

Chief Executive's Report to the Elected Members

on submissions received on the Draft Clare County Development Plan **2023–2029**

- Ennis Municipal District
- Shannon Municipal District

Part II of IV

10th July 2022

COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL







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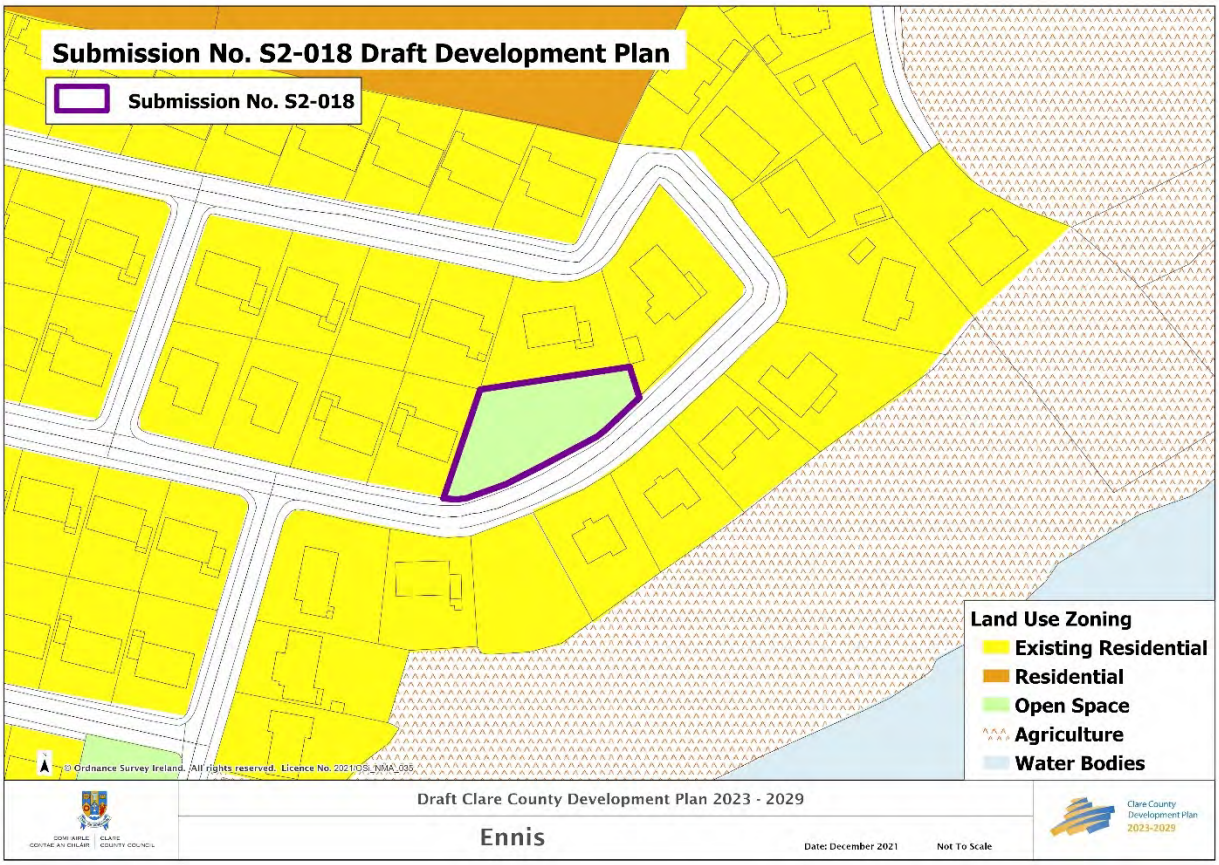


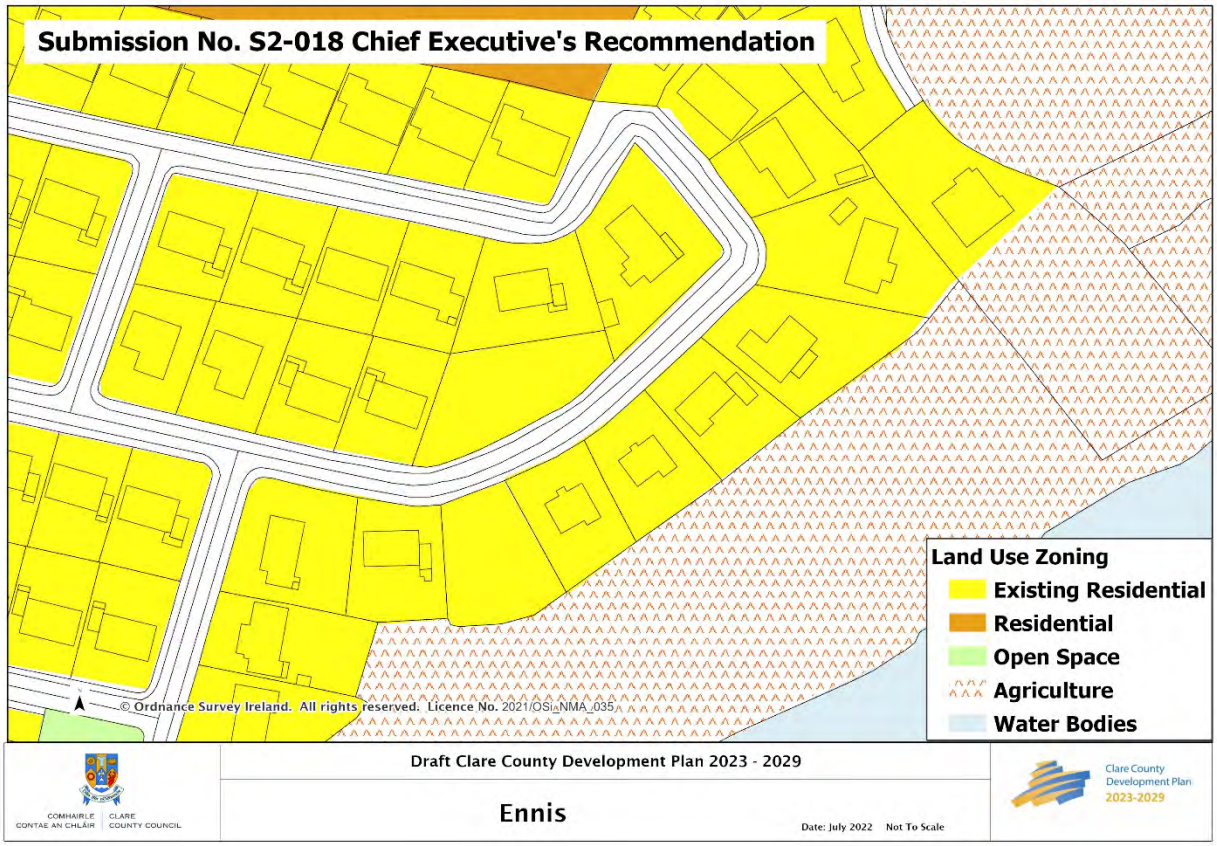
Ennis Municipal District

Ennis and Environs

Ennis

Submission No: S2/018 –Derek Collins
Relevant Chapters / Topics • **Ennis** • **Zoning**
Summary of Issues Raised in Submission
This submission requests a change of zoning objective on an identified parcel of land located at 16 Girroga Heights, Ballycorey, Ennis from 'Open Space' to' Other Settlement Land' as zoned pre 2017.
Chief Executive's Response
I wish to thank Derek Collins for the submission and I respond as follows. The site is located in the Girroga Heights estate, where each dwelling is on an individual site with ample open space. It would appear that the area currently zoned open space was intended for a dwelling and the house numbers on the immediate sites reflect this. The site in question has not been used or maintained as open space and is serviced land. It is further noted that this site was formally zoned for residential purposes. Having regard to the built up and established character of the area, it is deemed appropriate to change the zoning objective on the subject site from 'Open Space' to 'Existing Residential'.
Chief Executive's Recommendation
I recommend that the 'Open Space' zoning objective be changed to 'Existing Residential'


Submission No. S2-018 Draft Development Plan
Submission No. S2-018
Land Use Zoning
Existing Residential
Residential
Open Space
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-018 Chief Executive's Recommendation
Land Use Zoning
Existing Residential
Residential
Open Space
Agriculture
Water Bodies
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Ennis
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Clare County Development Plan 2023-2029

Submission No: S2/020 –Pat Barry	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to a 3.96ha site at Ballymacaula Ennis, which is currently zoned buffer and agriculture. The submission outlines provisions along with mandatory provisions that must be layered onto the site under consideration in order to arrive at a conclusion.

In the advent of technology and growth in the service sector, there is no longer a good reason to separate and buffer different uses or use a single use zoning. A variety of uses or a matrix of uses can be a useful "smart growth" tool to reduce private transport, preserve natural resources promoting regeneration and economic development.

Smart growth supports the integration of mixed land uses(such as residential, commercial, and civic uses) into neighbourhoods, communities and the region as critical components of achieving better places to live and work. Promote diverse housing types in all communities to enable persons and household from a wide range of economic levels, cultures, and age groups to live and work within their boundaries.

Many of the principles of smart growth, such as mixed uses and acceptable densities, are difficult or impossible to achieve under the current zoning. For smart growth to succeed, reforms to zoning are needed to remove disincentives to smart growth.

This submission requests lands at Ballymacaula be zoned for a small neighbourhood settlement. The site has both access and services, and is in accordance with the National Spatial Strategy, Ennis has been identified as a major growth area, the growth models sustain the argument for the continued growth of Ennis.

Chief Executive's Response

I wish to thank Pat Barry for the submission and have noted its contents. The National Spatial Strategy has now been superseded by the National Planning Framework and the Regional Spatial Economic Strategy which provide target population growths for each county in the country, which must be allocated appropriately throughout the county. The overarching objective is to drive compact growth of our cities, towns and villages and to place constraints on the overall quantum of undeveloped land that can be appropriately zoned for new residential development.

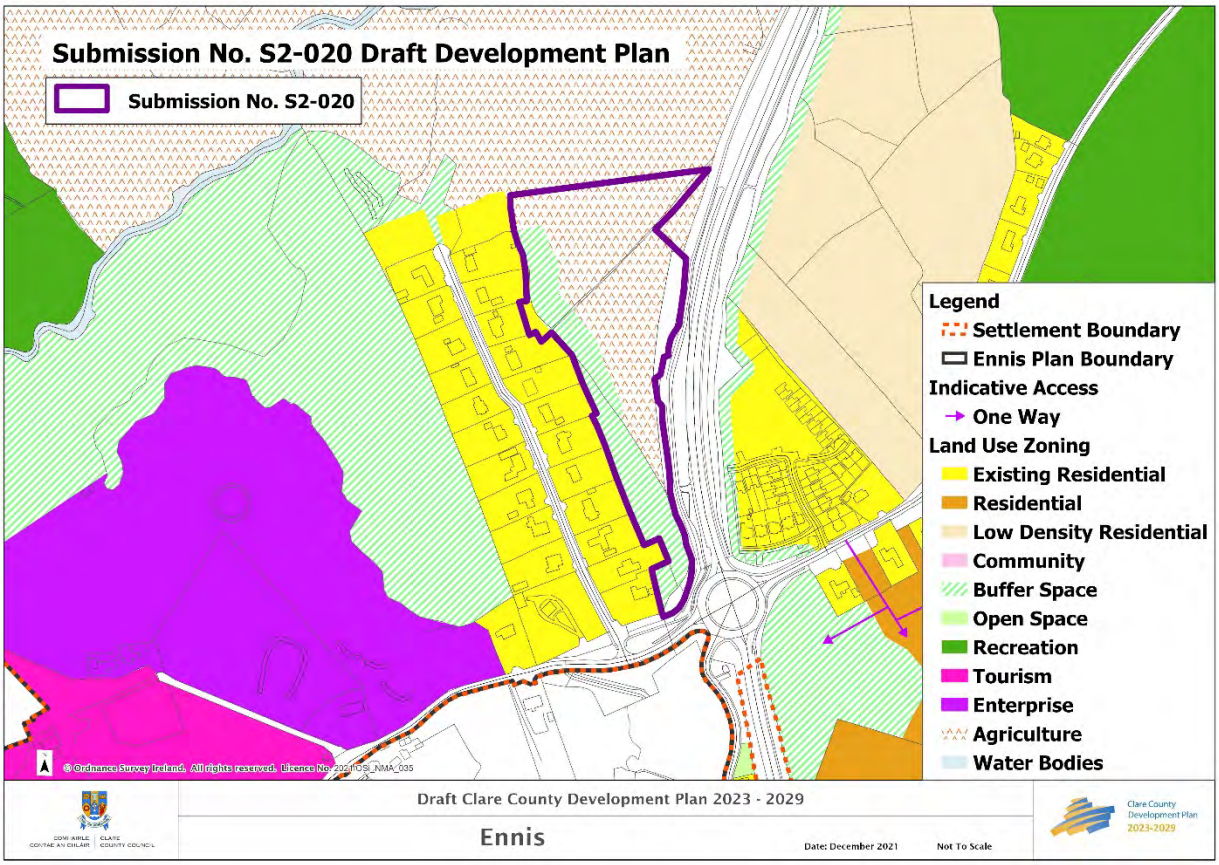
The lands subject of this submission are located beyond the N85 at a significant remove form the town centre with the lands zoned buffer and agriculture. The lands are also separated from

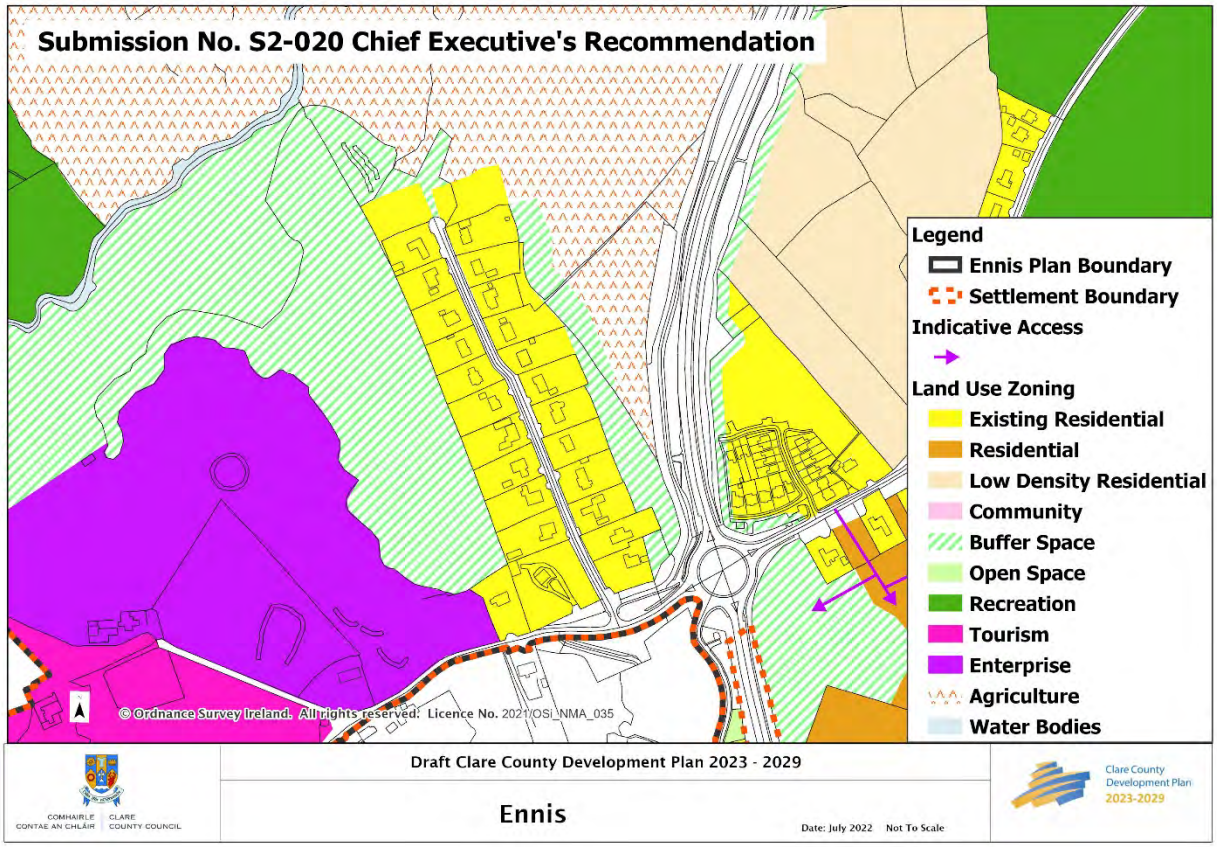
existing residential areas and those identified for growth by the N85 roadway and its development as a neighbourhood settlement would not be sequential or would not lead to compact growth.

I am satisfied that a sufficient quantum of land has been zoned in Ennis to accommodate the required amount of housing units to meet the needs of the allocated population growth for the County over the plan period 2023-2029 and in turn sufficient lands for community and neighborhood provision. I am therefore not in favour of amending the zoning at this location.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-020 Draft Development Plan
Submission No. S2-020
Legend
Settlement Boundary
Ennis Plan Boundary
Indicative Access
One Way
Land Use Zoning
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Tourism
Enterprise
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-020 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
Land Use Zoning
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Tourism
Enterprise
Agriculture
Water Bodies
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Ennis
Date: July 2022
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Submission No: S2/028 –Sr Canice Hanrahan	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to the lands identified as OP 11 in the Ennis settlement plan. The submitter is concerned that this site is considered to be an "Opportunity Site". The submission sets out that this site is an integral part of the Coláiste Muire campus which is already a very limited site for a school of almost 1,000 secondary students. The submitter requests the rationale behind this OP identification.

The submission sets out an objection to any proposal for cutting through the scarce schoolground with a pedestrian way from College Road to Harmony Row.

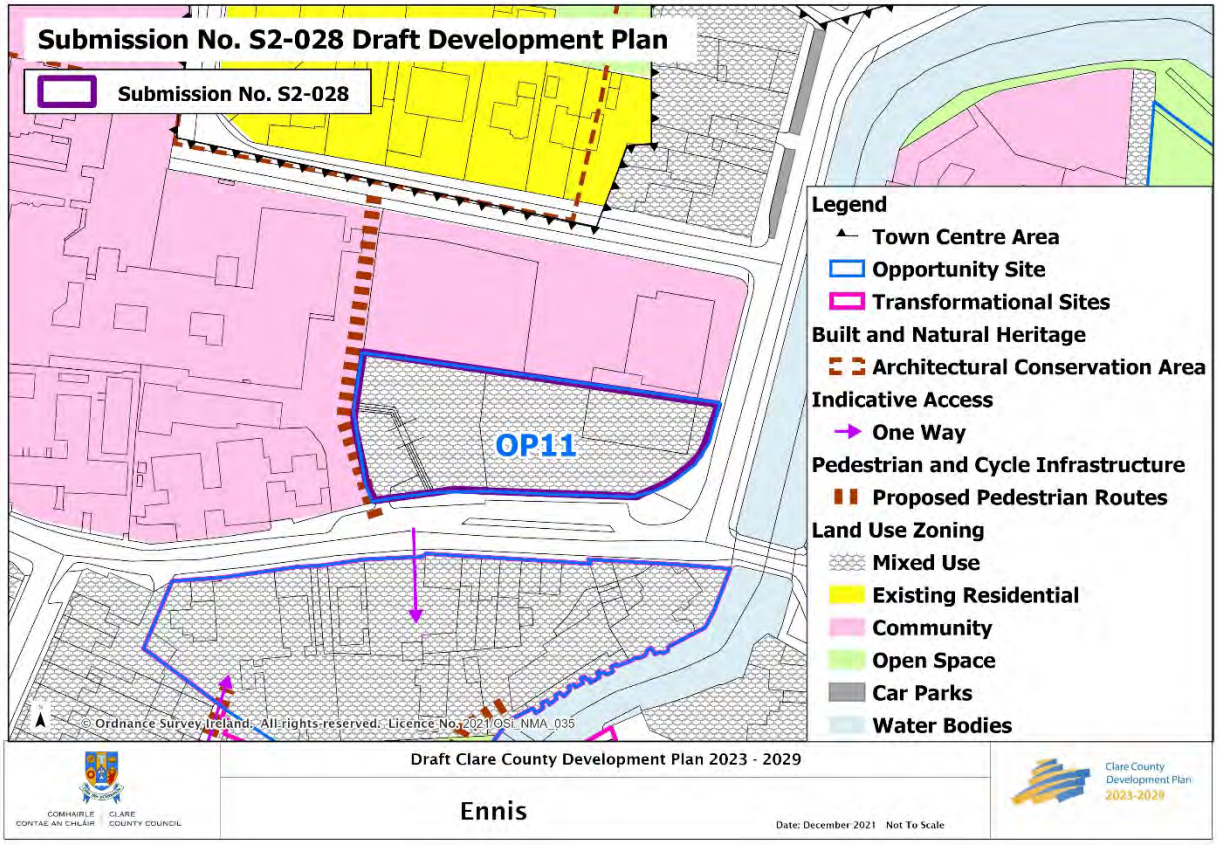
Chief Executive's Response

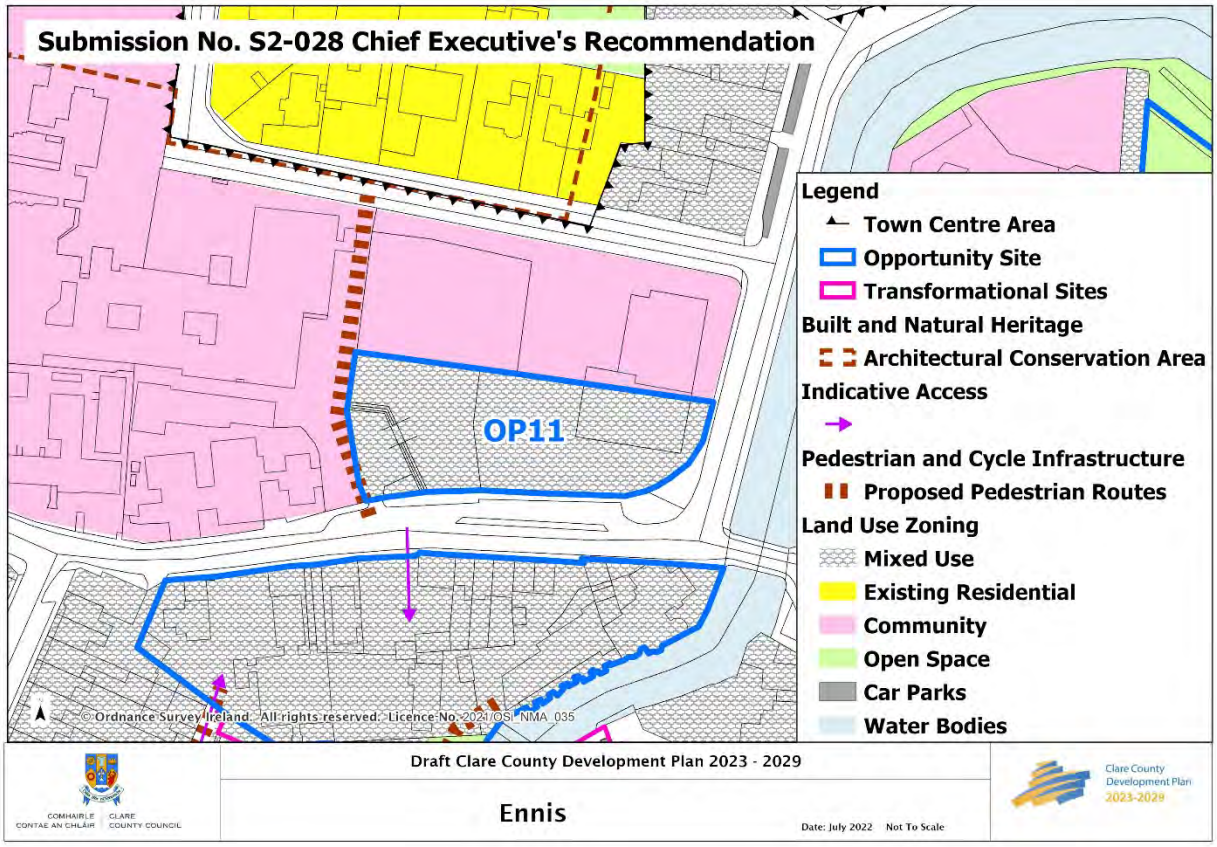
I wish to thank Sr Canice Hanrahan for the submission received. I note that this site is positioned at a principle gateway to the town at Club Bridge. It is considered that the site is suitable for the provision of parking which is convenient to the town centre, with excellent pedestrian linkage to Abbey Street and O'Connell Square, via Club Bridge, and the pedestrian bridge at the former Rowan Tree Hostel. I note that there is existing parking on this part of the site which is currently used by staff at the school. I consider that there is potential for the development of shared / additional parking facilities which could be made available for public use, subject to the agreement of the school.

I am therefore not in favour of removing the 'Opportunity Site' designation from this property having regard to its strategic location on the northwestern side of the town. The wording in relation to the site states that the provision of additional or shared parking on the site would all be subject to the agreement of the school. In addition, the zoning of this site as Mixed Use, which may accommodate carparking, does not restrict the future use of the lands for educational purposes.

This site plays a key role in linking town centre to its outskirts via the Library site and the site upon which the Rowan Tree Hostel is located. I acknowledge that the school has concerns regarding the implications of having a pedestrian route through the school, however, one of the purposes of the plan is to identify pedestrian linkages in the public realm and form a vision for the overall potential development of the town. While some aspects of this vision may be realised, and others not I think it is important to show the potential in the plan for sustainable movement around the town. Often ideas and concepts for development may be in a plan for several years before they

are realised. It is important to keep such options open for consideration. I am therefore not in favour of removing the pedestrian linkages as shown on this site.
Chief Executive's Recommendation
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-028 Draft Development Plan
Submission No. S2-028
OP11
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-028 Chief Executive's Recommendation
OP11
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Indicative Access
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
Land Use Zoning
Mixed Use
Existing Residential
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/089 –Patrick Keating

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

The submission refers to land at Ballybeg Ennis (map submitted) which is zoned low density in the present Development Plan. In the Draft Plan it is proposed to revert back to agricultural land, which it is stated does not make sense as it is infill and there are houses all around the area. The submission requests that the lands be left low density as it is at present.

Chief Executive's Response

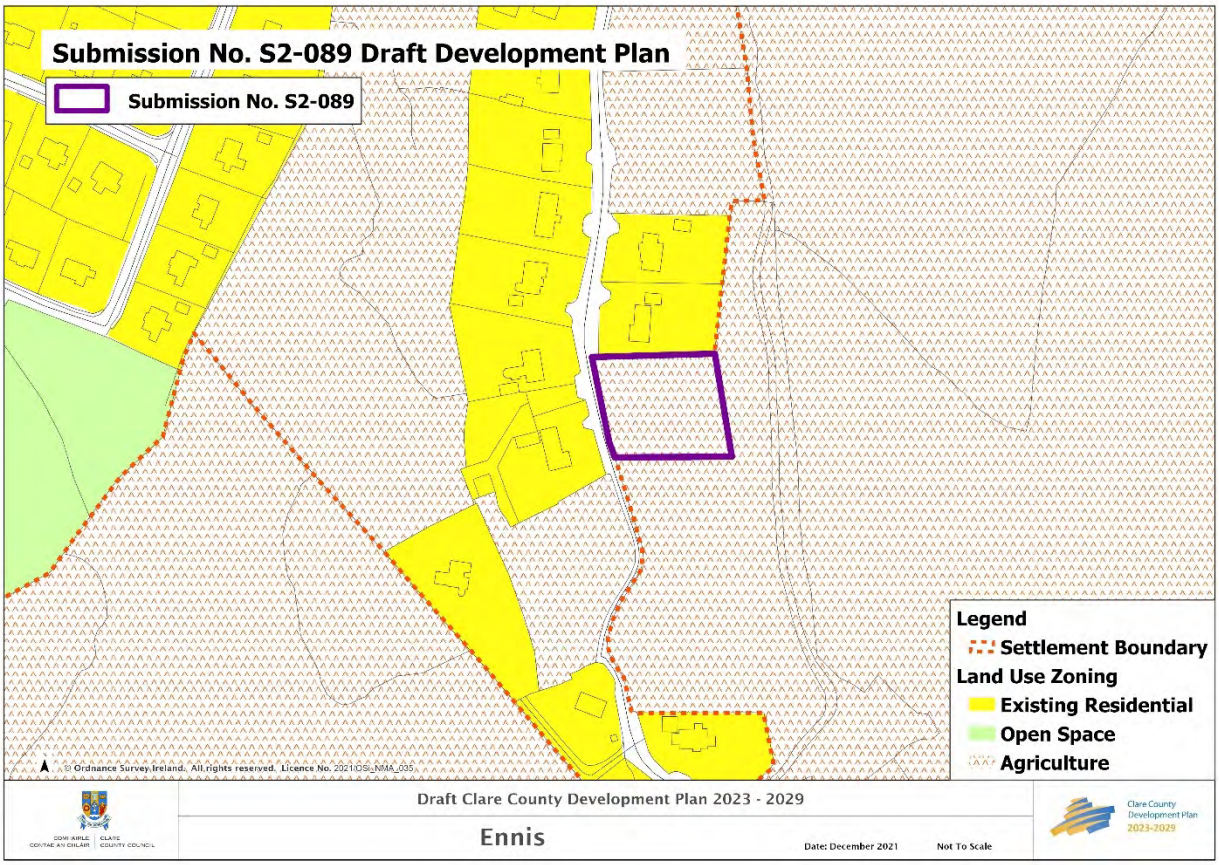
I thank Patrick Keating for his submission. I note the location of the site is in the Ballybeg area at a location that is not serviced by wastewater and the individual dwellings in the immediate vicinity are serviced by private septic tanks/wastewater treatment systems.

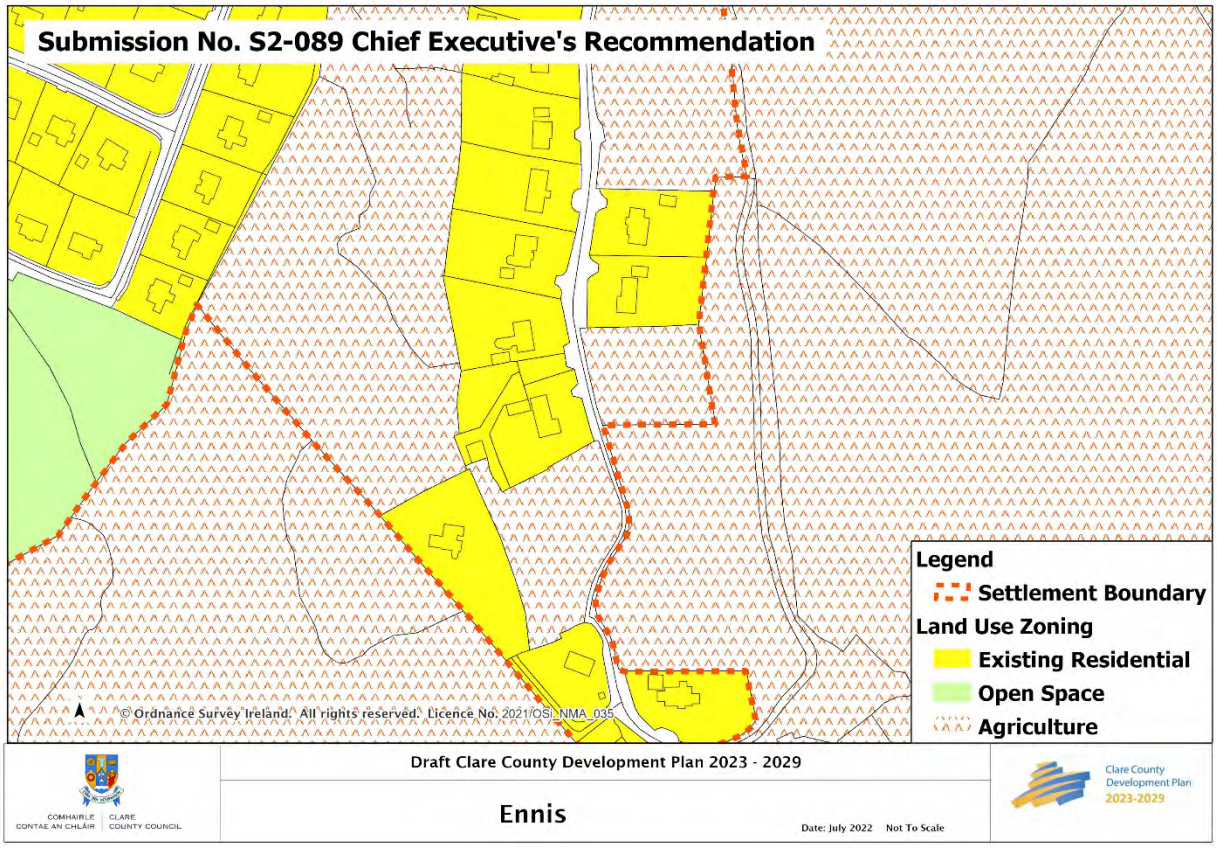
It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF) and regional (RSES) policy. The core strategy, settlement strategy and settlement hierarchy are central components of the development plan in terms of identifying the amount and location of population growth to be delivered during the plan period.

The provisions of the National Planning Framework (NPF) Appendix 3 - A Methodology for Tiered Approach to Land Zoning states that lands cannot be zoned for residential development which are not serviced or serviceable by key service infrastructure within the lifetime of the plan. The lands subject of this submission are not served by key service infrastructure. Furthermore, the Council is not aware nor have been given any commitment that upgrades to waste water infrastructure would be carried out in the Ballybeg Area during the lifetime of the CDP 2023-2029 such that the subject lands may be serviced. Therefore, these lands cannot be zoned. Furthermore, I am satisfied that a sufficient quantum of land has been zoned within Ennis and Environs to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. Therefore, I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-089 Draft Development Plan
Submission No. S2-089
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-089 Chief Executive's Recommendation
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/109 –Roisin & Kevin O'Connor

Relevant Chapters / Topics

- **Ennis**
- **Zoning**
- **Chapter 10 Sustainable Communities**
- **Recreational Facilities**

Summary of Issues Raised in Submission

This submission refers to the area at Tobarteascáin, Ennis, that is zoned Mixed Use (MU6) in the draft Development Plan (and Commercial COM9 A/B) in the current Plan, and has a current planning application (P22/33) by Lidl). They seek that some of this land is dedicated to a green area or playground. A playground is lacking from the Kilrush Road and Limerick Road areas. The Limerick Road and Tobarteascáin areas are populated with young children and have further housing development ongoing here. Clarecastle is the closest playground which is accessed by car due to its distance away from the neighbourhood.

Chief Executive's Response

I wish to thank Michael O'Brien for the submission and note its contents. It is an objective of the Draft Plan to ensure that each neighbourhood in Ennis is served by a range of community facilities and amenities to secure a high quality of life for all residents. The site-specific objective for MU6 on the land to which this submission relates specifies particular uses suitable for the site, one of which is a neighborhood centre which includes the provision of a high-quality playground.

It should also be noted that there are lands zoned Community on the Kilrush Road on the corner site beside the roundabout that leads to Ennis National School. The community zoned lands are located near the national school, the site identified for a neighbourhood centre, the surrounding existing residential areas and further lands identified for growth. The site is identified as being suitable for the provision of community playground/play facilities. It is thus zoned 'Community' in the Draft Plan to facilitate such development and to service the neighborhoods of the wider Kilrush Road and Limerick Road.

Having regard to the specific objective of MU6 to include a play area in any proposed neighborhood center and the existence of the Community zoning on the Kilrush Road I do not consider any amendment to zoning itself is required to the Draft Plan. However, I believe a label and specific objective should be included for the Community zoning on the Kilrush Road as to the requirements of the site in relation to the provision of a community playground/play facilities.

Chief Executive's Recommendation

I recommended the following text be submitted into Section 2.5 Cahircalla More Neighbourhood in Volume 3a and numbered 2.5.3 Community Land C5

2.5.3 Community Lands C5

The site is strategically located to serve the community needs of the Cahicalla neighbourhood, Limerick Road and wider areas. The lands are located in a prominent location on the approach to Ennis and has the potential to make a positive contribution to the entry to the town from the western side of the county. Any future community buildings on the site need to have regard to the prominent location and seek to develop a landmark building.

Submission No: S2/111 –Leahy Planning Ltd on behalf of Michael Lynch Ltd	
Relevant Chapters / Topics	• **Ennis** • **Zoning** • **Clare Retail Strategy (Volume 7 of the dCDP)** • **Vol 10c Strategic Flood Risk Assessment** • **Supplementary submissions made S2-636, S2-977**

Summary of Issues Raised in Submission

This submission refers to the area at Tobarteascáin, Ennis, that is zoned Mixed Use (MU6) in the draft Development Plan (and Commercial COM9 A/B) in the current Plan and has a current planning application (P22/33) by Lidl), plus the adjacent area at the west which is zoned Open Space (OS) in the current and draft Plans.

The submission seeks that the entirety of the lands, made up of the OS lands and the MU6 lands, are zoned Mixed Use. They seek that the range of acceptable uses include:

- Neighbourhood Retail;
- Residential;
- Office;
- Bulky Retail.

The landowner has had a long-standing intention to develop the entire site and has acquired houses along Clare Road to provide the site with road frontage on that side. A substantial part of the site was zoned Open Space in the County Development Plan 2017-2023 due to concerns that it was at risk of flooding.

Flood relief works in the area have been completed. (Flood Study included in the submission as Appendix 2). The conclusion of the Flood Study is that the site is now a defended site. Overland flood paths from St. Flannan's College are no longer a potential source. Ground water flooding in periods of heavy rain is no longer possible. Development could proceed with appropriate Finished Floor Levels and normal surface water attenuation measures on-site.

Ennis' retail offering is less than that available in many similar-sized and lesser-sized towns. Appendix 3 of the submission provides comparison of the retail offer in similar and smaller towns throughout Ireland, showing that most of those offered elsewhere are not at present offered in Ennis. There is difficulty in finding zoned land of suitable scale for commercial retail purposes.

The site in question is c. 1.1km from Ennis town – estimated in the submission to be a 9-minute walk or a 4-minute cycle. Therefor the site complies with the ten-minute town concept set out in the Ennis 2040 Strategy.

Part of the site has in the past been zoned for uses including for provision of a neighbourhood centre and this suggested use is to continue in the dCDP. A recent ABP decision on the site referred to the requirement to provide an 'appropriate mix of uses' on the site. Therefore, it is important that the site is zoned for Mixed Use (as in the dCDP) and equally important that the entirety of

the site is zoned Mixed Use. The quantity of Open Space Zoning, if continued into the new County Development Plan, means that the overall site would not be capable of producing a comprehensive mixed-use development, including retail, commercial and residential. The site is ideal for a bulky goods retail component given its accessibility and ability to provide parking.

The submissions requests three amendments to the draft Plan:

I. Open Space zoning applying to the site is removed from the draft plan in order to recognize the full development potential of the site. The site is recognized as benefitting from flood defenses given the recent St Flannan's culvert flood defense works.
II. The entire site (7.12 ha) is zoned as Mixed Use to recognize the full development potential of the site.
III. The range of uses indicated as being acceptable on the site to include: neighborhood scale retail, office, bulky goods retail and residential.

Chief Executive's Response

I would like to thank Leahy Planning Ltd on behalf of Michael Lynch Ltd for this submission and I would like to respond as follows.

Item 1

The Ennis South Flood Relief scheme is now complete and Clare County Council has retained the services of JBA Consulting to complete the Strategic Flood Risk Assessment to inform the preparation of the Clare County Development Plan 2023 – 2029. The Strategic Flood Risk Assessment has reviewed the lands in question having regard to the completion of the Ennis South scheme and taking into consideration the post scheme flood extent mapping prepared by Ryan Hanley on behalf of Clare County Council the following has been determined in relation to the site. Firstly, it is important to note that although the Ennis South Flood Relief Scheme includes a mechanism for draining floodwaters directly into the Fergus, this scheme is designed to relieve risk to existing development, not to allow construction of new developments. It is against the policies of the OPW to construct defences to provide for the development of land which would otherwise be at flood risk. Following the completion of the Ennis South Flood Relief Scheme the flood zones remain unchanged as they do not take into account flood defences. Although, the defences are engineered culverts rather than a raised wall or embankment, there is still a residual risk of failure through blockage or exceedance of the culvert capacity. As already noted, the scheme was not designed to provide protection to the site.

Following the completion of the scheme the risk remains at moderate to high in the Southern Central, and Eastern areas of the site with no additional information available to allow for Part 3 of the Justification Test to be passed. Residual risk remains to the site in the case of failure\blockage causing exceedance of the culvert capacity. As the site is at groundwater flooding risk and it is known to operate as a storage basin for this water, any development could be directly at risk, or through blocking the natural infiltration route, could increase flood risk

elsewhere. The scheme culvert is not designed to convey 0.1% AEP flows, and there is no post scheme modelling outlining risk to the site in a 1000-year event.

In the event of failure of the scheme (through blockage or groundwater capacity exceedance for example) the natural flow route down the road and over the Central area of the site will be retained and therefore careful placement of buildings and landscaping is essential here along with appropriately set finished floor levels.

The Southern Central area should only be allocated for less vulnerable and water compatible uses.

The Eastern Area is at high risk even after completion of the scheme and is not suitable for high or less vulnerable development. As such, this part of the site should be water compatible with no increase of hard standing ground. The flow route from the Central area to the Eastern area should also be maintained. Therefore as per item 1 above this area must remain as Open Space.

In addition to the lands the subject of this submission there are undeveloped lands to the east of the site which are within Flood Zone A and therefore must be changed to open space.

Item 2

As above, the eastern portion of the site must remain as Open Space.

Item 3

The draft Plan identifies neighborhood scale retail, office and residential uses as being appropriate on the site as requested (see specifically Site MU6 Clare Road in Section 1.7.5 and Site MU6 Tobarteascáin in Section 2.9.3). The Indicative Land Use Zoning Matrix (Appendix 2, Volume 1) identifies that Retail Warehousing is 'Open for Consideration' on lands zoned Mixed Use and this would facilitate an element of bulky goods retailing. However, proposals for same would be required to satisfy a sequential retail and impact test as part of any planning application.

The Joint Retail Strategy (Volume 7) identifies a requirement for 3,370 m2 net bulky comparison floorspace up to 2029 within the Ennis catchment area and Objective EN10 states "Promote Ennis' extensive bulky goods offering by allowing for an edge of centre retail development which will support bulky comparison retailing within the town and address leakages to other nearby settlements." In this respect Table 6.7 shows that almost half (44.98%) of available bulky comparison expenditure is leaked to other settlements.

However, the site in this instance is out of centre as defined by the Retail Planning Guidelines (2012) being over 400m away from the core retail area (1100m). In line with the Retail Planning Guidelines (2012), the planning authority should examine core retail areas and retail opportunity sites in the retail core or edge of centre locations in a sequential approach before any site further from the retail core is proposed for consideration.

Chief Executive's Recommendation

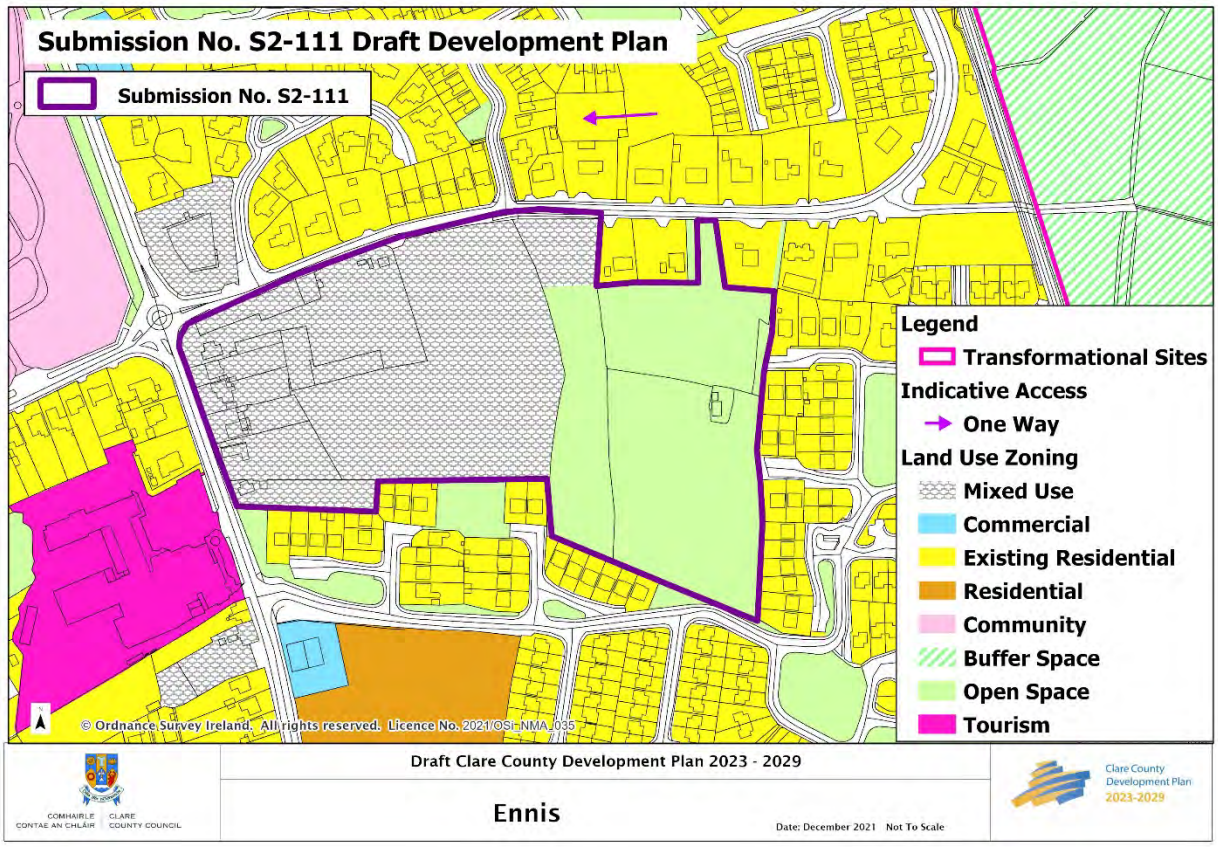
I recommend that the following amendments are made to the zoning objective text that apply to MU6 as set out in Vol 3a Ennis Municipal District Settlement Plan Section 2.9.3

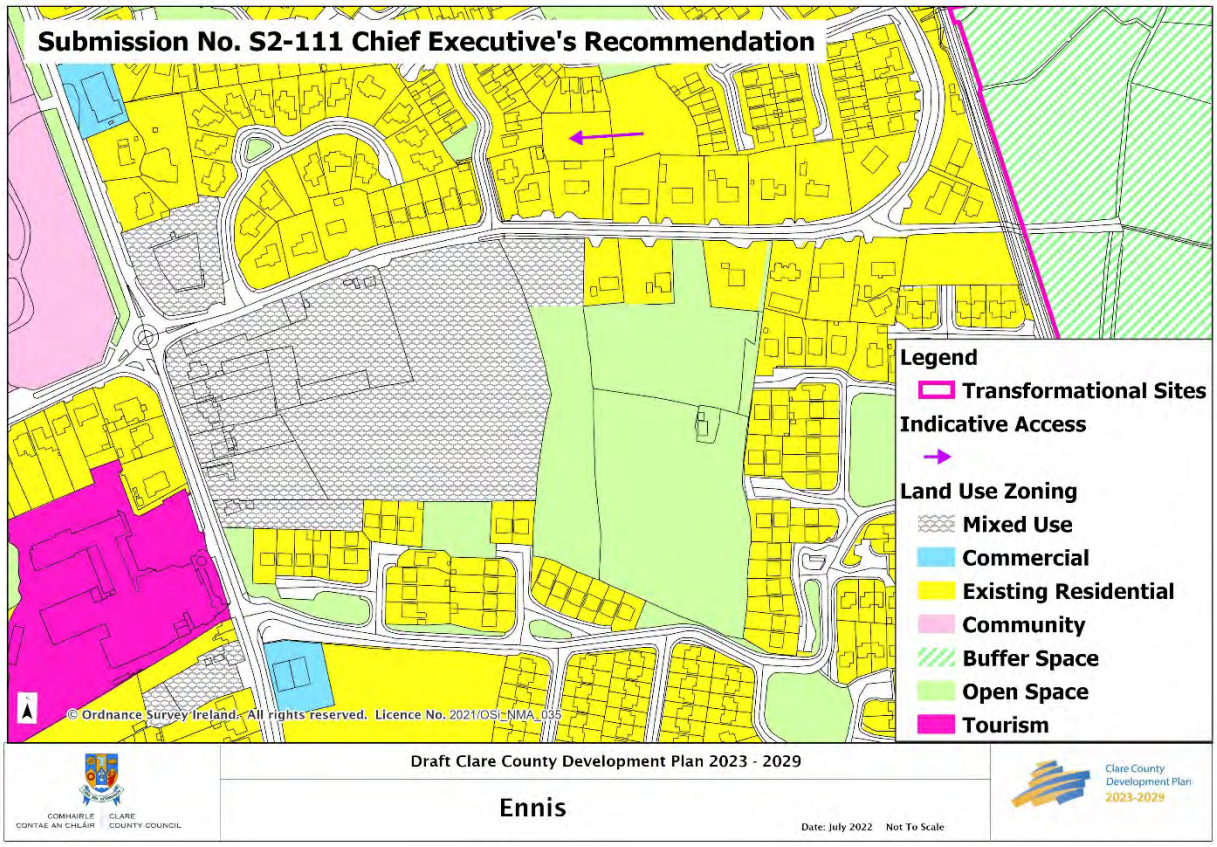
- 2.9.3. Mixed Use ~~Commercial~~ Lands in Clomnroad More

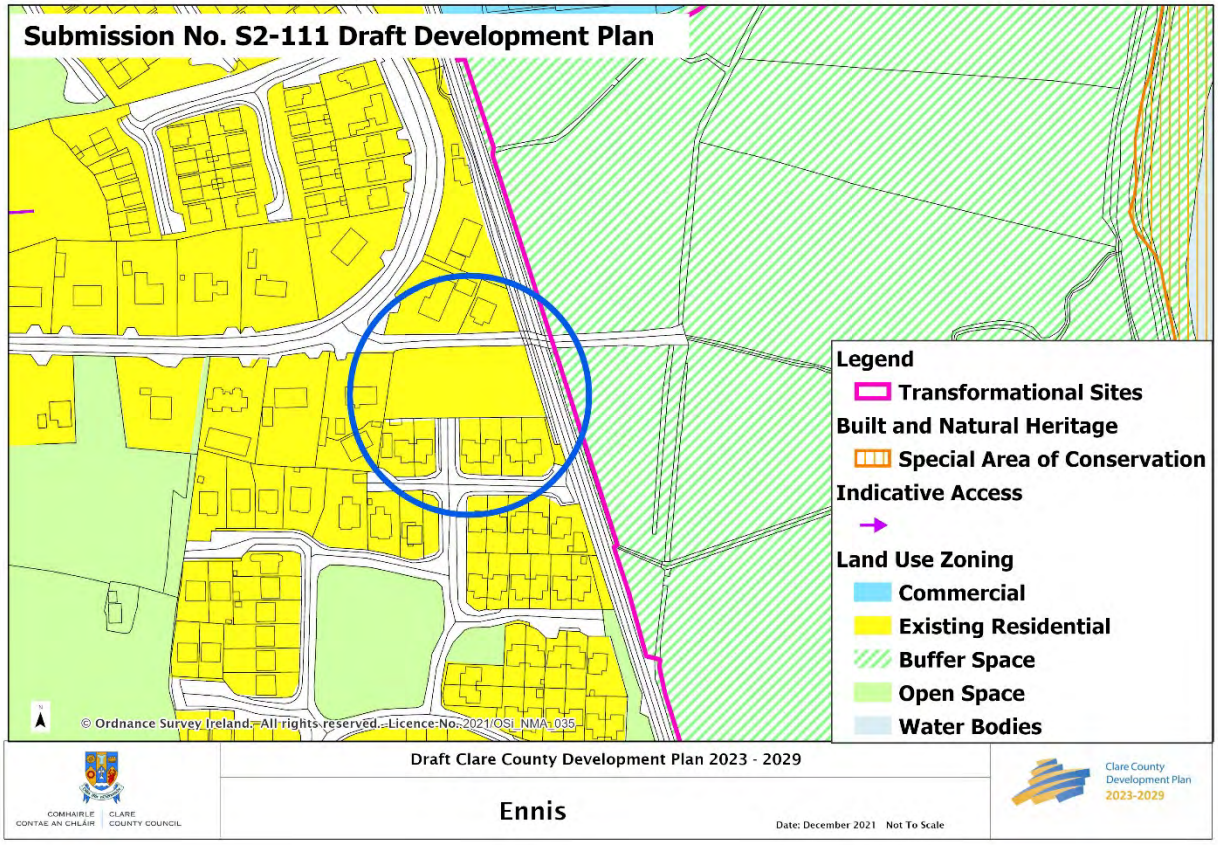
I also consider that the list of uses that would be appropriate for MU6 should be extended to include the following additional bullet point.

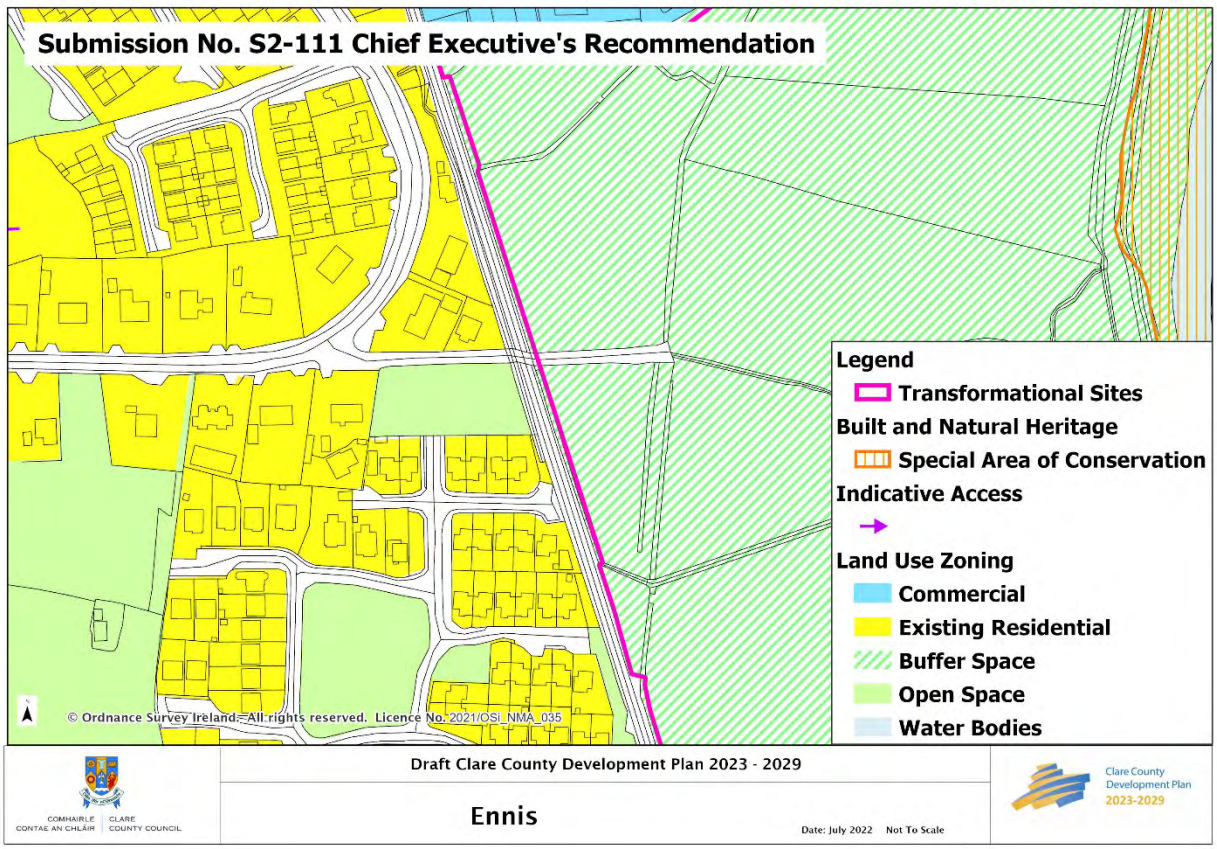
- An element of bulky goods retailing can be accommodated on this site subject to demonstrating compliance with the retail sequential and impact tests as part of any planning application. Bulky goods retailing in this instance is considered to be 'goods requiring extensive areas of showroom space, often with minimal storage requirements, where there is an expectation that most of the goods purchased can be transported off site by the customer'.

Amend the Existing Residential zoning to Open Space on lands to the east of the subject site adjacent to the railway line.


Submission No. S2-111 Draft Development Plan
Submission No. S2-111
Legend
Transformational Sites
Indicative Access
One Way
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Buffer Space
Open Space
Tourism
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-111 Chief Executive's Recommendation
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Transformational Sites
Indicative Access
Land Use Zoning
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Submission No. S2-111 Draft Development Plan
Legend
Transformational Sites
Built and Natural Heritage
Special Area of Conservation
Indicative Access
Land Use Zoning
Commercial
Existing Residential
Buffer Space
Open Space
Water Bodies
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Built and Natural Heritage
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Clare County Development Plan 2023-2029

Submission No: S2/118 –Colm Keating

Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Ballybeg, Ennis and a map identifying the subject lands forms part of the submission. The lands are zoned Low Density Residential in the current Clare County Development Plan 2017-2023.

In the submission it is requested that the lands are zoned for Residential use for the following reasons:

- Section1.14.1 Strategic Aims for Infrastructure in Volume 3a Ennis Municipal District lists one of the strategic aims which the Council will proactively pursue as "Water and wastewater infrastructure for planned growth"
- The Core Strategy seeks to grow Ennis in line with its Key Town designation in the NPF. "the expansion and maintenance of this service infrastructure is critical in order for Ennis to fulfil its role as key town and provide for projected growth in population"
- Irish Water has committed in writing to carrying out all necessary upgrades to the treatment plant at lower Ballybeg to accommodate a connection to the existing sewerage network provided that planning permission is obtained for a wastewater solution which would also accommodate existing properties.

  -planning permission being obtained for a wastewater solution at this location;

  -all existing properties being accommodated by the wastewater solution.
- Emphasis placed by the Council and other National agencies on the potential environmental detriment to Killone lake posed by the development (existing and proposed) where suitable wastewater services are not in place. Regarding the current wastewater treatment solutions in place at the existing housing cluster.
  - Many septic tanks pre-date the 1970's
  - The most modern septic tank solution in use was installed circa 2004 and is based on standards acceptable at the time.
- The area to be rezoned agriculture includes multiple <0.5-acre sites in the middle of the existing housing cluster is unsuitable for agricultural purposes.
- The development of a wastewater solution in the area will require collaboration between the various existing majority landowners and a property developer, forming part of a wider application to develop a low-density housing scheme in the surrounding area to make investment worthwhile. Such a development would enable the Council to meet many of the stated aims and objectives of the Plan, so rezoning the area as agricultural would not be constructive.

Chief Executive's Response

I thank Colm Keating for his submission. I note the location of the site is in the Ballybeg area at a location that is not serviced by wastewater infrastructure and I note that the individual dwellings in the immediate vicinity are serviced by private septic tanks/waste water treatment systems.

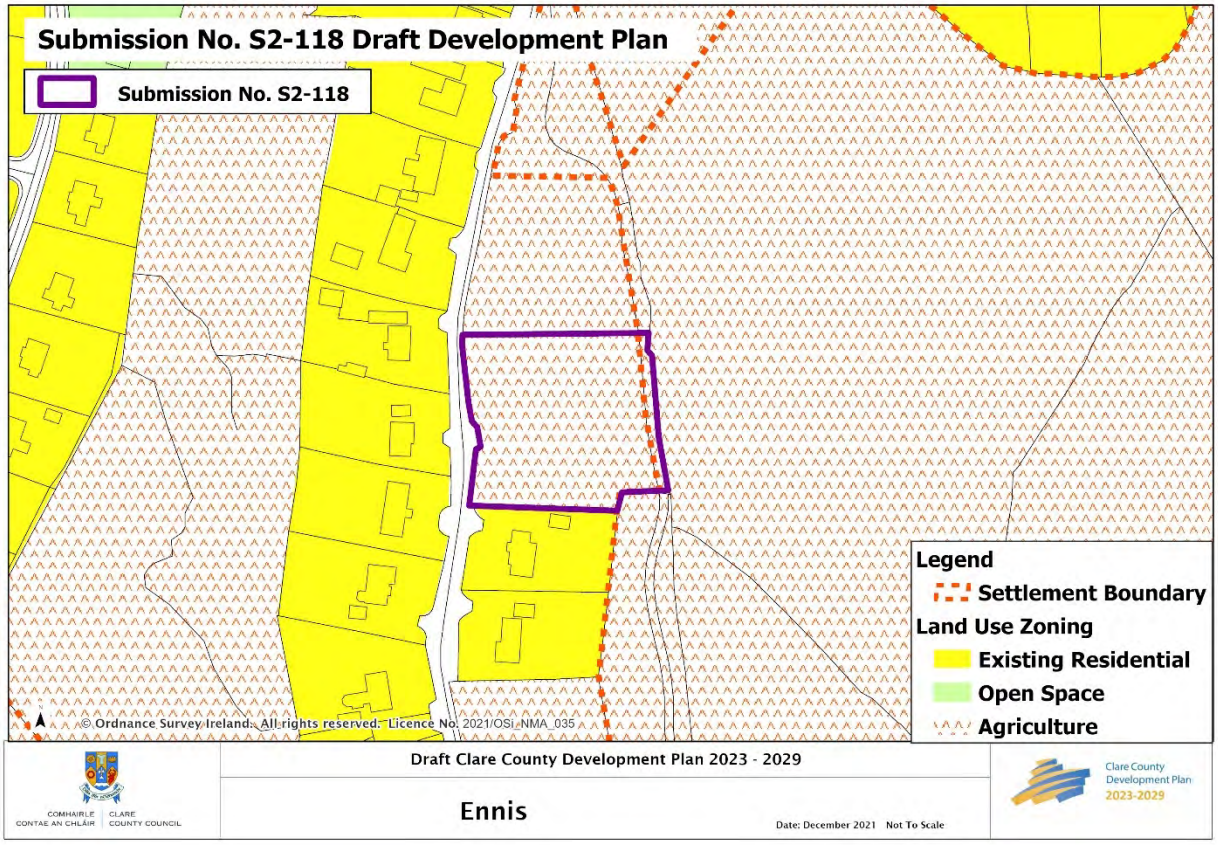
It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF) and regional (RSES) policy. The core strategy, settlement strategy and settlement hierarchy are central components of the development plan in terms of identifying the amount and location of population growth to be delivered during the plan period.

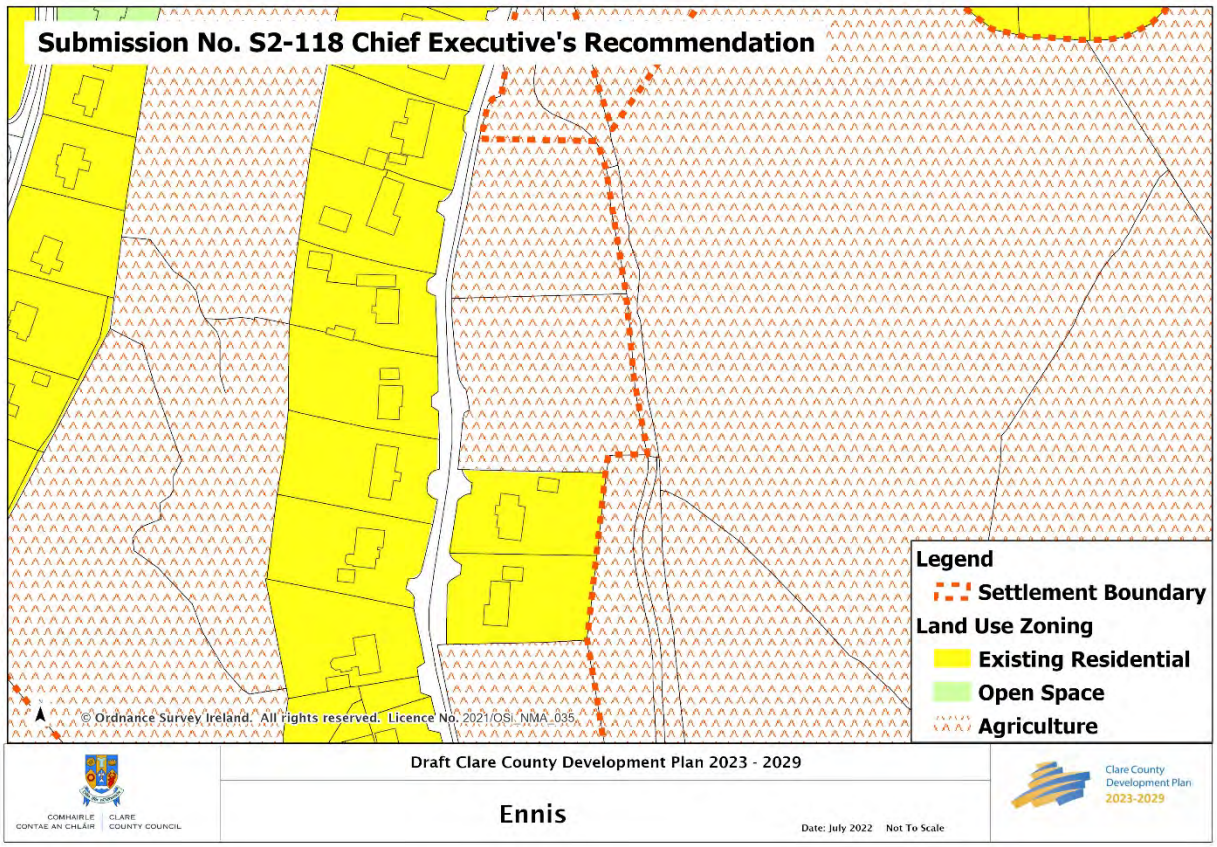
The provisions of the National Planning Framework (NPF) Appendix 3 - A Methodology for Tiered Approach to Land Zoning states that lands cannot be zoned for residential development which are not serviced or serviceable by key service infrastructure within the lifetime of the plan. The lands subject of this submission are not served by key service infrastructure. Furthermore, the Council is not aware nor have I been given any commitment that upgrades to waste water infrastructure would be carried out in the Ballybeg Area during the lifetime of the CDP such that the subject lands may be serviced. Therefore, these lands cannot be zoned.

Furthermore, I am satisfied that a sufficient quantum of land has been zoned within Ennis and Environs to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. Therefore, I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-118 Draft Development Plan
Submission No. S2-118
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Clare County Development Plan 2023-2029


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Clare County Development Plan 2023-2029

Submission No: S2/121 –Focus Capital Partners	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Drehidnagower, Ennis, and a map of the subject lands has been submitted.

The majority of the lands subject of this submission comprise Residential zoned lands (R4) in the current Clare County Development Plan 2017-2023 and are proposed to be zoned Existing Residential in the Draft Clare County Development Plan 2023-2029. The remainder of the lands subject to the submission are zoned Open Space in the current plan (2017-2023) and are proposed to remain so zoned in the Draft Plan (2023-2029).

The submission requests that the lands zoned 'Open Space' be zoned for 'Residential' use for the following reasons:

- The lands are in Flood Zone C and therefore place no pressure on existing floodplains or on the existing flood regime.
- The northern limit of zoned land has been determined by a historic field boundary rather than consideration of the flood zone.
- Including this portion of lands could provide access from the distributor road to the undeveloped area already zoned, which currently can only be accessed from the roundabout which is not optimal. The alternative would not interfere with the existing public road regime.
- Any concerns the council may have in regard to the flood regime and displacement of flood waters can easily be met with the overall landholding belonging to the client in terms of provision of any required compensatory storage.
- The lands can easily access services provided by the developer within the existing estate.
- The lands are close to the centre of Ennis and existing residential development. Therefore, housing in this area is entirely compatible with the surrounding pattern of development.
- The lands are within a 10-minute walk of the town centre of Ennis which is entirely compatible with the "10 minute town" strategy outlined in Ennis 2040.
- The lands are close to shopping, healthcare and educational facilities.
- The development of the lands would be the logical extension of an existing estate which primarily consists of social housing and a portion of social housing could be developed on the site.
- The site contains a number of mature trees and there is an opportunity for integration of these tress into the existing estate and for their protection.
- The landowner is committed to ensure that that these lands would be developed within the lifetime of the upcoming plan.

It is also requested in the submission that the undeveloped portion of the lands proposed to be zoned 'Existing Residential' is zoned for 'Residential' for the following reasons:

- Adequate open space has been provided for the existing development and this area is not needed for this purpose.

