



Clare County  
Development Plan  
**2023-2029**

## **Draft Clare CDP 2023-2029 - Public Consultation Portal**

**Submitted By: Anonymous user**

**Submitted Time: March 28, 2022 10:18 AM**

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### **Volume 1**

Core Strategy, Settlement Strategy and Housing

### **Volume 3(a) Ennis Municipal District Written Statements and Settlement Maps**

Ennis/Clarecastle

### **Volume 3(b) Shannon Municipal District Written Statements and Settlement Maps**

## **Volume 3(c) Killaloe Municipal District Written Statements and Settlement Maps**

## **Volume 3(d) West Clare Municipal District Written Statements and Settlement Maps**

### **Associated Documents**

None of the above

### **Environmental Reports**

None of the above

### **Your Submission**

Please refer to uploaded file

Please refer to uploaded file

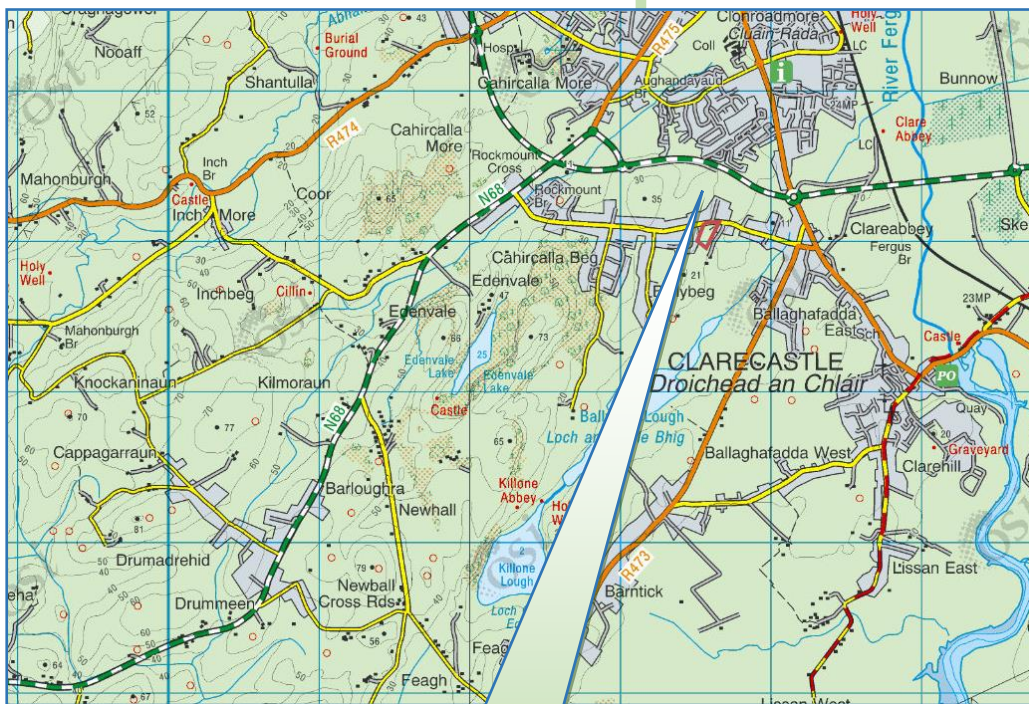
### **Location Map**



## Upload Files

Submittal for re zoning 150322.pdf, 1.36MB

**SUBMISSION TO DRAFT  
COUNTY DEVELOPMENT PLAN  
2023 - 2029**

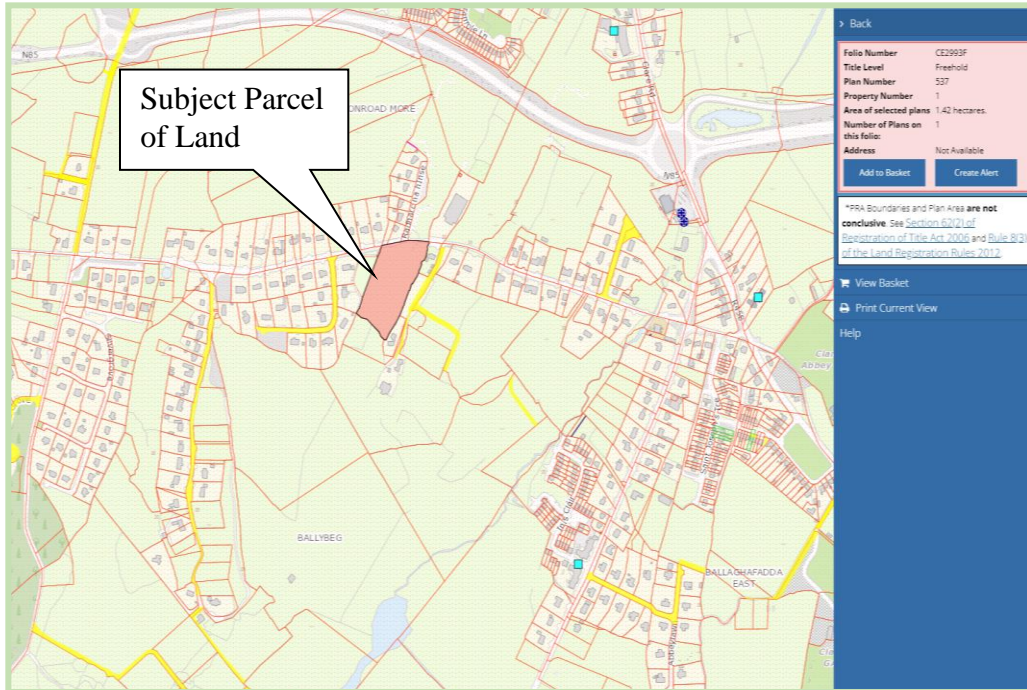


**SITE LOCATED AT  
BALLYBEG  
ENNIS  
COUNTY CLARE**

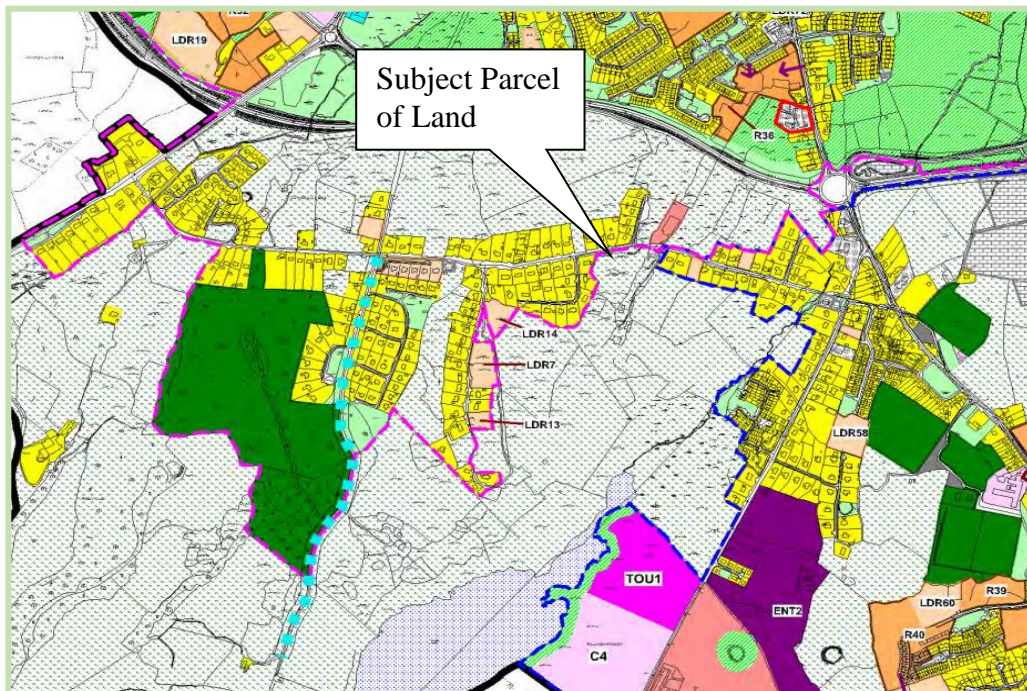
**ON BEHALF OF  
DERMOT MCINERNEY**

**MARCH 15<sup>TH</sup>, 2022**

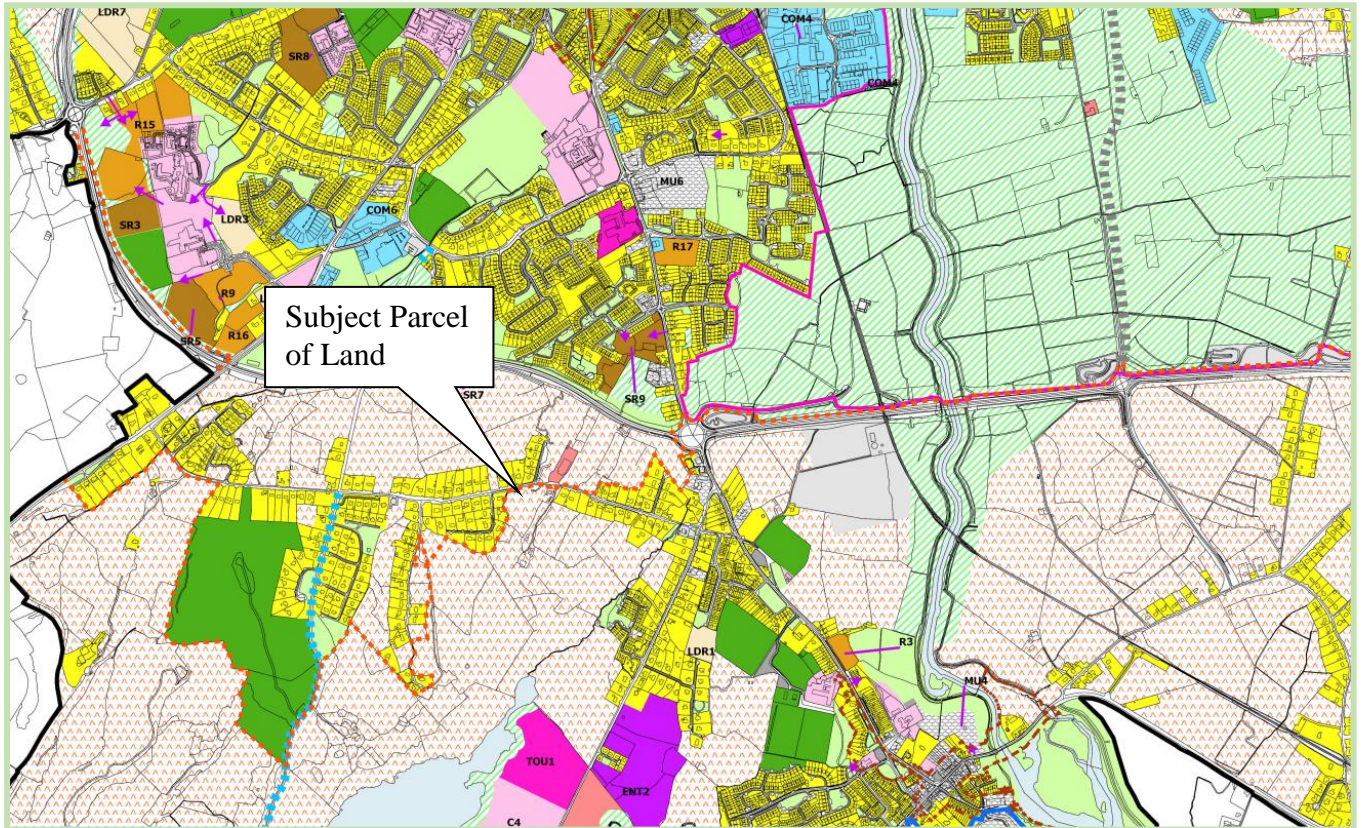
