

Planning Application to

Clare County Council,
Planning Department

For Permission Consequent on the Grant of Outline Permission(P01-1836)

Schedule of Attachments

1. Cover letter
2. Application Form
3. Photographs of the site and of reference objects
4. Copy of our former correspondence re. pre-planning inquiries
5. Provisional Landscaping scheme (Ground Floor/Site Layout plan 1:100)
6. Newspaper Notice (2 copies)
7. Site Notice (2 copies)
8. Planning Application Fee (Euro 34.00)
9. Certified Result of Trial Hole and Percolation test & site suitability report
10. Copy of „Deed of Transfer“ to the Land Registry, County Clare, Folio 8692F (part)
11. Copy of „Particulars and Conditions of Sale of Premises in Folio 8692F County Clare“
12. Six sets of plans and drawings as required (see enclosed schedule)

MATTHIAS & REGINA KUHS

Ennis, Co. Clare, Ireland
Ty Melyn, Knockanean, Tulla Road
eMail: kuhs@utvinternet.ie

(: +353 (65) 684 4132
Æ: +353 (65) 684 4572
É: +353 (86) 828 7266

Freitag

Clare County Council
Planning Department
New Road,
Ennis, Co. Clare

To: The Planning Officer for the Spencilhill Area

Planning Application for Permission Consequent on the Grant of Outline Permission (P01-1836)

A Chara,

Enclosed is our said application and we would be most obliged if you could take care of this matter. Please refer to the title page of this letter for a list of all relevant attachments.

Please allow us first to give you some brief background information about our family and our intention to live in Clare for good as well as our quest for decent housing and the reasons for our current plans and designs.

1. Family Background

In 1998, we moved to Ireland, a German family with 5 children at that time. Our initial intention was to live here as a preparation time prior to our intended emigration to Canada. However, for various reasons, this didn't work out so we decided to stay in Ireland for the time being. The high degree of integration we could reach with such open and friendly people here in Clare and within such short a time certainly helped a lot in our decision.

The integration was based on these factors: For one our children, who were dearly welcomed into Knockanean National School (aged 5 to 11 then, see also attached article in Clare Champion). Secondly: Our relationship with the local Christian Fellowship in the Ennis Evangelical Church, not forgetting the importance of a secure job for Matthias, who, since we came to Ireland, works for a renowned American Software Company (Attachmate) in Shannon, as a Technical Support Engineer for the EMEA region.

Our 3 oldest kids meanwhile graduated to Secondary School and attend Rice College now. In January of 2000 we were blessed with our „Irish“ twins, who will attend Knockanean N.S. in 2004 in the Junior Infants class. This closed relationship with Knockanean N.S. and the other families tied to it, as well as our current neighbourhood were the reason why we tried to find a house or site in the immediate vicinity. At the moment, we live in a nice and wonderful, but much too small, rented house, a detached, two-storey dwelling on a .5 acre site in County Clare near the Ennis town border on the Tulla Road.

2. Need for Proper Housing

Apart from the size problem (only 5 bedrooms (incl. one converted sitting room) for 9 people) our landlord, who currently lives in London, told us earlier in 2003 that they intend to move into their house at the end of 2004. Since then we were looking for suitable alternatives.

TYMELYN, KNOCKANEAN, TULLA ROAD, ENNIS, CO. CLARE, IRELAND

Objects for rent of larger size are nearly non-existent and were not a real option anyway, since we finally want to live in our own home. So we visited each agent in town and looked around ourselves for houses with at least 5 bedrooms and the potential to convert more rooms – but they were all too expensive. There is simply no bigger 5-bedroom-house for less than Euro 350'000 on the market which could really fit all of us. And that was already way beyond our budget.

So our next step was to look for a suitable site where we could build our own house according to our needs. There are only a few sites available around Knockanean and Roslevan, but none of which we could afford: more than 120'000 Euro for less than .5 of an acre and mostly without services nor a Planning Permission yet, rendering it useless for us. So we went further out and found this spacious and beautifully located site near Spancilhill, which already had an Outline Planning Permission, and was available for an affordable price! Most importantly there are already some families with children also attending Knockanean N.S. and Rice College living nearby!

