

Residential Zoned Land Tax Draft Map

I [redacted] request all land owned by me included on the Residential Zoned Land Tax Draft Map as zoned suitable for residential use is rezoned agricultural to reflect its current and heritage use. At no stage have I ever sought for this land to be designated residential or applied for planning permission to build on it.

The zoned land is an integral part of my working, family farm which has been continuously farmed by my family for generations. I have attached the earliest census available (1901) which clearly demonstrates the importance my ancestors attached to our occupation as farmers.

I have made long term capital investments in farm buildings and machinery to improve my farm. Prior to RZLT maps these lands were included in ACRES Agri-Climate Rural Environment Scheme for which a Farm Sustainability Plan had to be completed by an approved agricultural advisor. This scheme lasts for five years and is a commitment to continuing to farm sustainably in an environmentally friendly way by improving biodiversity and protecting the existing heritage landscape and its wildlife.

Residential zoning is incongruous with the adjoining existing agricultural buildings, farmhouse and meadows. Any potential residential development would site houses **in the middle of a working farm**. They would adjoin the existing farm buildings and livestock yard. It's not an ideal location for any prospective developer or potential house buyer. The view of the West Clare Railway line from the main road would be truncated. It's difficult to conceive of any way to reduce the visual impact of a housing development here. It's a visually prominent site within a designated heritage landscape (CDP14.5).



Date: 30/05/24

R1 and SR2 South of the Village

Development on these lands must be reflective of the scale of the existing settlement and its target population. Siting, scale and design shall be of a high standard. The corridor of the West Clare Railway line shall be protected.



Heritage Landscape 4: The Coast

This has been defined by having regard to the Heritage Council's LCA Seascape Areas 1-8, as shown on Figure 14.3.

Development Plan Objective: Heritage Landscapes	
CDP14.5	<p>It is an objective of Clare County Council: To require that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact. This must be demonstrated for all aspects of the proposal - from site selection through to details of siting and design. All other relevant provisions of the Development Plan and the <i>RSES</i> must be complied with. All proposed developments in these areas will be required to demonstrate;</p> <ol style="list-style-type: none">I. That sites have been selected to avoid visual prominenceII. That site layouts avail of existing topography and vegetation to minimise visibility from scenic routes, walking trails, public amenities and roads;III. That design for buildings and structures minimises height and visual contrast through careful choice of forms, finishes and colour and that any site works seek to reduce the visual impact of the development.

Planning applications in 'Heritage Landscapes' will generally be required to include landscape and visual impact assessments to demonstrate that the related objectives are being achieved.

Land Registry Compliant Map

CENTRE COORDINATES:
ITM 501754,674715

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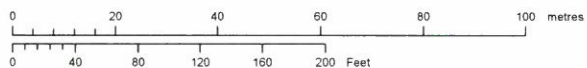
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OUTPUT SCALE: 1:1,000

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Clare County Council: CELA0001806	
OBJECTID	4214
Parcel ID	CELA0001806
Local Authority	CELA
Local Authority Name	Clare County Council
Date Added	01/01/2022, 00:00
Land Use Zoning	Existing Residential (ER), Residential (R), Low Density Residential(LDR)
Land Use Zoning Description	ER zoning is to conserve and enhance the quality and character of the area. Residential shall include the use of land for domestic dwellings and may provide for other uses. LDR zoning will accommodate low density residential development.
Site Area	0.639016
Zone symbology	Residential
Amends - Annual Draft Map	

