

[REDACTED]

From: reception <reception@ala.ie>
Sent: Tuesday 3 January 2023 17:37
To: Development Plan
Cc: [REDACTED]
Subject: 2067-Proposed Amendments to the Draft Clare County Development Plan 2023-2029- Lands in Bunratty-Bunratty Acquisitions Limited
Attachments: Proposed Amendments to CPD 2023-2029 -Lands in Bunratty- Bunratty Acquisitions Limited..pdf

Dear Sir/Madam,

Please find attached submission on behalf of Bunratty Acquisitions Limited in relation to the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.

Yours sincerely,

Arnold Leahy

Arnold Leahy Architects

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Our Ref: 2067

03/01/2023

Planning Department
Clare County Council
New Road
Ennis
Co. Clare
V95 DXP2

By email: devplan@clarecoco.ie

**Re: Proposed Amendments to the Draft Clare County Development Plan 2023-2029
On Behalf Of: Bunratty Acquisitions Limited. Site in Bunratty, Co. Clare.**

Dear Sir / Madam,

I write on behalf of Bunratty Acquisitions Limited. in relation to the Proposed Material Amendments to the Draft Clare County Development Plan 2023-2029 who wish to make a submission in that context. This follows the submission made HRA Planning Consultants on behalf of Bunratty Acquisitions Limited to the Draft County Development Plan which outlined the potential of the lands to deliver much needed housing but also to provide a mix of commercial and mixed-use development on the remaining lands.

Introduction/Site context

As outlined in the previous submission to the County Development Plan as indicated in figure 1 below the subject Lands are strategically located adjacent to the commercial core of the Bunratty settlement Boundary. The lands are very accessible from 2 potential access roads and the Bunratty Hotel. It should be reiterated that the site's single party ownership offers certainty in terms of development intent for the lands and presents a viable opportunity to deliver an integrated plan led development response to currently underutilized lands.

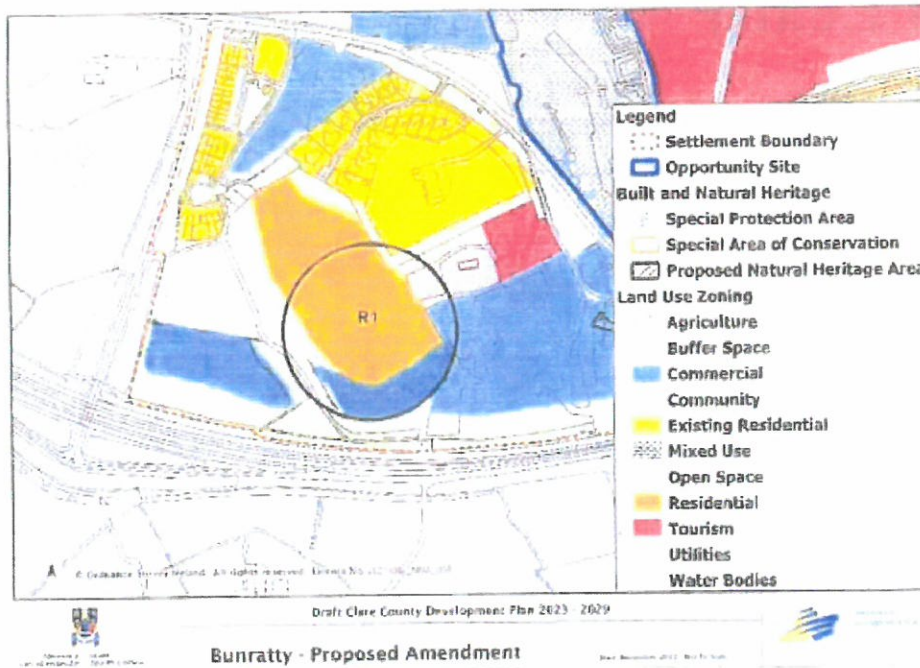


Figure 1.



Photograph showing proximity of the Bunratty Hotel to the Lands

Proposed amendment

The proposed extension of the residential zoning on the land holding is welcome however the omission of the commercial and mixed-use zoning on the remainder of the lands will inhibit the development of the lands during the period of the forthcoming plan. Given the proximity of portions of the land to the Bunratty Hotel, Meadows, and Byrne together with their associated services and utilities presents an opportunity for the expansion of these facilities together with the necessary infrastructure and support

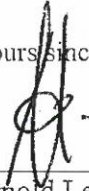
services. We submit that the areas that were recently changed to agriculture commercial zoning should be restored to Commercial and mixed-use zoning. See figure 1. above.

Given the infill nature of this landholding bound on the south by the N18 and the Bunratty Hotel and commercial functions to the East and to the west by the Bunratty west bypass link road, to the north by existing residential and community facilities further confirms that the remainder of the land holding should be zoned to accommodate a commercial and mixed-use function. The lands are not ideally suited to Agriculture due to their isolation from other agriculture lands.

Bunratty Acquisitions Limited wish to reaffirm their commitment to realising the vision for the Bunratty settlement through the successful delivery of a high-quality mixed-use development on these lands, respecting national standards with regard to density, height and overall integration with neighbouring land uses, services, and facilities. A viable opportunity exists to transform these lands from the current underutilised state and provide a vibrant new development that will complement and enhance the existing offering in the settlement core.

Bunratty Acquisitions Limited welcome the opportunity to continue engaging with Clare County Council in realising the full potential of these lands.

Yours sincerely,



Arnold Leahy