

## Lands at Ballymacurtin, Kilrush Submitted for Rezoning

This particular rezoning proposal is consistent with proper planning and the principles of sustainable development is conserving natural resources and the natural and cultural heritage of the immediate environment. The proposal epitomises planning for the future and the betterment of Kilrush Town and the common good of its citizens.

Essentially, the proposal seeks to shape new development patterns by reducing private car capacity while also maximising the attractiveness of Kilrush Town for economic growth, including tourism development. The proposal therefore has, as its core objective, the ability to optimise the potential of the lands proposed and consequently make Kilrush Town a more attractive place to live, work and exercise life balances and leisure pursuits.

Kilrush Town is the commercial land administrative centre of West Clare, and this proposal undertakes to bring about social and economic inclusion through partnership, participation, and equality of access to services, transport, housing, and gainful employment opportunities.

### **The Proposal**

The commodious site at Ballymacurtin consists of 20 acres(c). It stands on the gateway to Kilrush and is 500 metres distant from the main commercial outlets in Kilrush Town. It has the following advantages:

- (1) The lands straddle the N.68 national secondary carriageway and development there would not impact on traffic flow along the network. The lands are within the Kilrush Town speed limits and a pedestrian footpath in place straddling its natural boundary.
- (2) All the services are available at the site including water, wastewater, electricity, and broadband connectivity.
- (3) The aforementioned lands were previously rezoned for development up to February 2008.
- (4) The lands comprise the only large area near Kilrush Town ideally suited for mixed use development.
- (5) The rezoning proposal would constitute proper planning in all aspects of sustainable development. In essence, it would satisfy proper planning principles and bring about a multitude of benefits for the common good of the Kilrush Town community.

We ask you to give our proposal careful consideration. Thank You

Submission by: Kevin Lucas, [REDACTED]

DEIVIS LUCAS



# Planning Pack Map

**CENTRE COORDINATES:**  
ITM 500270,655973

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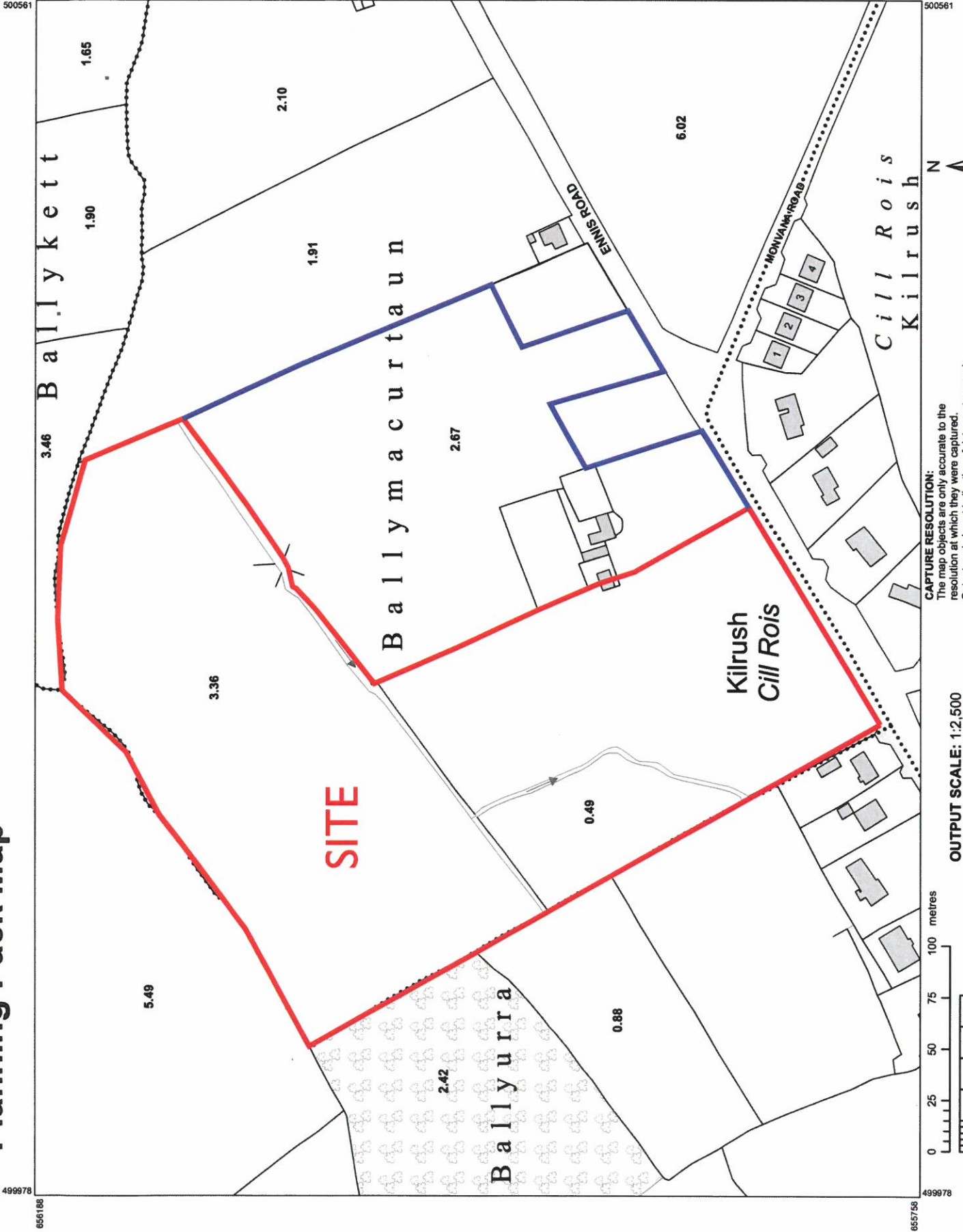
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To Whom It May Concern

Our client has recognised a housing requirement for high quality homes in the area. Water, wastewater, and broadband connectivity are accessible and available to the site, together with schools, transport and shopping being within walking distance of Kilrush Town Centre.

Going forward, a housing development of this standard would enhance the locality whilst respecting the character of the town.

We understand that the site has previously been rezoned, we would appreciate the opportunity to submit our proposal for your consideration.

Yours faithfully

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NOTE  
DEVELOPMENT SITE AREA 5.9 HECTARES  
REMAINING LAND OWNERSHIP 2.9 HECT.

22 No DWELLINGS



01  
203  
PROPOSED SITE PLAN  
SCALE 1:750

REVISION	DATE	DETAILS	DRAWN
-	-	-	-

DESIGN DRAWING

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PROJECT TITLE  
**PROPOSED REDEVELOPMENT OF LANDS AT KILRUSH CO CLARE**

DRAWING TITLE  
**SITE LAYOUT PLAN**

DRAWN	CHEK	DATE	REVISION
MM			
DATE	SCALE		
13-3-22	1:750		
PROJECT NUMBER	DRAWING NUMBER		
2206	202		