€20k increase in the average price of Clare homes

COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL

FÓGRA DE BHUN ALT 175 AGUS ALT 177AE DEN ACHT UM PLEANÁIL AGUS FORBAIRT, 2000, ARNA LEASÚ, AGUS NA RIALACHÁN UM PLEANÁIL AGUS FORBAIRT, 2001, ARNA LEASÚ

SCÉIM FAOISIMH TUILTE CHILL CHAOI I MBAILTE FEARAINN CHILL CHAOI, CO. AN CHLÁIR

FÓGRA I DTAOBH IARRATAS PLEANÁLA CHUIG AN MBORD PLEANÁLA AR CHEADÚ

Tugtar fógra leis seo go bhfuil sé de rún ag Comhairle Contae an Chláir ceadú a lorg ón mBord Pleanála faoi Alt 175 agus Alt 177AE den Acht um Pleanáil agus Forbairt, 2000, arna leasú, chun oibreacha beartaithe a dhéanamh i mbailte fearainn Chill Chaoi, Co. an Chláir.

Tá an fhorbairt bheartaithe sócmhainní cosanta dobharthuilte comhdhéanta de na nithe seo a leanas:

- Is é atá sna hoibreacha beartaithe ná claífort nua a thógáil ag Óstán Bhá Chill Chaoi.
- Bealach oscailte a chur ar mhalairt slí i dtreo lár na tuilemhá, agus ceannbhalla agus lintéar cuaisín nua a shuiteáil faoi bhun an chlaífoirt.
- Airde an bhalla teorann láithrigh ag Eastát Dhún an Óir a mhéadú,
- Claífort nua a thógáil ag an bPáirc Tithe Soghluaiste agus Carbháin Pháirc an Ghainimh.
- An scáileán smionagair láithreach ag Waterworld Chill Chaoi a athsholáthar.
- Dhá dhúnphoill cuaisín a thógáil ag Cúirt Radharc na Cluana.
- Na dúnphoill agus na lintéir láithreacha ar Thrá Chill Chaoi a uasghrádú.
- Claífort a thógáil ar an taobh thiar theas de Pháirc Saoire Cunningham.
- U-bhealach coincréite a shuiteáil feadh ailiniú reatha Shruth an Tobair.
- Lintéar láithreach Shruth an Tobair ag Plás an Chorráin a athsholáthar.
- An balla teorann ó 20 Cúirt Victoria chuig 21 Cúirt Victoria a athsholáthar.
- Na ballaí láithreacha ag Plás an Chorráin a dheisiú agus a athsholáthar.
- Claífort nua a thógáil taobh thiar de Bhóthar Charraig an Chabhaltaigh.
- Balla nua cosanta tuilte a thógáil feadh bhruach na láimhe clé ó Bhruach Victoria chuig Plás an Chorráin.
- Bealach oscailte a chur ar mhalairt slí i dtreo lár na tuilemhá, agus an bealach oscailte láithreach a lionadh isteach.
- Balla teorann Chorrán Victoria a atógáil.
- Claífort nua a thógáil ar an taobh thuaidh de Chorrán Victoria.
- Claífort nua a thógáil ar an taobh theas de Pháirc Victoria.
- Bealach oscailte a chur ar mhalairt slí i dtreo lár na tuilemhá, agus bealach láithreach a lionadh isteach.
- Tuilemhá a athghrádánú i ngort ar an taobh thuaidh d'eastát Chluain na Mara.
- Tuilemhá a athghrádánú i ngort ar an taobh thiar de Pháirc Saoire Cunningham.
- Áirítear leis na hoibreacha beartaithe tógáil bóithre, athghrádánú bóithre, oibreacha draenála, leagan crann, cur crann, tírdhreachú, agus na hoibreacha coimhdeacha gaolmhara uile eile.

Ullmhaíodh Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus Ráiteas Tionchair Natura mar chuid den iarratas i leith na forbartha beartaithe

Féadfaidh an Bord Pleanála an t-iarratas ar fhorbairt a cheadú fara coinníollacha nó gan choinníollacha nó féadfaidh sé an t-iarratas ar fhorbairt a dhiúltú.

