

Submission No: 156



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Chartered Building Surveyors

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Forward Planning Department
Clare County Council
New Road
Ennis
Co Clare



Dear Forward Planning Department,

Submission to draft County Development Plan 2022 to 2027
Strategy for development of the Parteen Villages North of the new NLRR

The current County Development plan indicates the settlement boundaries to the small villages around Parteen which will be fragmented after construction of the NLRR.

Since the last CDP the route of the new Northern Limerick Relief road has been identified which now will isolate the clusters north of it such as those at Gortatogher and Shannakyle both of which in particular have capacity to stand alone as villages with appropriate expansion.

Currently development in the vicinity is curtailed due to a perception of 'backland' restriction, however, this does nothing to avail of infrastructural investments in sewage and water that will form part of the NLRR investment itself.

The population predictions in the North Limerick area indicate that considerable additional housing demand will put pressure on these lands for both housing and commerce, indeed the NLRR strategy itself is founded on this prediction and is intended to alleviate current difficulties.

We therefore suggest a strategy to integrate existing linear developments in the clusters to be separated by the new road from their root infrastructure be considered, in particular the lands adjacent to both Gortatogher and Shannakyle where brownfield sites such as the old dump at Shannakyle already exist which could be developed and should be incorporated into a new village structure together with a changed backland strategy to meet the challenges that the NLRR will present in the lifetime of the upcoming CDP.

Should you have any comments or queries on the above submission, please do not hesitate to contact me.

Kind Regards

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