

S2-202

ARCHITECTURAL DRAUGHTING & DESIGN

Gerard Malone

BTEC NATIONAL CERTIFICATE BUILDING STUDIES (LONDON)

Correspondence address:

21-03-2022

Submission No. S2-103 For Draft Clare County development Plan 2023-2029
on behalf of my client Mr. Anthony Kelly.

Dear Secretary,

Can you please note the following by way of additional/supplementary information for above submission.

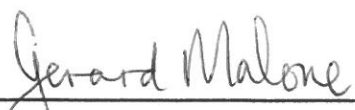
The subject site has had the benefit of a previous granted application in 2007 to construct a substantial housing scheme, planning ref No. 07/26, by Kilrush Town Council. This was not acted on due to the subsequent economic crash/decline of 2008 onwards and inability of then owners to secure financial backing to construct same. The site/parcel of land was eventually de-zoned as residential/ other settlement lands due to this inactivity, and re-zoned as agricultural lands.

Current owner wishes for lands to be re-zoned again to enable him to re-apply for planning permission to construct similar scheme as previously granted.

Current owner is extremely keen to utilise this site to build a variety of dwellings/apartments to accommodate a huge demand for new homes in current housing crisis.

We trust above information will go some way to convince Clare Co. Council of owners willingness to build on this site which is basically being wasted as agricultural lands in the middle of an existing residential area.

Yours faithfully,


Gerard Malone.



KILRUSH TOWN COUNCIL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 2000-
2006
NOTIFICATION OF FINAL GRANT

TO: Mr. Patrick O'Mahony,
c/o P Coleman & Associates,
Bank Place,
Ennis,
COUNTY CLARE

Planning Register Number: 07/26
Valid Application Received: 18/10/2007

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kilrush Town Council has by Order dated 11th December 2007 decided to GRANT PERMISSION for development of land, namely:-

Development which will consist of (i) 9 no. detached dwelling houses, (ii) 10 no. semi-detached dwelling houses (iii) 10 no. apartments, (iv) roads, footpaths, green areas and ancillary services at Fort Rd, Cappa, Kilrush in accordance with the plans submitted with the application.

Subject to the 48 conditions set out in the attached schedule.

See herein for details of appeal procedures.

FIRST SCHEDULE- REASON FOR CONDITION

Having regard to the other settlement land zoning for the area and to policy H7 Housing Development and B 1 'Protection of Archaeology' as set out in the Kilrush development Plan 2002, it is considered that the proposed development subject to compliance with the conditions set out in the second schedule will not injure the amenity of nearby properties, is acceptable in terms of traffic safety and is in the interest of proper planning and sustainable development.

SECOND SCHEDULE- CONDITIONS AND REASONS

1. The development shall be laid out in accordance with plans and particulars submitted to the Planning Authority on the 18th October 2007 and 28th of November 2007 except where conditions hereunder specify otherwise.

Reason: In the interest of proper planning and sustainable development.

2. This planning permission is for 28 dwelling units only. House no.1 and associated entrance shall be omitted from the layout and the area previously occupied by the house shall be laid out as incidental open space. Prior to commencement of development the developer shall submit to the Planning

S.D.