



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

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Name

Angela O' Connor , Siobhan O' Connor, Deirdre O' Connor

Address

[REDACTED]

Email Address

[REDACTED]

Please confirm your Email Address

[REDACTED]

Volume 1

Core Strategy, Settlement Strategy and Housing

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

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

Ballynacally

Associated Documents

Volume 8 Clare Housing Strategy

Environmental Reports

None of the above

Your Submission

Location Map



Upload Files

planning .docx, 0.02MB

maps for Cornfield Ballynacally folio CE12410F.pdf, 2.53MB

15th March 2022

Forward Planning
Planning Development
Clare County council.

Dear Councillors,

Ref: Change of Agricultural land to Residential – Cornfield Ballynacally

We are writing to request a change of zoning to our land at Cornfield Ballynacally under folio number **CE12410F**, for consideration under the forward planning County Development Plan 2023 – 2029.

The key objective of this change of zoning is to provide residential homes for local people and families who wish to live in a village environment, with sustainable benefits to the village of Ballynacally, enabling growth of the population to preserve the village.

Submission

- Change the zoning of lands in Cornfield Ballynacally under folio number **CE12410F** from agricultural land to residential land.
- For the land to be re-included in the village boundary.

Reason

- The land was zoned as residential previous – see maps attached.
- The land was also part of the village boundary previous – see maps attached.
- **To help stem the declining population and strengthen the structurally weak area of Ballynacally, we would welcome the rezoning for residential purposes.**
- The land in Corfield offers a unique opportunity for the village to increase its population, without taking from or changing the core integral layout of the village.
- On part of the land there is already one residential house and outlined planning granted for two other sites planning numbers 15865 and 15866, the remaining land under folio number **CE12410F**, we are proposing should be re-zoned as residential.
- A shared entrance to the land has been agreed under the granted outland planning applications which agrees with county council guidelines.
- Any further development on this land would tend to be at the rear of the field which would not have a direct impact on the view from the main road.
- The change of the village boundary and the de-zoning of said land has been in parallel with the lack of growth and shrinking of the village, in comparison to other areas like Drumquin that has seen a twofold benefit from having **residential development from two housing estates**. The benefit of these estates has increased services in Drumquin like shops, businesses like childminders and schools since the development of two housing estates.

- The lack of building (other than one off housing) miles outside Ballynacally has had a negative impact on both the local school and the closing of small pubs and shops, the village needs more than one-off housing to remain sustainable and grow.
- We do not envisage any significant construction activity taking place in neighbouring areas like Kildyasrt, Lissycasey and Drumquin due to the fact large scale development had already taken place in these areas, leaving Ballynacally an idea solution and resulting in more of an balance.
- The land in cornfield offers the benefit of an established village, footpaths that are serviced by the local FAS scheme and proximity to urban areas like Ennis, Shannon, Limerick and Galway for Work.
- There are options the could be explored on this site:
 -
 - Suitable for the development of small-scale housing schemes and/or single dwelling houses or one off housing.
 - Development of a pilot scheme where council provide affordable serviced sites for new house sites and then sold in plots to private individuals to build their homes, could be very helpful in ensuring that people who want to return locally and work remotely can secure housing. Making planning easier for the purchaser under guidelines or offering tax break. These schemes have been implemented successfully in other rural villages and are being proposed in other counties like Foxford co Mayo. County Council are working with Irish Water to obtain funding for appropriate water and wastewater infrastructure under the Small Towns and Village Growth Programme to develop smaller unserved settlements
 - The land may also lend itself for renewable energy.

A promotion of residential development in Ballynacally is required, as has happened in neighbouring villages which promotes growth, to ensure Ballynacally does not shrink further or fall behind. By releasing the development potential of this land it will bring new life into the village while connecting the village church to the footprint of the village.