3. Description of the Site

The .91 acre site of triangular shape is located about a mile east of the famous Spancilhill Fair Green on a long stretch of county road leading towards the lake O'Briens Big Lough. It is on the south side of the road, just opposite a new 2-storey house owned by Jack Fitzgerald and wife. The site is hidden behind high hedges (see attached photographs) grown on top of and around an „embankment“ all along the roadside frontage including a large ash tree. The south border is a deep trench, with a small clear water stream at the bottom, and more high grown hedges and small trees on both sides. The east border is open towards the rest of the field from which this site was taken. Somewhat elevated at the roadside frontage, the site slopes down towards the trench with a difference of about 3 meters between the highest and lowest point.

4. Reasons for the Size

As stated before, we are a family of 9 and therefor our need for rooms and more space is accordingly. At a certain stage in the life of children, it is very important nowadays for them to have their own rooms, but also rooms for interaction and playing. Furthermore, they want to be able to invite over their friends and schoolmates and spend time together, which due to the prevalent weather conditions, is often confined to the house. We as parents also need space for our own activities, be it household work, other crafts or woodwork.

The basement will mostly be used for work and activities which may produce dust or dirt, and to store tools, bicycles or other gadgets usually placed in a garage. With 9 persons, there is a big need for storage of various things, which are not used all the time. Furthermore, we often have visitors from our kinship for whom we want to offer decent accommodation on and off (although they sometimes prefer a local B&B). The garage will finally be used for what it is designed: The cars and not as another storage room.

5. Description of the Design

The house design is intended to follow the traditional Irish dwelling home style. The first objectives for design were simplicity (leading to lower building costs) and effectiveness (for lower running costs). Another new house of the Hestings family located nearby in the Ballyortla area south of Spancilhill, (see attached photographs) basically inspired the design. All this based on various impressions from the new Clare County House Design Guide, taking into consideration the Guidance Notes on Building a house in a rural area of County Clare.

Matthias' father, an architect, drew the plans after consultations with a local Engineer and a Builder. This engineer (Mr. Fergal Coughlan) will also be the on-site engineer to certify the adherence to the current Building Regulations including Fire Safety.

The basement is intended to be a normal brick-and-mortar structure, with appropriate foundations, concrete slab and concrete ceiling. On top of that we intend to build a timber frame house with a high insulation standard. The exterior will be no different from other new houses in the vicinity – with a normal finish coat (render) on top of a Greenspan® aquapanel cement board (see further details below).

6. Details of Undertaking

The site is surrounded by, and covered with, a variety of beautiful plants of various sizes and species. Our intention is to melt the development unobtrusively into its environs without removing the existing hedgerows, trees or shrubs on site, save where it is required for the entrance, roadway and the buildings, as required by the conditions (namely no. 2-5 and 10) of the said grant of outline permission. A comprehensive landscaping scheme will be submitted to the Planning Authority before development commences. A first draft, outlining all this, is already attached under the heading „Ground Floor (Site Layout Plan) 1:100“.

All surface water run-off from roofs, entrances and parking areas will be collected and disposed off within the site to soakpits resp. the adjacent watercourse (Cond. no. 6-8). The roof will be dark grey in colour using locally sourced slate or tiles, exactly the same type as on the adjacent house (Cond. no. 9). Service lines and cables servicing the proposed development will be located underground (C. #11). Septic tank and percolation area will be constructed in accordance with S.R.6 of the N.S.A.I. (C. #12).

With regards to condition no. 13, we kindly refer you to our previous correspondence with the Planning Authority, to your last letter dated 19/11/03 (by Marie O’Neill, Senior Staff Officer, Planning) expressing the Authority’s satisfaction about all information submitted, which we gratefully acknowledge hereby. The water supply and treatment will be carried out as stated before in our said correspondence.

7. Conclusion

Please accept our apologies for this rather longwinded letter and our bad English.

With regards to the pre-planning enquiry, a few letters had been sent and various personal contacts had been made with the Planning Department already (see attached list of letters).

We do not want to close this letter without expressing our appreciation of the privilege to be living in such a wonderful and prospering Country and County. We are also looking forward to become part of the neighbourhood of Spancilhill, of which we already know a good deal of people.

Mise le meas,

All plans and drawings can also be found online under
<http://www.kuhs.utvinternet.ie/newhouse/drawings>