

Cyril O'Reilly Design Ltd.
Architectural Design and Planning

"Submission to Draft Clare County Development Plan 2023-2029"

Draft Clare County Development Plan 2023-2029,
Planning Department,
Clare County Council,
New Road,
Ennis,
Co Clare.
V95 DXP2

21st March 2022

Dear Sirs,

On behalf of my client Ms. Geraldine McMahon we attach the following,

Outline brief in support of proposal to have a portion of land adjacent to the Ennis Road, Quin Village zoned residential.

Draft housing development layout on proposal land.

Site location map.

Photographs of proposal site.

Yours sincerely,

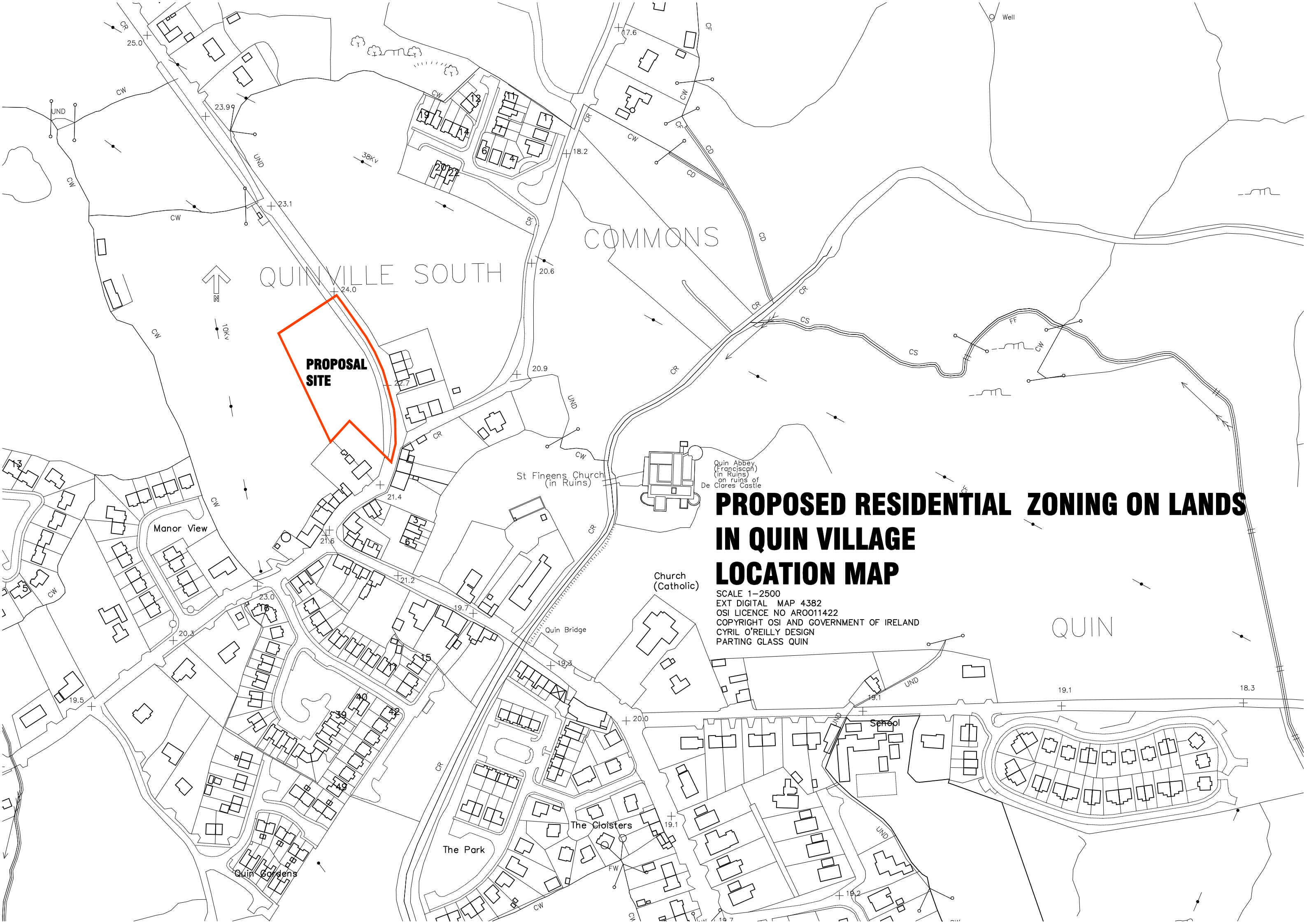

Cyril O'Reilly

**“Submission to Draft Clare County Development Plan 2023-2029”
Proposed land zoning adjacent to Ennis Road, Quin Village.**

The proposal is on part of the lands zoned as Open Space 2 in the Draft Development Plan 2023 -2029. There is a reference that the land to the west of the Ennis Road are elevated and unsuitable for residential development. This may be true for some of the land, but it is our view that a small development of single storey dwellings or 2 storey dwellings could be accommodated on a lower portion of the land adjacent to the existing village.

A development in this location would have the following advantages,

1. Easy access for connection to all public utilities.
2. Walking distance and directly across to village facilities and retail outlets.
3. Development would add to the access into the village from the Ennis Road by the provision of sensitively designed dwelling stone boundary walls and planting.
4. Minimal interference with the existing stone boundary wall and planting.
5. Dwellings in this location could be provided expeditiously having regard to the location adjacent to the Quin-Ennis Road and easy access to all public utilities.
6. No issues with flooding from any source.
7. A small development would improve the streetscape at the village entrance which currently has a view to the rear of existing buildings.
8. The proposal would complement the existing development on the opposite side of the Ennis Road.