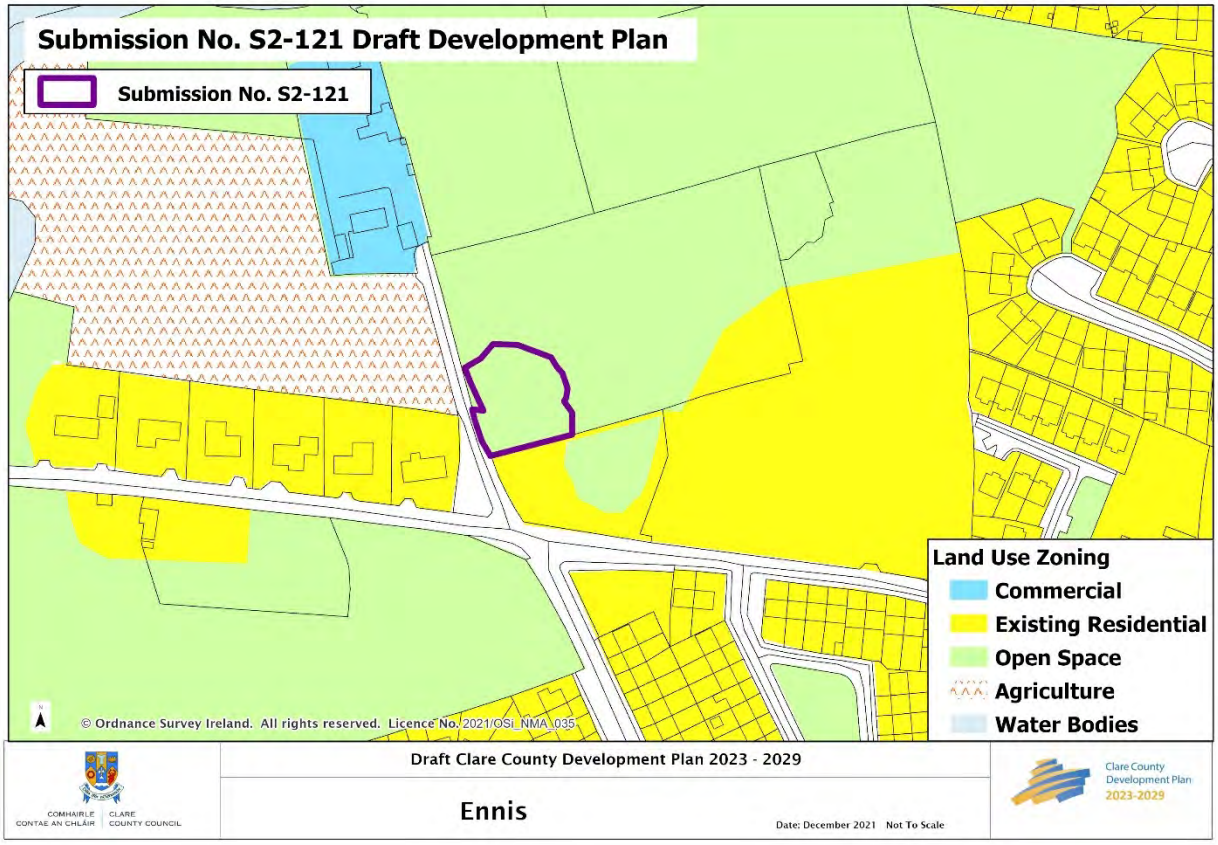
Chief Executive's Response

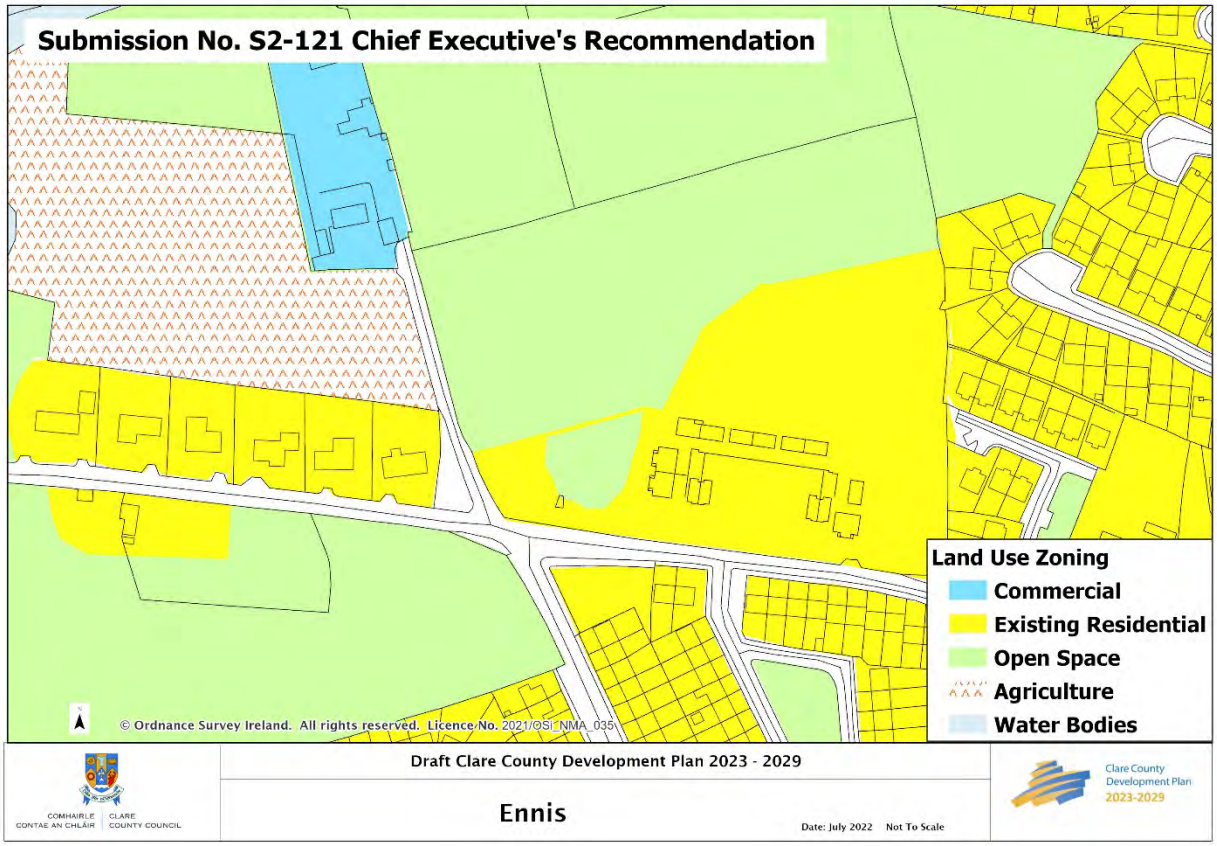
The lands in question measure approximately 0.28ha and contain two separate stands of mature trees. As part of the assessment undertaken for planning application P16-758 the NIS concluded that Lesser horseshoe bats were foraging these lands. The bat study undertaken as part of that planning application showed that significant roost locations are known within 3km of that site. I also note that in order to facilitate the development permitted under P16-758, significant site clearance of tress, scrub and stone walls has occurred in the vicinity of the lands subject to this submission.

I do not agree that this area of land should be zoned for residential development, I consider that it should be retained as Open Space as per the Draft CDP to support biodiversity in the area and to act as an amenity space for the wider area.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-121 Draft Development Plan
Submission No. S2-121
Land Use Zoning
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Ennis
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Submission No. S2-121 Chief Executive's Recommendation
Land Use Zoning
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Clare County Development Plan 2023-2029

Submission No: S2/143 - Mary Cuffe

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Cahercalla, Ennis and folio maps identifying the subject lands form part of the submission.

The lands, c.0.01781ha, are located between two existing detached properties on Cahercalla Road within the Ennis Settlement boundary and are zoned Buffer Space in the Draft Plan.

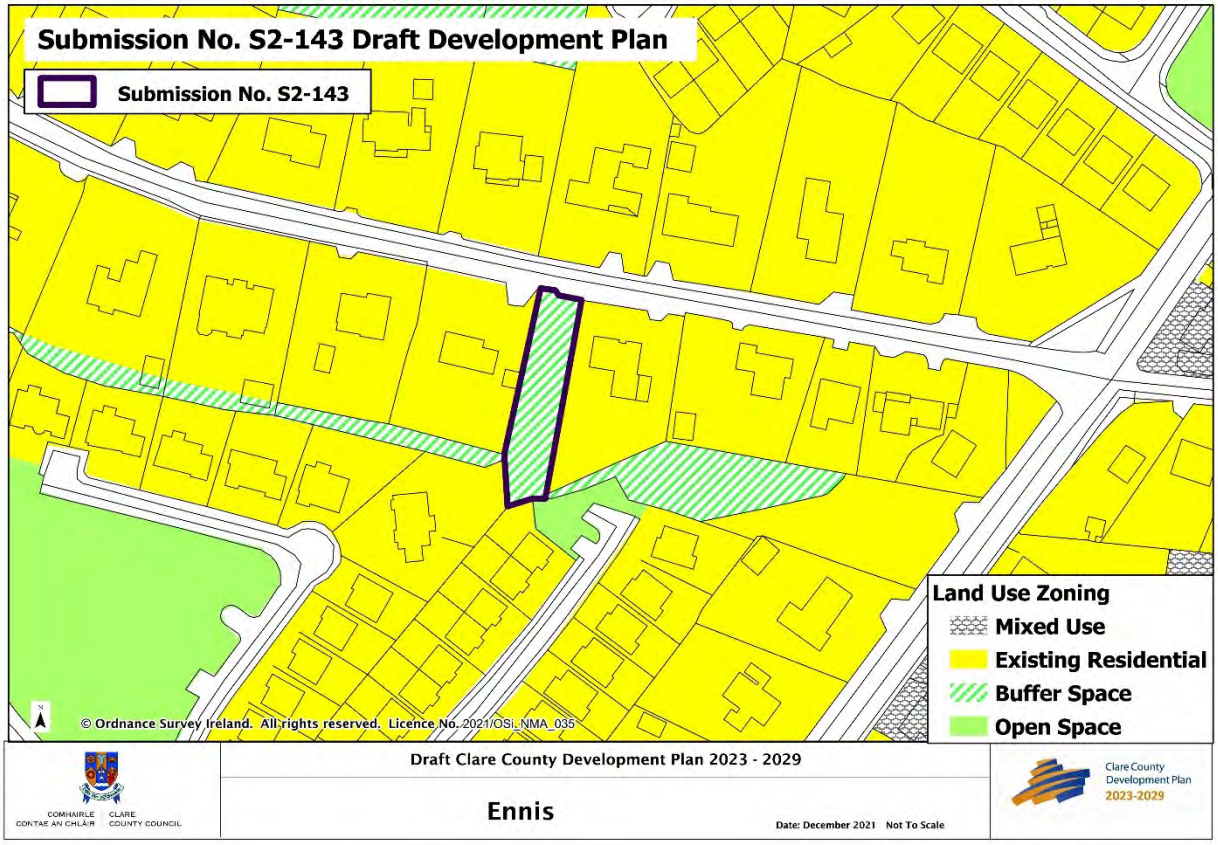
In the submission it is requested that the lands are zoned Residential or Existing Residential for the following reasons:

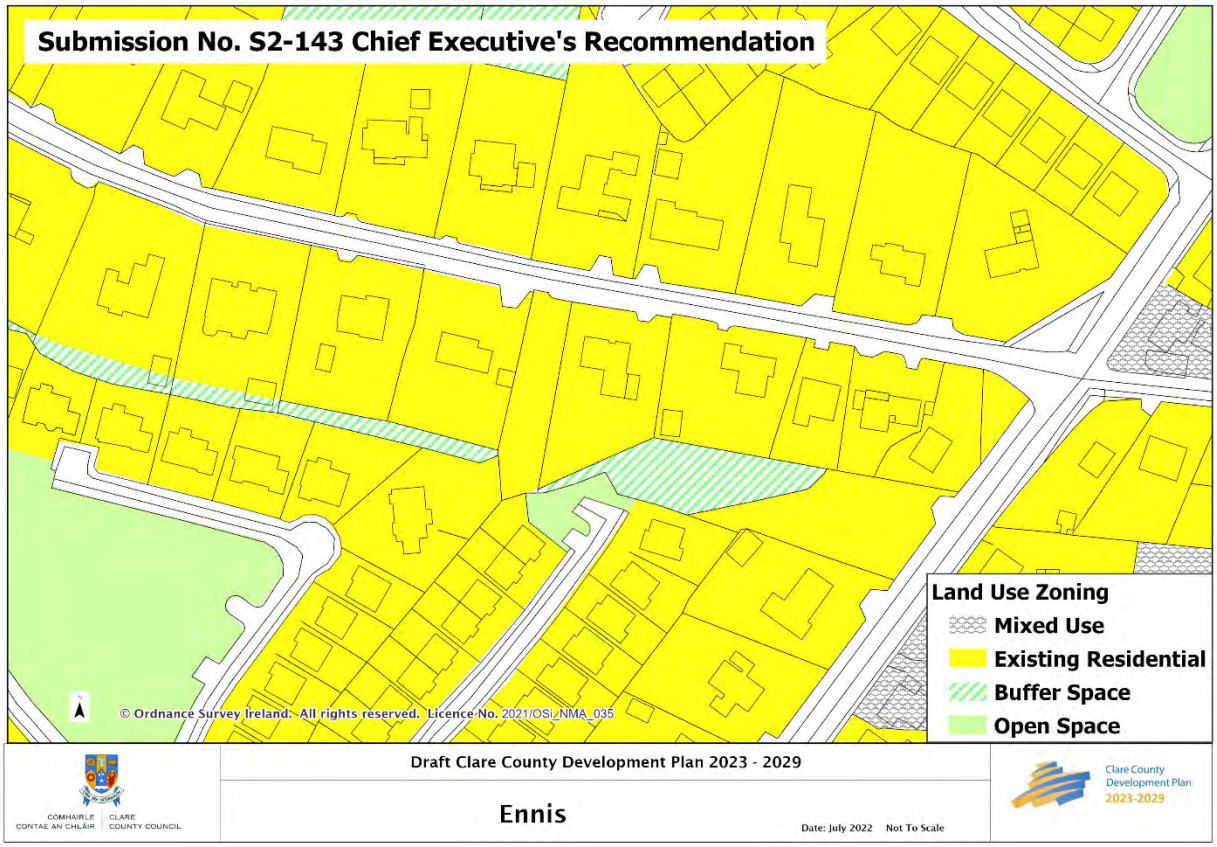
- There was planning permission, Ref. No. 08-21176, although this has expired.
- The site was partly cleared by the Council and a fence erected in front of the same. Any biodiversity aspects associated with the site have therefore been removed and it is not clear why it was zoned as a Buffer Space when it was not protected as such.
- The site is not located in nor adjacent to any designated EU Natura 2000 sites nor is the site hydraulically connected to such sites.
- The site is a vacant site in a residential area located between two existing houses and would be more appropriate for Residential Use or Existing Residential Use as it could be described as an Infill Development Site.
- The construction of a dwelling or dwellings on the site will aid in the alleviation of housing shortages in Ennis.
- Reference is made to national policy including Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009, with particular reference to reducing car dependence, development of infill sites, increased densities, addressing the housing crisis and achieving housing targets.
- The site has direct access onto an adjacent public road where there is access to a public water mains and access to the public sewer.

Chief Executive's Response

I would like to thank Mary Cuffe for her submission and note it relates to a small piece of ground at Cahercalla. Having reviewed this submission and having regard to the location of the subject lands and the nature of the adjoining lands together with the limited value of this small area of land to the biodiversity conservation of the wider area I am satisfied that it would be appropriate for the zoning of the site to reflect the predominant character of the area and to be zoned Existing Residential.

Chief Executive's Recommendation
It is recommended that the zoning objective for the subject lands be changed from 'Buffer Space' to "Existing Residential".


Submission No. S2-143 Draft Development Plan
Submission No. S2-143
Land Use Zoning
Mixed Use
Existing Residential
Buffer Space
Open Space
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COMHAIRLE CONTAE AN CHLÁIR CLARE COUNTY COUNCIL
Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale
Clare County Development Plan 2023-2029


Submission No. S2-143 Chief Executive's Recommendation
Land Use Zoning
Mixed Use
Existing Residential
Buffer Space
Open Space
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COMHAIRLE CONTAE AN CHLÁIR CLARE COUNTY COUNCIL
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Ennis
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Clare County Development Plan 2023-2029

Submission No: S2/166 –Gerry O'Connor

- **Relevant Chapters / Topics**
  - **Ennis**
  - **Zoning**
  - **Chapter 15 Green Infrastructure**
  - **Recreational Facilities**

Summary of Issues Raised in Submission

The submission relates to lands on the Limerick Road, Ennis and a map forms part of the submission although no specific lands are identified. The lands as referred to in the submission are made of the site of the current application by Lidl and the remaining land that is zoned for mixed use development.

In the submission it is requested that a park, walkway or recreation area is included as part of the undeveloped site. The submission states that this would enable older people to walk in this area and children to use bikes etc.

Chief Executive's Response

I wish to thank Gerry O'Connor for his submission and I note its contents. It is an objective of the CDP to ensure that each neighbourhood in Ennis is served by a range of community facilities and amenities to secure a high quality of life for all residents. The site-specific objective for site MU6 specifies uses suitable for the subject site, one of which is a neighbourhood centre including a high-quality playground.

I also note that there is a significant area with a 'Community' zoning objective on the Kilrush Road opposite O'Sullivan and Hansbury Motors, which would also serve this wider neighbourhood.

Having regard to the specific zoning objective of MU6 to include a play area in any proposed neighbourhood centre and the existence of the Community zoning on the Kilrush Road I do not consider any amendment is required to the Draft Plan in this regard.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Submission No: S2/213 –Connellans and Associates on behalf of Margaret Ann Killeen

Relevant Chapters / Topics

- **Ennis**
- **Zoning**
- **Open space**

Summary of Issues Raised in Submission

The submission seeks the rezoning of a small section of open space to the side of the observers house at Maiville, Kilrush Road, Ennis, from 'Open Space' to 'Residential'. The subject site is identified on accompanying maps as part of the submission.

The submission sets out that this is an area of unkept ground that was part of a much wider area of public open space for the estate but was never properly leveled or used for this purpose and the owners of the adjacent dwelling (the observers' mother) started using an approx. 6m wide strip of ground to the side of her garage from 1989 onwards. Photos are included which show the converted garage with a window and door directly onto the open space area in question.

When the property passed to the observer, she took legal advice having regard to the use of this piece of ground since 1989 and was satisfied based on this legal advice that she could proceed with building a wall and a shed both of which she took to be exempted development. This was followed by a warning letter from Clare County Council in April 2021. A planning application was then made but refused, and subsequently refused by An Bord Pleanala.

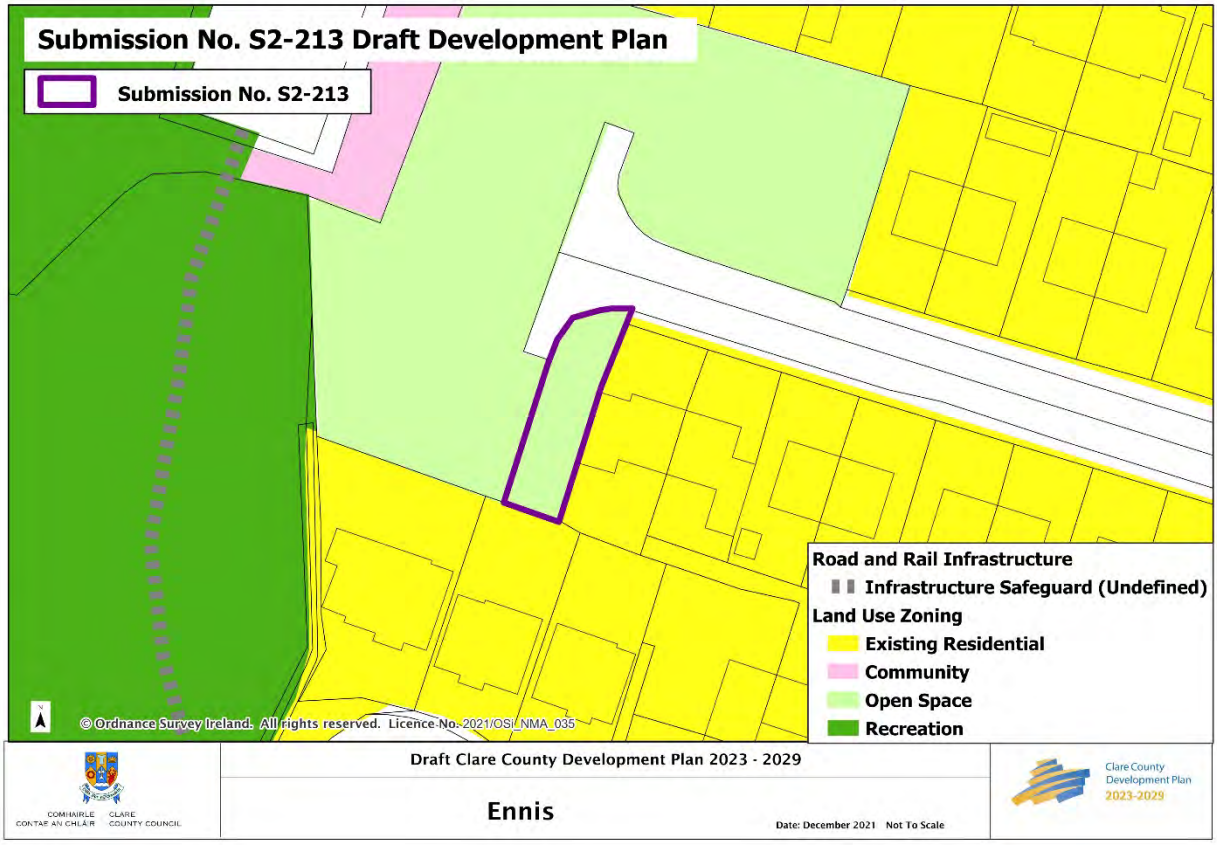
The submission addresses the reasons for refusal in relation to pedestrian safety and the location of public services. The submission also sets out the merits of the case which sought to include the history of occupation of the site, Condition 10 of the original permission related to the open space areas was not fully completed, the area involved is very small and occupies 5% of the overall open space of 0.23ha. The Councils reason for refusal that the development would set an undesirable precedent for other similar type developments in the area, is not the case as each application must be assessed on its own merits.

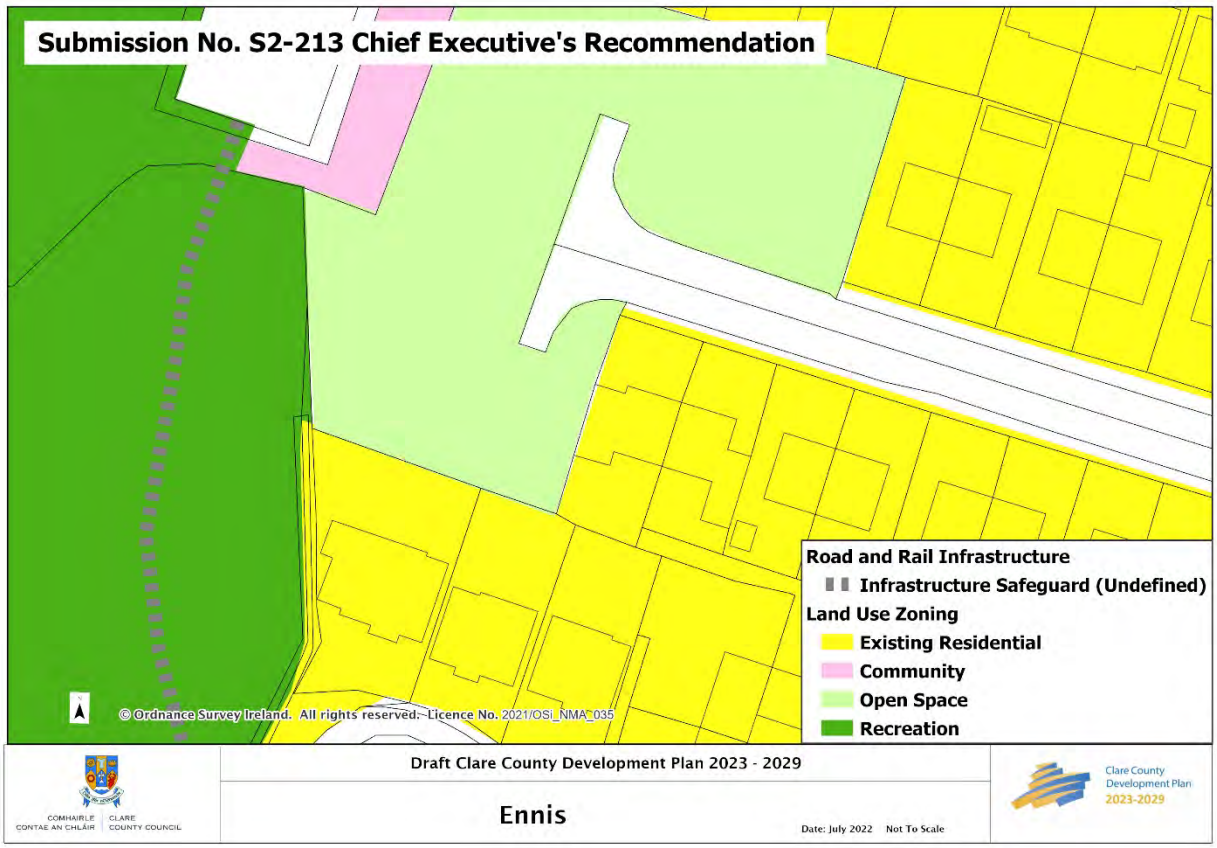
Chief Executive's Response

I would like to thank Connellans and Associates on behalf of Margaret Ann Killeen for the submission. The content of the submission is noted, as is the recent planning history on site and the reasons for refusal. Having investigated this situation it is evident that the portion of land the subject of this submission forms part of the dedicated open space of the overall estate arising from the parent permission on site and as identified by the drawing and particulars that accompany planning history files. Therefore, it is not reasonable that this be changed to residential or made private open space.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-213 Draft Development Plan
Submission No. S2-213
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Existing Residential
Community
Open Space
Recreation
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Clare County Development Plan 2023-2029


Submission No. S2-213 Chief Executive's Recommendation
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Existing Residential
Community
Open Space
Recreation
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale
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Clare County Development Plan 2023-2029

Submission No: S2/508 –Woodhaven Developments Ltd (Quin Road Business Park)

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

The submission requests that an area of land 5.65 acres running parallel to the railway line identified as 'Buffer Space' south of the site COM4 Quin Road Business Retail Park be incorporated into the COM4 site with associate zoning of Commercial/ Retail Warehousing / Light Industrial.

The submission sets out that there is currently a high demand in Ennis for large Commercial / Light Industrial Units. The submission goes on to state that a review of existing large industrial Space has shown that the Elevation Business Park, Clonroad Business Park, Tracklands Business Park, Gort Road & Ballymaley sites are at capacity as regards availability of space for rental / purchase.

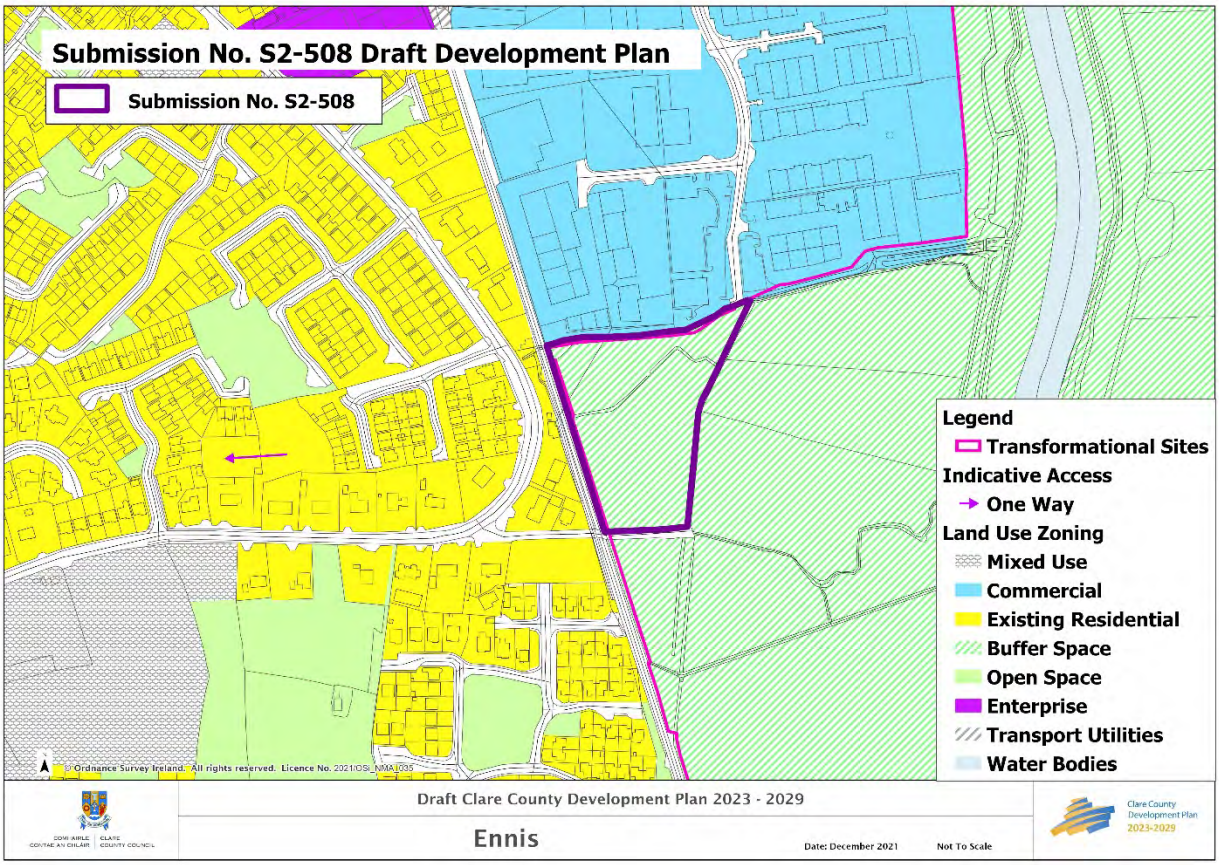
The submission sets out that the subject lands have existing services and adjoining roadway. The submission notes that the Ennis south flood relief is now complete, and notes that the subject lands are no longer required as part of the flood storage area for the town. In the original Cost Benefit for the Ennis South Flood Relief Scheme, as is normal, undeveloped lands would not be included in the benefit calculation as it is only existing amenity, commercial, infrastructure and residential that are included for when determining the cost-benefit ratio for the scheme. The scheme would have been designed to protect existing built assets with no review of the lands the subject of this submission. The site is behind existing embankments, which have been in place since the 1940' s, although needed to be repaired on several occasions. The site will benefit from the Ennis South Flood Relief Scheme (currently under construction). Any future development will be above the 2.99 O.D. (Flood Zone A). The Ennis South Flood Relief scheme benefits these lands defending it with a Standard of Protection in excess of 100 year return, similar protection offered to all the properties within the Quin Road Business Park. (Map included with submission)

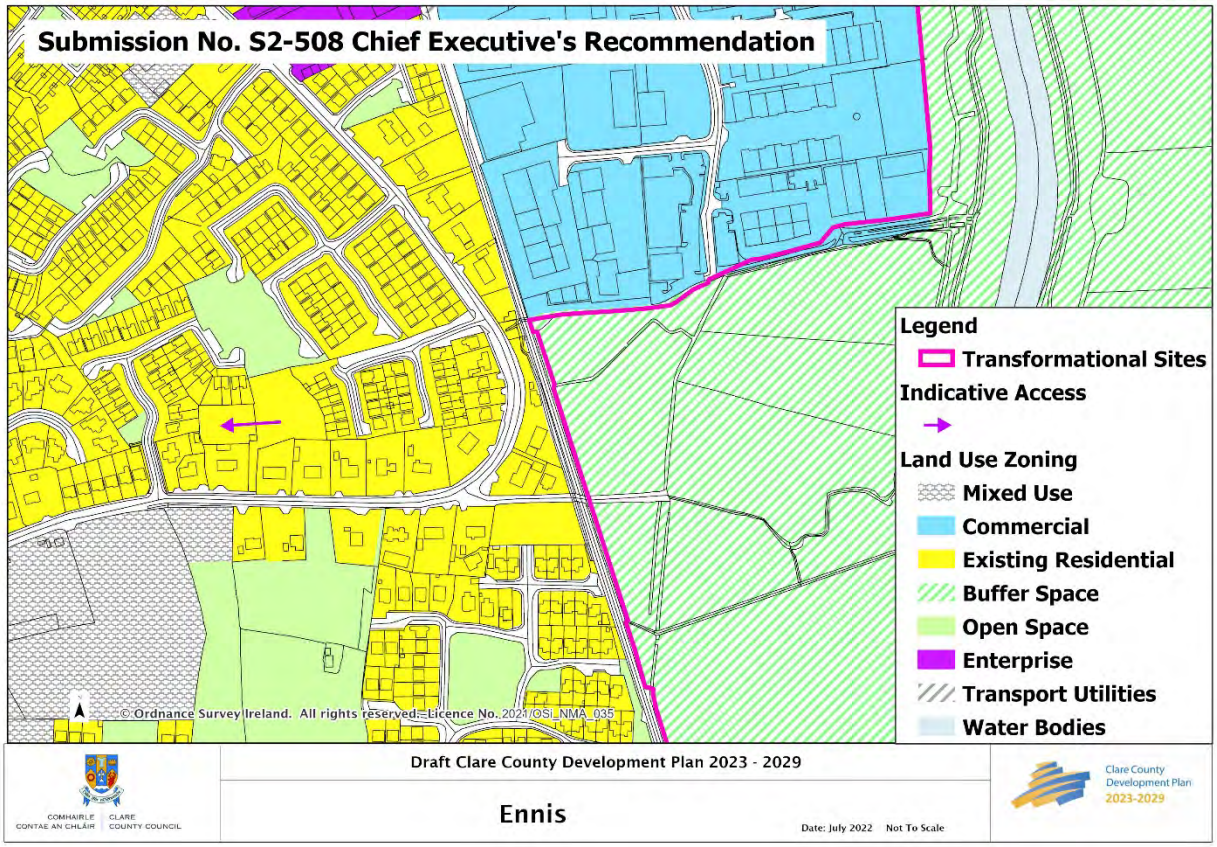
Chief Executive's Response

I wish to thank Woodhaven Developments Ltd for their submission. The lands subject to this submission are located within Flood Zone A and contrary to the contents of the submission this land is within an extensive flood zone which is also part of the flood storage area for the Ennis South Flood Relief Scheme. In addition, the identified lands are part of a larger wetland habitat whereby development may not be considered to be appropriate. I do not consider that this land should be zoned for Commercial/ Retail Warehousing / Light Industrial uses.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-508 Draft Development Plan
Submission No. S2-508
Legend
Transformational Sites
Indicative Access
One Way
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Buffer Space
Open Space
Enterprise
Transport Utilities
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-508 Chief Executive's Recommendation
Legend
Transformational Sites
Indicative Access
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Buffer Space
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Transport Utilities
Water Bodies
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Ennis
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Submission No: S2/509 –Marianne & John Keane	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

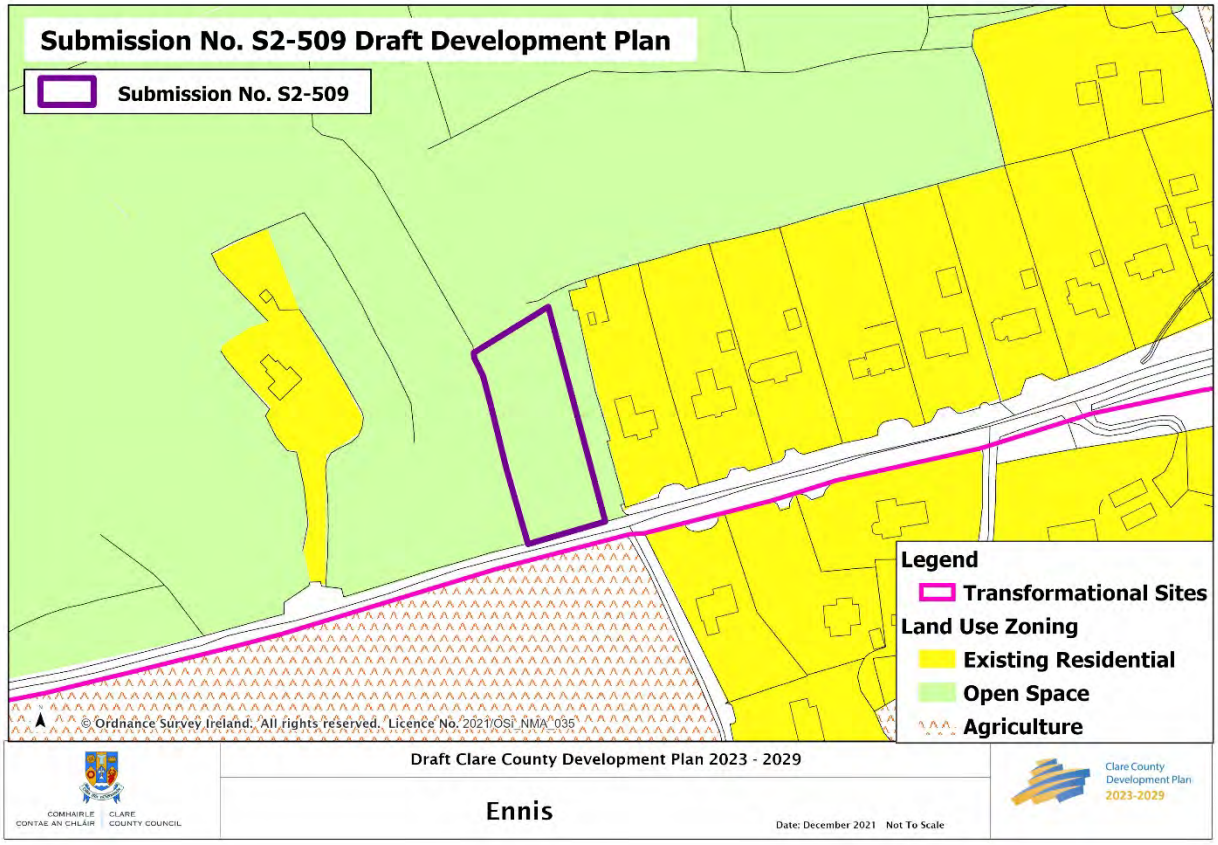
The submission relates to a parcel of land in the ownership of the observers adjacent to their home at Knockanean, Ennis. The submission seeks the rezoning of this parcel of land from 'Open Space' to 'Low Density Residential'. (Map included with submission)

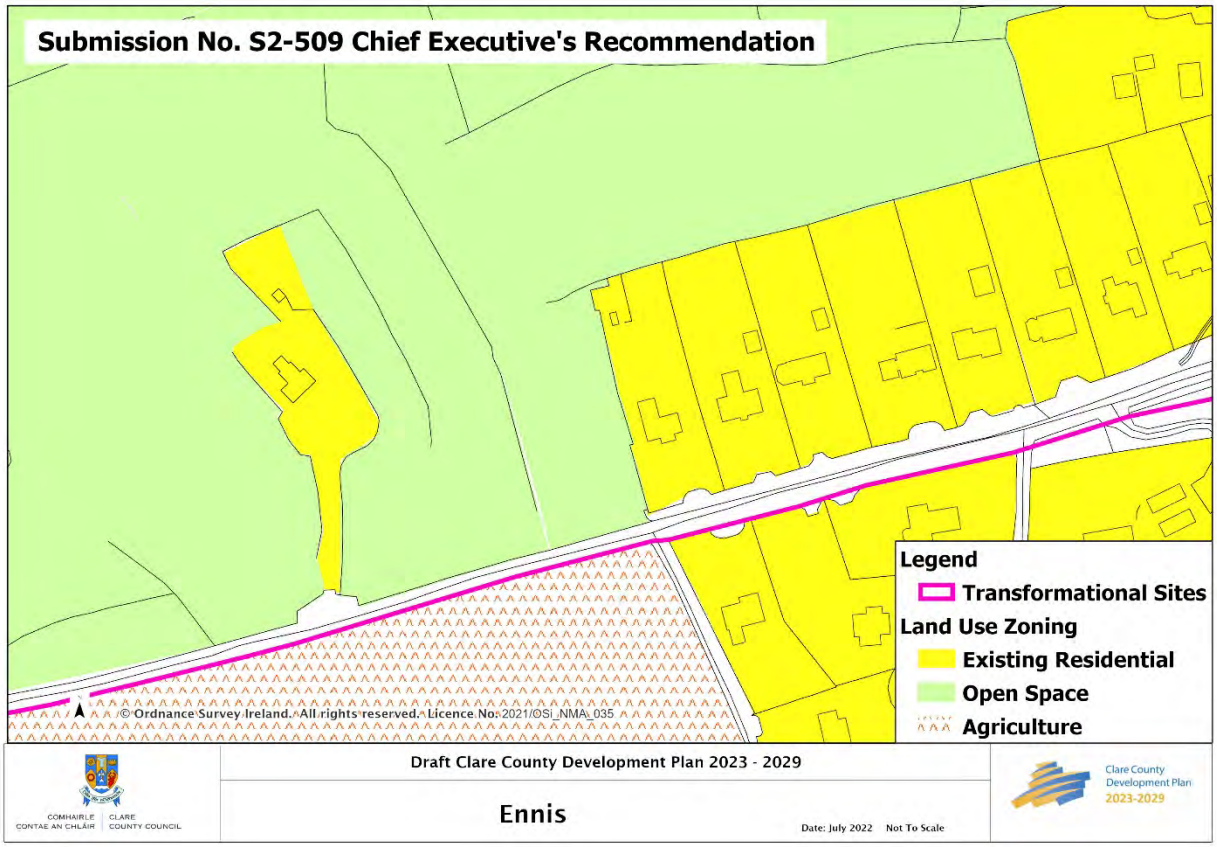
Chief Executive's Response

I thank Marianne & John Keane for the submission. The location and extent of land zoned for residential uses is determined by the Core Strategy, as set out in Volume 1 of the Draft Plan in accordance with Section 28 Guidelines Housing Target Guidelines and the Core Strategy. To zone the subject land for residential use would not be in accordance with the settlement strategy for Ennis, and the area in which the lands are located is not serviced by wastewater infrastructure. I do not therefore consider it to be in the interest of the proper planning and sustainable development of the plan area to zone these lands for residential development. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth of Ennis and Environs for the plan period 2023-2029. From a sequential point of view the site is removed from the core built up areas of Ennis and would not contribute to the consolidation of the urban form.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-509 Draft Development Plan
Submission No. S2-509
Legend
Transformational Sites
Land Use Zoning
Existing Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-509 Chief Executive's Recommendation
Legend
Transformational Sites
Land Use Zoning
Existing Residential
Open Space
Agriculture
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Clare County Development Plan 2023-2029

Submission No: S2/512 –Margaret McMahon, Samaritans Ennis & Clare	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The submission refers to the location of the Samartians Centre on the Kilrush Road, which has been in existence since 1984 and which serves the needs of the occupiers. The submission notes that the location is only a short walk from the town Centre and close to public car parking. The Center also has a large private car park at the back, which ensures that volunteers have a free place to park when on duty/attending meetings. This car park is also used by face to face callers to the Centre. The rear access door to the building leading off the car park gives privacy to both volunteers and face to face callers entering the premises.

The submission notes that the Draft CDP has included the Samaritan premises/site as part of Opportunity Site OP1 similar to the designation in the existing plan. It is also noted that the Sunville site is part of a wider strategic transformation site identified in Ennis 2040, and that this Strategy is to be given statutory recognition in the new Development Plan.

The submission sets out concerns in relation to the inclusion of the site as an Opportunity Site. The submitters are unclear what the future may hold for the site given that the building/site is owned and occupied and is considered to particularly well suit their needs.

Notwithstanding this and totally without prejudice, the submitters are willing to look at any proposals that might be forthcoming with respect to the overall development of any 'Opportunity Site' at this location if such proposals were in the interests of the town and which also took the specific needs of The Samaritans into account and were of a nature that would not interfere with the charitable purposes established.

The submission sets out a concern about the proposal to provide an access at the subject land's location as shown on extract from map 2 taken from the draft County Plan, volume 3, Ennis Municipal District. It is noted that the access would not alone link into the opportunity site but also likely provide the main connection route between the Kilrush Road and the Drurnbiggle Road. The 'indicative access' shown on the map runs directly through The Samaritans building/vehicular access and car park. It is understood by the submitters that the access shown is 'indicative' only and any route through here could not go ahead without their consent, unless the Council were to pursue a C.P.O. This would be unlikely given that there appears to be other suitable options available. Nevertheless, the access as it stands is via The Samaritans' property. It is noted within the submission that the access to the general area is different from that shown in Ennis 2040 where the indicative access is shown much further to the west (page 181 of strategy).

The submission goes on to state that should the Council pursue the proposal to include the subject premises/site in the Opportunity Site the following should be noted-

- The concerns set out above
- That the 'indicative access' be relocated clear of The Samaritans' site.
- The concerns of the submitter must be taken on board in relation to any public or private proposals that emerge for the site.

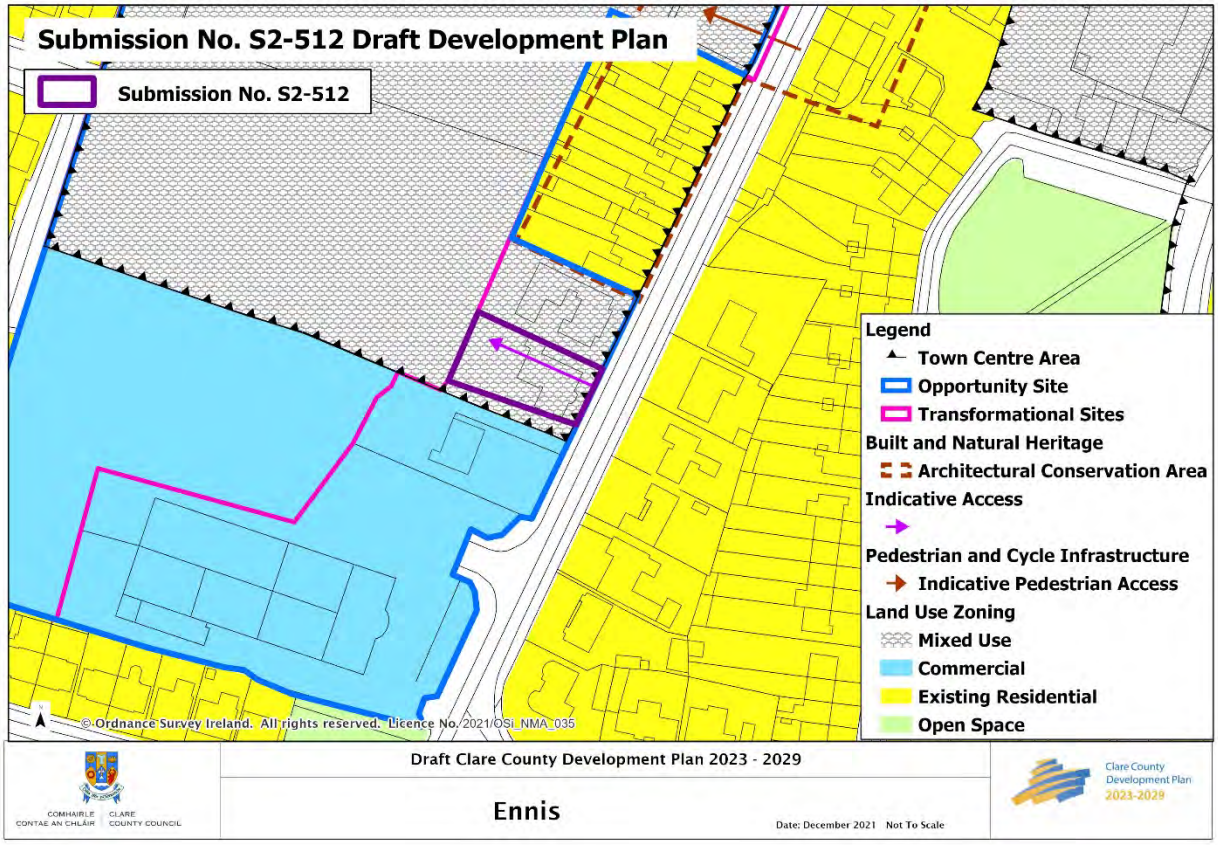
Chief Executive's Response

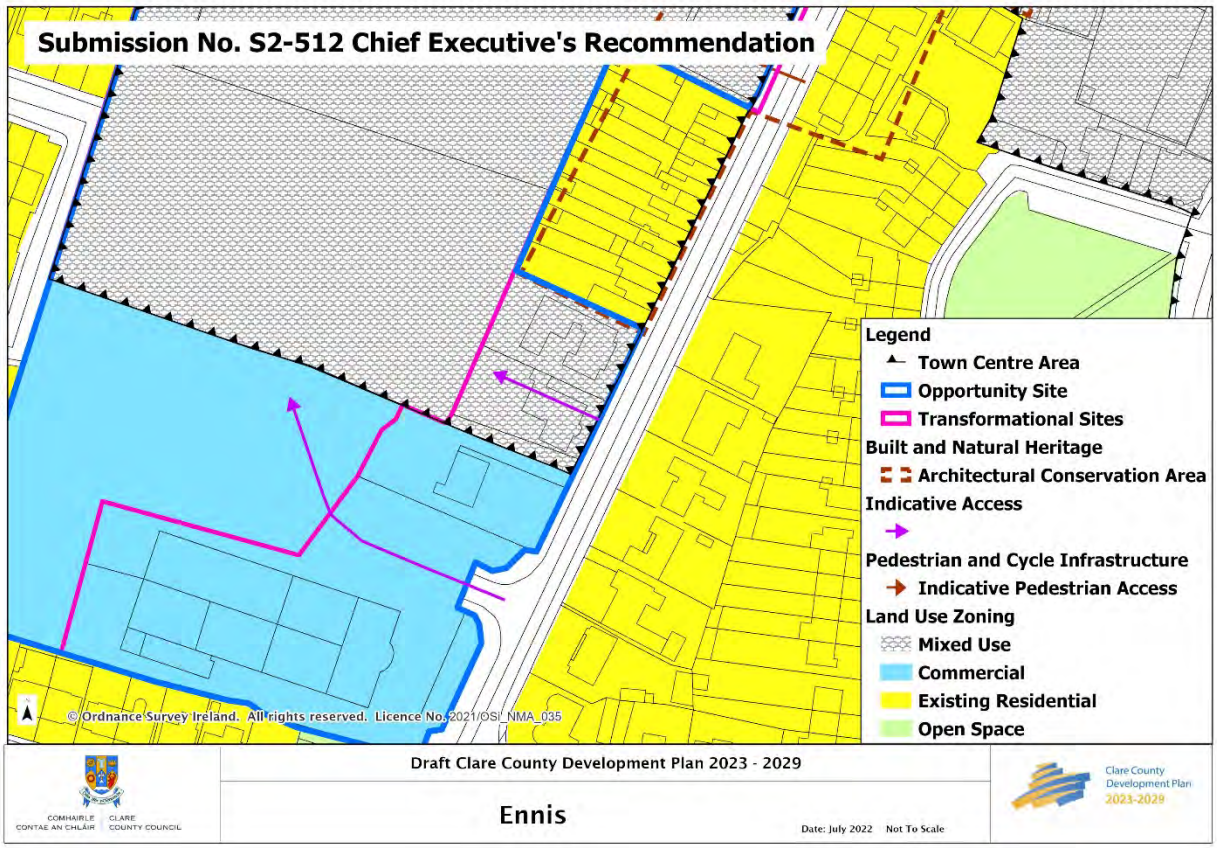
I wish to thank Margaret McMahon, Samaritans Ennis & Clare for this submission. I also want to particularly acknowledge the importance of the Samaritans Service to the people of County Clare.

I want to acknowledge the sentiment of the submission and assure the submitters that any potential planning application on site would require the consent of the relevant landowners. I would also assure the submitters that the access shown on the accompanying maps in both Ennis 2040 and the Draft CDP are indicative only in showing options around how new linkages and public realm improvements can be delivered in the vicinity of this site. While some aspects of this vision may be realised, and others not I think it is important to show the potential in the plan for sustainable movement around the town. Often ideas and concepts for development may be in a plan for a number of years before they are realised. It is important to keep such options open for consideration. However, in order to address the confusion that may arise as a result of the slightly different locations of the proposed access between the Draft CDP and the Ennis 2040 Economic and Spatial Strategy document I propose that the Draft CDP be amended to reflect also the location of the access which is included in Ennis 2040.

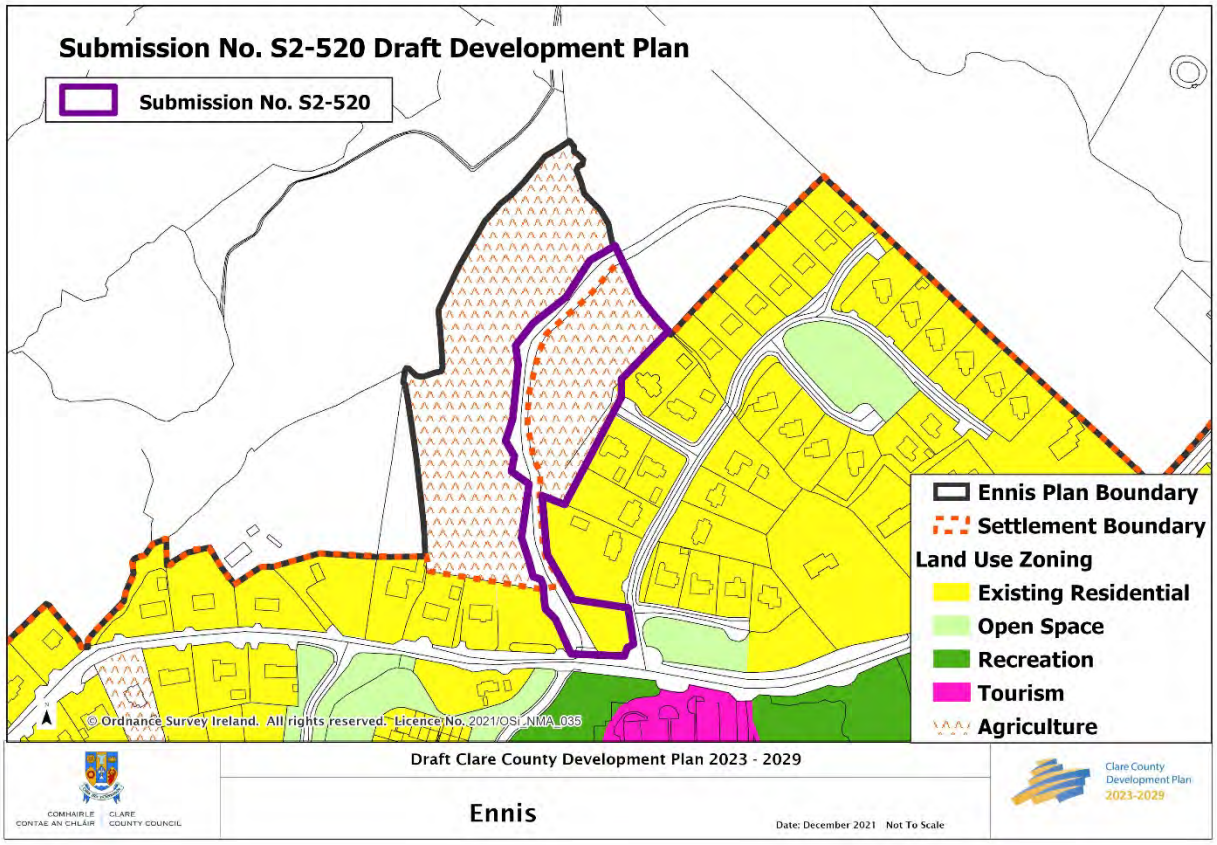
Chief Executive's Recommendation

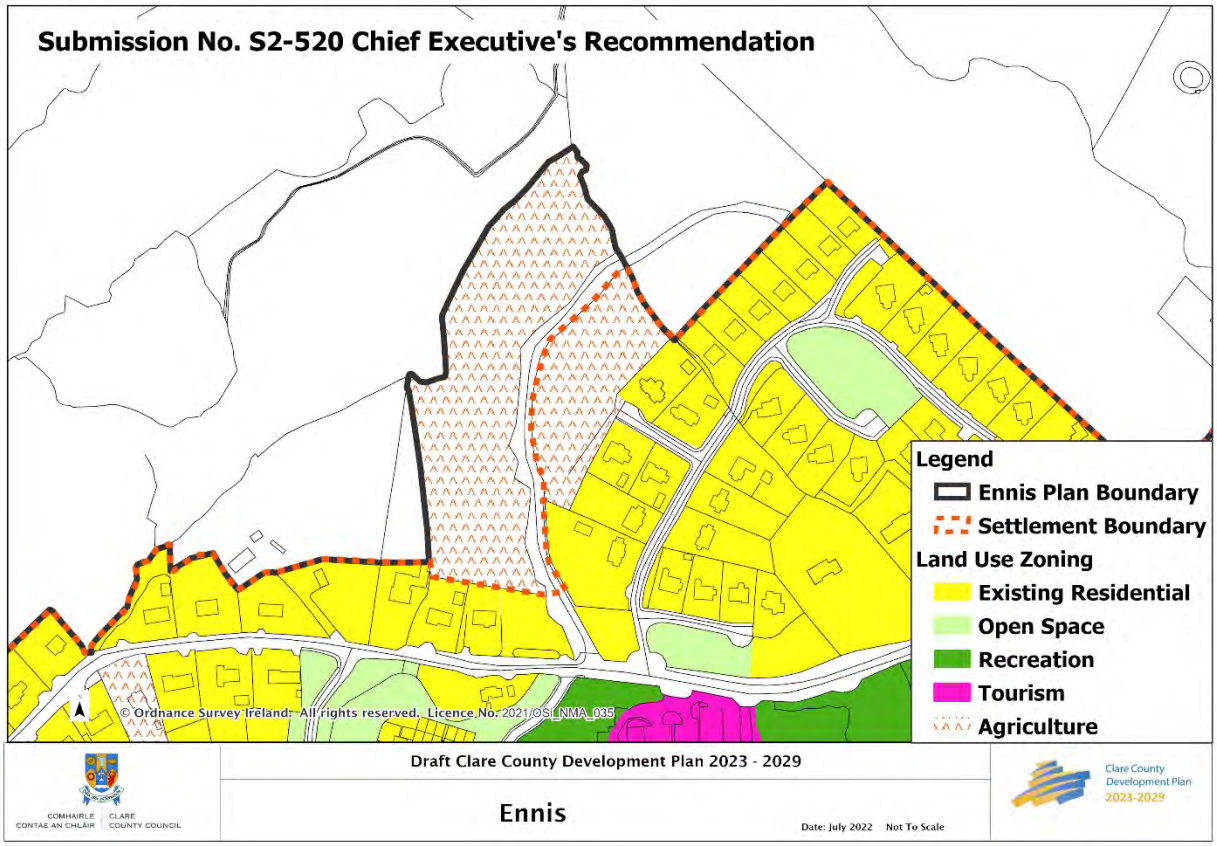
Include indicative access as shown to the Transformational Site 5 (TS5) – Former National School as set out in Ennis 2040.


Submission No. S2-512 Draft Development Plan
Submission No. S2-512
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Indicative Access
Pedestrian and Cycle Infrastructure
Indicative Pedestrian Access
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Open Space
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale

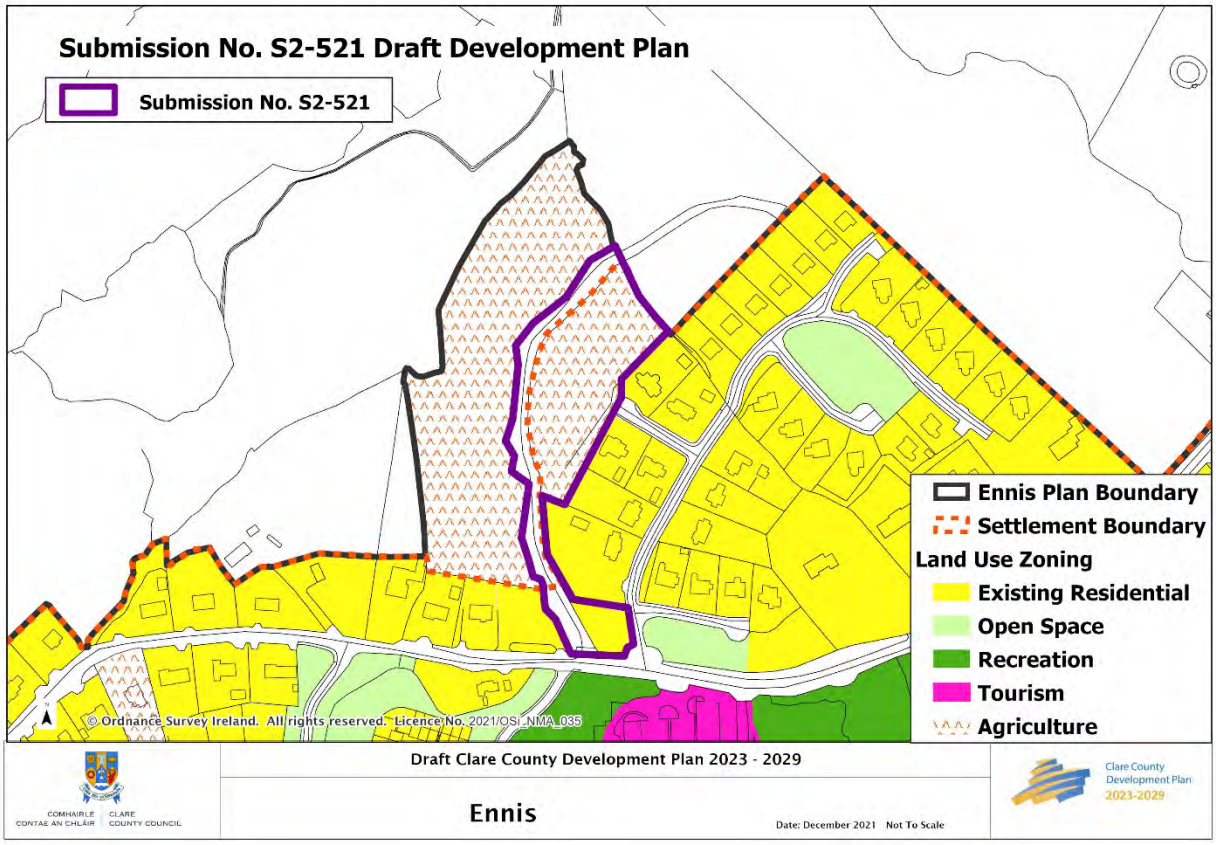

Submission No. S2-512 Chief Executive's Recommendation
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Indicative Access
Pedestrian and Cycle Infrastructure
Indicative Pedestrian Access
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Open Space
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Ennis
Date: July 2022 Not To Scale

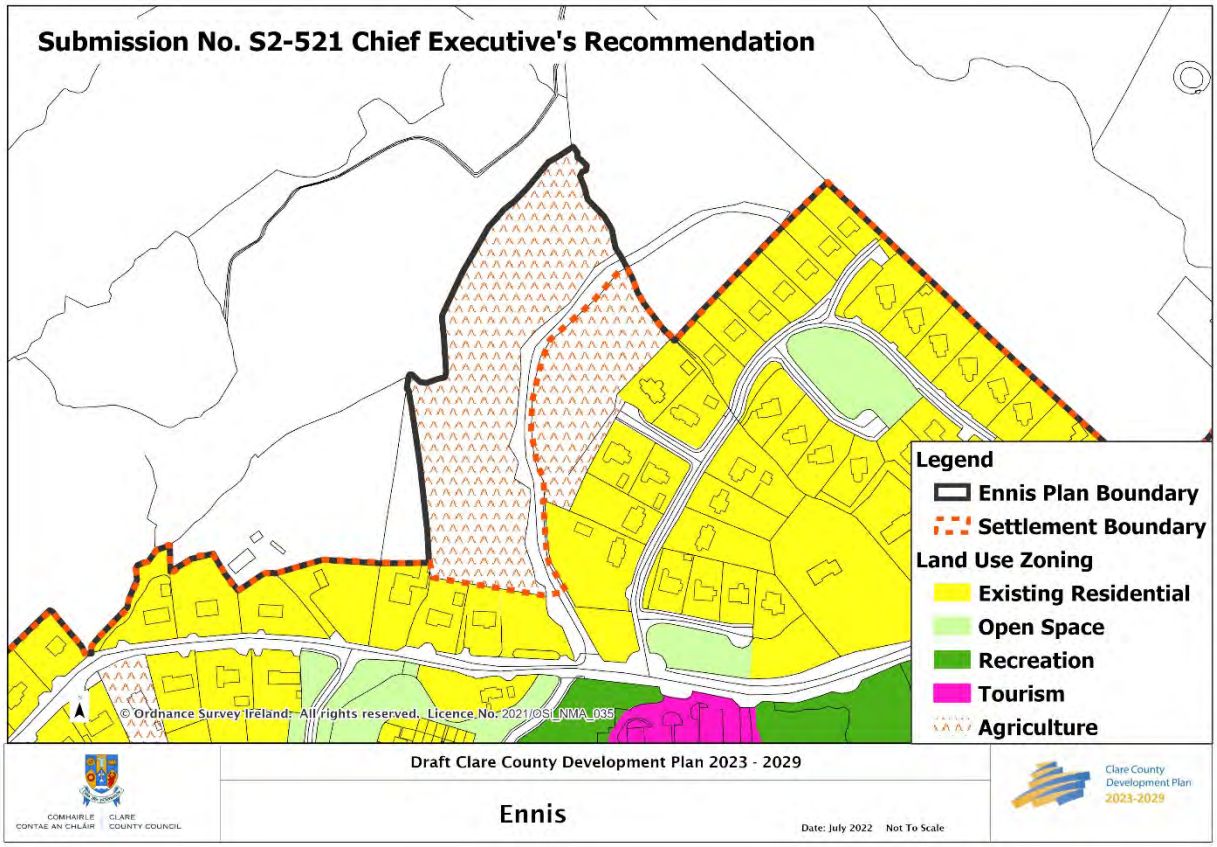
Submission No: S2/520 –Pat Hansberry	
Relevant Chapters / Topics	• **Ennis** • **Zoning**
Summary of Issues Raised in Submission	
The submission states its support for the rezoning of lands at Ballylannidy from 'Low Density Residential' to 'Agriculture'.	
Chief Executive's Response	
I wish to thank Pat Hansberry for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-520 Draft Development Plan
Submission No. S2-520
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale