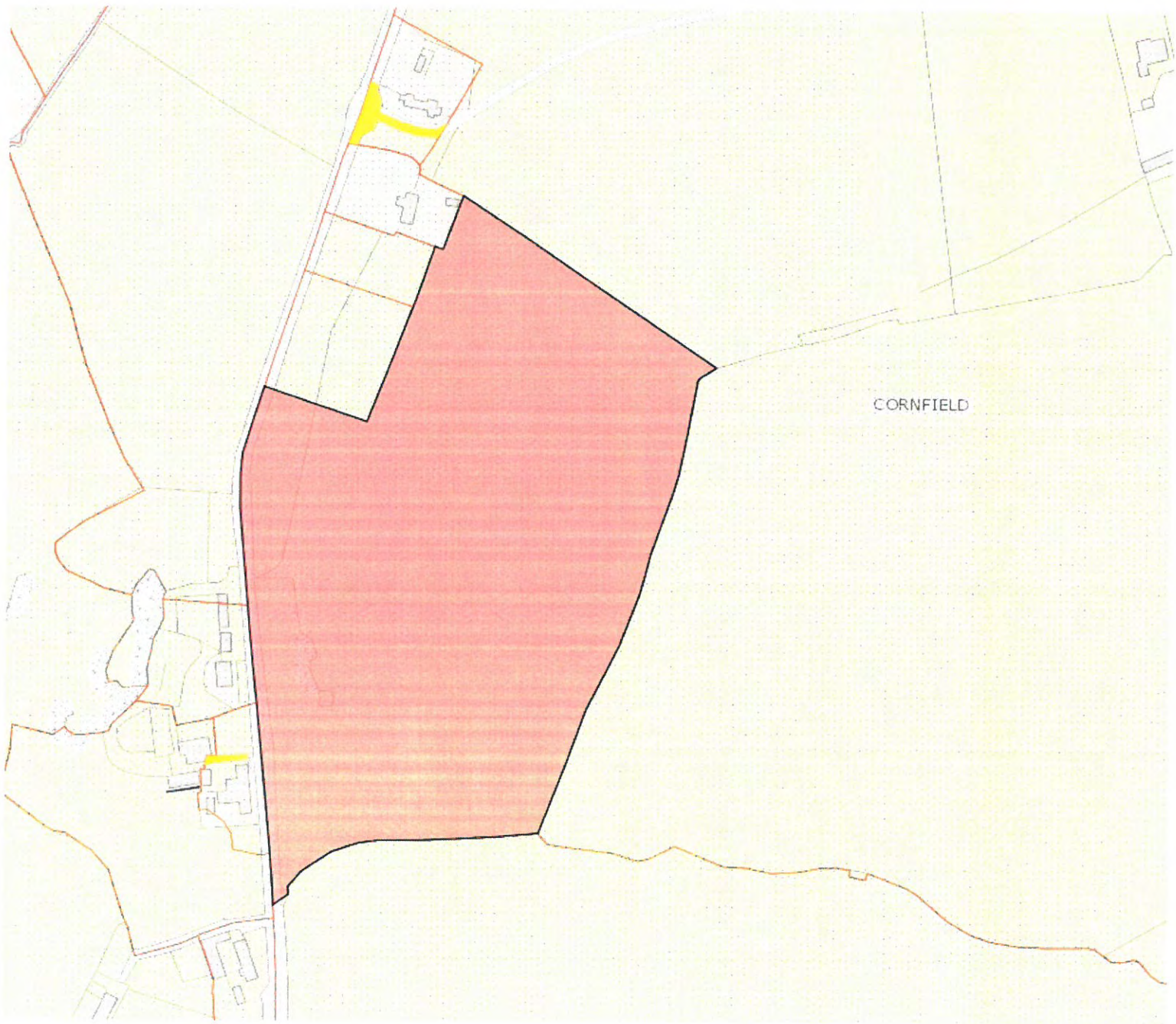
Thank you for the opportunity to comment on the CDP process, we welcome any feedback or meeting with the planning section and taking the time to consider this submission.

