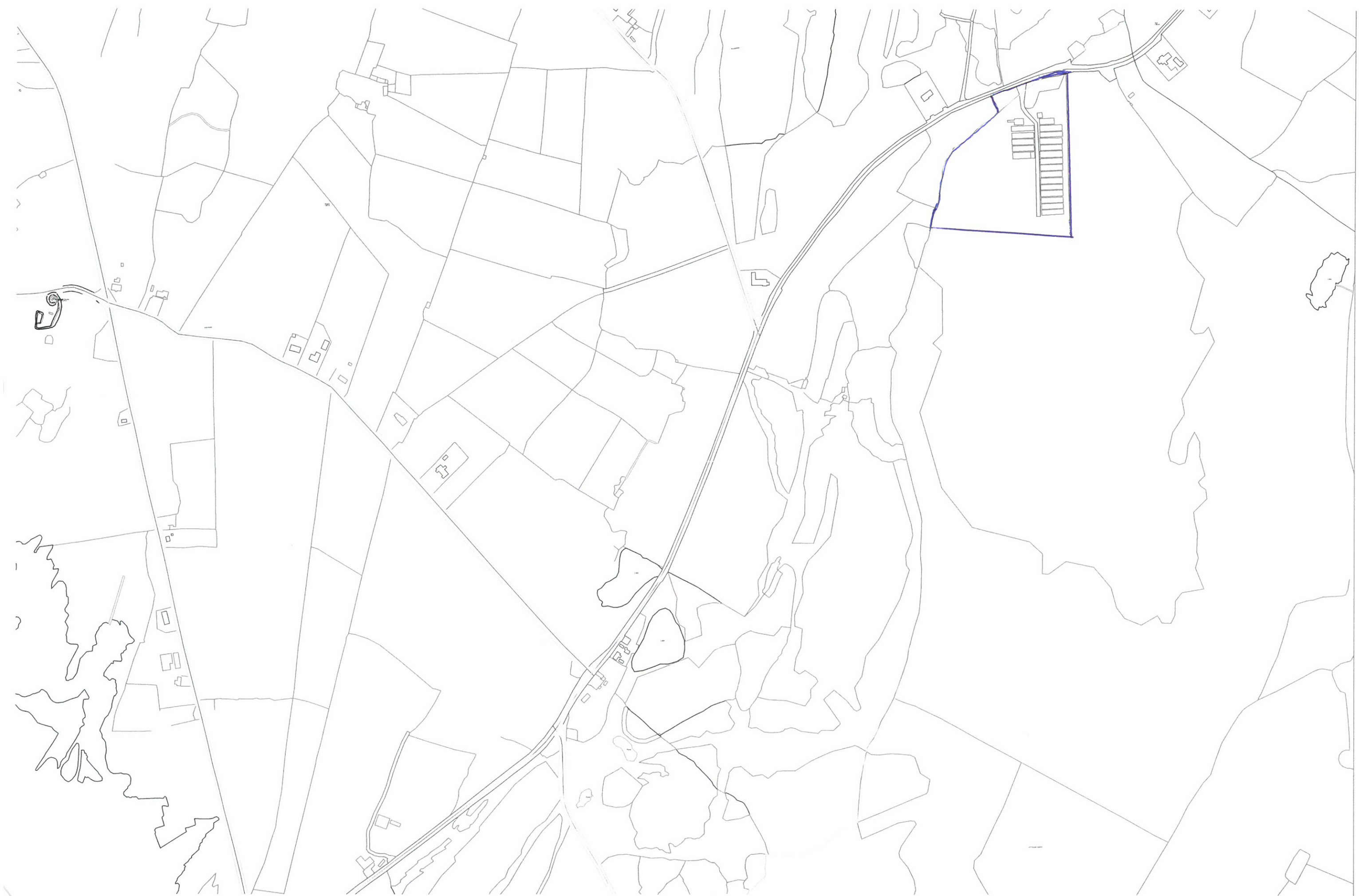
Scale



**ATTYSLANY**

FOREST	GORT
6" O.S.	CLARE
ASSESSED	G.G. 178 / M.D. 2/57
PROPERTY NAME(S)	ATTYSLANY

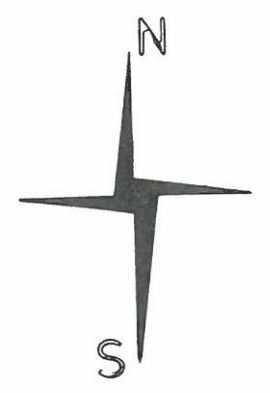
