

Draft County Development Plan 2023-2029

Submission to Volume 3b – Shannon Municipal District

From: Kieran Ahern, ([REDACTED])

In the South Clare Local Area Plan 2017-2023 my land at Ballycannon North, Meelick, was Zoned LDR.

I am surprised and disappointed to see part of this zoning now being proposed as Strategic Reserve and part zoned agriculture, especially considering this site is within the settlement boundary of Ballycannon North. A proposed development would have been submitted to planning in the lifetime of the current CDP except that no adequate sewerage infrastructure was available in Meelick. Irish Water have committed to correcting and up-grading the sewerage service which will have capacity for much needed housing development, not just into the future, but now. This is expected to be completed during 2024 at the latest. As the holding tank and pumping system is located beside my site, it makes it an almost “ready-to-go” development, subject to planning permission.

In response to a Pre-Connection Enquiry made in August 2020, Irish Water asset planners committed to me in writing, to a feasible connection for 71 dwellings (or thereabouts), when the up-graded sewerage system and capacity became available.

There is a high demand for housing in this area. Two applications were refused within 500m of this site in the last few weeks. Both of these applicants would be happy to buy their home on this site as they are both from the Meelick parish.

The issue of traffic safety at adjacent Brennan’s Cross can be solved, by the proposal by me to the current CDP and is again offered in this submission, to realign the road as indicated by the dotted line on the current zoning map.

A site for a much needed playground, ideally located for all of Meelick, can be developed as part of the planning of this site.

It should be noted also that Clare Co. Council Housing Department considered purchasing this site but was not supported by the Department of Government due to lack of sewerage.

I am requesting the Council to re-instate the LDR zoning on this site, in the new Shannon MD draft plan, (as it is in the current CDP).

Regards,

Kieran Ahern
Kieran Ahern

Date: 23/3/2022

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