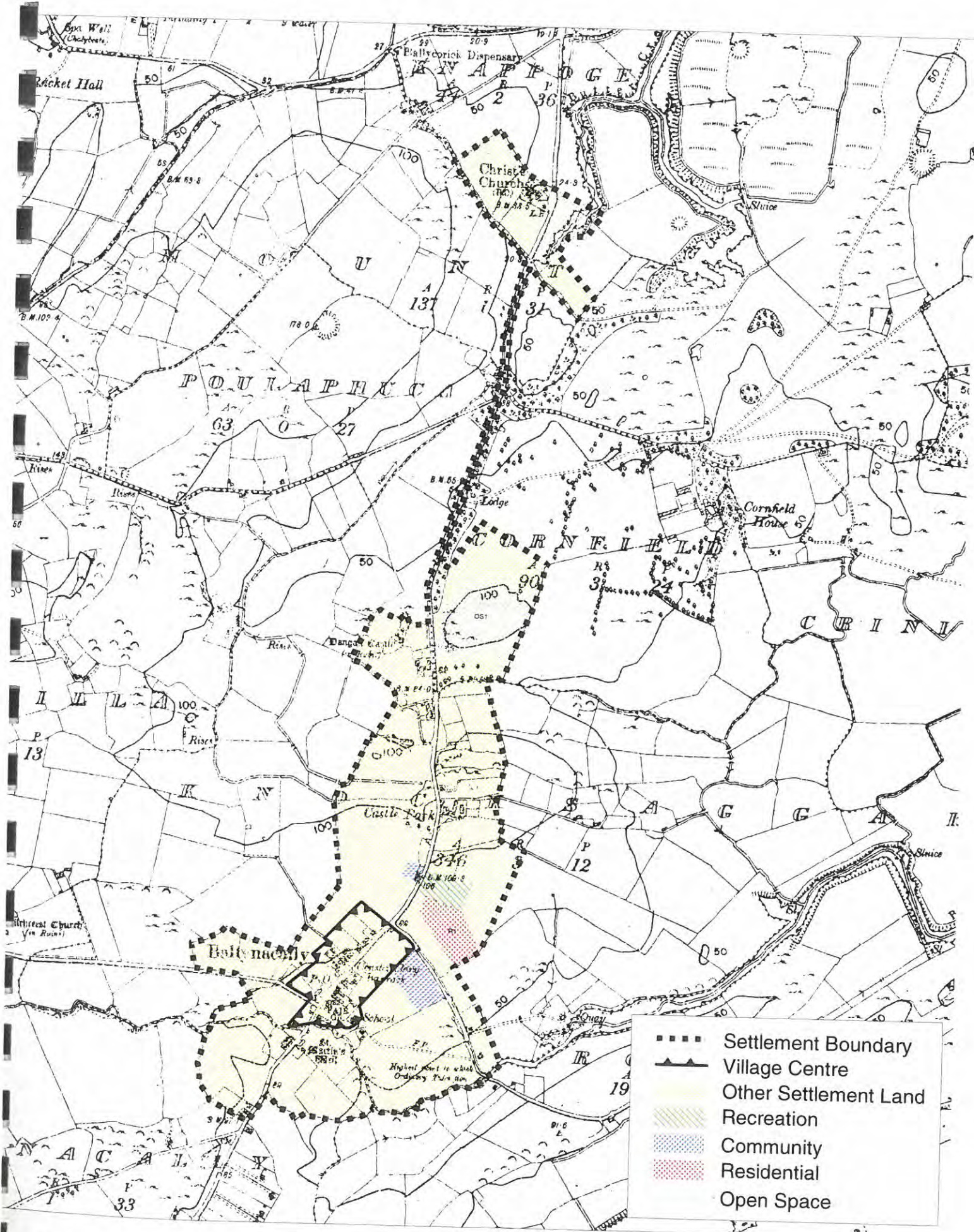
Your Faithfully

Angela O'Connor

Siobhan O'Connor

Deirdre O'Connor

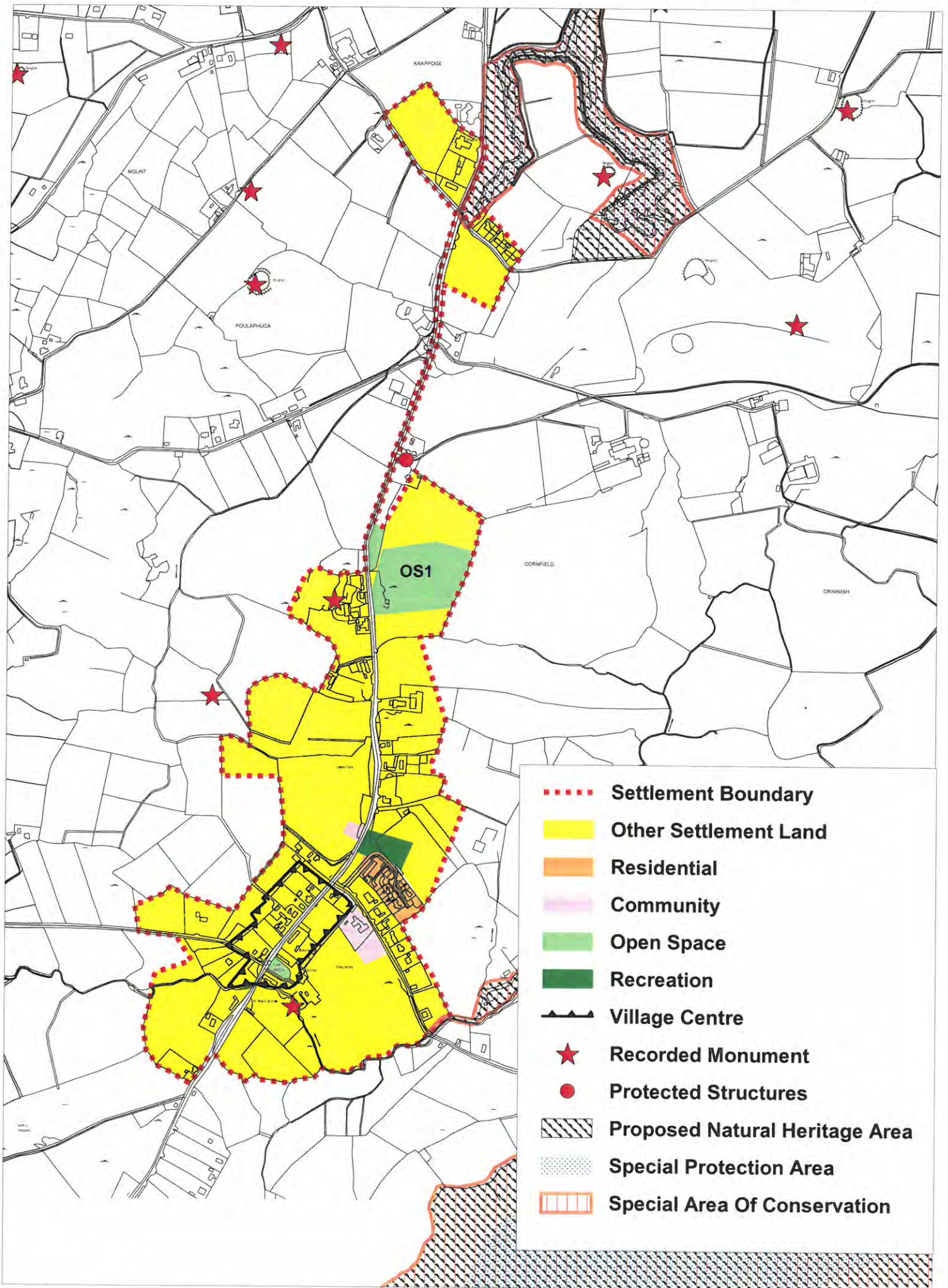




- Settlement Boundary
- Village Centre
- Other Settlement Land
- ▨ Recreation
- ▤ Community
- ▥ Residential
- ▦ Open Space

