

Annette Ryan

From: Drumquin Info <info@drumquin.ie>
Sent: Tuesday 3 January 2023 19:11
To: Development Plan
Subject: DEV PLAN 2023-2029 Roslevan R12
Attachments: CDP 2023 2029 R12 cluain liath jan 2023sub.docx

Dear Sir Madam,

Please find attached submission for consideration on the Development plan 2023-2029, we hope you can favourable consider it contents.

Kind regards,

Padraig Howard
Drumquin Construction

Planning & Enterprise Development
Clare County Council
Áras Contae an Chláir
New Road
Ennis
Co. Clare

3th JAN 2023

Re: New Clare County Development Plan 2023-2029

Dear Sirs,

We generally welcome the Council's progress in preparing a New County Development for County Clare Plan (CDP) for the County Clare for the period 2023-2029. It is important that County Clare has an up to date land use and Development Plan that maintains Consistency with the Current Plan and builds upon the current plan where possible.

Development site at Roslevan Ennis ref in Draft plan as R12 ("Anstad/ Gaurus/ Ballymacahill)

Current Status

We welcome the council decision to include this site (SR4 now ref R12) in the Residential zoning. The site has been subject to a first and second stage LSRD planning process throughout 2022 of which the council will be aware. As part of that process and which was highlighted in detail in the Submission by MKO planning and environmental consultants, we included detailed environmental reports including an NIS which concluded that the sites R12 and R8 could be developed without adverse environmental impacts on the Lower Shannon SAC.

To this end we would respectfully request that the written objective accompanying R12 and R8 acknowledge the **Existing service links, bridge culvert and roadway** linking R8 and R12 to the Tulla road. We note that the new Buffer Zoning BAU1 has been inserted and that it appears to extend as far North as, but excluding, the existing road, bridge culvert developed under P99232.

We would draw the councils attention to the existence of a connecting sewer line just C 10south of the bridge which was developed to connect to the Tulla road and in order to complete this link the BAU1 zoning would need to stop C 10m south of the bridge culvert at this location. As an alternative the written statement could be amended to allow for critical service links to be allowed within BAU1 once it can be demonstrated through mitigation measures that there would be no adverse effects on the Lower Shannon SAC.

Yours Faithfully,

Padraig Howard BSc Hon(SURV)DipConEcono
Drumquin Construction (Barefield) Ltd

Pádraig Howard