0.5 3915



99-1077

DRAWN BY ARTHUR O' LEARY  
41 MAIN ST, GOREY  
CO. WEX FORD

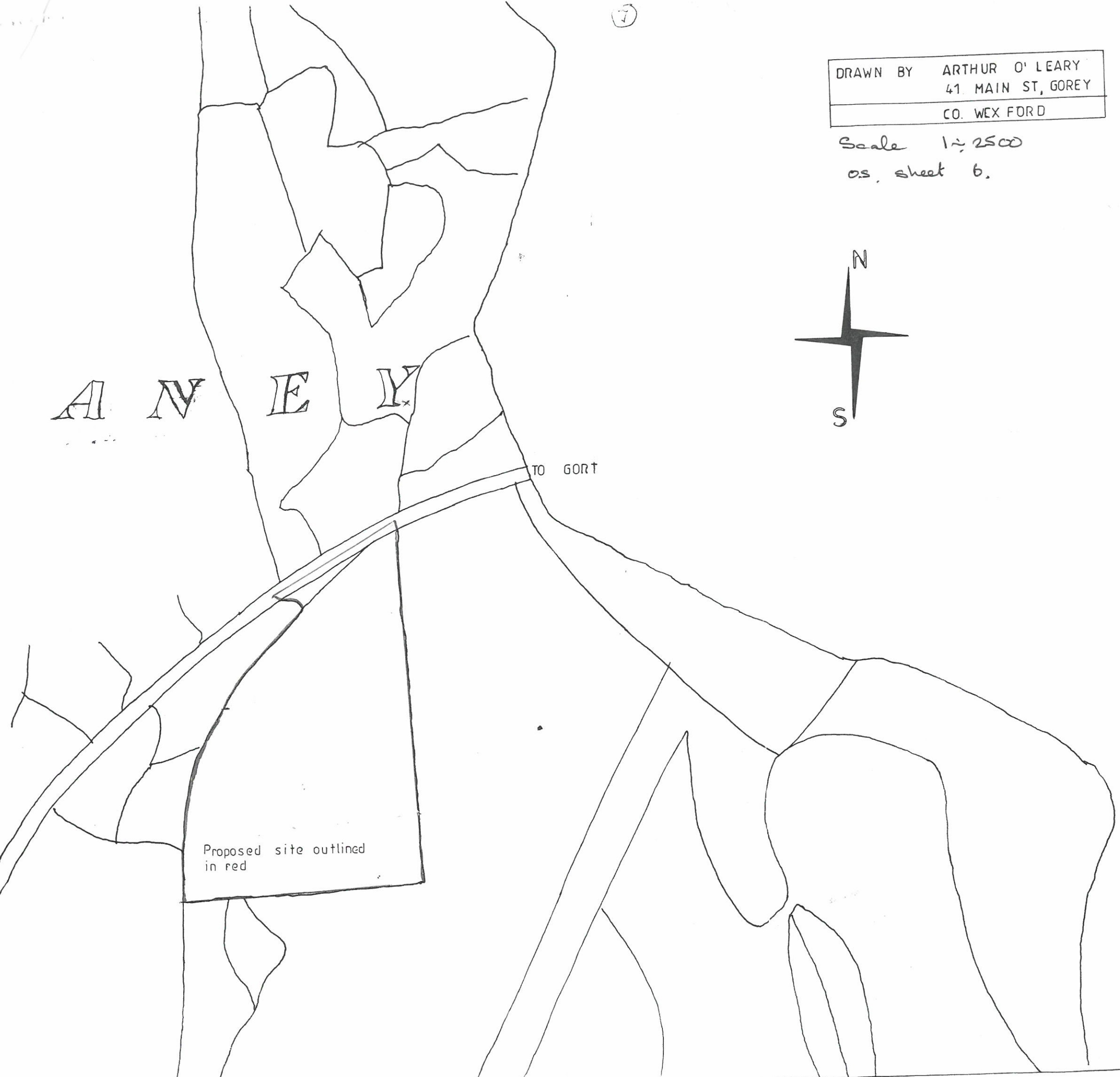
Scale 1:2500  
os. sheet 6.



