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SUBMISSION TO

Clare County Council To Request

Proposed zoning of land under the new Clare County Development Plan 2023-2029

On Behalf of Mr. Mike Pearl

March 2022



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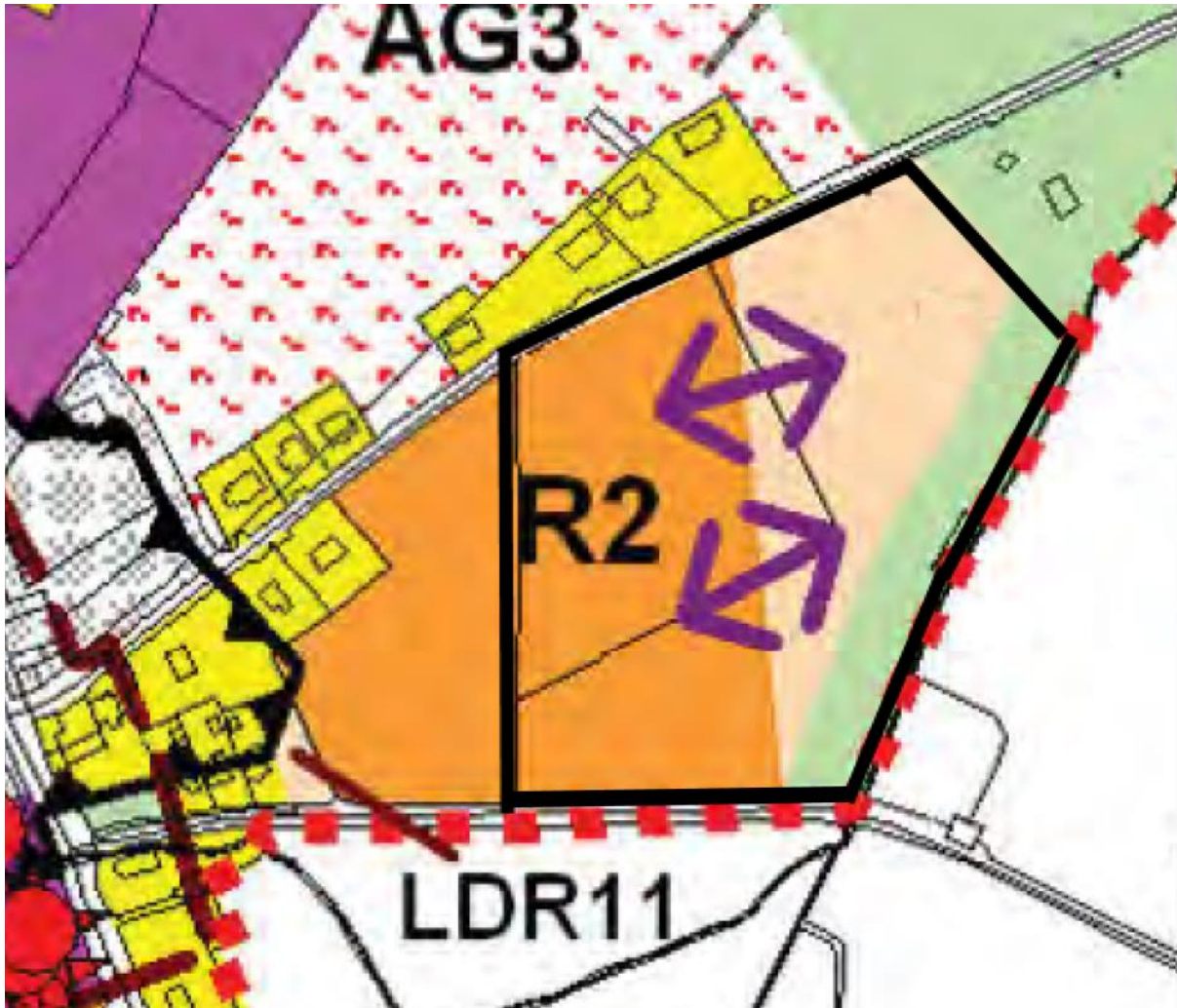
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1. Introduction

This submission to Clare County Council has been prepared by Hassett Leyden & Associates on behalf of Mr. Mike Pearl.

