

Volume 3(d) West Clare MD Area Settlement Plans
→ Behagh Cluster.

S2/966.

March 2022

Submission by Michael Glynn on the Draft Clare County Development Plan 2023-2029.

Topic →

This submission specifically relates to the 'inclusion of land within the development boundary of Behagh Cluster' as outlined on map p264 of the VOLUME 3(d) West Clare Municipal District Area Settlement Plans dated 10th December 2021.

Please include the lands with an area of 3 acres outlined on the attached map within the development boundary of Behagh Cluster. The lands are owned by Michael Glynn and is currently in use as grasslands.

The lands adjoin the existing designated Behagh Cluster. Reasons for inclusion;

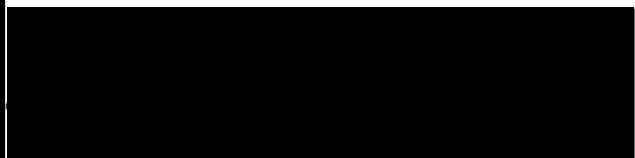
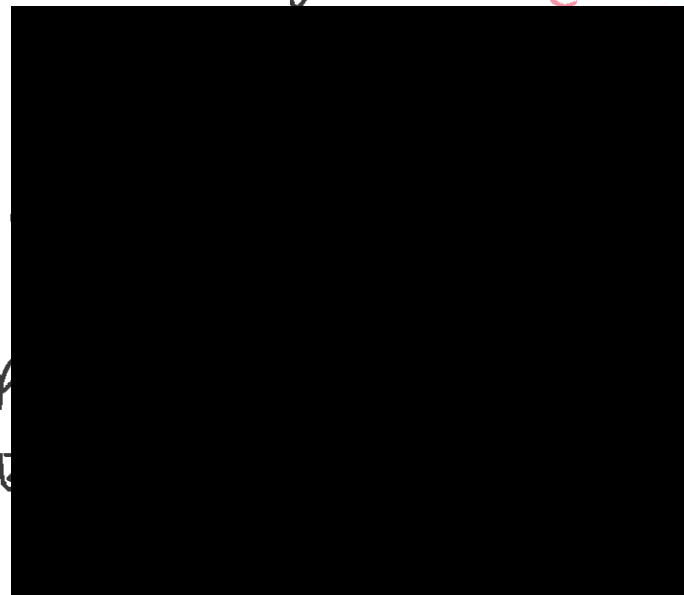
- The principle of planning has been established on this site for two dwellings under Reg. No. 10/740 & 15/811 to the west of the site and under Reg. No. 10/734 & 15/819 to the east of the site both to daughters of the landowner.
- Access is via the agricultural road to the east of the site and is off the local road, the L-50222. The attainable sightlines at the junction of the private road with the local road are sufficient to accommodate dwellings. Traffic levels are very light and slow moving along the local road, the L-50222.
- The landowner wishes to increase the size of the site as an agricultural roadway runs to the south of the site and intention is to move the two dwellings (max ridge height of 6.5m) further north on this 9 acre field away from the agricultural roadway to the south of the site and used regularly by 200+ dairy cows.
- There is a public water main leading to and from a Clare County Council reservoir which is located on the local road.
- The method of sewerage disposal will be via individual sewerage treatment system in compliance with EPA Guidelines. Good agricultural field and development of two dwellings complied with EPA Code Of Practice. A hydro-geological report was submitted with planning applications on this site.
- The strategy for these smaller settlements is to facilitate a small number of additional dwellings to consolidate the existing pattern of development around the focal points and utilise existing services in the area.