WEST CLARE 2003 PLAN

Ballynacally / Ballycorick
Scale 1:10000



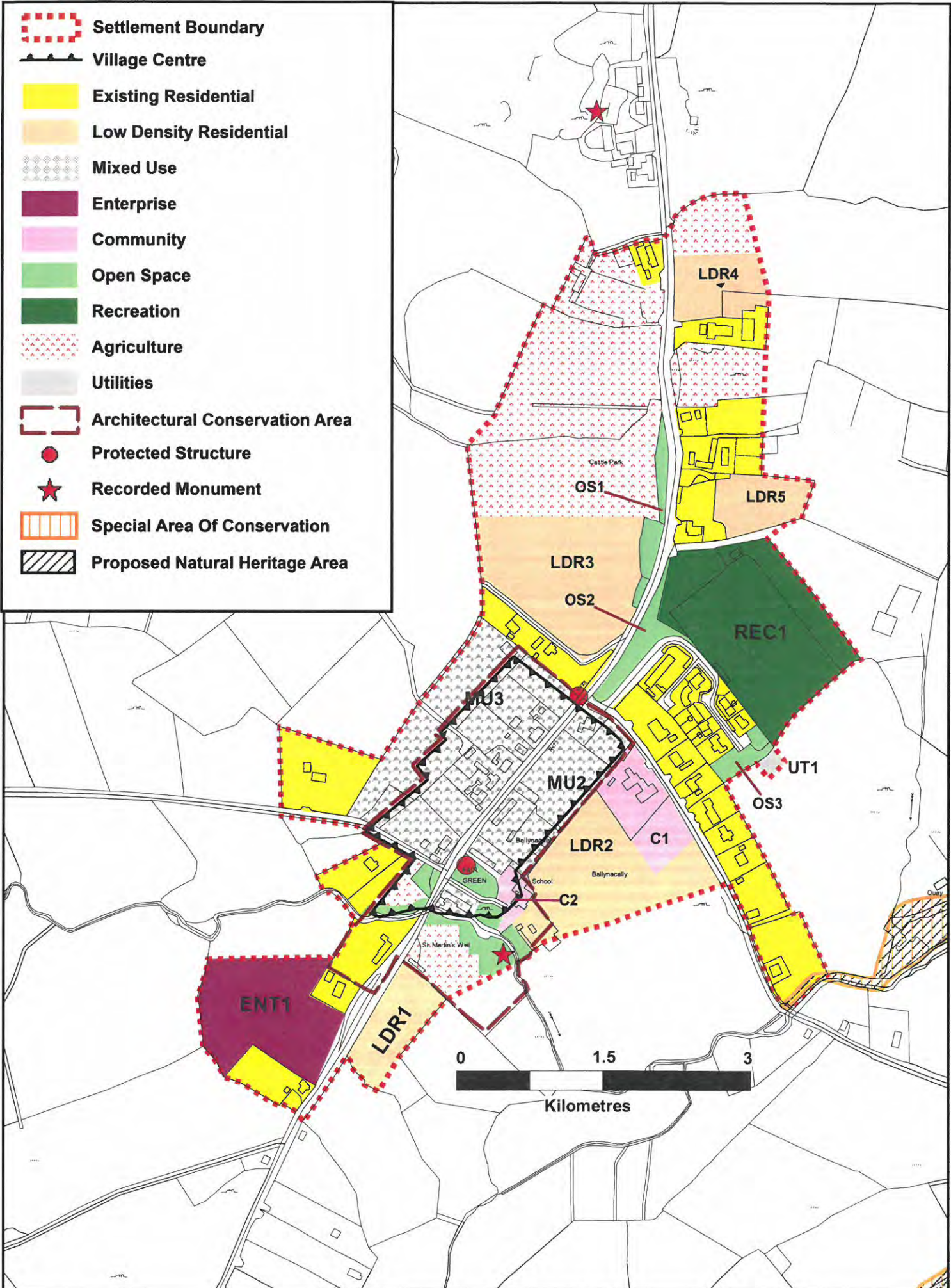
- Settlement Boundary
- Other Settlement Land
- Residential
- Community
- Open Space
- Recreation
- Village Centre
- ★ Recorded Monument
- Protected Structures
- Proposed Natural Heritage Area
- Special Protection Area
- Special Area Of Conservation

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Ballynacally / Ballycorick
Scale 1:10000

WEST CLARE 2009-2015

-  Settlement Boundary
-  Village Centre
-  Existing Residential
-  Low Density Residential
-  Mixed Use
-  Enterprise
-  Community
-  Open Space
-  Recreation
-  Agriculture
-  Utilities
-  Architectural Conservation Area
-  Protected Structure
-  Recorded Monument
-  Special Area Of Conservation
-  Proposed Natural Heritage Area



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-  Existing Residential
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