

Noel Glynn



Draft Clare County Development Plan 2023-2029,
Planning Department,
Clare County Council,
New Road,
Ennis,
Co Clare.
V95 DXP2

25th March 2022

“Submission to Draft Clare County Development Plan 2023-2029”

Dear Sirs,

I refer to the above Draft Development Plan 2023-2029 and in particular Opportunity Site 18 on the Tulla Road Roslevan Ennis

The Draft Plan leaves unchanged the status of Opportunity Site 18 (OP 18) and of the open space to the rear. OP18 is predominantly an existing row of commercial premises, including a petrol station, fronting onto the Tulla Road. The north-eastern end of OP 18 a levelled open area covered with hardcore.

OP18 has an area of approximately 0.8 hectares, a road frontage of 175 metres and a depth of about 46 metres. The plan states that ‘the site has the capacity to be redeveloped for high quality, mixed/commercial development of a limited scale, providing a landmark building on the site’. In 2016, when the current plan was being reviewed, I requested that the bulk of the land to the rear of his property be included in OP18 and zoned for commercial use.

This proposal is primarily for a scaled-back extension of OP18 which is viable having regard to the flood prevention works completed in the vicinity of the site.

The proposal is a circa 0.3ha extension of Opportunity Site 18 and of the commercial zoning, as shown on the attached map.

I believe this extension will increase the viability of meeting with the vision of the site as stated by your Council in the Draft Plan.

Yours sincerely,

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PROPOSED EXTENSION
OF OP18 SITE

OP18

