

County Development Plan Submission 2023 - 2029

Dear Clare Co. Council.

Submission:

There should be no commercial developments on Cul De Sac Roads with residential developments

Our submission outlines issues (Based on experience) that arise from commercial developments on a Cul De Sac Road which contains residential properties.

If the owners and operators of commercial business do not reside on the Cul De Sac Road then we suggest they will have little or no interest in the health and wellbeing of residents. They will not experience sleep deprivation, endure the noise generators associated with all forms of traffic and operational noise and dust of the associated businesses.

We are available and willing to meet with any council representatives or member of the development plan and provide a very clear insight regarding this submission. We have first-hand experience on all the following points. As mentioned already Our submission is based on observations and experiences.

Safety: Increased Traffic Volumes, business operation traffic, Couriers, Casual Parking, drops off's, pickups. Oversized vehicular movements. Speed and Aggressive driving. Overuse of the road beyond its capacity.

Quality of Life: Quality of life Will be affected due to the introduction of commercial business, new noise generators relating to noise from Cars, Vans, Trucks, (Small, large, and articulated), vans and small trucks towing trailers. Articulated trailers and particularly curtain sided trailers are very noisy when empty. Equally as bad are small trailers towed by vans jeeps and small trucks. there seems to be an explosion in the use of small trailers, Speed and Aggressive driving become factors as the road will become a rat run. Daily observations of vans cars jeeps and trucks shooting up the road only to return as quickly. Sleep deprivation becomes part of life once operations relating to commercial businesses go into unsociable hours. Late evening early morning and in the middle of the night. No break even on weekends or Bank holidays.

Environmental Impact: The environment changes with the introduction of commercial properties. Landscape changes with the development. Greenery and natural hedging are lost, apart from increased noise levels, vehicular light from passing vehicles becomes intrusive. The tranquillity and serenity of county life is lost. It is our view that Commercial business belong in industrial zones. A Commercial and residential development do not make a good mix.

Property devaluation: When commercial businesses are introduced on Cul de Sac roads all of the points lead to one outcome only. Nobody will want to live on a road that has commercial traffic that brings noise because increased volumes of traffic. Noise emissions associated with the commercial operation of the business are also a problem.

Loss of amenity and rural settings: Excess traffic associated with commercial business removes the peace and tranquillity of a rural setting. The introduction of operational noise from a commercial business and frequency of vehicular traffic. Unable to feel safe while casual exercising whether walking or cycling.

Micheal Neylon

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