Beidh cóip de phleananna agus sonraí na forbartha beartaithe, den Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus de Ráiteas Tionchair Natura ar fáil lena n-iniúchadh saor in aisce (nó féadfar iad a cheannach ar tháille shonraithe a íoc, ar táille í nach mbeidh níos airde ná an costas réasúnach a bhaineann le cóip den sórt sin a dhéanamh) le linn uaireanta oscailte poiblí (gan Laethanta Saoire Poiblí a áireamh) ón 03/10/2024 go dtí an 15/11/2024 (agus an dá dháta sin san áireamh) ag na láithreacha seo a leanas:

- Oifigí an Bhoird Pleanála, 64 Sráid Mhaoilbhride, Baile Átha Cliath 1, D01 V902
- Comhairle Contae an Chláir, Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2
- Oifigí Cathartha Chill Rois, Halla an Bhaile, Cill Rois, Contae an Chláir, V15 XK70
- Oifig Comhairle Inis Díomáin, Bóthar Inse, Inis Díomáin, Contae an Chláir, V95 YX81

Féadfar amharc ar phleananna agus sonraí an iarratais, ar an Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus ar Ráiteas Tionchair Natura, nó iad a fosloídáil, ag an suíomh Gréasáin seo a leanas freisin: www.pleanala.ie

Féadfar aighneachtaí nó tuairimí maidir leis an bhforbairt beartaithe maidir le:

I. Impleachtaí na forbartha beartaithe dó/ phleanáil chuí agus forbairt inchothaithe sa limistéar lena mbaineann, agus

II. Na héifeachtaí is dóigh a bheidh ag an bhforbairt bheartaithe ar an gcomhshaol, má dhéantar í, agus

III. Na héifeachtaí suntasacha is dóigh a bheidh ag an bhforbairt bheartaithe ar láithreán Eorpach, má dhéantar í.

a dhéanamh i scríbhinn, agus i scríbhinn amháin chuig an mBord Pleanála ('an Bord'), 64 Sráid Mhaoilbhride, Baile Átha Cliath 1, D01 V902.

Ní foláir táille €50 a bheith ag gabháil le haon aighneachtaí/tuairimí (seachas i gcás comhlachtaí forordaithe áirithe) agus ní foláir iad a bheith faighte ag an mBord Pleanála tráth nach déanaí ná **5.00pm an 15/11/25.** Ní foláir d'aighneachtaí nó tuairimí an teideal **"Scéim Faoisimh Tuilte Chill Chaoi"** a bheith orthu agus an fhaisnéis seo a leanas a bheith san áireamh:

1. Ainm an duine, an údaráis nó an chomhlachta atá ag déanamh na haighneachta nó atá ag tabhairt na tuairime, ainm an duine atá ag gníomhú thar ceann an duine, an údaráis nó an chomhlachta sin, más ann, agus an seoladh ar cheart aon chomhfhreagras a bhaineann leis an iarratas a sheoladh chuige,
2. Ábhar na haighneachta nó na tuairime, agus
3. Na cúiseanna pleanála a bhaineann leis an aighneacht (i.e. cúinsí agus argóintí) agus aon mhíreanna gur mhaith leat a chur le do chúiseanna nó do thuairim.

Féadfaidh aon duine bailíocht aon chinnidh ón mBord Pleanála ar an iarratas ar chead a cheistiú trí bhithin larratas a dhéanamh ar athbhreithniú breithiúnach, faoi Ordú 84 de Rialacha na nUaschúirteanna (I.R. Uimh. 15 de 1986, arna leasú le I.R. Uimh. 691 de 2011), de réir alt 50 den Acht um Pleanáil agus Forbairt, 2000, arna leasú.

Féadfar faisnéis phraiticiúil faoin sásra athbhreithnithe a rochtain faoin gceannteideal 'Foilseacháin – Fógraí faoi Athbhreithnithe Breithiúnacha' ar shuíomh Gréasáin an Bhoird ag www.pleanala.ie nó ar shuíomh Gréasáin na Seirbhíse um Fhaisnéis do Shaoránaigh ag www.citizensinformation.ie.

