

**From:** Ronan O Flaherty [REDACTED]  
**Sent:** Tuesday 3 January 2023 16:44  
**To:** Development Plan  
**Cc:** Thomas Hogan  
**Subject:** R5 Lisdoonvarna proposed amendments to development plan 2023-29

To whom it may concern

I am writing to you today regarding the change to the lands now zoned as R5 Lisdoonvarna.

-I am satisfied that sufficient land has been zoned at appropriate locations around Lisdoonvarna to meet the needs of allocated population growth 2023-29.

Our assumptions that land within the town boundaries would be zoned as appropriate and land outside the boundaries would be zoned as residential. It is understood that the land might be zoned for tourism but as you well know zoning is not a prerequisite for such a development.

-There is land zoned for development in north , south and west of town in my opinion it would lead to unbalanced growth to the east if there was any further zoning as there is already a high density of houses with further lands zoned at R1 ,SR3 and SR5

- availability of services ,footpaths etc

- Risk of close proximity to the stream and river as highlighted in amended plan. development proposals shall include mitigation to protect water quality (con operation), and IF Guidelines on Protection of Fisheries During Construction 1"

- Are you aware that St Brendans Road isn't capable of carrying a high volume of traffic due to narrowness of the road , existing hedgerows and two bad bends .It was never intended for the road to carry a large amount of traffic.

- just to prove the point it's outside the boundaries the speed limit on that stretch of road where you now propose to put a much greater density of traffic is in fact 80 km

-this goes against "Town centres fist policy" which states "The Town Centre First policy aims to create town centres that function as viable, vibrant and attractive locations for people to live"

There is more suitable land currently zoned closer to town centre with better access and services without the need to increase at the periphery of the town.

There is over abundance of property derelict in the town which should be developed first.

- Tourism should be factored into zoning to coincide with population growth

- very popular walking and cycling routes for locals and visiting tourists.Any development would hugely impact this quite scenic route as there would be big impact to volume of traffic coming from west and east. Local hotels are award winners in their field of cycling holidays and this quite scenic route is a cornerstone of the route from roads such as Ballycanoe and kilmoon,kilfenora ,ballyvaghan

Please feel free to contact to discuss

Ronan O Flaherty  
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