

**D COLLINS CONSULTING ENGINEERS  
& CONSTRUCTION Ltd**



Forward Planning,  
Clare Co. Council,  
New Rd,  
Ennis,  
Co. Clare  
16/03/22



Dear Sirs

I wish to make a submission to the proposed new County Development Plan 2023 - 2029

I am requesting an amendment of the existing designated Ballintlea South 2 Cluster, Volume 3b Shannon Municipal District, Settlement Plans. Please refer to the attached OS map that identifies the proposed amendment. The proposed amendment will accommodate 3 number sites for individual development. These proposed sites form part of a cluster of houses that were developed in a controlled manner with respect to the surrounding countryside. It is a very good example of a well controlled *In-Depth* development of individual sites that integrates into the surrounding countryside. The layout was designed working with the topography of the land and retaining existing hedgerows resulting in a cluster of houses that are largely hidden from the approach roads. An additional three number sites can be accommodated within the landholding. The siting and design of the proposed units will be to the same standard of the existing cluster development, working with the existing topography and screened by existing hedgerows.

As it stands all the services are in place to accommodate the three individual sites, service road, 100mm watermain, 225mm storm sewer, Esb service & Telecom service. All these services are located at the end of the existing service road. Site Suitability Assessments have been carried out on the sites and ground conditions are suitable for individual waste water treatment units. At least 90m sight distance is present at the entrance of the service road.

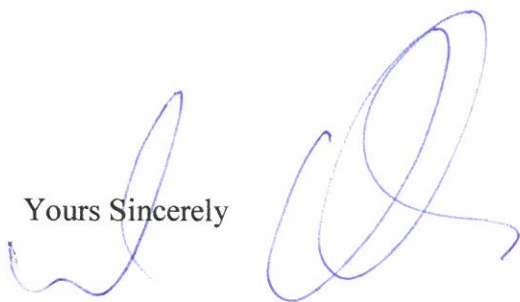
Also attached is the map of Ballintlea South 2 Cluster, identified are potential other sites within the Cluster. Site A has been part of the Cluster for several County Development Plans and has never been developed and is probably unlikely to be developed. Similarly Site B has been part of the Cluster for several County Development Plans and has inadequate sight distance available, while site C is now landscaped as part of a garden to a dwelling house.

This proposed amendment can accommodate a small number of additional dwellings, that will integrate into the existing topography, with full services available, suitable ground conditions for onsite waste water treatment units and adequate site distance. The Draft Development Plan supports small scale development of clusters, see page 89 under the heading Clusters

*"The strategy for these settlements is to facilitate a small number of additional dwellings and/or small enterprises to consolidate the existing pattern of development around the focal points and utilise existing services in the area"*

This is probably the only area in Cratloe that such services have been put in place and are available for connection. The proposal will create *In-Depth Development*. The Council in a number of publications discourage *Ribbon Development*, while on the other hand encourage *In-Depth Development*.

Yours Sincerely

A handwritten signature in blue ink, consisting of a series of loops and flourishes, positioned to the right of the text 'Yours Sincerely'.

