

Volume 3C Draft Clare County Development Plan 2023–2029

22nd March 2022

Killaloe Municipal District Settlement Plans: Quin Village

Dear Sir, Madam,

1. We refer to the above and wish to make a submission in respect of the said draft plan. The submission relates to the Quin Settlement boundary which has been included in the Quin Draft Plan which is part of the *Killaloe Municipal District Settlement Plans Volume 3C*. We own the land marked on the map and wish to make a submission to have this land zoned for residential use.

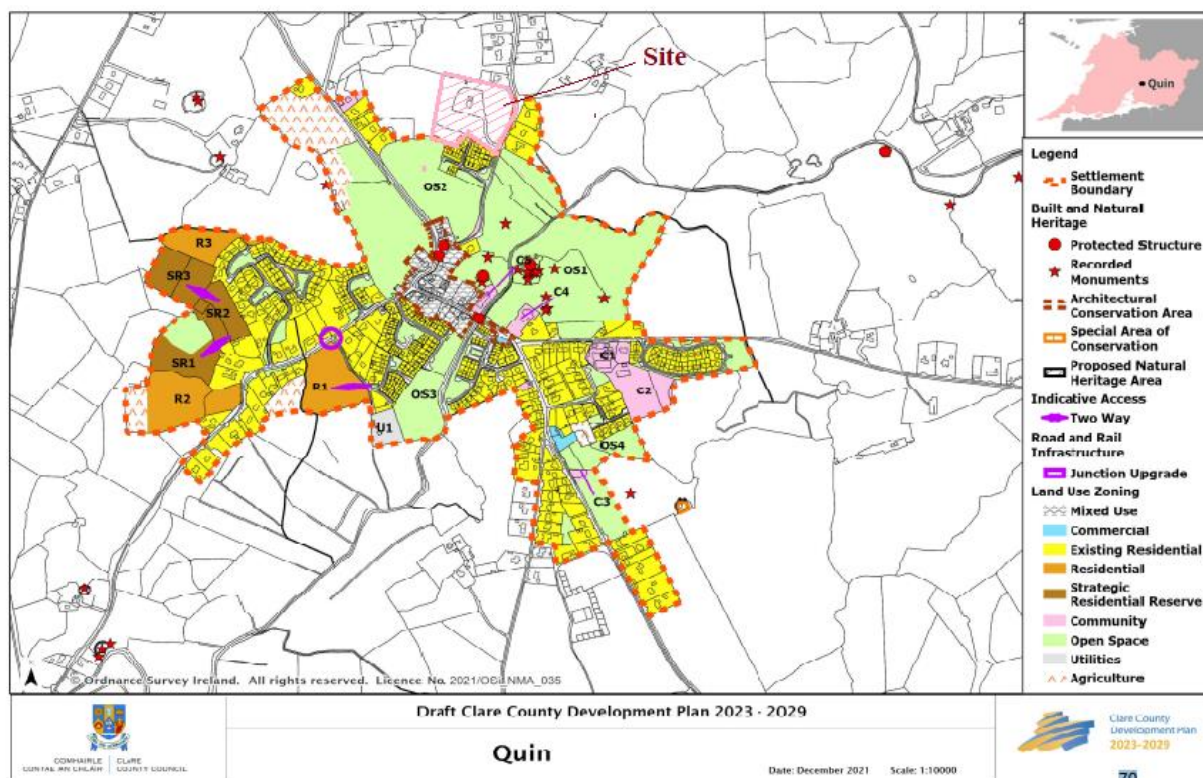
2. We own 7.5 acres in area and we attach a map on which said land is outlined. The property is very accessible with a back drop of mature trees to the north and west. The land itself is enclosed by mature hedgerows and trees. The property is bounded on two sides by the Quin Settlement area. To the south of our land we are bounded by the Cluain Gearráin housing estate which is within the Quin Settlement area. To the east our land is bounded by the L3180, Quin to Tulla public road. The Quin Settlement boundary extends along this road opposite our land for 150 metres and includes 3 houses on the opposite side of the road. Further along the L3180 road for ½ kilometre, there is a total of 18 houses, on either side of the road. We suggest that our land should be included within the Quin Settlement boundary matching up with the existing boundary on the opposite side of the road.
 - 2.1. Our land is within a 5 min walk of the centre of Quin village (the bridge/community centre). 80% of the walk is on footpaths
 - 2.2. Our land is close to services. The mains water and mains sewer are located on the adjacent public road L3180. The Quin Municipal Wastewater Treatment Plant has been upgraded recently to cater for future residential developments in Quin.
 - 2.3. Our land is very accessible, with 180 meters of road frontage and two existing entrances onto the public road L3180. There is also the possibility of access to this land from the adjacent housing estate of Cluain Gearráin.

