

Dermot Morrissey

23/03/2022

RE: The case for rezoning of [REDACTED] as part of the updated County Development Plan

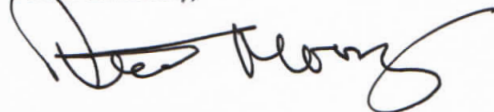
Dear Ms Quin,

I am making this submission in respect to [REDACTED], as part of the updated County Development Plan. I am advocating that this folio should be rezoned from 'C5:Tourism' category to P1:Agriculture. The key rationale supporting same is as follows:

- Access to this land for any tourism activity is unsafe and not practical from the N67 Doonbeg – Kilkee road
- Access through Dun na Mara residential estate to this area is extremely unsafe and not practical
- As Clare County Council have already found, there is insufficient water treatment infrastructure in Doonbeg to cope with increased demands of any development
- Previous application for caravan park and hostelry on this site was refused by CCC citing a number of the points above. Any future development on this site would have to be significantly smaller in scale than previously proposed to mitigate the reasons for refusal
- Need to continue to meet the standards of water treatment required to preserve the Special Protection Area (European Communities Regulations, 2010) that covers Doonmore Bay.
- Planning has been approved for a new residential estate of 8 houses, adjacent to, (and with access through), Dun na Mara. Any additional activity in the area over this will drastically impact the livelihoods of residents in several ways
- The financial, legal, and logistical challenges of utilizing this site for anything other than agricultural use (which has been its purpose for generations) seem insurmountable to me, so much so that the effort and expense expended by CCC or any potential investors would be best focused on more feasible & cost effective projects

In summary, I very much appreciate the opportunity to make this submission, and hope that points made above will be taken under serious consideration.

Yours Sincerely,



Dermot Morrissey