

Anchorlane Limited



Email: [REDACTED]

Company Number: [REDACTED]

Date: 28th March 2022

Attention: Clare County Council

RE: Submission to the Review of the Draft Clare County Development Plan
2023-2029

EMAIL: <https://clarecdp2023-2029.clarecoco.ie/make-a-submission/>

Please find enclosed Submission made on behalf of Anchorlane Limited in relation to the the review of the draft Clare County Council Development Plan 2023-2029.

You might please confirm receipt of the enclosed

Yours sincerely

Anchorlane Ltd

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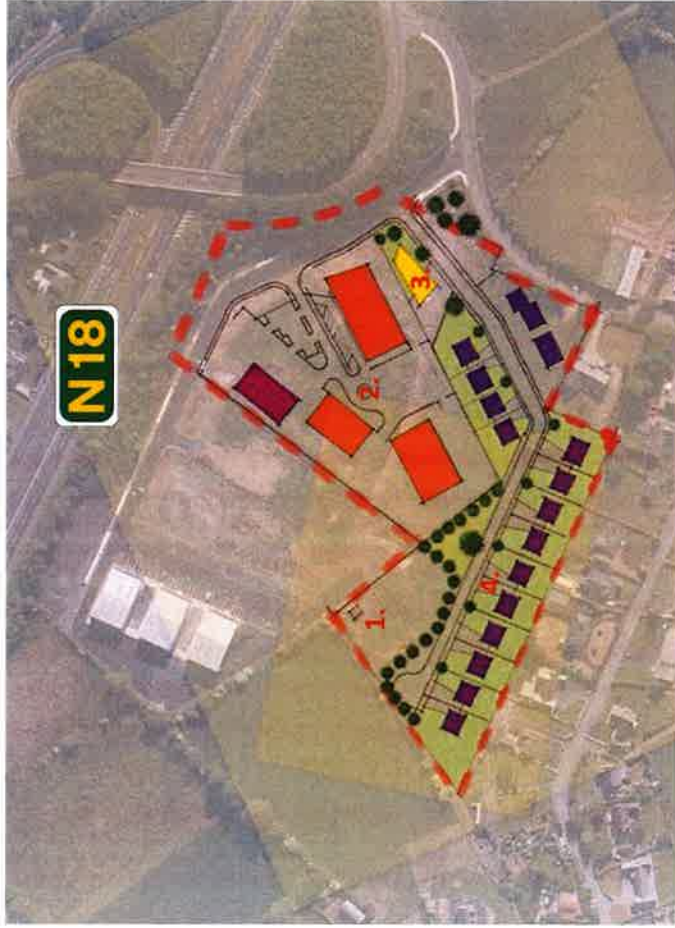
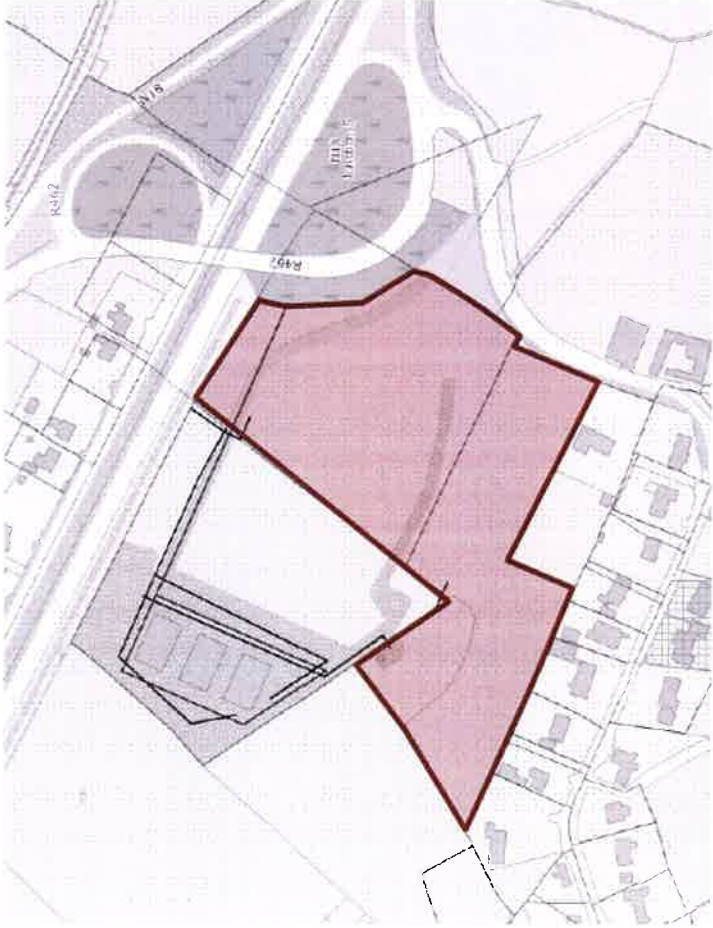


STATEMENT

Mr John Finn is the owner of the lands as outlined in the attached report as prepared by Garland Consulting Engineers. As noted within that report, the lands are well serviced in terms of road infrastructure, foul waste drainage and surface water services and are therefore considered to be 'Serviced Lands' and can be sustainably developed.