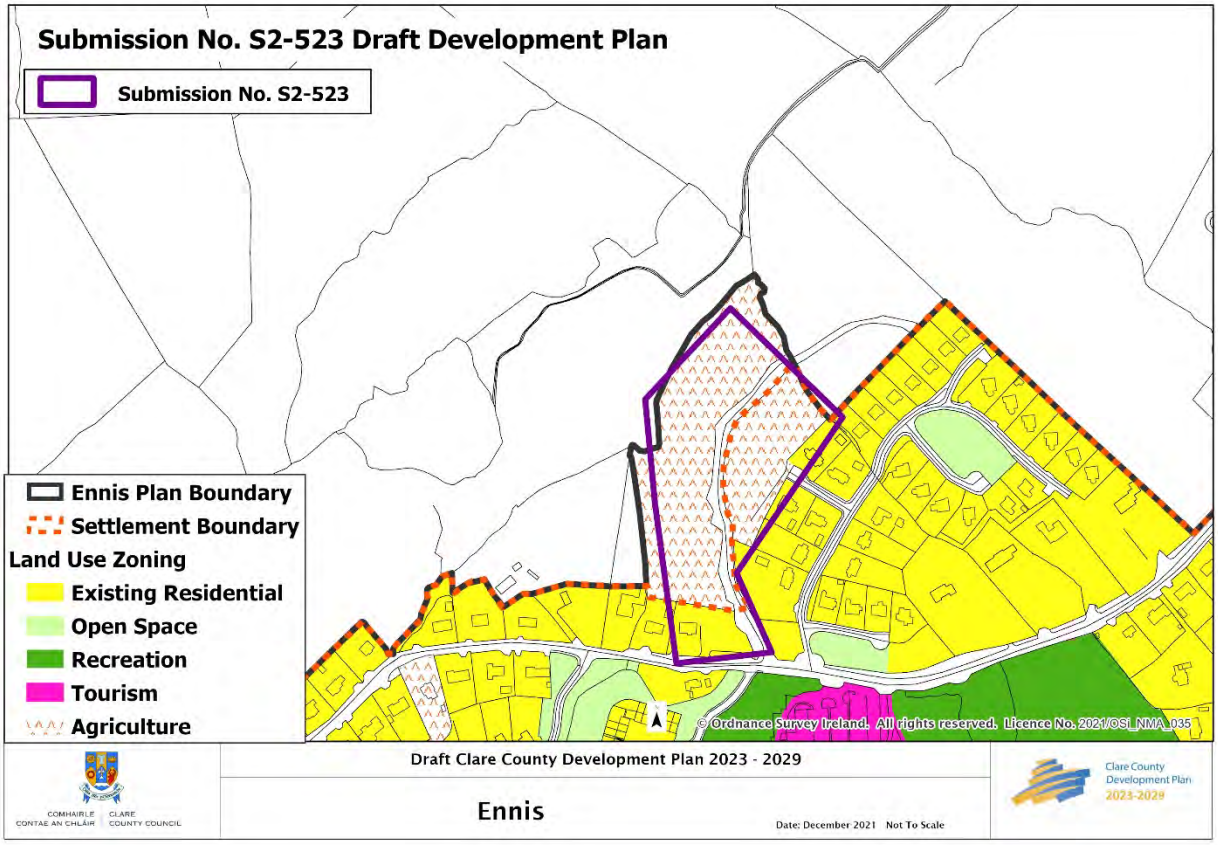

Submission No. S2-520 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

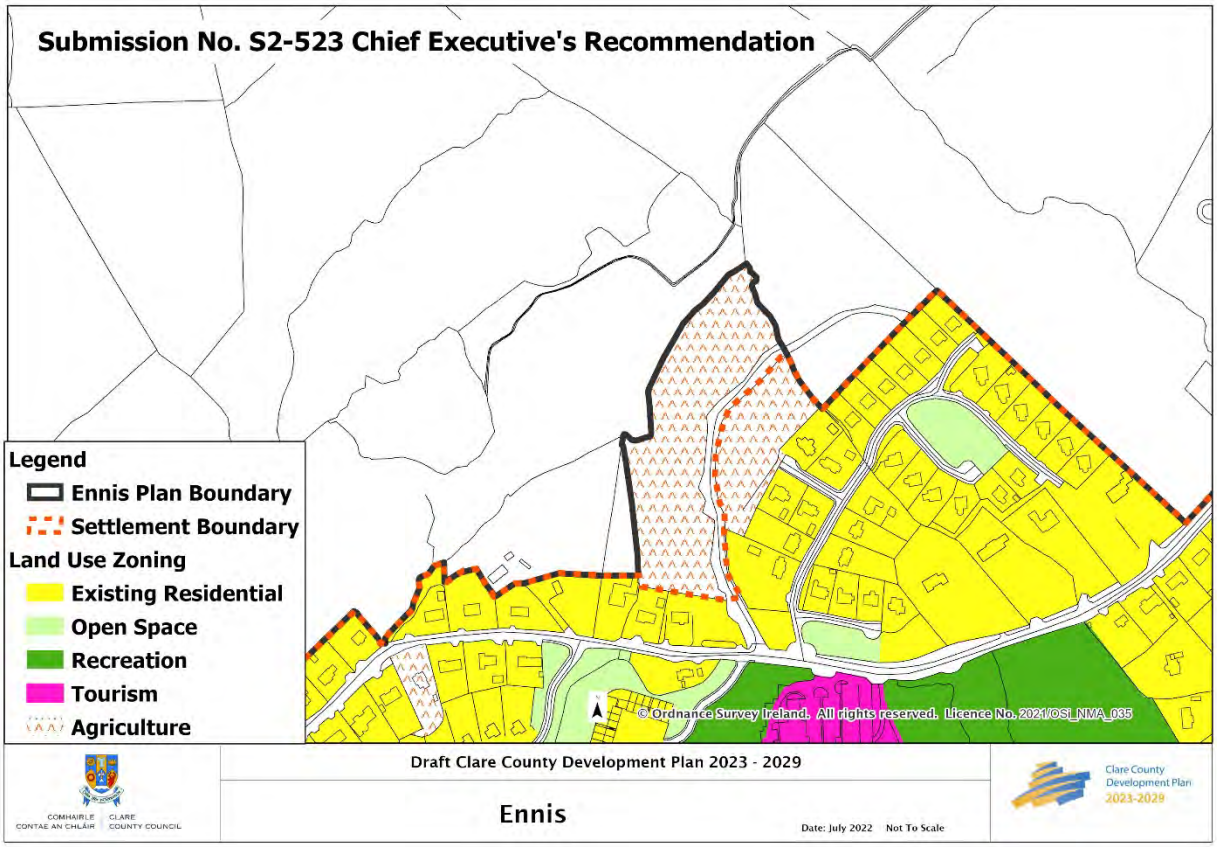
Submission No: S2/521 –Breda Hansberry	
Relevant Chapters / Topics	• **Ennis** • **Zoning**
Summary of Issues Raised in Submission	
The submission states its support for the rezoning of lands at Ballylannidy from 'Low Density Residential' to 'Agriculture'.	
Chief Executive's Response	
I wish to thank Breda Hansberry for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-521 Draft Development Plan
Submission No. S2-521
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Ennis
Date: December 2021 Not To Scale

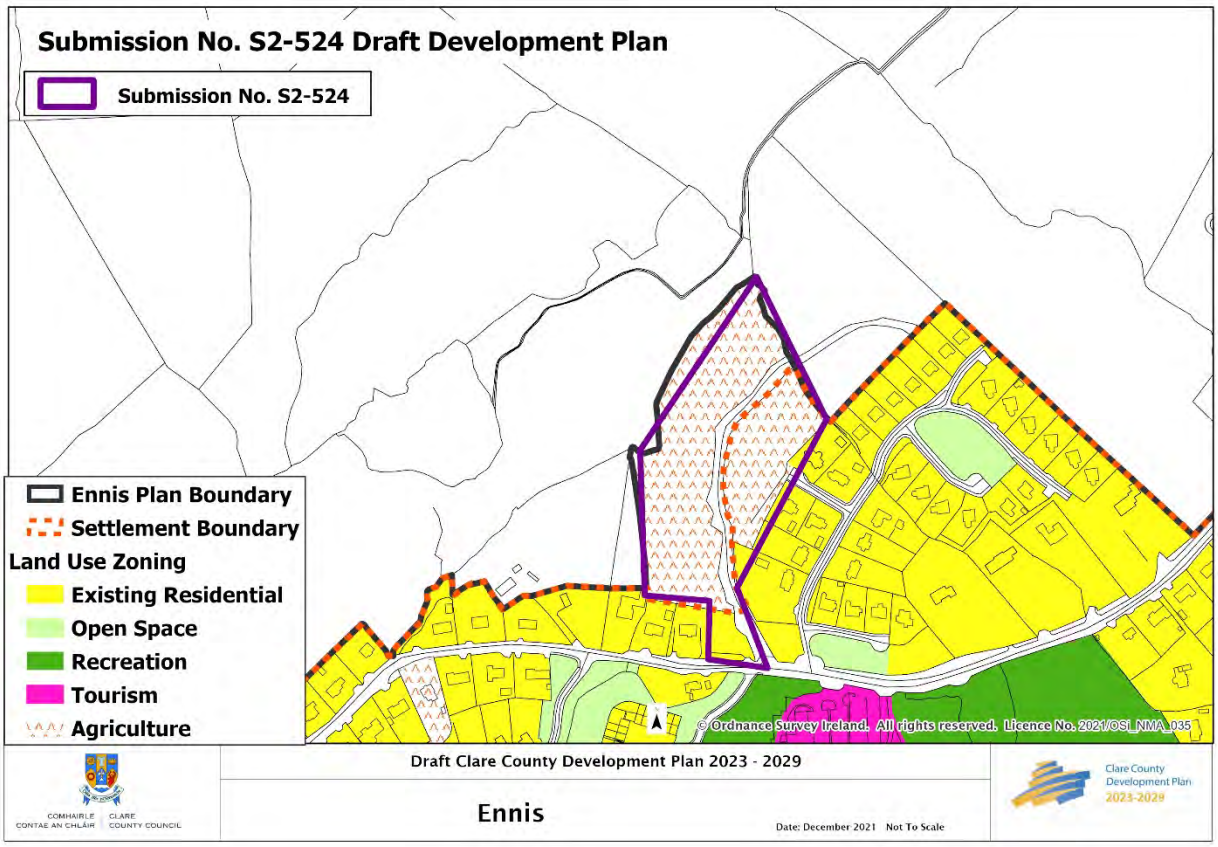

Submission No. S2-521 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
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Date: July 2022 Not To Scale

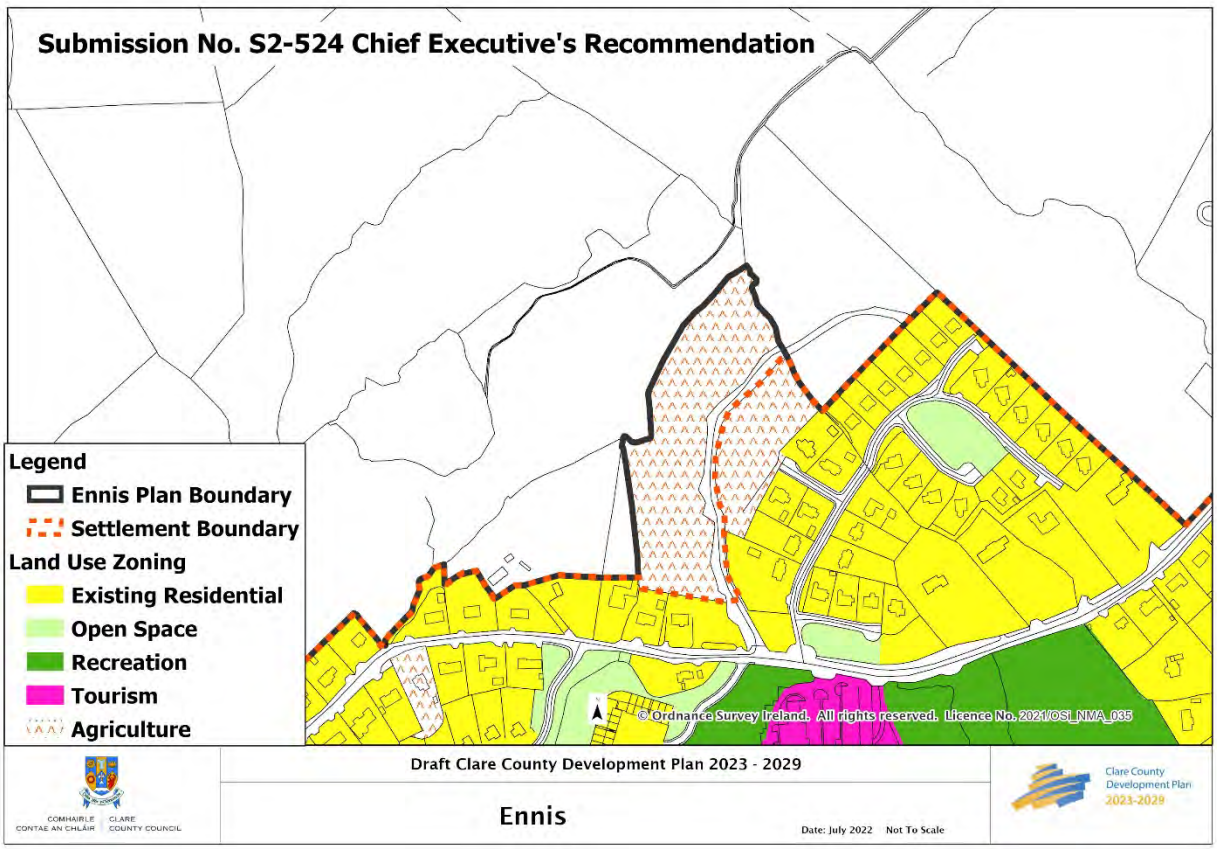
Submission No: S2/523 –Paul O'Gara	
Relevant Chapters / Topics	• **Ennis** • **Land use zoning**
Summary of Issues Raised in Submission	
The submission states its support for the rezoning of lands at Ballylannidy from 'Low Density Residential' to 'Agriculture'.	
Chief Executive's Response	
I wish to thank Paul O'Gara for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-523 Draft Development Plan
Submission No. S2-523
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale

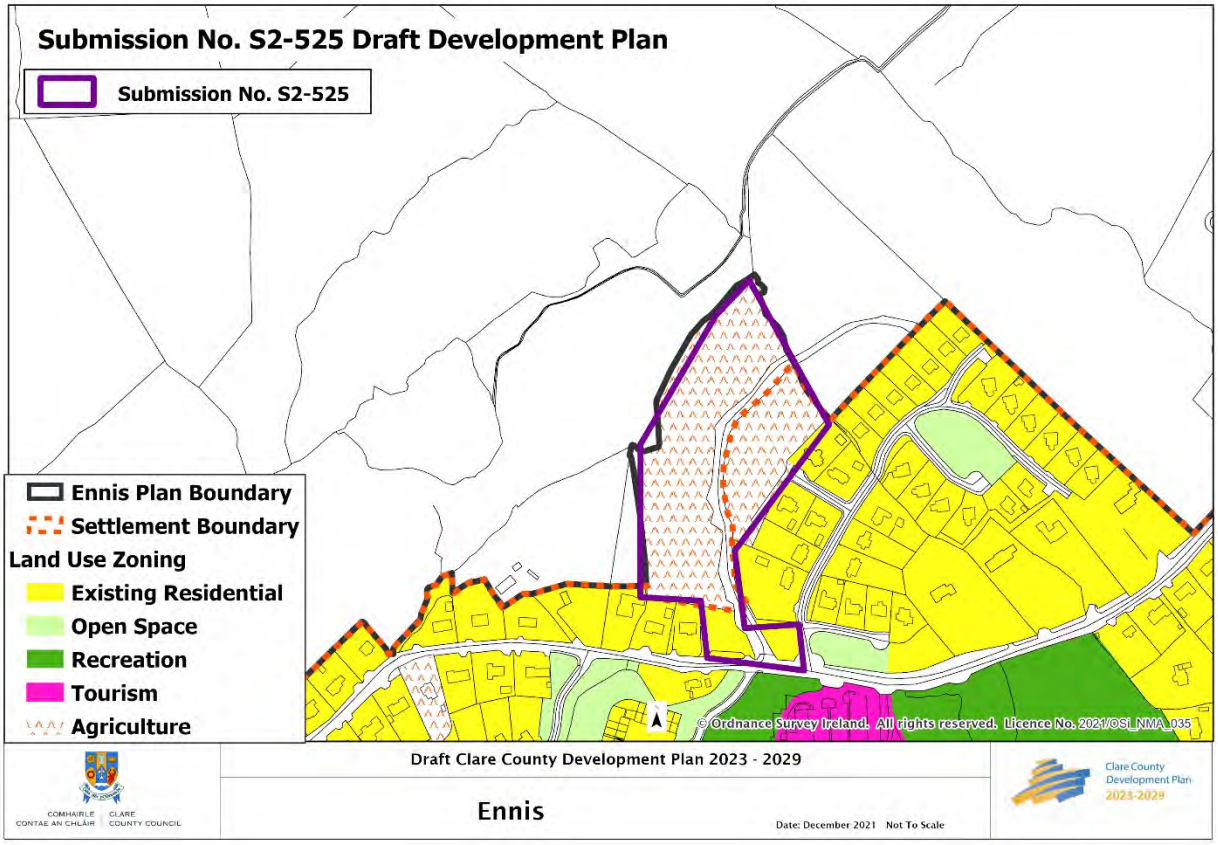

Submission No. S2-523 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

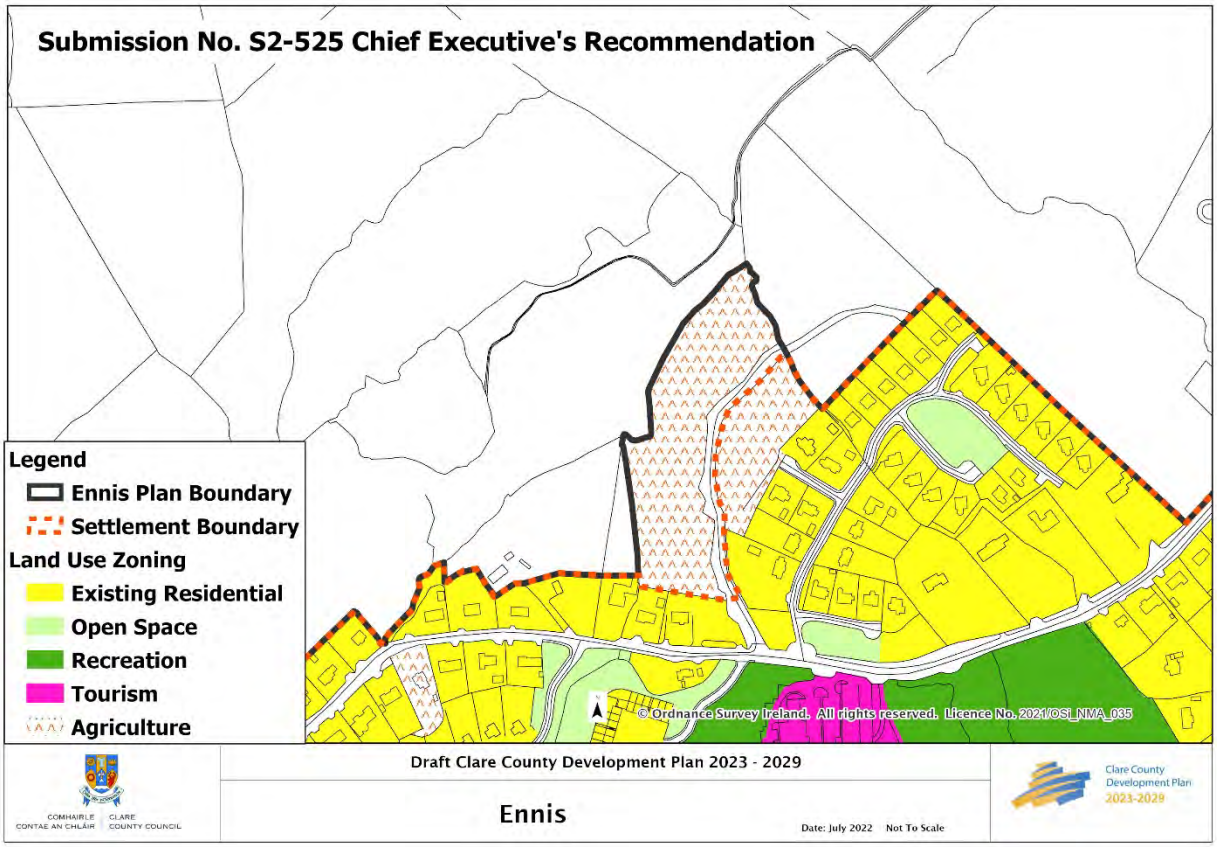
Submission No: S2/524 –Mike Reen	
Relevant Chapters / Topics	• **Ennis** • **Land Use Zoning**
Summary of Issues Raised in Submission	
The submission states its support for the rezoning of lands at Ballylannidy from 'Low Density Residential' to 'Agriculture'.	
Chief Executive's Response	
I wish to thank Mike Reen for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-524 Draft Development Plan
Submission No. S2-524
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale

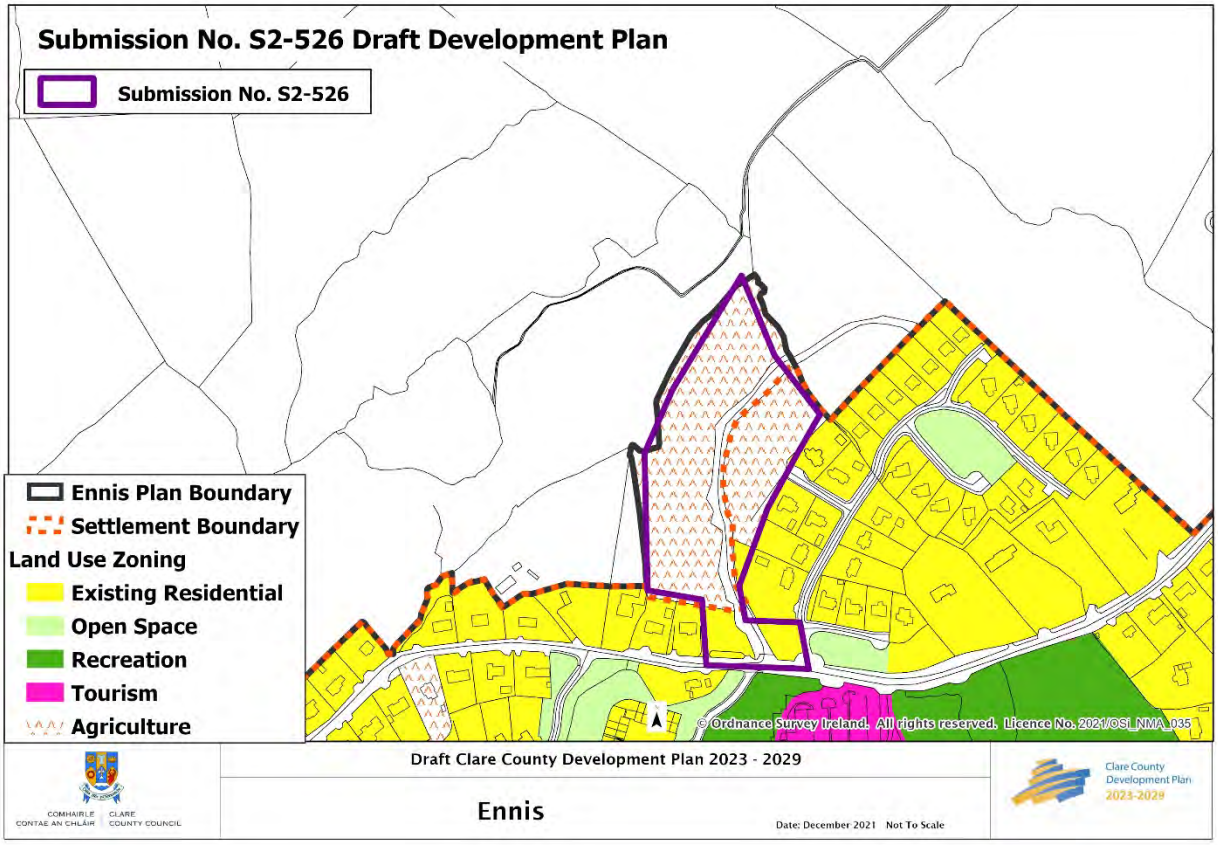

Submission No. S2-524 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

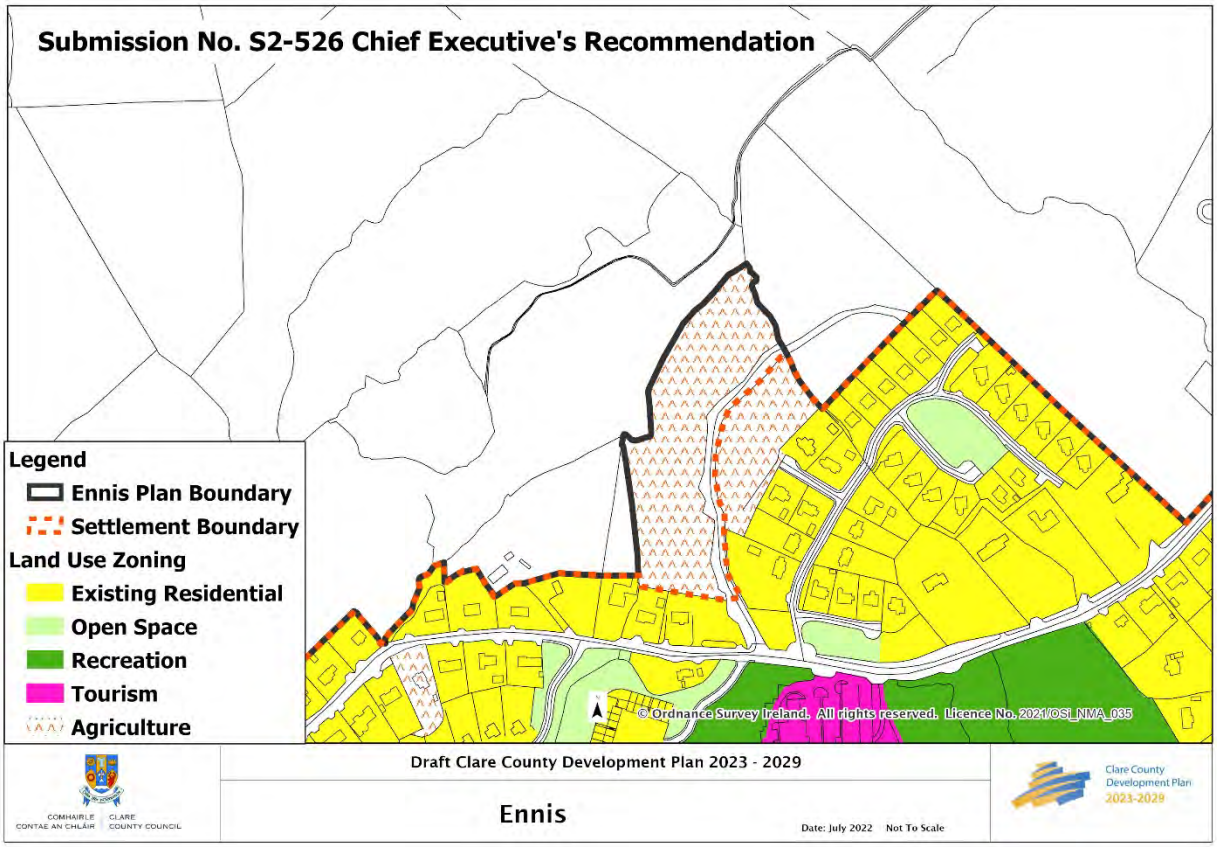
Submission No: S2/525 –Paul Montwill	
Relevant Chapters / Topics	• **Ennis** • **Land Use Matrix**
Summary of Issues Raised in Submission	
The submission states its support for the rezoning of lands at Ballylannidy (behind Woodstock View) from 'Low Density Residential' to 'Agriculture'.	
Chief Executive's Response	
I wish to thank Paul Montwill for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-525 Draft Development Plan
Submission No. S2-525
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale

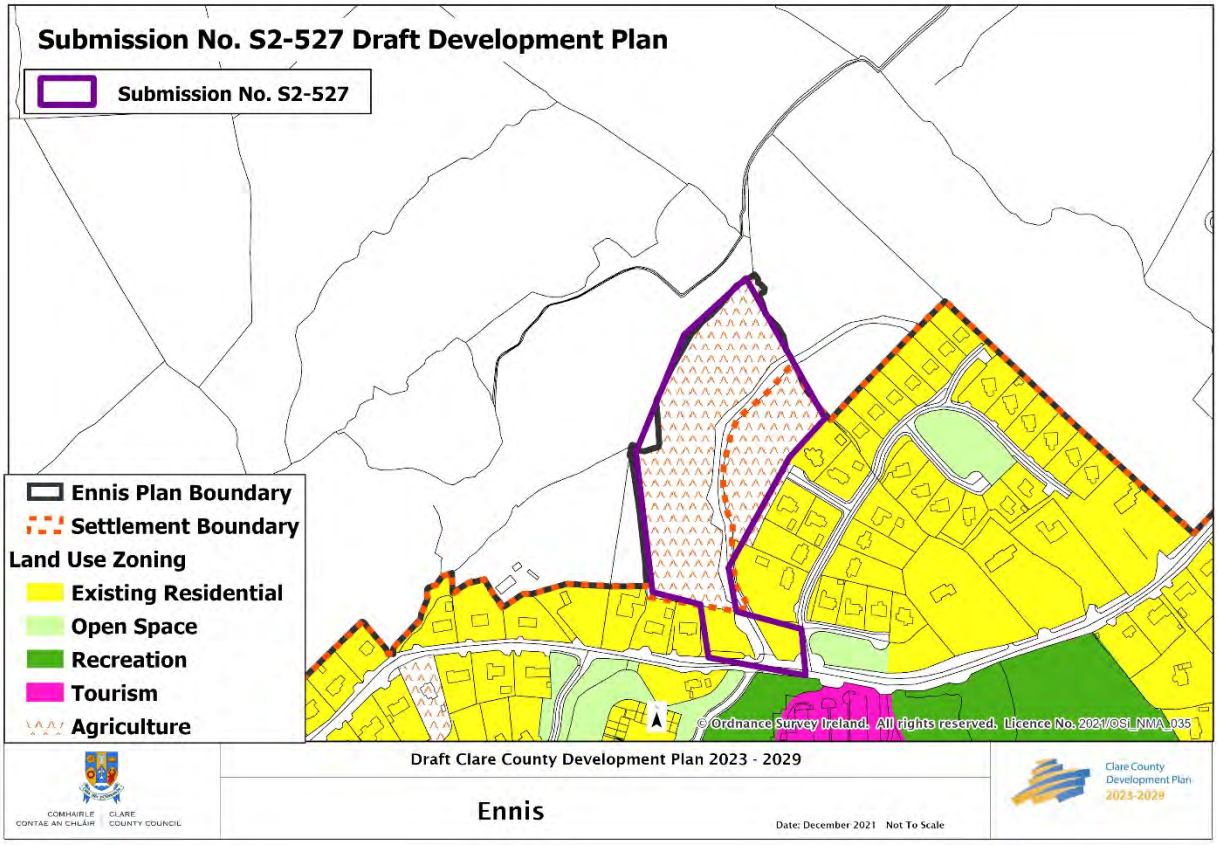

Submission No. S2-525 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

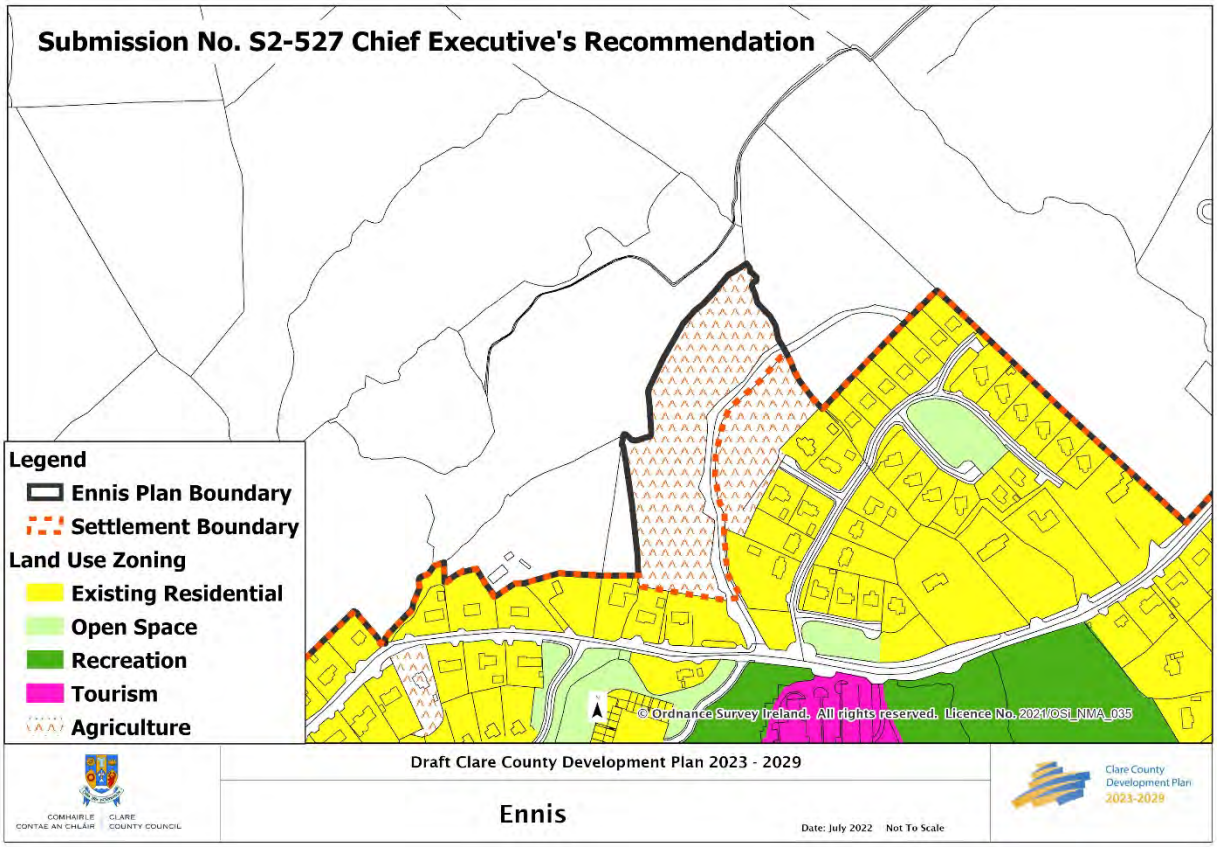
Submission No: S2/526 –Lisa Joyce	
Relevant Chapters / Topics	• **Ennis** • **Land Use Zoning**
Summary of Issues Raised in Submission	
The submission states its support for the rezoning of lands at Ballylannidy (behind Woodstock View) from 'Low Density Residential' to 'Agriculture'.	
Chief Executive's Response	
I wish to thank Lisa Joyce for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-526 Draft Development Plan
Submission No. S2-526
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale

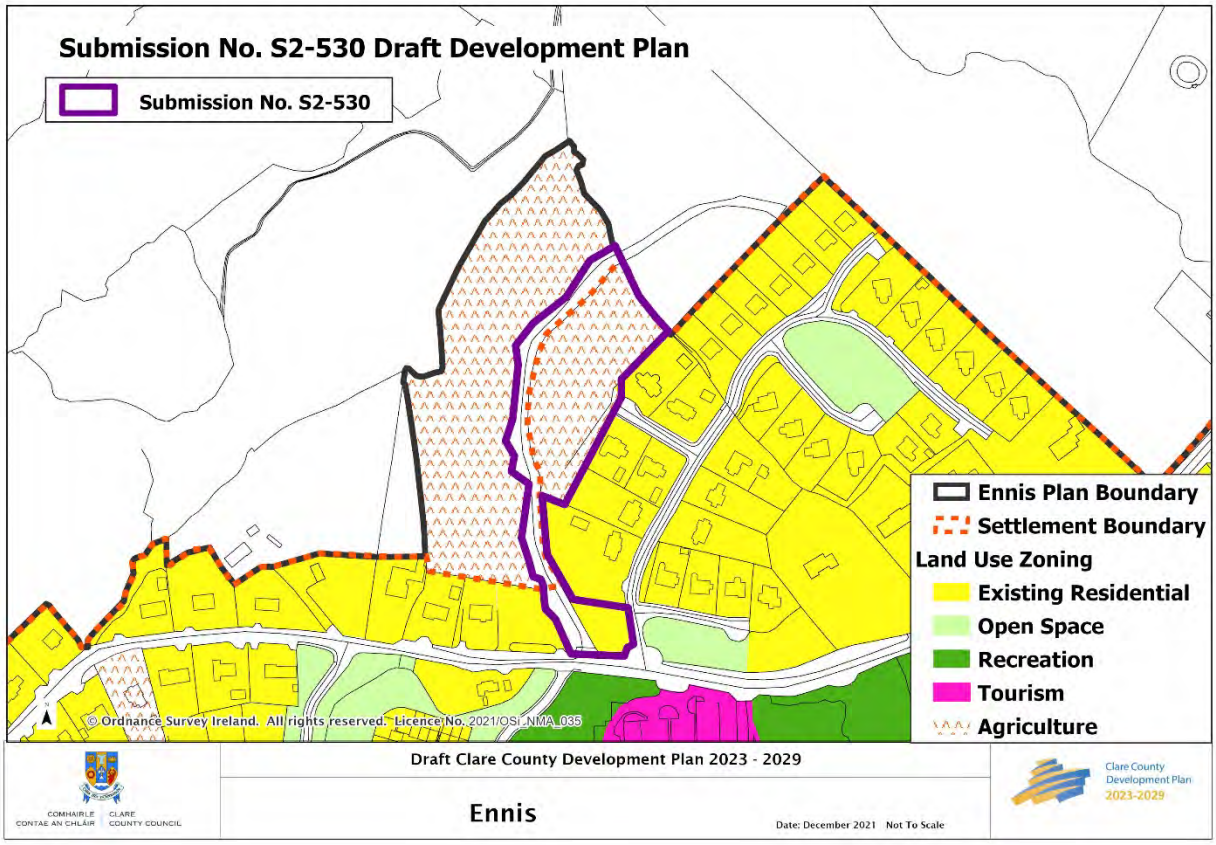

Submission No. S2-526 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

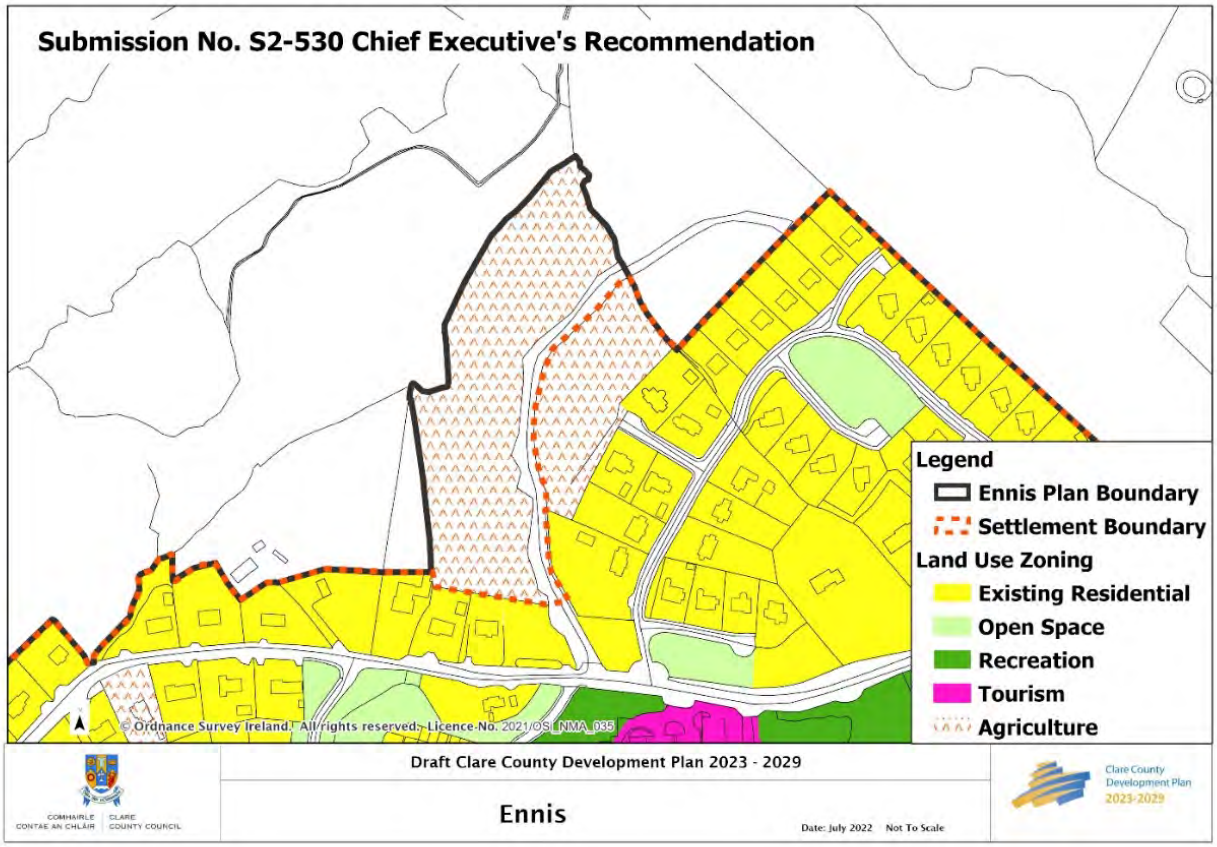
Submission No: S2/527 –Ger Lyons	
Relevant Chapters / Topics	• **Ennis** • **Land Use Zoning**
Summary of Issues Raised in Submission	
The submission states its support for the rezoning of lands at Ballylannidy (behind Woodstock View) from 'Low Density Residential' to 'Agriculture'.	
Chief Executive's Response	
I wish to thank Ger Lyons for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-527 Draft Development Plan
Submission No. S2-527
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-527 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/530 –Hazel Hansberry	
Relevant Chapters / Topics	• **Ennis** • **Land Use Zoning**
Summary of Issues Raised in Submission	
The submission states its support for the rezoning of lands at Ballylannidy (behind Woodstock View) from 'Low Density Residential' to 'Agriculture'.	
Chief Executive's Response	
I wish to thank Hazel Hansberry for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-530 Draft Development Plan
Submission No. S2-530
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-530 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/550 –William O'Doherty	
Relevant Chapters / Topics	• **Ennis** • **Land use Zoning**
Summary of Issues Raised in Submission	
The submissions relates to lands at rear of Woodstock View Housing Estate at Ballylannidy Townland and supports the proposal to re-zone the land from "Existing Residential" to "Agriculture".	
Chief Executive's Response	
I wish to thank William O'Doherty for the submission and I welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	

Submission **No: S2/555 –JADA Projects (Clare Road/Hawthorns Ennis)**	
Relevant Chapters / Topics	• **Ennis** • **Land Use Zoning**

Summary of Issues Raised in Submission

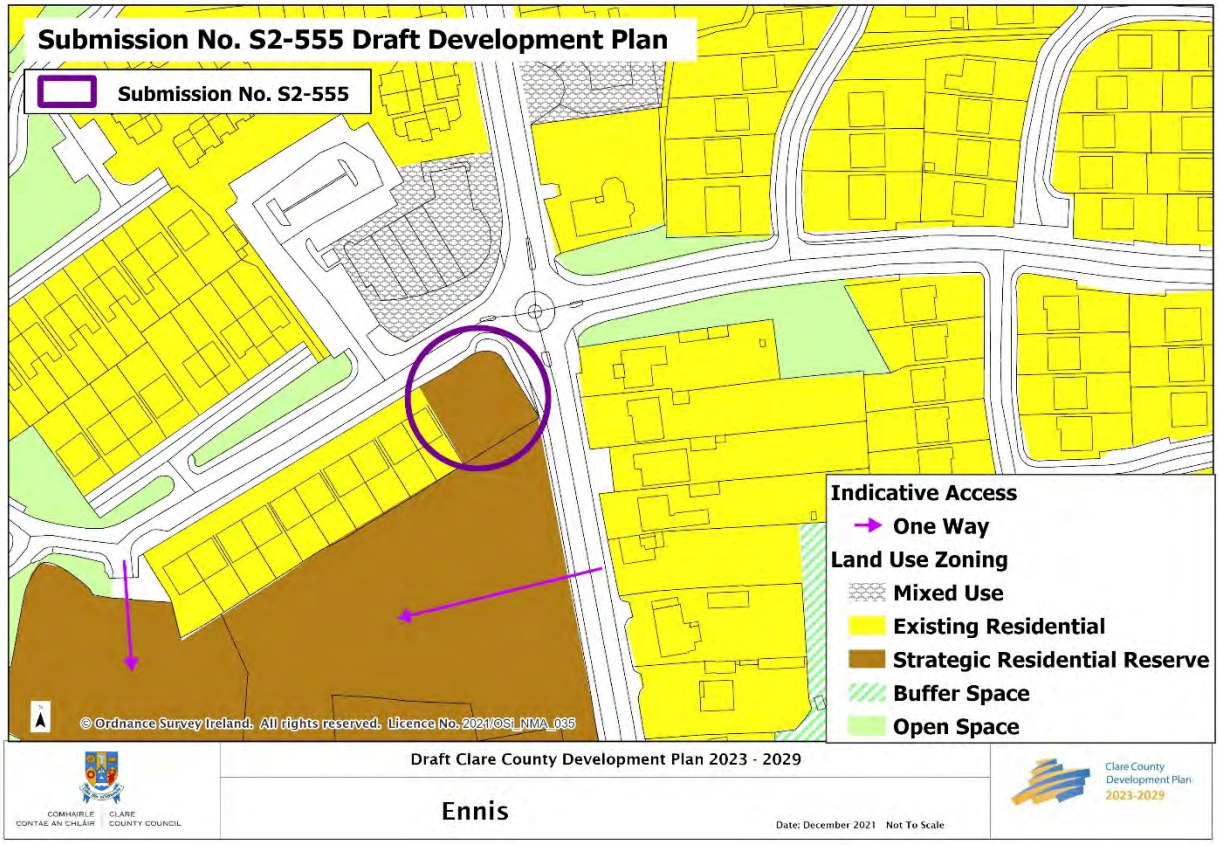
The submission relates to a small portion of land to the front of SR9 (Strategic Residential Reserve) in Ennis at the junction of the Clare Road/Hawthorns and seeks that this be restored to its current Residential Zoning.

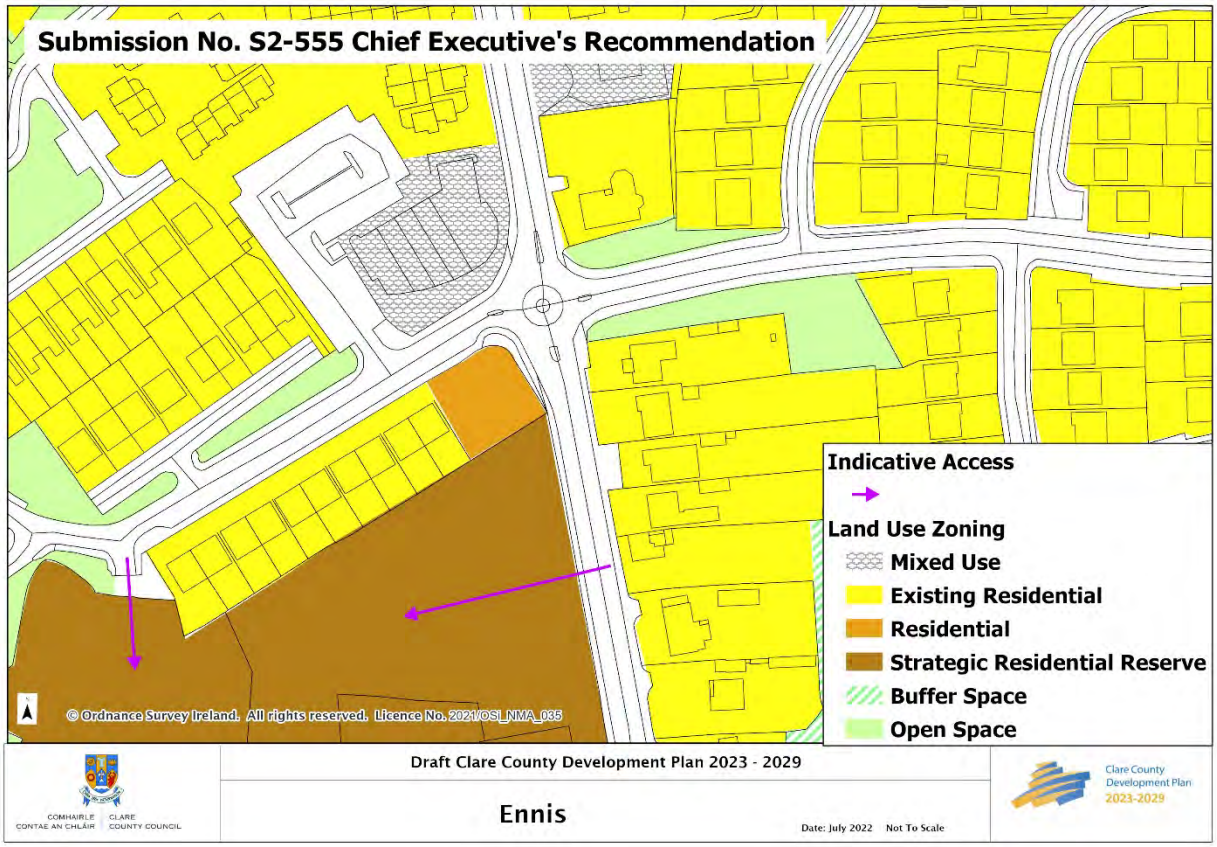
Chief Executive's Response

I wish to thank JADA Projects for the submission. Having reviewed the subject site, I note that it is a small unfinished corner of an otherwise completed estate that faces onto both the Hawthorns Estate and the Limerick Road and is visually very prominent. I am of the view that it is in the best interest of the surrounding area to have this site activated and completed and the zoning objective should be amended from the draft CDP to 'Residential'. Given the small site area, this will not have a material effect on the Core Strategy of the plan.

Chief Executive's Recommendation

Change the zoning objective to the front portion of SR9 within the Hawthorns Estate to 'Residential'.


Submission No. S2-555 Draft Development Plan
Submission No. S2-555
Indicative Access
One Way
Land Use Zoning
Mixed Use
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-555 Chief Executive's Recommendation
Indicative Access
Land Use Zoning
Mixed Use
Existing Residential
Residential
Strategic Residential Reserve
Buffer Space
Open Space
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/567 –Dermot M J Hayes	
Relevant Chapters / Topics	• **Ennis – Post Office Field** • **Biodiversity**

Summary of Issues Raised in Submission

The submission opposes the development of the Post Office field in Ennis as per the Draft Plan and believes nature should be left to sort itself.

Chief Executive's Response

I wish to thank Dermot J Hayes for the submission and I note its contents and wish to respond as follows:

The Post Office field is recognised as a unique natural open space located on the banks of the River Fergus within the town centre of Ennis. The field also provides a vital function as a natural floodplain within the town center. I am aware that whilst strategically located in the town, access to the field is currently limited and the height of the river wall, constructed as part of flood relief works has partially restricted visual links to it from the surrounding areas. The potential for this valuable open space as a local amenity within a wider green infrastructure network has the potential to be enjoyed to an even greater extent than the current situation. I consider that the sensitive enhancement of the Post Office field will make it more accessible for all to enjoy.

As a key feature of Ennis Town Centre, the Post Office Field is identified as an Opportunity Site (OP5) which is part of a larger Transformational site (TS3) as set out in Volume 3a of the Draft Clare County Development Plan 2023-2029. In the technical guidance set out for the Post Office Field it specifically states that any proposals must be informed by a comprehensive ecological survey and landscape management plan. Protecting and managing the natural qualities of the Post Office field and safeguarding its flood relief function are paramount consideration in any future proposals for this site. I note the site directly adjoins the Lower River Shannon cSAC and that any future proposals must be progressed in full compliance with the requirements of the EU Habitats Directive.

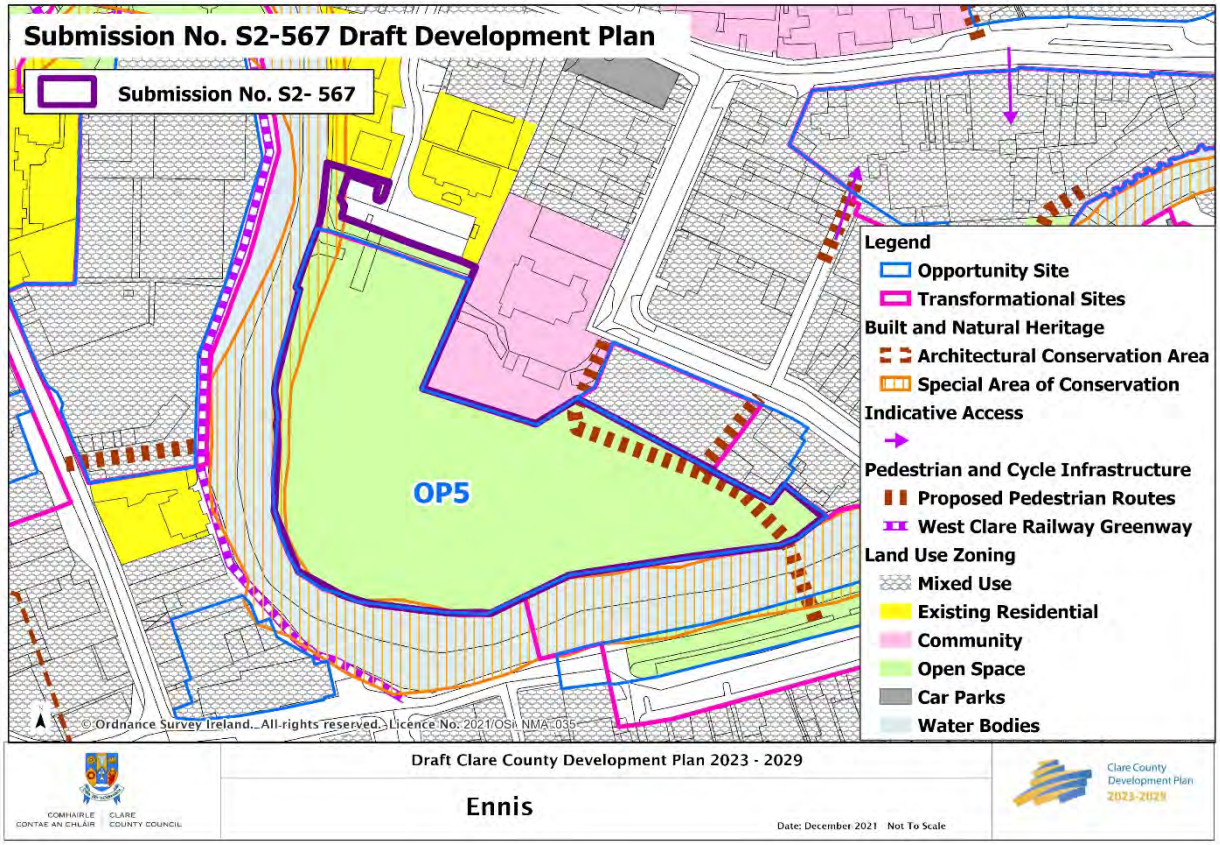
The Post Office Field has also been assessed as part of the Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) undertaken for the Draft Plan and have informed its preparation. Arising from these assessments a number of mitigation measures are detailed in the Appendix Table C2 (c) Ennis Municipal District of the Natura Impact Report (AA) and Appendix B Ennis Town of the Environmental Report (SEA). The NIR identifies the future surveys and requirements which will be necessary prior to any development taking place in order to ensure compliance with all relevant EU and national legislation. Specifically in relation to the Strategic Flood Risk Assessment the entire site is located within Flood Zone A and plays a significant role in the flooding regime of the River Fergus. Any project/works to be carried out at this location will be subject to Appropriate Assessment whereby such works could only proceed in compliance with the requirement of the EU Habitats Directive ensuring there is no potential for significant effects to the European site.

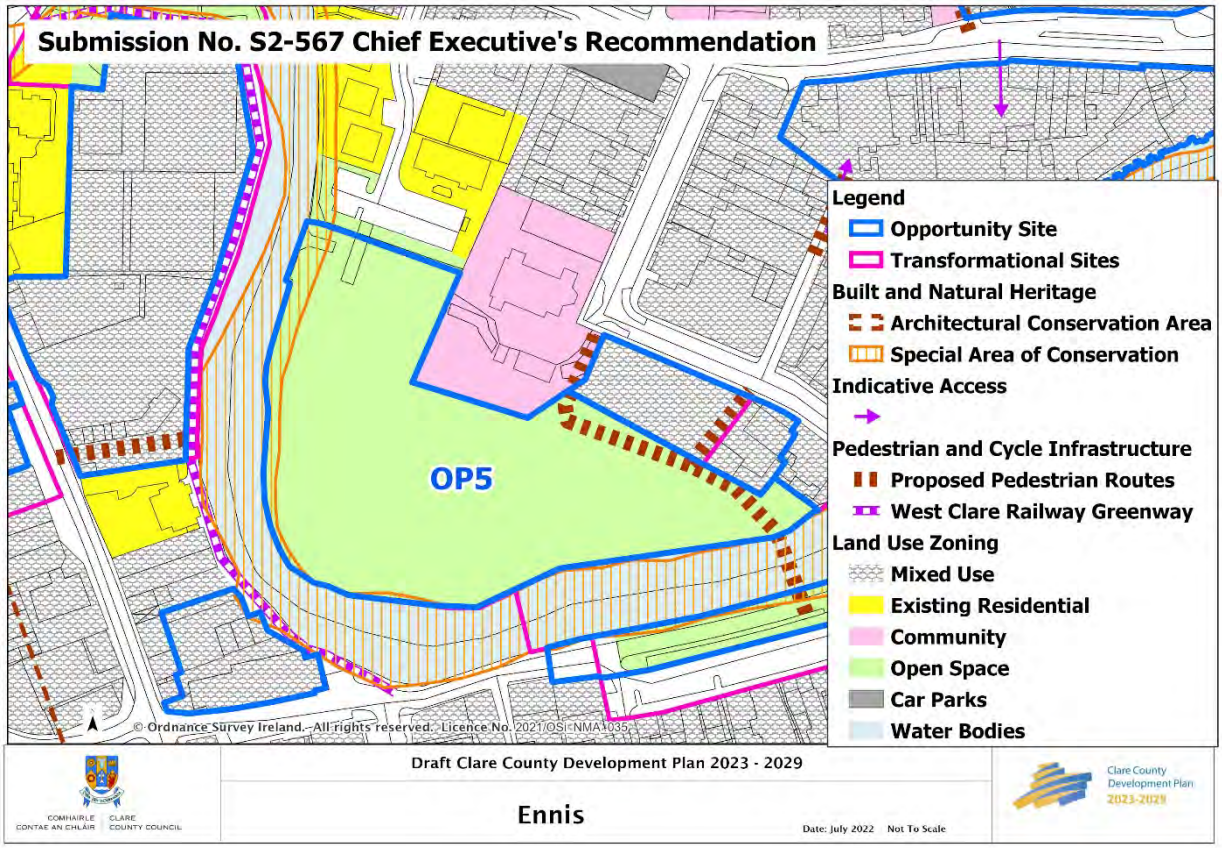
I am satisfied that the Draft Plan objectives for the Post Office Field take full account of the

environmental sensitivity being part of the River Fergus SPA as well as its essential flood storage role. Future proposals would be required to adhere to the mitigation as set out in the environmental assessments on the draft plan, as well as be required to undertake a project level Appropriate Assessment. I am therefore satisfied to include the Post Office Field objectives as set out in the Draft Plan.

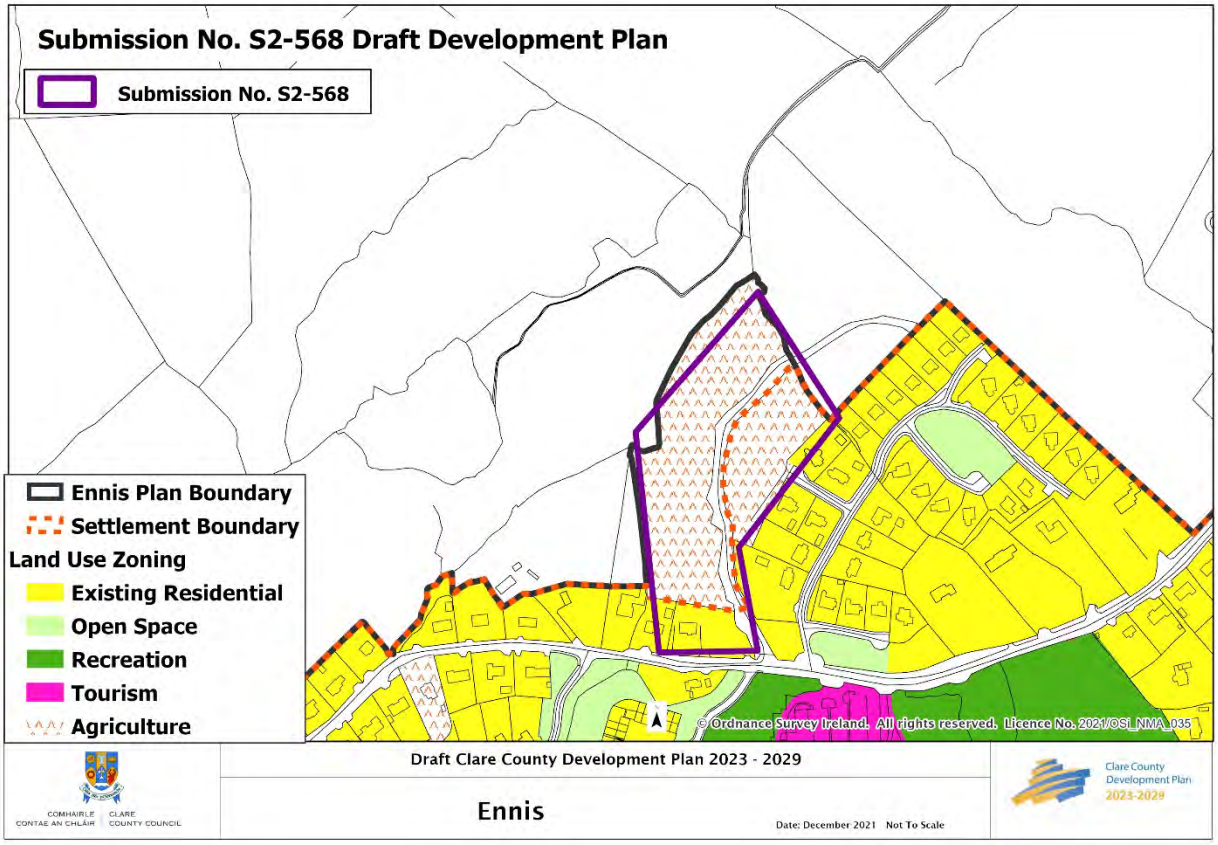
Chief Executive's Recommendation

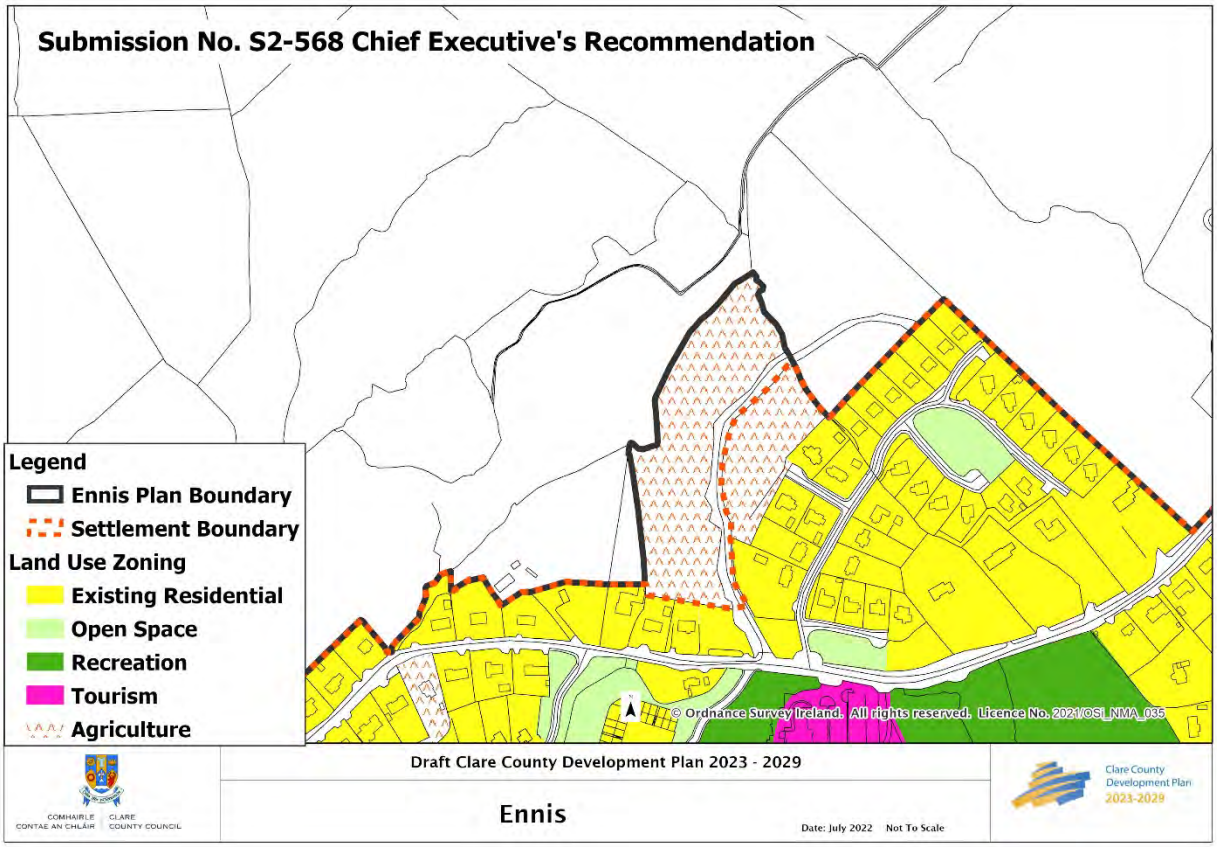
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-567 Draft Development Plan
Submission No. S2- 567
OP5
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale

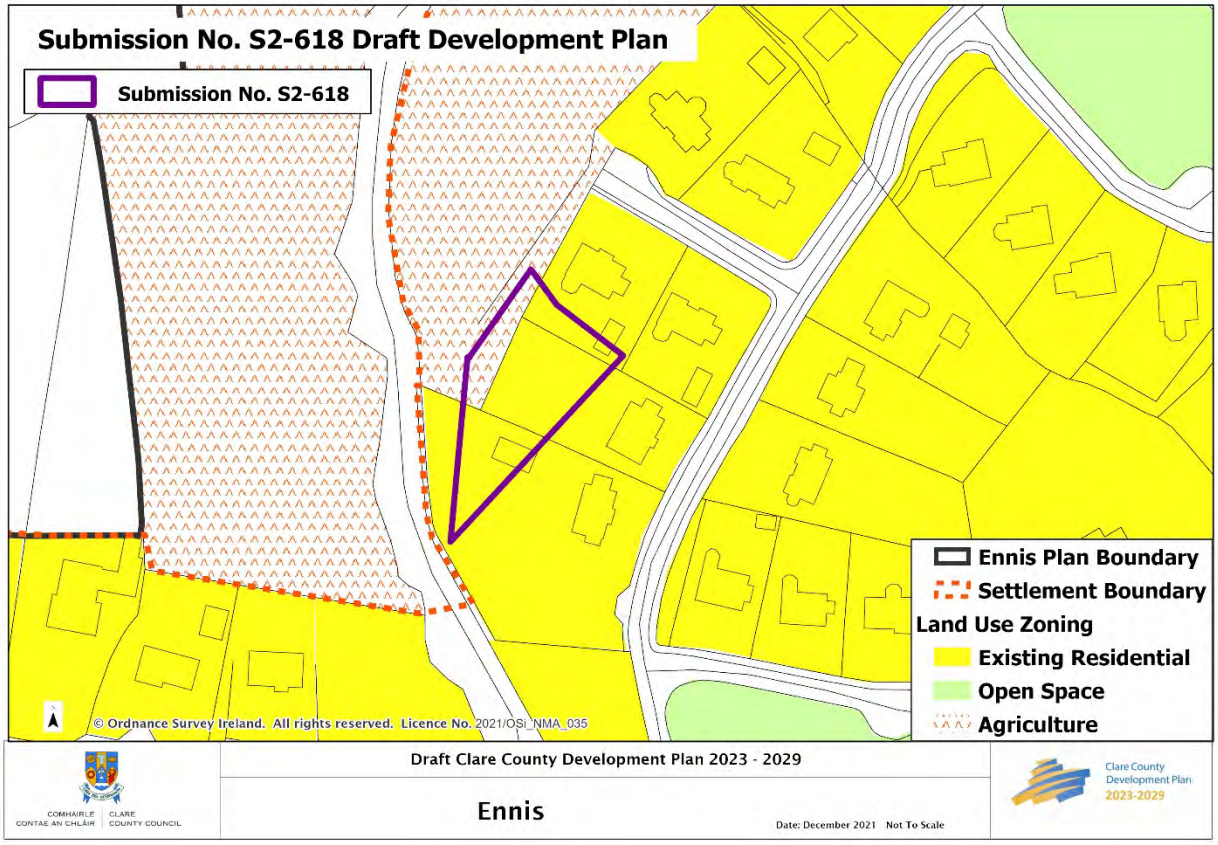

Submission No. S2-567 Chief Executive's Recommendation
OP5
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

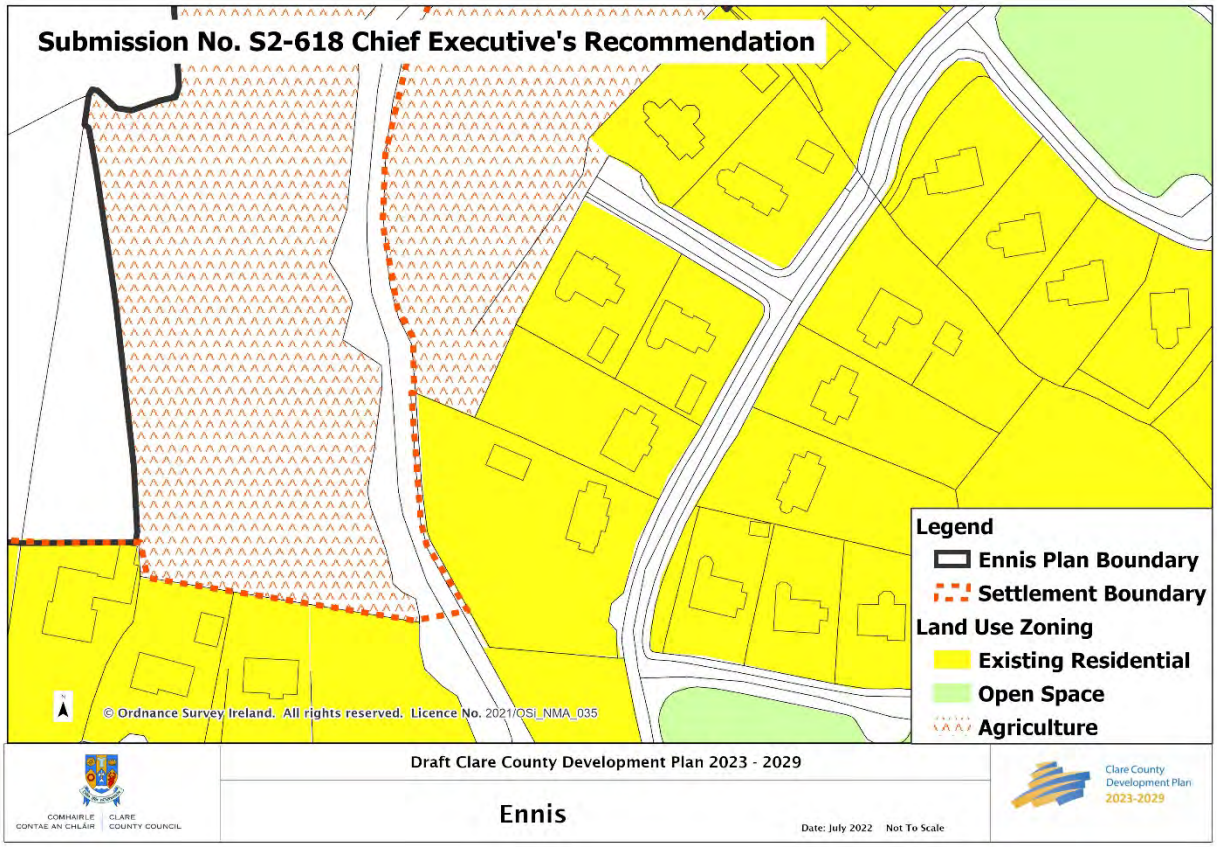
Submission No: S2/568 –Kathryn Doherty	
Relevant Chapters / Topics	• **Ennis** • **Zoning**
Summary of Issues Raised in Submission	
The submission supports the change in zoning of lands at rear of Woodstock View Housing Estate in the Ballylannidy townland from "Existing Residential" to "Agriculture".	
Chief Executive's Response	
I wish to thank Kathryn Doherty for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-568 Draft Development Plan
Submission No. S2-568
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-568 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/618 –Ann Gillan	
Relevant Chapters / Topics	• Ennis • Zoning
Summary of Issues Raised in Submission	
The submission relates to land adjacent to Woodstock View, Ennis, and a map has been submitted. In the submission it is requested this agricultural land is not rezoned to residential.	
Chief Executive's Response	
I wish to thank Ann Gillan for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-618 Draft Development Plan
Submission No. S2-618
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Clare County Development Plan 2023-2029


Submission No. S2-618 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Clare County Development Plan 2023-2029

Submission No: S2/629 –F Edith Cordero Espinosa	
Relevant Chapters / Topics	• **Ennis** • **Zoning**
Summary of Issues Raised in Submission	
The submission relates to lands at rear of Woodstock View Estate, Ballylannidy Townland, which supports the proposal to re-zone the lands from Existing Residential to Agriculture for the following reasons; • Does not fall within Tier 1 or Tier 2 lands • Landowner has not developed the site in 25 years. • Its agricultural zoning is consistent with objectives of Plan and focus on a "10-minute Town".	
Chief Executive's Response	
I wish to thank F Edith Cordero Espinosa for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	

Submission No: S2/634 – Gearoid Barron & Ruairi Brennan	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to 1.4 ha of lands off Cappahard Lane, Ennis and a map identifying the subject site forms part of the submission.

