

[REDACTED]

From: Kate Berry <[REDACTED]>
Sent: Tuesday 3 January 2023 09:26
To: Development Plan
Subject: Proposed Amendments to the Draft Clare Draft Development Plan 2023-2029

Good afternoon,

I am writing to request an amendment be made to the "**Proposed Amendments to the Draft Clare Draft Development Plan 2023-2029**"

The request is in relation to **Site R11 (Gort Road/Hazel Lane) in the draft Proposed Plan** - noted as **Site R15 (Gort Road/Hazel Lane)** in the soon to expire current Development Plan.

Our family is Kate and Michael Finn and our [REDACTED] son Mack Finn and we live [REDACTED] Gort Road Ennis. Our home is in the lane also known as Hazel Lane and is directly impacted by development of the site. This has been made painfully clear to us now that we have seen the plans for the proposed 20 house Scheme on the site off the Gort Road - the details of which were made available to us at the public meeting on Tuesday, December 13th last. We have also written via email to Ms. Anne Haugh DOS on December 19th 2022 to make her aware of our concerns specifically on the proposed access to that development.

Firstly, we would like to state that our family is not against the development of the site. We completely understand the need for housing. We are opposed to the placement of the road accessing the development being in the laneway. It will mean the total destruction of the laneway, removal of trees and hedgerows and removal of the wall - all of which have been there for many years and lend greatly to the charm of the neighbourhood.

[REDACTED]

It was an utter shock to see that the new scheme design means the complete destruction of the laneway and will result in it becoming part of a bigger 'estate' which it has never been. I spoke at length to the architect and representatives from Clare County Council in attendance at the meeting on the evening of December 13th - and I think they all understood our shock and upset at the placement of the access road to the proposed development being in the laneway. None of us therefore understand why the architects were instructed to only place the access to the development in the laneway. They all cited the current Development Plan - which states "***This site is considered to be suitable for high-quality residential development which will complement and enhance the character of the adjoining Hazel Lane. An innovative layout will be required to ensure that dwellings address both Hazel Lane and the open space/wetland area to the south***" it goes on to say "***The design of any future developments on this site must retain the existing stone boundary wall and perimeter boundary of trees, except where their removal is necessary to provide safe vehicular access to the site***"

We would like to note that as it is exiting the laneway by car particularly if turning right is already very challenging - partly because of the shop and businesses opposite the exit from the laneway and our proximity to several schools - adding to traffic coming from the laneway will make matters so much worse.

As an alternative exit from the site - there is an established double wide road at Ivy Hill (the south side of the site) that would make much more sense. While we understand the flood zone complicates matters - we have no doubt that the talented architects and engineers working on any development could come up with a solution that would be much less destructive than destroying a historical laneway and create an even greater traffic issue as this part of the Gort Road which is already under undue pressure for the reasons stated above.

[REDACTED]

[REDACTED] We don't have the time, energy or no-how to set out a comprehensive list of reasons why the laneway should be protected. So all we can ask is that a member of Clare County Council come here - meet us at our door, stand at the exit of the laneway during the morning and evening rush hour (to include school drop off and pick up times) - and help us understand how it is that **'vehicular access to the site shall be from Hazel Lane'** is the only option that is being considered. Again, the current proposed development of the site resulted in the architects/engineers not even considering an alternative access to the site because the current Clare Development Plan leads everyone involved to believe site access must be via Hazel Lane - but that is only one interpretation of the wording. We quote the draft Development Plan which states that **"an innovative layout will be required"** (Page 93) - and we argue that using the laneway is not at all innovative - it will create a worsening of the already bottle neck conditions at this section of the Gort Road. Therefore we are asking that the wording be amended in the Development Plan 2023-2029 to remove the line **'vehicular access to the site shall be from Hazel Lane'** to ensure that other options will be considered when developing the site.

Please give this email and others you receive from our neighbours serious consideration. While we understand that you have a duty to provide housing for the future - we as the people that live here will be negatively impacted by the decision made - and surely our needs should be considered too.

Again, I ask that a representative visit Hazel Lane in person and talk to the people who live here.

Thank you so much.

Regards

Kate and Michael Finn

[REDACTED]