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Ms. Annette Ryan
Clerical Officer
Forward Planning
Clare County Council
Aras Contae an Chlair
New Road
Ennis
Co. Clare

Submission Ref: S3-030

22nd December 2022.

Re: Proposed Zoning of Land under the new County Development Plan 2023 – 2029
Submission No. S2. 695 on behalf of Patrick Keogh

Dear Sir/Madam,

We have reviewed the proposed amendment to the County Development Plan 2023-2029 as issued on the 28th of November 2022.

We acknowledge the amendment to zone the lands in question from open space to existing residential as per our argumentation on our previous submission as follows:



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- The population and economy of Ennis and its environs has grown substantially over the last 5 years. In fact, there are currently many developments happening in the Ennis area with developers currently finishing a number of housing estates with a number of housing estates in the process of being built.
- From our interactions with Irish Water, it is clear that adequate foul and water services are available within practical connection distances of the subject lands which in turn provides the opportunity to accommodate the future growth in population in an orderly manner and in tandem with the provision of the necessary services.
- The subject land was previously used as builder's yard for Keogh Construction Ltd and is currently an unused ground and would provide zoned lands for a logical and orderly consolidation of the existing development in the Ennis area.
- Existing development in the vicinity of the subject lands comprise a mixture of long established mature residential development.
- Thus, the vicinity of the subject lands can be adequately served in terms of water supply and wastewater treatment.
- We would point out that the lands are also closer to the town centre than other proposed zoned lands and therefore should be developed first in order to achieve orderly and logical growth of the town.
- This reinforces the sustainability of the proposal with the close proximity to all services.
- The proposed residential zoning of the lands would afford full regard to the adjoining land use and the existing urban and built form and the requirements to protect the visual amenities of the area.

We trust that the zoning as proposed in the amendments will remain and will be ratified by Clare County Council.

Yours sincerely,
HASSETT LEYDEN & ASSOCIATES



Maximilian Kraus