QUINVILLE SOUTH

COMMONS

QUIN

PROPOSAL SITE

PROPOSED RESIDENTIAL ZONING ON LANDS IN QUIN VILLAGE LOCATION MAP

SCALE 1-2500
EXT DIGITAL MAP 4382
OSI LICENCE NO ARO011422
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PARTING GLASS QUIN

Manor View

Church
(Catholic)

The Park

The Cloisters

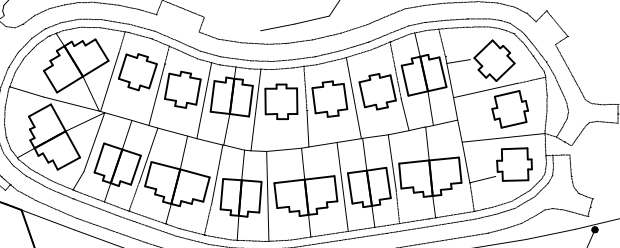
Quin Bridge

St Fingens Church
(in Ruins)

Quin Abbey
(Franciscan)
(in Ruins)
on ruins of
Clores Castle

School

Quin Gardens

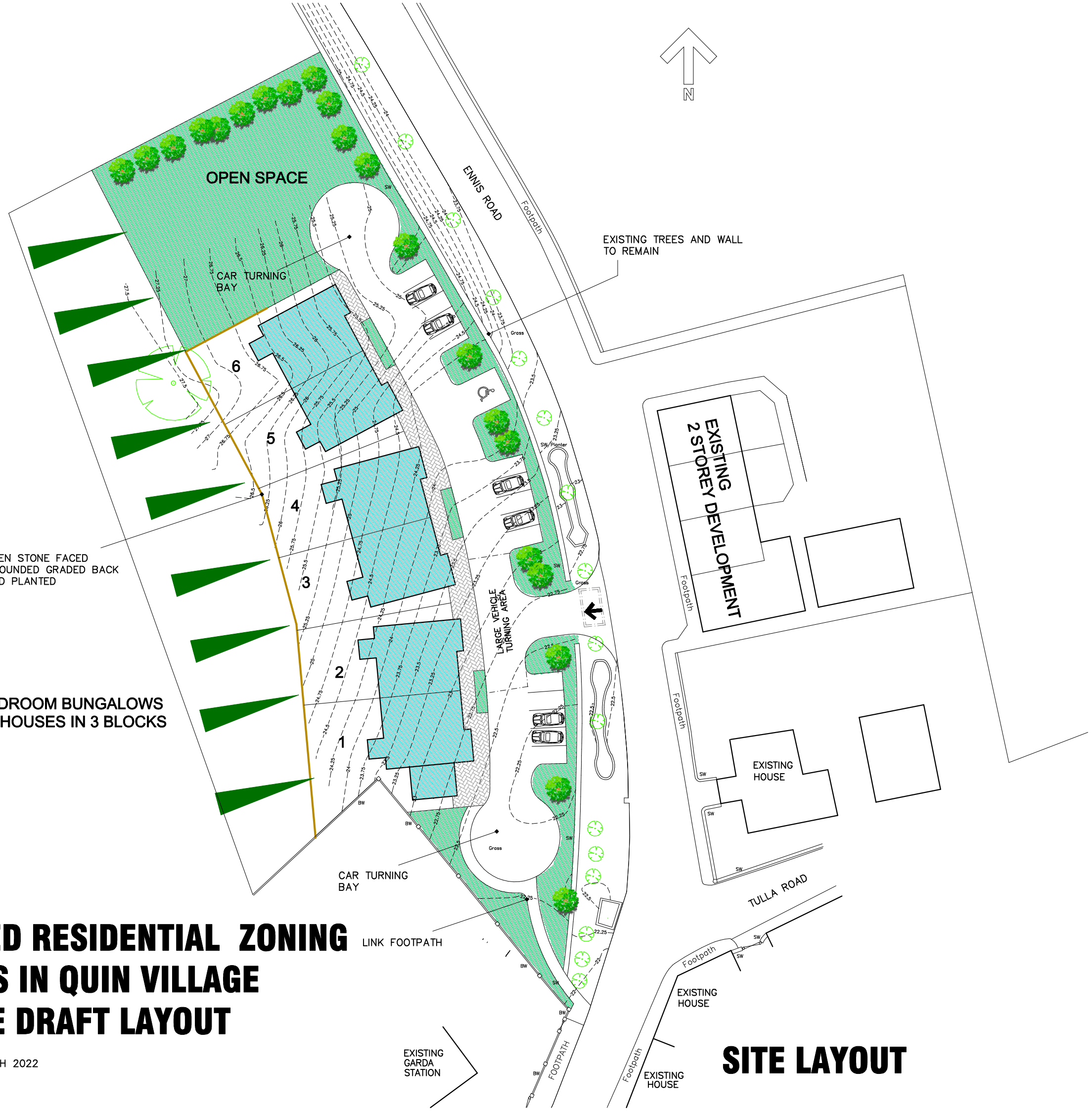


PROPOSED RESIDENTIAL ZONING ON LANDS IN QUIN VILLAGE POSSIBLE DRAFT LAYOUT

SCALE 1-500 DATE MARCH 2022
CYRIL O'REILLY DESIGN
PARTING GLASS QUIN

POSSIBLE 6 NO 3 BEDROOM BUNGALOWS
OR 9 NO TERRACED HOUSES IN 3 BLOCKS

IF RETAINING WALL THEN STONE FACED
OR ALTERNATIVELY GROUNDED GRADED BACK
FROM BOUNDARIES AND PLANTED



SITE LAYOUT



Ennis Road Quin Proposal Site Photographs