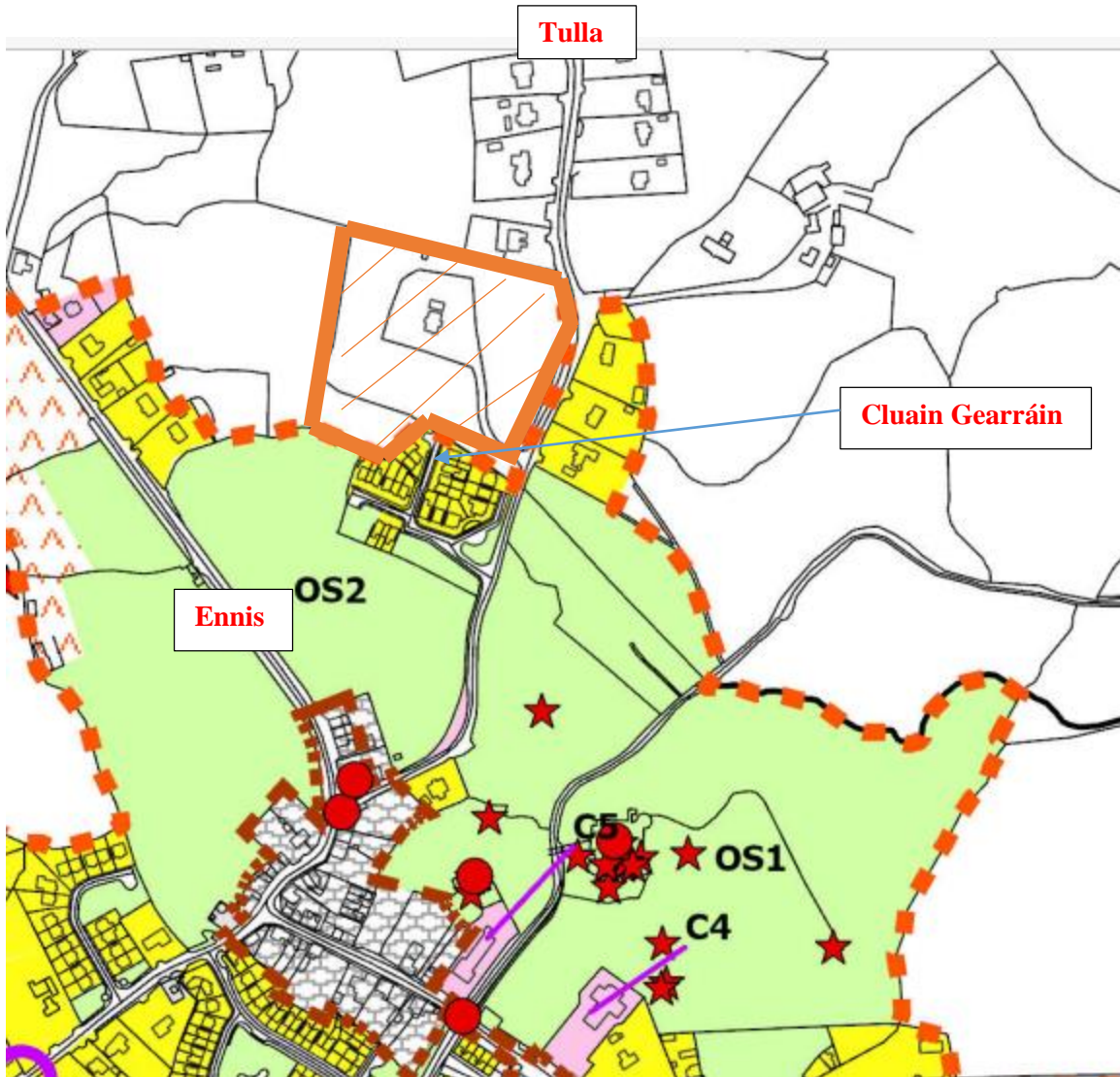
- 2.4. A grass verge the length of the road boundary [and beyond for 500 meters approx.] would allow for a pathway or cycle lane.
Alternatively, this site could be connected to the footpaths in the adjacent housing estate of Cluain Gearráin which is connected by footpath to the centre of Quin village.
- 2.5. In 1993 Clare County Council granted outline planning [ref: P93/68] for 4 houses on this site. The planners at that time made reference to the fact that these four sites (quote): “*sites are located within the settlement boundary of Quin Village*” [see attachments P93/68 notes]. We would like this site restored to this status.
- 2.6. Currently there is an application with Clare County Council for outline planning [ref: P22/164, P22/165] for 2 houses for family members on this site.
- 2.7. The site is not a flood risk area. On the opposite side of the road, Clare County Council have submitted a Planning Application [ref: P22-8000] to construct a flood defence protection for the three houses on that side of the road that are within the Quin settlement boundary.
3. We the owners of this land would like to submit a proposal to CCC to rezone this land in two sections. Section 1 on the southern side (close to Cluain Gearráin) as a medium to high density residential development area and section 2 to the west and north side as low density residential development area. We would envisage the low density development as being similar in style to the Dromoland Lodge houses at Dromoland Castle i.e. serviced sites.
4. It should be noted that any development on this site would not be intrusive on the land scape as most of the surrounding lands are of a higher elevation. This type of development would allow for lots of open spaces as well as maintaining the existing hedgerows and trees, many of which were planted by us over the past 25 years.

