

Submission of Brian Barry - Clareabbey, Ennis.

I Brian Barry c/o Michael Duffy own land in folios CE3994 and CE6745 at Clareabbey, Ennis. One part of my land lies to the South of the N85 national route and fronts the R458 to Clarecastle. It consists of 6.6 hectares. It is currently zoned agricultural land. This land is strategically located bounding a quadrant of the Clareabbey roundabout which is effectively the gateway to the town of Ennis. This unique site should be developed to a high architectural standard as a landmark defining entry to the town.

The Clareabbey wastewater treatment plant is located approximately 500m East of the site beside the river Fergus. There is a complicated arrangement for the legacy influent pipe leading to the plant which comes from Ennis along the Clare Road and across land to the north of the N85 link road, under the link road and into the plant. The public sewer serving the Kildysart Road and environs passes the front of my site and proceeds across the Clareabbey roundabout and in the Clare Road to a man-hole where it joins the pipe to the wwtp. There is also a proposal to join the Clarecastle sewer to the Clareabbey plant which involves installing a new sewer inside the boundary of my land. It seems to me that a simpler, more direct, route could be incorporated into a rezoning proposal on this land.

For these reasons I wish you to consider proposing the rezoning of approximately 6 hectares marked "A" on the attached map from Agricultural to Mixed Use.

I also own land behind houses on the R458 Clare Road which extends to the river Fergus. This land is currently zoned as a buffer zone. The land is accessed off the link road from the Clareabbey Roundabout to the historic Clareabbey. Part of this land is ideally located with all services at hand for residential use. A change of zoning will simply in-fill between the Clonroad neighbourhood and the roundabout, with no potential for further creep, and minimal, if any, impact of loss of buffer zone. I would like you to consider proposing the portion marked "B" on the accompanying map to be zoned as either Residential or Strategic Residential Reserve.

The above proposals are supported in the overall strategy, the legibility and wayfinding policy, and distinctive landmarks at key locations policy.

On Behalf of

Brian Barry

28th March 2022

By email

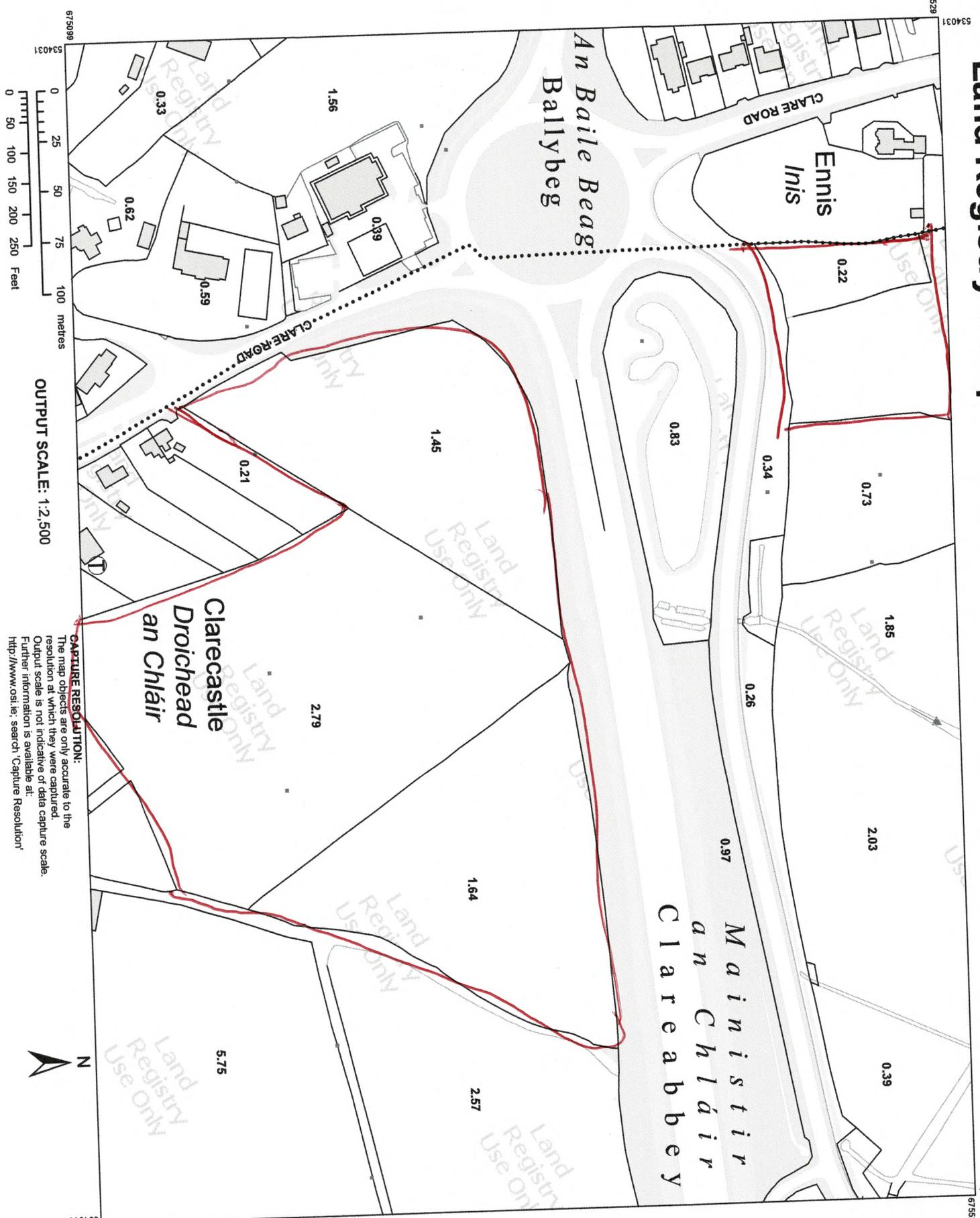
Michael Duffy

[REDACTED]

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Land Registry Compliant Map



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