Preliminary sketch below shows a possible approach with a degree of Light Industrial Use adjacent to the existing Logistic services operating on the site. Suggested to the Southern edge of the site, where clients boundary backs up to existing residential development is to compliment this with residential development of a similar nature / scale.

The entrance to the overall development could be a focal point building with perhaps a community use accommodated at that location.



LEGEND

1. Existing Waste water treatment plant.
2. Continuation of Light Industrial uses to benefit from existing roads & services.
3. Community Building
4. Residential development that reflects the scale of existing housing at the boundary.

REPORT

Lands at Portdrine, Co. Clare

23 March 2022

GARLAND
Concepts Realised

1. INTRODUCTION

We have been requested by Mr. John Finn to review lands at Portdrine and prepare a report on the capacity for further development of these lands. The lands are located directly to the South of the N18 Limerick to Galway Road and are located in the townland of Portdrine.

Directly to the West of the lands owned by Mr. Finn, there are 3 No. operational warehouse units which were developed circa 2004.

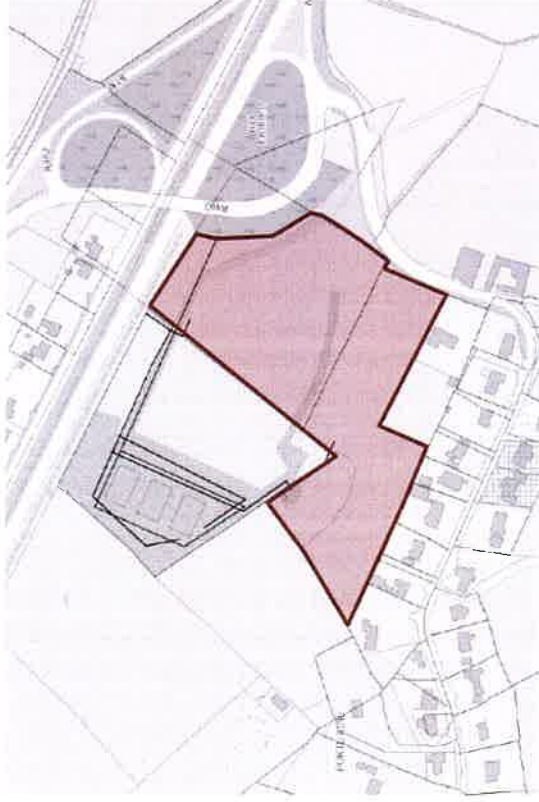


Figure 1 - Lands at Portdrine

The overall site contains three warehouse units as per planning permission 99/2307. Permission was granted to modify the 1999 permission in 2007 via planning application reference 07/1980. Planning permission to construct a new entrance and associated site works to facilitate/service warehouse was granted in 2008 via planning reference 08/59. The warehouse units were further extended for an increase in storage purposes via planning permission 19/273.

2. ROADS AND ACCESS

There is an existing entrance to the lands which are located some 200m from exit 5 on the N18 Limerick to Galway road. There is an approx 7.5m wide existing road through the lands which serves the existing warehouse units to the West.

3. SERVICES

There are existing warehouses to the West of the lands and these are fully operational.

3.1. Watermain

There is an existing public watermain to the north east of the lands. The existing warehouses to the West are serviced via a 150mm diameter connection to the public main through these lands.

3.2. Waste Water

The existing warehouse units to the West are currently serviced by a wastewater treatment plant and associated percolation area, both of which are located within these lands. The current treatment system has a capacity for 60 population equivalent within an office or factory setting. This is well in excess of the current population it serves and therefore has available capacity for additional loading without requiring upgrade works. When the lands are developed to a population greater than the existing 60 factory workers, the existing treatment system principle can be applied and an additional treatment area and percolation provided within the lands to the required capacity.

3.3. Surface Water

The lands are serviced by a 750mm diameter sewer which discharges to a 900mm diameter sewer present along the N18 to the North of the lands.

3.4. Telecoms

The site is already serviced by telecoms ducting and cables. There are currently 2 No. 100mm ducts through the lands. These ducts are connected in two different locations to the infrastructure along the N18 road.

3.5. Gas

The existing warehouses to the West are serviced by a 125mm diameter gas main fed from the 315mm diameter main along the N18 between the lands and the road.

3.6. Electricity

The existing warehouses to the West are connected to the ESB network via a substation local to same.

4. CONCLUSION

As is apparent from the above, the lands are serviced and readily capable of supporting additional development.

Signed:

BRIAN LAHIFF
CHARTERED ENGINEER

Date: 23 March 2022