Land Use Zoning

In the submission it is requested that the lands which are proposed to be zoned Strategic Residential Reserve in the Draft plan retain their current Low Density Residential zoning and that the description accompanying the parcel of land should indicate a lower density development particularly along the Cappahard Lane side, for the following reasons:

- Recent planning application, p21/746, on the site currently being assessed.
- Refers to the proposed Core Strategy and considers that provision should be made in the plan for sufficient low-density residential lands including this site.
- Refers to Section 28 guidance and provision of an alternative to Urban Generated Rural Housing and considers this can only be done if peripheral sites are zoned for low-density housing.
- Notes the need to take into account the existing pattern of development, a phrase frequently used by an Bord Pleanala in its decisions and notes that the pattern of development in the immediate area is low-density houses on their own sites, albeit connected to waste and water services. The current planning application on the site i.e. larger individual houses facing onto Cappahard Lane with medium-density development to the rear caters for this and is a desirable form of housing responding to a specific need and existing developmental pattern.
- Acknowledges the Core Strategy figures are derived from regional strategy population projections and considers these may be significantly underestimated given substantial inward migration in next decade and the potential numbers of refugees. Flexibility is therefore needed in terms of the projected land provision contained in the upcoming plan.
- The land is serviced and capable of immediate development, within easy walking distance of significant facilities including shopping and schools and easily accessible to the motorway system. There is a real danger that an over-rigid application of the Core Strategy system may result in housing bottlenecks at a time when Ireland is experiencing a significant housing crisis.
- Notes that while the current planning application will be assessed under the current Development Plan should it be appealed, an Bord Pleanala will be entitled to take into account the change in zoning which is a critical matter and must be taken into account in determining to make the proposed change.
- Refers to the difficulty in bringing elements of land forward for development given the level of detail now required to lodge a planning application, including detailed

environmental reports and notes that 2 no. landowners lodged the application following pre-planning discussions. To effect a radical change to the zoning of the site with a decision on a substantial application about to be made is most unfair to the landowners who have invested substantially in the site in recent years.

Transformational Site

In the submission it is also requested that the area of the site be clearly included as being within the developable area of the Ennis settlement. The submission refers to the identification of the lands *outside* of the pink line (transformational site boundary), the meaning of which is unclear but would appear to delineate sites which are suitable for development.

Chief Executive's Response

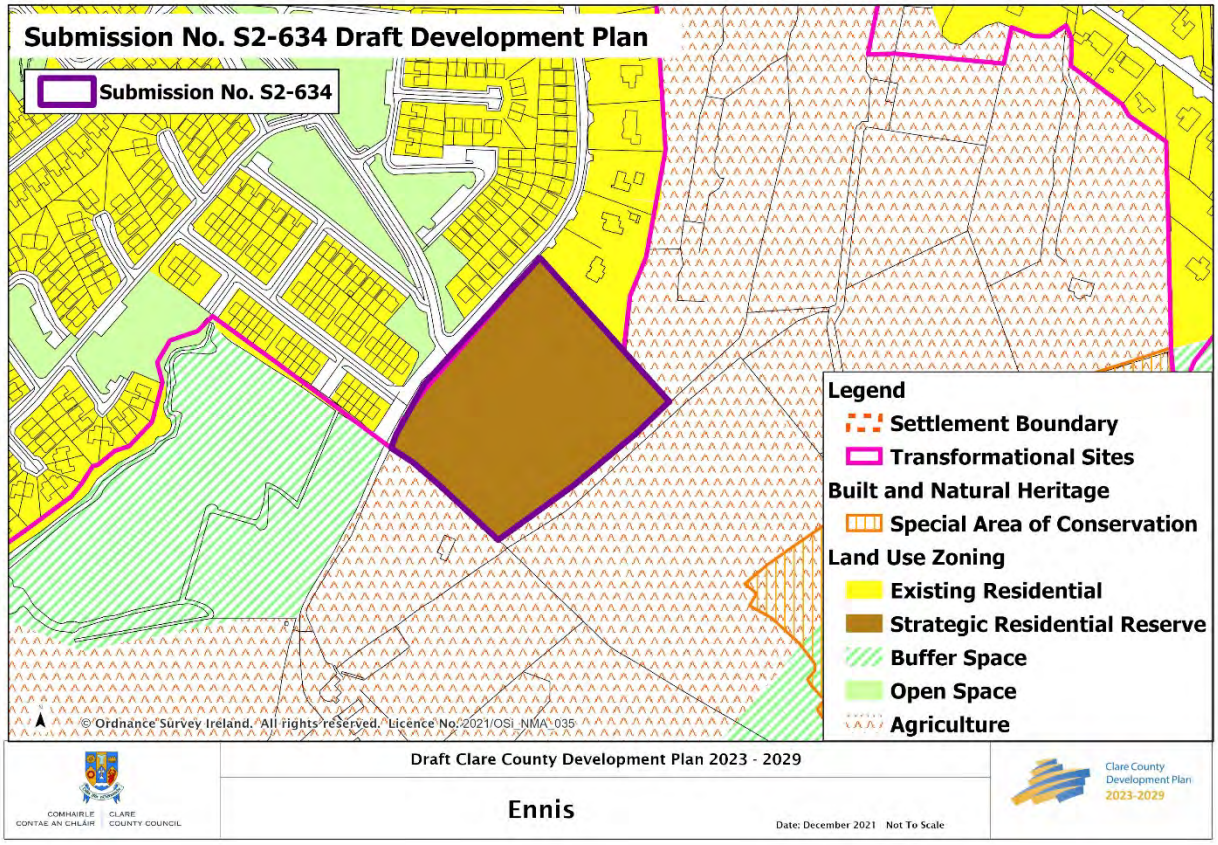
I wish to thank Gearoid Barran & Ruairi Brennan for the submission, and I note the contents of same.

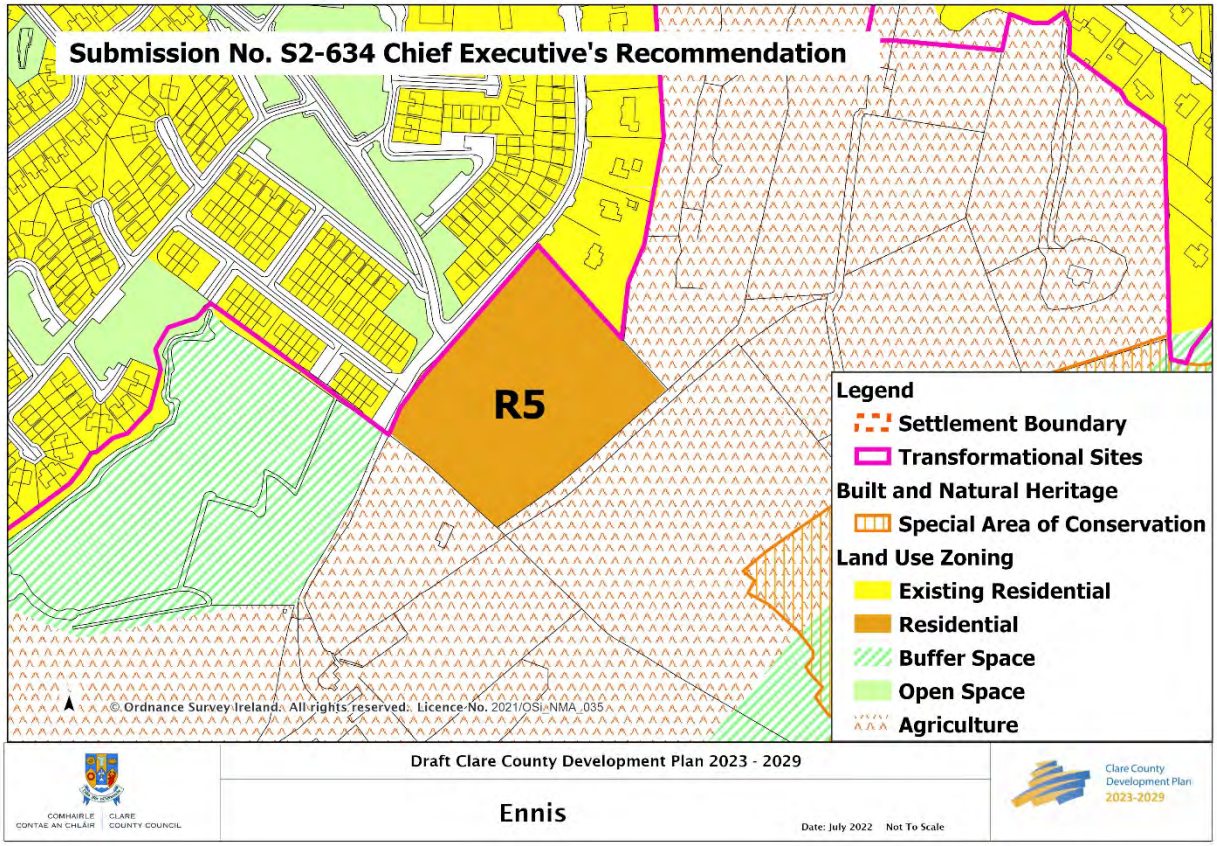
Planning permission was recently granted on these lands by Clare County Council. I consider that the zoning objective for the site should be amended to reflect the recent planning decision more accurately.

Chief Executive's Recommendation

I recommend that SR6 be amended to Residential, and a specific objective be added to the text.

R5 The Lane, Cappahard
Any proposals for development at this site will need to be informed by a series of bat surveys to record the known use of the woodland and fields by Lesser Horseshoe bats, together with any structures that may be present on the site. All bat surveys must include light-level surveys. Proposals for bat-friendly lighting, vegetation retention and management should all accompany any planning application and be prepared by suitably qualified ecologists. Monitoring proposals to record the impact of the proposal on the bat population should be included, with contingency measures if unforeseen impacts arise.


Submission No. S2-634 Draft Development Plan
Submission No. S2-634
Legend
Settlement Boundary
Transformational Sites
Built and Natural Heritage
Special Area of Conservation
Land Use Zoning
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
Agriculture
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COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale
Clare County Development Plan 2023-2029


Submission No. S2-634 Chief Executive's Recommendation
R5
Legend
Settlement Boundary
Transformational Sites
Built and Natural Heritage
Special Area of Conservation
Land Use Zoning
Existing Residential
Residential
Buffer Space
Open Space
Agriculture
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COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale
Clare County Development Plan 2023-2029

Submission No: S2/636 –Leahy Planning Ltd, on behalf of Michael Lynch Ltd	
Relevant Chapters / Topics	• **Ennis** • **Zoning** • **Clare Retail Strategy (Volume 7 of the CDP)** • **Vol 10c Strategic Flood Risk Assessment** • **Refer to Submission S2-111 & S2-977**

Summary of Issues Raised in Submission

The submission refers to the previous submission made in respect of Michael Lynch lands at Toberteascain reference S2-111.

An important aspect of determining the zoning of the site will be the matter of the flood regime and as the Planning Authority are awaiting finalization of the OPW flood maps, possible wording is suggested which should be incorporated into the development plan to address the issue. As per previous submission the site may now be regarded as a defended site, for this reason the wording below is suggested for inclusion in the development plan.

> "Works are now complete on that part of the Ennis Flood relief scheme that addresses flooding that had arisen from the swallow hole in the vicinity of St Flannan's College. This has been carried out at considerable public expense and the completion of these works now means that this site may be regarded as a defended site from the point of view of flooding.
>
> The Planning Authority of Clare County Council is aware that the Office of Public Works is in the process of finalising a set of maps indicating lands suitable for development having taken an appropriate climate change freeboard into account and that these maps will shortly issue.
>
> While these maps may be used to finalise the details of a planning application on this site, on the basis of the information before it, the planning authority is happy to zone these lands for the uses proposed."

Chief Executive's Response

I wish thank Leahy Planning Ltd, on behalf of Michael Lynch Ltd for the submission. The contents of the submission are noted with regard to the proposed potential wording with respect to the completion of the Ennis South Flood Relief Scheme. Clare County Council has retained the services of JBA Consulting to complete the Strategic Flood Risk Assessment to inform the preparation of the Clare County Development Plan 2023 – 2029. Following a thorough assessment of the site (MU6) to which this submission relates and taking into consideration the post scheme flood extent mapping prepared by Ryan Hanley on behalf of Clare County Council the following has been determined in relation to the site. Firstly, it is important to note that although the Ennis South Flood Relief Scheme includes a mechanism for draining floodwaters directly into the Fergus, this scheme is designed to relieve risk to existing development, not to allow construction of new developments. It is against the policies of the OPW to construct defences to provide for the development of land which would otherwise be at flood risk. Following the completion of the Ennis South Flood Relief Scheme the flood zones remain unchanged as they do not take into account flood defences. Although, the defences are engineered culverts rather than a raised wall

or embankment, there is still a residual risk of failure through blockage or exceedance of the culvert capacity. As already noted, the scheme was not designed to provide protection to the site.

Following the completion of the scheme the risk remains at moderate to high in the Southern Central, and Eastern areas of the site with no additional information available to allow for Part 3 of the Justification Test to be past. Residual risk remains to the site in the case of failure\blockage causing exceedance of the culvert capacity. As the site is at groundwater risk and is known to operate as a storage basin for this water, any development could be directly at risk, or through blocking the natural infiltration route, could increase flood risk elsewhere. The scheme culvert is not designed to convey 0.1% AEP flows, and there is no post scheme modelling outlining risk to the site in a 1000-year event.

In the event of failure of the scheme (through blockage or groundwater capacity exceedance for example) the natural flow route down the road and over the Central area of the site will be retained and therefore careful placement of buildings and landscaping is essential here along with appropriately set finished floor levels.

The Southern Central area should only be allocated for less vulnerable and water compatible uses.

The Eastern Area is at high risk even after completion of the scheme and is not suitable for high or less vulnerable development. As such, this part of the site should be water compatible with no increase of hard standing ground. The flow route from the Central area to the Eastern area should also be maintained.

Chief Executive's Recommendation

I recommend that the zoning of this site remains unchanged until such time as post scheme detailed flood risk assessment (building on those already completed to inform the SFRA) which would specifically review residual risk to the site, including the development of overflow routes should the scheme fail/block together with groundwater risk are assessed.

Submission No: S2/671 –Marlfield Devs Ltd (Pat Mulcair)	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands located at Clonroad More, in Ennis. The site is within the Ennis and Environs Local Area Plan Boundary. The lands are zoned for the use of 'Agriculture' in the Clare County Development Plan 2017-2023. Clare County Council propose to maintain the agricultural zoning of the lands in the Draft Clare County Development Plan. It must be noted that planning permission has been previously granted on the subject site, for an application proposing 82 dwellings and another proposing 120 dwellings. Additionally, the lands to the north, south and southeast of the site are residential. Therefore, the principle of residential development for the lands in the area has been accepted by Clare County Council from both a policy and development management perspective.

It is considered that a change of zoning from agricultural to residential is warranted and in accordance with the proper planning and sustainable development of the area.

As part of the planning case to provide a residential zoning on their client's lands, it is requested that the Planning Authority note the following:

• This part of landholding is not identified within a flood risk zone as per a desktop study via OPW Flood Risk Management Map and Flood Maps and therefore is suitable for residential use.

• The subject site is surrounded by clusters of residential development directly south and north of the subject lands. • The lands are located in a strategic location, 2.5km from Ennis Town Centre

• A precedent for residential development is set and well established in the area, with residential dwellings developed on the lands immediately north, south, and southeast to the subject site. Additionally, planning permission to develop the subject lands was previously granted under Pl. Ref. 07-1779, for the construction of 82 houses, a creche and an ESB substation facility and associated site works and Pl. Ref. 04-2702 granting permission for the construction of 120 residential units, a creche and an ESB substation

• The lands were previously zoned as 'Residential' before they were de-zoned to 'Agriculture'. Similarly, lands to the north of the subject site were also zoned 'Residential' and have now either been developed or remain to be zoned for residential use.

• The Council do not appear to have demonstrated adequate justification as to whether or not there is a need to provide agricultural lands at this location. Lands which are not used for agricultural purposes, are suitable for residential development and are located within the urban development boundary should be considered to be zoned accordingly.

• The subject site is located within the dedicated lands for Clonroad More neighbourhood, which outlines the residential opportunities in the southern part of the neighbourhood which is where the subject lands are located.

• The subject site is connected to Ennis via an established vehicle, cycling and pedestrian infrastructure. The subject lands are directly linked to services in Ennis via an existing footpath along all the roads connecting the site, including Clare Rd, N85 and the L4176. (see Figure 4).

• The site is located just a 10-minute walk to Spraoi Early Learning Centre, Ennis National School, Realta Draiochta Preschool and Woodhaven Montessori & Childcare Academy with an existing pedestrian route

• A number of amenities are located within walking distance of the site e.g., Maxol Service station, Super Netto, Hotels, Bars and Restaurants

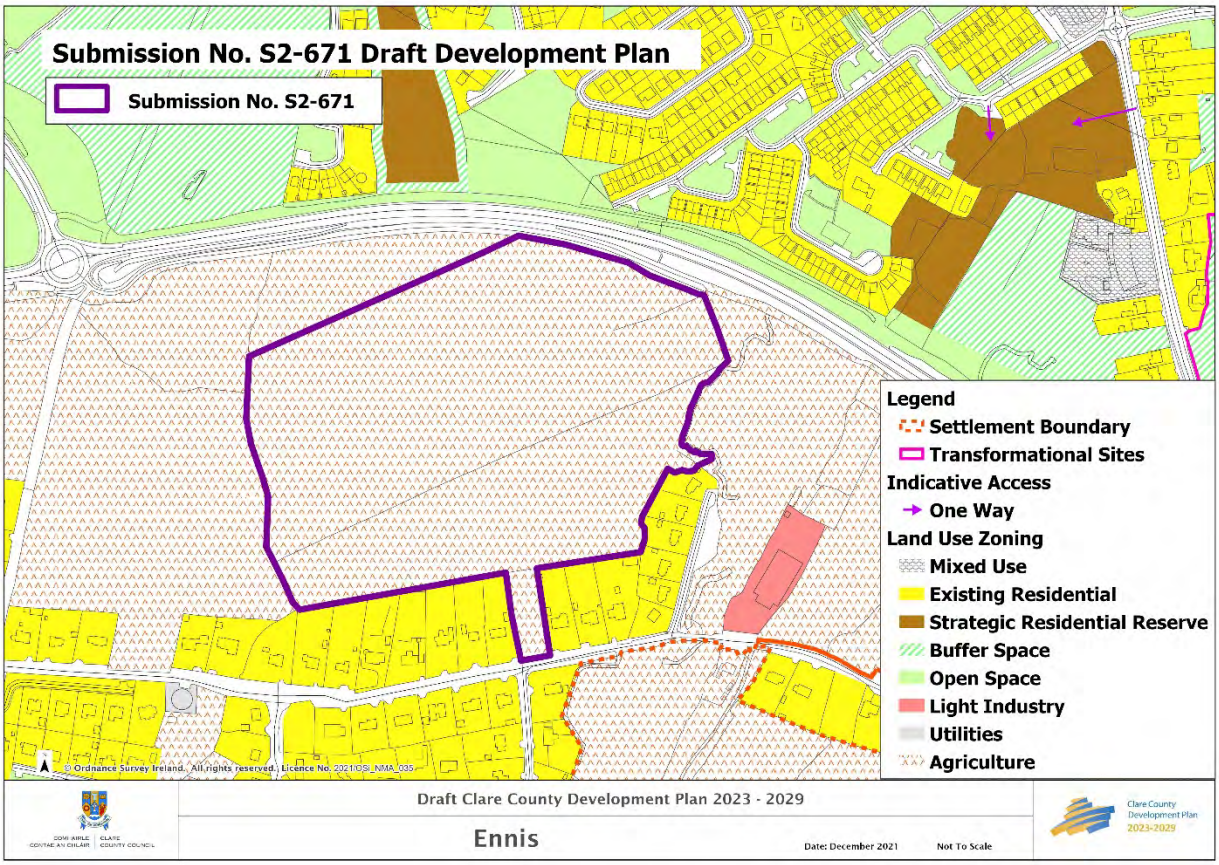
• The site is serviced by 2 bus stops within a 10-minute walk from the site by busses 343, 343X and 51.

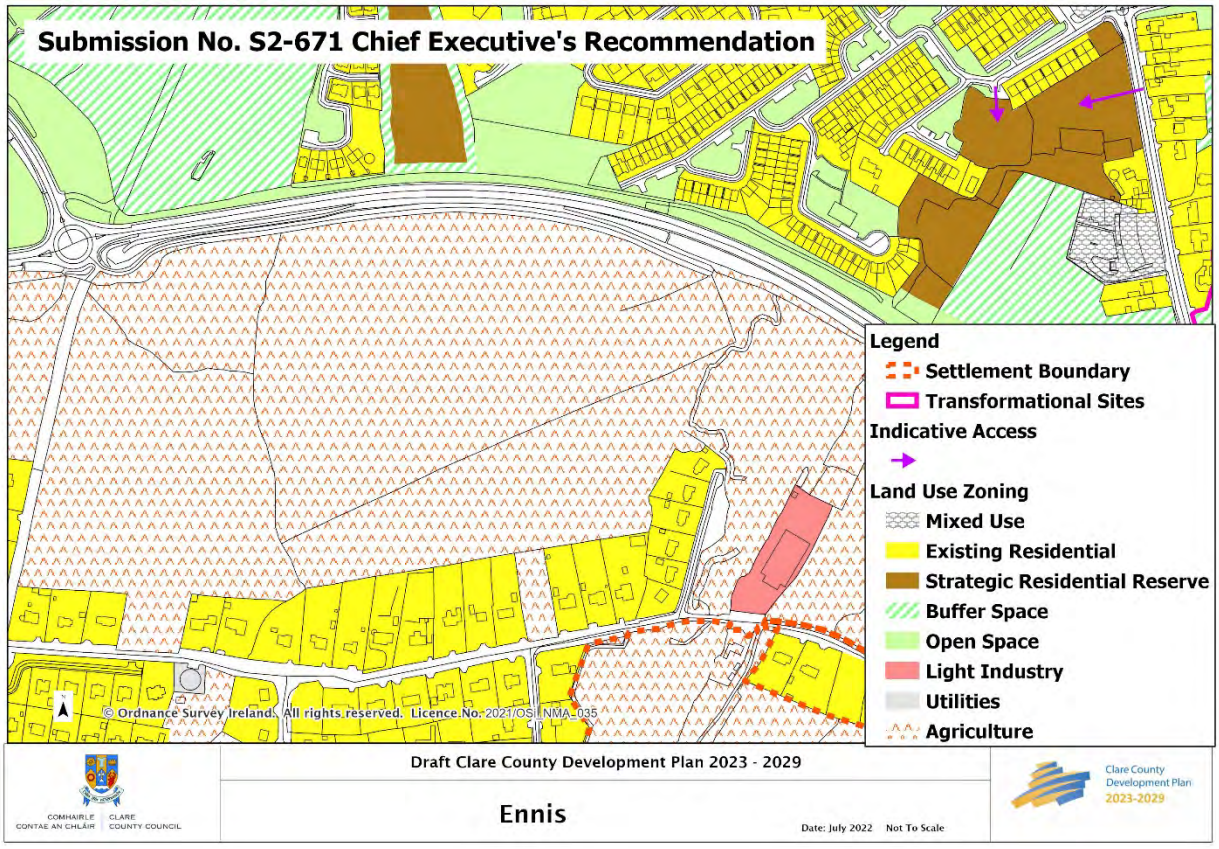
Chief Executive's Response

I wish to thank Marlfield Development Lts (Pat Mulcair) for the submission. The site is significantly removed from the town centre and it is considered that additional residential zoning of the scale proposed at this location would militate against the achievement of compact growth as set out in CDP 4.13 Planned Growth of Settlements, would be contrary to the sequential approach to development and would be contrary to the principle of sustainable development.
The location and extent of land zoned for residential uses is determined by the Core Strategy, as set out in Volume 1 of the Draft Plan in accordance with Section 28 Guidelines, Housing Target Guidelines and the Core Strategy. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth of Ennis Town and Environs over the plan period 2023-2029. To zone the subject land for residential use would not be in accordance with the settlement strategy for Ennis, and the area in which the lands are located is known to have wastewater infrastructure inadequacies. I do not therefore consider it to be in the interest of the proper planning and sustainable development of the plan area to zone these lands for residential development.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-671 Draft Development Plan
Submission No. S2-671
Legend
Settlement Boundary
Transformational Sites
Indicative Access
One Way
Land Use Zoning
Mixed Use
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
Light Industry
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-671 Chief Executive's Recommendation
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/673 –Town & Country Resources Limited on behalf of Thomas & Assumpta Murray

Relevant Chapters / Topics

- **Ennis**
- **Zoning**
- **Ennis Settlement boundary**

Summary of Issues Raised in Submission

This submission relates to greenfield lands comprising 15.55 hectares, located to the west of the roundabout junction of the N85 with the R474 Ennis to Kilmaley Road, and to the south of the R474. The lands are in agricultural use, there is a derelict house with ancillary farm buildings on the lands fronting immediately onto the R474. There are 4 detached houses fronting onto the R474 adjoining the north-western corner of the lands. There are lands in third party ownership adjoining the subject lands.

There are no Natura 2000 sites on or immediately adjacent to the subject lands and the lands do not overlap with the boundaries of any Natural Heritage Area. No part of the land is located within or close to an identified zone of archaeological potential or architectural interest. The subject lands do not include any protected structures and are not situated within an Architectural Conservation Area. The subject lands do not contain and are not bounded by any protected trees. The subject lands are outside both the 'Settlement Boundary' and the 'Plan Boundary' for Ennis as set out in the Draft Plan. Thus, the lands are currently designated 'Countryside', by reference to the County Settlement Hierarchy as set out in Table 3.1, Volume 1 the Draft Plan. The land opposite the site is zoned for both Tourism and Enterprise.

The observer is putting forward these additional lands for consideration by the Planning Authority for employment generating land use on the basis that the lands are of equal strategic importance, when compared with the adjacent ENT1 and TOU2 lands to the north of the R474 Ennis to Kilmaley Road.

The submission requests that Clare County Council have regard to the content of this submission in its preparation of the new Clare County Development Plan 2023-2029 and considers the following amendments to the Draft County Development Plan as follows:

i. That Clare County Council amend the Draft Ennis Settlement Plan to extend the Ennis Plan Boundary westwards at Beechpark, Ennis,
ii. That Clare County Council allocate the Agriculture Land Use Zoning Objective to lands at Beechpark, Ennis within the new extended Plan Boundary area
iii. That Clare County Council allocate the Enterprise Land Use Zoning Objective to 7.9 hectares of land at Beechpark, Ennis as per attached maps.

The submitter believes that this landbank adjoining the urban area and adjoining a key road corridor to the west of the town should benefit from the full range of strategic goals, policies and objectives set out in the Ennis Settlement Plan, as opposed to the rural area policies and objectives as detailed in the County Development Plan.

The submission claims that analysis finds that the objective for a new Enterprise land use zoning at the subject site complies with national and regional strategic planning policy objectives

confirmed in recent years, primarily as the lands are strategically situated and can comprise new employment generating land adjacent to the existing built-up footprint of the urban area of Ennis.

Chief Executive's Response

I with to thank Town & Country Resources Limited on behalf of Thomas & Assumpta Murray for their submission, and my response is set out below.

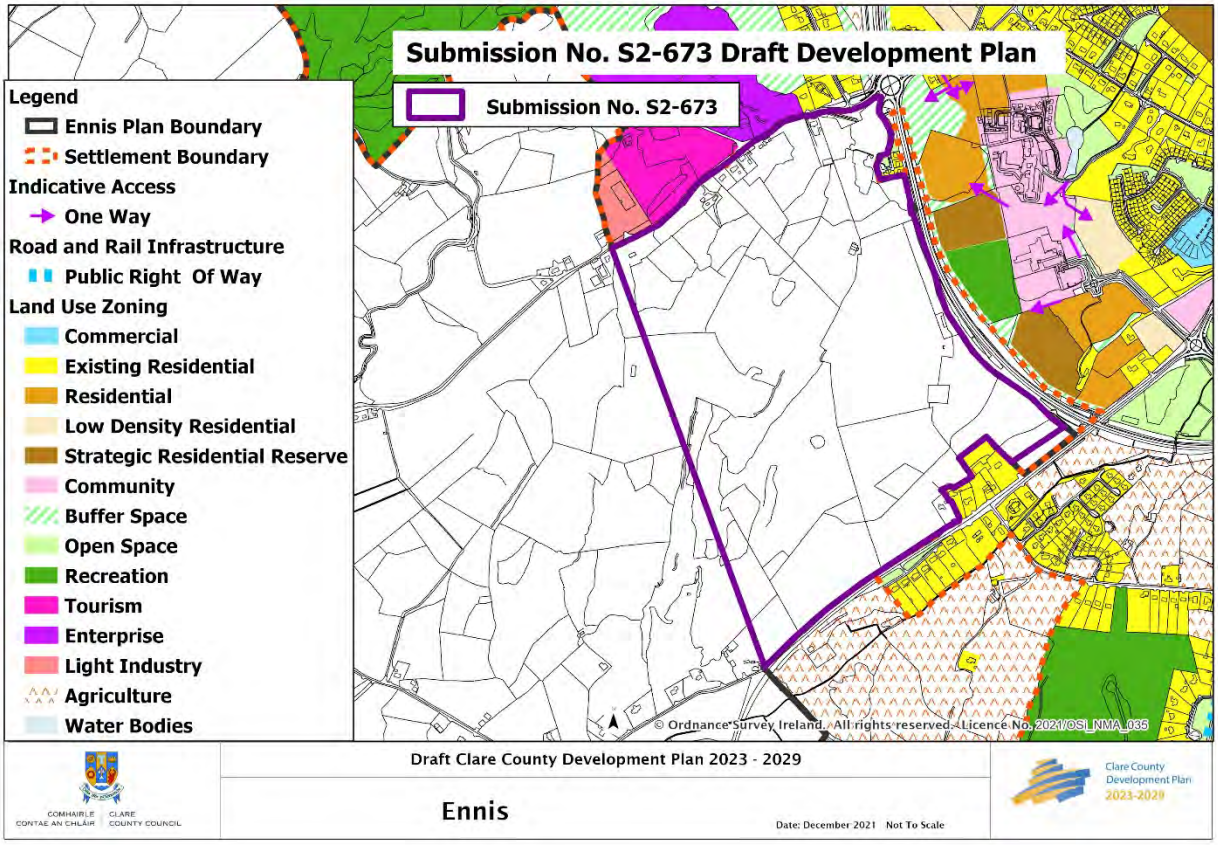
The Ennis plan boundary is long established through a number of iterations of plans, and is proportionate in scale, to support the compact sustainable development of Ennis, and should not be altered at this time without strategic reasons to do so. Notwithstanding the content of this submission, I do not consider that there are sufficient grounds at this time to amend the boundaries as set out in the Draft plan.

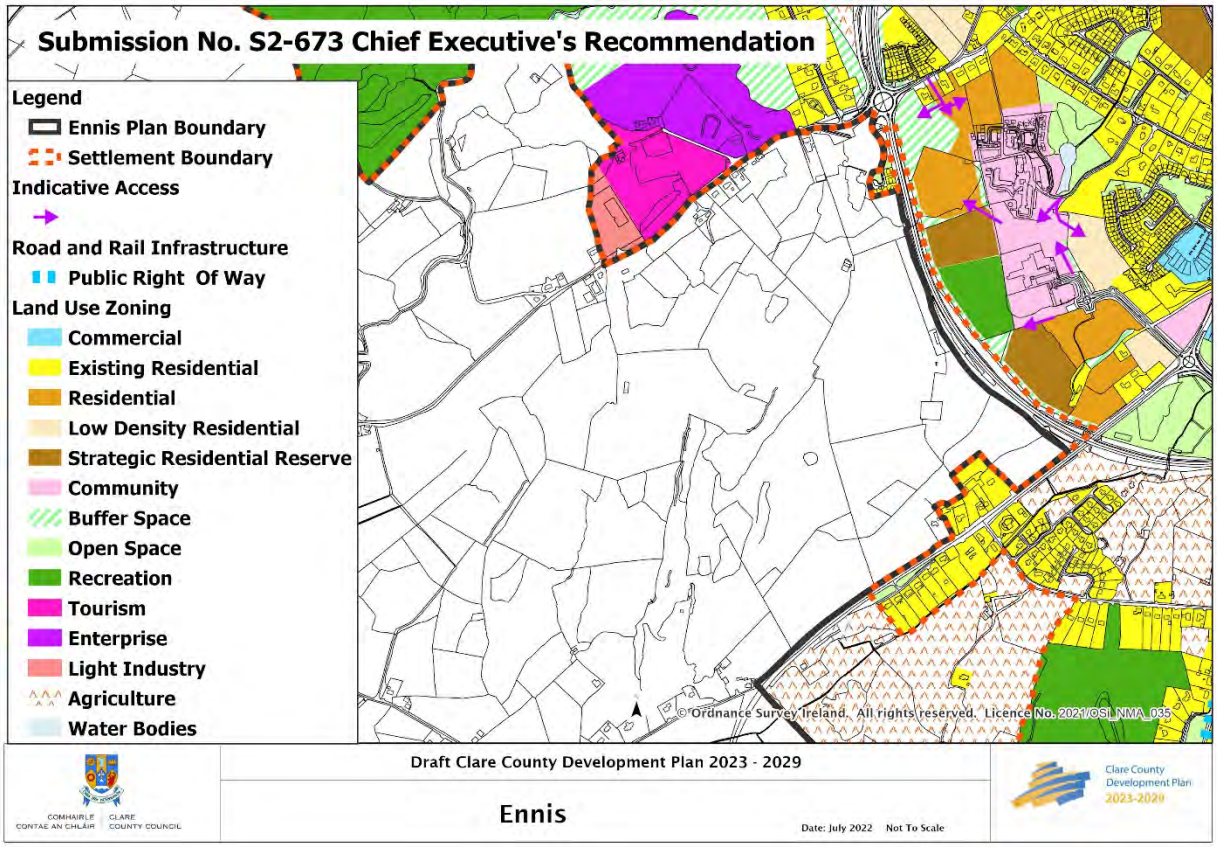
The lands subject to this submission are located outside of the plan boundary in the Open Countryside and an agricultural zoning here is considered to be unwarranted.

A large undeveloped Enterprise zoning is present on the opposite side of the R474 from the subject lands. The zoning of additional lands for Enterprise use, in close proximity to a substantial site that has already been zoned for this purpose in the Draft Plan could lead to a cluster of such development, at the periphery of the town and would be disproportionate to the scale of the surrounding neighbourhood which would be contrary to the proper planning and sustainable development, not only of the Beechpark neighbourhood, but also of the wider Plan area. Therefore, given that the land is located outside of the settlement boundary and that there is adequate provision of zoned land within the immediate vicinity of these lands I am of the opinion that the request for the zoning of these lands is neither necessary or appropriate.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-673 Draft Development Plan
Submission No. S2-673
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
One Way
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Tourism
Enterprise
Light Industry
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-673 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
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Ennis
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Submission No: S2/678 –Rita Gilroy	
Relevant Chapters / Topics	• **Climate Change** • **Biodiversity**

Summary of Issues Raised in Submission

This submission relates to the Post Office field in Ennis where a concern has been expressed that the biodiversity on this site is in danger of being destroyed if put forward for development.

Chief Executive's Response

I wish to thank Rita Gilroy for the submission and note its contents and respond as follows below.

The Post Office field is recognised as a unique natural open space located on the banks of the River Fergus within the town centre of Ennis. The field also provides a vital function as a natural floodplain within the town center. I am aware that whilst strategically located in the town, access to the field is currently limited and the height of the river wall, constructed as part of flood relief works has partially restricted visual links to it from the surrounding areas. The potential for this valuable open space as a local amenity within a wider green infrastructure network has the potential to be enjoyed to an even greater extent than the current situation. I consider that the sensitive enhancement of the Post Office field will make it more accessible for all to enjoy.

As a key feature of Ennis Town Centre, the Post Office Field is identified as an Opportunity Site (OP5) which is part of a larger Transformational site (TS3) as set out in Volume 3a of the Draft Clare County Development Plan 2023-2029. In the technical guidance set out for the Post Office Field it specifically states that any proposals must be informed by a comprehensive ecological survey and landscape management plan. Protecting and managing the natural qualities of the Post Office field and safeguarding its flood relief function are paramount consideration in any future proposals for this site. I note the site directly adjoins the Lower River Shannon cSAC and that any future proposals must be progressed in full compliance with the requirements of the EU Habitats Directive.

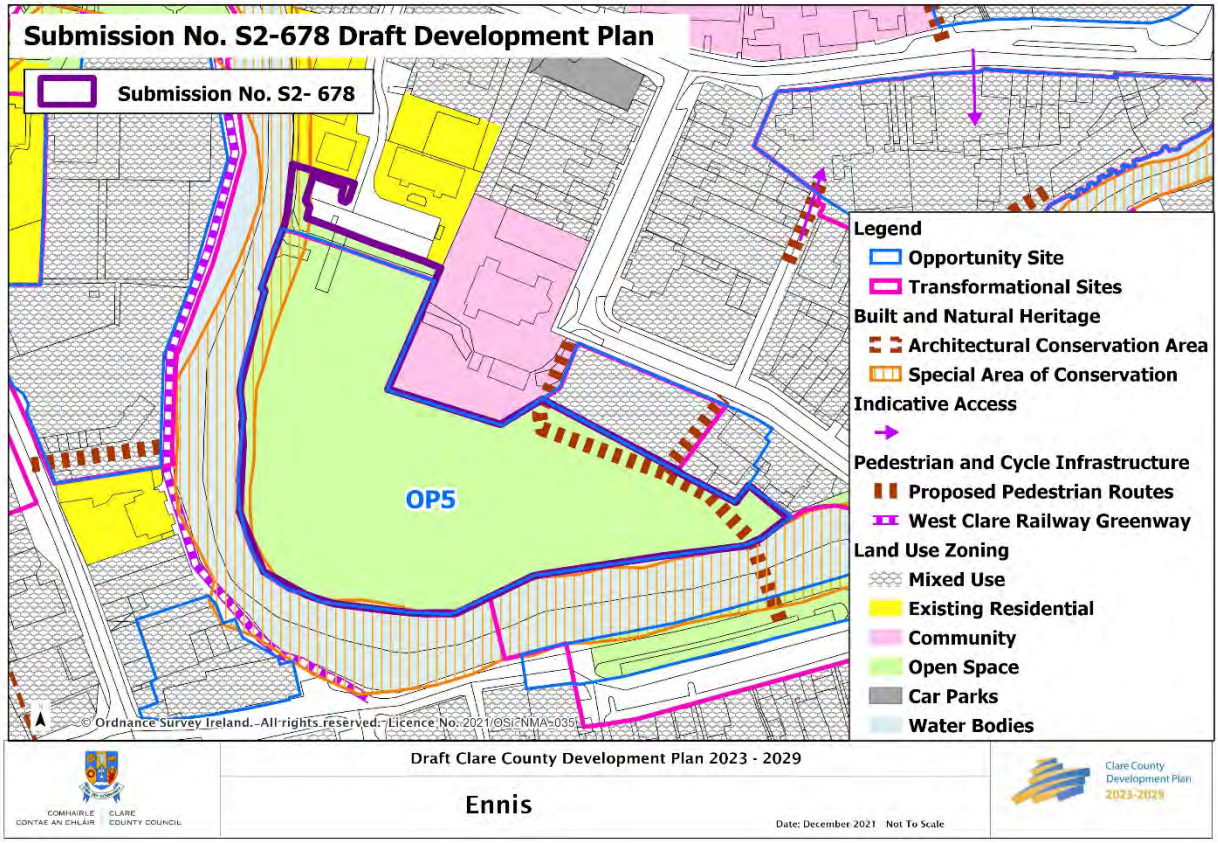
The Post Office Field has also been assessed as part of the Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) undertaken for the Draft Plan and have informed its preparation. Arising from these assessments a number of mitigation measures are detailed in the Appendix Table C2 (c) Ennis Municipal District of the Natura Impact Report (AA) and Appendix B Ennis Town of the Environmental Report (SEA). The NIR identifies the future surveys and requirements which will be necessary prior to any development taking place in order to ensure compliance with all relevant EU and national legislation. Specifically in relation to the Strategic Flood Risk Assessment the entire site is located within Flood Zone A and plays a significant role in the flooding regime of the River Fergus. Any project/works to be carried out at this location will be subject to Appropriate Assessment whereby such works could only proceed in compliance with the requirement of the EU Habitats Directive ensuring there is no potential for significant effects to the European site.

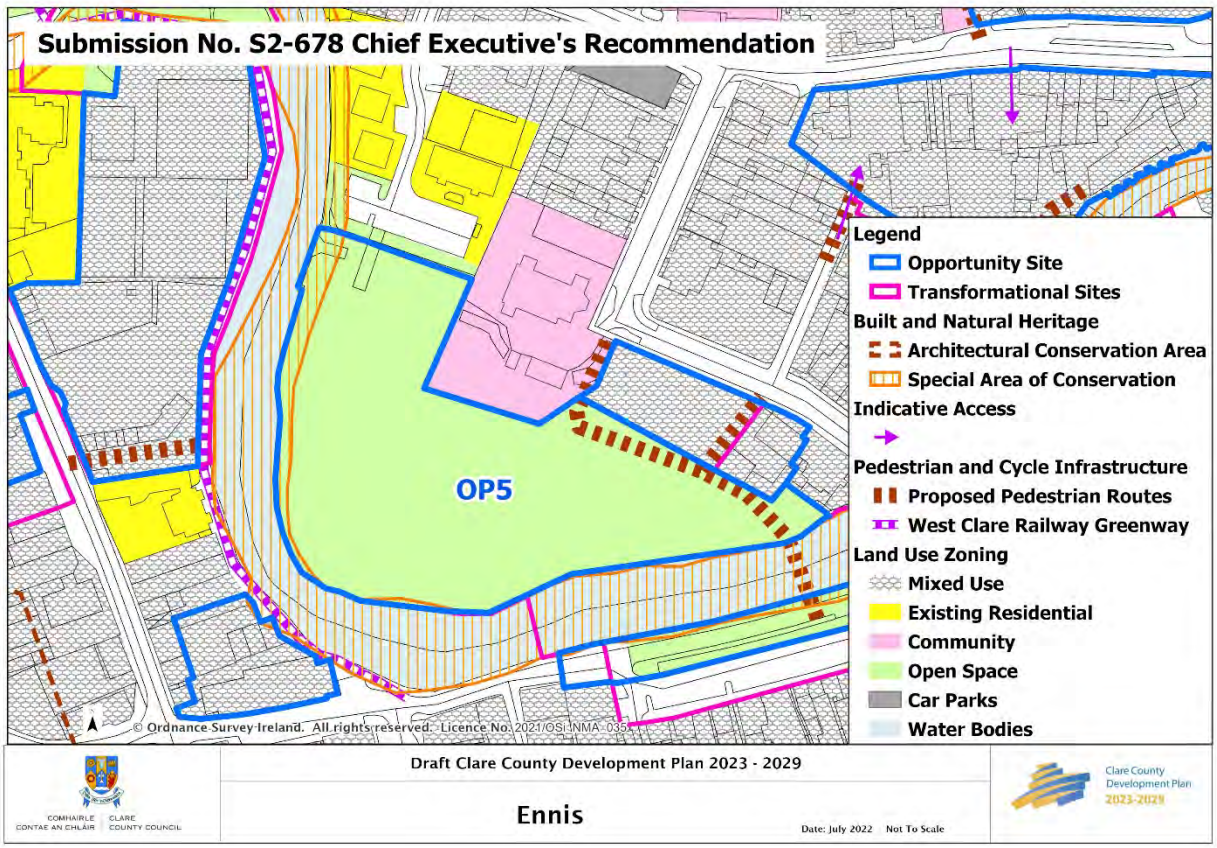
I am satisfied that the Draft Plan objectives for the Post Office Field take full account of the environmental sensitivity being part of the River Fergus SPA as well as its essential flood storage

role. Future proposals would be required to adhere to the mitigation as set out in the environmental assessments on the draft plan, as well as be required to undertake a project level Appropriate Assessment. I am therefore satisfied to include the Post Office Field objectives as set out in the Draft Plan.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-678 Draft Development Plan
Submission No. S2- 678
OP5
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Car Parks
Water Bodies
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Submission No. S2-678 Chief Executive's Recommendation
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Submission No: S2/680 –Feidhlim Harty	
Relevant Chapters / Topics	• Ennis • Climate Change • Biodiversity

Summary of Issues Raised in Submission

This submission relates to the Post Office field in Ennis and request that it is kept untouched as a nature area and flood plain. The submission sets out the following.

- This area is an important microcosm of the wider issues relating to natural habitats throughout county.
- The submission suggests the reinstatement and creation of new nature habitat projects within existing pedestrian access ways rather than putting new pedestrian accesses into existing nature areas which don't currently have as much human interference.
- Put in place protections to keep human interference out of our natural habitats and restoration projects to restore natural habitats throughout the county.

Chief Executive's Response

I wish to thank Feidhlim Harty for the submission and note its contents and respond as follows below.

The Post Office field is recognised as a unique natural open space located on the banks of the River Fergus within the town centre of Ennis. The field also provides a vital function as a natural floodplain within the town center. I am aware that whilst strategically located in the town, access to the field is currently limited and the height of the river wall, constructed as part of flood relief works has partially restricted visual links to it from the surrounding areas. The potential for this valuable open space as a local amenity within a wider green infrastructure network has the potential to be enjoyed to an even greater extent than the current situation. I consider that the sensitive enhancement of the Post Office field will make it more accessible for all to enjoy.

As a key feature of Ennis Town Centre, the Post Office Field is identified as an Opportunity Site (OP5) which is part of a larger Transformational site (TS3) as set out in Volume 3a of the Draft Clare County Development Plan 2023-2029. In the technical guidance set out for the Post Office Field it specifically states that any proposals must be informed by a comprehensive ecological survey and landscape management plan. Protecting and managing the natural qualities of the Post Office field and safeguarding its flood relief function are paramount consideration in any future proposals for this site. I note the site directly adjoins the Lower River Shannon cSAC and that any future proposals must be progressed in full compliance with the requirements of the EU Habitats Directive.

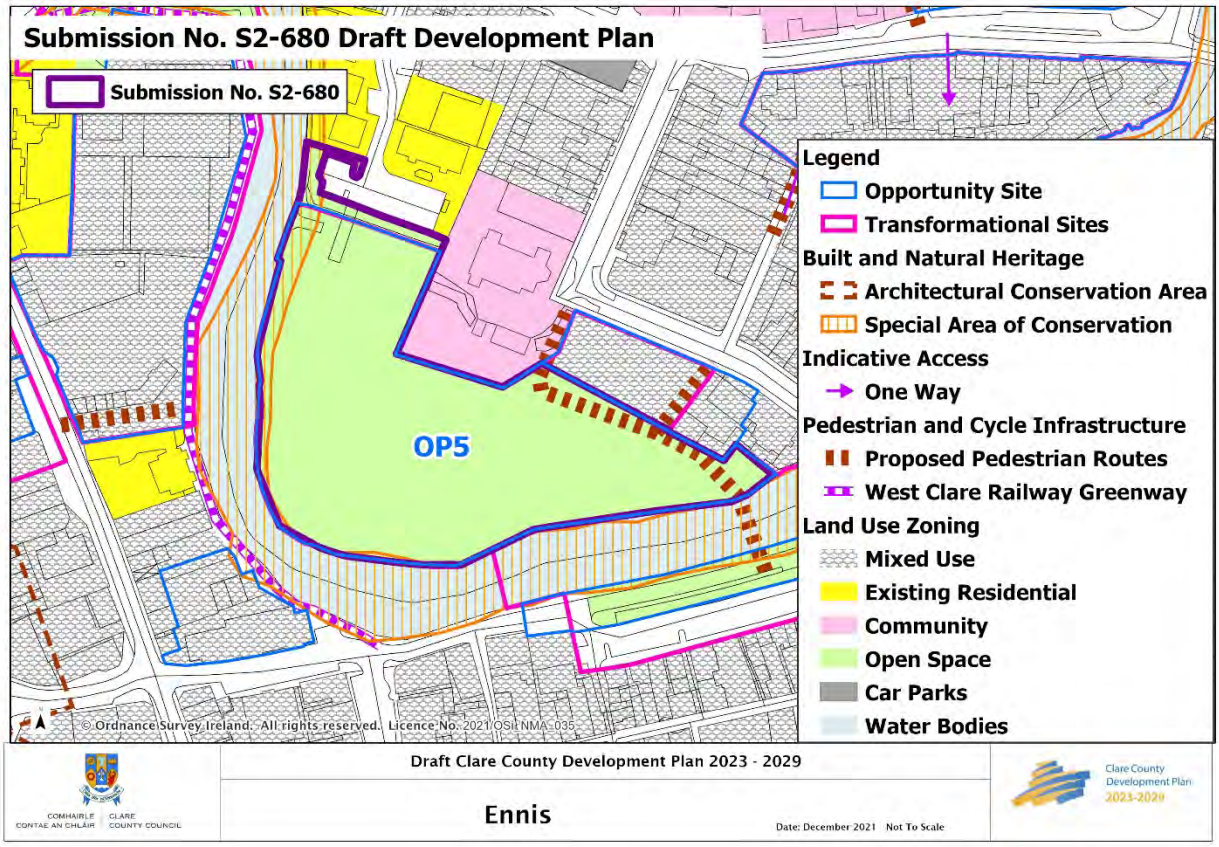
The Post Office Field has also been assessed as part of the Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) undertaken for the Draft Plan and have informed its preparation. Arising from these assessments a number of mitigation measures are detailed in the Appendix Table C2 (c) Ennis Municipal District of the Natura Impact Report (AA) and Appendix B Ennis Town of the Environmental Report (SEA). The NIR identifies the future surveys and requirements which will be necessary prior to any

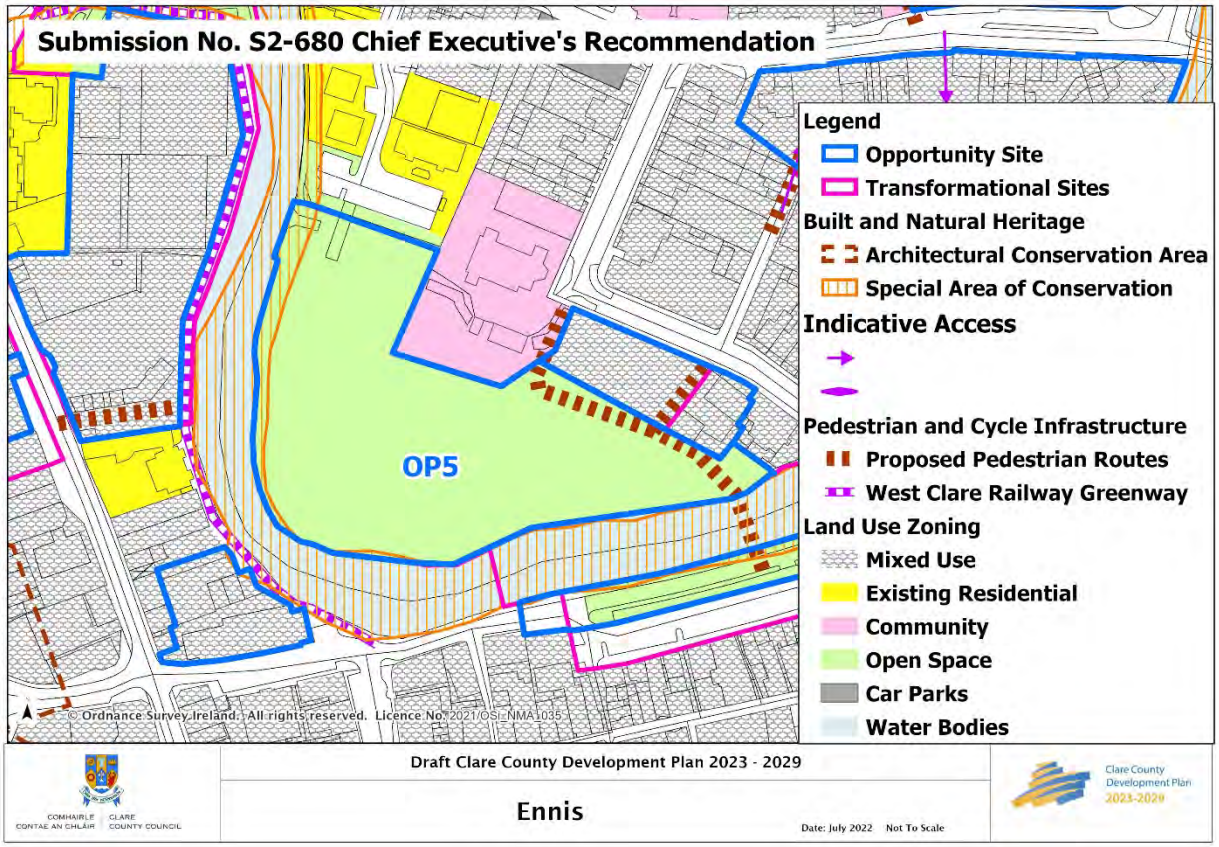
development taking place in order to ensure compliance with all relevant EU and national legislation. Specifically in relation to the Strategic Flood Risk Assessment the entire site is located within Flood Zone A and plays a significant role in the flooding regime of the River Fergus. Any project/works to be carried out at this location will be subject to Appropriate Assessment whereby such works could only proceed in compliance with the requirement of the EU Habitats Directive ensuring there is no potential for significant effects to the European site.

I am satisfied that the Draft Plan objectives for the Post Office Field take full account of the environmental sensitivity being part of the River Fergus SPA as well as its essential flood storage role. Future proposals would be required to adhere to the mitigation as set out in the environmental assessments on the draft plan, as well as be required to undertake a project level Appropriate Assessment. I am therefore satisfied to include the Post Office Field objectives as set out in the Draft Plan.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-680 Draft Development Plan
Submission No. S2-680
OP5
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
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Ennis
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Submission No: S2/694 –Hassett Leyden & Associates on behalf of Clare Marts	
Relevant Chapters / Topics	• **Ennis** • **zoning** • **Submission no. S2-1013**

Summary of Issues Raised in Submission

This submission relates to a large site in the Quin Road area of Ennis, surrounding and including the Clare Marts Complex, and specifically to two areas of undeveloped land within this holding, to the west and east. This submission seeks to have the lands which are already zoned as "buffer space" and "open space" zoned for "commercial" in the new Clare County Development Plan of 2023-2029.

The lands which are the subject of this rezoning submission are in the ownership of Clare Marts Ltd and encompass an area of 2.2ha (Site A) and 5ha(Site B) respectively. The lands are adjacent to existing commercial units and the Clare Mart business activity and are protected by the flood zone relief works of the lower and upper River Fergus which are now complete, and which have been tested. Further, the sites are level and are a natural expansion of the commercial activity in the Quin Road area. The submission sets out the following;

- The subject lands have easy access from the main Quin Road where a new distributor road is planned and is therefore easily serviceable with all infrastructure services such as foul, surface water, electricity, and broadband.
- There are currently low stocks for commercial buildings and demand has risen significantly in the last while with various businesses seeking to locate in Ennis and therefore consolidating the natural commercial growth in the Quin Road area.
- From interactions with Irish Water, it is clear that adequate foul and water services are available within practical connection distances of the subject lands which in turn provides the opportunity to accommodate the future growth of commercial enterprise in an orderly manner and in tandem with the provision of the necessary services.
- The subject lands are well placed to contribute to the future commercial expansion of Ennis.
- The subject lands would provide development lands for a compact and sustainable consolidation of the existing commercial area of the Quin Road.
- A flood risk assessment has been prepared in the draft County Development Plan which is attached in Appendix 2 suggesting mixed use for the Clare Marts site which reinforces our client's case.
- Vehicular access to the land would be readily available from the existing public road.

Chief Executive's Response

I wish to thank Hassett Leyden & Associates on behalf of Clare Marts for this submission and I would like to respond as follows:

I acknowledge the demand in Ennis for Commercial development and as such the Quin Road is an established area for such activity. Having reviewed all available data it is deemed appropriate to provide addition commercial zoned lands within the subject lands.

Site A

Site A is currently zoned Utilities and Open Space

The zoning objective for Utilities states that land zoned 'utilities' and infrastructure safeguard' will be reserved for the existing and future provision of key infrastructure services and the upgrading of existing services and infrastructure relating to road, rail, air, electricity, telecommunications, gas, water and wastewater treatment services. The intention of this zoning originally was to provide ancillary parking for the potential redevelopment of OP14, Clare Marts site. Having regard to the location and proximity to the town centre and the railway station, the car parking needs for the town and the forthcoming park and stride for the town it is deemed appropriate that the utilities zoning remain as is. It is appropriate to make provision for potential car parking provision to serve the town centre in line with the 10 minute town concept. Beyond the utilities zoning it is deemed appropriate to amend the zoning to Commercial.

Site B

Site B is currently zoned buffer, to the east of the site as identified in the submission there is additional buffer space to the side of the River Fergus which is part of the Lower River Shannon cSAC. The site is also within a flood zone, but this is now defended by the River Fergus Lower Flood Relief Scheme with sheet pile the length of the scheme to a 1 in 100-year standard.

I consider that this site can be zoned for commercial activity with an adequate buffer between it and the River/SAC. Any future development on site would be subject to site specific Appropriate Assessment, full habitat, ecological and flood assessments. The extent of the zoning should be from the road up to the access road to the wastewater treatment system. A site specific objective will also be added to provide guidance on the uses acceptable and also the technical requirements for the site.

The plan identifies a requirement to consolidate the existing disparate floorspaces of bulky goods retail warehousing throughout the settlement area to counteract the leakage to larger multinational stores in Limerick. I consider the addition of Commercial zoning on this site helps the achievement of this requirement.

Chief Executive's Recommendation

Amend the Open space Zoning to the Rear of Site A to Commercial

Amend the zoning of Site B to Commercial from the Quin Road to the access way to the Wastewater treatment works.

Include the following text in Vol 3a Ennis Municipla District Settlement Plan Section 2.9.3 Commercial Lands in Clonroad More

Commercial Land adjacent to Clare Marts OP14

COM 8 & Utilities

The lands are located between the railway line Opportunity Site (OP 14) Clare Marts. The Utility zoning is to accommodate the necessary car, coach and bicycle parking that may be required and which would also support the potential redevelopment of OP14 should Cusack Park relocate to this location. The development of these utility zoned lands will require the provision of permeable

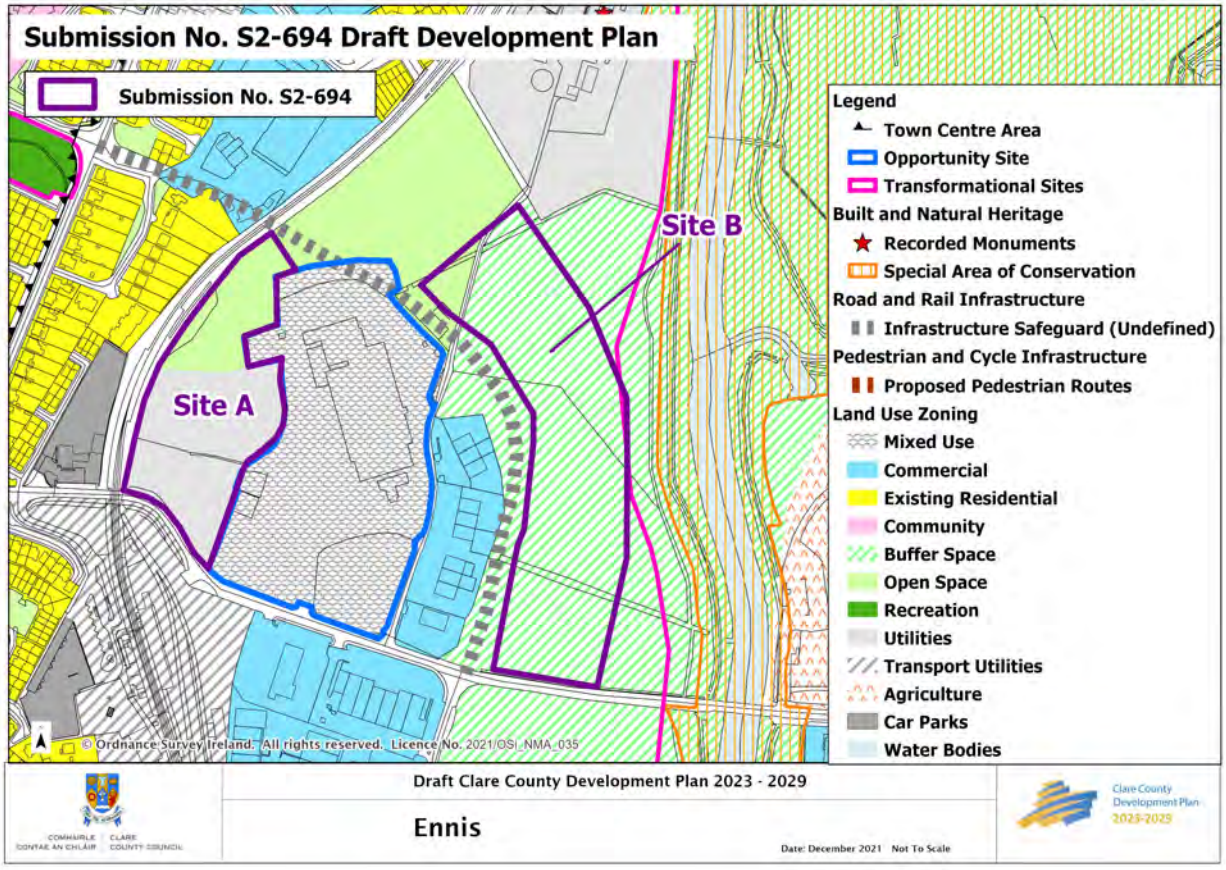
surfaces given its location within an area of flood risk. In addition, the site would accommodate parking to serve the Town Centre in the form of a Park and Stride which would support the 10-minute town concept.

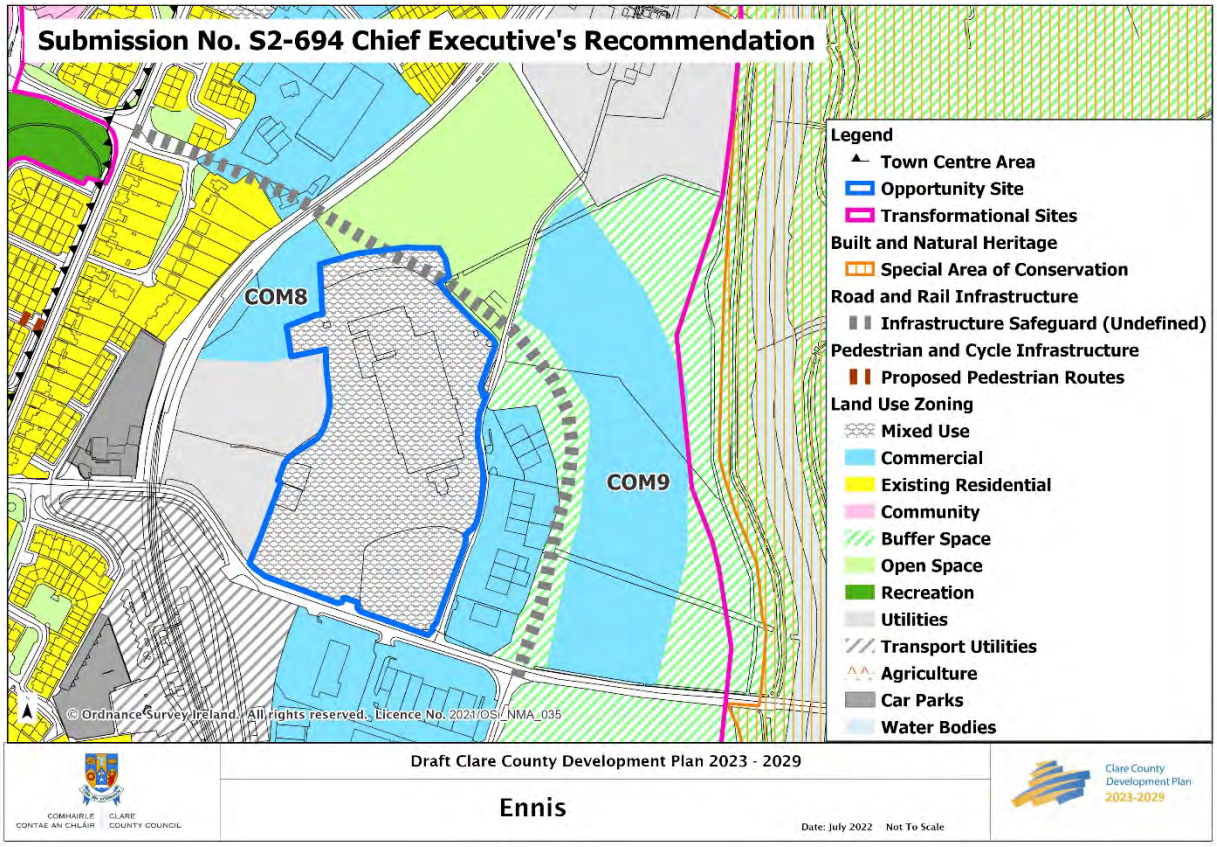
The commercial zoned lands to the rear of the site are ideally situated to accommodate an element of bulk comparison or retail warehousing, subject to demonstrating compliance with the retail sequential and impact test as part of any planning application.

Development proposals for the site shall be accompanied by Flood Risk Assessment to support any future development at this location. The Flood Risk Assessment must be prepared having regard to the information set out in Volume 10(c) of this Plan. A Construction Method Statement will be required as part of any planning application detailing how surface water run-off, especially in relation to release of silt to the River Fergus, will be controlled during construction on the site. Furthermore, Drainage Plans for surface run-off during operation must also be submitted ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap) prior to discharge to any surface water features. Any new developments taking place on this site must be in full compliance with the requirements of the Habitats Directive. Future development proposals must demonstrate, through a Light Spill Modelling Study, that there will be no negative impacts on habitats of protected species.

COM 9

The site is ideally suited for bulky comparison retail, retail warehousing, wholesale outlets, warehousing and logistics. The site is located outside Ennis Town Centre Boundary and therefore future retail applications at this location must demonstrate that this is a suitable site having regard to the sequential approach and the requirements of the Retail Planning Guidelines (2012). A site Flood Risk Assessment will be required to support any future development proposals at this location. The Flood Risk Assessment must be prepared having regard to the information set out in Volume 10(c) of this Plan. A Construction Method Statement will be required as part of any planning application detailing how surface water run-off, especially in relation to release of silt to the River Fergus, will be controlled during construction on the site. Furthermore, Drainage Plans for surface run-off during operation must also be submitted ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap) prior to discharge to any surface water features. Any future proposal for the site must investigate the existing drainage channel in the front portion of the site and demonstrate that the proposed development will not have a negative impact on same. Any new developments taking place on this site must be in full compliance with the requirements of the Habitats Directive. Future development proposals must demonstrate, through a Light Spill Modelling Study, that there will be no negative impacts on habitats of protected species.