Maeve Donnelly and David Barry

████████████████████

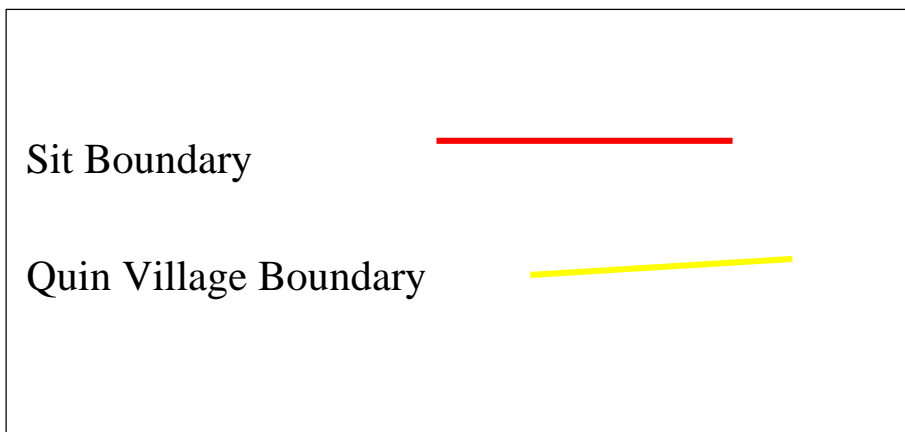
Quin Village





Tulla road L3180 out of Quin Village

Our site coloured in 



A.I. P93-68

3 BANK PLACE

P93/68.

original Application - 7 sites
outlined } amended to 6 by letter
plans lodged on 4-8-54

Sites are located within the settlement boundary of Quin village.

There is no existing water supply passing sites D-G inclusive & it is recommended that condition be inserted to extend main at this location.

[There are 2 applications across the road from these 4 sites & they have already been required to extend main - see 93/663 + 93/720]

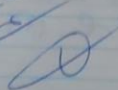
It is also recommended that contribution be waived with regard to sites D-G as the main has to be extended in 4" diameter for a considerable distance.

- Tests done on site were generally good but permeation rates have to be slowed down

- Sec B have no objection re. overhead lines.

No objection to development subject to conditions (14) of attached report

As noted
minutes

 12/8/54