

Cyril O'Reilly Design Ltd.
Architectural Design and Planning

"Submission to Draft Clare County Development Plan 2023-2029"

Draft Clare County Development Plan 2023-2029,
Planning Department,
Clare County Council,
New Road,
Ennis,
Co Clare.
V95 DXP2

22nd March 2022

Dear Sirs,

On behalf of my client Mr. Patrick Kennelly we attach the following,

Outline brief in support of proposal to have a portion of land in Breaffy South, Spanish Point, zoned
"A Village Growth Area" or "Existing Residential"

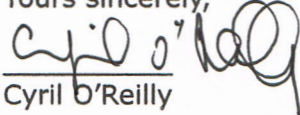
Site location map.

Copies of historic O.S. map of the proposal site.

Copy of ariel view map of the proposal site.

Photographs of proposal site including areas adjacent to the site.

Yours sincerely,


Cyril O'Reilly

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Location -- Breaffy south, Spanish Point

The land is part of the area proposed to be zoned as "Open Space 1 " in the Draft Development Plan 2023 -2029

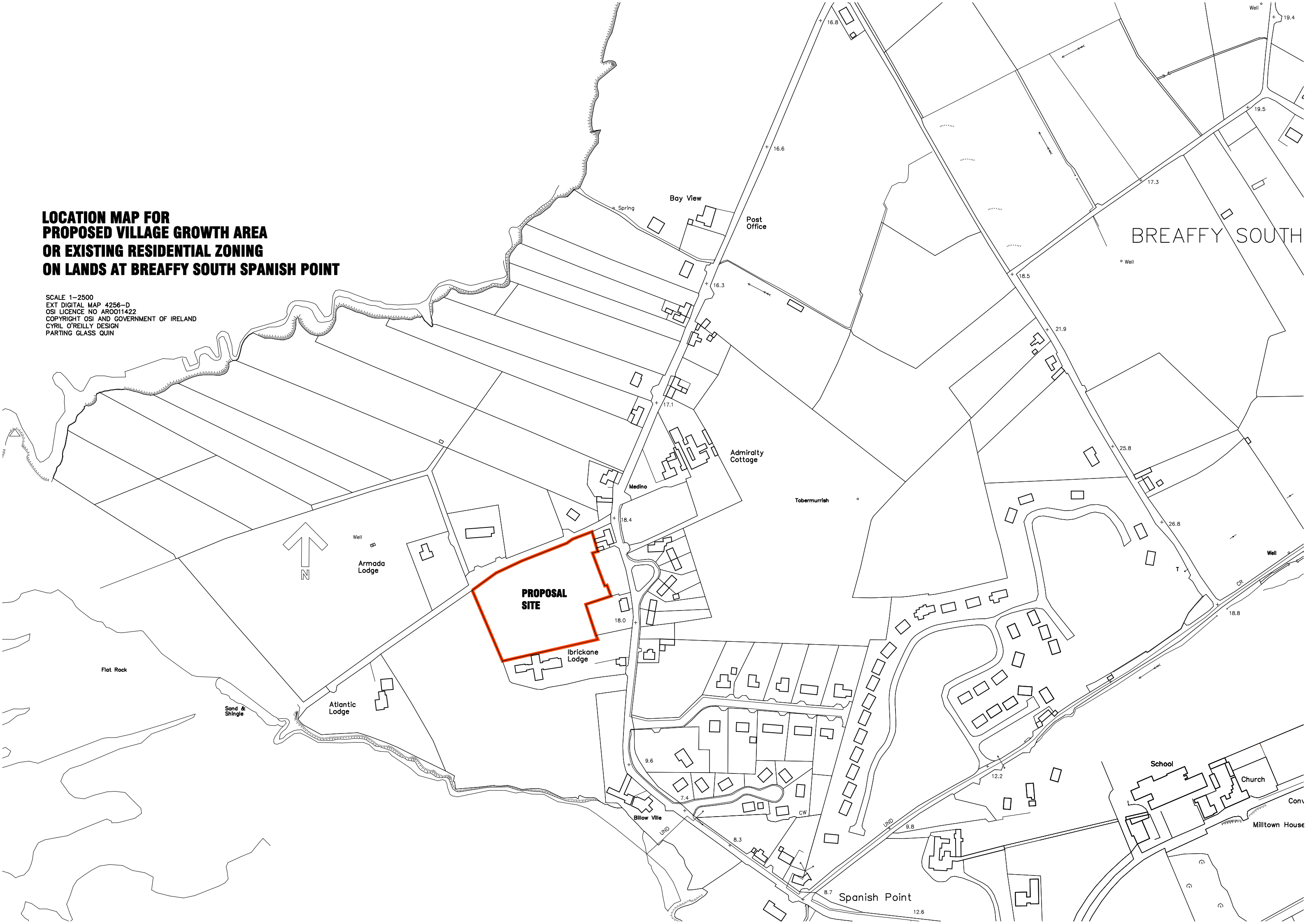
The proposal is to have the lands zoned "A Village Growth Area" or "Existing Residential"

