



**Clare County Council**  
New Road  
Ennis  
County Clare

**VIA EMAIL ONLY [rzlt@clarecoco.ie](mailto:rzlt@clarecoco.ie)**

**'Residential Zoned Land Tax Annual Draft Map'**

**Date: 28<sup>th</sup> March 2024**

**RE: Submission in relation to 'Residential Zoned Land Tax Annual Draft Map'—RZLTDM**

Dear Sirs

My name is [REDACTED] and I am the owner of lands at Portdrine Cratloe County Clare since 2018 Rural Place Map Marked 'A'.

The lands are not included on the RZLTDM but I believe that they must be considered for inclusion on the draft map and for inclusion on the final map. The lands were previously zoned and have no planning permission on same.

All the lands are connected to existing services and the land has access and connections since the 1<sup>st</sup> January 2022 to all required services at a capacity to facility dwellings to be construction on the lands. The lands have road access and access to water, waste water , footpaths and public lighting all which are required for the provision of housing.

Please see enclosed map of the area and a report from our Engineers Garland confirming required services are on site.

This i believe would be a proper use of the lands and would be sustainable development.

***What is meant by serviced land per Revenue guidance documents?***

*'Serviced' means having access to the necessary public infrastructure and facilities including road and footpath access, public lighting, foul sewer drainage, surface water drainage and water supply necessary for dwellings to be developed and for which there is service capacity available sufficient to enable housing to be developed.*

The lands I own meet this requirement.

You might confirm receipt of the enclosed and if any further information is required, please do not hesitate to make contact.

Yours sincerely

[Redacted signature]

[Redacted name]

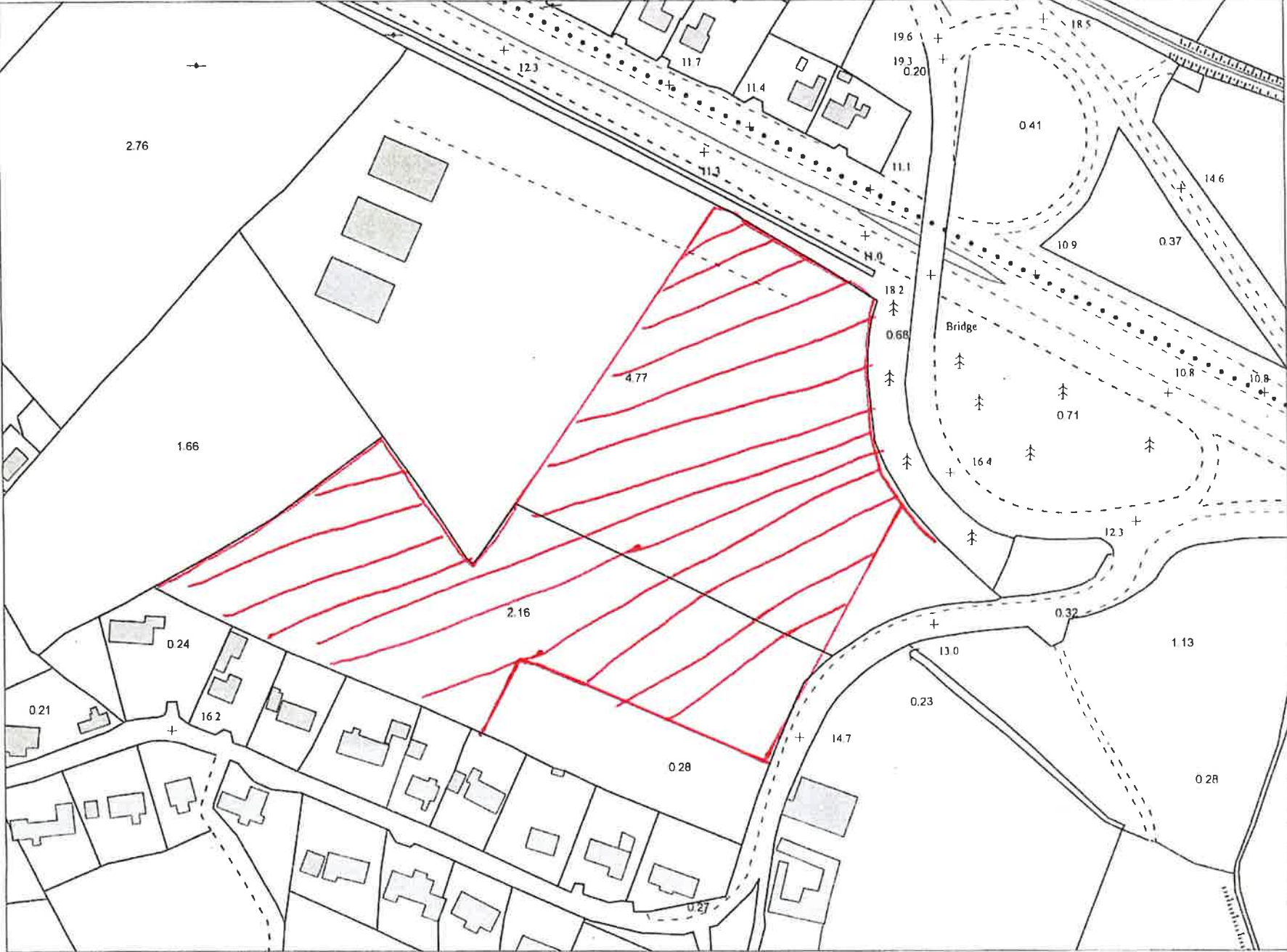
# Rural PLACE Map



5502

160337

180337



**ITM CENTRE PT COORDS**

549172,660165

A1

**DESCRIPTION**

**MAP SHEETS**

1:2500  
4620-C

Digital Map  
4680



Produced by Mid-West Maps,  
94A Henry Street, Limerick City  
On behalf of Ordnance Survey Ireland,  
Phoenix Park, Dublin 8.

