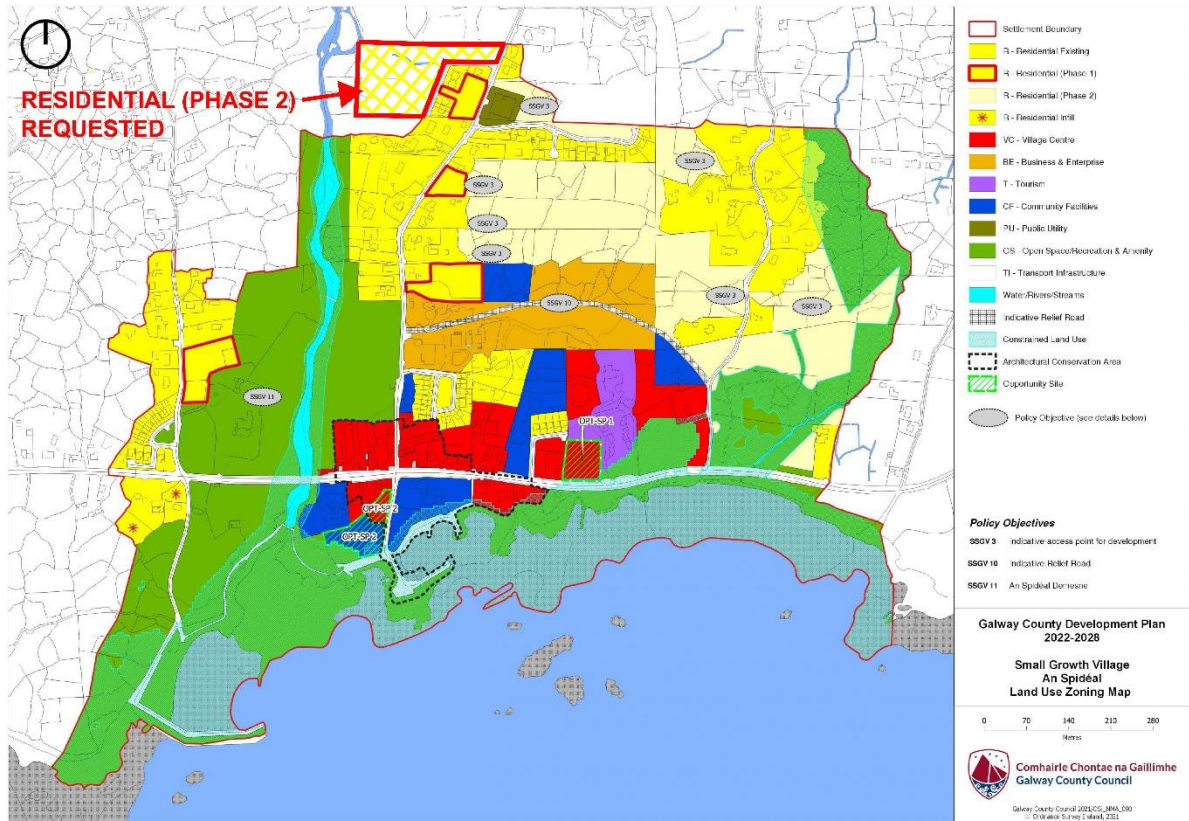


**SUBMISSION IN RESPECT OF  
DRAFT COUNTY DEVELOPMENT PLAN 2022-2028**

**ON BEHALF OF: J. HYNES**

**DATE: 23-07-2021**



**Figure 1**

**PREPARED BY: MICHAEL C WALSHE ARCHITECTS**

## **1 Submission**

It is hereby requested that the area highlighted on the Draft Plan for An Spidéal (**Figure 1** above), be designated **Residential 2**. It comprises c. 1.75 Hectares in area

## **2 Established Planning History**

Planning Permission 04/3817 was granted in 2004 in respect of 15 dwellings (Árd na Spéire development as indicated in Figure 2). It was at that time discussed with the planning authority and submitted as Phase 1 of the greater development shown in the SITE LOCATION MAP in **Figure 2**. The completion the Árd na Spéire complex is likely in the shorter term supported by Residential 1 designation. Where planning for increase in population and additional homes, the adjacent land and subject of this submission is strategically located. While planning policy may have varied in the interim, what was begun should be suitably completed.

## **3 Established Infrastructure**

The road and services that serve Árd na Spéire have established the infrastructure for the extended development shown in **Figure 2** or suitable alternative i.e. **Figure 3**. This makes this site arguably more suitable for future development than lands that are un-planned and un-developed particularly in relation to traffic congestion and sight distances at new entrances. The road entrance thus established off the An Spidéal- Moycullen Road has addressed the safety issues relating to traffic generated by a residential development and can serve further houses without creation of increased hazard.