Ba cheart aon cheisteanna a bhaineann leis an bpróiseas iarratais a chur ar an mBord Pleanála (Teileafón: 01 8588100).

Arna dhátú an 27ú lá seo de mhí Mheán Fómhair 2024.

Alan Farrell,
Stiúrthóir Seirbhísí.

THERE HAS been a €20,000 increase in the price of an average second-hand three-bed semi-detached home in Clare in the last three months.

An eight percent rise in the average house prices across the county from €250,000 to €270,000 has been recorded, a new national survey from Real Estate Alliance has shown.

Average selling times fell by a fortnight this quarter to an average of six weeks. The REA Average House Price Index concentrates on the sale price of Ireland's typical stock home, the three-bed semi, giving an accurate picture of the second-hand property market in towns and cities countrywide.

Ennis is reporting a €20,000 quarterly rise, an annual increase of seventeen percent with properties achieving up to twenty percent above guide price due to a lack of both stock and new developments.

It joins other large towns around the county such as Tralee, Tullamore and Athlone which have experienced average increases of €20,000 in the past three months.

Across Clare, sixty percent of purchasers were first-time buyers and five percent were from outside the county. Five percent of sales this quarter were attributed to landlords leaving the market.

Liam Browne of REA Paddy Browne remarked, "The recent SCSI proposal for the establishment of a dedicated adjudication body or 'rental court' to deal with serious disputes between tenants and landlords as well as a thorough revision of the Residential Tenancies Act would be of great benefit to the property market as a whole".

Nationally, the actual selling price of a three-bed, semi-detached house across the country rose by 2.7 percent in the past three months to €323,741. Time taken to reach sale agreed nationally has dropped to four weeks as low supply continues to drive sales.

Demolition works to commence for Ennistymon car park

AN EXTERNAL CONTRACTOR has been appointed and demolition works are due to commence in the coming weeks as part of the delivery of a new car park in Ennistymon.

Planning permission was granted two years ago for an off-street car park on Monastery Lane in Ennistymon with delays encountered while trying to rehouse the bats in situ around the vicinity of the proposed car park. The planning application was lodged in July 2022. An approximate 45 parking spaces will be delivered.

At Monday's meeting of the West Clare MD, Cllr Shane Talty (FF) sought "a definitive timeline for the delivery of the Monastery Lane Carpark and a commitment that the surface will be Asphalt (Black Top) and lined up opening. This car park will be a permanent replacement for many existing spaces around the town".

Twelve of the 28 county councillors attended a special meeting in July which granted Part VIII approval for enhancement and public realm works in Ennistymon. This gathering was referenced by acting senior executive officer in the West Clare MD, John Corry in his reply. "The Chief Executive addressed the members at this meeting and acknowledged that the streetscape enhancement works were very important to the town of Ennistymon and advised that the Monastery Lane carpark was anticipated to be completed by the end of 2025. Mr. Dowling noted that the public realm works will be progressed at the earliest opportunity possible".

Corry confirmed that demolition works are to commence "in the coming weeks at the Monastery Lane car park site with a view to the completed car park being provided within the timeline suggested by the Chief Executive. It is proposed that the completed car park will have a lined and black top finish".

Speaking on Monday, Cllr Talty said he was "almost embarrassed" to have to raise the matter at another meeting. He recalled that the purchase of the car park was first discussed with former Director of Service, Liam Conneally in December 2019.

An external contractor has been appointed. "It has been always been a given that it would be complete to facilitate wider enhancement works in Ennistymon," said Corry who told councillors that the County Council intended to deliver the car park before other works in the town.

COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL

NOTICE PURSUANT TO SECTION 175 AND SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001, AS AMENDED

KILKEE FLOOD RELIEF SCHEME IN THE TOWNLANDS OF KILKEE, CO. CLARE

NOTICE OF PLANNING APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL

Notice is hereby given that Clare County Council intends to seek approval from An Bord Pleanála under Section 175 and Section 177AE of the Planning and Development Act 2000, As Amended to carry out proposed works in the townlands of Kilkee, Co. Clare.