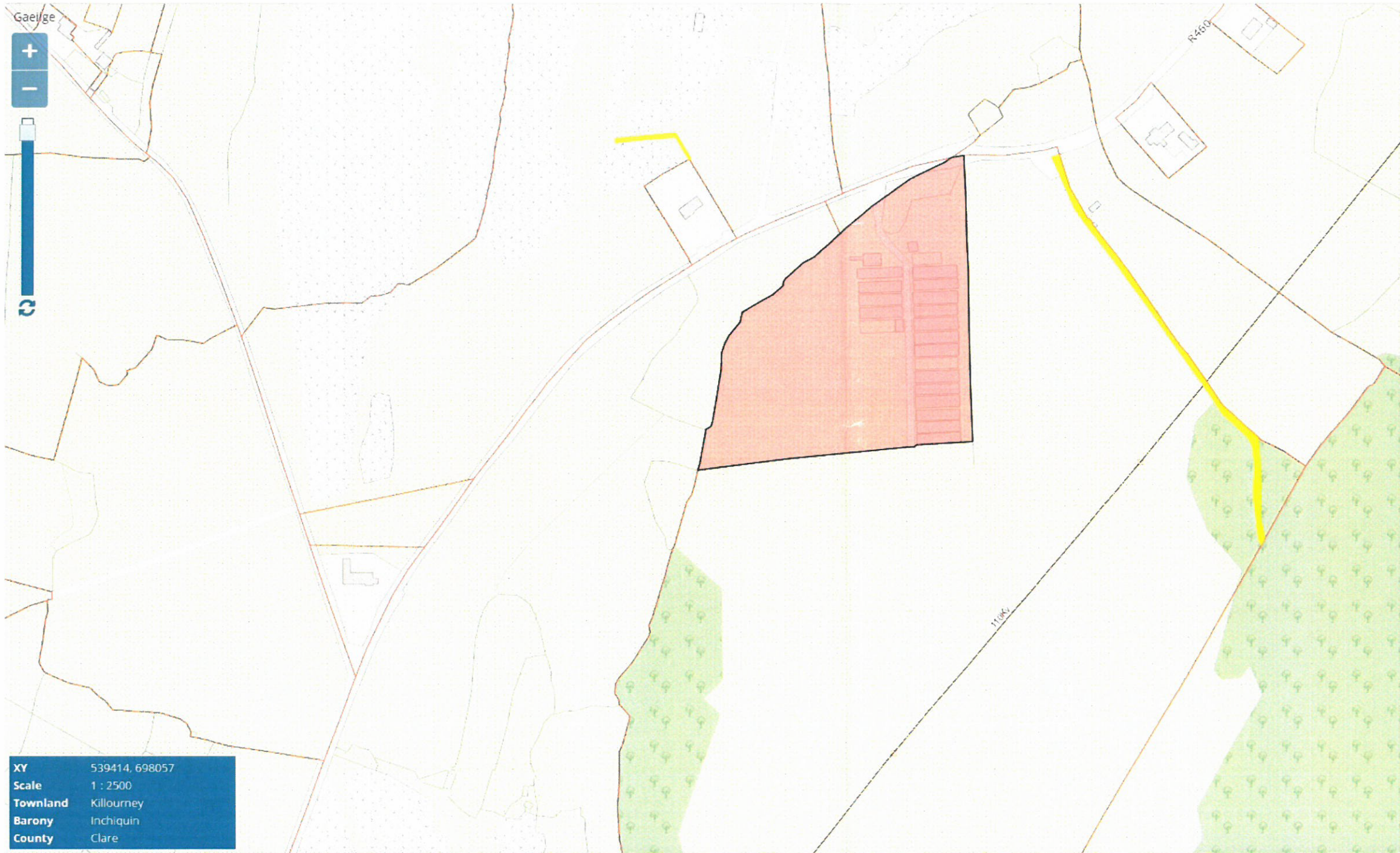
A N E Y

TO GORT

Proposed site outlined  
in red



# BURRENSIDE MUSHROOMS PLC (TUBBER, COUNTY CLARE )



XY 539414, 698057  
Scale 1 : 2500  
Townland Killourney  
Barony Inchiquin  
County Clare

## Property Details

> Back

Folio Number	[REDACTED]
Title Level	Freehold
Plan Number	EOH9
Property Number	1
Area of selected plans	3.14 hectares.
Number of Plans on this folio:	1
Address	Attyslany North, Tubber, Co. Clare, H91 N6TV

