

Submission No: 027

10/11/20

Development Plan Review:

Name: Jason McMahon



To whom it may concern,

As a resident of the close knit community of Killaloe, it is encouraging to see the town grow as a popular commuter town in close proximity to Limerick, Nenagh and Ennis. The access to Lough Derg and the hills of East Clare which makes it a very active town with an engaged community has lots to offer active people, young families and retired couples.

This noted, it is gratefully requested that Clare County Council take into consideration the following considerations as part of the future sustainable development of Killaloe and the review of the Clare County Development Plan.

Traffic: The new Shannon Bridge Crossing is a welcome addition to the residents of Killaloe and East Clare. It is anticipated that this pivotal piece of infrastructure will make Killaloe and surrounding villages an even more attractive place to live. With reduced traffic within the town, it will create a much friendlier and safer place for cyclists and pedestrians albeit increased infrastructure should be accommodated to allow for safe and accessible movement of these road users. In addition, a review if existing traffic lights on the bridge and the traffic system in the town in general should be adjusted to suit the new volume and type of traffic.

Housing: The shortage of supply of residential housing mix in Killaloe and limited scope for development due to capacity of the waste water system will significantly reduce the development opportunity of Killaloe to grow as a service centre and main town within East Clare. It is requested that Clare County Council actively review existing land uses and encourage responsible development of high quality residential stock within and surrounding the town.

Old Buildings: Killaloe is a historical centre of important architectural and archaeological significance albeit many of our old buildings are vacant, unused and falling into dilapidation. As an owner of a protected structure (RPS No. 439) I know first-hand the financial and development limitations of restoring and maintaining our historical buildings for modern use. However, it should also be noted that many of the historical buildings in our town under the stewardship of the state are some of the most derelict and neglected. It is therefore requested that Clare County Council take the lead in safeguarding the historical legacy of our town and take measures to develop and utilise property for community/tourism/recreational use. Killaloe has an engaged community with numerous community groups and clubs with limited facilities who should be supported in partnership projects to develop, manage and use vacant buildings within the town;

- The jewel in the crown is the ESB building 'between the waters'. As an old mill, this derelict building is strategically placed on the landscape of Killaloe to create a statement building as a mixed use cultural centre for community & tourism activity in East Clare/ North Tipperary (indoor market, gallery/events venue)
- Waterways Building 'between the waters' should be utilised as a mixed use water activity hub
- Refurbishment of Court House as a community centre, gallery, cultural centre
- Old School on New Street as a community centre, gallery, cultural centre
- Old cinema on Royal Parade as an open air/covered community centre to accommodate concerts and performances.

Parking: There is insufficient parking in Killaloe to support a population base of 5000 people not withstanding visitors and tourists to the town. Parking has continually been addressed as an issue in Killaloe with limited intervention by Clare County Council. It is requested that Clare County Council activity consider the development of additional parking facilities as below;

- Development of community car parking on approach to Killaloe ie Deanery Field with walking/cycling links throughout the town
- Pedestrian/cycle link from existing Aldi and Supervalu car park to Main Street

Should you require additional information in accordance with this request or have any queries in relation to any matter mentioned please contact the undersigned.

Jason McMahon

