



The Planning Department
Clare County Council
New Road
Ennis
Co.Clare
V895 DXP2



21st December 2022

Re: Submission to the planning authority to object to the extension of the town boundary in Leadmore West and the zoning of this agricultural land.

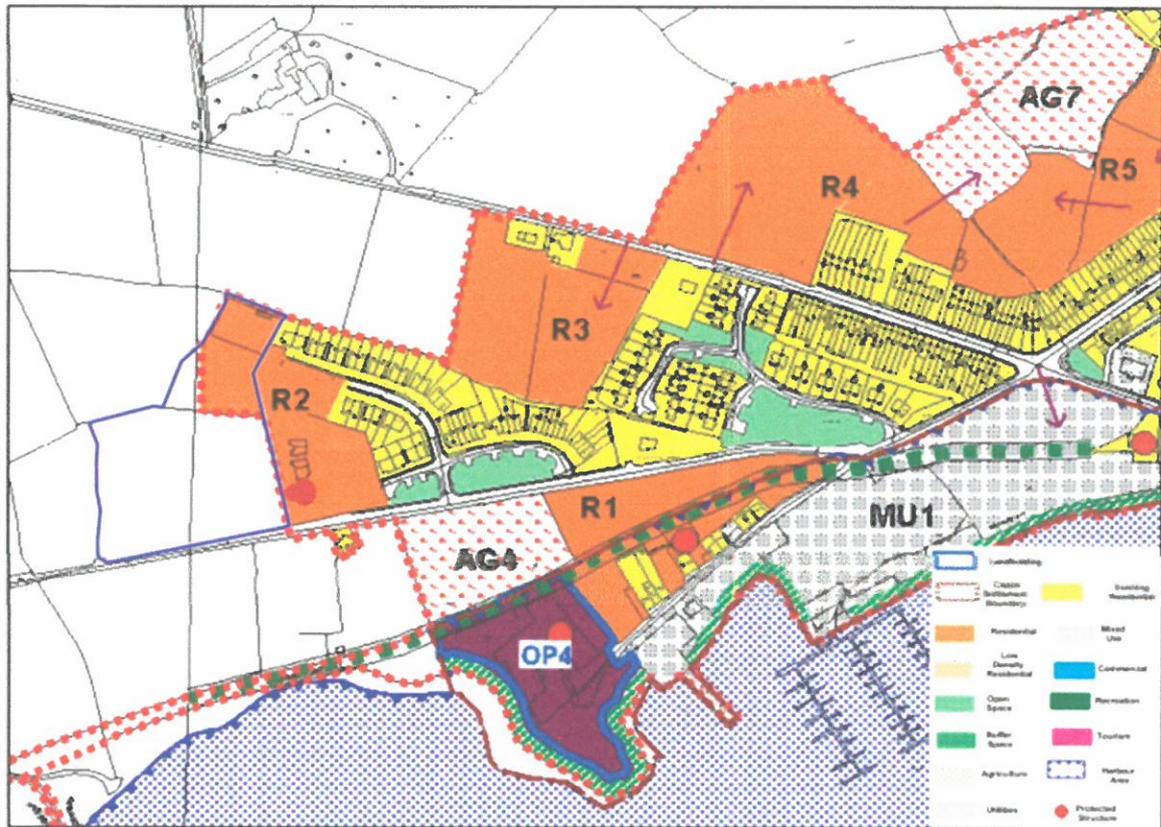
To Whom It May Concern;

Myself, my husband and two children live in a private residence [REDACTED] [REDACTED] on the current town zoning line. This letter is a submission to the planning authority to object to the proposed extension of the town boundary in Leadmore West. Our property is situated directly against the current town zoning line and therefore we would be objecting to the proposed rezoning for residential development for the following reasons;

The land in question is 2.13 hectares located west of the town centre on the Shanakyle Road, neighbouring the town graveyard and our semidetached residence along side my neighbours property. This submission has been placed on the groups that it contravenes the Town Centre First Approach, there are issues with site access and traffic safety, a great loss of native fauna and mature trees, a loss of residential amenity and there would be a subsidence issues directly affecting my and my neighbours property due to the proximity of our homes and the boundary.

In the following page I have attached a copy of the existing land use zoning map.

Existing Land Use Zoning



The location of our property and our neighbour's is indicated by the large red circle seen above. This map clearly depicts that our property boundary is along the town boundary line, bordering the 2.13 hectares agricultural field in Leadmore West.

The objective of the town centre first approach draft 2023-2029 Clare development plan would be contradicted by the extension to the town boundary for residential purposes as it would lack the appropriate amenities and infrastructure to support residential development.

The estate in which my house and my neighbours house is situated on is yet to be finished, therefore the area surrounding our homes is a building site and has been so for the last 13 plus years. The builder has struggled to sell the finished properties in the estate and did not continue to build the rest of the houses planned.

There are a number of derelict properties in the town centre that if developed would better reflect the goals of the town centre first approach. According to the Core Strategy population targets set out in the Draft 2023-2029 Clare Development Plan, the target for future development land required amount has already been exceeded by 20 percent. It would be unnecessary to grant permission to extend the boundary for development any further than is already allocated.

The road where the proposed development is situated is already too small to allow an increase in traffic and not wide enough to include a footpath or bike path making the

land inappropriate for residential development. Access to public transport or safe walking tracks means an increase in private vehicle use which has a knock on environmental impact.

The land borders the Kilrush grave yard and developing it as residential restricts the possibility of extension of the grave yard for future inevitable need.

The proposed development would effect the current thriving fauna and flora. There are a number of animal species that live in the area including hedgehogs, bats, birds and foxes. The wildlife relies heavily on the environment and to develop the area as residential will be in contrast to Habitat directive. Removing and cutting down the trees in the area would ruin the pleasant aesthetic and appeal of the road.

Further development of the agricultural land would result in a disturbance to our residential amenity by the increase in noise and dust directly effecting our homes and children.

I, Eliza Smyth urge the Planning Authority to refuse the zoning of this agricultural land marked "R2" in the Clare County Development Plan 2023-2029.

- I. *The extension of the settlement town boundary in Leadmore West would contradict the town centre first approach in the Draft 2023 – 2029 Clare Development Plan.*
- II. Any proposed vehicular entrance to this site will comprise traffic safety and result in congestion on this section of a narrow secondary public road.
- III. The proposed zoning and development of agricultural land in this area would contravene CDP 15.19 of the Clare County Development Plan 2023-2029 which seeks; *"To protect individual or groups of trees within the Plan area which are important for environmental, recreational, historical, biodiversity and/or aesthetic reasons or by reason of contribution to sense of place, including groups of trees which correspond with protected habitats, or which support protected species, under the Habitats Directive"*.
- IV. The zoning of this agricultural land will potential seriously impact our residential amenity.
- V. The zoning of this agricultural land will seriously impact our residence and site due to the topography of the adjoining land and subsidence issue along the existing town boundary line.

A major point which must be considered by the Planning Authority in respect to this submission, is the fact that the only reason the zoning of this agricultural land, marked "R2" has been included in this Draft 2023 - 2029 Clare Development Plan was by the resolution of the members. The extension of the town boundary in Leadmore West was against the wishes of the Chief Executive of Clare Co.Co. and the Planning Section. Please follow your initial views and thoughts on leaving this land as

agricultural in the Clare County Development Plan 2023-2029 to protect our environment.

If you have any queries regarding this submission, please don't hesitate to contact me on [REDACTED] or via email on [REDACTED]

Please find enclosed the submission fee of €20.00.

Kind Regards,

Eliza Smyth