

From: ann-marie cullen [REDACTED]
Sent: Thursday 29 December 2022 19:29
To: Development Plan
Cc: [REDACTED]
Subject: Proposed Amendments to the Draft Clare Draft Development Plan 2023-202 R5
Lisdoonvarna

To whom it may concern

We are writing in relation to the above plan and proposed amendments made on 28th November 2022. We are property owners and residents of St Brendans Road in Lisdoonvarna.

We have general questions regarding this Development Plan:

- Who decided on the changes of the Development Plan regarding the "Residential" and "Strategic Residential Reserve" zones, after the plan was presented to the public in the Pavilion in early 2022?
- What is the reasoning behind those changes?
- Is this project subjected to a planning application process? Will there be a public consultation process?
- How many units are being proposed?
- what is the priority of development across proposed zoned lands?

We have observations relating to the proposal of '**R5 Lands to the West of the Town Centre**':

1. We believe there is sufficient amount zoned to date to meet population growth.
2. The plans are contrary to the *Town Centre First policy* which aims to "create town centres that function as viable, vibrant and attractive locations for people to live"
3. There is an overabundance of property derelict in the town which should be developed first. The draft Clare County Development plan 2023-2029 states that there are a number of "fine vacant and underutilised buildings which present an opportunity for renovation". Development of such properties for residential use would fit with the objective of providing for sustainable growth of the town "while retaining its distinctive character".
4. St Brendans Road currently has a high volume of housing and further development would create imbalance in the town. There are three estates currently inhabited on St Brendans Road along with Lands R1 ,SR3 and SR5 also zoned.
5. There is more suitable land currently zoned closer to town centre with better access and services without the need to increase beyond the town boundaries.

6. St Brendan's road is a narrow road with two sharp bends and not designed to support any extra volume of traffic that would result from the development of R5 lands.
7. The access point for the R5 lands on St Brendans Road is very narrow and on a very tight bend. Development would create a significant hazard for traffic on and accessing St Brendans Road
8. The proposed site is situated too close to a stream and river. This is outlined in the above referenced redraft which demonstrates the unsuitability to the surrounding ecology.
9. St Brendans road is a very popular walking and cycling route for locals and tourists. This development and any associated traffic coming from the west and east direction would significantly impact this scenic route and town amenity.
10. The proposed zoning is outside of the 60km zone
11. Availability of services to the proposed zoning are not adequate. There are no footpaths and St Brendan's road is not wide enough to support additional parking resulting from development of this site.

Thank you for considering our observations.

Yours sincerely,

Ann-Marie Cullen and Stewart Anderton

Sent from [Outlook](#)