Submission No. S2-694 Draft Development Plan
Submission No. S2-694
Site A
Site B
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Community
Buffer Space
Open Space
Recreation
Utilities
Transport Utilities
Agriculture
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-694 Chief Executive's Recommendation
COM8
COM9
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Special Area of Conservation
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Community
Buffer Space
Open Space
Recreation
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Ennis
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Submission No: S2/695 –Patrick Keogh (Cahercalla)	
Relevant Chapters / Topics	• **Ennis** • **Land use zoning**

Summary of Issues Raised in Submission

The submission relates to a site in the Cahercalla area of Ennis and zoned as "buffer space" (0.17ha) in the Draft Plan. This submission seeks to have the lands which are already zoned as "buffer space" zoned for residential use or other settlement in the new Clare County Development Plan of 2023-2029. The submission sets out the following;

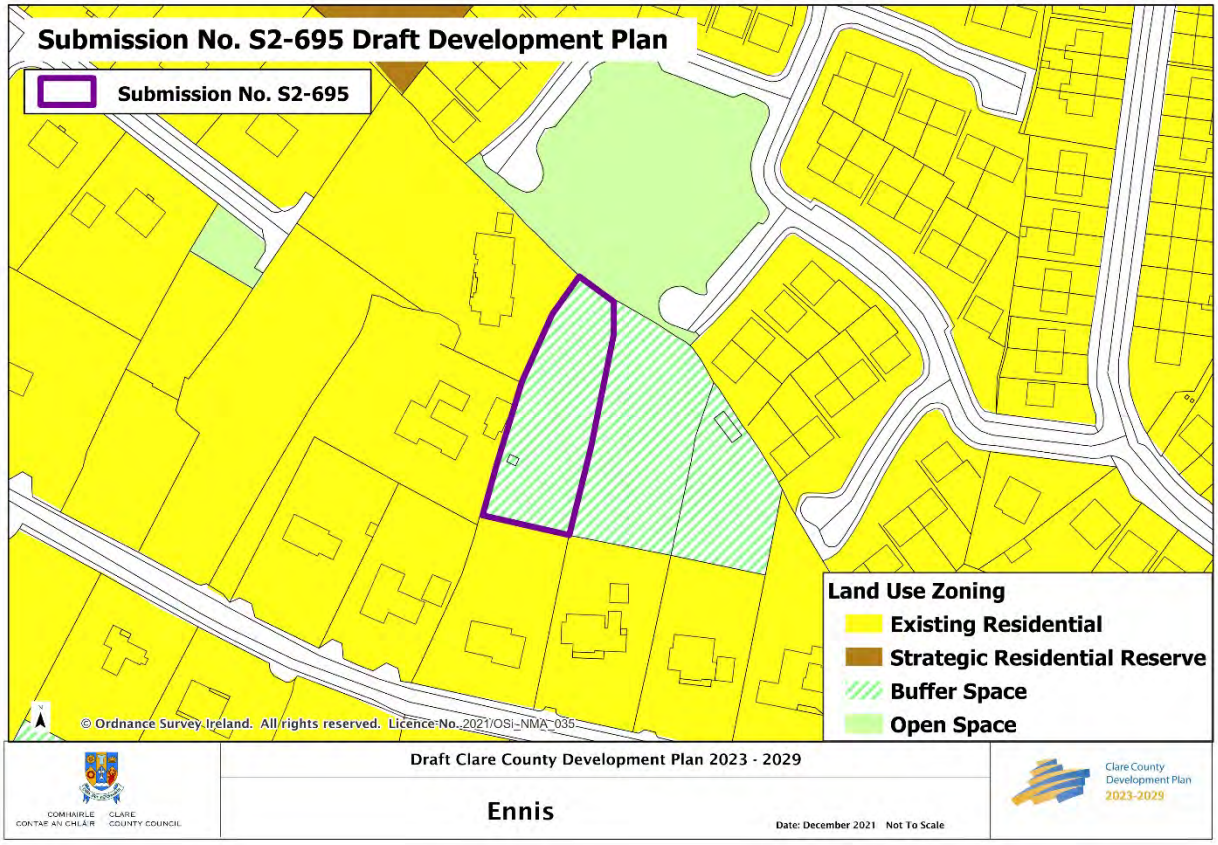
- The subject land was previously used as builder's yard for Keogh Construction Ltd and is currently an unused ground. The site would provide zoned lands for a logical and orderly consolidation of the existing development in the Ennis area.
- Existing development in the vicinity of the subject lands comprise a mixture of long established mature residential development.
- The vicinity of the subject lands can be adequately served in terms of water supply and wastewater treatment.
- The submission points out that the lands are also closer to the town centre than other proposed zoned lands and therefore should be developed first in order to achieve orderly and logical growth of the town.
- The proposed residential zoning of the lands would afford full regard to the adjoining land use and the existing urban and built form and the requirements to protect the visual amenities of the area

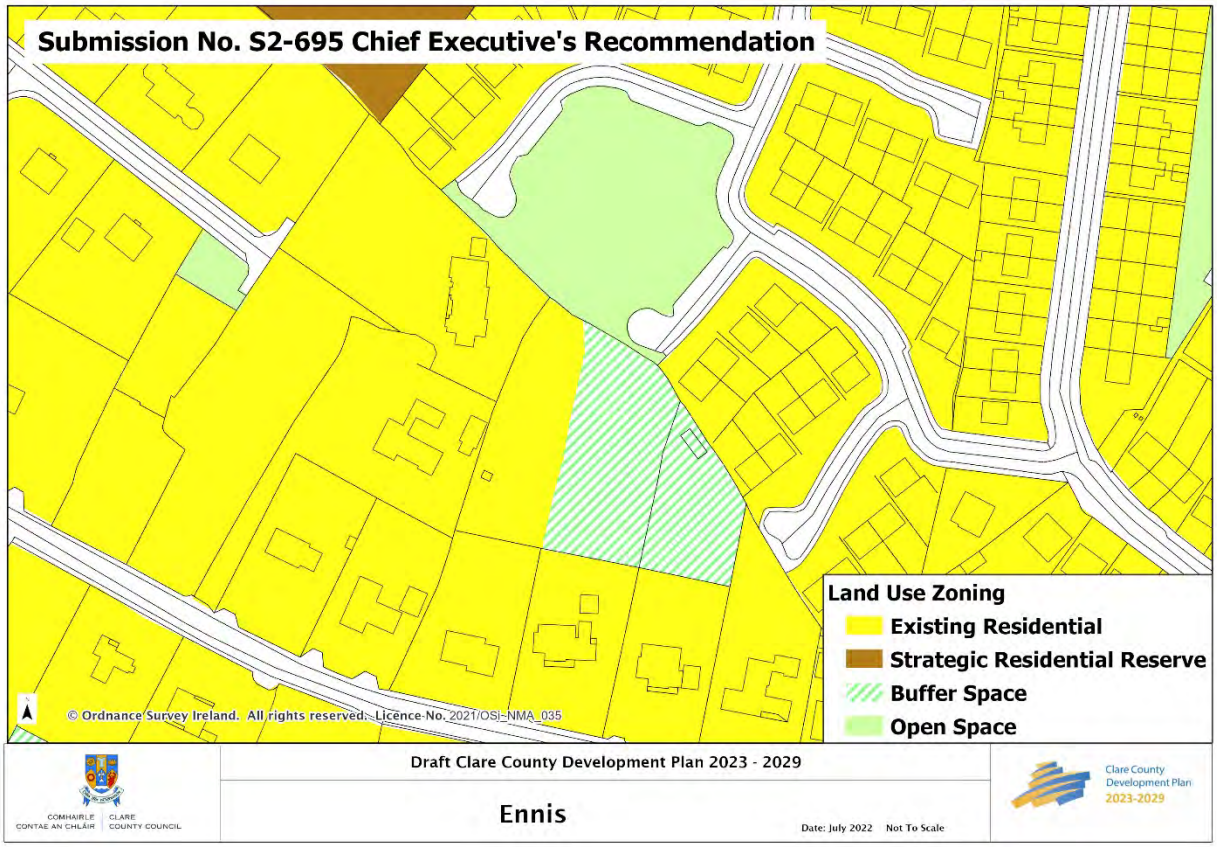
Chief Executive's Response

I would like to thank Patrick Keogh (Cahercalla) for the submission and note it relates to a small piece of ground at Cahercalla. The parcel of land concerned is graveled and contains hard core material. I concur with the submission that this land does not act as a buffer space. I am of the view therefore that there is no reason in relation to conservation of biodiversity, visual amenity or green space for this parcel of land largely surrounded by developed lands to retain the zoning objective of "buffer space". It would be more appropriate for the zoning of the site to reflect the predominant character of the area and be zoned Existing Residential.

Chief Executive's Recommendation

I recommend that the zoning on this piece of ground be changed from 'Buffer Space' to 'Existing Residential'.


Submission No. S2-695 Draft Development Plan
Submission No. S2-695
Land Use Zoning
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
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Ennis
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Clare County Development Plan 2023-2029


Submission No. S2-695 Chief Executive's Recommendation
Land Use Zoning
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
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Clare County Development Plan 2023-2029

Submission No: S2/696 – Hassett Leyden & Associates on behalf of Patrick Keogh (Cahercalla)	
Relevant Chapters / Topics	• **Ennis** • **Land use zoning**

Summary of Issues Raised in Submission

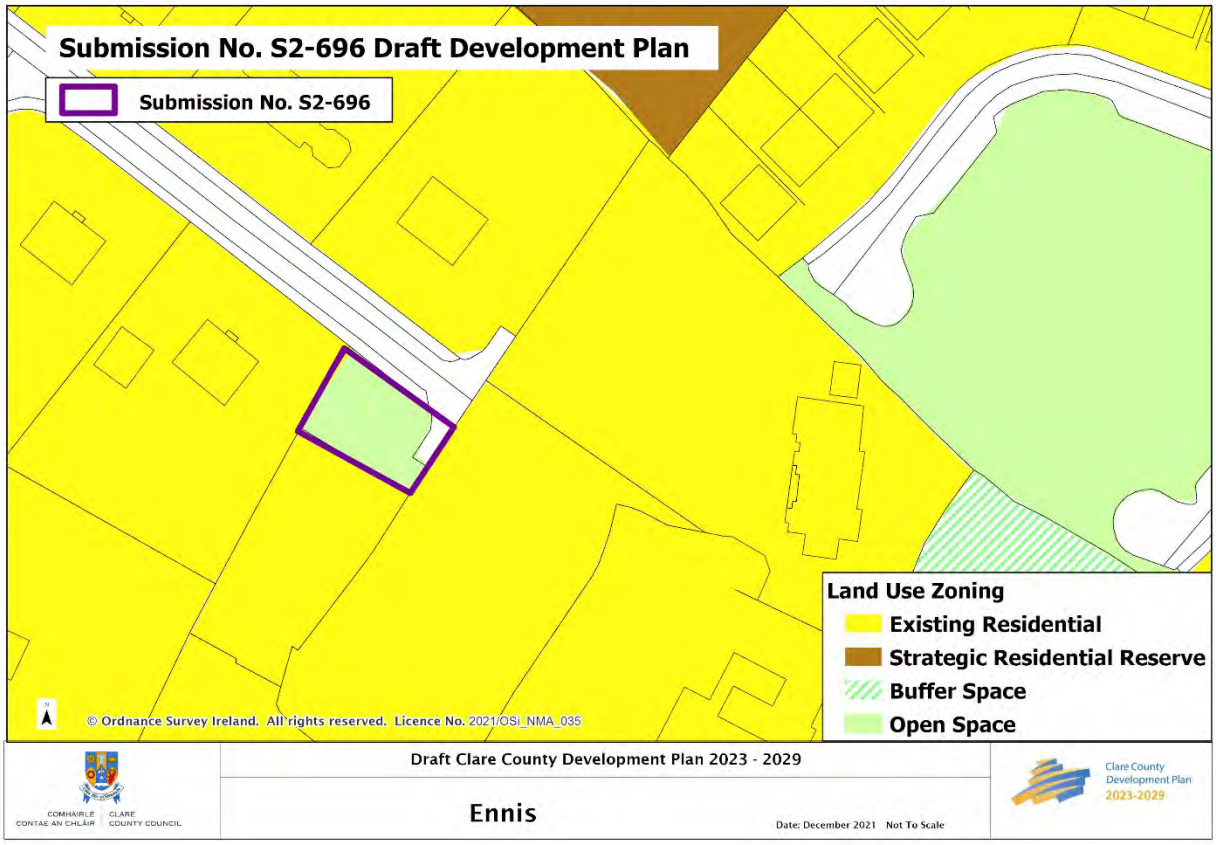
This submission relates to a site (0.17ha) in the Cahercalla area of Ennis. This submission seeks to have the land which is zoned as "open space" under the current Clare County Development Plan of 2017-2023 and to have it zoned for residential use or other settlement in the new Clare County Development Plan of 2023-2029.
The subject lands are zoned as open space which has never been used by the residents of Cahercalla Drive possibly due to the fact that the majority of the dwellings are on quite large plots with big back gardens which are time consuming to maintain. The submission goes on to set out the following;

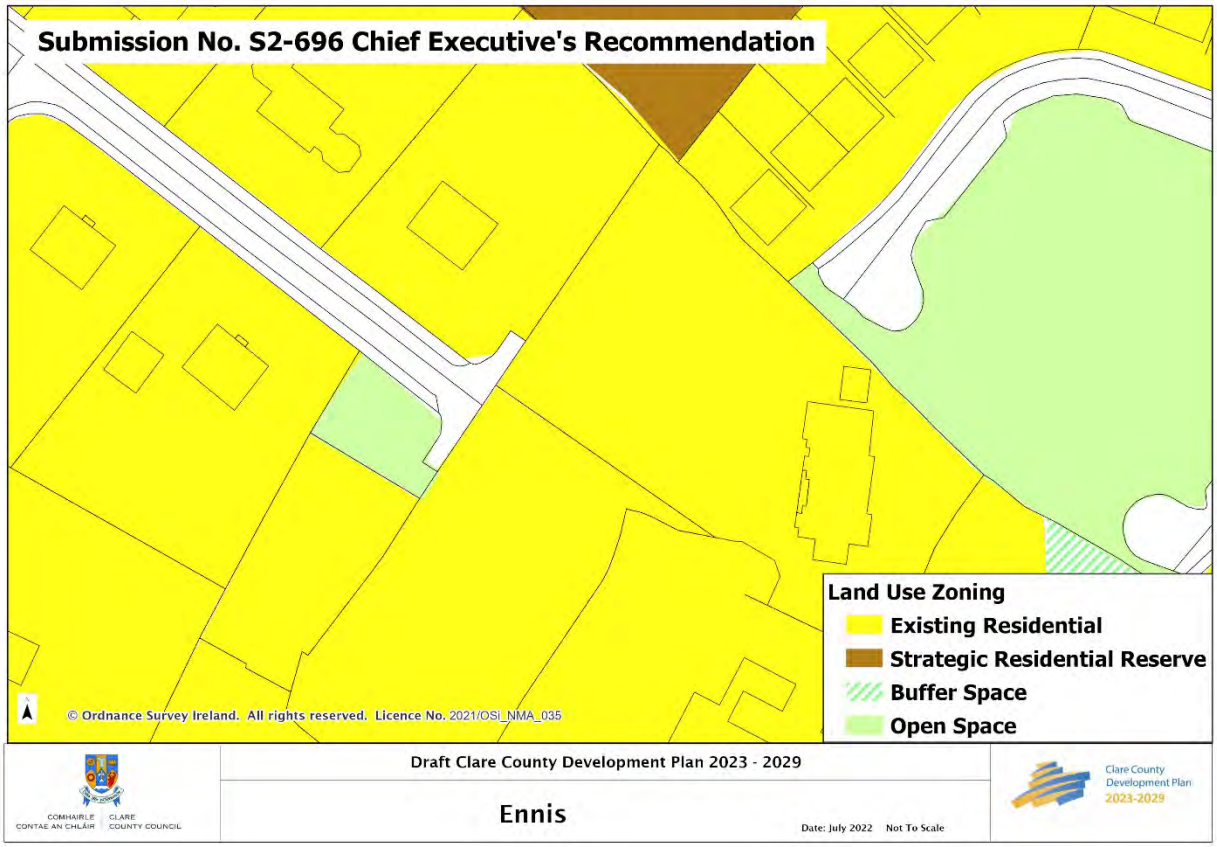
- This open space was never used or maintained as an open space and therefore the material use of an open space was never established or asserted. Clearly it is an unloved left-over piece of ground which needs to be re-purposed.
- Existing development in the vicinity of the subject lands comprise a mixture of long established, mature residential development and leaving this land as open space is creating a waste ground and could possibly lead to dumping and potential anti-social behaviour.
- The rezoning of the lands to residential it would allow development on the site which would increase passive surveillance of the area and in turn deter any dumping of waste and anti-social behaviour, ensuring the residents felt safe and secure in their homes.
- The submitter points out that the lands are also closer to the town centre than other proposed zoned lands and therefore should be developed first to achieve the orderly and logical growth of the town.
- The requested change reinforces the sustainability of the proposal with the proximity to all services.
- The proposed residential zoning of the lands would afford full regard to the adjoining land use and the existing urban and built form and the requirements to protect the visual amenities of the area.
- Vehicular access to the land would be readily available from the existing public road.

Chief Executive's Response

I would like to thank Hassett Leyden & Associates on behalf of Patrick Keogh (Cahercalla) for the submission. The content of the submission is noted, as is the recent planning history (Pl. ref 21/1050). I am satisfied that the portion of land the subject of this submission forms part of the dedicated open space of the overall estate arising from the parent permission on site and as identified by the drawings and particulars that accompany the planning history files. Therefore, it is not appropriate or reasonable that the zoning objectives for this land be changed to 'Residential'.

Chief Executive's Recommendation
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-696 Draft Development Plan
Submission No. S2-696
Land Use Zoning
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-696 Chief Executive's Recommendation
Land Use Zoning
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/698 –Hassett Leyden & Associates on behalf of The Poor Clares	
Relevant Chapters / Topics	• **Ennis** • **Zoning** • **Ennis 2040**

Summary of Issues Raised in Submission

The submission relates to a 2.02-hectare site in the Francis Street area of Ennis which is zoned as "Community" in the current Clare County Development Plan of 2017-2023. This submission seeks to have the "community" land use zoning objective (Clare County Development Plan of 2017-2023) retained in the new Clare County Development Plan 2023-2029 and excluded from the "The Friar's Way Transformational Project" site area. The lands which are the subject of this submission are in the ownership of The Poor Clares. The submission set out the following;

- The community zoning is acknowledged, and it is requested that it would remain as such in the CDP 2023-2029. It conforms with the actual use as a monastery by the Order of St. Clare.
- The description in the Draft CDP of the "The Friar's Way Transformational Project" is clearly unwarranted regarding the statement that the lands are "underutilized" and might imply that the lands are "up for grabs" for a wider project. In relation to The Poor Clares site, the land is in full use for the purpose of a monastery and there is absolutely no surplus land that could be included in a different project.
- The Poor Clare sisters have engaged with Clare County Council on this matter and made their points clear in their correspondence dated the 10th of August 2020 and the 11th of February 2021 addressed to Mr. Conneally and clearly pointed out their position. A copy of their correspondence has been attached to the submission.
- The Poor Clare Sisters have no intention of selling part or any of their property in Ennis and thus without their consent it is clearly unjustified to include the portion of their property in a manner that would result in effectively carving up and destroying the monastery. The order at their own expense purchased lands to the south in 1995 to ensure a buffer or protection zone for the closed order and its amenity.
- While The Poor Clare Sisters realise the endeavors of Clare County Council to address wider public realm issues in the County Development Plan, they stress that one cannot make wider plans with lands that are not available for development for such a purpose.
- The Poor Clare Sisters believe that this area of the town center can be transformed with the same outcomes while excluding their site. Addressing the public realm issues will take a lot of imagination and outside the box thinking and will need to acknowledge the presence of a monastery in the center of Ennis. Appropriate and imaginative planning can integrate and enhance the existing urban fabric of the Poor Clares monastery.
- The submission requests that The Poor Clares monastic way of living be totally respected, and that the entire property be removed from the "The Friar's Way Transformational Project" site.

Chief Executive's Response

I wish to thank The Poor Clare Sisters for their submission and respond as follows:

Given the location of The Poor Clare Monastery within the urban fabric of Ennis town center, it was considered as part of the development of the Ennis 2040, Economic and Spatial Strategy. Part of the site was identified within a larger area known as the Friar's Walk Transformational Site. While part of the Friar's Walk Transformational site is considered to be "underutilized" given its town center location, this is not the case for the portion of the lands identified as The Poor Clare Monastery, which is in full and active use.

The Ennis 2040 Strategy and the Draft CDP 2023-2029 have both had full regard to this active use over the entire site and for this reason the zoning objective for the site has been identified as "community" in the Draft CDP. While there may be a longer-term potential for the site to be development for alternative uses, this has not been proposed as part of the Draft CDP. The identification of a boundary around The Friar Walk Transformational Project will not undermine the very valuable and fully utilized use currently in place at this location, nor is it intended to affect the day-to-day operation of the monastery into the future.

I am conscious that one of the purposes of the plan is to identify a vision for the overall potential development of Ennis town. While some aspects of this vision may be realised, and others not, I think it is important to show the potential in the plan for compact growth around the town. Often ideas and concepts for development may be in a plan for a number of years before they are realized, if at all. It is important to keep such options open for consideration. I am therefore not in favour of amending the Friar's Walk Transformational Site boundary.

However, I consider that the text associated with the TS4 Friar's Walk site as included in Volume 3a, Section 2 of the Draft CDP should be amended to more accurately reflect the current active use on The Poor Clare Monastery site and to acknowledge the importance of this order to Ennis town and the surrounding areas.

Finally, I want to acknowledge the engagement of The Poor Clare Sisters with Clare County Council and in particular acknowledge the content of their correspondence on this matter dated the 10th of August 2020 and the 11th of February 2021.

Chief Executive's Recommendation

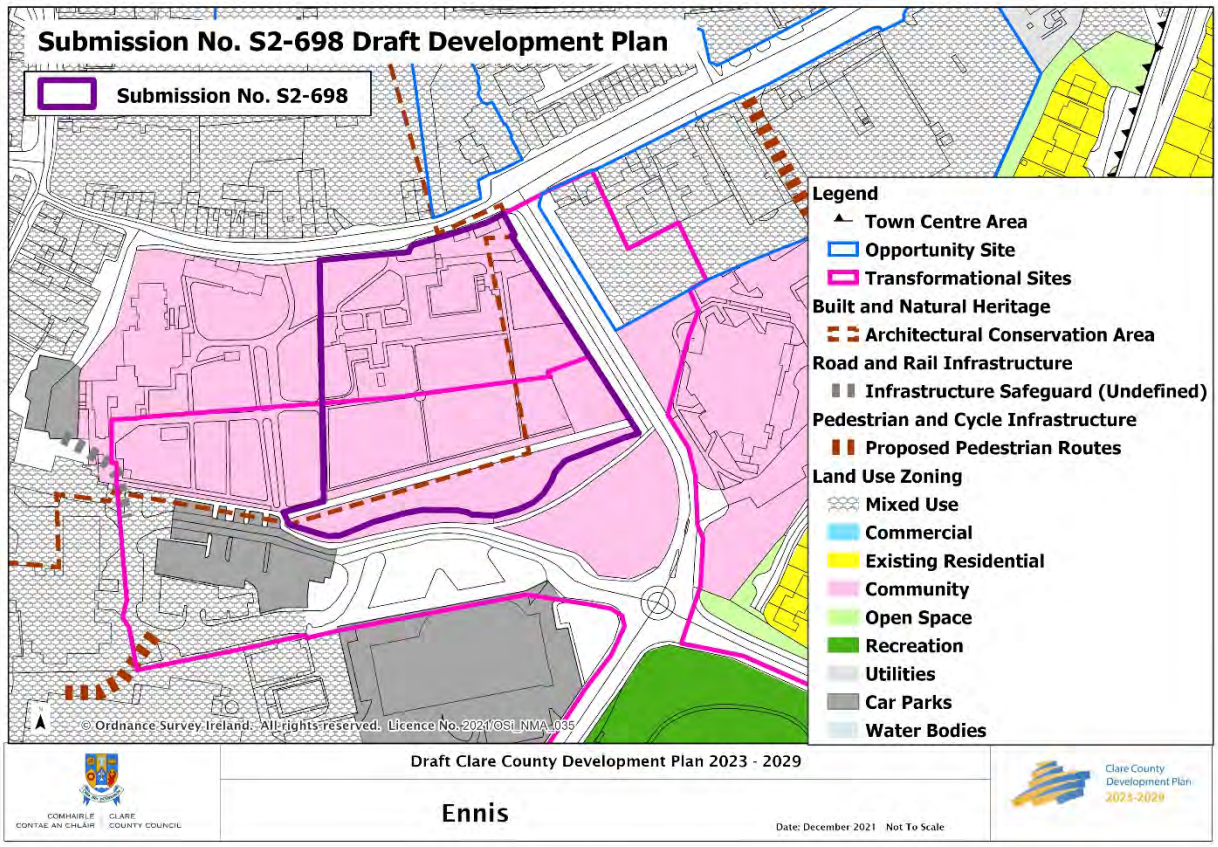
To amend the Draft CDP as follows:

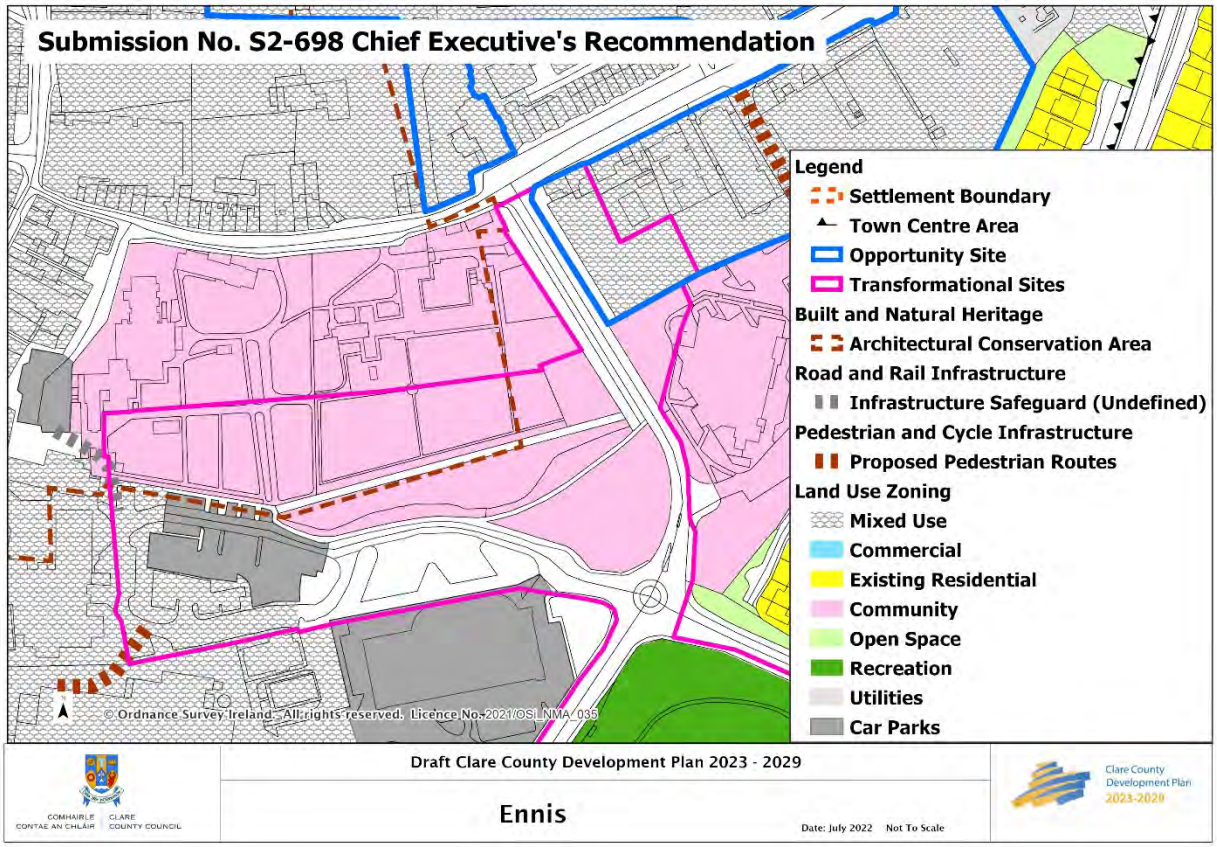
TS 4 -Friars Walk Including OP12 Francis Street and the Causeway

This Friar's Walk Transformational Site (TS4) seeks to substantially intensify a strategic ~~underutilised~~ town centre land bank site. ~~located along Francis Street as well as the surrounding area along with~~ A key objective of this site is to support ~~supporting~~ the delivery of car parking and a public plaza. A multi-storey car park would provide for travel to the Town Centre, alongside a new bus shelter to promote and provide for public transport infrastructure. A proposed new mixed-use district would reinforce a connection to Glor and the new County Library, while also delivering high quality housing of a typology that will respond to the needs of the Town in the future.

New residential development will provide an urban edge to the junction onto Francis Street, while a multi storey car park and bus shelter would provide for increased public transport usage, helping Ennis to become a more sustainable community.

Any development within the Friar Walk Transformational Site must have regard to the location of The Poor Clare Monastery which has been an integral part of the Ennis Town community since 1958. Any development within the Transformational Site must respect the proximity of the monastery and the use of the grounds within that monastery in supporting The Poor Clare orders' monastic way of life.


Submission No. S2-698 Draft Development Plan
Submission No. S2-698
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Community
Open Space
Recreation
Utilities
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-698 Chief Executive's Recommendation
Legend
Settlement Boundary
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Community
Open Space
Recreation
Utilities
Car Parks
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Submission No: S2/700 –Noel Glynn

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

This submission relates to Tulla Road, Roslevan, Ennis (OP18) and a map is included with this submission.

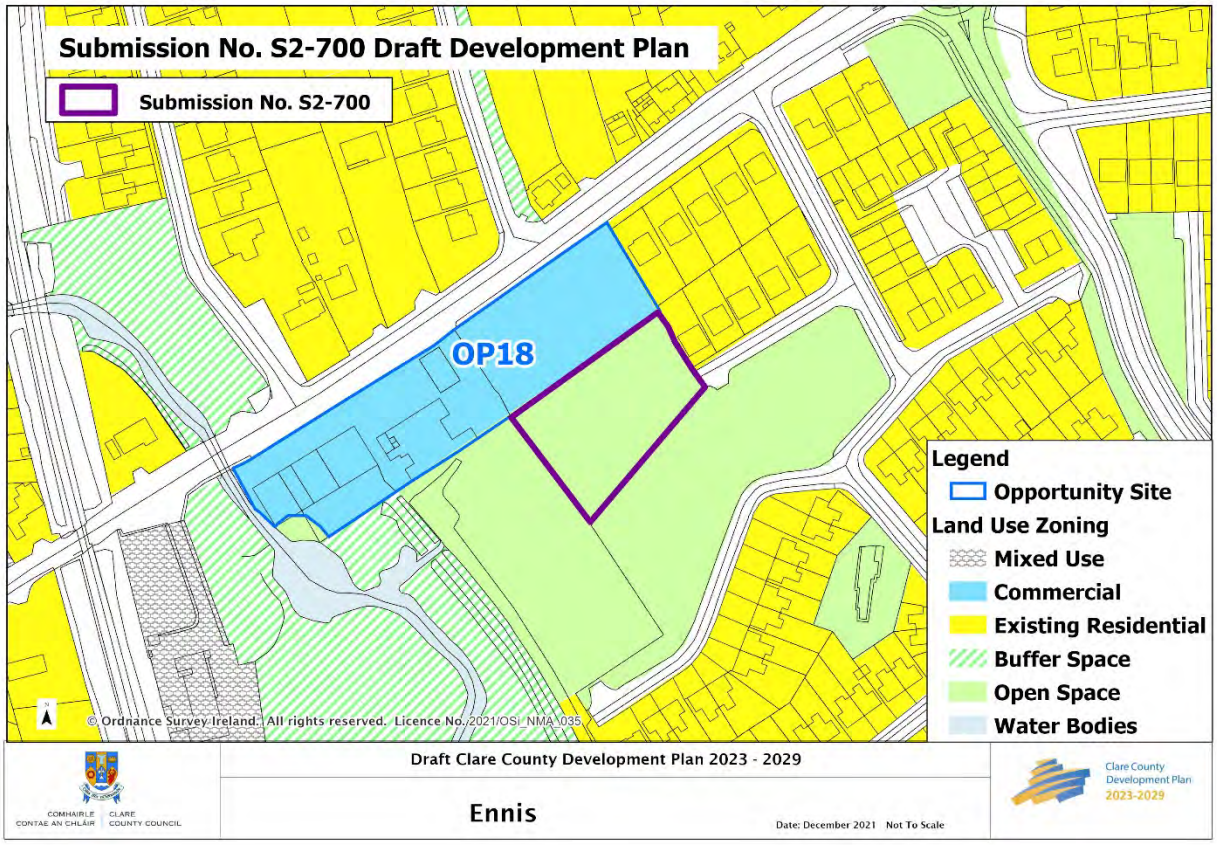
- The area of the lands in question is approximately 0.8ha, road frontage of 175m and a site depth of about 46m.
- The submission sets out that it was requested in 2016 when the current plan was being reviewed that the bulk of land to rear be included in OP18 and zoned commercial.
- The submission now requests a scaled back extension of 0.3ha of OP18 which is viable with the completion of flood works in area and commercial zoning.

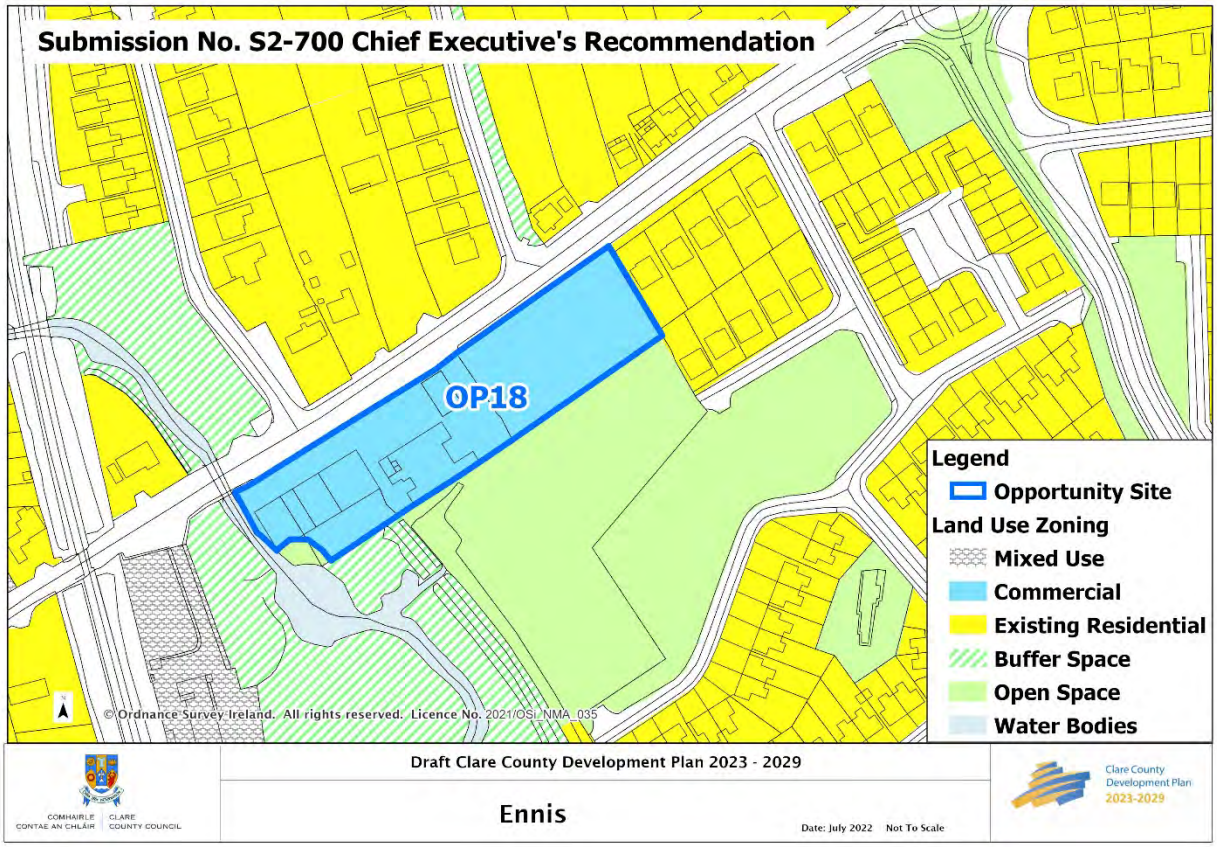
Chief Executive's Response

The zoning of additional lands for Commercial use, adjacent to the existing commercial zoned site would lead to a cluster of such development, distant from the town centre and would be disproportionate to the scale of the surrounding neighbourhood and in particular having regard to the proximity of the established Roslevan neighbourhood centre. Additional commercial zoning at this location may cause a traffic hazard and be contrary to the proper planning and sustainable development, not only for the Tulla Road, Roslevan neighbourhood, but also of the wider Plan area. Therefore, I am not in favour of the requested change to the zoning objective on this land.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-700 Draft Development Plan
Submission No. S2-700
OP18
Legend
Opportunity Site
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Buffer Space
Open Space
Water Bodies
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Submission No. S2-700 Chief Executive's Recommendation
OP18
Legend
Opportunity Site
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Buffer Space
Open Space
Water Bodies
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Submission No: S2/708 –Niamh McQuire	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to lands near Woodstock View Estate, Ballylannidy Townland and a map was not included with this submission. The submission sets out the following;

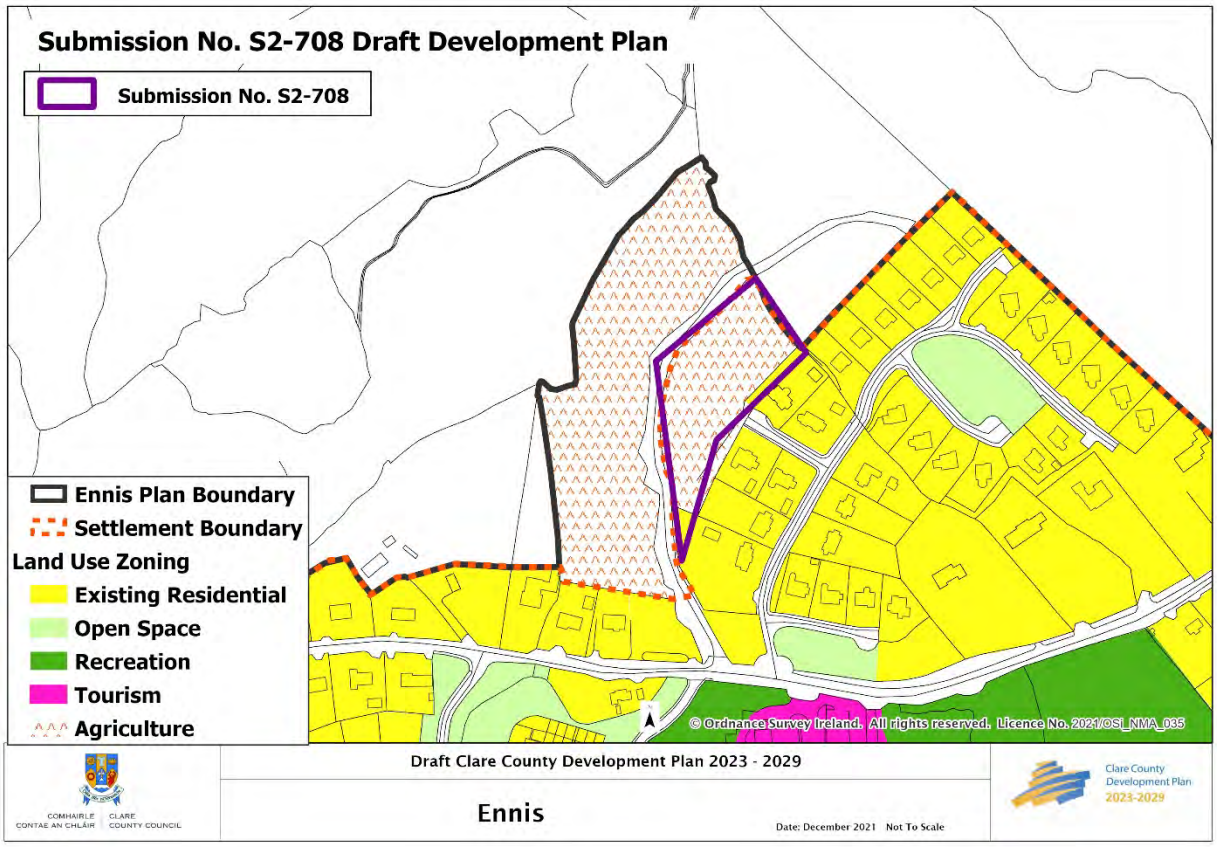
- Supports the proposal to rezone the land from Existing Residential to Agriculture.
- This land is on the rural fringe and on the periphery of Ennis Town boundary.
- The lands do not support compact growth and do not build on the '10 min town' concept.
- There is heavy traffic congestion at the junction of Shanaway Road and the N85.
- The lands in question do not fall into Tier 1 or 2 as set out in National Planning Objective 72(a).
- The following infrastructure is not in place, roads/footpaths, public lighting, foul sewer and surface water drainage.
- The site has been in agricultural use for the past 25 years even though it was zoned residential the landowner has not developed it.
- There are archeology protection issues as CL033-066 which borders the site is included in the Record of Monuments and protected under Section 12 of National Monuments Act 1994.

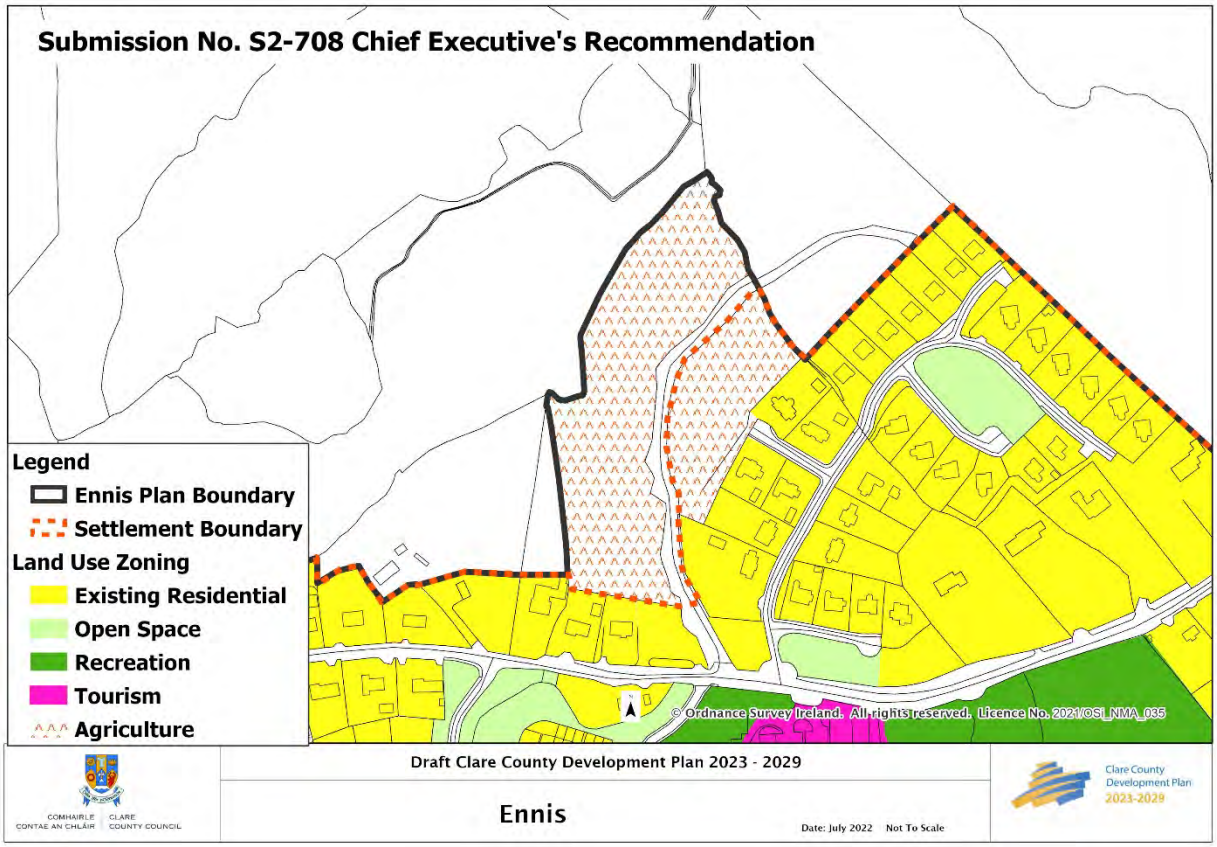
Chief Executive's Response

I wish to thank Niamh McQuire for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-708 Draft Development Plan
Submission No. S2-708
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Clare County Development Plan 2023-2029


Submission No. S2-708 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Submission No: S2/712 –Quinton Rice

Relevant Chapters / Topics

- **Ennis- Ballyala**
- **Zoning**

Summary of Issues Raised in Submission

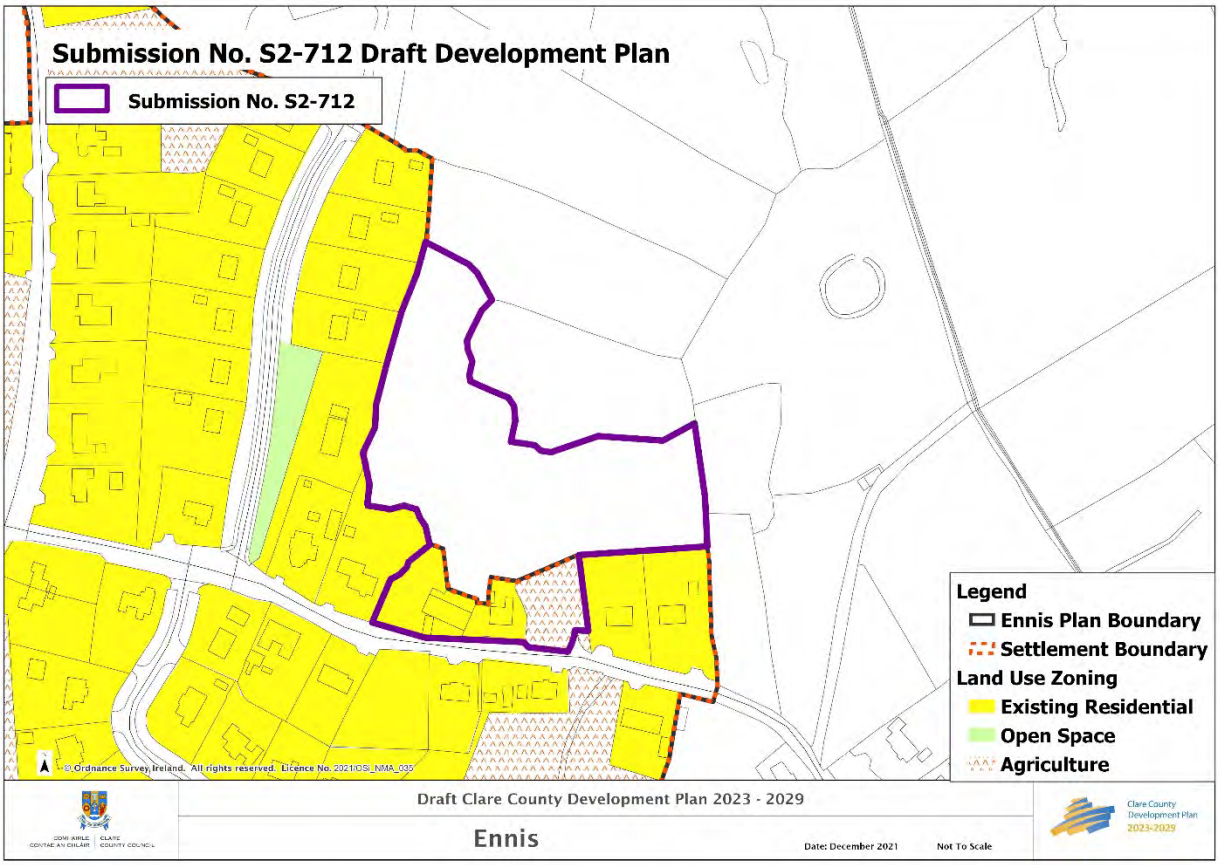
The submission relates to a parcel of land in Ballyalla which is identified with a map. The lands are currently zoned agricultural and are adjacent to an existing established housing estate - Ballyalla Grove and zoned road-front lands. There is a high demand for quality housing in and around the Ennis region and particularly in the Ballyalla region. The proposal would be for Low density residential, similar to that surrounding the field. There is a possibility of connecting to an existing public sewerage system via the Ballyalla Grove estate and other public services would be available also. Rezoning this land would mean a small adjustment to the Ennis and Environs boundary to 'take in' this additional section but it is considered a fair request for adjustment as the lands proposed for rezoning are adjacent to the town boundary to the south and west.

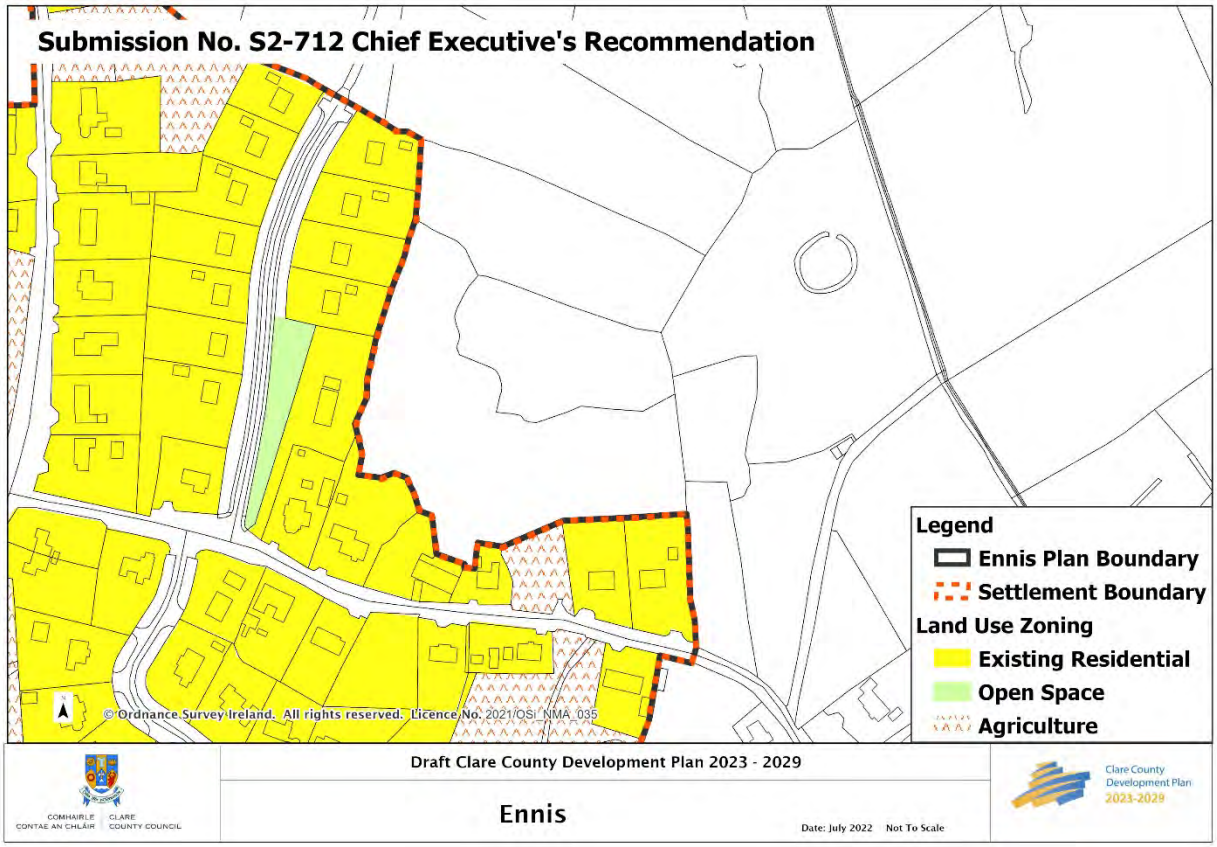
Chief Executive's Response

I would like to thank Quinton Rice for the submission and note it relates to a large area of land which is located at a distance from the built up area of Ennis and outside the settlement boundary. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within the Ennis Town and Environs area to accommodate the required amount of housing units to meet the needs of the allocated population growth for Ennis and Environs over the plan period 2023-2029. From a sequential point of view the site is removed from the core built up areas of Ennis and would not contribute to the achievement of compact growth or the consolidation of the urban form. Therefore, given the land is located outside of the settlement boundary and that there is adequate provision of zoned land within the settlement area I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-712 Draft Development Plan
Submission No. S2-712
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-712 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
Not To Scale

Submission No: S2/717 –Quinton Rice (Silvergrove)	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

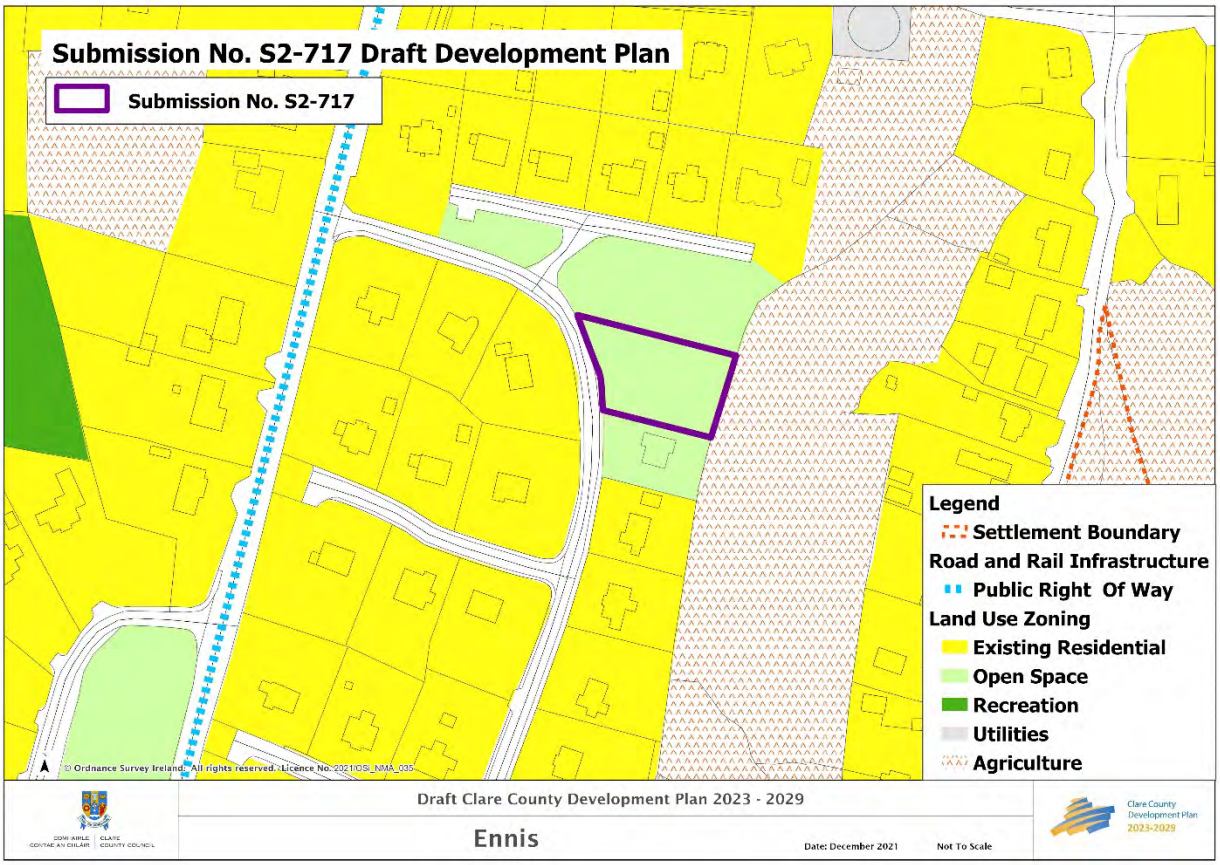
The submission relates to a request for rezoning of a parcel of land which is privately owned but has been in use by the residents of Silvergrove as a play area. It is the last remaining privately owned parcel of land in the Silvergrove Estate. Now the owners are unable to obtain Public Liability Insurance for the parcel of land (letter attached), and therefore, those using it/trespassing on it would not be insured. The submission sets out that there is no alternative but to erect fencing around the perimeter to limit liability. The preference is to develop one single house within the context of the existing houses that already exist within the Estate. This proposal is simply to add an additional site to an already established development within the boundaries of the town.

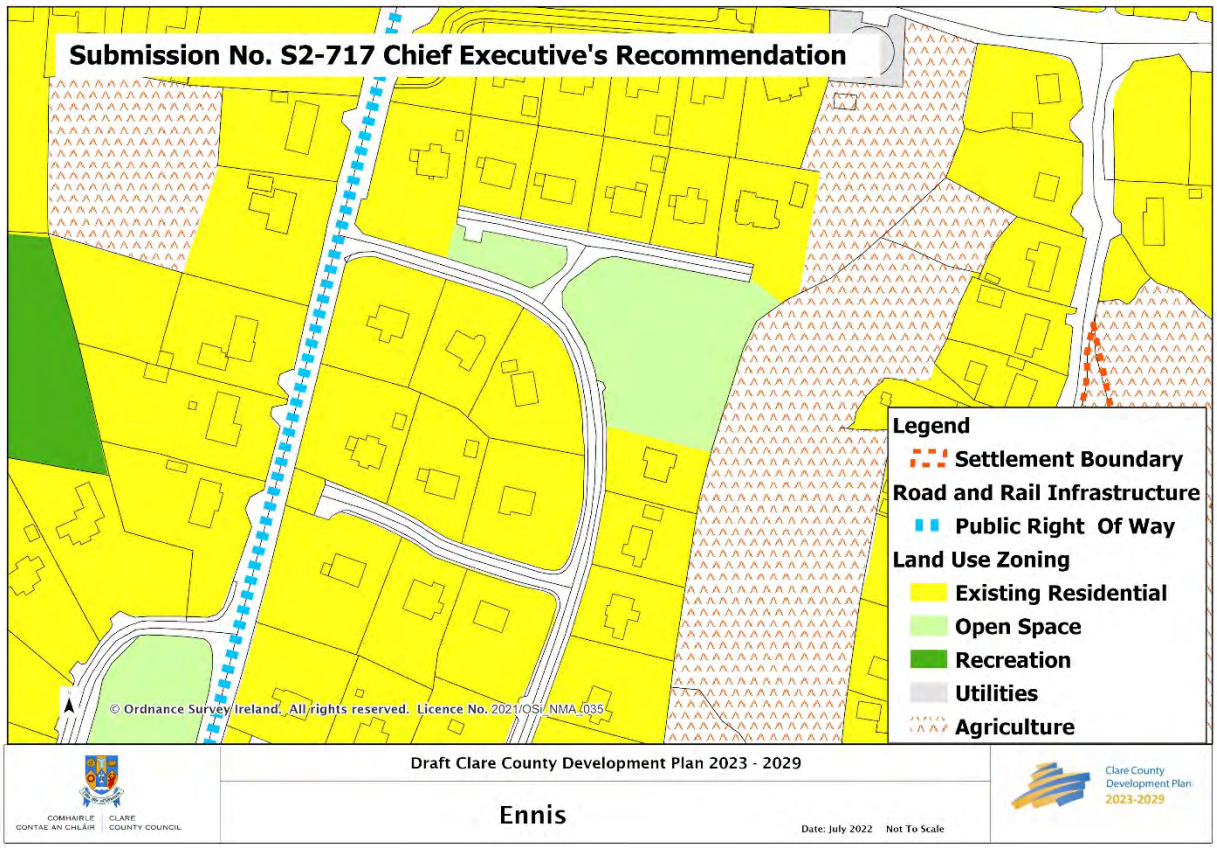
Chief Executive's Response

I thank Quinton Rice for his submission, and I wish to respond as follows. The content of the submission is noted, as is the recent planning history relating to the wider estate. I am satisfied that the land the subject of this submission forms part of the dedicated open space of the overall estate arising from the parent permission on site and as identified by the drawings and particulars that accompany the planning history files. I note that the adjacent site was developed in recent years however that site was intended for development in the parent permission and was not dedicated Open Space. Therefore, it is not appropriate or reasonable that the zoning objectives for the land the subject of the submission be changed to 'Residential'. However I note the adjacent site to the south is now developed and the zoning map should be amended to reflect this.

Chief Executive's Recommendation

I recommend that the zoning map be amended on the site immediately south of the submission site from Open Space to Existing Residential.


Submission No. S2-717 Draft Development Plan
Submission No. S2-717
Legend
Settlement Boundary
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Existing Residential
Open Space
Recreation
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Clare County Development Plan 2023-2029


Submission No. S2-717 Chief Executive's Recommendation
Legend
Settlement Boundary
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Existing Residential
Open Space
Recreation
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Clare County Development Plan 2023-2029

Submission No: S2/720 –Neil Ryan	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to lands near Woodstock View Estate, Ballylannidy Townland and a map is included. The submission sets out the following;

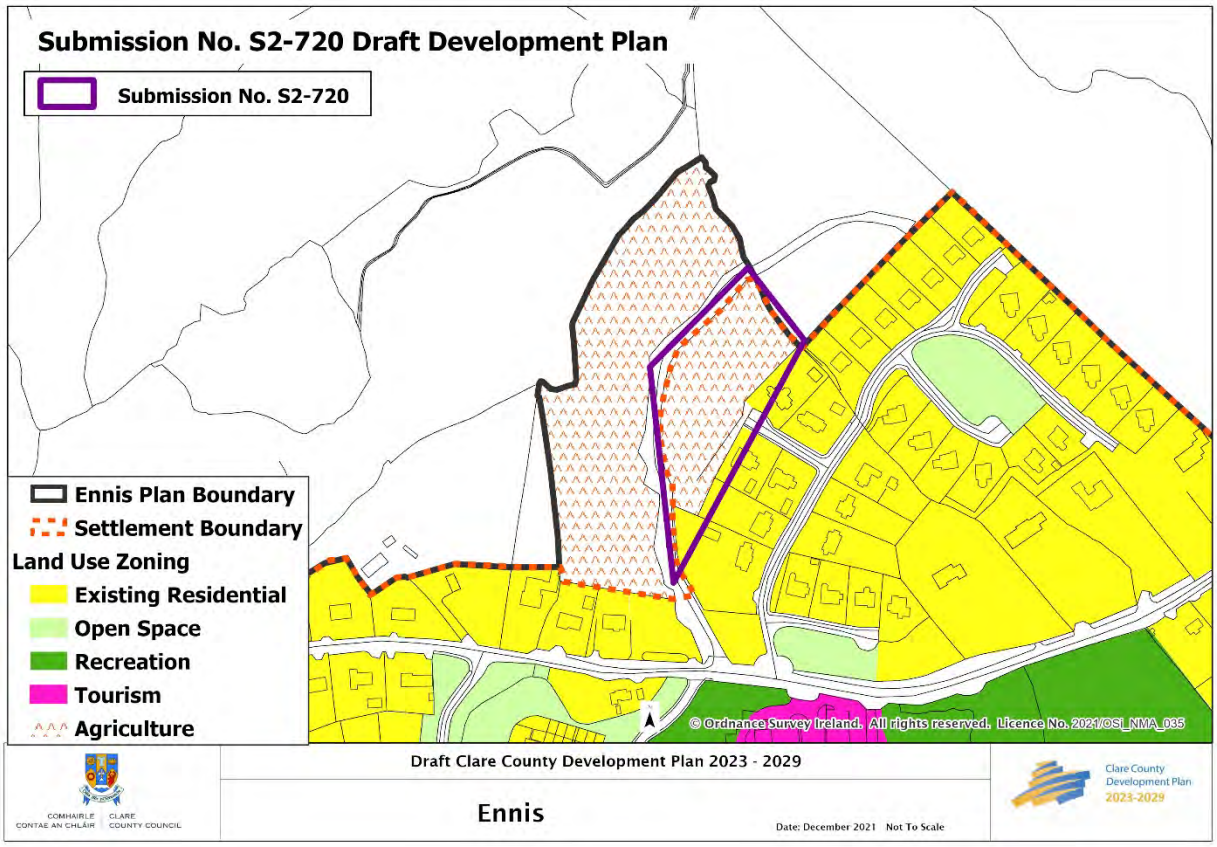
- Supports the proposal to rezone the land from Existing Residential to Agriculture.
- This land is on the rural fringe and on the periphery of the Ennis Town boundary.
- The subject lands do not support compact growth and do not build on the '10 min town' concept.
- There is heavy traffic congestion at the junction of Shanaway Road and the N85.
- The subject lands do not fall into Tier 1 or 2 as set out in National Planning Objective 72(a).
- The following infrastructure is not in place, roads/footpaths, public lighting, foul sewer and surface water drainage.
- The site has been in agriculture use for the past 25 years even though it was zoned residential the landowner has not developed it.
- There are archeology protection issues as CL033-066 which borders the site is included in the Record of Monuments and protected under Section 12 of National Monuments Act 1994.