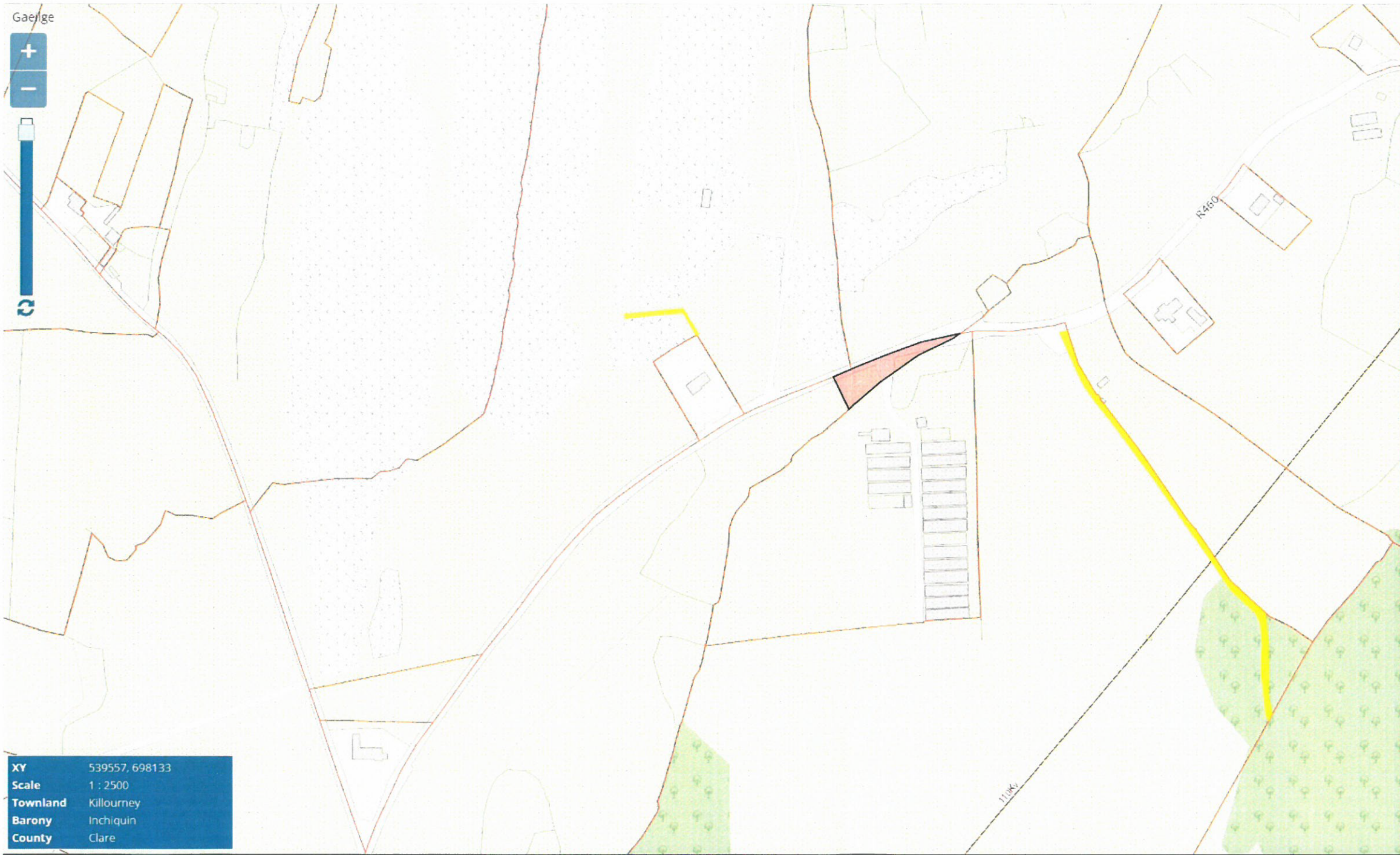
[View Folio PDF](#) [Request Certified Copy](#)

\*FRA Boundaries and Plan Area are not conclusive See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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# BURRENSIDE MUSHROOMS PLC (BOSTON, TUBBER, COUNTY CLARE )



**XY** 539557, 698133  
**Scale** 1 : 2500  
**Townland** Killourney  
**Barony** Inchiquin  
**County** Clare

## Property Details

> Back

<b>Folio Number</b>	[REDACTED]
<b>Title Level</b>	Freehold
<b>Plan Number</b>	FH8L
<b>Property Number</b>	1
<b>Area of selected plans</b>	0.13 hectares.
<b>Number of Plans on this folio:</b>	1
<b>Address</b>	Not Available
<a href="#">View Folio PDF</a>	<a href="#">Request Certified Copy</a>

\*FRA Boundaries and Plan Area are not conclusive See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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