

From: Laura McMahon [REDACTED]
Sent: Monday 28 March 2022 09:49
To: Development Plan
Cc: Darragh Considine
Subject: Submission to Draft Clare County Development Plan 2023-2029
Attachments: Brookfield maps.pdf; ATT00001.htm; Brookfield survey map AF.pdf; ATT00002.htm; Streets Ahead letter.pdf; ATT00003.htm

To whom it may concern,

Please find enclosed our application to the Clare County Development Plan 2023-2029 for lands in Lisdoonvarna town.

We are the owners of Folio CE3226 which is approx. 25 acres of undeveloped land on the north of the town. This land has been used most recently for agricultural purposes but has a number of derelict buildings on the land and we wish to apply to have our lands included within the town boundaries as part of the Clare County development plan for Lisdoonvarna.

You will find enclosed in our application maps of the land with boundaries highlighted and a land survey conducted by AF Engineering which was recently completed. Also included for your attention is a letter from a local Estate Agent, Street Ahead Properties, outlining the demand for sites within the Lisdoonvarna area.

We became owners of this land in 2021 and since then we have been working with an architect to draw up plans for our family home on the land, applied to CCC to relinquish part of the roadway into the land, and employed AF Engineering to survey the land for potential development. As a young family who live and work in the area, and who own a construction company, we are delighted to be planning such a development for the town which we grew up in.

You will see from the attached land survey that we propose to develop thirty nine serviced sites on the land. These sites will vary in sizes from approx. ¼ acre to ½ an acre, and thus the housing, if approved, would meet the need for low density housing within the area. Upon reviewing the draft development plan it was of note to us that there are a number of sites with approval for low density housing that are being included within the draft boundaries of Lisdoonvarna town. Some of these sites have been approved for a long time and have not been developed to date. Our understanding of the government Housing for All scheme 2021 is that the focus is on a Town Centre First approach. We feel that amending the town boundaries to include our land for a development such as this would be in line with this governmental approach.

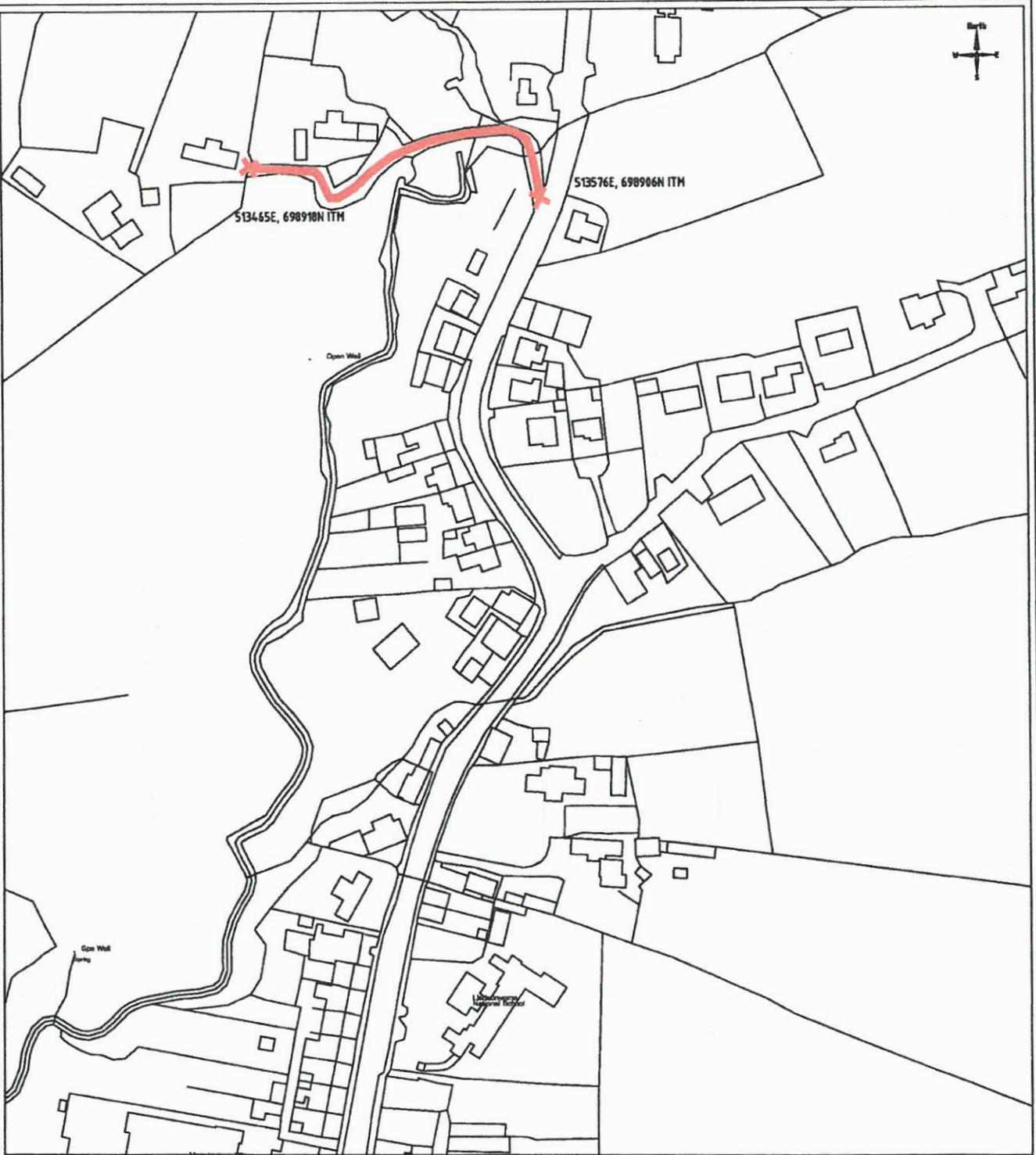
There are a number of reasons to propose including our folio, with plans for low density housing, within the town boundary for Lisdoonvarna. Firstly the entrance of this land lies on the main Ballyvaughan road (N67) and is within

