

# Summer Cove Owners' Management Company CLG

Planning Department  
Clare County Council,  
Áras Contae and Chláir  
New Road  
Ennis Co. Clare  
V95 DXP2

25<sup>th</sup> March 2022

## **Re: Clare County Development Plan 2023-2029**

Dear Sir/Madam,

On behalf of Summercove Owners' Management Company CLG, C/O M&C Property, 9 Lower Cecil Street, Limerick, The management company wish to lodge a submission for the application for the change in zoning in the area located in red on the attached map. The area is located at the top of Summercove Estate, Station Road, Lahinch, Co Clare.

The reason the management company wish to lodge a submission is due to the following:

**Inadequate Space:** there is inadequate space for any potential housing in the area marked in Red on the OSI map, the access from this area on to the road would be unsafe.

**Green Area:** The green area separating Summercove from the road would be a massive loss to all the residents in the estate and nearby houses. Should the area be rezoned for residential development a large number of houses in Summercove would be overlooked by any proposed development and would create a privacy issue for those residents.

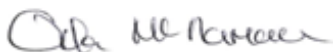
**Sewage System:** The sewage system in Lahinch is already under pressure and the management company would query if the facility would be able to sustain any further pressure by adding further houses to the system, especially under the summer season when the area is fully occupied.

**Drainage:** It has been noted that the drainage in the area is in poor condition.

**Traffic Flow:** In the peak of the summer, you will note that motorists encounter a number of problems due to the heavy flow of traffic and cars being parked in undesignated areas. This causes a number of issues for the residents in Summercove, especially with no footpath in situ for residents to walk on.

Should you have any queries please do not hesitate to contact me.

Yours sincerely,



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Orla McNamara  
M&C Property  
For & on Behalf of Summercove Owners' Management Company CLG

# OSI Place Map

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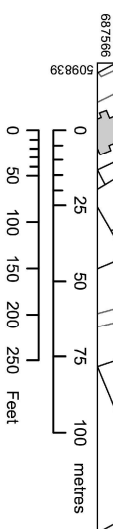
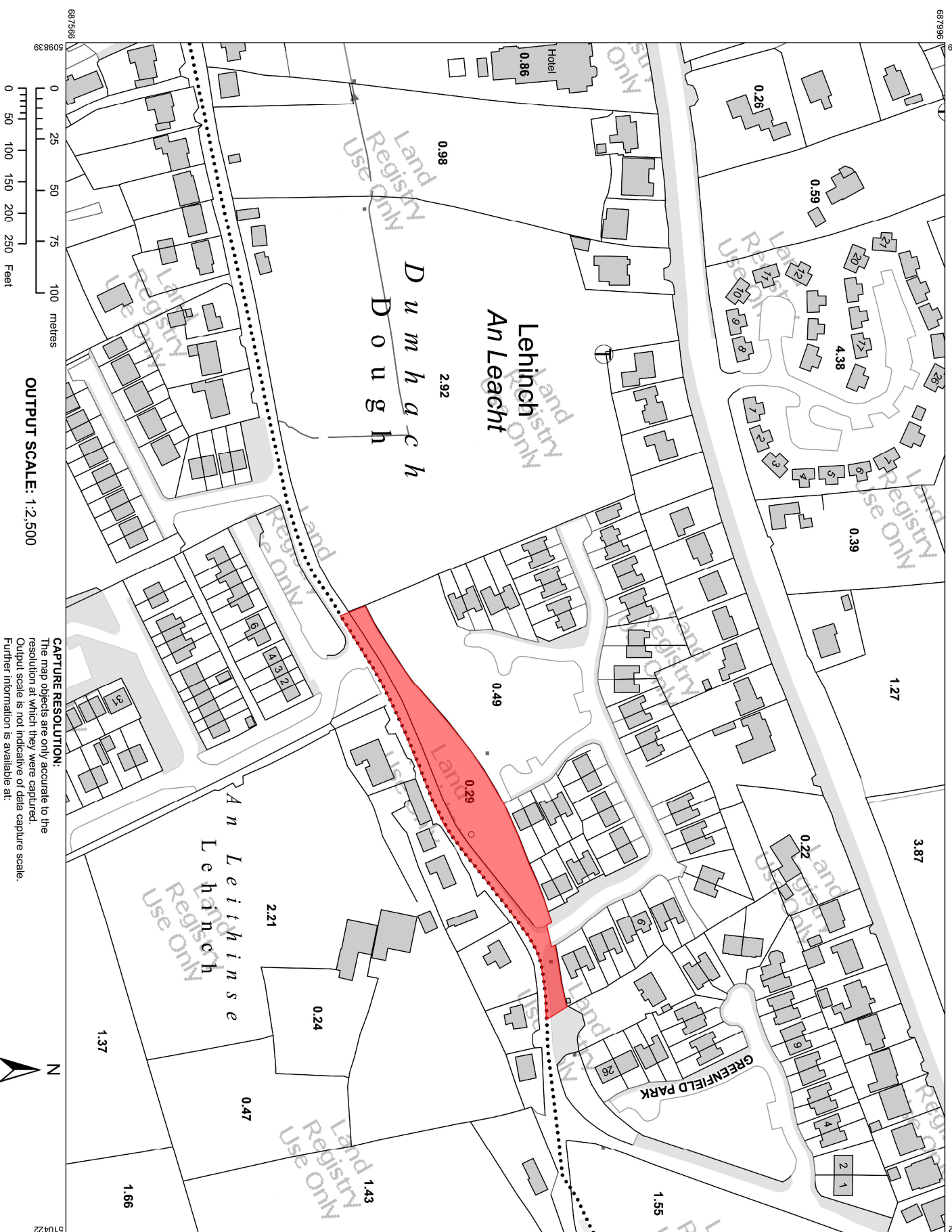
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