

From: Michael McMahon [REDACTED]
Sent: Tuesday 3 January 2023 13:23
To: Development Plan
Subject: Fwd: Proposed amendments to the Draft Development Plan 2023-2029
Attachments: Submittal for re zoning 220322.pdf

Subject: Proposed amendments to the Draft Development Plan 2023-2029

Planning Department
Clare Co.Council
Ennis
Co.Clare

Submission Ref. S2/771
Folio CE 25299.
Michael Mc Mahon
[REDACTED]

Maps and Original Submission included.

Dear Chief Executive

I write in reference to my recent submission S2/771 to the Draft Development plan 2023 -2029 in relation to lands at Tuamgraney Co Clare currently zoned Areas under strong Urban Pressure and my request to re zone this property to Low Density Residential.

I respectfully ask that you would reconsider Clare CoCo decision not to grant the re zoning on the grounds that,

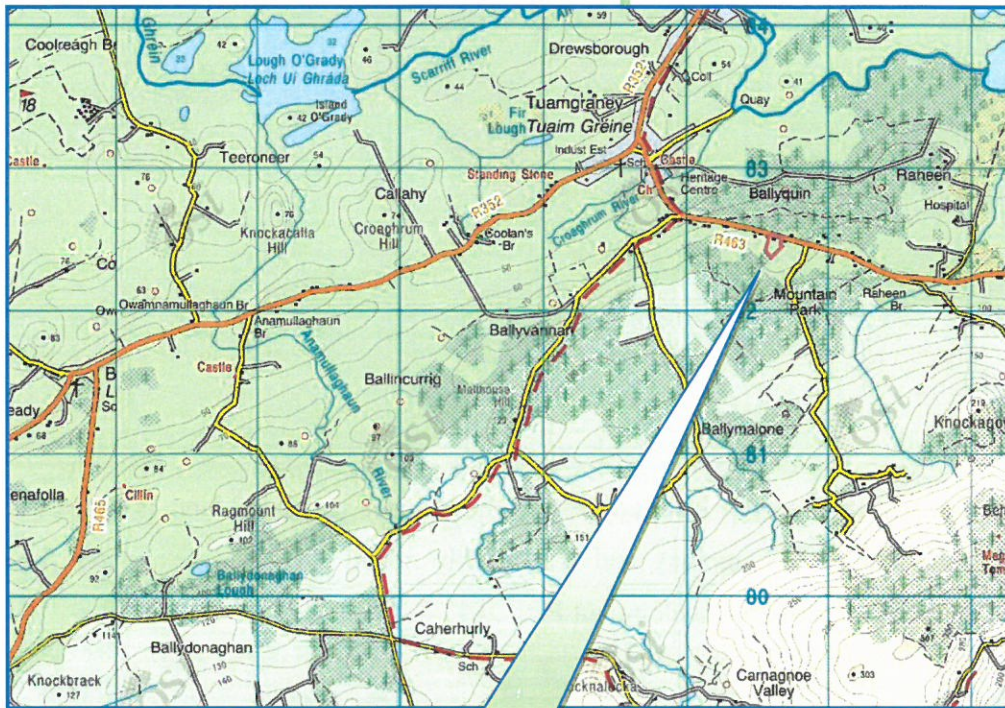
1. At present site is vacant and in my opinion is not commercially viable as a commercial entity.
2. That site can be reused/redeveloped to a more desirable site by having low density residential on it.
3. Given close proximity to School houses within 500m would be a valuable asset to occupants of this school.
4. Given this site is on a Tourist Route having a respectable/stylish development on this property would greatly enhance the area and the route.

May I take this opportunity to thank you for your efforts and wish you the best of Luck over the coming years on the Development of Clare from 2023 to 2029