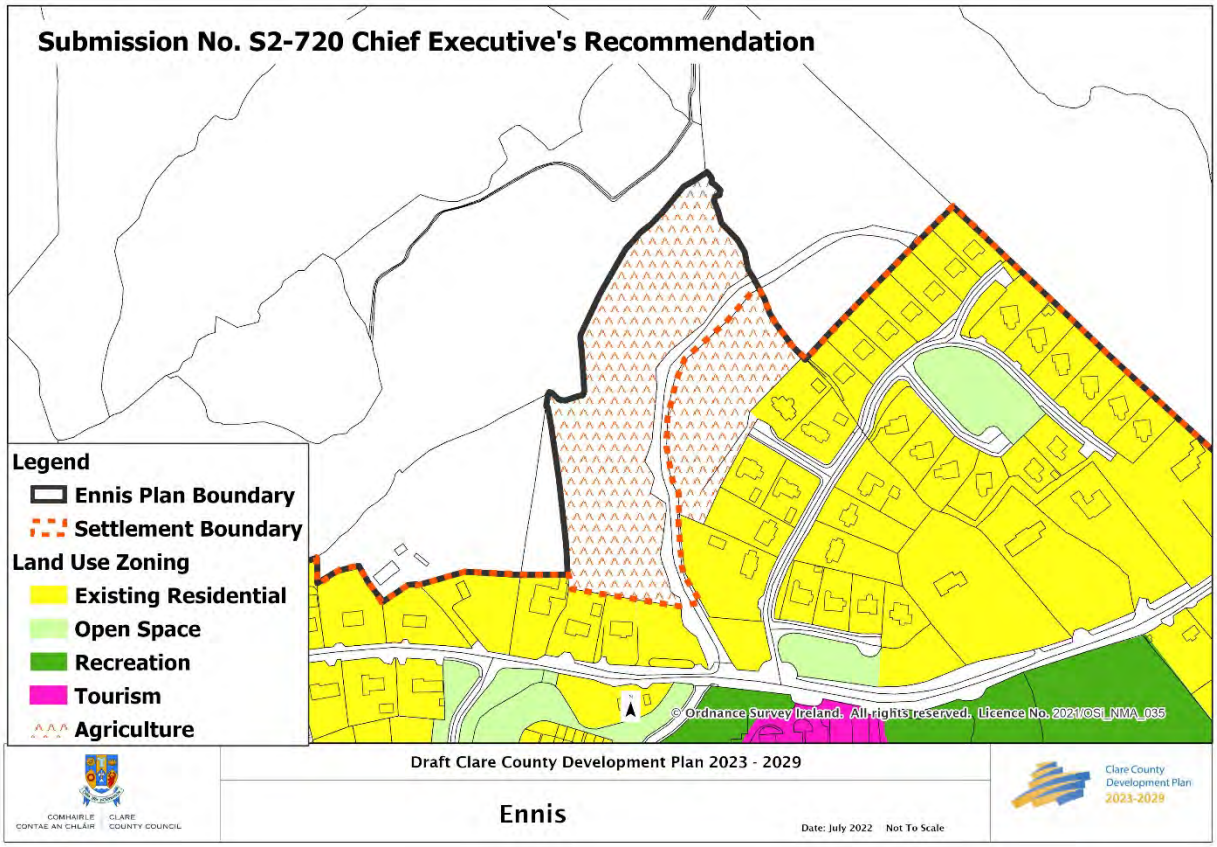
Chief Executive's Response

I wish to thank Neil Ryan for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-720 Draft Development Plan
Submission No. S2-720
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale
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Clare County Development Plan 2023-2029


Submission No. S2-720 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale
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Clare County Development Plan 2023-2029

Submission No: S2/727 –Frank Stackpoole

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

This submission relates to lands (0.25acres) at Cappahard, Tulla Road, Ennis and an OSI map is included with this submission. Requests that the council adjust the current zoning which is both 'open space' and also 'other settlement'. The area of ground at the rear as zoned other settlement is landlocked by the front section zoned as 'open space' and in order to facilitate potential development of the site

The submission sets out the following reasons to reconsider the zoning of the site;

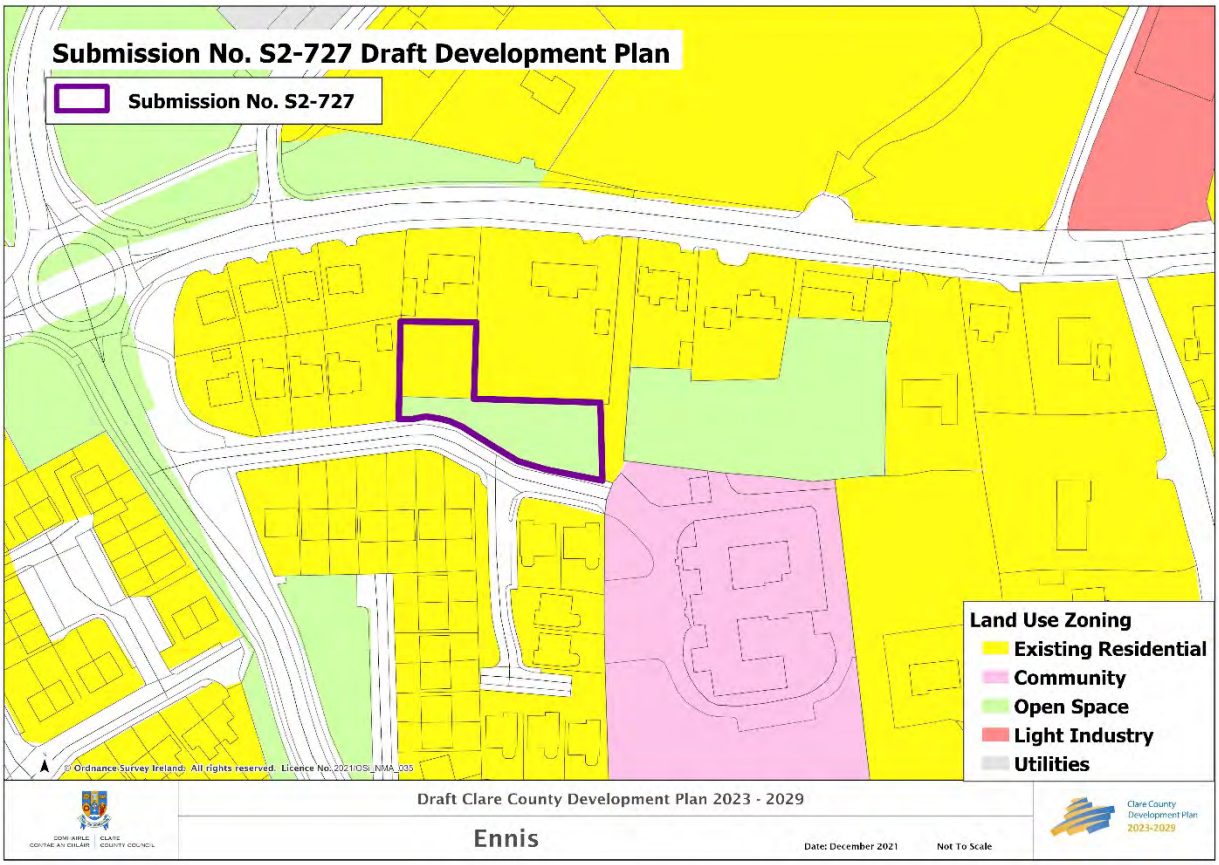
- The area of land zoned Other Settlement is landlocked by the front section zoned as Open Space.
- Zoning needs to be reconsidered to facilitate its full potential.
- Planning permission was previously granted for housing on part of the site prior to the change of zoning.
- Site has excellent development potential as it is an infill site ideally located to meeting development goals ie to concentrate developments within the built up footprint of the town and in line with its '10 minute commute' to town centre policy.
- Also located beside a nursing home and therefore could possibly provide ancillary facilities for same.

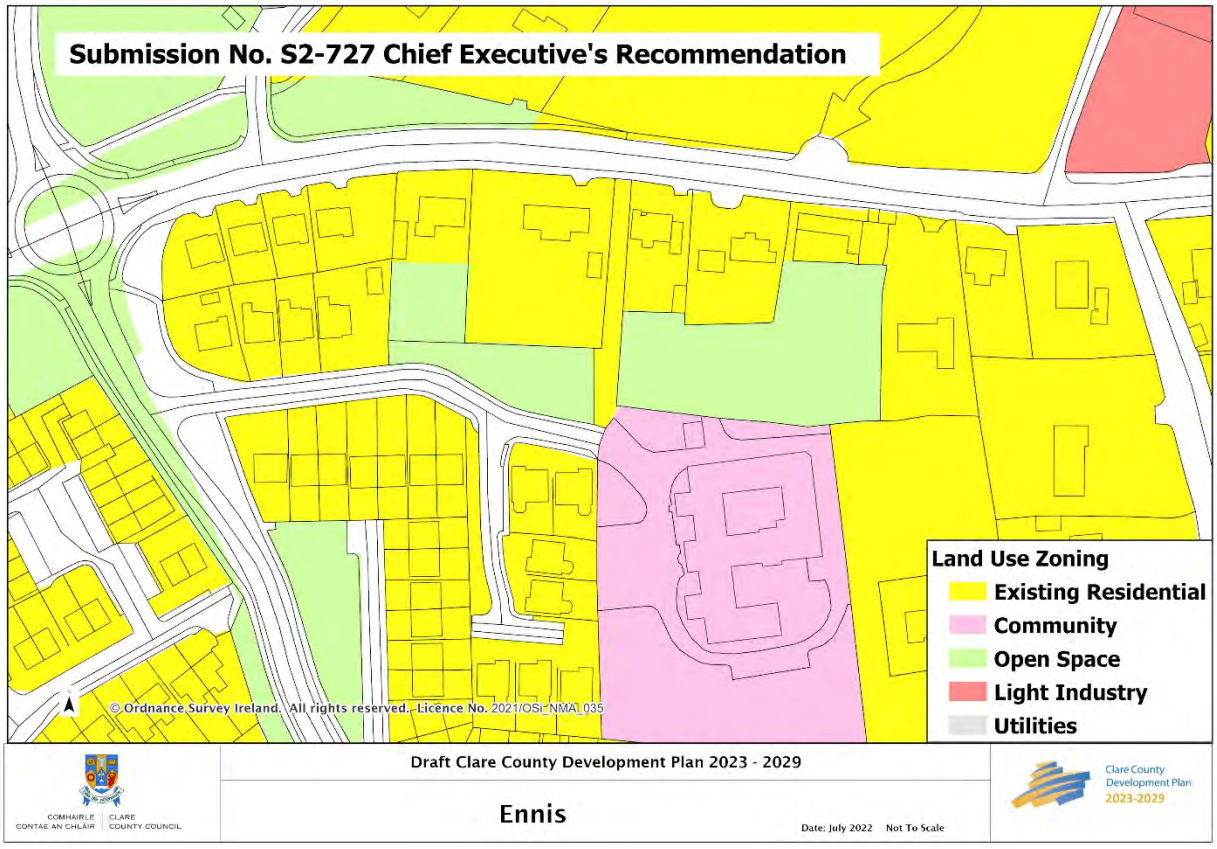
Chief Executive's Response

I wish to thank Frank Stackpoole for the submission. I note the lands identified in the submission are zoned Existing residential and open space. In the interest of clarity, I believe the submission wording refers to "other settlement" when in fact the zoning is "existing residential" This land parcel in its entirety is within flood zone A, which is not suitable for residential development. Therefore, the Existing Residential zoning on the infill site as referred to in the submission must be changed to Open Space.

Chief Executive's Recommendation

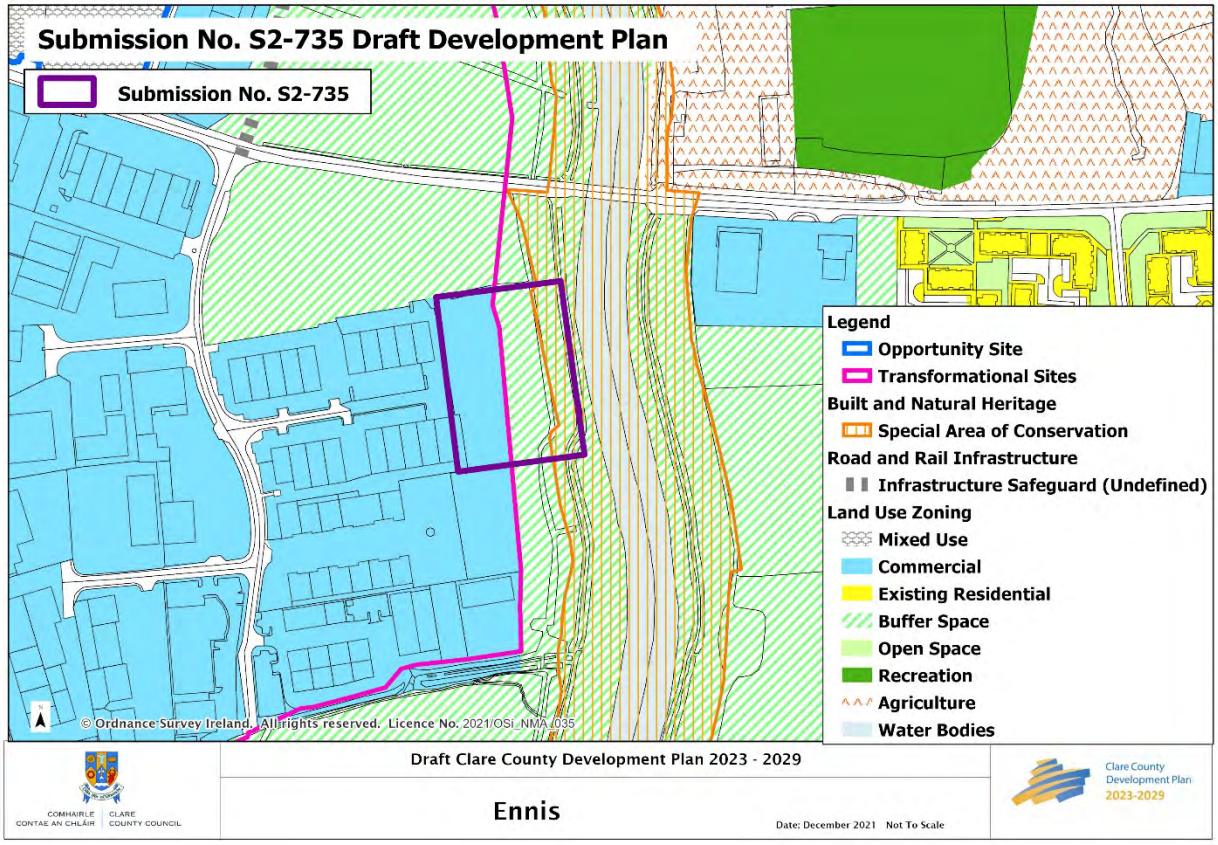
Amend the Existing Residential zoning to Open Space.

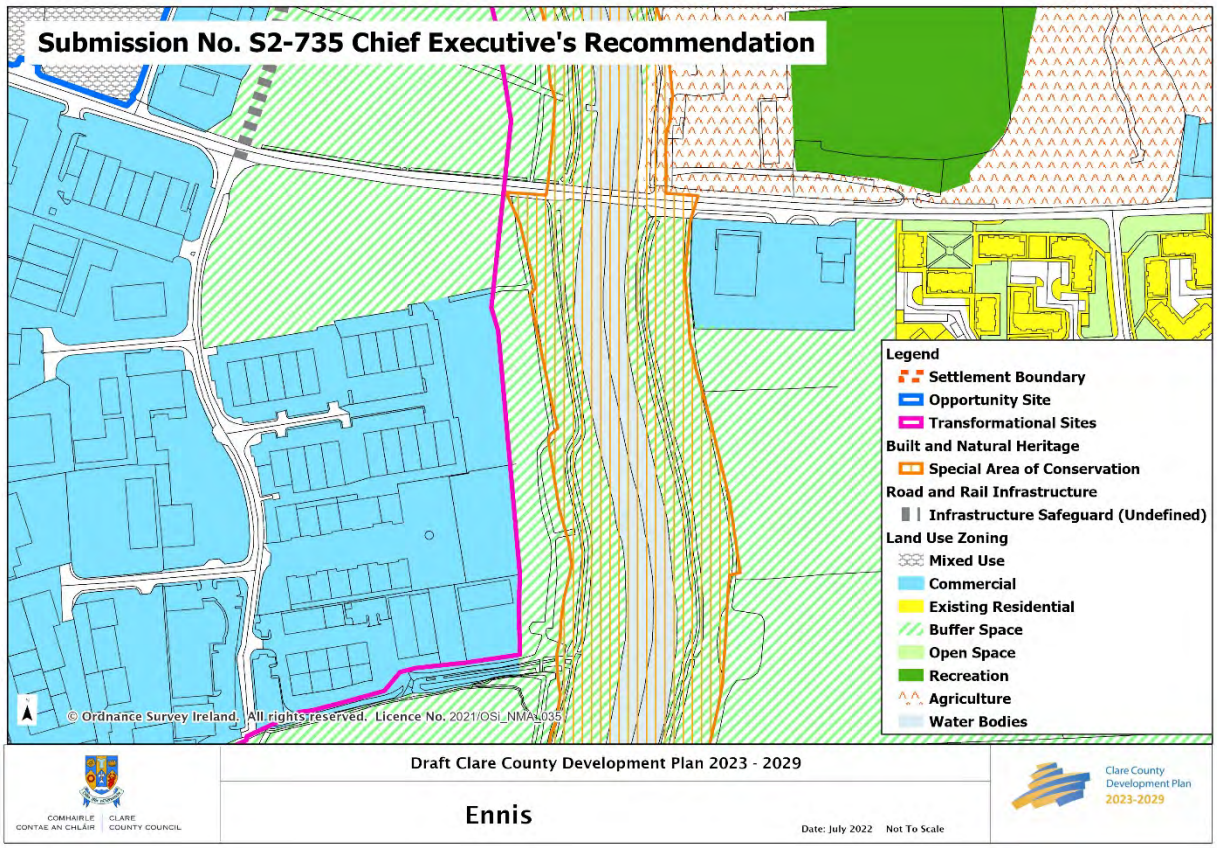

Submission No. S2-727 Draft Development Plan
Submission No. S2-727
Land Use Zoning
Existing Residential
Community
Open Space
Light Industry
Utilities
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Clare County Development Plan 2023-2029


Submission No. S2-727 Chief Executive's Recommendation
Land Use Zoning
Existing Residential
Community
Open Space
Light Industry
Utilities
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Clare County Development Plan 2023-2029

Submission No: S2/733 – Paul O'Dea	
Relevant Chapters / Topics	• **3A Ennis MD** • **Land Use Zoning**
Summary of Issues Raised in Submission	
This submission relates to an area (Woodstock View, Ennis) that should be zoned agricultural in line with existing similar lands. No map was included with this submission.	
Chief Executive's Response	
I wish to thank Paul O'Dea for the submission and welcome the support for the proposed zoning of lands for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	

Submission No: S2/735 –James O'Connor	
Relevant Chapters / Topics	• **Ennis** • **Land use zoning**
Summary of Issues Raised in Submission	
The submission relates to lands to the west side of the Quin Road Business Park and requests that the commercial zoning of the Business Park be extended into the buffer zone along the River Fergus. If the zoning can be extended to include this area, then it would allow better access to a warehouse unit which is planned to be built there.	
Chief Executive's Response	
I wish to thank James O'Connor for the submission. The area upon which the change of zoning request has been made is within the Special Area of Conservation: Lower River Shannon SAC00216. The zoning objective for 'Buffer Space' adjacent to this designated site is to benefit the protection and conservation of biodiversity in the area and to protect the visual amenity of the River and the new cycleway. In the interest of the proper planning and sustainable development of the area and having regard to the designation of the European site a change to the zoning objective cannot be considered at this location.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-735 Draft Development Plan
Submission No. S2-735
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Special Area of Conservation
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Buffer Space
Open Space
Recreation
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale
Clare County Development Plan 2023-2029


Submission No. S2-735 Chief Executive's Recommendation
Legend
Settlement Boundary
Opportunity Site
Transformational Sites
Built and Natural Heritage
Special Area of Conservation
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Buffer Space
Open Space
Recreation
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale
Clare County Development Plan 2023-2029

Submission No: S2/749 –Ennis Sub Aqua Club	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The Ennis Sub Aqua Club provides a range of outdoor pursuits, training and conducting search and recovery missions. The submission made by the club sets out the following;

- The club require a site so that they have a base for parking boats and storing equipment.
- The submission requests a site to be identified, preferably close to the River Fergus. The club would then overtime build a clubhouse/storage facility.
- The facilities could be shared with similar clubs such as rowing, canoeing etc.
- A slipway could be constructed to provide easy access for Search and Recovery and training missions.

Chief Executive's Response

I wish to thank the Ennis Sub Aqua Club for their submission. The importance of the recreation, search and recovery aspects of the club are acknowledged and it is deemed valuable that this club and others such water based clubs would have an appropriate base for their activities. A series of masterplans are currently being prepared for the Clarecastle area, for the Roche site and for the Council owned Ballaghfadda lands on the Kiladysart Rd. The purpose of the masterplans is to facilitate and encourage the appropriate development of the village of Clarecastle and the two strategic sites. The emerging work will include a strong focus on providing access to the river and lake to enhance the role of the waterway in the village of Clarecastle and to the Ballaghfadda site. It is considered appropriate that within these masterplans the needs of water based local clubs should be considered.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Submission No: S2/750 –Paul Noonan	
Relevant Chapters / Topics	• **Ennis** • **Climate Change** • **Biodiversity**

Summary of Issues Raised in Submission

This submission has concerns about the development of the Ennis Post Office field.

Welcomes the inclusion of entire chapter on climate action however very worried about the consequences for biodiversity in Ennis Town Centre should certain aspects of the Ennis 2040 Economic & Spatial Strategy come into fruition, namely the development of Ennis Post Office Field.

- This field is a natural flood plain and would have concerns about the possible risk of flooding.
- Chapter 15 Biodiversity, Natural Heritage & Green Infrastructure lists Development Plan Objective: Non- Designated Sites and Biodiversity with an objective to 'ensure the protection and conservation of areas, sites,species and ecological networks/corridors of biodiversity value outside of designated sites throughout the County and to require an ecological assessment to accompany development proposals likely to impact on the area or species'. Believe that Ennis Post Office Field should be considered under this objective.
- Chapter 15 also describes Development Plan Objective: Biodiversity and Habitat Protection with an objective to 'promote the conservation of biodiversity through the protection of sites of biodiversity importance and wildlife corridors, both within and between the designated sites and the wider Plan area'. Ennis Post Office Field is an island of biodiversity within a very built-up area and is a nesting area for waterfowl along the River Fergus.
- NATURA 2000 is the ecological network for the conservation of wild animals and plant species and natural habitats of community importance within the European Union. It consists of sites classified under the Birds Directive and the Habitats Directive (the Nature Directives). The River Fergus is a Special Protection Area under this directive. Given that the river regularly covers the surface area of the Post Office field the directive extends to the entirety of the field.

Chief Executive's Response

I wish to thank Paul Noonan for his submission relating to the Post Office Field in the centre of Ennis town.

The Post Office field is recognised as a unique natural open space located on the banks of the River Fergus within the town centre of Ennis, which provides a vital function as natural floodplain. I am aware that whilst strategically located in the town, access to the field is currently limited and the height of the river wall, constructed as part of flood relief works, has partially restricted visual links to it from the surrounding town centre. The potential for this valuable open space as a local amenity within a wider green infrastructure network has the potential to be enjoyed to an even greater extent. I consider that the sensitive enhancement of the Post Office field will make it more

accessible for all to enjoy.

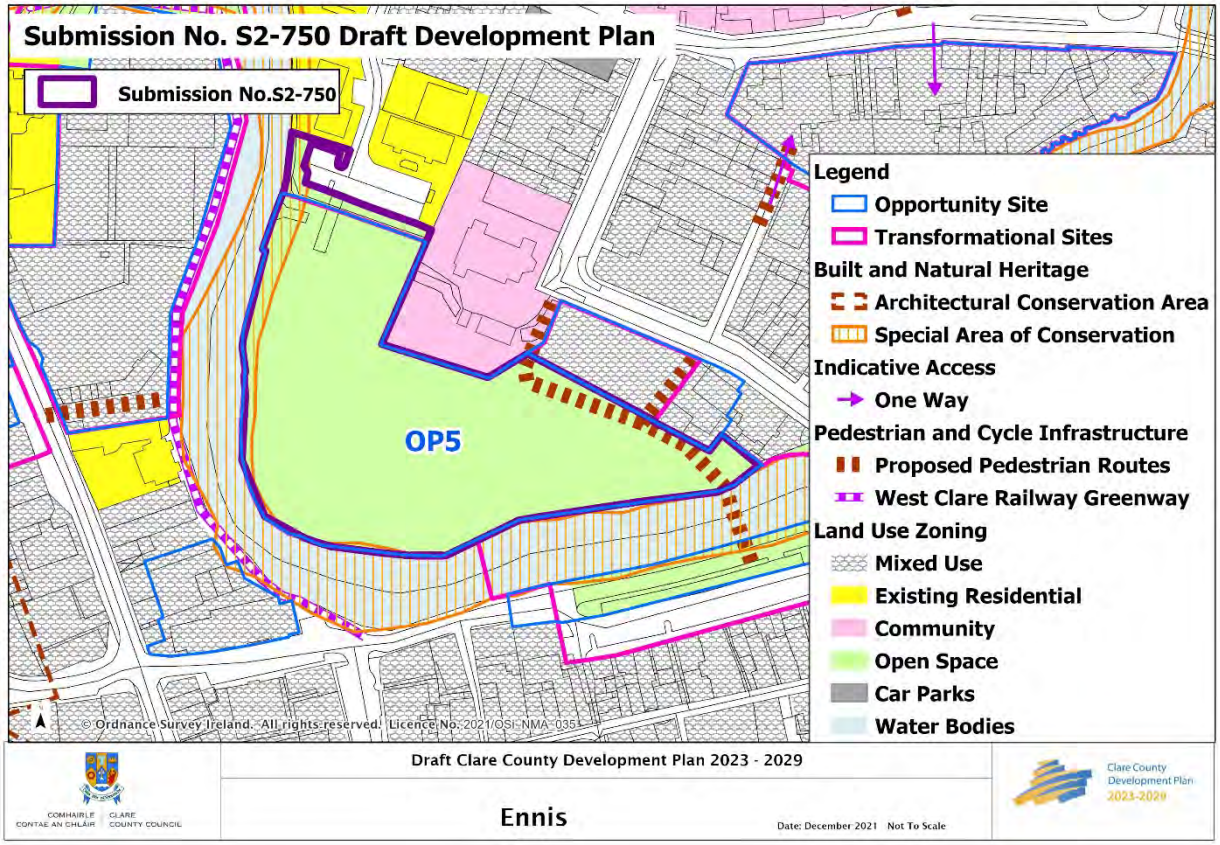
As a key feature of Ennis Town Centre, the Post Office Field is identified as an Opportunity Site (OP5) which is part of a larger Transformational site (TS3) as set out in Volume 3a of the Draft Clare County Development Plan 2023-2029. In the technical guidance set out for the Post Office Field it specifically states that any proposals must be informed by a comprehensive ecological survey and landscape management plan. Protecting and managing the natural qualities of the Post Office field and safeguarding its flood relief function are paramount consideration in any future proposals for this site. I note the site directly adjoins the Lower River Shannon cSAC and that any future proposals must be progressed in full compliance with the requirements of the EU Habitats Directive.

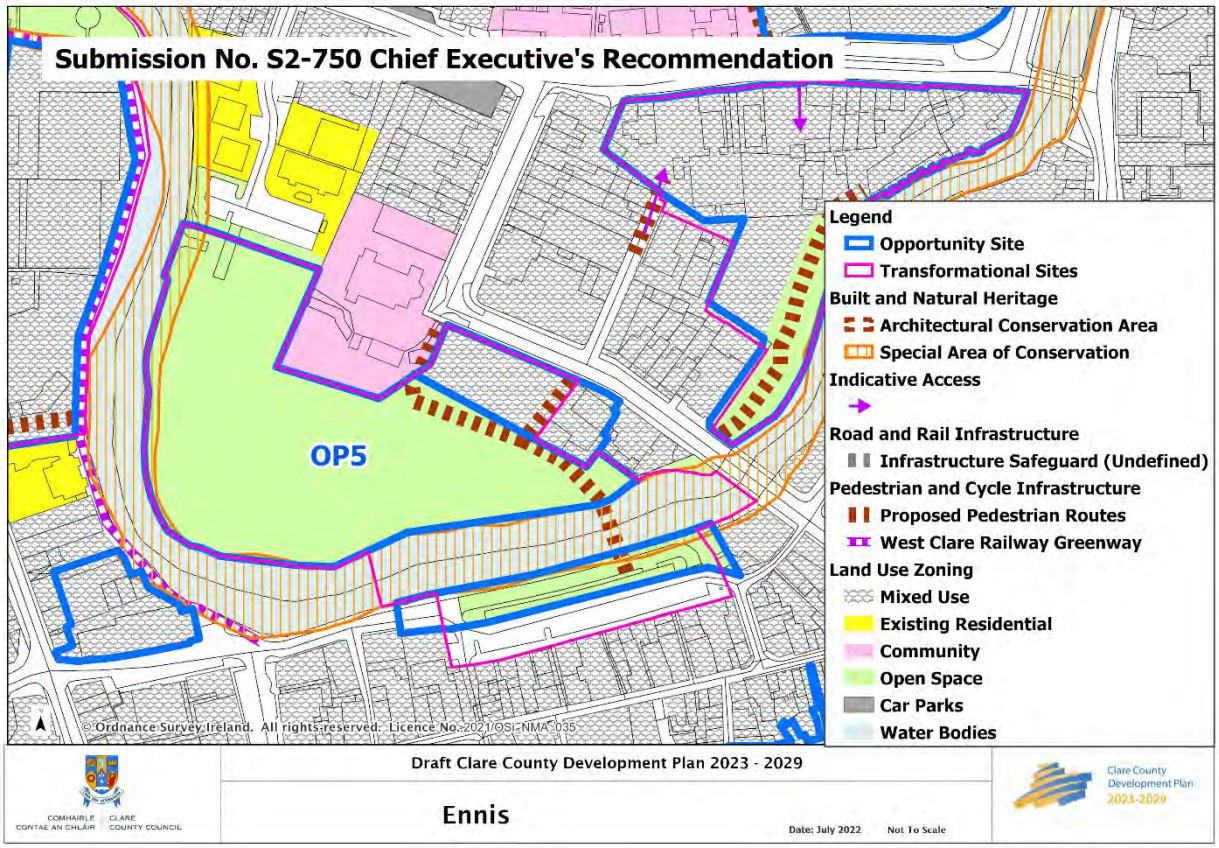
The Post Office Field has also been assessed as part of the Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) undertaken for the Draft Plan .and have informed its preparation. Arising from these assessments a number of mitigation measures as detailed in the Appendix Table C2 (c) Ennis Municipal District of the Natura Impact Report (AA) and Appendix B Ennis Town of the Environmental Report (SEA) The NIR in particular identifies the future surveys and requirements which will be necessary prior to any development taking place in order to ensure compliance with all relevant EU and national legislation. Specifically in relation to the Strategic Flood Risk Assessment the entire site is located within Flood Zone A and plays a significant role in the flooding regime of the River Fergus. Any project/works to be carried out at this location will be subject to Appropriate Assessment whereby such works could only proceed in compliance with the requirement of the EU Habitats Directive ensuring there is no potential for significant effects to the European site.

I am satisfied that the Draft Plan objectives for the Post Office Field take full account of the environmental sensitivity being part of the River Fergus SPA as well as its essential flood storage role. Future proposals would be required to adhere to the mitigation as set out in the environmental assessments on the draft plan, as well as be required to undertake a project level Appropriate Assessment. I am therefore satisfied to include the Post Office Field objectives as set out in the Draft Plan.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-750 Draft Development Plan
Submission No.S2-750
OP5
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-750 Chief Executive's Recommendation
OP5
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/752 –Paul Murphy	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

This submission sets out the following concerns:

- The shortage of zoned lands to meet future needs in particular in relation to, Ennis, Clarecastle and Barefield.
- The provision of affordable housing needs to be addressed in the plan.
- Significant portions of zoned residential lands in Ennis may not actually be available for development which needs to be addressed.

Chief Executive's Response

I want to thank Paul Murphy for his submission and to respond as follows;

The NPF and RSES provide target population growths for each county in the country, which must be allocated appropriately throughout the county. The overarching objective is to drive the compact growth of our cities, towns and villages. This has placed a significant constraint on the overall quantum of undeveloped land that can be appropriately zoned for new residential development.

In this context, the Serviced Land Assessment seeks to identify lands which should be prioritized based on infrastructural requirements such as water, wastewater, foothpaths etc and land use criteria such as compact growth and co-ordinated development. Lands that are serviced or serviceable within the life of the plan and lead to compact growth are considered to be sequentially preferable and are therefore zoned within the Draft Plan. The inclusion of residential land zoning on unserviced lands is not supported by national guidance for land zoning, and therefore cannot be applied.

I am satisfied that a sufficient quantum of land has been zoned across the County to accommodate the required amount of housing units to meet the needs of the allocated population growth for the County over the plan period 2023-2029.

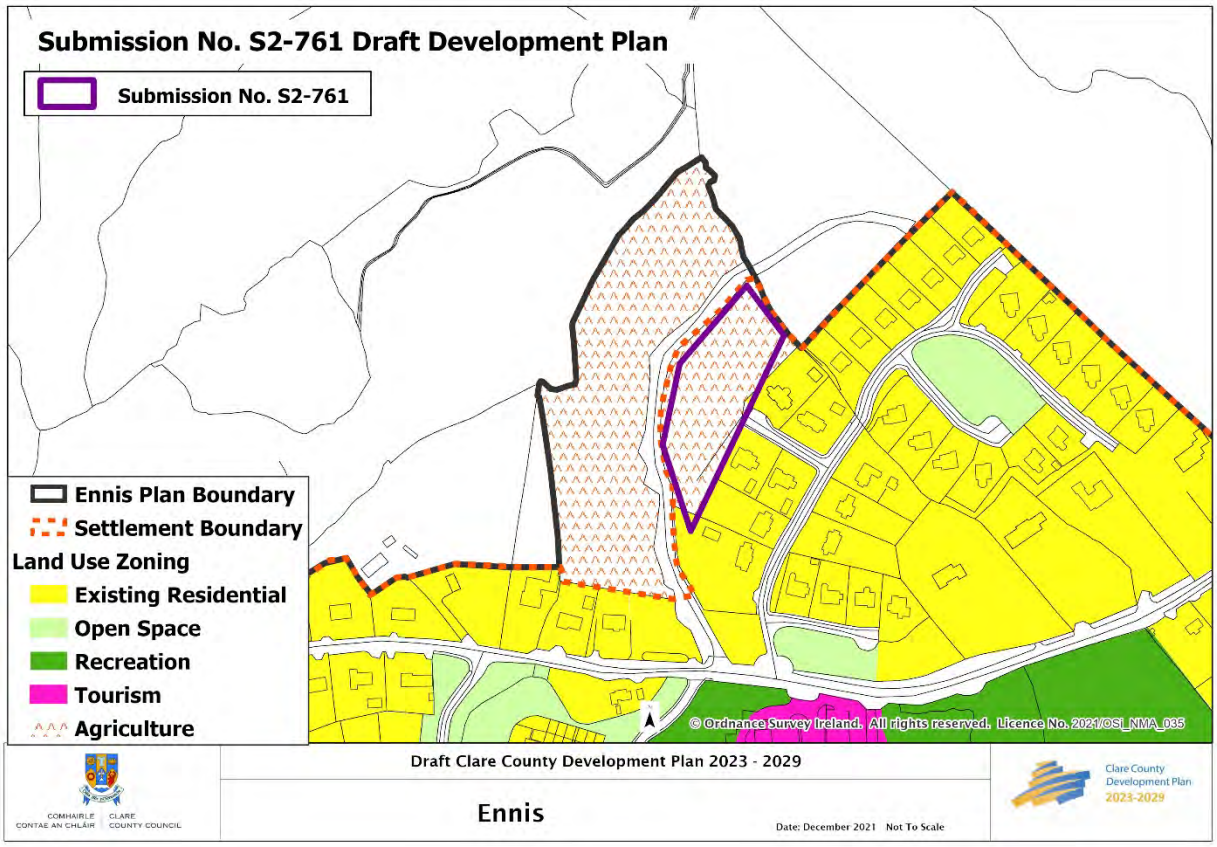
The local Authority will continue to meet the requirements of Part V Social and Affordable Housing and further information on this can be found in the Housing Strategy Volume 5 of the Plan, however the affordability of housing is a much wider issue beyond the remit of the County Development Plan.

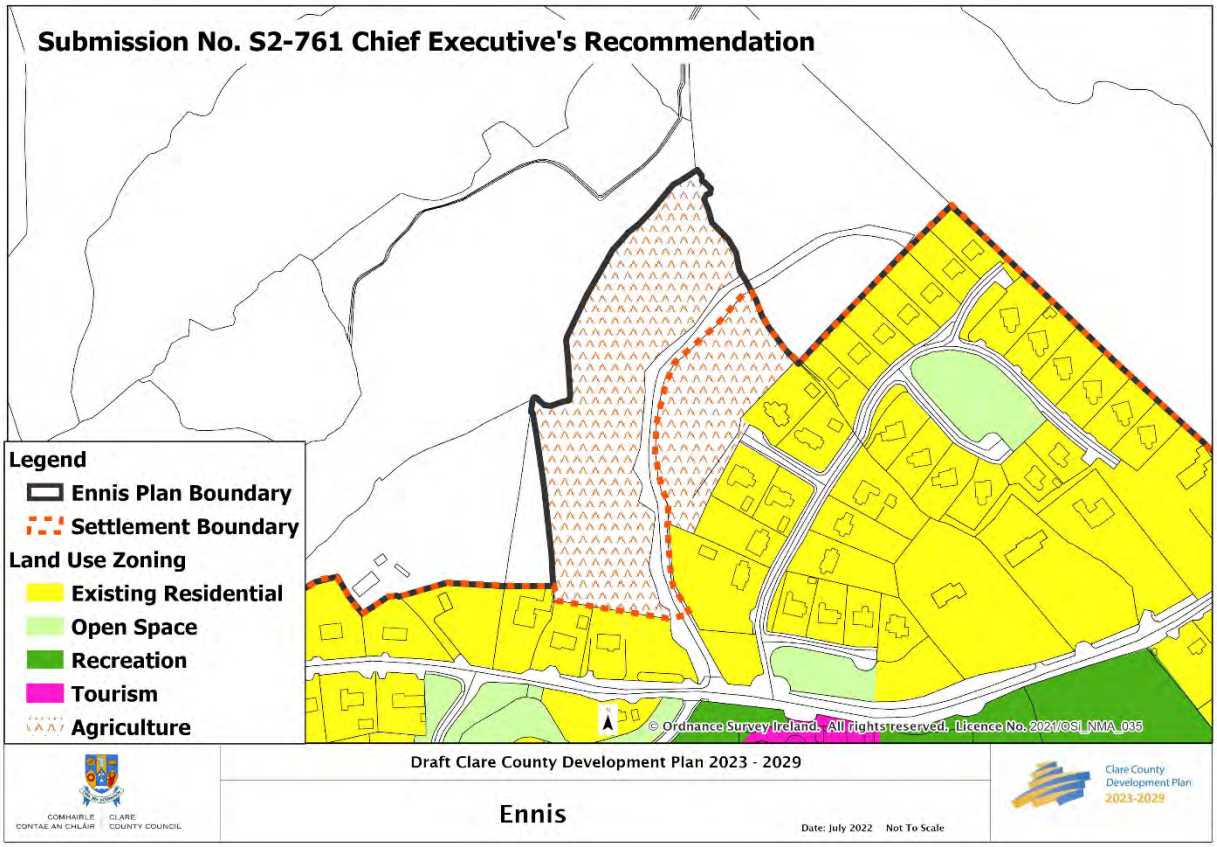
The Residential Land Tax is expected to help activate zoned land on which housing is accepted in principle. In addition, the overall quantum of zoning provides additional provision which is additional residential zoned land over and above what would be required to meet precisely the projected housing demand for the county. This approach recognizes that a degree of choice in development sites is desirable to avoid restricting the supply of new housing development through inactivity in a particular landholding or site.

Chief Executive's Recommendation
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

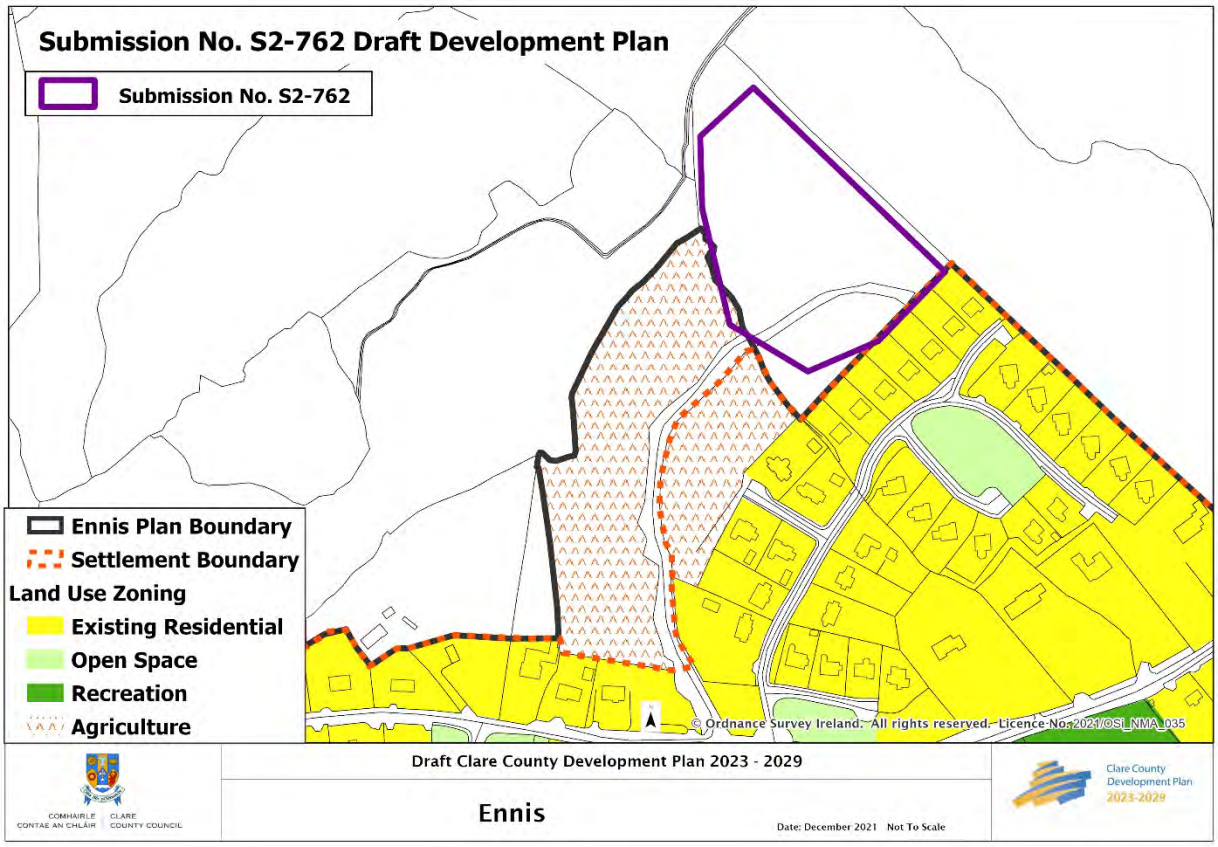
Submission No: S2/760 –Michael O'Brien	
Relevant Chapters / Topics	• **Ennis** • **Zoning** • **Recreation**
Summary of Issues Raised in Submission	
This submission is from a resident of Abbeycourt, Limerick Road, Ennis located beside the proposed new Lidl site. The submission requests using part of the undeveloped lands as a walking or cycling area.	
Chief Executive's Response	
I wish to thank Michael O'Brien for the submission and note its contents. It is an objective of the Draft Plan to ensure that each neighbourhood in Ennis is served by a range of community facilities and amenities to secure a high quality of life for all residents. The site specific objective for MU6 on the land to which this submission relates specifies particular uses suitable for the site, one of which is a neighborhood centre which includes the provision of a high-quality playground. The lands adjacent to the Lidl site/Mixed Use zoning shall remain in Open Space zoning, which has the potential to provide for recreational activity as detailed in the submission.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	

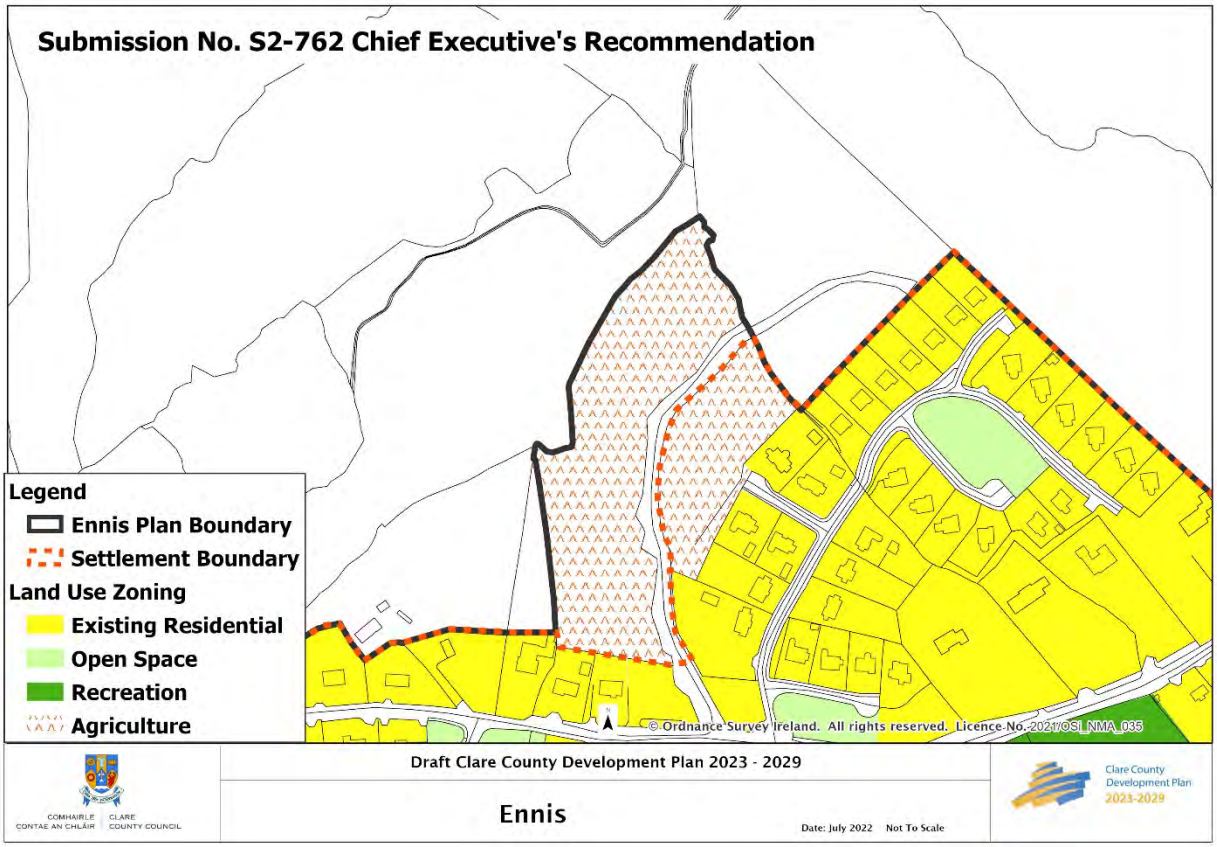
Submission No: S2 – 761 – Oliver O'Halloran	
Relevant Chapters / Topics	• **Ennis** • **Land Use Zoning**
Summary of Issues Raised in Submission	
This submission relates to lands in the Woodstock area of Ennis supporting the proposal of Clare County Council to de-zone lands in Woodstock Neighbourhood to agricultural land. A map is included with this submission.	
Chief Executive's Response	
I wish to thank Oliver O'Halloran for the submission and welcome the support for the proposed zoning of lands at Ballylannidy for Agriculture use.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-761 Draft Development Plan
Submission No. S2-761
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-761 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/762 –Oliver O'Halloran	
Relevant Chapters / Topics	• Ennis • **Zoning**
Summary of Issues Raised in Submission	
This submission supports the Development Plan as it proposes to keep lands in the Woodstock Neighbourhood zoned as agricultural lands. Also noted that no additional large areas of land are identified in this Neighbourhood for Residential development. The reality is that access to Lahinch Road at busy times is already an issue for residents of this neighbourhood (prolonged waiting times, safety issues (road traffic accidents), adequacy of sewerage system currently, pumps in place .	
Chief Executive's Response	
I wish to thank Oliver O'Halloran for the submission and welcome the support for the proposed zoning however I note the map relates to lands outside the settlement boundary.	
Chief Executive's Recommendation	
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-762 Draft Development Plan
Submission No. S2-762
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-762 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/765 –Patrick Walzer	
Relevant Chapters / Topics	• Ennis • Zoning

Summary of Issues Raised in Submission

The submission relates to the playing fields at St Flannan's College, Ennis and seeks that
1) All lands at St Flannan's College be zoned as Open Space with the express objective that they cannot be developed and are used for the pleasure, leisure and sporting use of the students of the school and broader community.
2) That all trees on the lands are preserved as they represent a link to the historical lineage of these lands. They form part of the character of the lands and demonstrate a commitment to Biodiversity and what is loosely referred to as the Green Agenda

The submission sets out the change from Low Density Residential to Community zoning in the Draft Plan however the submitter considers that all lands at this location should be zoned Open Space for the following reasons;
1) The lands should be preserved for the use of the students of the school and with continued growth in numbers any disposal of lands or decommissioning of the lands for other Community use would frustrate that objective.
2) The lands should be available to the Community for general leisure and sporting use, in line with the previous stated goals of the Plan and help with obesity levels, health and general wellbeing of the Community, as a whole. 3) The lands are recognised as the only Community space on this side of Ennis and other submissions to the Plan have recognised the need for a playground and child-friendly provisions in the Limerick Road area and this would seem like a natural area for any such facility.

These lands contain trees and a rich bio-diversity area for the enjoyment of the whole community.
An open space zoning supports objectives around Green Infrastructure, Goal 4 of the Municipal Plan to "Promote a high quality of life, health and well-being" and Goal 18 (Biodiversity and Natural Heritage) wants to 'protects and enhances the unique natural heritage and biodiversity of the Plan Area and provides a comprehensive green infrastructure network with high quality sustainable access and recreation opportunities'

Chief Executive's Response

I would like to thank Patrick Walzer for this submission and to respond as follows;

An open space zoning on the entirety of the St Flannans College site would not be reflective of the established use on site and may prohibit the future development of the school itself. Therefore, the community zoning reflects the school complex and in addition ensures there is sufficient community zoned lands to serve the neighbourhood in which it is located. However, the majority of the playing fields should remain zoned as open space to reflect their use.

Goal 4 as cited in this submission promotes a high quality of life, health and wellbeing, not solely by the provision of open space but is all encompassing such that Ennis is diverse, inclusive and

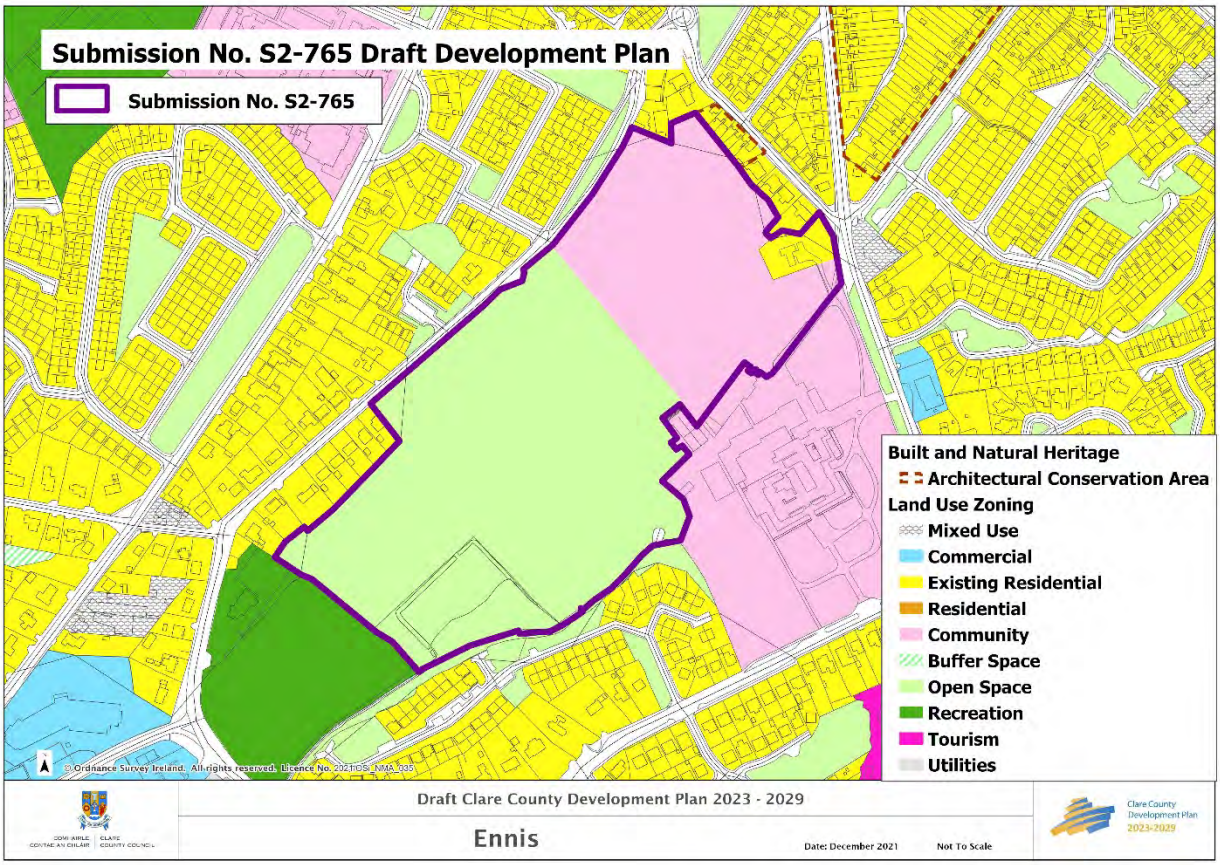
promotes and develops healthy communities through affordable, accessible residential accommodation, education, community, health facilities; and access to amenity and recreational space. The 10 Minute Town Concept seeks to have all community facilities and services accessible within a 10-minute walk or cycle from homes or accessible by public transport services connecting people to larger scaled settlements, and so it is of the utmost importance that sufficient community zoning is facilitated within the Plan Area.

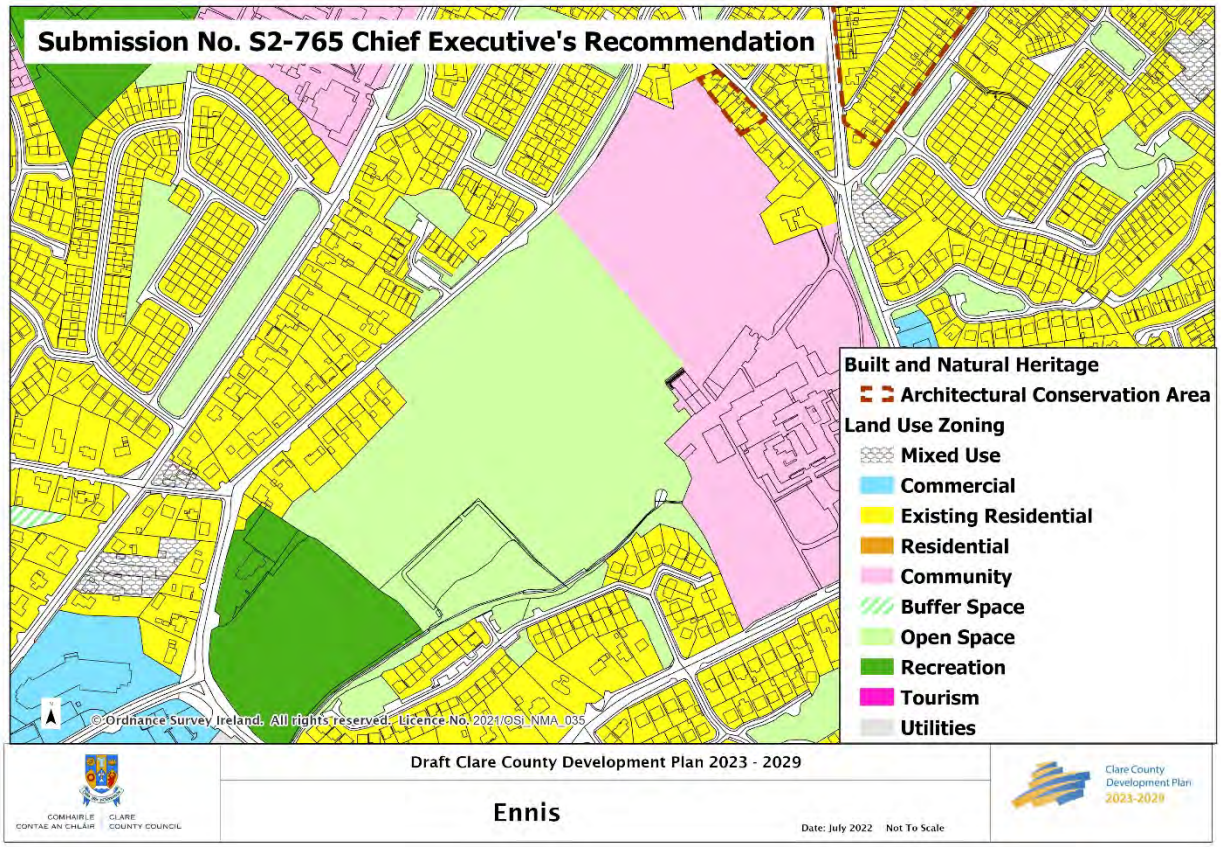
Any future development at this location and the wider plan area would be subject to normal planning and environmental criteria through the Development Management process. Volume 1, Written Statement, Chapter 15, Biodiversity, Natural Heritage and Green Infrastructure, presents objectives to promote County Clare as an environmentally sustainable County and to support the natural heritage of the County through the conservation, protection and enhancement of its natural resources. These objectives will apply to all development proposals that may come forward.

I am satisfied with the zoning objectives for the site in question.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-765 Draft Development Plan
Submission No. S2-765
Built and Natural Heritage
Architectural Conservation Area
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Buffer Space
Open Space
Recreation
Tourism
Utilities
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-765 Chief Executive's Recommendation
Built and Natural Heritage
Architectural Conservation Area
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Buffer Space
Open Space
Recreation
Tourism
Utilities
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/769 –Enda Colleran on behalf of Dermot McInerney (Ballybeg)	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to a site at Ballybeg, Ennis measuring 1.42ha and currently zoned "agricultural" in both the current CDP and in the Draft Plan. The submission proposes that the zoning of the subject lands be changed to "Low Density Residential" for the following reasons;

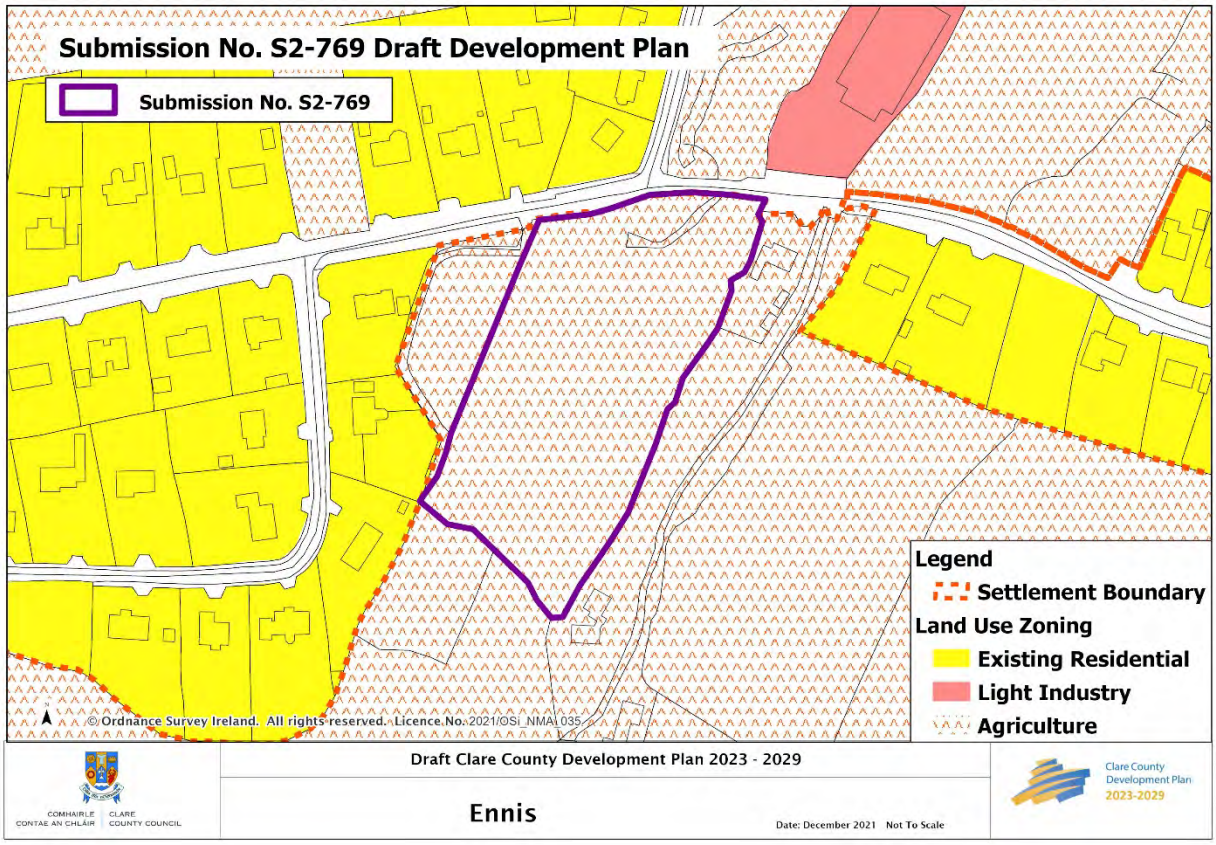
- The land surrounding the subject parcel of land is zoned "Existing Residential". Therefore, in the interest of proper forward planning, the re-zoning of the subject parcel of land will create a contiguous residential area
- The subject land is located on Ballybeg Road in close proximity to the Clarecastle Exit from the Ennis by-pass road, N85. Therefore, residents of houses in this parcel of land will have easy access to the M6 motorway for travel to Galway and Shannon and Limerick
- As the site is located on Ballybeg Road, it can be served by the public sewer which discharges to the recently up-graded pumping station at the eastern end of Ballybeg Road
- At present, most of the terrain of the parcel of land could be described as exposed limestone rock. Therefore, the terrain is more closely suited to development than agriculture
- All surface water within the curtilage of the land using Sustainable Drainage Systems (SUDS)

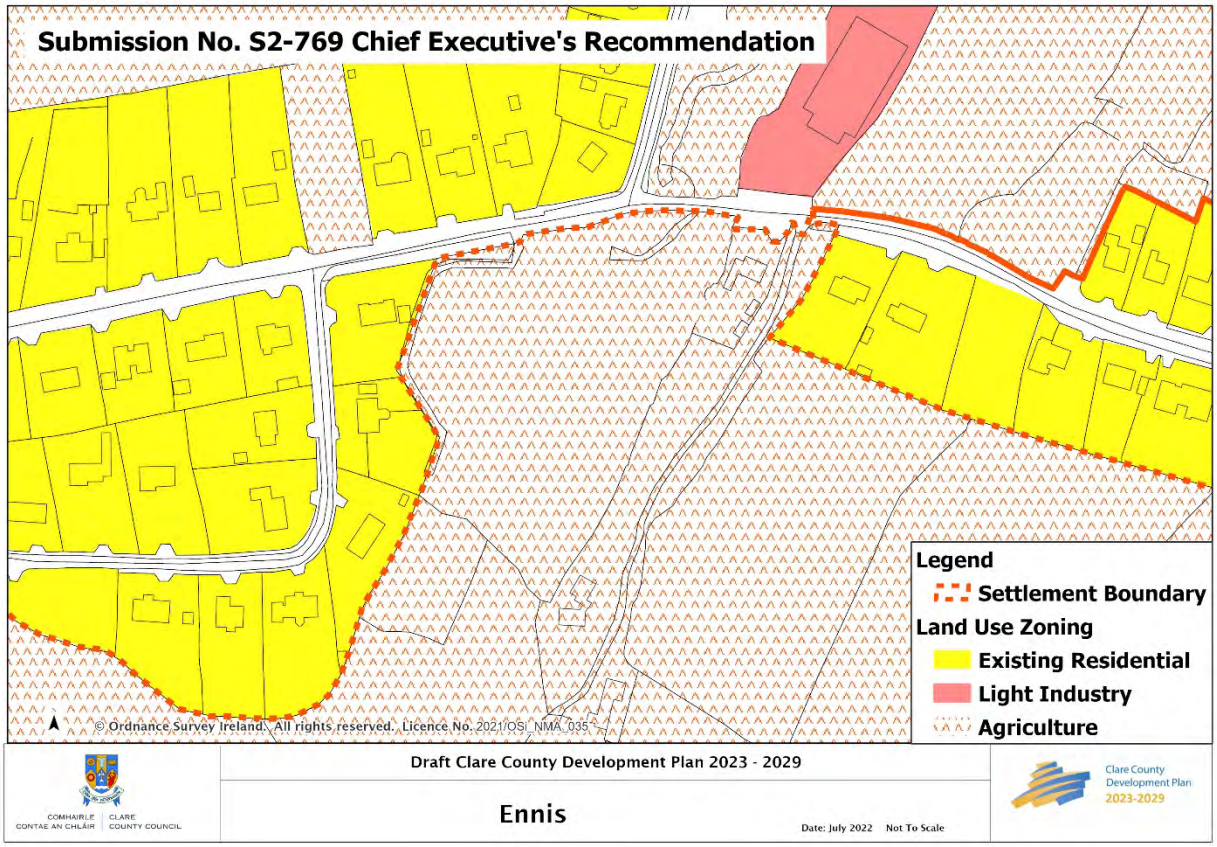
Chief Executive's Response

I would like to thank Enda Colleran on behalf of Dermot McInerney (Ballybeg)for the submission and I note that it relates to a large area of land in the Ballybeg area which is located outside the settlement boundary of Ennis and Environs. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis and Environs to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. Therefore, given the land is located outside of the settlement boundary and that there is adequate provision of zoned land within the settlement area I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-769 Draft Development Plan
Submission No. S2-769
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Light Industry
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-769 Chief Executive's Recommendation
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Light Industry
Agriculture
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Submission No: S2/775 –Donal Courtney on behalf of Selvaag Ireland Ltd (Woodstock)

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

This submission relates to lands at Woodstock, Ennis, Co. Clare, identified on an accompanying map. The subject lands extend to approximately 1.5 hectares in area and are located in the neighbourhood of Shanaway Road/Woodstock. They are located to the north of the Woodstock View/Woodstock Hill residential development.

The planning history of the site is included in the submission and the most recent permission was for a nursing home granted in 2000. The subject lands are located outside the settlement boundary of Ennis in both the current Clare County Development Plan 2017-2023 and the Draft Clare County Development Plan 2023-2029.

This submission is seeking the inclusion of the subject lands within the Ennis settlement boundary and the zoning of the land for 'Community' Use. A review of the Draft land-use zoning map for Ennis indicates that there is not currently a balanced spatial distribution of greenfield lands zoned for 'Community' use north and northwest of the town. The only significant areas of greenfield land zoned 'Community' use are located west of the Drumcliffe Road to the rear of the Dromard development.

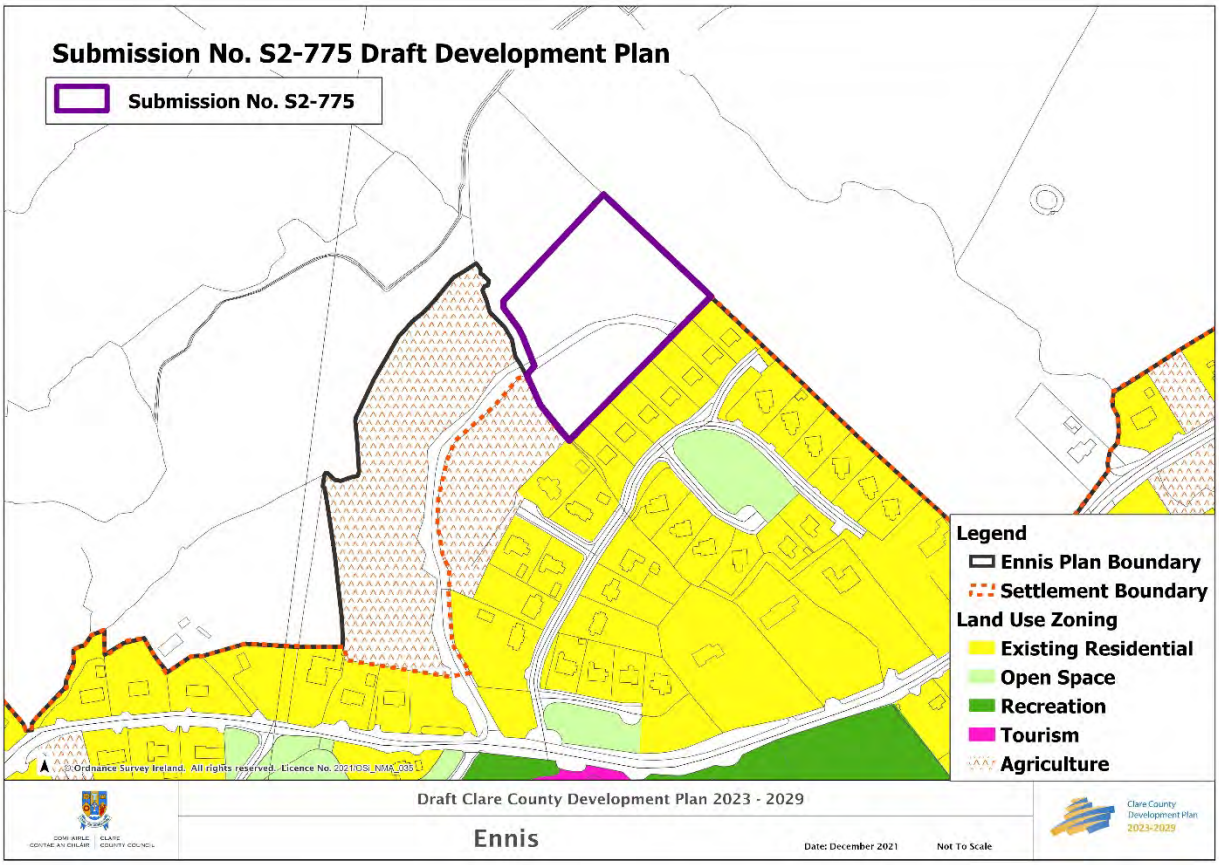
In the event of that the subject lands are zoned for 'Community' use, it would be our client's intention to develop a nursing home on the lands. It should be noted by the Planning Authority that there is a very significant shortfall in nursing home beds across the State. A 2020 report by CBRE identifies a significant shortfall in existing nursing home bed provision which will likely become acute in the coming years based on the demographics of the country's population.