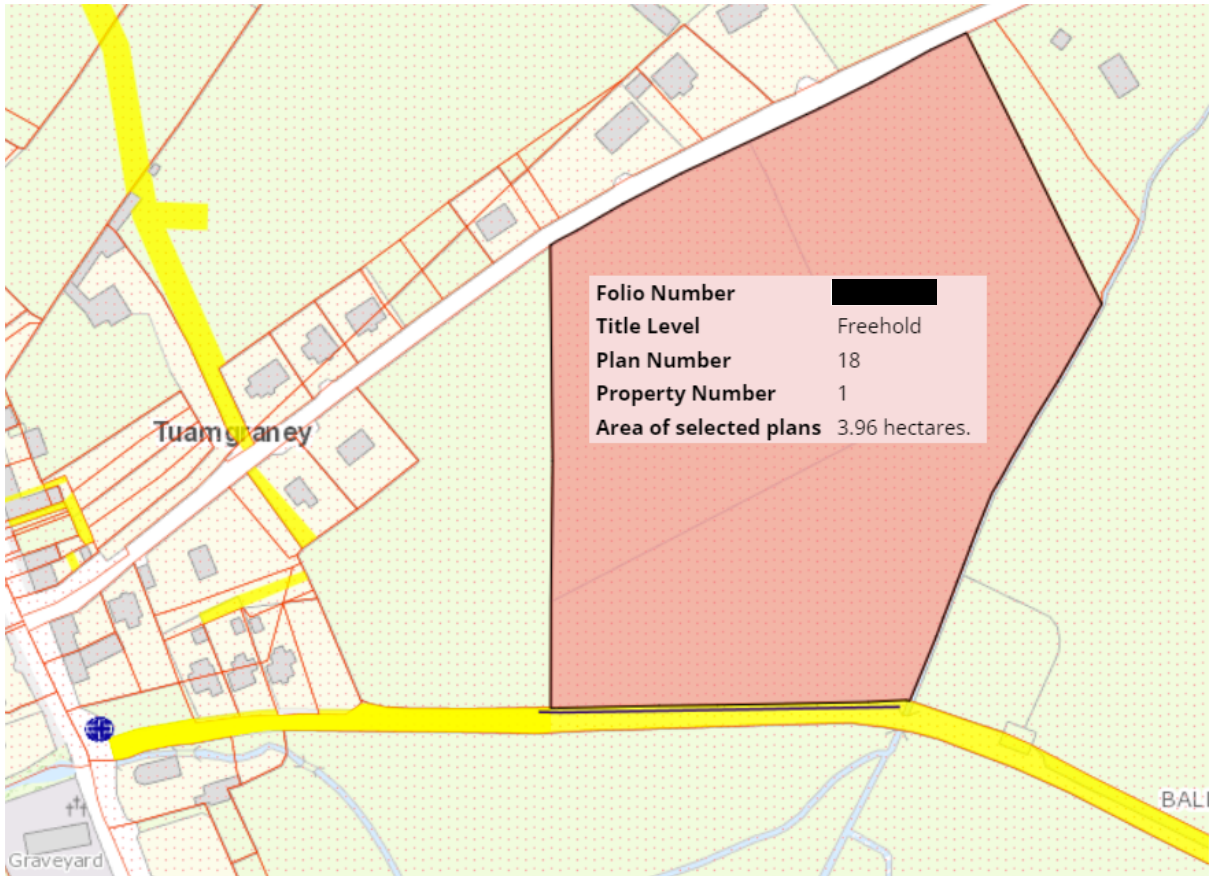
It relates to a site in the Tuamgraney area and is submitted on foot of the preparation of the new County Development Plan of 2023-2029. The site in question consists of those lands zoned as outlined below (R2 residential, low-density residential and a strip of open space to the drain) in the current Clare County Development Plan of 2017-2023.



Subject Lands of this submission outlined in black and hatched in black.

