

Annette Ryan

From: Drumquin Info <info@drumquin.ie>
Sent: Tuesday 3 January 2023 19:39
To: Development Plan
Subject: Tulla road " Doire na Mblath"
Attachments: ZONED AREA OD mANGANS SITE (003).pdf; CDP 2023 2029 Doire Na Mblath Tulla Final jan 2023 sub.docx

Dear sir madam,

Please find attached submission re site in roslevan that contents of which we hope you can consider. We are requesting a very minor tweak to the zoning boundary to reflect the live permissions granted on site. As referred in our previous submissions the exclusion of this small area from the zoning map is currently posing an obstacle to the financing of the development granted on site, we hope that council can reconsider our request please.

Kind regards,

Padraig Howard
Drumquin Construction (Barefield) Ltd

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

3 Jan 2023

Re: New Clare County Development Plan 2023-2029

Dear Sirs,

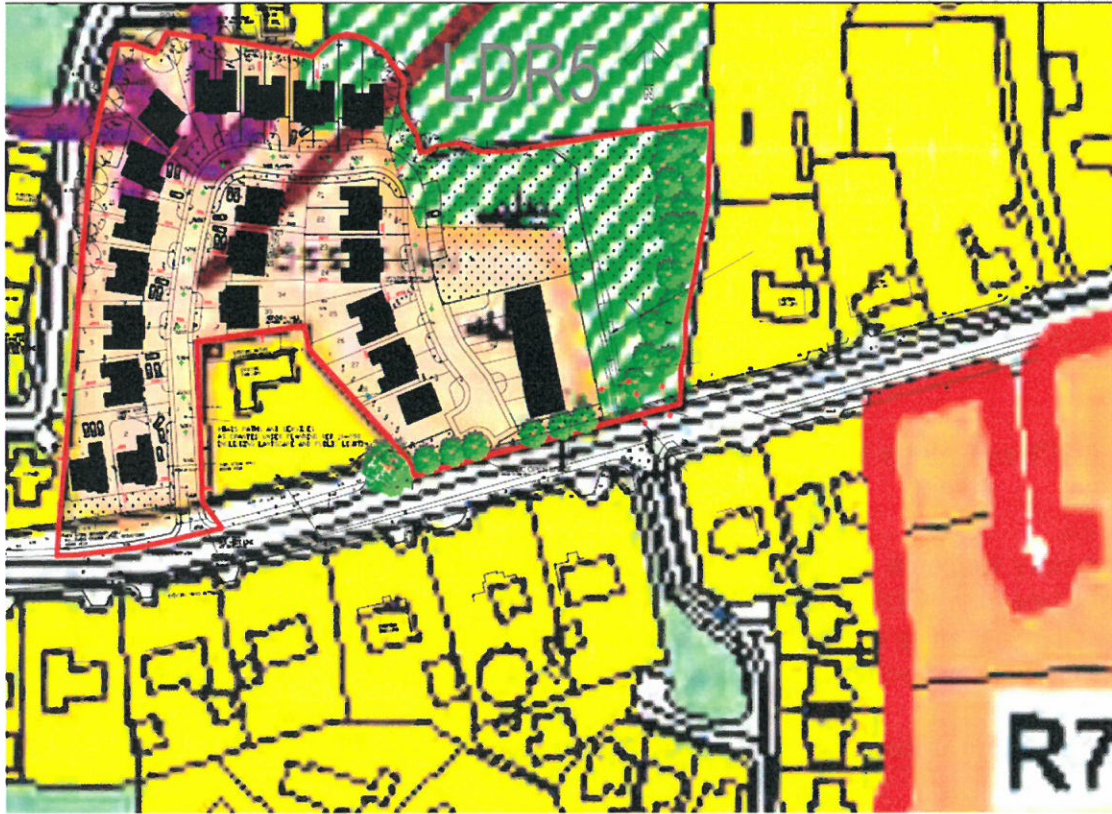
We generally welcome the Council's progress in preparing a New County Development for County Clare Plan (CDP) for the County Clare for the period 2023-2029. It is important that County Clare has an up to date land use and Development Plan that maintains Consistency with the Current Plan and builds upon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

Development site at Roslevan, Tulla Road, " Doire na Mblath". LDR5

Current Status

We welcome the council decision to include the site (LDR) in the Residential zoning, and recognising that the site has the benefit of current planning permissions P 19 244 and P21 639. Both of these live permissions were accompanied by site specific Flood Risk Assessments as set out in the site objectives in the 2017-2023 Development plan and the also the proposed 2023-2029 Development Plan. The above extant permissions were granted and considered proper and sustainable development by Clare Co Council. Our submission herein seeks to protect and retain the residential zoning on site to facilitate the development and completion of the schemes as granted, which is imminent.

In that regard we would again respectfully request that the proposed plan would mirror the granted on site scheme in full. We would ask that the zoning line to the northern boundary of the site follow that of the granted development, please see Figure 1 for reference. This small area of C 0.2ha contains 3 granted house units, a vital road and vital services. The area is semi developed with house foundations installed, the raft foundations prepared and the road installed. We consider this slight amendment to the Zoning map to be important for the completion and financing of the onsite granted developments. We hope that this minor adjustment can be made to LDR5.



Dara Hooper Eirinn O. O'Connell 087 901 1811 dara@drumquin.ie	
Drumquin Construction	
Client:	
Project:	
Location:	
Zoning Overlay Map	

Yours Faithfully,

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

Pádraig Howard
