

From: Aideen O'Flaherty [REDACTED]
Sent: Sunday 1 January 2023 21:20
To: Development Plan
Subject: Proposed Amendments to the Clare Draft Development Plan 2023-2029 - R5 Lisdoonvarna

To Whom It May Concern,

My name is Aideen O'Flaherty and I reside at [REDACTED]

I have recently been made aware of proposed residential zoning across from [REDACTED]

I wish to highlight to you a number of my concerns which have cause for me to strongly object to this proposed Zoning Plan.

- Traffic hazards - The extremely narrow road isn't capable of any extra volume of traffic. It is just about manageable currently as the road is too narrow with two very bad bends. Only one car can pass each bend at a time. Any additional housing or development will cause further congestion.
- The proposed zoning is outside the 60km zone. There are no footpaths where the zoning is proposed and the road is far too narrow and dangerous to allow for any to be built there
- St Brendans Road already has a very high volume of housing, any additional housing on the road will cause further imbalance in the town. There are three housing estates currently on St Brendans Road, with Lands R1, SR3 and SR5 also zoned.
- This is a very popular walking and cycling route for both locals and visiting tourists. Any development would hugely impact this quiet, scenic route as there would be a high volume of traffic coming from west and east to enter the lands.
- This proposal goes against the "Town Centres First Policy" which aims to "create town centres that function as viable, vibrant and attractive locations for people to live". The proposed zoning will completely go against the character of the area.
- There is more suitable land currently zoned closer to the town centre with better access and services without the need to increase zoning further outside the town boundaries. There is already sufficient amount zoned in Lisdoonvarna to meet population growth.
- There is an over abundance of derelict property in the town. This should be prioritised for development first before developing additional lands.
- There is limited availability of services to the proposed zoning.
- The lands are situated close to stream and river - this is mentioned in the redraft which further proves the unsuitability to the surrounding ecology. Any development would cause destruction of natural habitats. The removal of the hedgerow will also affect ecology.
- Tourism should be factored into zoning to coincide with population growth.

I trust you will take my concerns into consideration and agree the proposed zoning is not suitable for this area.

Kind regards,
Aideen O'Flaherty