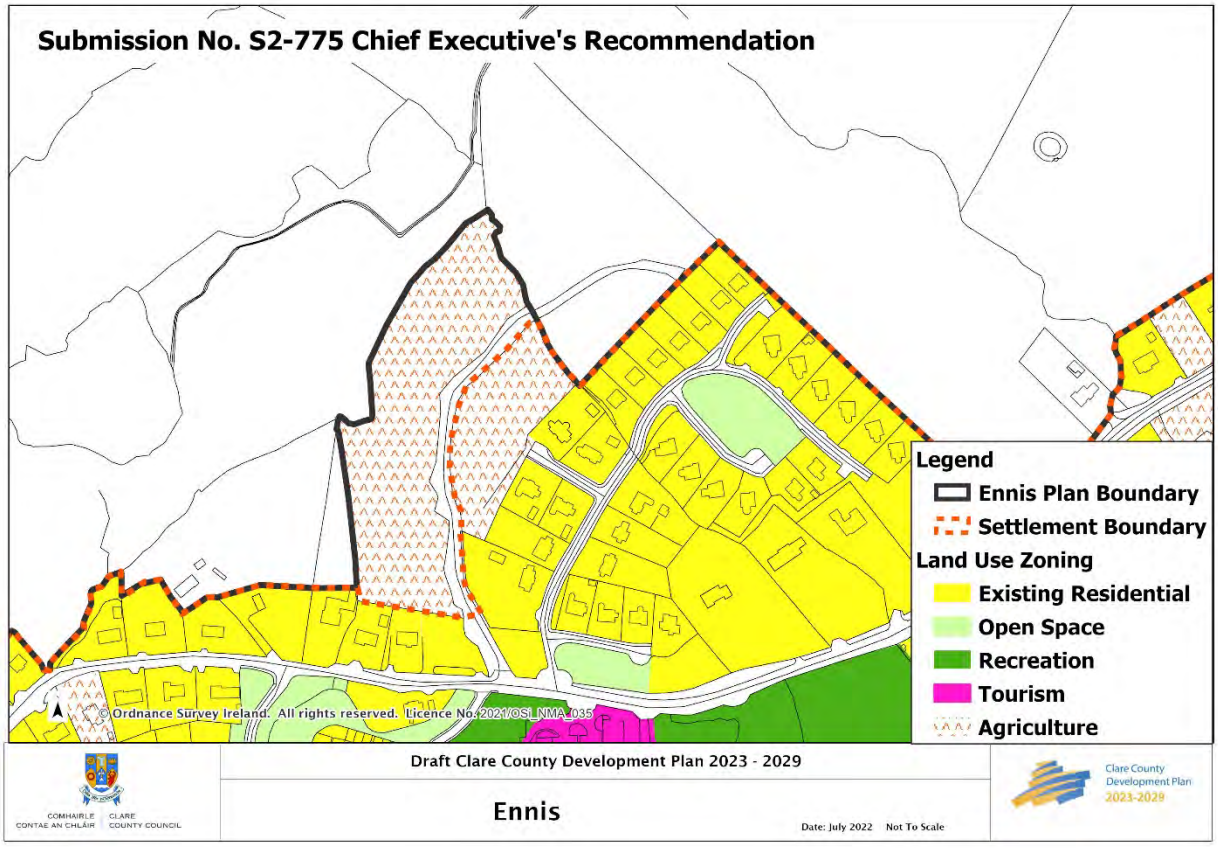
Chief Executive's Response

I wish to thank Donal Courtney on behalf of Selvaag Ireland Ltd (Woodstock) for this submission.

The subject lands are located on the western periphery of the settlement of Ennis and outside the Plan Boundary. The settlement boundary is long established, through several iterations of the CDP, and should not be altered without strategic reasons to do so. These lands are at a significant remove from the town centre and peripheral to established areas and additional zoning at this location would militate against the achievement of a "10 minute town" and the achievement of compact growth as set out in CDP 4.13 Planned Growth of Settlements, be contrary to the sequential approach and to the principle of sustainable development.
I am satisfied that within the settlement boundary, there are significant amounts of lands zoned that are available to meet the "Community" requirements of the town and its surrounding areas over the Plan period. These lands are located to serve existing and planned growth and in this instance, there is not significant growth planned for the Woodstock area in line to warrant the provision of additional community zoned land at this location. The zoning of the lands would not therefore represent proper and sustainable planning.

Chief Executive's Recommendation
I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-775 Draft Development Plan
Submission No. S2-775
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-775 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/777 –Ann Hurley	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to (LDR4) and in particular the written description of these lands at Ballymaley, Ennis. A map has been included with this submission. The submitter sets out the following;

- Development on these lands should take into consideration the existing neighbourhood and Ballyalla Lake.
- Regard should be had to the aspect as viewed from the Galway Road and avoid back gardens backing onto the road.
- Site development would offer an opportunity for access to Ballyalla Lake and would also benefit users of the 'grassy track' old Parnell Way.
- Footpath/cycleways on Galway Road, footpaths, pedestrian crossings and traffic calming measures could be taken into consideration with possible development.
- Development on these lands is a positive step for the area.

Chief Executive's Response

I wish to thank Ann Hurley for the submission. The exact layout and design of any development proposal will be determined through the Development Management process, however it is warranted that additional text be included in the Objective LDR4 such that the design and layout appropriately addresses the regional road and achieves linkages to Ballyalla road.

Chief Executive's Recommendation

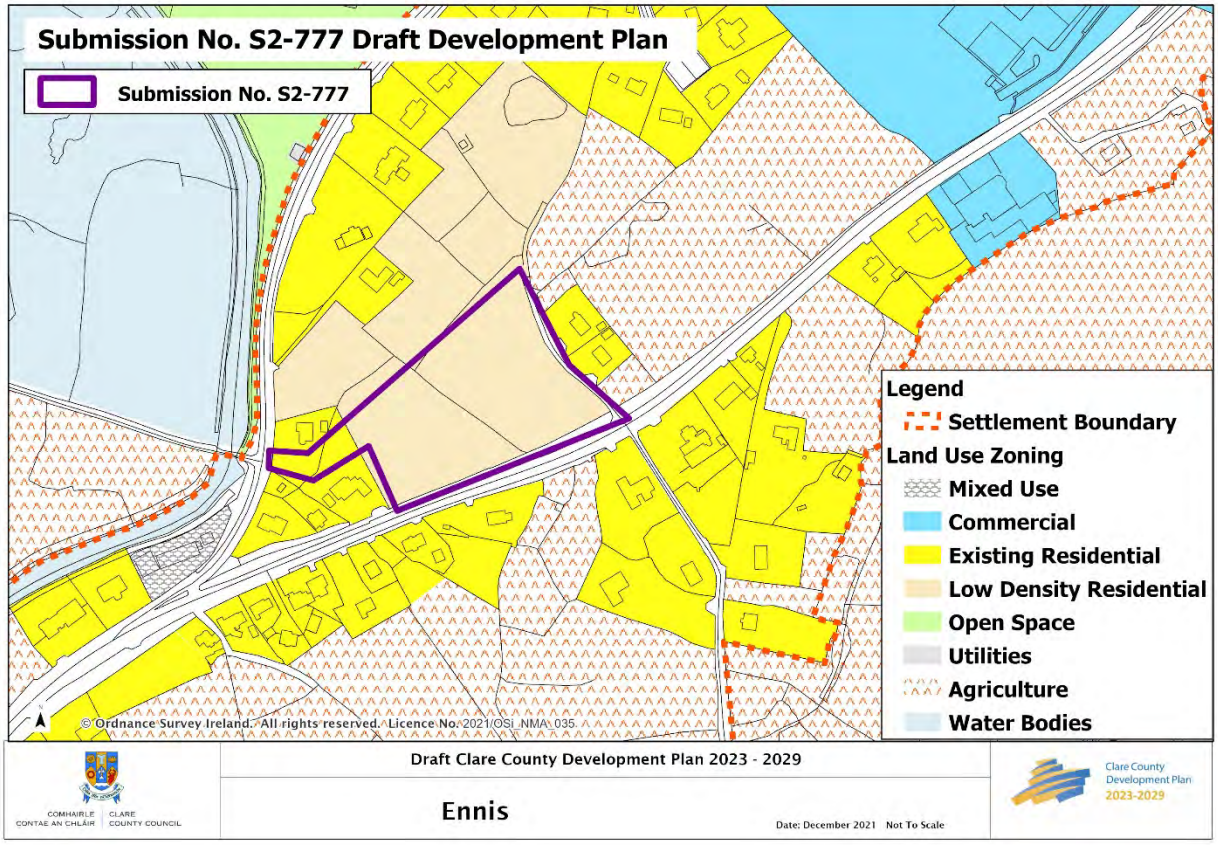
To include the following text in Objective LDR4,

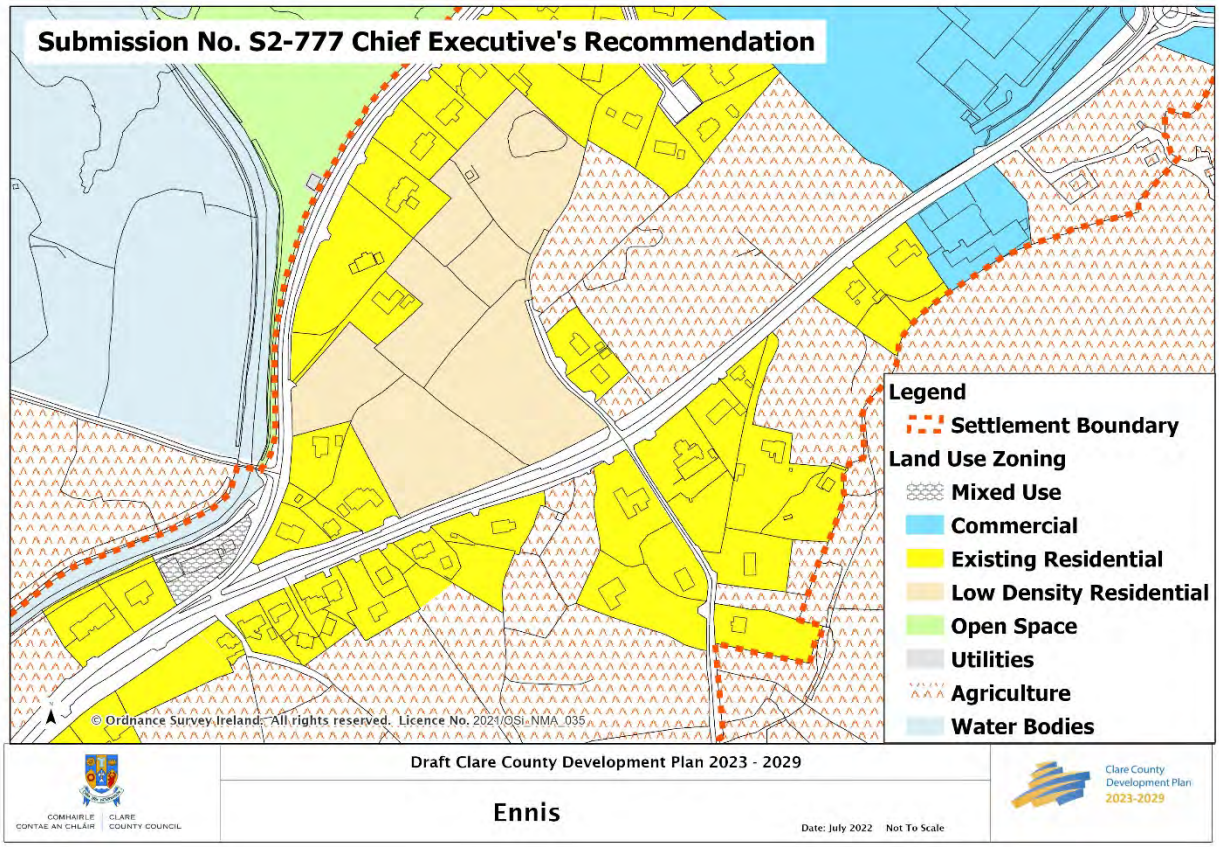
LDR4 Gort Road, Ballymaley

This site is situated to the southeast of Ballyallia Lake and would be suitable for a low density housing scheme of detached dwellings. Any development application shall be accompanied by a full bat survey, particularly in relation to the presence of Lesser Horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development proposals must not propose removal of woody vegetation and must address how linkages across the landscape can be maintained. Any development proposals shall provide for connection to the public sewer. A Construction Environmental Management Plan (CEMP) shall be provided as part of any planning application for development, detailing how surface water run-off, especially in relation to the release of silt and other pollutants, will be controlled during construction. Development proposals must be accompanied by an Ecological Impact Assessment and/or a Natura Impact Statement, should the Council determine that an

appropriate assessment is required given its proximity to Ballyallia Lake SAC and the Lower River Shannon SAC.

The design and layout of any development proposals shall ensure future development adequately addresses the regional road (R458), having regard to the established character of dwellings in the immediate vicinity. Linkages shall also be provided to the Ballyalla Road (L4162-50).


Submission No. S2-777 Draft Development Plan
Submission No. S2-777
Legend
Settlement Boundary
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Low Density Residential
Open Space
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale
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Clare County Development Plan 2023-2029


Submission No. S2-777 Chief Executive's Recommendation
Legend
Settlement Boundary
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Low Density Residential
Open Space
Utilities
Agriculture
Water Bodies
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Ennis
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Clare County Development Plan 2023-2029

Submission No: S2/780 – Olivia Morgan	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

This submission requests that 1acre of land be changed from agricultural to residential use, bordering the Lahinch Road at Loughville. The Lahinch Road is a residential road with a mix of low and high density housing.

It is suggested that the recent development at Acha Bhile is an example of the recognition from Clare Co Council that this is truly a mixed residential area. Previously a large part of the land was zoned for residential use and the submitters Father, Ralph Morgan held outline planning permission for 14 number ½ acre sites. It is acknowledged that there is a seasonal flood on part of the lands. The submission does not seek a zoning change for the flood affected part of the land. The land that a zoning change is being on is on much higher ground than the flood affected zone. The submission seeks that the zoning be changed to allow the submitter and her sister to potentially develop one acre of land bordering the Lahinch Road and adjoining the existing recently built houses. An aerial map that shows the proposed 1 acre of land subject to the rezoning request has been submitted. The map clearly shows that the proposed development area is a significant distance away from the flood affected zone. The submission also contains a copy of the Folio map and the land registry map. The submitter currently lives in Australia and it is her wish to return to Ennis and build a home on the land she inherited from her father.

Chief Executive's Response

I wish to thank Olivia Morgan for the submission and I note the location of the subject site at Loughville. The water supply for Ennis town and its environs is taken from Drumcliff Springs whose recharge area is karst aquifer. The land which is the subject of this submission is located within the Zone of Contribution as delineated by the GSI for the Drumcliff Springs. Previous studies have indicated that due to the geology of the catchment, the varying thickness in overlying soils and fast travel time in the groundwater flow regime, there is minimal attenuation of contaminants, both natural and anthropogenic, thereby making the groundwater and the Drumcliff Springs supply well extremely vulnerable to pollution. According to the GSI Source Protection Report there are five main tributary river systems which are of significance to the Drumcliff Springs. The Greenpark system to the south which sinks at Drumcarron More swallow holes is a key supply of the Drumcliff Springs and it is highly dependent on the surface water catchment of it, within which the lands which are the subject of this submission are located. Following analysis of the groundwater flow and associated tracing by the GSI, Drumcliff Springs are considered as both a surface water and groundwater source with Drumcarron More swallow hole contributing both from a surface and groundwater perspective. The Fergus River contains several sinks and rises along its course and depending on climatic conditions, at any given site the river water may be recharging the groundwater system or vice versa. The effects of heavy rainfall can be seen in the water quality at Drumcliff Spring within two days which also highlights the sensitivity of the system. The National Groundwater Protection Scheme has therefore delineated the Inner

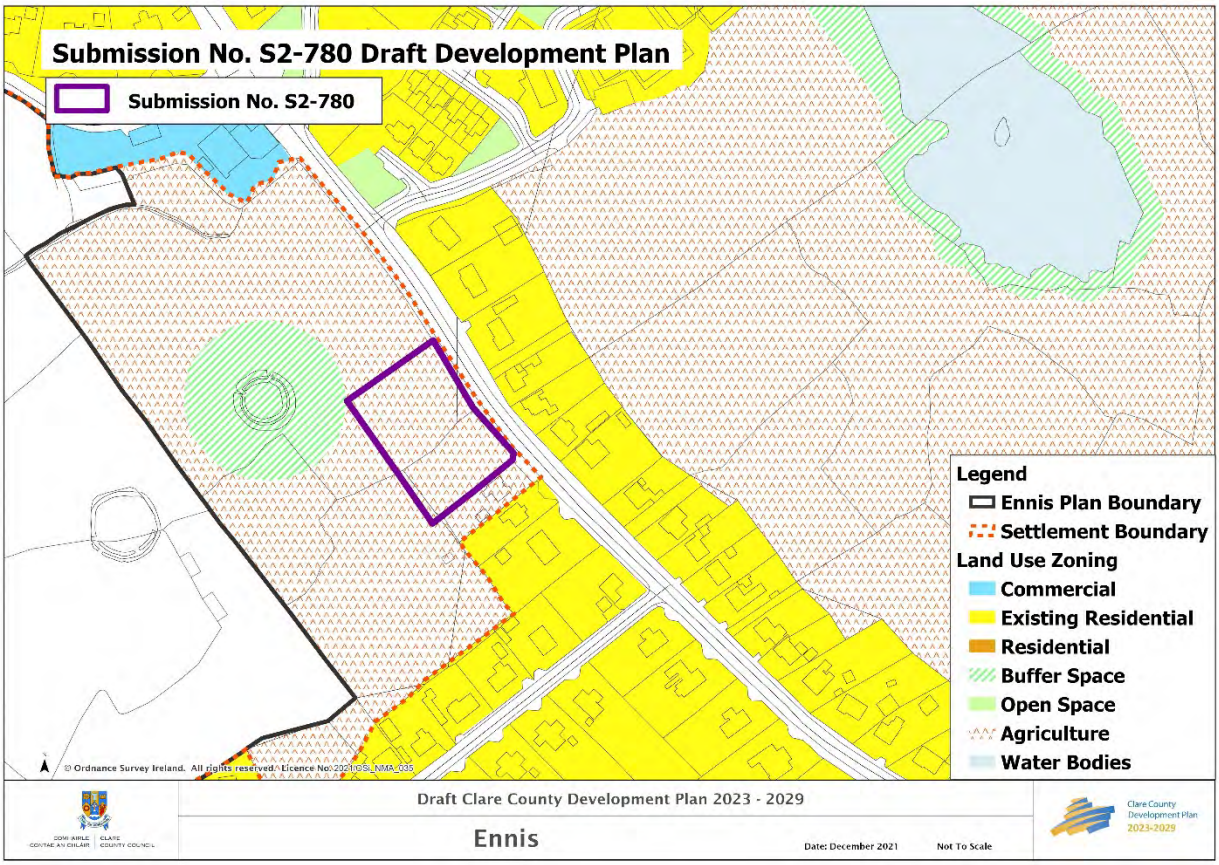
Protection Area which protects the source from microbial and viral contamination and the Outer Protection Area which is designed to protect the source from chemical contamination such as oils, petrols etc arising from residential development. The lands which are the subject of this submission are within the Inner Protection Area for the Drumcliff Springs. Any loss of this surface water catchment supplying water to the Drumcarron More swallow hole would also have a knock-on effect in terms of supply to the Drumcliff Springs.

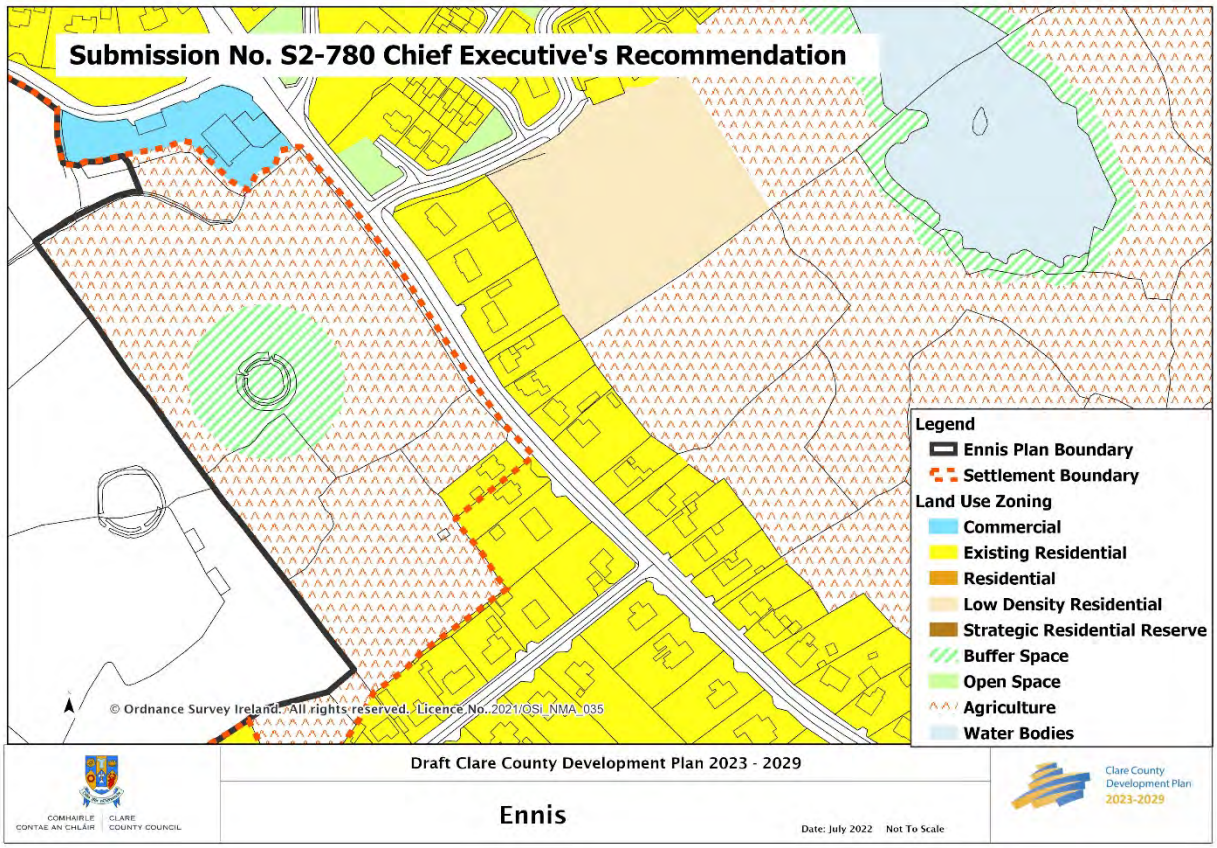
The aquifer vulnerability in this area goes between "Rock at or near the Surface", "Extreme" to "High". Notwithstanding the presence of public sewer in this area, I would not recommend a change in zoning for this site to accommodate residential development at this point in time.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

I note that there is an existing residential dwelling on the adjacent site and that the mapping should be updated accordingly to reflect this.


Submission No. S2-780 Draft Development Plan
Submission No. S2-780
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Residential
Buffer Space
Open Space
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Clare County Development Plan 2023-2029


Submission No. S2-780 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Buffer Space
Open Space
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Clare County Development Plan 2023-2029

Submission No: S2/785 –McCarty Keville O'Sullivan Ltd on behalf of Lidl Ireland GmBH	
Relevant Chapters / Topics	• Ennis • Land use zoning • Retail

Summary of Issues Raised in Submission

The submission relates to a site at Limerick Road/Clare Road owned by Lidl Ireland and identified on a map submitted with the submission. The lands are currently zoned Commercial in the Clare County Development Plan 2017-2023 and have a specific zoning objective associated with them namely, COM9a.
There is currently a live planning application before the Planning Authority for the development of a Neighbourhood Centre on the lands (Pl. Ref. No: 22/33) on behalf of Lidl Ireland GmBH. It is considered that the development which is the subject of the planning application has aspired to deliver the objectives outlined in the Development Plan in respect of Site COM 9a.

In addition to the above we note that the current Development Plan includes a Retail Floorspace

Allocation (Table 1 – Allocated Quantum of Floor Space at the Preferred Sites for Retail Provision1) for

various retail locations in the town of Ennis. This specifically identifies the provision of a Neighbourhood

Centre for the Clare/Limerick Road (the subject lands) and allocates to it a convenience retail floor area

of 1,000-1,200 sq.m (net) in the form of a single retail unit.

The land use zoning of the subject lands had been altered in the draft development plan to 'Mixed Use' development and that a specific zoning objective has been proposed for the entire site 'MU6' which states, inter alia, the following:

> 'This site is zoned Mixed Use and would be appropriate for a Neighbourhood Centre which should ensure a mix of commercial uses which are appropriate in scale and nature to the area, and which do not impact on the vitality and viability of Ennis Town Centre'.

The submission broadly welcomes the identification of the subject lands for the provision of 'mixed use' development and in particular the Planning Authority's aspiration to encourage residential development on the subject lands

While the proposed land use zoning of the subject site is broadly welcomed, there are a number of matters that are raised as they relate to the planning policy context of the subject site and the submission requests the following amendments are incorporated into the Draft Plan,

1. The inclusion of a Table or other provision in 'Volume 3a – Ennis Municipal District of the Clare County Development Plan 2023-2029' which identifies a specific convenience retail floorspace allocation to the Clare/Limerick Road Neighbourhood Centre (similar to Table 1 – Allocated Quantum of Floor Space at the Preferred Sites for Retail Provision in the current Development Plan).

2. The amendment of zoning objective MU6 to clearly state that it is an objective of the Planning Authority to accommodate a convenience retail store in the proposed Clare/Limerick Road Neighbourhood Centre no greater than 1,200m2 in area, on the subject lands identified in Figure 1.
3. The inclusion of 'supermarket' or 'convenience retailing' as a Land Use in the Land Use Zoning Matrix in Appendix 2 and the identification of this use as being 'normally acceptable in principle' on the Mixed-Use land use zoning objective.

Chief Executive's Response

I wish to thank McCarty Keville O'Sullivan Ltd on behalf of Lidl Ireland GmBH for the submission

Item 1

The policy objectives of the draft Plan, as currently worded, facilitate the development of appropriate scale convenience retail within the new Neighbourhood Centre at Clare Road (Site MU6) subject to compliance with the retail impact test. As such, it is considered that no further amendments to the draft Plan are necessary.

Item 2

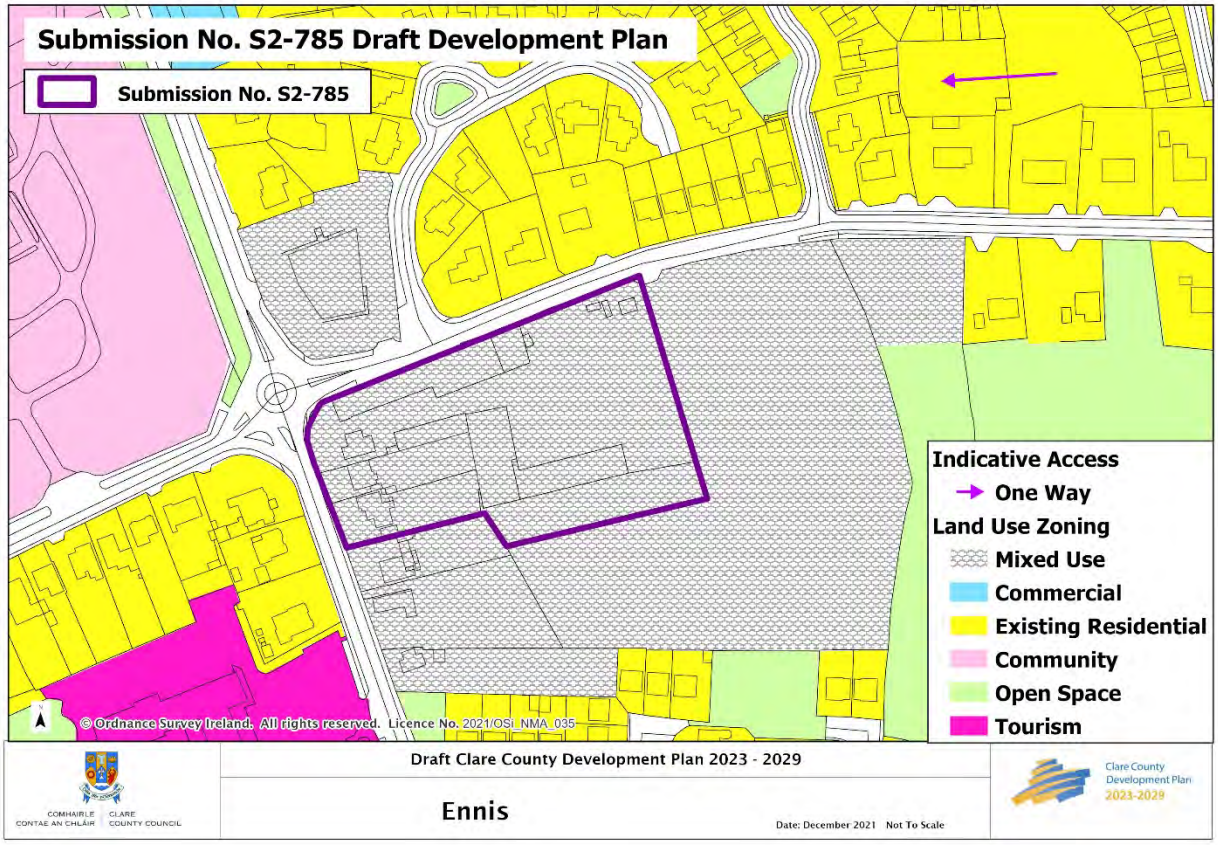
The policy objectives of the draft Plan, as currently worded, facilitate the development of appropriate scale convenience retail within the new Neighbourhood Centre at Clare Road (Site MU6) subject to compliance with the retail impact test. As such, it is considered that no further amendments to the draft Plan are necessary.

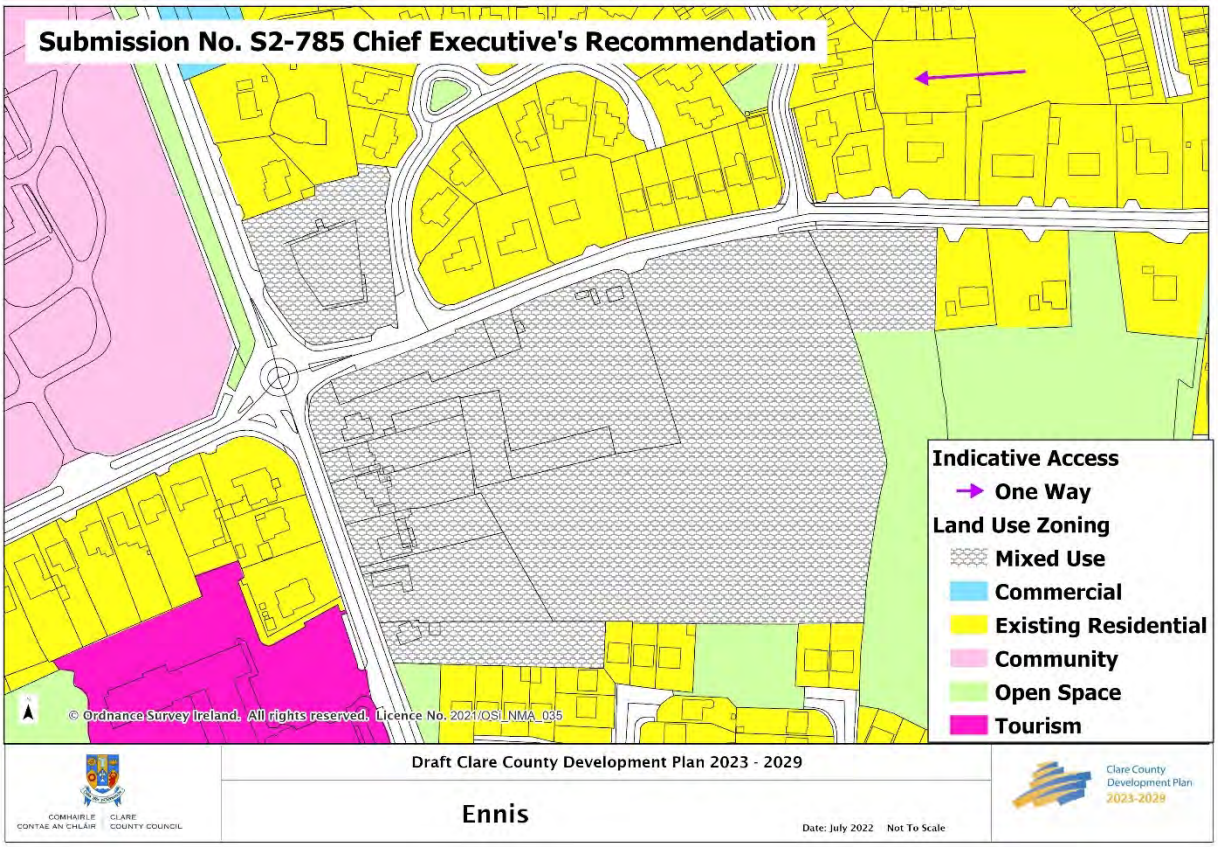
Item 3

The Land Use Zoning Matrix in Appendix 2 identifies 'Shops' as being 'normally acceptable in principle' on lands zoned mixed use. The definition of 'Shops' within the Planning and Development 2001 (as amended) encompasses 'supermarket' and 'convenience retailing'. As such this proposed amendment would not alter the overall objectives of the draft Plan as currently worded. It would simply duplicate it. It is considered that no further amendments to the draft Plan are necessary.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-785 Draft Development Plan
Submission No. S2-785
Indicative Access
One Way
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Community
Open Space
Tourism
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-785 Chief Executive's Recommendation
Indicative Access
One Way
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Community
Open Space
Tourism
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/788 –Tom Howard (Claureen)	
Relevant Chapters / Topics	• **Ennis** • **Land use zoning** • **Neighborhood centre**

Summary of Issues Raised in Submission

The submission relates to lands at Lahinch Road, Claureen, Ennis, Co Clare. The subject lands include the former One Mile Inn and lands adjacent and to the rear, as well as lands to the rear and adjacent to the Inver Mace on the Lahinch Road. Access to the lands is via the Shanaway Road. The lands extend to approximately 2.6 Ha in total. This parcel of land is zoned Commercial COM5 and Agriculture with a specific land use zoning objective for the provision of a neighbourhood centre to serve the Claureen and Woodstock neighbourhoods.

In order to deliver a development of the scale envisaged in the development plan, a significant amount of land would be required, and it is respectfully suggested that this would be in excess of the 0.9 Ha that is zoned COM5 when the filling station is excluded. It is considered that the Planning Authority should zone additional land at this location to accommodate a viable area of land in the context of the development of a Neighbourhood Centre.

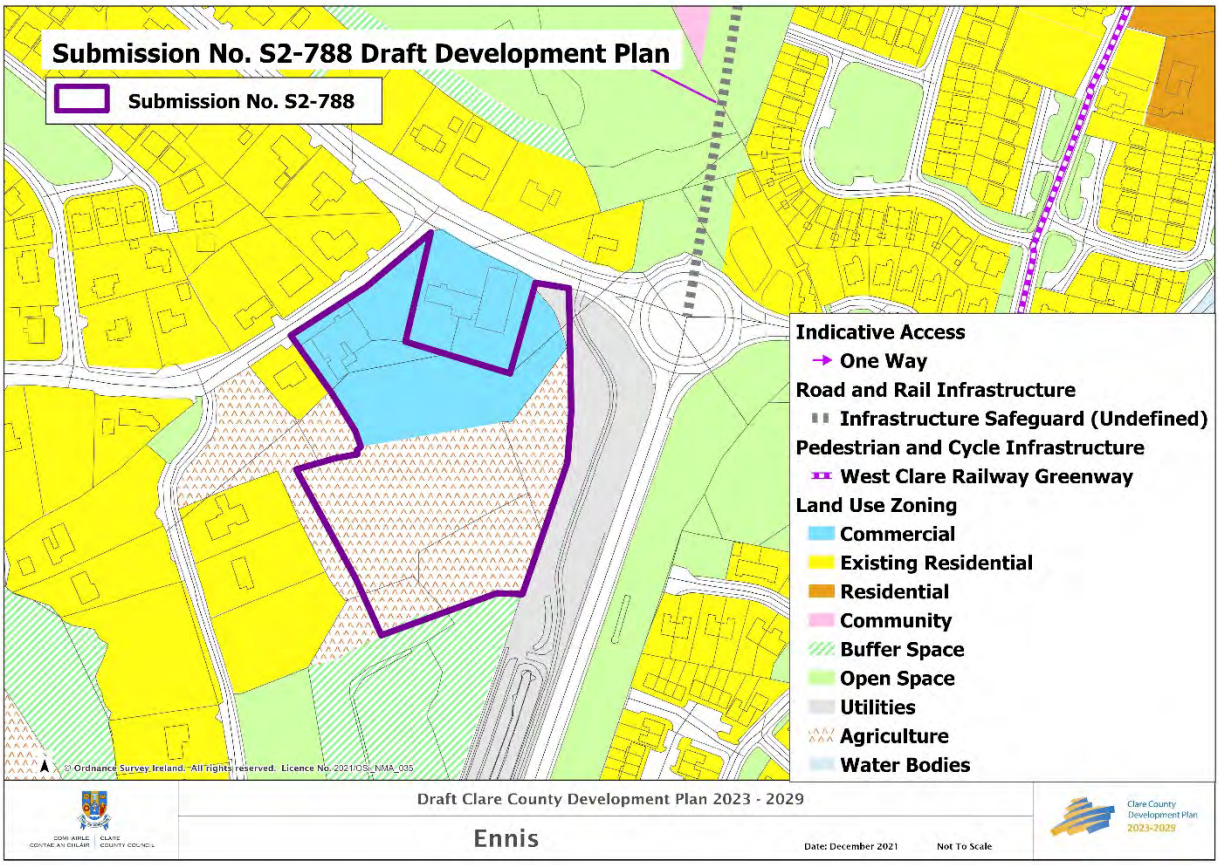
It is requested that the Commercial Land Use Zoning (COM 5), is extended to include the entirety of the area outlined in the accompanying maps. This will require the agricultural zoning proposed in the western and southern extent of the lands to be rezoned 'Commercial' and for the 'COM5' zoning objective to make reference to the entirety of the area outlined in the submission.

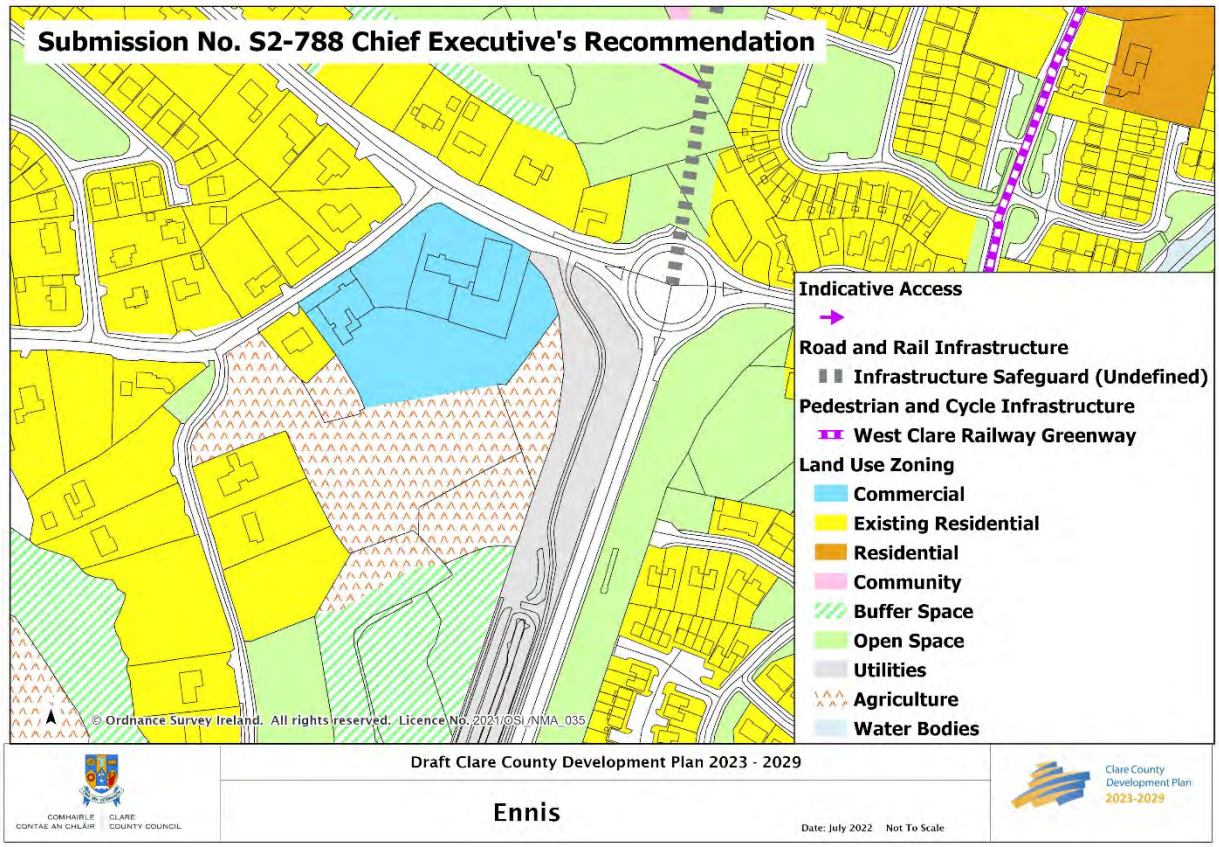
Chief Executive's Response

I wish to thank Tom Howard for the submission, and I note it relates to lands at Claureen. Specific objective COM5 relates to the redevelopment of the site for the provision of a neighbourhood centre rather than the expansion of the site. The zoning of the site allows for its redevelopment as a neighbourhood centre to serve the Claureen and Woodstock neighbourhoods, whereby any such centre must provide for a mix of uses anchored by a supermarket/ grocery store up to approximately 1200m2 (net floor area). Other services such as hairdressers/barbers, pharmacy, café or restaurant etc. may also be provided in the neighbourhood centre. It is deemed that sufficient land is currently zoned to realise the ethos of the objective suitable for this location. Traffic movements at this location are a key consideration and as such the enlargement of the site may lead to traffic congestion in the absence of measures to address capacity issues on significant junctions in the vicinity of the site. Therefore, it is not deemed appropriate to enlarge the commercial zoning at this location.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-788 Draft Development Plan
Submission No. S2-788
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
West Clare Railway Greenway
Land Use Zoning
Commercial
Existing Residential
Residential
Community
Buffer Space
Open Space
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-788 Chief Executive's Recommendation
Indicative Access
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
West Clare Railway Greenway
Land Use Zoning
Commercial
Existing Residential
Residential
Community
Buffer Space
Open Space
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
Not To Scale

Submission No: S2/791 –Pat Clancy (Ballybeg)

Relevant Chapters / Topics

- **3A Ennis MD**
- **Land Use Zoning**

Summary of Issues Raised in Submission

This submission relates to land at Ballybeg, Ennis and a map has been included with this submission. The land is currently zoned Low Density Residential and in the Draft is rezoned as Agriculture. The submission requests that the land is zoned Low Density Residential.

Chief Executive's Response

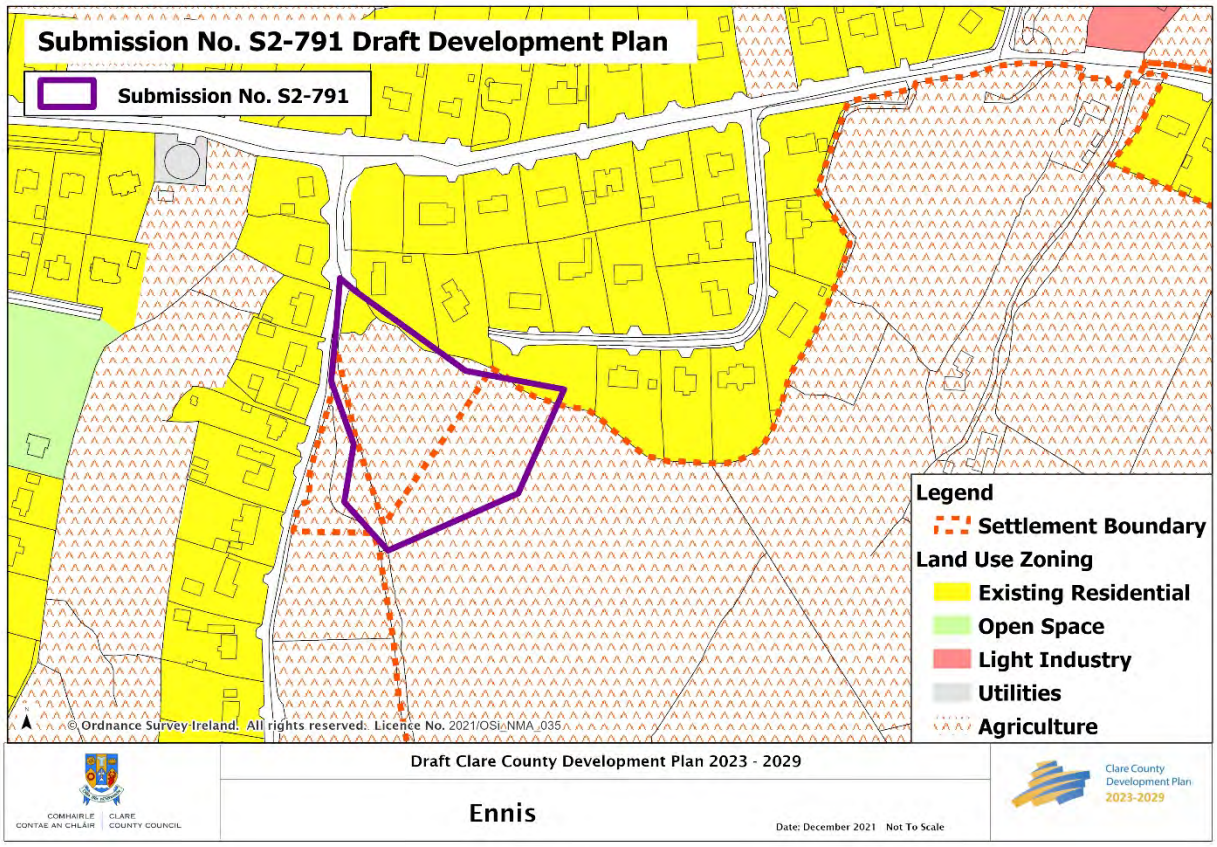
I thank Pat Clancy for the submission. I note the location of the site is in the Ballybeg area at a location that is not serviced by wastewater and the individual dwellings in the immediate vicinity are serviced by private septic tanks/waste water treatment systems.

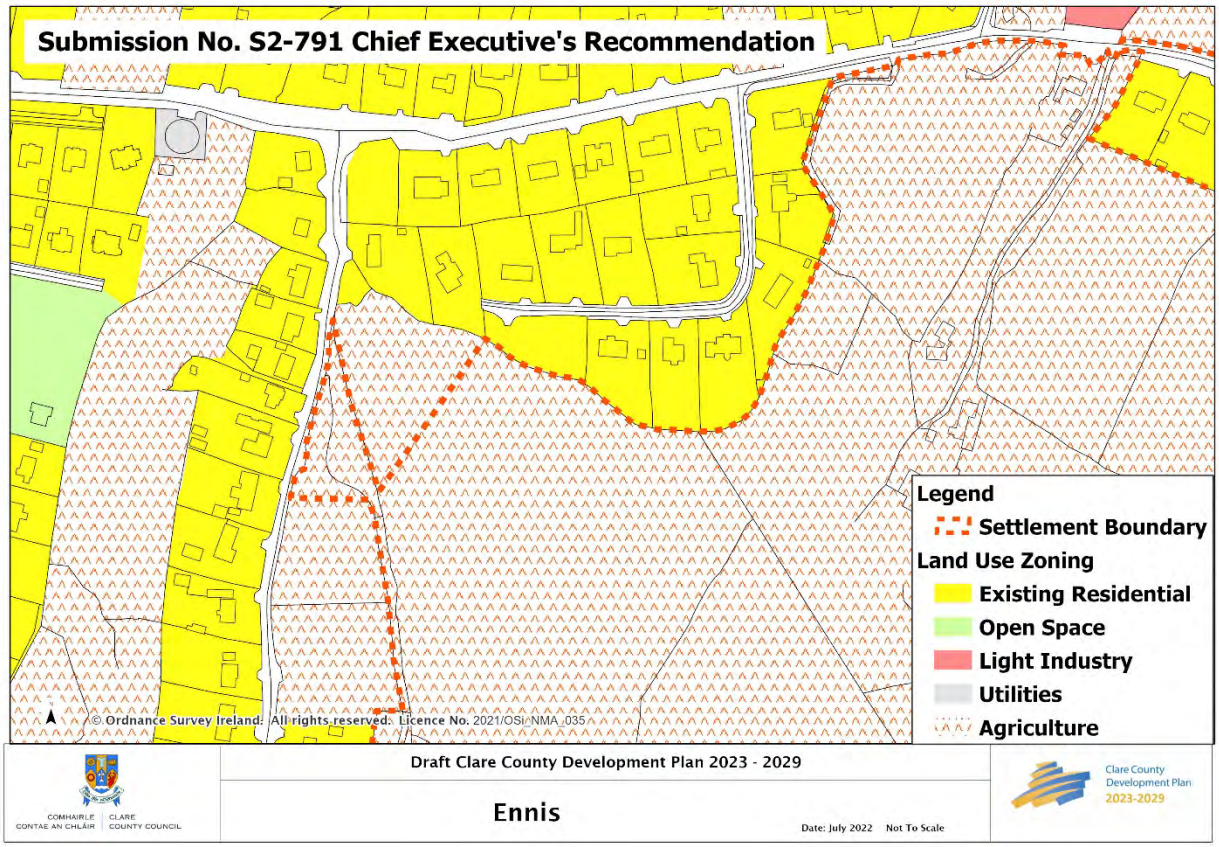
It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF) and regional (RSES) policy. The core strategy, settlement strategy and settlement hierarchy are central components of the development plan in terms of identifying the amount and location of population growth to be delivered during the plan period.

The provisions of the National Planning Framework (NPF) Appendix 3 - A Methodology for Tiered Approach to Land Zoning states that lands cannot be zoned for residential development which are not serviced or serviceable by key service infrastructure within the lifetime of the plan. The lands subject of this submission are not served by key service infrastructure. Furthermore the Council is not aware nor have been given any commitment that upgrades to waste water infrastructure would be carried out in the Ballybeg Area during the lifetime of the CDP 2023-2029 such that the subject lands may be serviced. Therefore these lands cannot now be zoned. Furthermore I am satisfied that a sufficient quantum of land has been zoned within Ennis and Environs to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. Therefore, I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-791 Draft Development Plan
Submission No. S2-791
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Light Industry
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Clare County Development Plan 2023-2029


Submission No. S2-791 Chief Executive's Recommendation
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Light Industry
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Clare County Development Plan 2023-2029

Submission No: S2/792 – Caroline & Gerry Collins (Kilquane)	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to land located at Kilquane, Ennis and a map has been included with this submission. The Ennis settlement boundary cuts through the land leaving the southern part zoned LDR and the northern part outside the settlement boundary. The submission requests that the settlement boundary be located at the rear of the land so that the entire landholding is rezoned Low Density Residential.

Chief Executive's Response

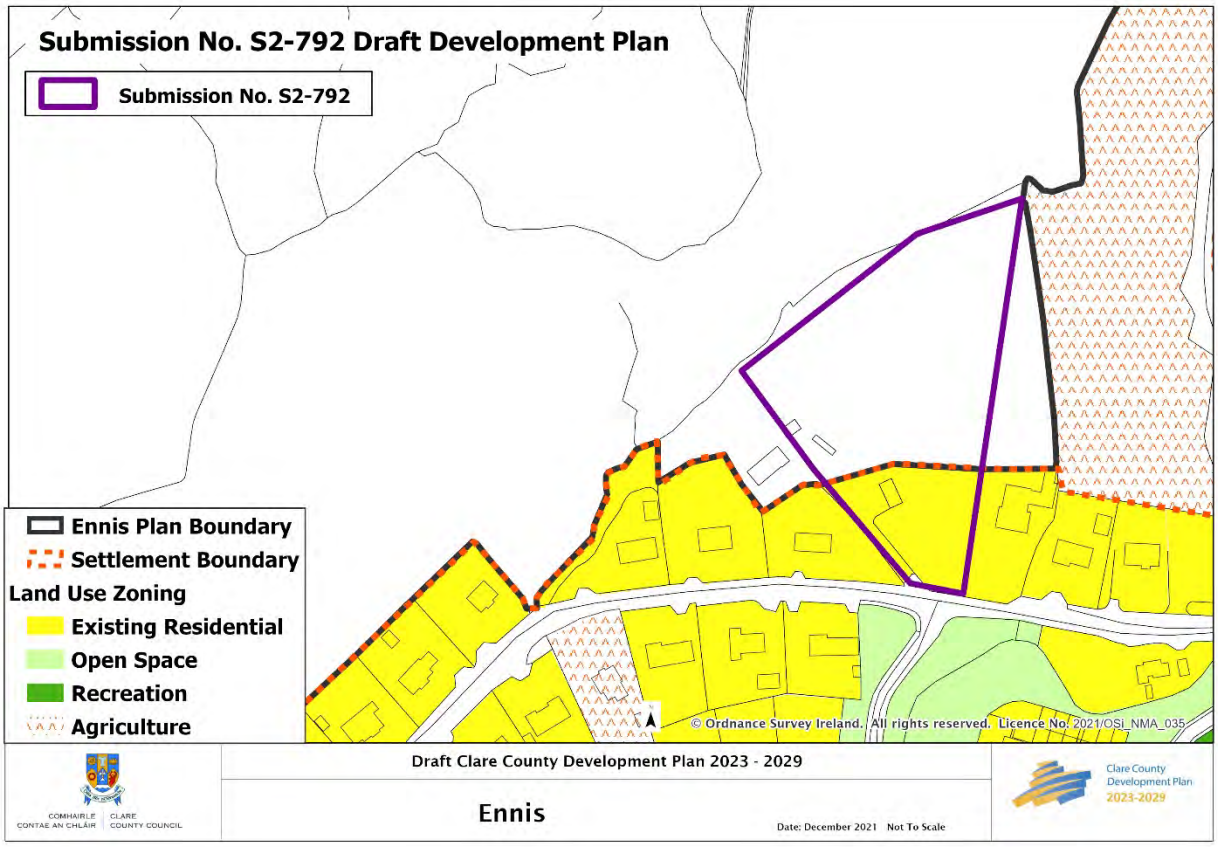
I wish to thank Caroline & Gerry Collins (Kilquane) for their submission.

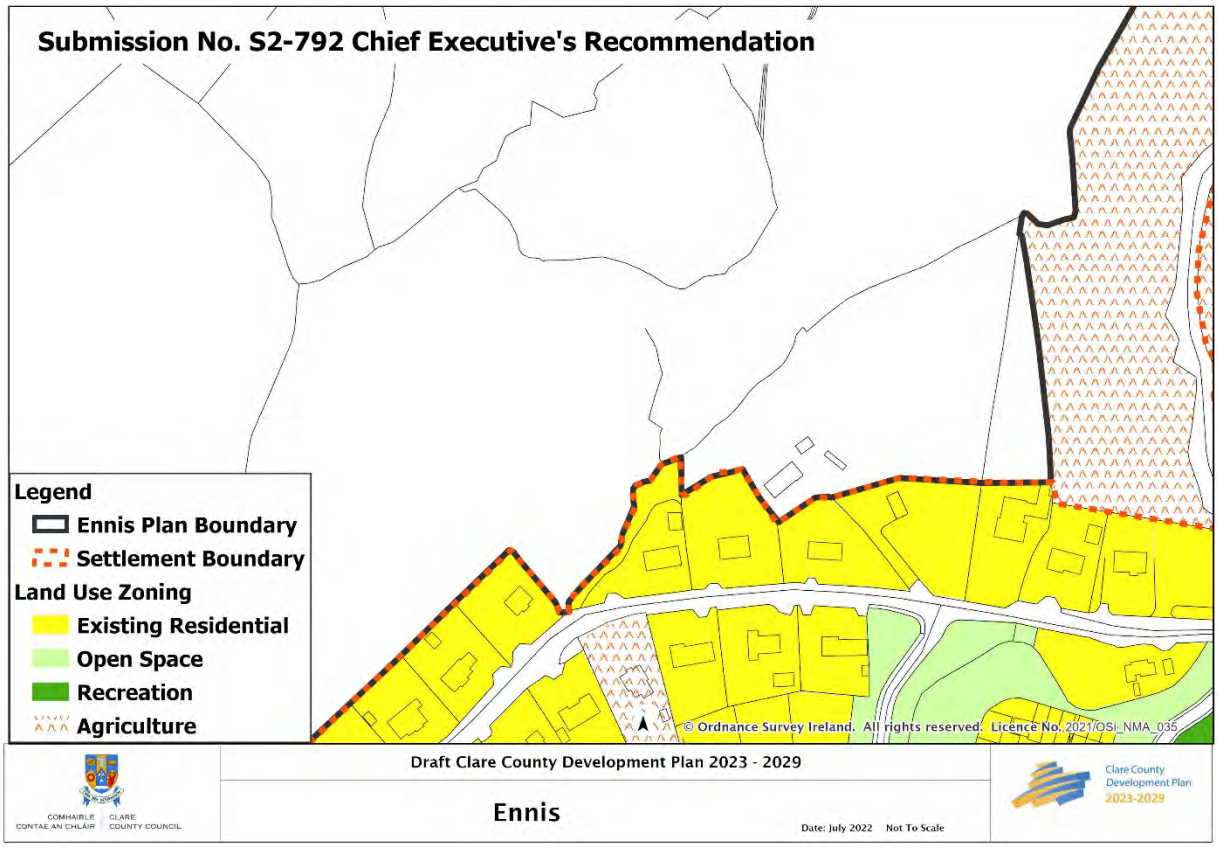
The Ennis and Environs settlement boundary is long established, through several iterations of the CDP, and should not be altered without strategic reasons to do so. I do not consider that there are sufficient strategic reason to alter the boundary at this location at this point in time. I also note that the location and extent of land zoned for residential use is determined by the Core Strategy, as set out in Volume 1 of the Draft Plan in accordance with Section 28 Guidelines Housing Target Guidelines and the Core Strategy. I consider that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth of the Ennis and Environs area for the plan period 2023-2029. To zone the subject land for residential use would not be in accordance with the settlement strategy for the County.

I also note that the subject lands are located at a distance from the core area of Ennis and would not align with the compact growth aspirations of national policy. I do not therefore consider it to be in the interest of the proper planning and sustainable development of the plan area to zone these lands for residential development.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-792 Draft Development Plan
Submission No. S2-792
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Agriculture
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COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale
Clare County Development Plan 2023-2029


Submission No. S2-792 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Agriculture
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COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale
Clare County Development Plan 2023-2029

Submission No: S2/793 –Ann Hurley	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

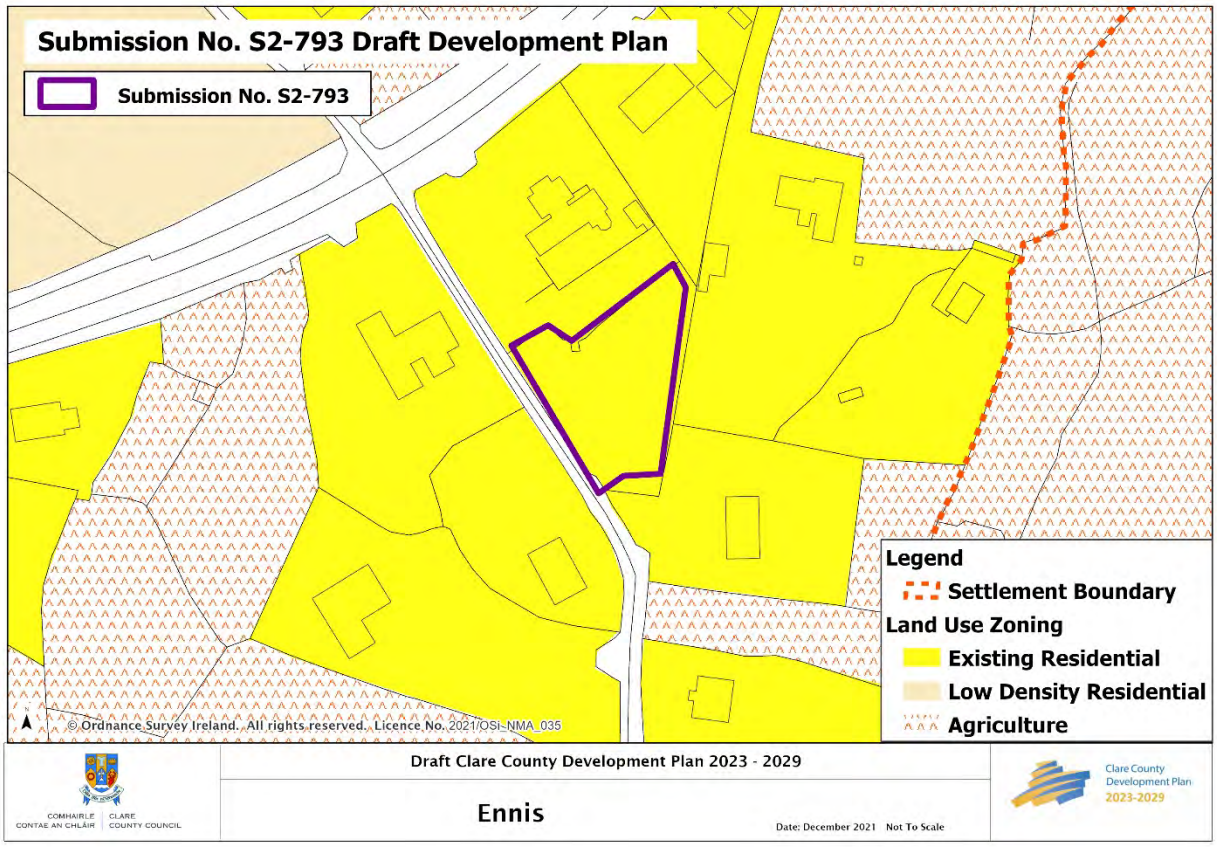
This submission relates to land at Ballymaley, Ennis, and a map has been included with this submission. The land is currently zoned existing residential and the submission requests that it is zoned Low Density Residential. The land is located with access to services and amenities.

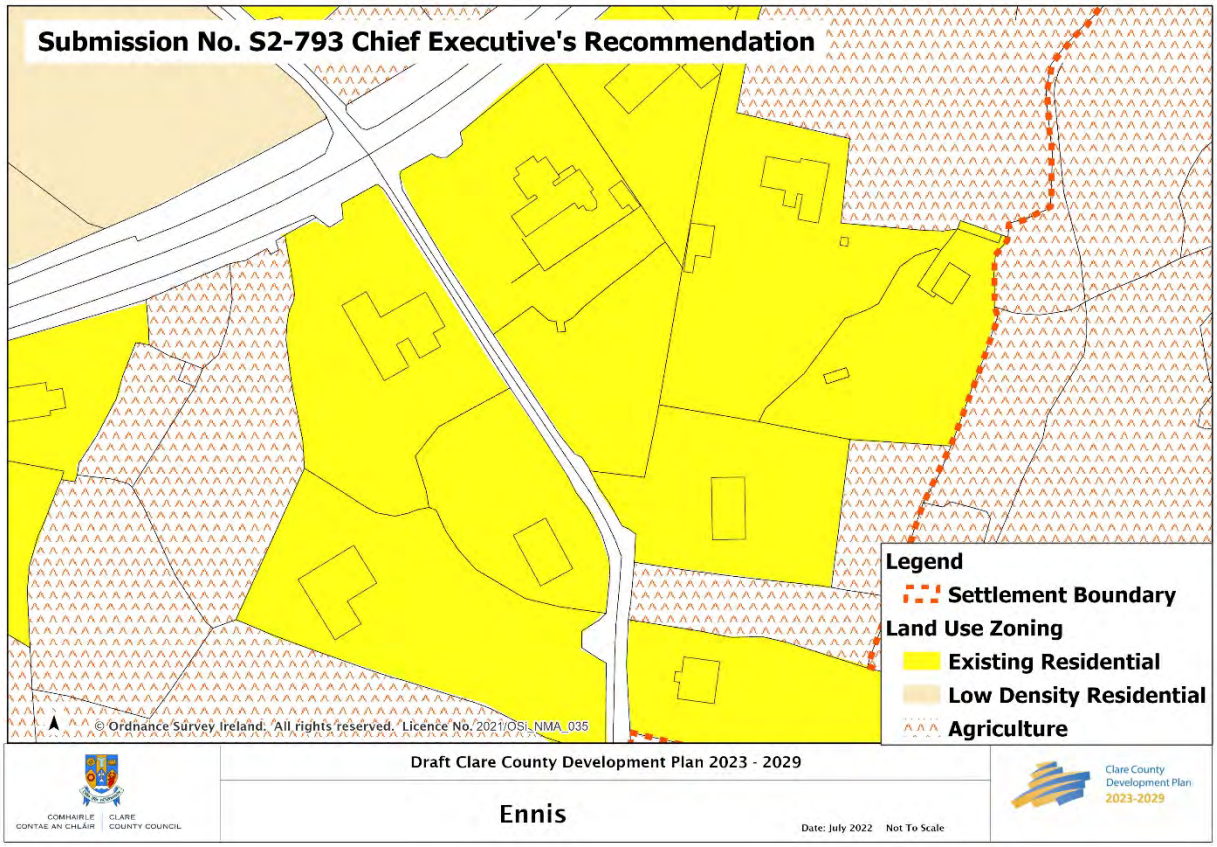
Chief Executive's Response

I wish to thank Ann Hurley for the submission and I note the lands in question are zoned Existing Residential in the Draft Plan. This reflects the established character and development on the majority of the lands while ensuring the protection of residential amenities into the future. This zoning objective allows for small scale infill development which is appropriate to the character and pattern of development in the immediate area as per Section 19.4. Nature of Zonings, Chapter 19 of Volume 1 of the Draft Plan. Having regard to the above and the limited size of the lands which are located within an established residential area, I consider that the 'Existing Residential' zoning objective can accommodate a variety of residential type development and a change is not warranted in this case.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-793 Draft Development Plan
Submission No. S2-793
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Low Density Residential
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-793 Chief Executive's Recommendation
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Low Density Residential
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/798 –Planning Partnership on behalf of Lidl Ireland GmBH	
Relevant Chapters / Topics	• **Ennis** • **Land use zoning** • **Retail**

Summary of Issues Raised in Submission

The submission relates to the site-specific policy at the existing Lidl store on the Gort Road in Ennis. The submission requests that;

1. The Commercial land-use zoning description as outlined under 19.4 of the Draft Clare County Development Plan 2023-2029 be amended to ensure consistency with development uses which 'will normally be acceptable in principle' as outlined within Appendix 2 Indicative Land Use Zoning Matrix; and
2. The proposed zoning mapped objectives of lands to the immediate east of the existing Lidl Foodstore (0.38 ha), be designated Commercial, which reflects more appropriately the current Lidl Foodstore Retail use associated within the location in a consolidated manner, promoting the redevelopment/extension/ intensification of the existing Lidl Foodstore development which is Less Vulnerable to any potential flooding within the Classification of Vulnerability as outlined within The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009.

Chief Executive's Response

I wish to thank Planning Partnership on behalf of Lidl Ireland GmBH for their submission and respond as below.

Item 1

This request seeks that the Commercial land-use zoning description as outlined under 19.4 of the Draft Clare County Development Plan 2023-2029 be amended to ensure consistency with development uses which 'will normally be acceptable in principle' as outlined within Appendix 2 Indicative Land Use Zoning Matrix of the Draft Clare County Development Plan 2023-2029. With regard to this item, it is considered that the draft Plan as currently worded provides an appropriate distinction between 'shops' and 'retail warehousing' since there is a separate category for each in the Indicative Land Use Zoning Matrix (Appendix 2). To provide further clarity, it is recommended to amend the wording in Section 19.4 (Commercial) and Appendix 2 (Indicative Land Use Zoning Matrix) of the draft Plan to further emphasize the distinction between general retailing and warehouse retailing.

To ensure that the draft Plan applies a consistent zoning approach to 'Retail Warehousing' and 'Cash & Carry/Wholesale Outlets' it is recommended that the Indicative Land Use Zoning Matrix (Appendix 2) is amended.

Item 2

The submission site contains existing residential buildings facing onto the Gort Road. These buildings are in keeping with the character and the established pattern of development along the road, and the buffer to the rear of the houses protect their residential amenity from the commercial site. Having regard to the established use of the area and the existing large site

occupied by Lidl, I see no merit or justification for a change in zoning of these two residential dwellings and buffer zone.