the town speed limit zone. Secondly it's placement within the town itself means that has access to mains sewerage and water. Thirdly the town of Lisdoonvarna has the infrastructure in place to cope with this development and placing the low density housing within the town with access via footpaths to shops and schools etc. would be beneficial to the town and would serve the needs of families in the area.

We hope that you will consider amending the boundaries for Lisdoonvarna town as per the draft plan to include our land (Foli0 CE3226) and that you can see the merits of this for the town itself from our application. We would like to thank you for taking the time to consider our application and we look forward to hearing from you.

Yours sincerely,

Darragh and Laura Considine



LEGEND

Road to be abandoned shown coloured red.

Length of road: 145m
 Average Width: 3m
 OS Sheet: 3909-A
 Townland: Ballinsheen More & Ballinsheen Beg
 Municipal District: West Clare

Revision	Description of Changes Made	By	Date
-	-	-	-

CLARE COUNTY COUNCIL



West Clare Municipal District, Ennistymon Area Office
 Ennla Road, Ennistymon, Co. Clare
 T: 065 7071017 F: 065 7072246 E: ennistymon@clarecoco.ie W: www.clarecoco.ie

Project Title: **ABANDONMENT OF PUBLIC ROAD L-50561, BALLINSHEEN MORE, LISDOONVARNA**

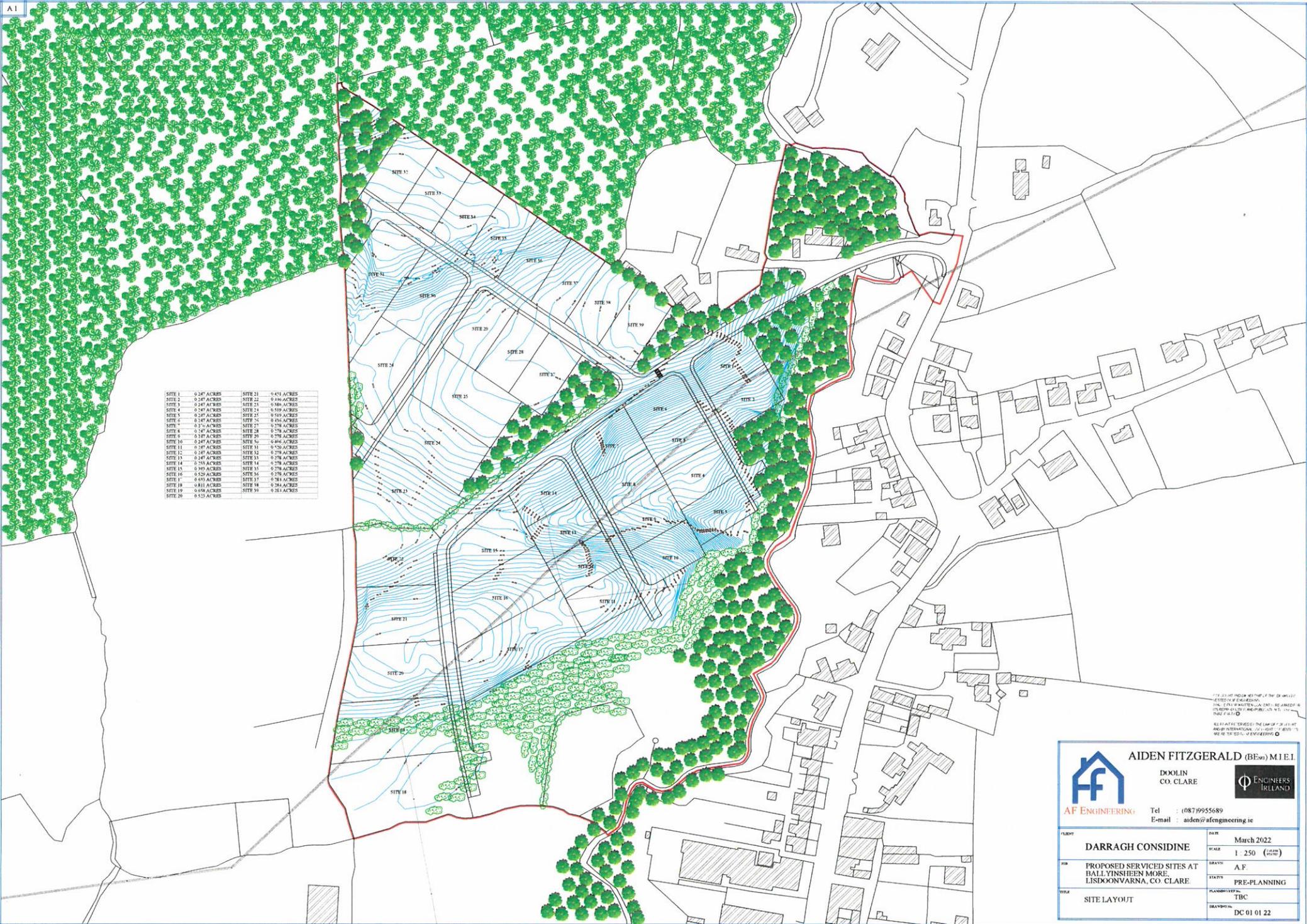
Drawing Title: **ROAD TO BE ABANDONED**

Drawing No.: **WCMD-0265-01** Rev.: **-** Status: **ISSUED** Scale: **1/2000@A4**

Design By: **PJC** Drawn By: **PJC** Checked By: **---**
 Project Ref: **WCMD-0265** Date: **09/12/2021**

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SITE 1	0.247 ACRES	SITE 21	0.451 ACRES
SITE 2	0.247 ACRES	SITE 22	0.446 ACRES
SITE 3	0.247 ACRES	SITE 23	0.586 ACRES
SITE 4	0.247 ACRES	SITE 24	0.519 ACRES
SITE 5	0.247 ACRES	SITE 25	0.519 ACRES
SITE 6	0.247 ACRES	SITE 26	0.436 ACRES
SITE 7	0.247 ACRES	SITE 27	0.278 ACRES
SITE 8	0.247 ACRES	SITE 28	0.278 ACRES
SITE 9	0.247 ACRES	SITE 29	0.278 ACRES
SITE 10	0.247 ACRES	SITE 30	0.406 ACRES