On behalf of our client, Mr. Dermot McInerney, we make a submission in respect of the Draft County Development Plan 2023 - 2029 regarding a parcel of land located at Ballybeg, Ennis, Co. Clare. The land encompasses Folio Number CE2993F as identified in the map inserted below from <https://www.landdirect.ie/pramap/>. The area of this folio is recorded at 1.42 hectares.



As can be seen from the map inserted below, the subject parcel of land is currently zoned “Agricultural” in the Clare County Development Plan 2017 – 2023.



The current Draft County Development Plan 2023 - 2029 proposes that the zoning of the subject parcel of land remain “Agriculture”. This submission proposes that the zoning of the subject lands be changed to “Low Density Residential”.



The subject land is located on Ballybeg Road in close proximity to the Clarecastle Exit from the Ennis by-pass road, N85. Foul sewer is located close to the subject land and ample space exists in the parcel of land to dispose of all surface water within the curtilage of the land using Sustainable Drainage Systems (SUDS). In addition, the land is surrounded by land which is zoned “Existing Residential”. Therefore, re-zoning the subject parcel of land will join the existing residential areas. In addition, the subject parcel of land was previously used as a quarry and therefore all top soil has been removed from the land. At present, most of the terrain of the parcel of land could be described as exposed limestone rock. Therefore, the terrain is more closely suited to development than agriculture.



Based on the foregoing, we respectfully request that the subject site be zoned “*Low Density Residential*” in the final County Development Plan 2023 – 2029 for the following reasons:

- ✚ The land surrounding the subject parcel of land is zoned “Existing Residential”. Therefore, in the interest of proper forward planning, the re-zoning of the subject parcel of land will create a contiguous residential area
- ✚ The subject land is located on Ballybeg Road in close proximity to the Clarecastle Exit from the Ennis by-pass road, N85. Therefore, residents of houses in this parcel of land will have easy access to the M6 motorway for travel to Galway and Shannon and Limerick
- ✚ As the site is located on Ballybeg Road, it can be served by public sewer which discharges to the recently up-graded pumping station at the eastern end of Ballybeg Road
- ✚ At present, most of the terrain of the parcel of land could be described as exposed limestone rock. Therefore, the terrain is more closely suited to development than agriculture
- ✚ All surface water within the curtilage of the land using Sustainable Drainage Systems (SUDS)

If you have any questions in reference to the above please contact me at the below address, or at 086 602 0453, or at [environplanning@gmail.com](mailto:environplanning@gmail.com).

Yours Sincerely

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EPA Certified Site Assessor  
Environmental Planning Consultants