

Edmund Irwin



Planning Section
Clare County Council
Ennis

15 Mar 2022

Re - Submission on Lands at Castlebank, Ardnacrusha, Co Clare - Clare County Council Draft Development Plan 2023-2029.

Dear Sir /Madam

I wish to make a submission on the draft Clare County Council Development Plan 2023-2029. I request my lands which are currently zoned low density residential LDR 2 and mixed use MU1 at Castlebank, Ardnacrusha, Co Clare retain zoning be as village growth area or strategic reserve.

The land holding is outlined in red in the attached map (Attachment 1). Planning was granted on this site to the previous owners for a large residential development, planning permission reference 08-1656. The planning was never acted upon because of the economic downturn. I bought the land in 2014.

1. Zoning

The current and the draft development plans for Ardnacrusha identify the need for community facilities including pre school, medical facilities and also cluster type housing for the village. These future developments can be best accommodated on my lands which are centrally located in the village and have safe road access to both the main Ardnacrusha road L3056 and the minor roadway through Castlebank / Lackyle Heights. The village core in Ardnacrusha has traditionally been close by at the power station and former site of the post office. In addition the land is within a short walking distance of the large housing estates in Ardnacrusha.

The draft development plan proposes zoning an area of land close to Barry Shop (VGA1) as the only future area for development of the village. I believe this is flawed as safe road access is not possible for this site without extensive realignment of the public road requiring purchase of private property. This site has road frontage where the road is curving and does not have required site distance. I have made a separate submission on the zoning of this

site which demonstrates the difficulties in safely accessing this site from the public road. If VGA1 lands cannot be developed due to inadequate road access then as a direct result housing demand in the area will continue to be met by ribbon development of one off builds along the local roads with all associated problems.

2. Existing and future Planning permissions on LDR2 and MU1.

Planning permission has been granted for 2 houses (20-103 and 21-1098) on MU1 and LDR2, one of which has been completed. I request that the settlement drawing in the draft plan should be updated to accurately reflect this.

As owner of the land I have undertaken to try to develop the lands. A preplanning submission was made to Clare county council PPI 21-317 in October 2021 for a residential development on the lands. In parallel I am in discussions with Irish Water regarding provision of a waste water connection for the lands (reference CDS 21007821). A planning application has also been made for a pre school facility on MU1 lands (P22-98).

Considering the mid west region in particular is suffering from a severe housing shortage I urge the council to retain zoning on lands which can potentially provide much needed housing and services in the area during the lifetime of the next development plan.

3. Public sewerage

The draft development plan states that there is no public sewerage system in Ardnacrusha and it is included in the list of unserviced villages. It is my understanding that the Lackyle treatment plant which has been upgraded is now in charge of Irish Water. I ask that Clare County Council clarify the situation in Ardnacrusha in regard to public sewerage and the future connection of Lackyle Treatment Plant to Limerick Main Drainage.