Extract CCC Draft Development Plan 2017-2023

This submission seeks to have the lands which are already zoned (R2 residential, low-density residential and a strip of open space to the drain) in the current Clare County Development Plan of 2017-2023 and for this zoning to remain unchanged in the new Clare County Development Plan of 2023-2029. The lands which are the subject of this zoning submission are in the ownership of Mr. Mike Pearl and encompass an area of 3.96 hectares and are contained in [REDACTED].



2. Opportunity Presented by the Clare County Development Plan of 2023-2029

Clare County Council will in the near future be updating the Clare County Development Plan for 2023-2029.

The preparation of this Development Plan for the County of Clare provides a suitable opportunity for the presentation of submissions to Clare County Council in support of the case for the subject lands currently zoned (R2 residential, low-density residential and a strip of open space to the drain) within the current County Development Plan, for their zoning to be remain unchanged.

This submission seeks to establish the context of the land with regard to:

- (a) The location, character and extent of the land.
- (b) The site's relationship with the village of Tuamgraney and its hinterland.
- (c) The site in the context of a strategic development in the area of Tuamgraney and its wider environs area.

The submission establishes within this context the manner in which the lands can make provision for the balanced growth of the village of Tuamgraney in a sustainable manner making a contribution towards meeting both the current and future housing needs of the village of Tuamgraney and its hinterland during the next 5 to 7 years.

3. Site Description

The subject site of 3.96Ha. is relatively level and was a nursery previously and is currently used for grazing. It is located in the village of Tuamgraney on the harbour road and ideally suited for housing use.

4. Site Accessibility

The subject lands have access via the public road. There are lands available to allow for the widening of this access road to the Planning Authority's requirements. In summary, the lands will be immediately accessible to and from the village of Tuamgraney.

The access road to the lands has previously been reviewed with the road design section and it appears that the access road will easily be compliant with all the requirements of DMURS and as such there are no technical obstacles.