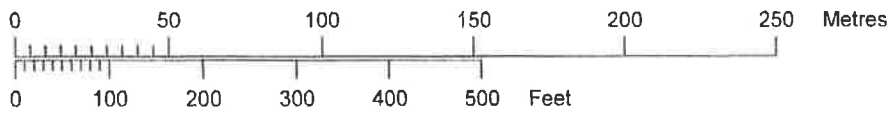
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Scale:- 1:2,500  
Scála:- 1:2,500



Plot Ref. No. 1288157\_1\_3  
Plot Date 25-FEB-2008

159907

159907

148519

148520

# REPORT

Lands at Portdrine, Co. Clare

23 March 2022

**GARLAND**  
Concepts Realised

## 1. INTRODUCTION

We have been requested by Mr. John Finn to review lands at Portdrine and prepare a report on the capacity for further development of these the lands. The lands are located directly to the South of the N18 Limerick to Galway Road and are located in the townland of Portdrine.

Directly to the West of the lands owned by Mr. Finn, there are 3 No. operational warehouse units which were developed circa 2004.

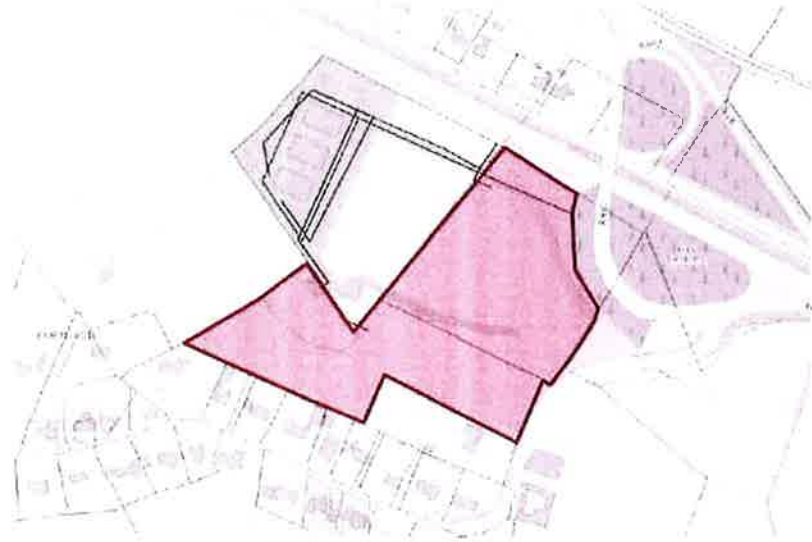


Figure 1 - Lands at Portdrine

The overall site contains three warehouse units as per planning permission 99/2307. Permission was granted to modify the 1999 permission in 2007 via planning application reference 07/1980. Planning permission to construct a new entrance and associated site works to facilitate/service warehouse was granted in 2008 via planning reference 08/59. The warehouse units were further extended for an increase in storage purposes via planning permission 19/273.

## 2. ROADS AND ACCESS

There is an existing entrance to the lands which are located some 200m from exit 5 on the N18 Limerick to Galway road. There is an approx 7.5m wide existing road through the lands which serves the existing warehouse units to the West.

## 3. SERVICES

There are existing warehouses to the West of the lands and these are fully operational.

### 3.1. Watermain

There is an existing public watermain to the north east of the lands. The existing warehouses to the West are serviced via a 150mm diameter connection to the public main through these lands.

### 3.2. Waste Water

The existing warehouse units to the West are currently serviced by a wastewater treatment plant and associated percolation area, both of which are located within these lands. The current treatment system has a capacity for 60 population equivalent within an office or factory setting. This is well in excess of the current population it serves and therefore has available capacity for additional loading without requiring upgrade works. When the lands are developed to a population greater than the existing 60 factory workers, the existing treatment system principle can be applied and an additional treatment area and percolation provided within the lands to the required capacity.

### 3.3. Surface Water

The lands are serviced by a 750mm diameter sewer which discharges to a 900mm diameter sewer present along the N18 to the North of the lands.

### 3.4. Telecoms

The site is already serviced by telecoms ducting and cables. There are currently 2 No. 100mm ducts through the lands. These ducts are connected in two different locations to the infrastructure along the N18 road.

### 3.5. Gas

The existing warehouses to the West are serviced by a 125mm diameter gas main fed from the 315mm diameter main along the N18 between the lands and the road.

### 3.6. Electricity

The existing warehouses to the West are connected to the ESB network via a substation local to same.

## 4. CONCLUSION

As is apparent from the above, the lands are serviced and readily capable of supporting additional development.

Signed:

  
BRIAN LAHIFF  
CHARTERED ENGINEER

Date:

23 March 2022