

52-146

Jean Anne de Courcy and Maurice de Courcy




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

10/03/2022

**Re-proposed revisions to Clare County development plan.
Phase 1 of public consultation period. Athlunkard Settlement Plan.**

A Chara,

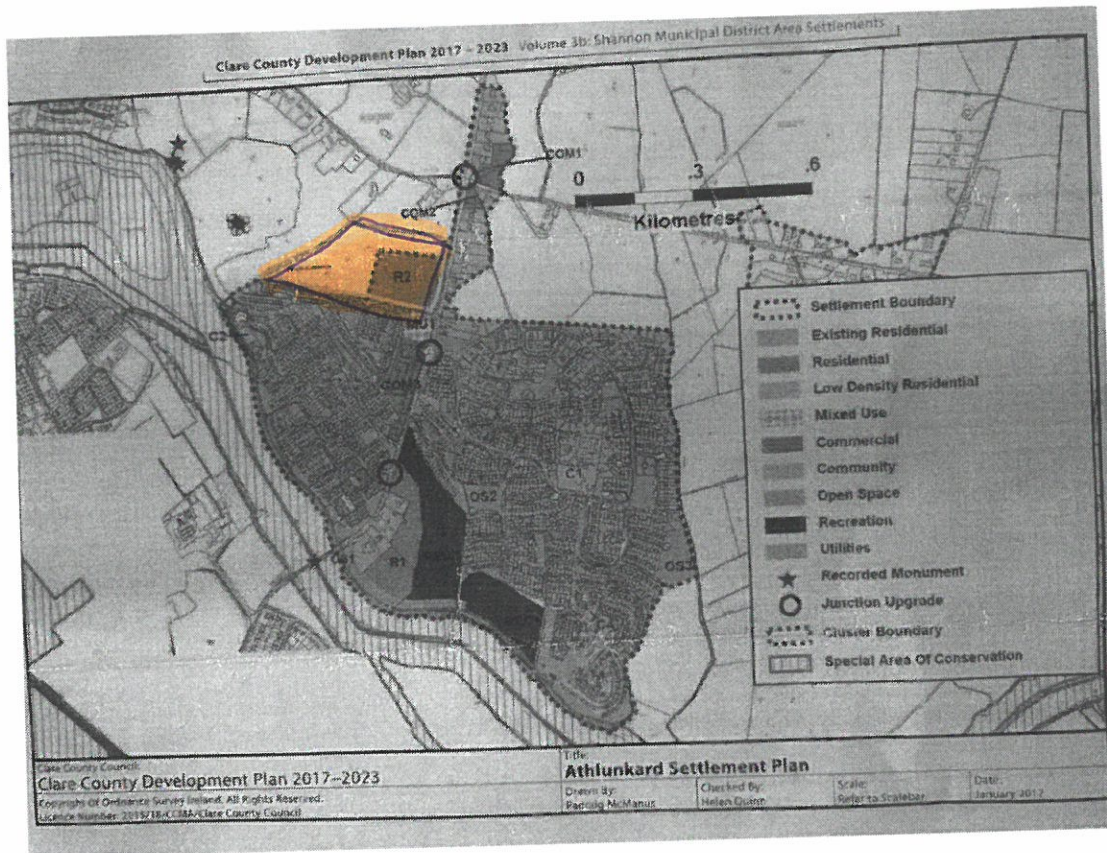
We wish to make the following submission with regard to our land at Knockballynameath, Athlunkard. Folio: 

We believe that the settlement boundary should be extended to incorporate the whole of our land as shown on the attached suggested amendment to the LAP map. A segment of the Land is zoned residential but this does not follow the naturel boundary of the lands.

Indeed, looking at the geometry of the proposed settlement boundary as it is indicated in the draft Local Area Plan, it is difficult to understand why only a small segment of this land has been zoned. It has substantial road frontage within the reduced speed limit area, it is directly opposite to and immediately adjacent to two medium-density housing estates together with an active commercial area.

It is clear that the incorporation of this portion of land would simplify the geometry of the settlement boundary and it is difficult to understand the delineation of the boundary as shown. Following the lie of the land generally facilitates development and facilities which merge and evolve more naturedly thus enabling a more convenient and attractive layout to the development of the area.





Lands outlined in orange.

Fig 1. Suggested amendment to Settlement boundary and zoned area for Athlunkard Settlement Plan.

Certainly, recent evidence in Athlunkard shows very substantial demand for housing with long queues forming whenever any house comes on the market. It is important to take such developments into account and to ensure that when circumstances change to the point of making an area more attractive for the provision of dwellings that planning policy take this into account.

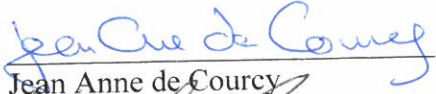
Indeed, it is likely that the events of recent years together with advances in technology and the roll-out of broadband will cause a significant transformation in the nature of settlement within many urban areas.

We would recommend therefore that the area of land which we indicate, measuring some 11 acres should be zoned **Residential**.


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.

Le Meas,



Jean Anne de Courcy



Maurice de Courcy