



Client: Inis Housing Association
Project: Housing @ Mountshannon, Co. Clare
Date: 28/03/2022 Job Code: MSH Stage: 00d
Document: Submission to Draft Clare County Development Plan 2023-2029

Submission Ref: S2-925

Attention:
Planning Department,
Clare County Council,
Áras Contae an Chláir,
New Road,
Ennis,
Co. Clare, V95 DXP2

Re: Submission to Draft Clare County Development Plan 2023-2029

Date: 28th of March 2022

Dear Sir/Madam,

I am writing regarding a submission to the Draft Clare County Development Plan 2023-2029 on behalf of Inis Housing Association regarding changes to the proposed zoning map for Mountshannon Village.

Inis Housing Association CLG. (<http://www.inishousing.ie>) is an Approved Housing Body (AHB). It operates on a regional basis and it has a total of 59 units of accommodation under management. Inis provides general needs housing and has also provided housing for vulnerable individuals for whom additional support is available.

The overall vision of Inis is to help establish 'communities of care' where individuals and families can find high quality accommodation and where vulnerable individuals are accommodated in their own communities in a manner that makes best use of the care that is available from informal and formal sources – from the community itself and from professional carers where necessary.

IHA is a registered charity and a member of the Irish Council for Social Housing.

Specifically, we are writing regarding the proposed change of zoning to the land identified below.

Land subject of this submission

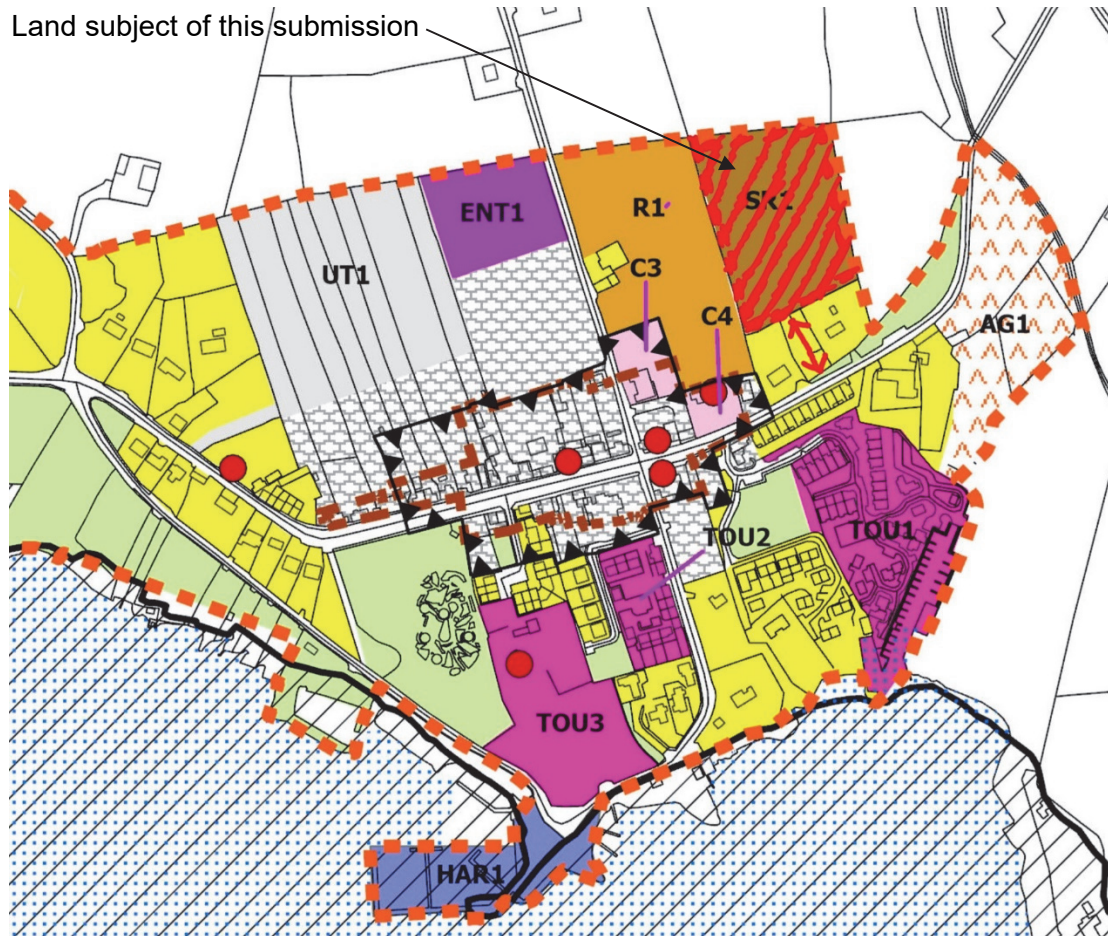


IMAGE #01: zoning map of Mountshannon from Draft County Development Plan with land subject of this submission highlighted in red

We would like to bring it to the attention of the forward planning department that Inis Housing Association are working on a design and planning application for a number of houses on this land and therefore this land should remain as Residential zoning for current development.

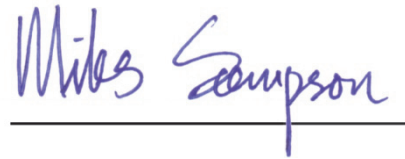
Some of the considerations that support the land remaining as Residential zoning:

- This land has direct access from the main street so can be developed independently of any other land.
- Inis Housing Association have been searching for land to develop housing in the area of Mountshannon for many years and this is the only land that is available to them.
- There is a current live planning application with reference number P22/269 under consideration for this land.
- The current planning application proposes to develop half of the highlight land, with the remaining being developed in the future in managed and orderly phase.

The current and future needs of the inhabitants of Mountshannon and its hinterland are best served by the aforementioned land being zoned as Residential and NOT Strategic Residential Reserve.

If you have any queries in relation to this application, please contact the undersigned.

Yours sincerely,



Miles Sampson, BArch, MRIAI
Architect