Darragh Collins C. Eng Miei

# Proposed Amendment To Ballintlea South 2 Cluster

O.S. REF No. 4620-A

Ordnance Survey Ireland and Government of Ireland

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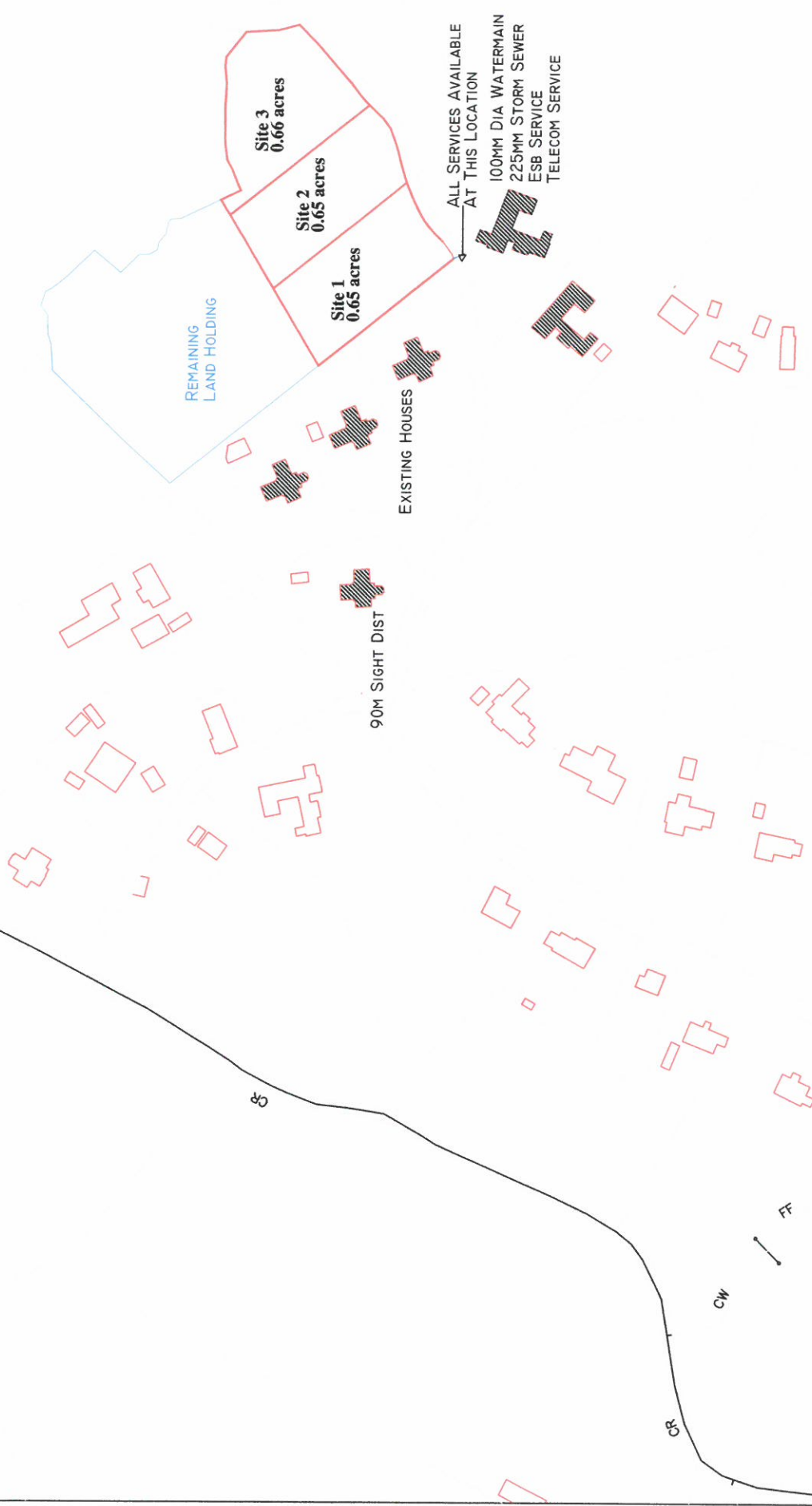
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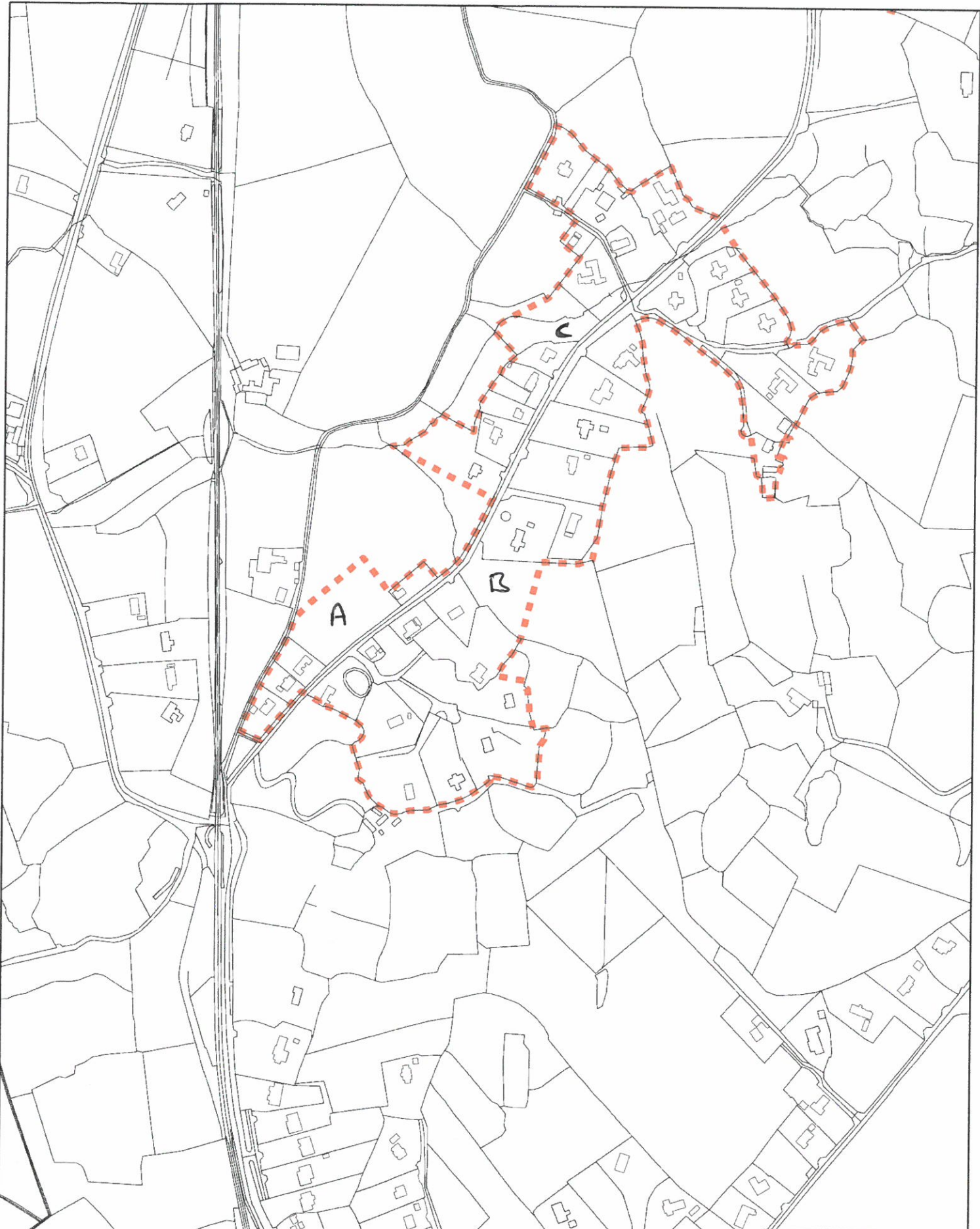
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 Cluster Boundary



### Draft Clare County Development Plan 2023 - 2029

## Ballintlea South 2 Cluster



Date: December 2021 Scale: 1:5000