The proposed development of fluvial flood defence assets comprises of the following:

- A new embankment to the south of the Kilkee Bay Hotel.
- A diversion of the open channel to the south of the Kilkee Bay Hotel into the centre of the floodplain and the installation of a new headwall and inlet culvert under the new embankment.
- The increase in height of the existing boundary wall at the Dún an Óir Estate.
- A new embankment at the Sandpark Mobile Home and Caravan Park.
- The replacement of the existing debris screen at Kilkee Waterworld.
- The construction of two inlet manholes on an existing culvert at Meadow View Court.
- Upgrades to the existing Atlantic Stream culvert system at Moore Bay, including the installation of non-return valves.
- A new embankment to the west of Cunningham's Holiday Park and the installation of a new headwall and inlet culvert under the new embankment.
- A new reinforced concrete u-channel along the existing Well Stream alignment to the north of Cunningham's Holiday Park.
- The replacement of the existing Well Stream culvert at Crescent Place.
- The resurfacing and regrading of the Well Road, the junction of Well Road with Marine Parade and the junction of Geraldine Place with Marine Parade.
- New surface water pump stations at Well Road and Carrigaholt Road and associated infrastructure.
- New surface water drainage infrastructure at Well Road, Crescent Place, Victoria Park and Carrigaholt Road.
- New sluice gates at various locations along the Well Stream and Victoria Stream flood defences.
- The reconstruction of the Victoria Court boundary wall along the Victoria Stream.
- Repairs and replacement of the Victoria Stream left bank wall at Crescent Place.
- A new embankment to the west of Carrigaholt Road.
- A new flood defence wall along the left bank of the existing Victoria Stream alignment from Victoria Park to Crescent Place.
- A diversion of the Victoria Stream to the centre of the floodplain to the west of Carrigaholt Road.
- The reconstruction of the Victoria Crescent boundary wall along the Victoria Stream.
- A new embankment to the north of Victoria Crescent.
- A new embankment to the southwest of Cunningham's Holiday Park.
- A diversion of the Western Tributary to the centre of the floodplain to the north of the Cluain na Mara estate and a new outlet culvert under the new embankment.
- The regrading of lands to the north of the Cluain na Mara estate and to the west of Cunningham's Holiday Park.
- The proposed works include for road reconstruction, road regrading, drainage works, tree felling, tree planting, landscaping and all associated ancillary works.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared as part of the application in respect of the proposed development.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development.

A copy of the plans and particulars of the proposed development, the Environmental Impact Assessment (EIAR) and the Natura Impact Statement (NIS) will be available for inspection free of charge, (or may be purchased on payment of a specified fee which shall not exceed the reasonable cost of making such a copy) during public opening hours (excluding Public Holidays) from 03/10/2024 to 15/11/2024 (inclusive of both dates), at the following locations:

- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902
- Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2
- Kilrush Civic Offices, Town Hall, Kilrush, County Clare V15 XK70
- Ennistymon Council Office, Ennis Road, Ennistymon, County Clare, V95 YX81

The application plans and particulars, the EIAR and NIS may also be viewed at or downloaded from the following website: www.pleanala.ie

Submissions or observations on the proposed development in relation to:

I. The implications of the proposed development for proper planning and sustainable development in the area concerned, and

II. The likely effects on the environment of the proposed development, if carried out, and

III. The likely significant effects of the proposed development on a European site, if carried out.

may be made in writing only to An Bord Pleanála ('the Board'), 64 Marlborough Street, Dublin 1 D01 V902.

Any submissions / observations must be accompanied by **a fee of €50** (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than **5.00 p.m. on 15/11/24.** Such submissions or observations should be titled **"Kilkee Flood Relief Scheme"** and must include the following information:

1. The name of the person, authority or body making the submission or observation, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
2. The subject matter of the submission or observation, and
3. The planning grounds of the observation (i.e. reasons and arguments), and any items you wish to support your grounds or observation.

Any person may question the validity of any such decision by An Bord Pleanála made in respect of the application for permission by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000 as amended.

Practical information on the review mechanism can be accessed under the heading Publications – Judicial Review Notice on the Board's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.

Any enquiries relating to the application process should be directed to An Bord Pleanála (Telephone: 01 8588100).

Dated this 27th September 2024.

Alan Farrell, Director of Services.

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