Yours Faithfully

Michael Mc Mahon

**SUBMISSION TO DRAFT
COUNTY DEVELOPMENT PLAN
2023 - 2029**

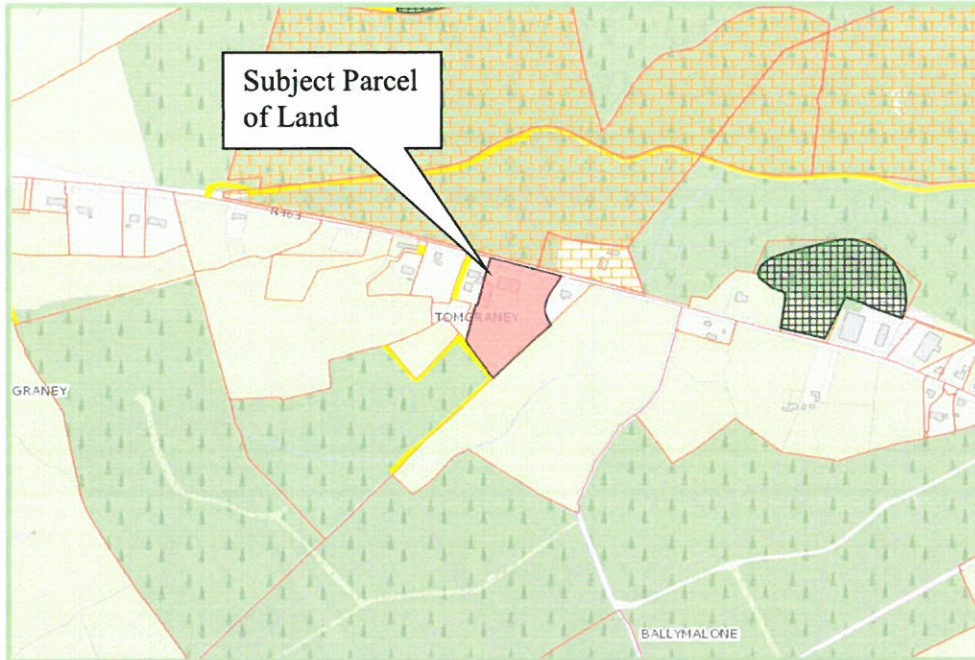


**SITE LOCATED AT
TUAMGRANEY
COUNTY CLARE**

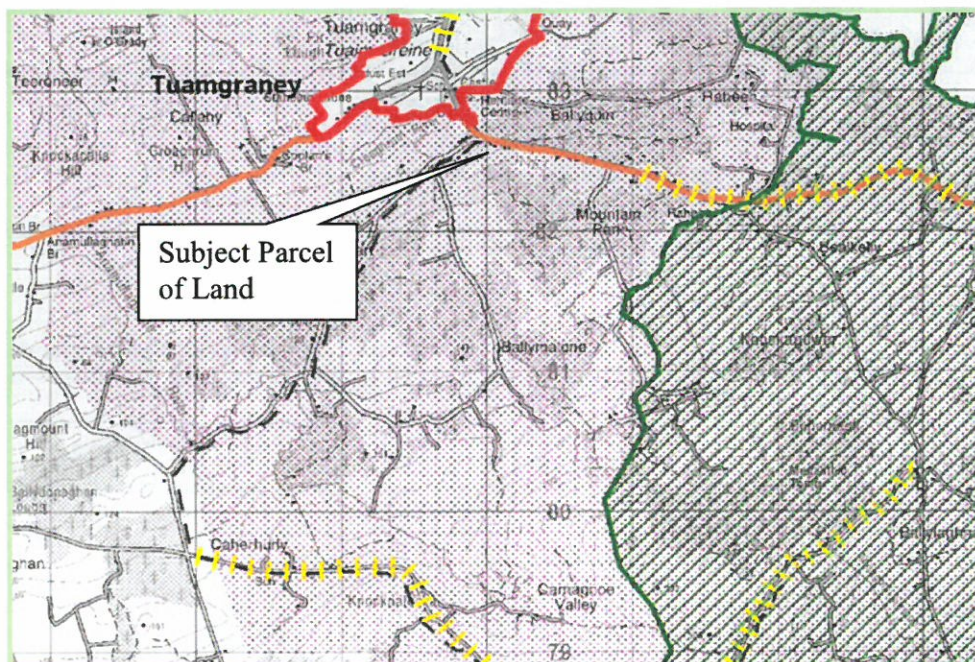
**ON BEHALF OF
MICHAEL McMAHON**

MARCH 22ND, 2022

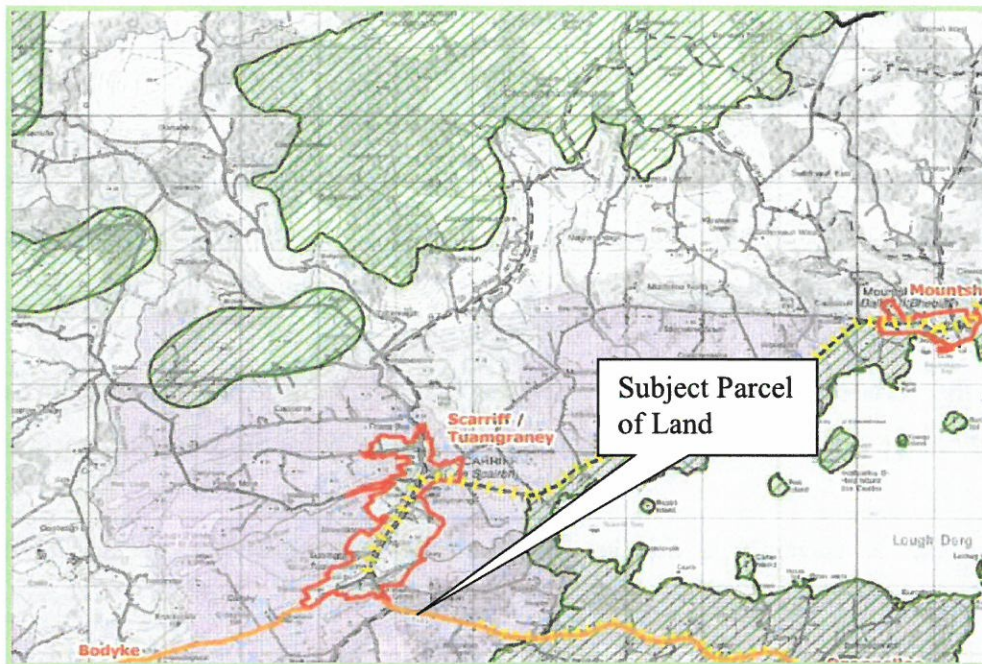
On behalf of our client, Mr. Michael McMahon, we make a submission in respect of the Draft County Development Plan 2023 - 2029 regarding a parcel of land located at Tuamgraney, Co. Clare. The land encompasses Folio Number CE25299 as identified in the map inserted below from <https://www.landdirect.ie/pramap/>. The area of this folio is recorded at 1.23 hectares.



As can be seen from the map inserted below, the subject parcel of land is located outside the settlement boundary of Tuamgraney and is currently zoned “*Rural Areas under Strong Unban Pressure*” in the Clare County Development Plan 2017 – 2023.



The current Draft County Development Plan 2023 - 2029 proposes that the zoning of the subject parcel of land remain “*Rural Areas under Strong Unban Pressure*”. This submission proposes that the zoning of the subject lands be changed to “*Low Density Residential*”.



The subject land is located on the main road from Tuamgraney to Killaloe. The site has been used in the past several decades as a light industrial/warehouse/storage facility. In addition, underground and aboveground diesel storage tanks exist at the facility. The existing structures at the facility are in need of repair or replacement. Discussions have been held between the owner and the area planner in the past year in order to discuss the remediation of the site and the allowable future use of the site.

Since the site has been used at a light industrial/warehouse/storage facility, it would be possible to continue this use. After considering this possibility, the owner has come to the conclusion that a market does not exist at this location for use as light industrial/warehouse/storage. This conclusion is based on the fact that similar facilities in the immediate vicinity of this site have been on the rental market for several months, but they remain un-rented.