SITE 11	0.247 ACRES	SITE 31	0.278 ACRES
SITE 12	0.247 ACRES	SITE 32	0.278 ACRES
SITE 13	0.247 ACRES	SITE 33	0.278 ACRES
SITE 14	0.247 ACRES	SITE 34	0.278 ACRES
SITE 15	0.247 ACRES	SITE 35	0.278 ACRES
SITE 16	0.247 ACRES	SITE 36	0.278 ACRES
SITE 17	0.693 ACRES	SITE 37	0.281 ACRES
SITE 18	0.811 ACRES	SITE 38	0.284 ACRES
SITE 19	0.659 ACRES	SITE 39	0.281 ACRES
SITE 20	0.523 ACRES		



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 AIDEN FITZGERALD (BEAM) M1.E.I. DOOLIN CO. CLARE Tel : (087)9955689 E-mail : aiden@afengineering.ie		
PROJECT: DARRAGH CONSIDINE FOR: PROPOSED SERVICED SITES AT BALLYNSHEEN MORE, LISDOONVARNA, CO. CLARE TITLE: SITE LAYOUT	DATE: March 2022 SCALE: 1:250 (AS SHOWN) DRAWN: A.F. STATUS: PRE-PLANNING PLANNING REF: TBC REVISION: DC 01 01 22	



Streets Ahead Properties

Bridge Street
Ennistymon
Co. Clare
V95 N8KV

Telephone 065 7072687 086 8888875 087 2500234
Email info@streetsaheadproperties.ie
Website www.streetsaheadproperties.ie

25th March 2022

RE: HOUSING SHORTAGE IN NORTH CLARE INCLUDING THE LISDOONVARNA AREA

To Whom It May Concern,

We at Streets Ahead Properties have a very large data base of people searching for rental properties and the opportunity to purchase a property of their own.

We recently advertised a rental property available in the North Clare area and we were astounded to find that we received over Eighty email enquiries, all after one property. The company also held viewings on a property for sale in the Kilshanny/Lisdoonvarna area and Twenty-Six interests attended the viewing.

Most of these potential purchasers are young couples hoping to get on the property ladder and at this stage are getting desperate to find a home.

Young local People currently require the ability to purchase houses in the North Clare area. This is a looming crisis on our doorstep and we need to have more potential properties available e.g. sites or residentially zoned areas.

Kind regards,

Matthew Griffin

28/03/2022

Matthew Griffin

Streets Ahead Properties