## **4 An Spidéal Sewerage Scheme**

An Spidéal Sewerage Scheme is planned to be implemented by 2022 by Irish Water. It would seem likely that urban settlements like Árd na Spéire should be served by the new public utility. The adjacent land and subject of this submission is also strategically located to be connected to the water services.

## **5 Densities**

The subject land is on the edge of An Spidéal Village. Figure 3 illustrates the concept of lower residential density can be applied to the site where sites for a variety of single dwellings can be served by water services and utilities. This release from the requirement of half-acre sites with private waste treatment systems would allow cluster development more suited to the fringes of the village. This approach would contribute to urban living while subscribing to the local demand for sites to build on.

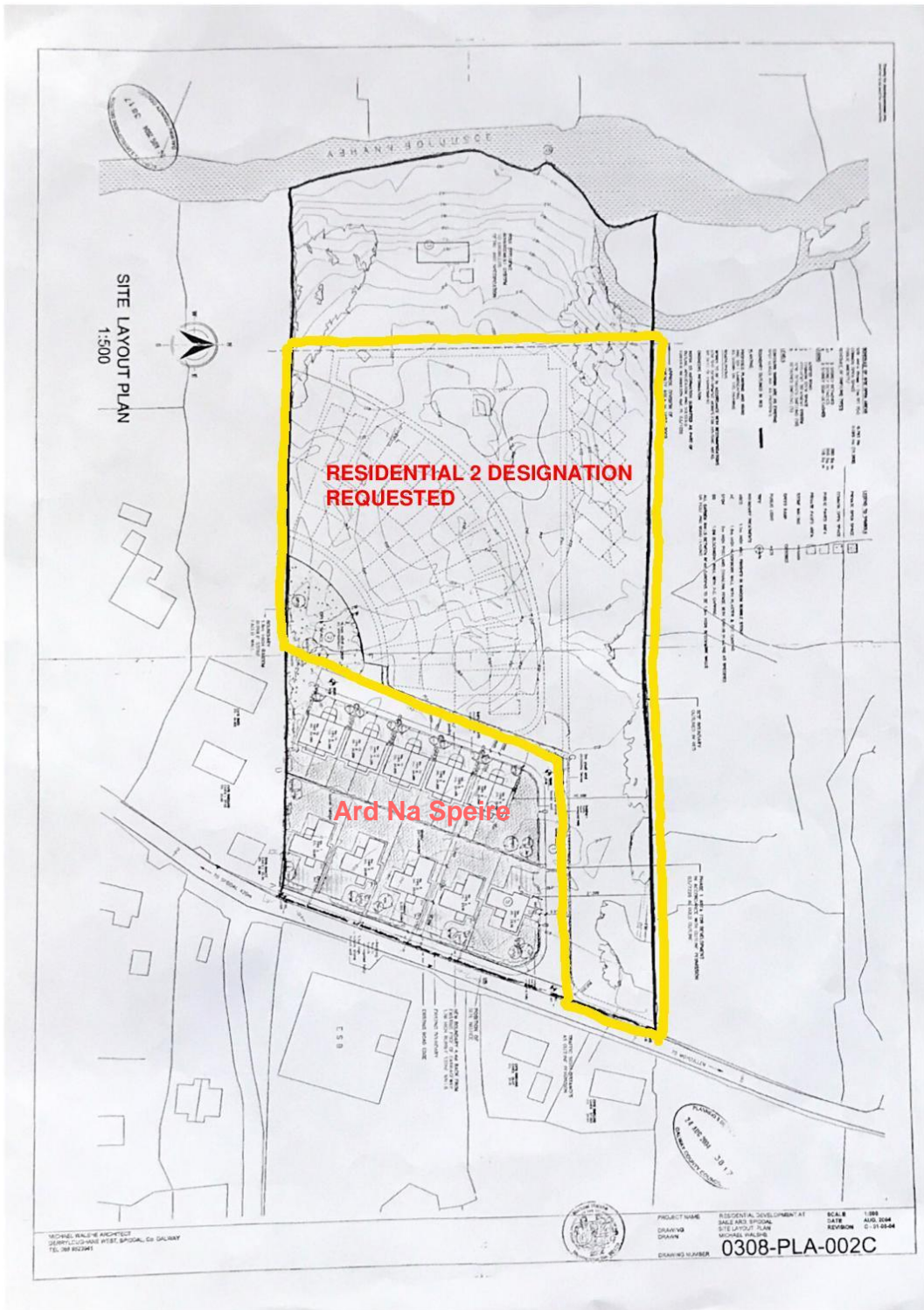


Figure 2





Figure 4