

From: info@akplanning.ie
To: [Forward Planning](#)
Cc: [REDACTED]
Subject: [EXTERNAL]Caherconlish LAP Submission
Date: 28 November 2022 15:36:58
Attachments: [image002.png](#)
[image003.png](#)
[Draft Map Proposed Revisions.pdf](#)

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To Whom It May Concern

I act for Denis Lunn of High Street, Caherconlish who is the owner of lands zoned 'New Residential' in the Draft LAP. It is referenced in the Draft LAP text as **Site No. 4**.

He is seeking to extend the residentially zoned area to accommodate access to the lands as per the attached 'Draft Map Proposed Revisions'. The areas involved are shaded brown and outlined in magenta.

The existing potential connections abutting the lands, at Castlepark and Barrack Close, are inadequate as primary accesses for the purposes of developing the lands as there is insufficient width to accommodate pedestrian and cycling infrastructure. Further, such access points in existing residential areas would prove hazardous and problematic for construction traffic over a 2-year construction period.

The preferred and most accessible option is to access the lands via the existing road that leads to Barrack Close but to create a spur that would run through part of the area designated as 'Open Space'. This would entail a small reduction of the area zoned as Open Space by 0.16 Hectares as indicated on our drawing.

In addition, the corridor (0.4 Ha) indicated to the south where there is an existing farm track is the existing route for the mains surface and foul water drainage. This route would be the preferred option for construction traffic and an alternative primary access point should difficulties arise with the preferred option.

We trust these revisions can be accommodated by the Local Authority to provide a quality accessible development for all transport modes.

Regards,

Adam Kearney MIPI MRTPI



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