

23rd March 2022

Forward Planning Department
 Clare County Council
 New Road
 Ennis.
 County Clare.

Dear Forward Planning,

Re: County Clare Draft Development Plan 2023-2029
Site at Liscannor Co Clare [REDACTED]

We wish to make representation on behalf of our clients Yellow Bay Ltd, owners of the above registered folio and proposed revisions to the Draft County Plan.

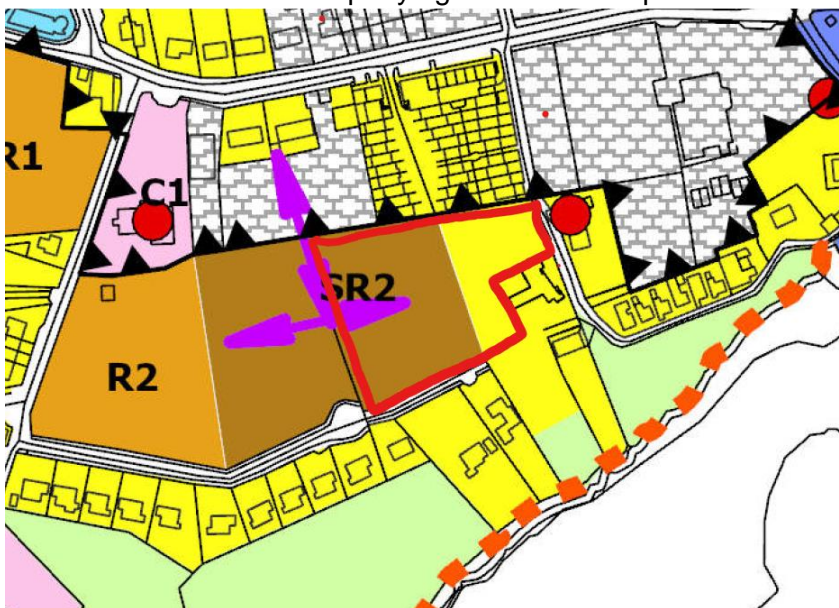
The draft plan proposes that these lands be subdivided between existing residential and strategic housing reserve wherein on page 102 of Volume 3d West Clare Municipal District section it states:

Strategic Residential Reserve (SRR)

Acknowledging that not all lands within the settlement boundary of Liscannor will be required for development to 2029, lands which comprise infill or contiguous sites or have a planning history for residential use and can form part of the long-term sequential expansion of the settlement are zoned SRR. Consideration may be given to the development of some SRR lands

before the end of the plan period, in line with provisions set out for Strategic Residential Reserve in Section 19.4 of Volume 1.

An extract from the accompanying settlement map shows the DCDP proposal below:



The site in question is outlined in red

My clients are at advanced stage of submitting a planning application for this site and have been in discussions including a PPE with the Planning Department towards an acceptable proposal subject to normal due diligence.

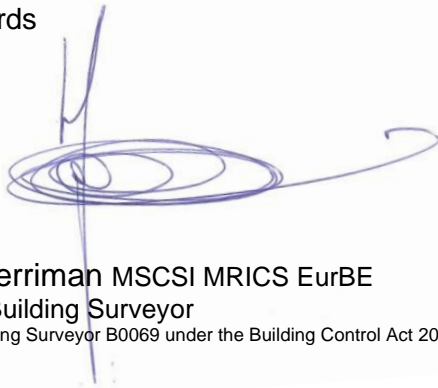
Conclusion

We conclude that the proposal to change the original zoning of this site by division is not appropriate at this stage and request that the proposal in the Draft County Development Plan be retained as per the current CDP for this site pending the normal rigours of the significant planning application in train.

We therefore urge the County Manager to support this observation.

Should you have any comments or queries on the above, please do not hesitate to contact me.

Kind Regards



Fergus Merriman MSCSI MRICS EurBE
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Registered Building Surveyor B0069 under the Building Control Act 2007