5. Strategic & Local Opportunities

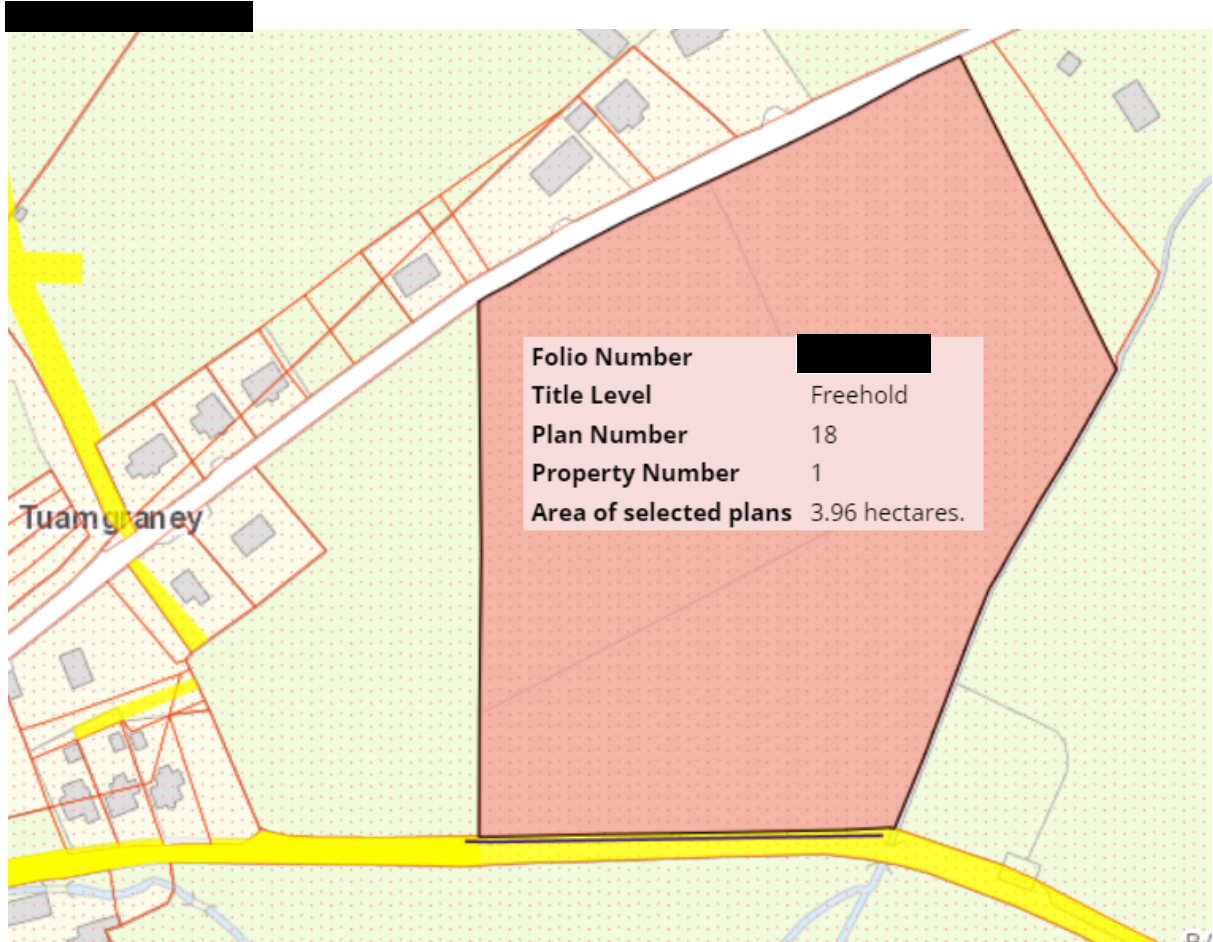
- Tuamgraney is a historic village in the northeast of Clare close to the shores of Lough Derg. The population and economy of Tuamgraney and its environs has grown only moderately over the last 5 years. In fact, there is a need for housing in the village in order to keep the village economically viable and to allow locals to stay and buy in the area.
- From our interactions with Irish Water, it is clear that adequate foul and water services are available within practical connection distances of the subject lands which in turn provides the opportunity to accommodate the future growth in population in an orderly manner and in tandem with the provision of the necessary services.
- Further, the subject lands are well placed to contribute to the future housing provision of the Tuamgraney area and the growing demand of housing from people employed in the wider environs of Tuamgraney but wishing to remain in the village and build a future there.
- The subject lands, would provide development lands for a logical and orderly consolidation of the existing development in the Tuamgraney area which would in turn create balanced growth throughout the village to achieve maximum social, economic, health and cultural benefits for all its citizens.
- Existing development in the vicinity of the subject lands comprise a mixture of established residential developments.
- Thus, the vicinity of the subject lands can be adequately served in terms of water supply and wastewater treatment.
- Vehicular access to the land would be readily available from the existing public road.

6. Conclusions

It is considered that the development of the subject lands in the manner proposed will represent a high-quality housing scheme which will not adversely impact on the visual environmental character of the area. In fact, there is a need for social/private housing in the village of Tuamgraney in order to keep the area commercially viable and to promote balanced social and economic growth in this picturesque part of rural Clare.

We request that Clare County Council should keep unchanged the zoning as displayed in the current County Development Plan of 2017-2023 of (R2 residential, low-density residential and a strip of open space to the drain) for the upcoming Clare County Development Plan of 2023-2029. In fact the development cost are quite since there is a requirement of a sewer pumping station, reducing the amount of zoned land would make any development commercially non-viable.

ANNEXE - 1 -PROPERTY MAP OF LANDS



ANNEXE - 2 - DESIGN PROPOSAL FOR THE LANDS



CLIENT: Mike Peart
PROJECT: Tuamgraney Housing
TITLE: Site Layout

Code	Originator	Zone	Level	Type	Scale	Number	Status	Revision
2039	HLA	00	ZZ	DR	A	0002	*	
SCALE: 1/500		0A1	DATE: February 2022		DRN: BT, EK	ATE: BT, *	PAGES: 0001 0002 0003 0004	

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