

**SUBMISSION TO DRAFT CLARE CO DEVELOPMENT PLAN 2023-2029; Volume 3(b)
SIXMILEBRIDGE. Proposed change in Zoning**

By Eilis O' Nuallain, [REDACTED]. 25/03/2022

The subject site, outlined in red and designated as site A on Map 1 below is approximately ½ acre in size.

The site, in the ownership of Clare County council, had a function in water services and still contains a small pump house of block construction which has been disused for decades. The site, which lies between the R462 and the O'Garney river on the Northern edge of the town, river has no strategic purpose as a utility space.

The site has become progressively more derelict over the decades and is now completely overgrown. It has a history as a base for anti-social activities. The photo below shows a virtual campsite behind the pumphouse which is in regular use. This is a serious security concern to our family as our home adjoins the site. We have had cause to call the guards on many occasions. On one of these occasions, I witnessed at least ten people being ejected, some being taken away in a squad car. Drug taking and dealing is a regular activity. We do not think it is acceptable for any site, but particularly one owned by the Local Authority, to be left in such a condition over decades to be used for anti-social/illegal activities. It has been reported to the Council on several occasions as a Derelict Site but no action has been taken.

The site in question falls inside the town boundary; mains services are nearby and it is accessible by a publicly lit footpath. It has an existing entrance and mature well maintained boundary hedge to the public road. Given the demand for one off houses in the vicinity of Sixmilebridge, this site of approx. half acre would accommodate a suitably designed detached house without any settlement issues arising

Our own house, constructed next door in 2014, is a wonderful location allowing access to the town and it's services on foot. It is designed and landscaped to fit in with the gradient and does not impact negatively on the river.

We propose that the zoning on the Pump House site be changed from Open Space to Residential to allow the construction of a single house. The site, while it fronts the river, is not suitable for a publicly accessible green space due to a) its steep gradient and b) its isolated location which is not overlooked. OS1, which has significantly greater river frontage, is both overlooked and more accessible, is a more suitable candidate for a publicly accessible green space. This objective is already referred to in both the existing and Draft Development Plan under OS1 Riverbank.

Yours Sincerely





CAMPSITE SET UP BEHIND PUMP HOUSE USED FOR ANTI SOCIAL ACTIVITIES.