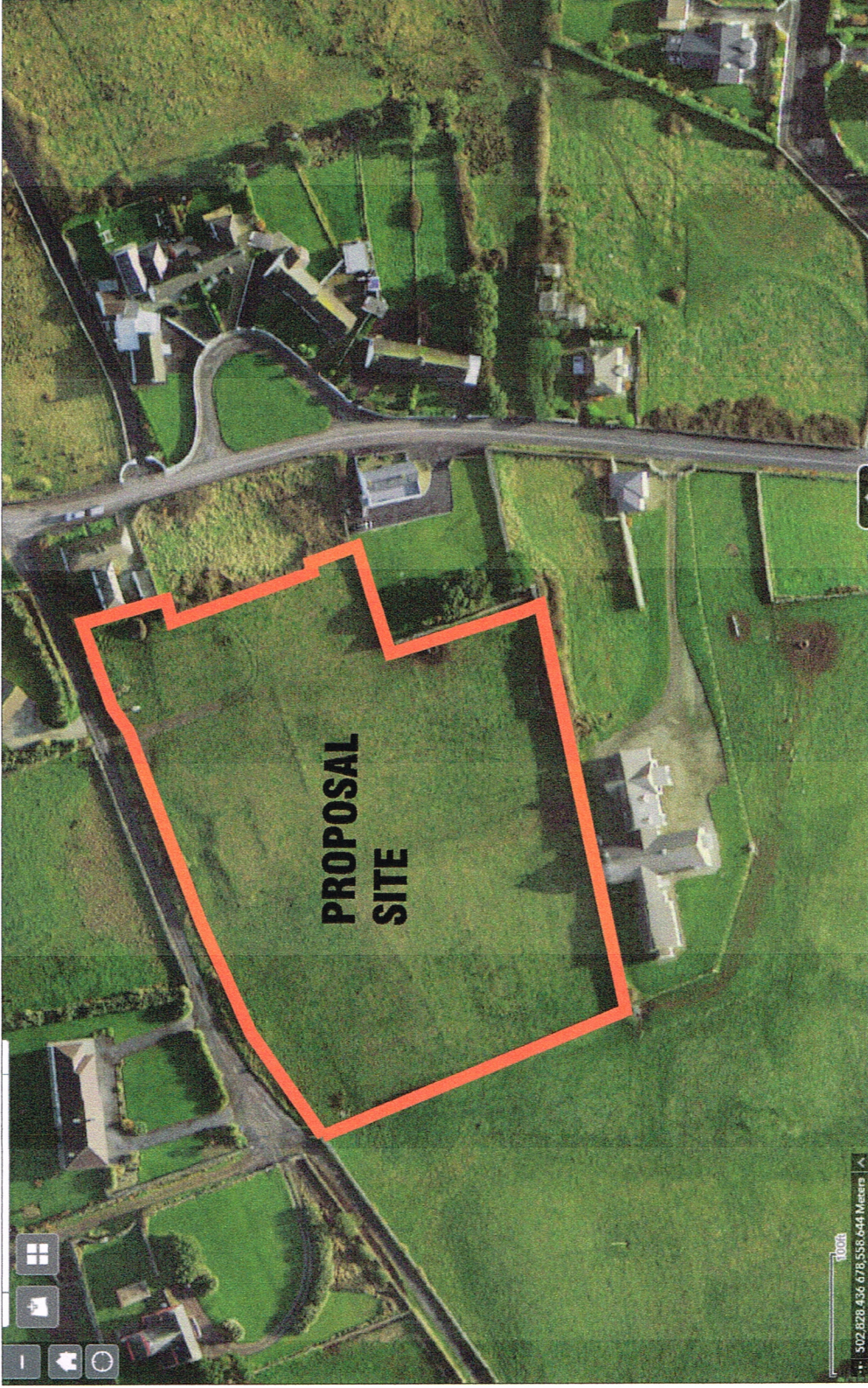
A development in this location with "A Village Growth Area" or "Existing Residential" would have the following advantages,

1. The proposal site is located inside the Spanish Point settlement boundary.
2. The Proposal Site is bounded on the west and south by lands proposed to be zoned existing residential and a Village Growth Area 3.
3. There are remains of historical dwellings on the land and evidence on the extract from the historical ordnance survey map for the area.
4. Having regard to the low front ground levels relative to the existing residential and VGA 3 zoning to the south and east, there would be no visual impact if suitable development took place on this land.
5. Dwellings in this location could be single storey and located close to the existing public road to the north of the proposal site.
6. Wastewater could be treated by individual units, or a private system as proposed by your Council on the other VGA areas in Spanish Point.
7. We have been advised that the owner of part of the lands proposed to be zoned VGA2 will be making a submission to have the zoning removed from his land. This will leave a major shortage of areas for "Village Growth" in Spanish Point.
8. Mr. Kennelly has 2 sons who wish to remain in the Spanish point area where they were born and raised. The present proposal in the Draft Plan, to have this land zoned OS1 will mean that they cannot build on family land and will have to leave the area leading to further depopulation of rural north/west Clare.

**LOCATION MAP FOR
PROPOSED VILLAGE GROWTH AREA
OR EXISTING RESIDENTIAL ZONING
ON LANDS AT BREAFFY SOUTH SPANISH POINT**

SCALE 1-2500
EXT DIGITAL MAP 4256-D
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CYRIL O'REILLY DESIGN
PARTING GLASS QUIN





**ARIEL VIEW OF
PROPOSED VILLAGE GROWTH AREA
OR EXISTING RESIDENTIAL ZONING
ON LANDS AT BREAFFY SOUTH SPANISH POINT**



Views towards Proposal Site
from South East



Views across Proposal Site from
road to rear of site



View of access road along
Proposal Site frontage



Ruins of previous Proposal Site
dwellings