The current and proposed zoning on this land is *Rural Areas under Strong Unban Pressure*. Based on this zoning, individual houses with on-site wastewater treatment systems would only be considered by the Council in the case that the applicant meet the requirements of Section CDP 4.14



of the Draft Clare County Development Plan 2023 – 2029. Therefore, if the site was re-zoned to *Low Density Residential*, the requirement to meet the conditions of CDP 4.14 would not be necessary.

CDP 4.14 also requires that the site meets the requirements of CDP 11.13 and CDP 11.14 of the Draft Clare County Development Plan 2023 – 2029. The subject site is located on the R463 which is included in Table 11.1 of the Draft Clare County Development Plan 2023 – 2029. Therefore, since this site has an existing entrance onto the R463, it would be proposed that the existing entrance continue to be used as the only entrance to the new residential development.

Based on the foregoing, we respectfully request that the subject site be zoned “*Low Density Residential*” in the final County Development Plan 2023 – 2029 for the following reasons:

- ✚ The site is currently a derelict light industrial/warehouse/storage facility in need of demolition or repair
- ✚ The site could provide for much needed housing in East Clare
- ✚ The site is located within 500m of a school
- ✚ The site is connected via a footpath to the village of Tuamgraney
- ✚ The site could provide for up to five (5) residential sites providing the following:
 - All sites will be accessed from the existing entrance onto R463
 - Each site will be 0.2 hectare
 - Each site will be served by public water supply
 - Each site will be served by an individual wastewater treatment system
 - Each will meet all separation distance requirements outlined in Table 6.2 of the EPA Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)
 - Each site could be considered a “Site for Independent Development” as outlined in Section 5.2.7 of the Clare County Development Plan 2023 – 2029.



Michael McMahon
Tuamgraney, County Clare
EPC 17104

If you have any questions in reference to the above please contact me at the below address, or at 086 602 0453, or at environplanning@gmail.com.

Yours Sincerely

Enda Collieran, MSc (Env Eng), BSc, MIEI
Environmental Engineer
EPA Certified Site Assessor
Environmental Planning Consultants