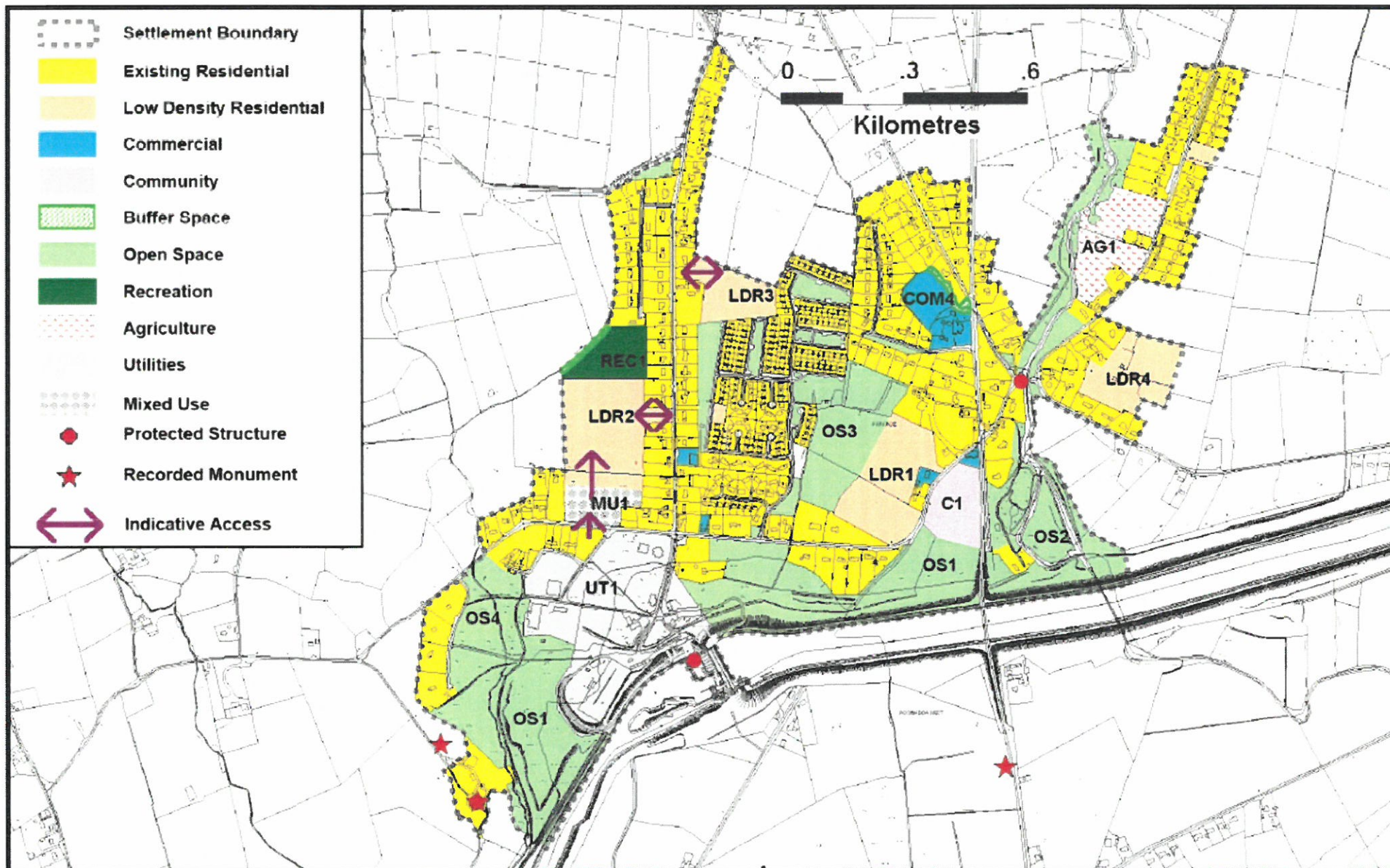
Yours sincerely

Edmund Irwin

Attachments

Attachment 1 - Land holding

Attachment 2 - 2017-2023 Ardnacrusha Settlement Plan



Clare County Council:
Clare County Development Plan 2017-2023

Title:
Ardacrusha Settlement Plan

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Drawn By:
Padraig McManus

Checked By:
Helen Quinn

Scale:
Refer to Scalebar

Date:
January 2017

Land Registry Compliant Map



Surveyed 1993
Revised 2011-2013
Levelled 1976

558350.79

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ITM CENTRE PT COORDS

558350.662372

DESCRIPTION

MAP SHEETS

1:2500
4622-A 4622-B



Arna thionscu agus arna thionscu ag Surbhreacht Ordánais Éireann, Parc an Fhionnúsca, Ráite Átha Clóth & Fíre
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Ní bfuiltear aon léarscáil de chuid Ordánais Shurbhreacht na hÉireann léarscáil phróiseáil deathúil de mháson riamh, ná uimheacht de ghineithe fisiceacha
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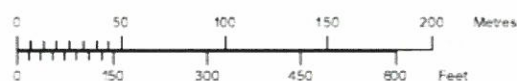
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Land Registry Use Only

Plot Ref. No. 19643981_1_1
Plot Date 10-SEP-2013



Scale:- 1:2500
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