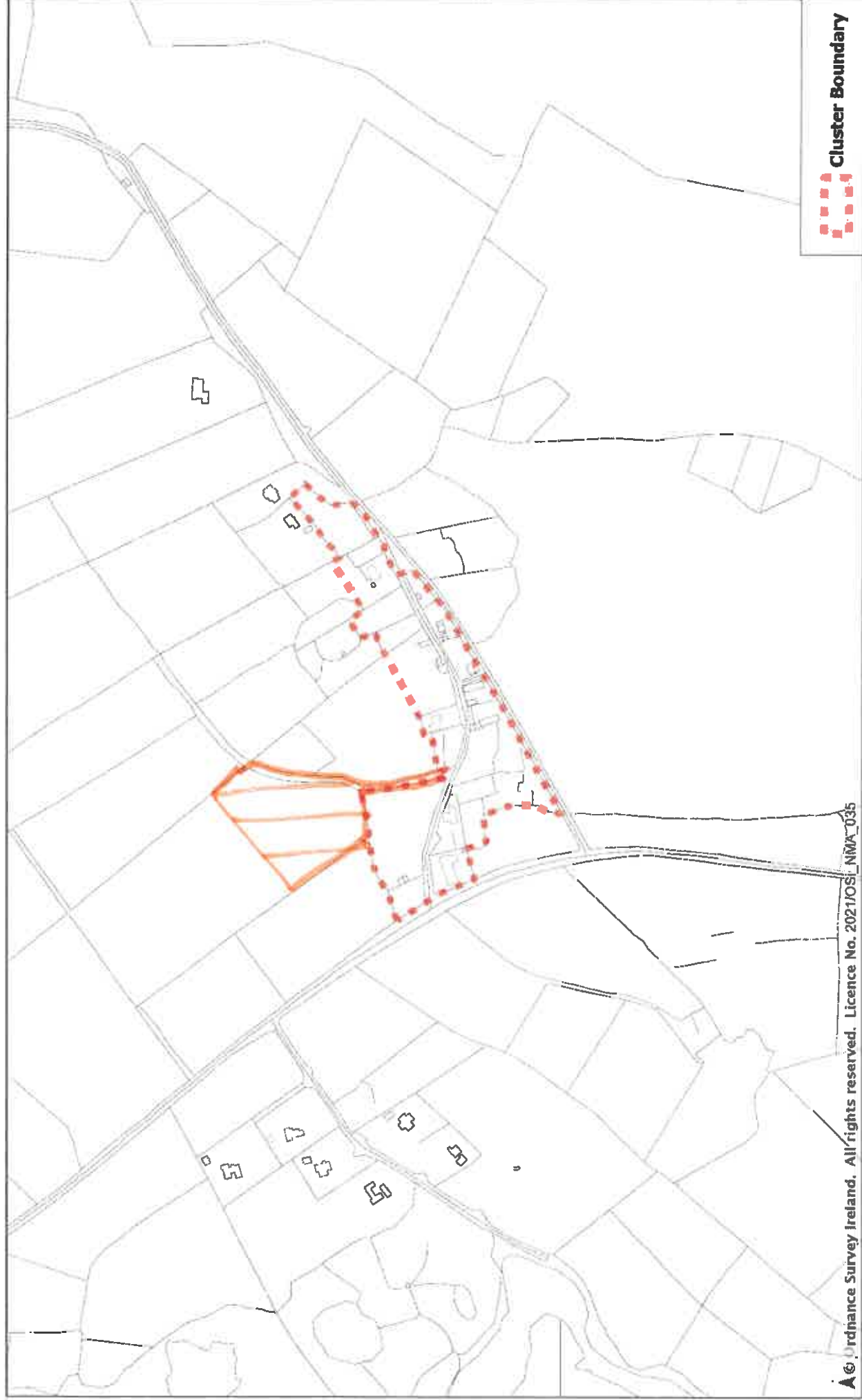
Regards Michael Glynn

Michael Glynn

(Submission 4 of 4)

CLARE
COUNTY COUNCIL
28 MAR 2022
Received
Planning Section





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 Cluster Boundary

Draft Clare County Development Plan 2023 - 2029

Behagh Cluster



Date: December 2021 Scale: 1:5000



This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

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(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