Chief Executive's Recommendation

Volume 1: Chapter 19 'Land Use and Zoning' shall be amended as follows:

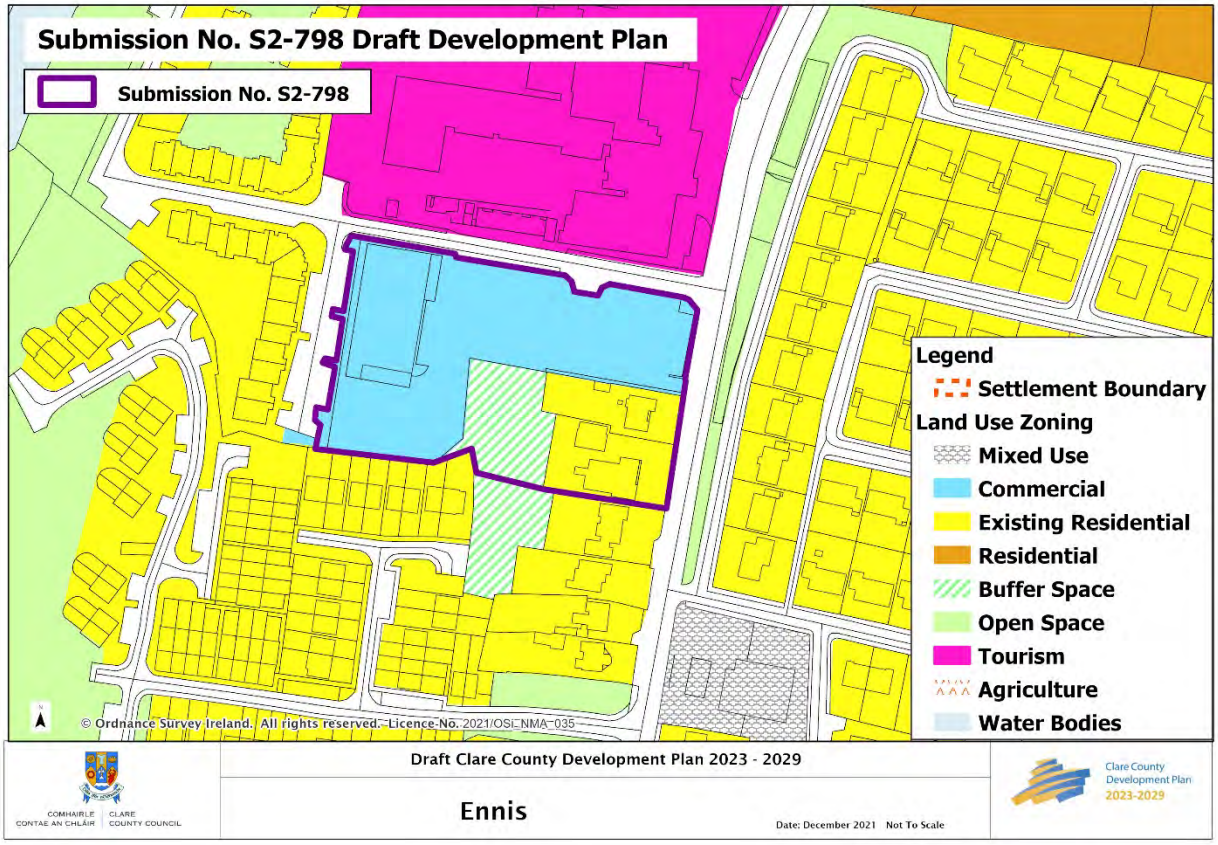
It is recommended that Section 19.4 (Commercial) of the draft Plan is amended as follows.

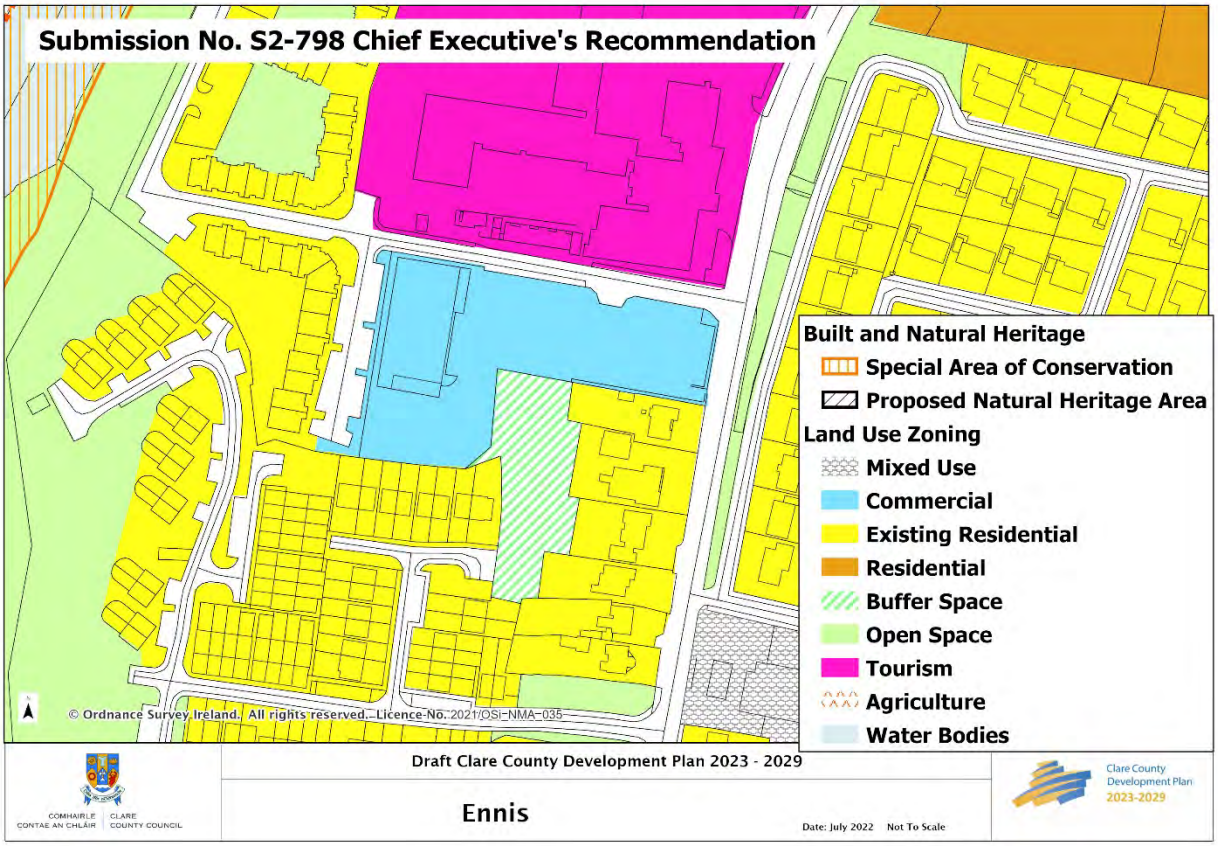
> "The use of land zoned for 'commercial' purposes shall be taken to include the use of the lands for commercial and business uses including offices, service industry, warehousing and the facilitation of enterprise/retail ~~park~~/office type uses as appropriate. Retail~~ing~~ Warehousing is open for consideration under this zoning, provided that a sequential test is carried out and the lands are demonstrably the optimum location for the nature and quantum of retail development proposed."

It is recommended that Appendix 2 (Indicative Land Use Zoning Matrix) of the draft Plan is amended as by changing 'Shops' to 'Shops (excluding Retail Warehousing)'.

It is recommended that Appendix 2 (Indicative Land Use Zoning Matrix) of the draft Plan is amended to show 'Cash & Carry/Wholesale Outlets' on Commercial zoned lands as 'O = Open to consideration'.

No change to the zoning objectives applicable to the lands in question as a result of this submission.


Submission No. S2-798 Draft Development Plan
Submission No. S2-798
Legend
Settlement Boundary
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Buffer Space
Open Space
Tourism
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-798 Chief Executive's Recommendation
Built and Natural Heritage
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Buffer Space
Open Space
Tourism
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/799 –Drumquin Construction (Barefield) Ltd (Roslevan)	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to lands at Roselevan, Tulla Road, Ennis (Doire na Mblath) (LDR5) and a map is included with this submission.

- The submission welcomes the decision to zone this site LDR and taking into account that the site has the benefit of permission (P19/244 & P21/639).
- This submission seeks to protect and retain the residential zoning on site to facilitate development and completion of the permissions as granted.
- Requests that the proposed Plan would mirror the granted-on site scheme.
- Requests that the zoning line to the northern boundary of the site follow that of the granted development.
- This small area (0.2ha) contains 3 granted housing units, road and services which is semi developed.
- This minor amendment to zoning map is important for the completion and financing of the onsite granted developments.

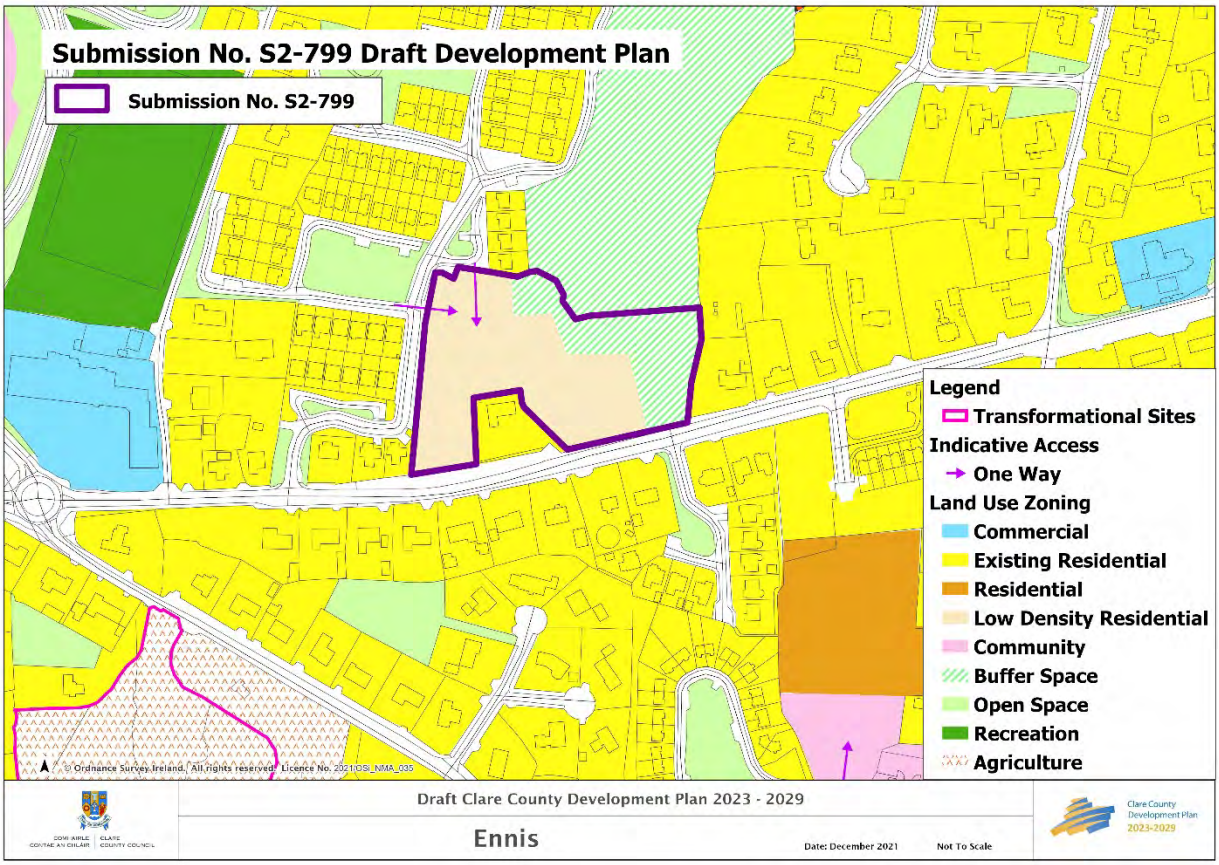
Chief Executive's Response

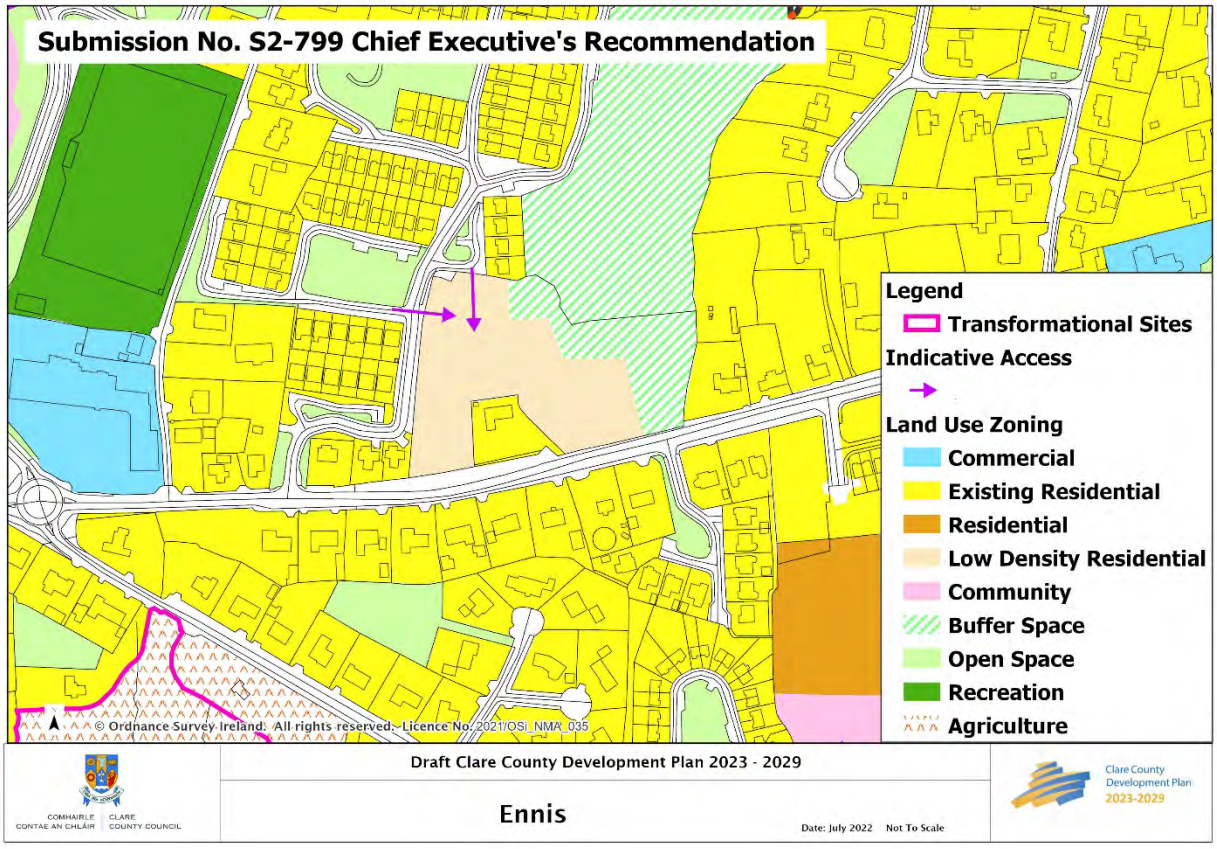
I would like to thank Drumquin Construction for their submission and to respond as follows.

It is acknowledged that there is a planning history on site, however as the permitted development is yet to be implemented and having regard to the identified flood risk zones to the north of the land and in the immediate vicinity of the site, the zoning including the buffer zone is deemed appropriate and therefore no change in zoning is proposed.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-799 Draft Development Plan
Submission No. S2-799
Legend
Transformational Sites
Indicative Access
One Way
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
Not To Scale


Submission No. S2-799 Chief Executive's Recommendation
Legend
Transformational Sites
Indicative Access
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
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Open Space
Recreation
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
Not To Scale

Submission No: S2/801 –MKO OBO Leadlane (Drumbiggle) Ltd

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

The lands subject of this submission are at Cahercalla, Ennis, with roadway access from Showgrounds Road. The site measures c. 4.1 ha. It is zoned 'Strategic Residential Reserve' (SR8) in the Draft CDP. The subject site is zoned 'Residential' (R29) in the extant Clare County Development Plan 2017-2023.

The submission requests that the existing 'Residential' zoning designation is reinstated on the subject site. The submission presents a case for the rezoning of a site from 'Strategic Residential Reserve' to 'Residential'.

A planning application for 58 no. residential units was recently granted on the southern section (c.2ha) of the subject site on 11th March 2022 under pl. ref. 21/599. (This permission has been appealed).

The submission states that a planning application for residential development will be made on the remainder of the zoned lands.

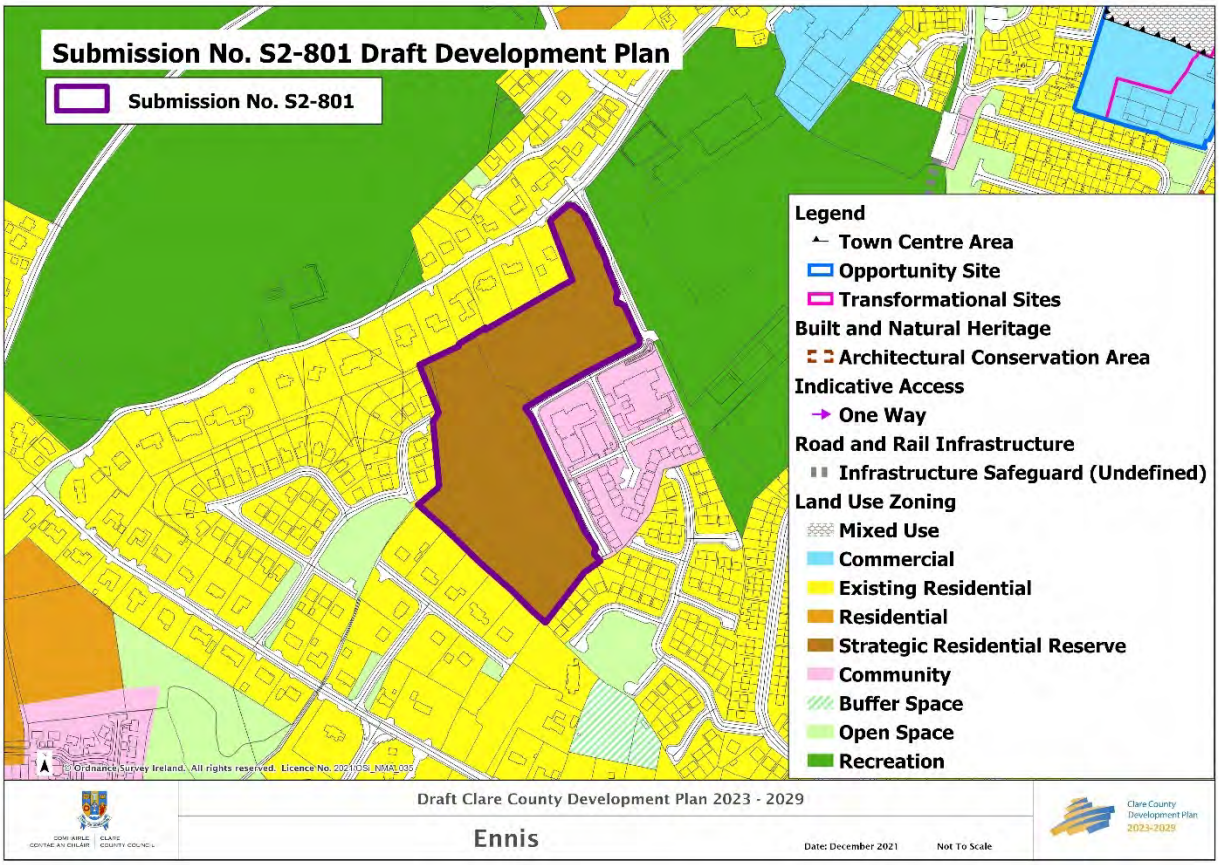
The request to retain the lands as Residential is based on the location of the site within Ennis town, the capacity of the site to deliver towards the housing targets in the Core Strategy, the absence of apparent planning constraints and the recent grant of permission for residential development.

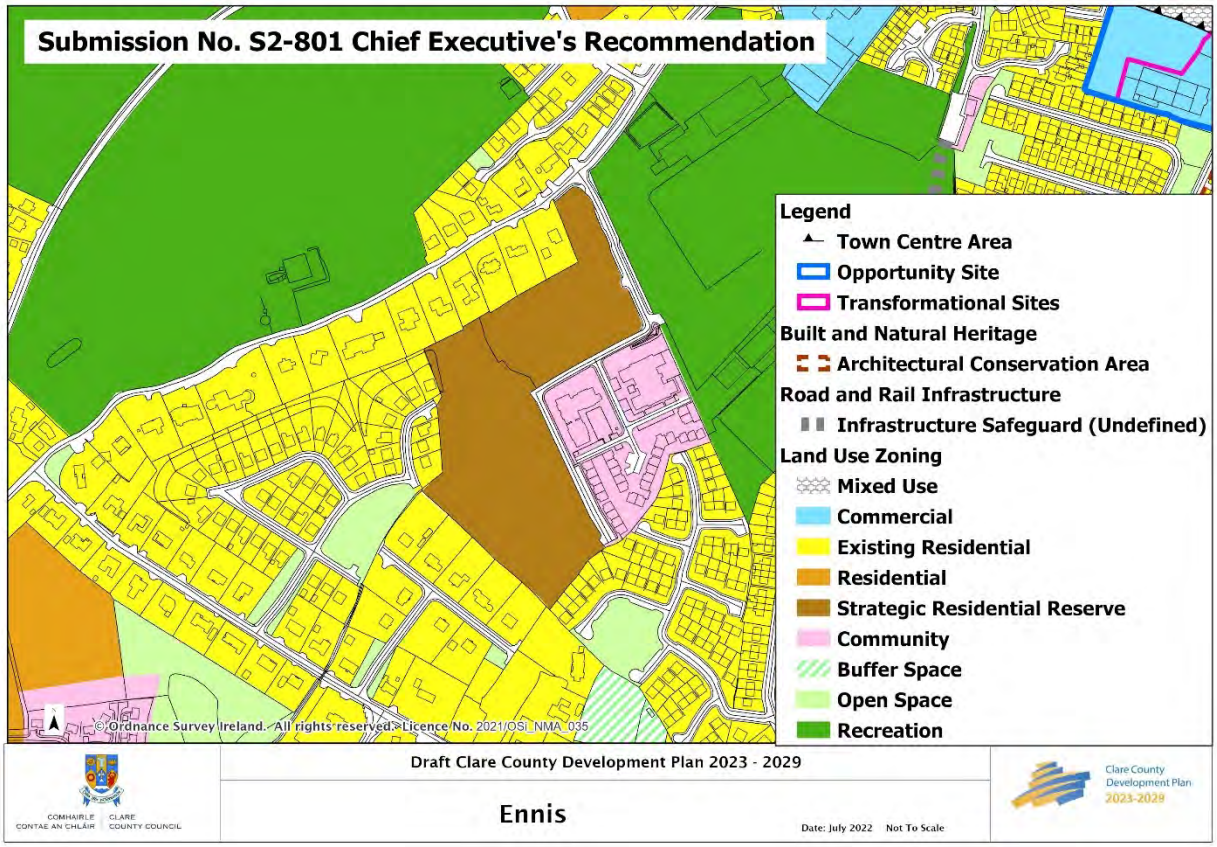
Chief Executive's Response

I wish to thank MKO OBO Leadlane (Drumbiggle) Ltd for their submission and I acknowledge that a planning application on site is currently under appeal to An Bord Pleanala. Should the planning application decision be upheld by the Bord the proposed zoning of Strategic Residential Reserve on site will not infringe on the delivery of the permission. Notwithstanding this, the location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. Therefore, there is adequate provision of zoned land within the settlement area and I consider that the zoning of these lands for as 'Residential' is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-801 Draft Development Plan
Submission No. S2-801
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
Not To Scale


Submission No. S2-801 Chief Executive's Recommendation
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Mixed Use
Commercial
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Strategic Residential Reserve
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Buffer Space
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Recreation
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/802 –MKO on behalf of Flanagan & Courtney Families (Ballybeg)	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The subject lands are located in the Southern Environs of Ennis in the Ballybeg neighborhood and extend 3.2ha with approx. 60m of frontage onto the Ballybeg Road. The lands are currently zoned for agriculture in the current plan. Much of the centre and west of the site comprises of scrub and establishing seminatural woodland. This establishing woodland is dominated by ash, with an understorey of hawthorn and bramble scrub. A number of semi-mature/mature sessile oaks and ash also occur. Much of the south and east of the site forms a mosaic of bramble and gorse dominated scrub and rank as dry calcareous and neutral grassland. The dry calcareous and neutral grassland has formed within the south-east of the site, likely as a result of historic scrub clearance, with piles of brash/scrub evident in places. A narrow band of scrub occurring along the eastern boundary of the site is dominated by hazel. The lands are currently zoned 'Agriculture' in the County Development Plan 2017-2023 and in the Draft Plan.

The submission details the amenities and community facilities in the vicinity of the site and its connectivity with the wider area. It is stated that the lands are serviceable and the planning history of the site is detailed whereby outline permission for 16 houses was refused for being premature.

The submission carries an assessment of the subject lands including looking at the ecological and biodiversity value of the lands.

In summary, the main considerations for the proposed rezoning of the subject lands from 'Agriculture' to 'Residential' are as follows:

- The subject lands are located within the settlement boundary of Ennis
- There are several significant established multi- unit residential developments in the vicinity i.e. Rockmount Manor, Rockmount Grove, Silver Grove and Killone Grove.
- The road infrastructure and potential vehicular access locations are satisfactory and would accord with relevant development plan provisions.
- The lands benefit from excellent pedestrian connectivity to the surrounding area.
- The lands are located adjacent to the Rocky Road, a high-value amenity pedestrian route in its own right.
- There are a range of amenities and community facilities located within easy walking distance of the subject lands. The lands benefit from proximity to services i.e. water and sewer.
- A comprehensive ecological assessment has been carried out to identify areas that are suitable for development and those which are not.
- A range of ecological mitigation measures have been identified and which could form part of any future site-specific zoning objective for the subject lands.
- The Core Strategy set out in the Draft Clare County Development Plan identifies a very significant requirement for new homes in Ennis over the lifetime of the Development Plan.

- It is considered that there is a spatial imbalance in the location of new lands identified for residential development in the Draft Development Plan. No new development is identified in the neighbourhood of Ballybeg despite the presence of recently upgraded road and pedestrian infrastructure, services and the proximity of the area to a wide range of high-quality amenity and community facilities.
- Residential development at this location will consolidate existing residential development in the area and help contribute to the compact growth of Ennis.
- Residential development at this location would accord with National and Regional policy objectives and the criteria for zoning lands for residential development set out in the Development Plans: Guidelines for Planning Authorities 2007

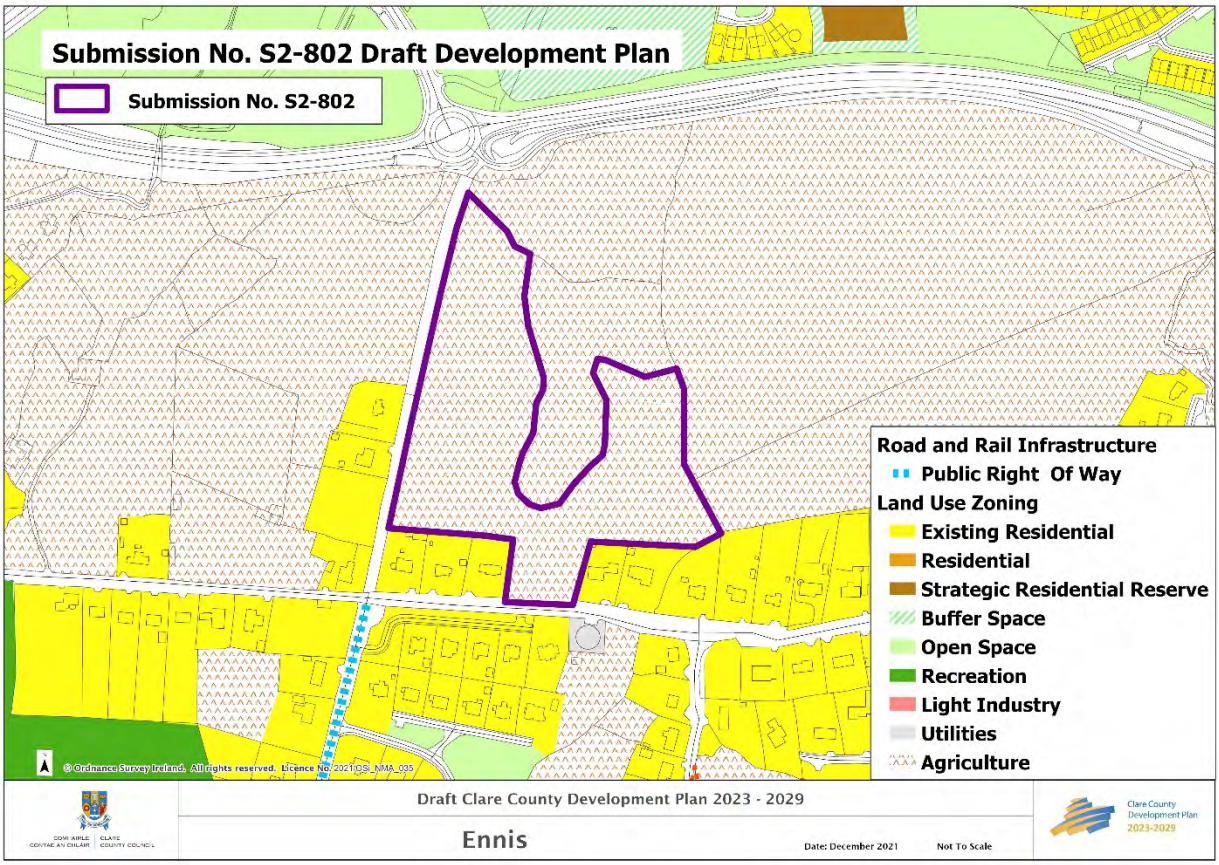
Chief Executive's Response

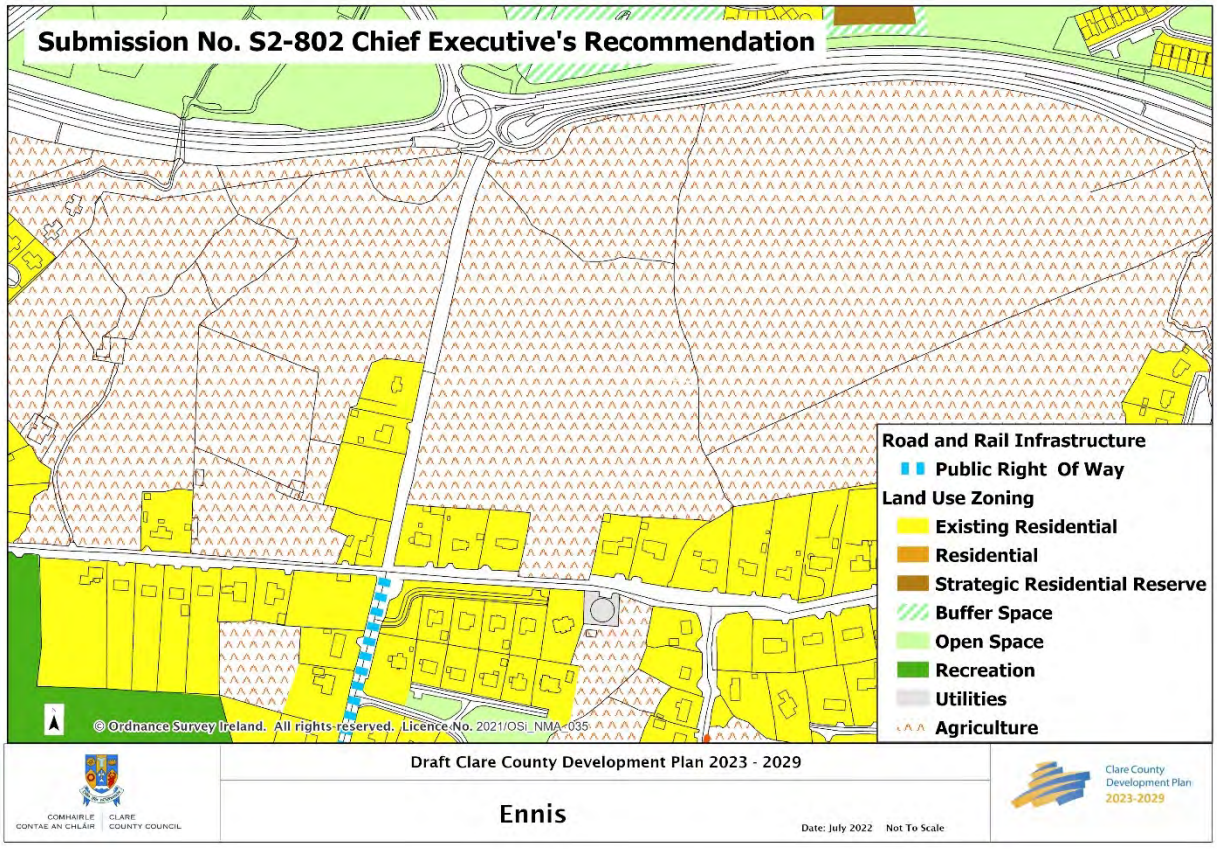
I would like to thank MKO on behalf of the Flanagan & Courtney Families for this submission and I wish to respond as follows. The site, subject of this submission is significantly removed from the town centre and it is considered that additional zoning of the scale (3.2ha) proposed at this location would mitigate against the achievement of compact growth as set out in CDP 4.13 Planned Growth of Settlements, would be contrary to the sequential approach towards the delivery of compact growth and would be contrary to the principle of sustainable development.

The location and extent of land zoned for residential use is determined by the Core Strategy, as set out in Volume 1 of the Draft Plan in accordance with Section 28 Guidelines, Housing Target Guidelines and the Core Strategy. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth of the Draft Plan for its six year period 2023-2029. To zone the subject land for residential use would not be in accordance with the settlement strategy for Ennis. I do not therefore consider it to be in the interest of the proper planning and sustainable development of the plan area to zone these lands for residential development.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-802 Draft Development Plan
Submission No. S2-802
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Buffer Space
Open Space
Recreation
Light Industry
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
Not To Scale


Submission No. S2-802 Chief Executive's Recommendation
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Buffer Space
Open Space
Recreation
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
Not To Scale

Submission No: S2/804 –Drumquin Construction Ltd	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to c.2.8ha of lands at Tulla Road, Ennis and maps identifying the subject site form part of the submission.

In the submission it is requested that the subject site which is proposed to be zoned for Strategic Residential Reserve is zoned Residential, for the following reasons:

- This is a partially developed infill site in an established residential area and adjacent to a recently permitted residential development.
- This is a brownfield site, with previous residential permissions with significant groundworks and services in place, recent preplanning consultations (PL 22 38) and a planning application for residential development is imminent.
- An Bord Pleanála have considered favourably the principal of residential development at this location (PL58.130815 & R303696) and identified this as a suitable location for residential development when assessing whether the site should be place on the vacant site register.
- There is excellent pedestrian connectivity to the town centre, local amenities and community facilities.
- The development of this site will lead to substantial planning gains for the area i.e. sewerage connection to Tulla Road and a large amenity area within the proposed development.
- The Core Strategy identifies a very significant requirement for new homes in Ennis where demand has been exacerbated by the Covid-19 pandemic.
- The Core Strategy is outdated, particularly for the Roslevan Neighbourhood, where developments that have been completed or are under construction since the Core Strategy was undertaken i.e. R12 is developed, R19, LDR5, R20 and R5 are under development, LDR8 has permission.
- The site would consolidate existing residential development in the area and would contribute to the compact growth of Ennis in accordance with National and Regional policy objectives and Development Plan Guidelines.
- Recent developments in Ukraine have resulted in an increased pressure on accommodation in Ennis and Clare. Over 1500 persons have located in Clare so far and predictions of up to 8,000 are possible. Many will locate to Ennis and no provision has been accounted for such a rapid and unexpected population spike in the proposed plan.

Chief Executive's Response

I would like to thank Drumquin Construction Ltd for this submission and I wish to respond as follows;

The location and extent of land zoned for residential uses is determined by the Core Strategy, as set out in Volume 1 of the Draft Plan in accordance with Section 28 Guidelines Housing Target Guidelines and the Core Strategy. Having regard to amendments proposed across the town on Residential/Strategic Reserve lands, the Council are now in a position to zone this site for Residential development to ensure there is a sufficient quantum of land zoned in the Plan to accommodate the allocated population growth for Ennis town and Environs for the plan period 2023-2029. I further note that the development of these lands would extend the public sewer to such a point whereby an existing older unserviced housing stock would be able to connect into the network and this would be an environmental gain for the town.

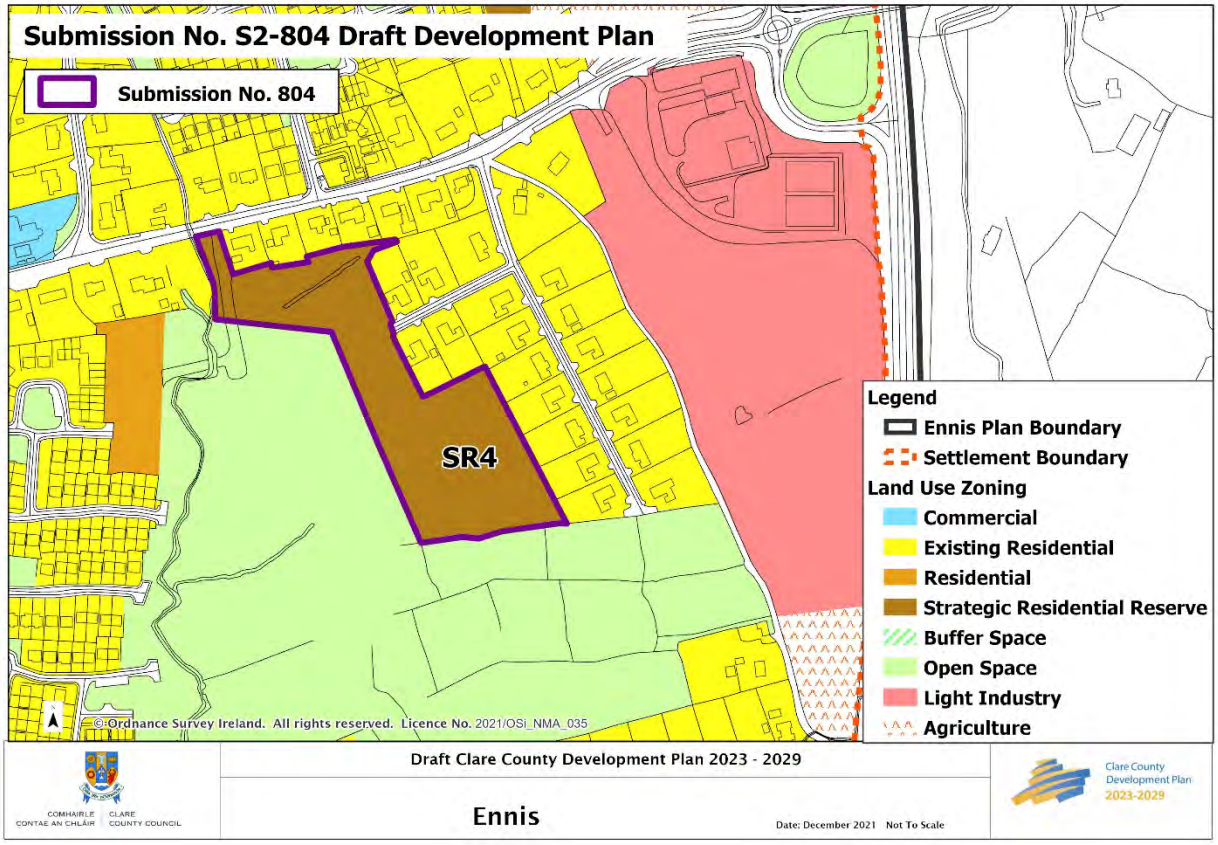
Chief Executive's Recommendation

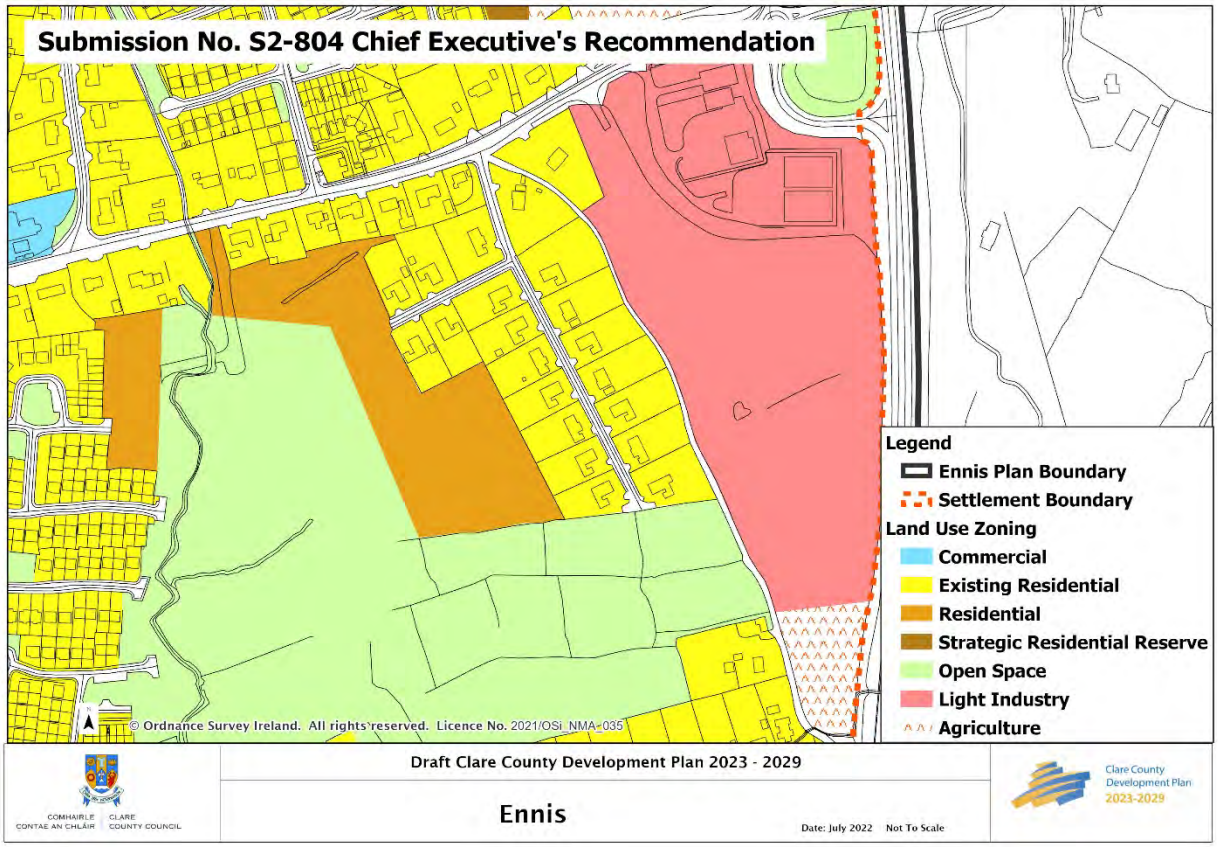
I recommend that SR4 be amended to Residential (R12) and the following specific objective be added

R12 Anstand Gaurus/Ballymacahill

These lands may only be considered for development in accordance with CDP 19.2, Zoning of Lands and the description of Strategic Residential Reserve there under. Any future development of this site should be accompanied by an Ecological Assessment together with Screening for Appropriate Assessment specifically addressing the habitats present on the site and their connectivity downstream to the Gaurus Floodplain and the Lower River Shannon cSAC through the River Fergus. Should these lands be brought forward in accordance with CDP19.2, this site will accommodate residential development of high-quality design and layout. No development shall occur unless a Surface Water Management Plan, including actions for its implementation, is submitted and approved as part of the planning application. The Management Plan shall protect the adjoining open space and Buffer Space which contains Wet willow-alder-ash woodland (WN6), Other artificial lakes and ponds (FL8), Reed and large sedge swamp (FS1) together with areas of scrub.

This site is largely within Flood Zone C but there is some minor encroachment onto Flood Zone B as flood water backs up from the southwest (see maps contained in Strategic Flood Risk Assessment in Volume 10(c) of this Plan). Residential development can take place in Flood Zone C provided finished floor levels are above 5mOD. CFRAM must also be consulted for climate change levels. The area of the site which lies within Flood Zone B should be excluded from development and utilised as Open Space within any proposed development. No development should take place within the area zoned as Buffer Space between SR4 and R8 given the connectivity between this are and the Lower River Shannon cSAC.


Submission No. S2-804 Draft Development Plan
Submission No. 804
SR4
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Residential
Strategic Residential Reserve
Buffer Space
Open Space
Light Industry
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-804 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Residential
Strategic Residential Reserve
Open Space
Light Industry
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/809 –Glenveagh Homes Ltd (Ballymacaula)	
Relevant Chapters / Topics	• Ennis • Zoning • Core Strategy • Residential Density • Car Parking Standard

Summary of Issues Raised in Submission

The submission relates to the general provisions of the Draft Plan as well as specifically to an 11.09ha site at Ballymacaula, Ennis. Maps identifying the subject site forms part of the submission.

Core Strategy

It is requested that a greater population/housing allocation for Ennis is provided for in the Core Strategy. It is proposed that the Draft Plan should be amended so that the overall allocation for Ennis is increased above 50% of the County's allocation from 1,550 housing units (as per the draft CDP) to 1,900 units, for the following reasons.

- Notes a significant reduction from the projections previously outlined in the 2017 CDP and also modest when compared to the ESRI's (NPF Scenario) Housing Supply Targets where Appendix One Projects an annual Housing Demand for Clare County Council of 550 units per annum.
- Considers there is scope to increase housing/population allocation to over 50% of the County's allocation given Ennis is a Key Town and its recent under performance in terms of growth of population/housing under current plan.

Residential Land Use Zoning Strategy & Density Provisions

It is requested that the Residential Land Use Zoning Strategy for Ennis is revised with a more sequential approach to residential density in line with the 2009 Sustainable Residential Development Guidelines and that the unnecessary prescriptive approach to residential density in specific zoning objectives, including LDR7, is removed as follows:

- Rezoning the subject lands LDR 7 as 'Residential'

  or

- Replacing the two residential zoning categories i.e. 'Residential' and 'Low Density Residential', with one overall 'Residential' zoning category with the overall density provisions being implemented on a site specific basis in line with the Guidelines on "Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)".

The following reasons are given for the above request:

- A density of 15 units per hectare on Low Density Residential in not in line with the above guidelines.
- Refers to An Bord Pleanala assessment and decision on planning permission 18/811 (ABP No. 306088-19) on the site which required the submission of a revised scheme with higher densities.

- Notes that the distribution of lands zoned 'Residential' and 'Low Density Residential' in the Draft Plan is not based on a sequential basis based on proximity to the town centre with majority of 'Residential' lands are located greater than 1km from the town centre while the subject lands are located less than 1km from the town centre.

Development Management Standards

It is requested that certain development management standards are revised including the application of minimum car parking standards for residential development and excessive visitor car parking requirements as follows:

- Amend Table A3 of the Draft CDP, so that residential parking standards are based on site/development specific performance criteria and/or are "Maximum" standards with visitor car parking based on a Maximum requirement of 1 space per 10 residential units.

The following reasons are given for the above request:

- The draft CDP's approach to "minimum" car parking standards combined with the very onerous visitor car parking requirement of 1 space per 3 residential units is totally contrary to the encouragement of alternative/sustainable transport and national Guidelines, including Strategic Objective 13 of the NPF.
- The continuation of such onerous car parking requirements will only exacerbate the town's current high level of private car usage.

Chief Executive's Response

Core Strategy

The Draft Plan as set out in Appendix 8, Housing Supply Target (HST) Worked Table identifies that the 23-29 CDP plans for 4,500 households and not 3,300 as identified in the submission. The Settlement Hierarchy of the Plan has been developed to take account of the role of each settlement and gives a spatial expression of sustainable population distribution, with Ennis at the top of the hierarchy identified as a key town. With the identification of HST and population growth for the County within the lifetime of the plan and the identification of the relevant tiers of settlement hierarchy, housing land has been allocated to deliver new homes to meet a growth in populations in a balanced and sustainable manner.

In recognition of its status as an important economic and residential centre, Ennis s designated as a 'Key' town in the Regional Spatial Economic Strategy for the Southern Region (RSES). The RSES identifies Ennis for significant population growth of greater than 30% above 2016 population levels by 2040. In achieving population growth, it is a requirement that at least 30% of all new homes targeted for Ennis are delivered within the existing built up footprint. The prescribed growth of Ennis will be achieved over a number of plan cycles to 2040.

Residential Land Use Zoning Strategy & Density Provisions

It is not deemed appropriate to give additional population to Ennis in this plan cycle but rather to ensure appropriate and balance growth around the county having regard to the settlement hierarchy and role and function of settlements.

LDR 7 is zoned "Low Density Residential", the specific zoning objective does not give a prescriptive density and the objective for Low Density Residential states

This zoning refers to the use of lands to accommodate a low density pattern of residential development, primary family dwellings. The underlying priority shall be to ensure that the character of the settlement/area is maintained and further reinforced by a high standard of design. Proposed developments must also be appropriate scale and nature to the areas in which they are related.

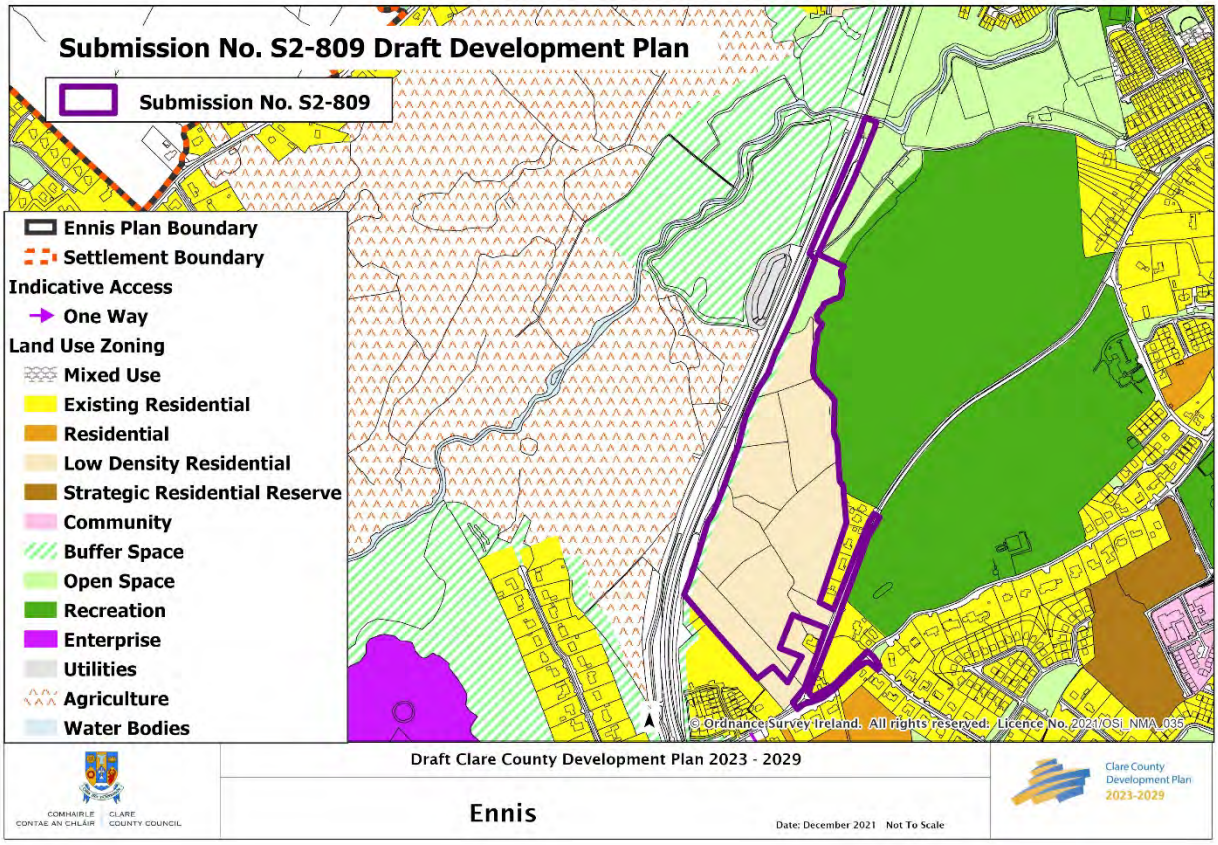
Low Density Residential zoning is deemed appropriate at this location given its surroundings between the Golf course and the N85, the existing character of the area is predominantly single dwellings with higher density closer to the roundabout on the N85. Future development must work with the existing character of the area and hence Low Density Residential is deemed appropriate at this location.

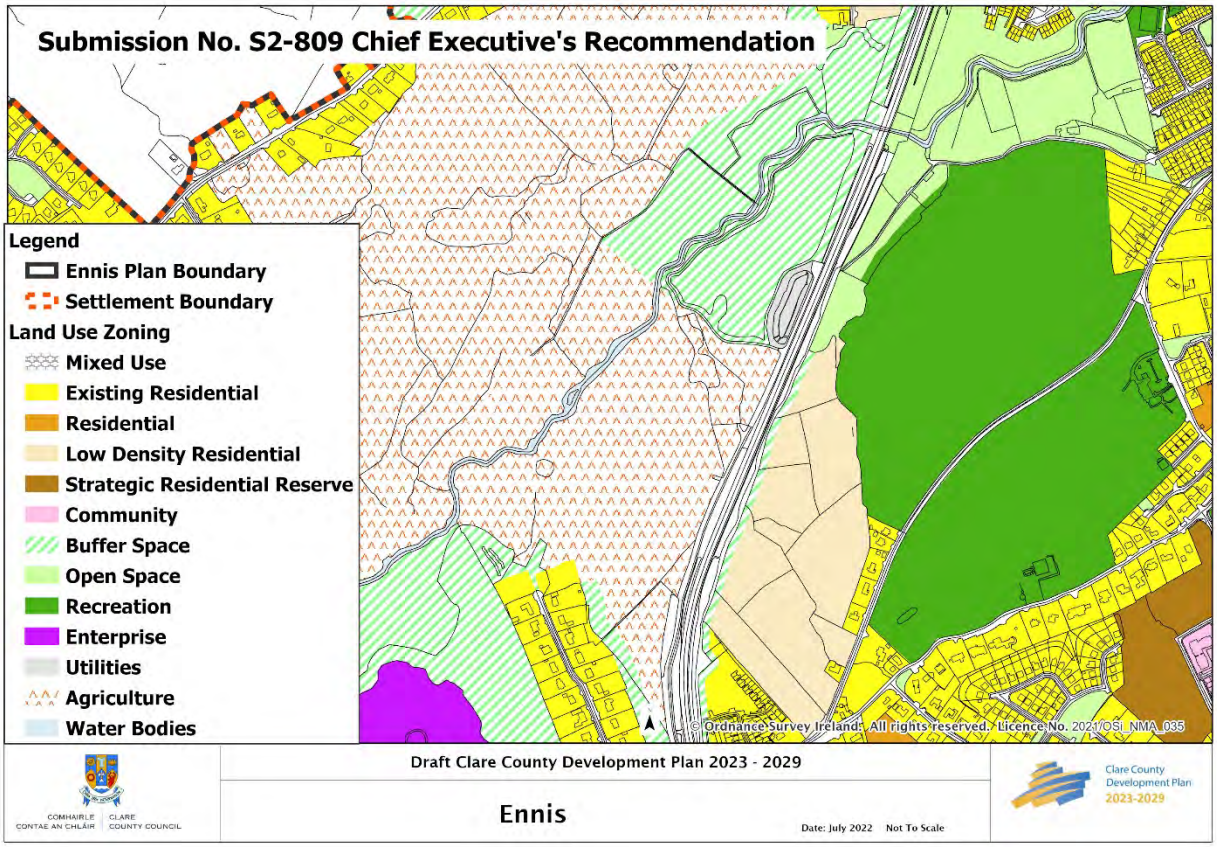
Development Management Standards

The Council is committed to support the shift away from car dependency and to support the modal shift to alternative modes of transport. In relation to the application of maximum parking standards at residential developments, I have proposed to make this amendment to Note 5 to Table A3 – Bicycle and Vehicle Parking Standards in Volume 1 Appendix 1 'Development Management Guidelines – Parking Standards' on foot of the submission received from the NTA. As regards visitor parking, a reduction in the requirement is not appropriate due to the absence, currently, of urban public transport services within the towns of Co. Clare. However, Note 12 to Table A3 – Bicycle and Vehicle Parking Standards in Volume 1 Appendix 1 'Development Management Guidelines – Parking Standards' provides that "Applicants may propose an alternative parking arrangement to the standards as set out in the parking standards set out in Table A3 for the agreement of the Planning Authority". I consider that this would allow adequate flexibility within Development Management, i.e. the preparation and assessment of planning applications.

Chief Executive's Recommendation

No change proposed to the Core Strategy or the Land use Zoning Objective on LDR7 Parking Standards - See recommended amendment on S2-625.


Submission No. S2-809 Draft Development Plan
Submission No. S2-809
Ennis Plan Boundary
Settlement Boundary
Indicative Access
One Way
Land Use Zoning
Mixed Use
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Enterprise
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-809 Chief Executive's Recommendation
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/816 –Drumquin Construction Ltd	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

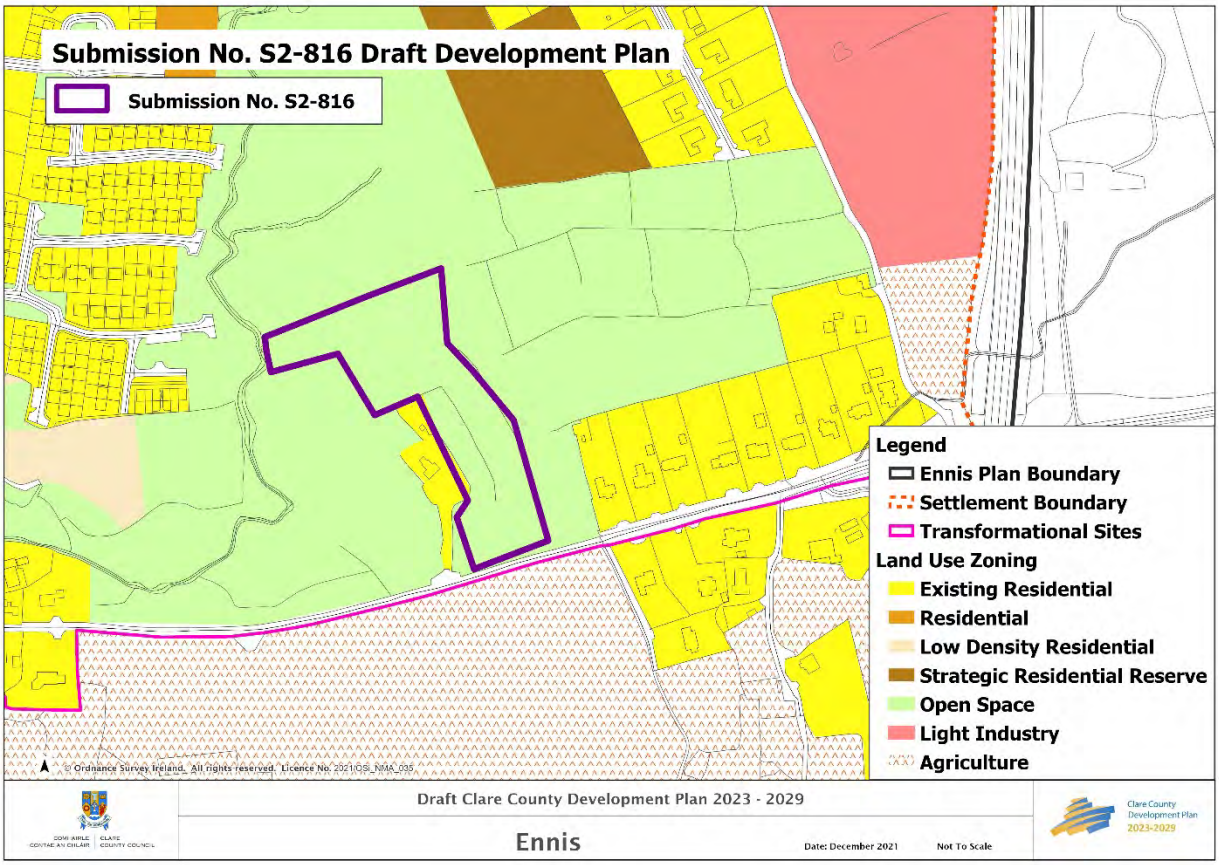
Summary of Issues Raised in Submission

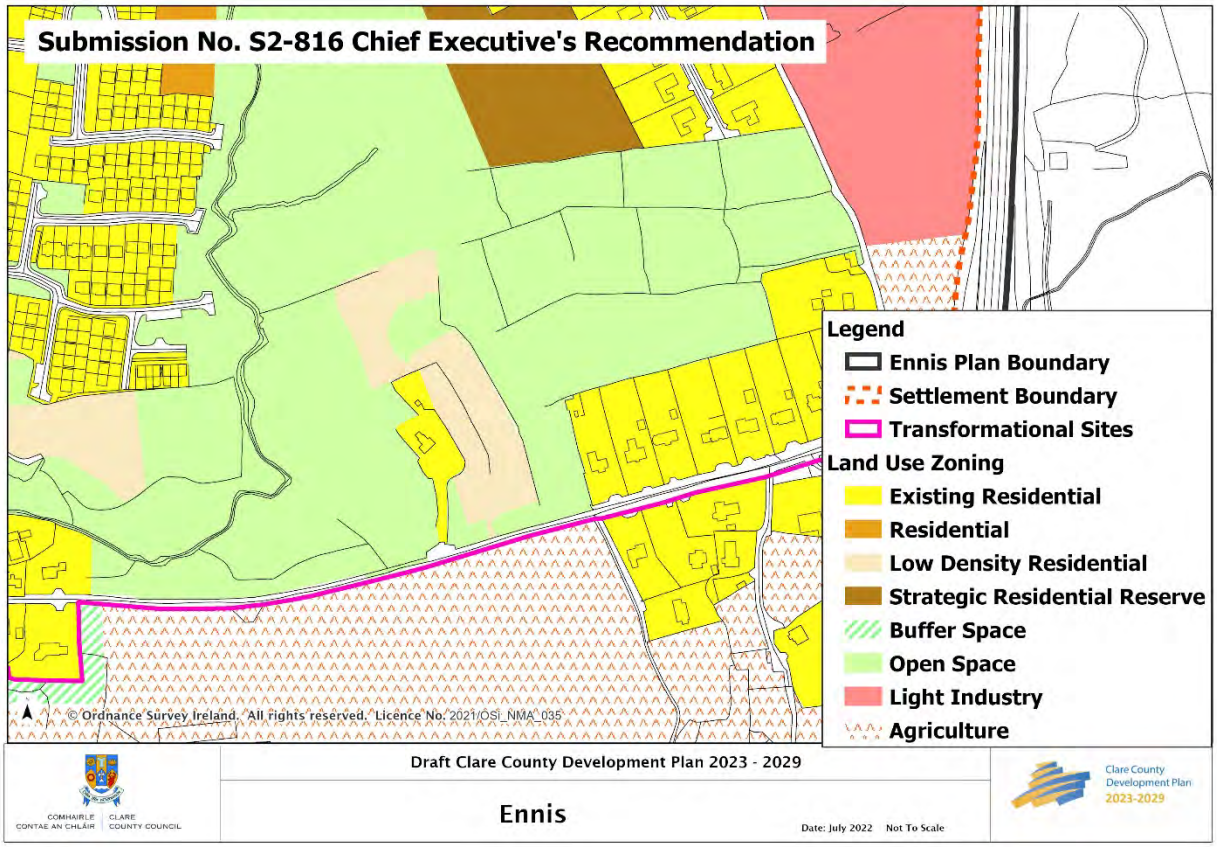
The submission relates to c.2.8ha of lands at Tulla Road, Ennis and maps identifying the subject site forms part of the submission. The Draft Plan identifies the lands as Open Space and they are currently zoned Low Density Residential in the CDP 2017-2023.

In the submission it is requested that the current Low Density Residential Zoning is retained on the subject site, for the following reasons:

- The proximity of the site to the Roslevan neighbourhood centre and Ennis town centre
- The site has a positive planning history with 13 no dwelling houses (PL Ref 21/512) recently granted.
- Existing on-site services i.e. water and sewer, road infrastructure and vehicular access are satisfactory confirmed in recent planning permission.
- Pedestrian and cycle infrastructure connecting the development to the Gort Leamhan estate will be developed as part of recent planning permission which will provide further for the connectivity to the local Neighbourhood Centre and local amenities and facilities. This permitted infrastructure adds a wider planning gain to the neighbourhood and local Knockanean school and will be used by the wider population and will promote sustainable transport modes (walking to school, cycling etc) in a safe manner.
- The Council's planners report under P21/512 sets out that there is a requirement not to create a derelict site and provide an adequate mix of housing in particular that can support employment opportunities.
- There have been attempted illegal parking/ encampments on this site and it is not desirable to have a recurrence of this or to have the site left as a vacant site.
- The provision of low density, high quality detached dwellings at this location will add to the housing choice available in the town and will provide an attractive alternative to one-off housing in the countryside,
- The zoning of this land complies with the Development Plan Guidelines 2007 and the Draft Development Plan Guidelines 2021.
- The site will consolidate existing residential development in the area and will contribute to the compact growth of Ennis in accordance with National and Regional policy objectives and Development Plan Guidelines.
- Recent developments in Ukraine have resulted in increased pressure on accommodation in Ennis and Clare. Over 1,500 persons have located in Clare so far and predictions of up to 8,000 are possible. Many will locate to Ennis and no provision has been accounted for such a rapid and unexpected population spike in the proposed plan.

Chief Executive's Response
I would like to thank Drumquin Construction Ltd for their submission and note it relates to a area of land (2.8ha) which is located on the eastern side of the town of Ennis. The land is currently zoned for 'Low Density Residential Development' in the Clare County Development Plan 2017-2023 and it is proposed to be zoned 'Open Space' in the draft Clare County Development Plan 2023-2029. Permission for residential development was granted on the site by Clare County Council and it is noted that this permission is currently under appeal to An Bord Pleanala due to be decided in August 2022. Having regard to the permission on site, and the need to accelerate the delivery of housing units in the Key town of Ennis, it is deemed appropriate that these lands should be zoned for residential purposes.
Chief Executive's Recommendation
I recommend the lands should be changed to Low Density Residential having regard to the permission on site.


Submission No. S2-816 Draft Development Plan
Submission No. S2-816
Legend
Ennis Plan Boundary
Settlement Boundary
Transformational Sites
Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Open Space
Light Industry
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
Not To Scale


Submission No. S2-816 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Transformational Sites
Land Use Zoning
Existing Residential
Residential
Low Density Residential
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Buffer Space
Open Space
Light Industry
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/821 –Aiden Bohannon

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

This submission relates to lands at Knockanean, Ennis and a map is attached with this submission.

- The site exits onto the Knockanean road opposite the old Ryan's Quarry.
- The site has full planning for 13 houses under P21-512.
- Ground works have been substantially completed under previous permission (P06-21019 extended under P11-21073).
- The development includes provision for a pedestrian access to existing Gort Leamhan.
- The development also includes for completion of on street public lighting.

The submission requests that the new Plan allows for the completion of the development so that the site does not remain derelict.

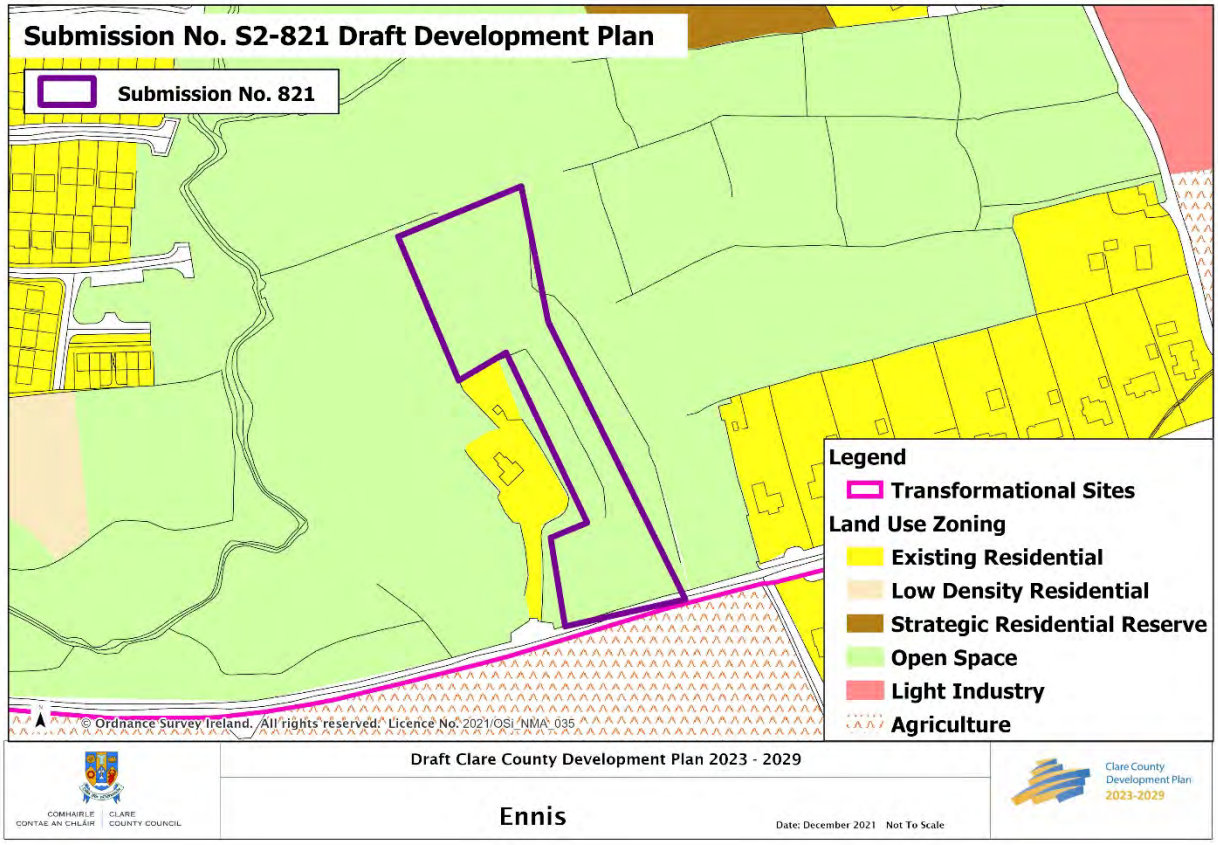
Chief Executive's Response

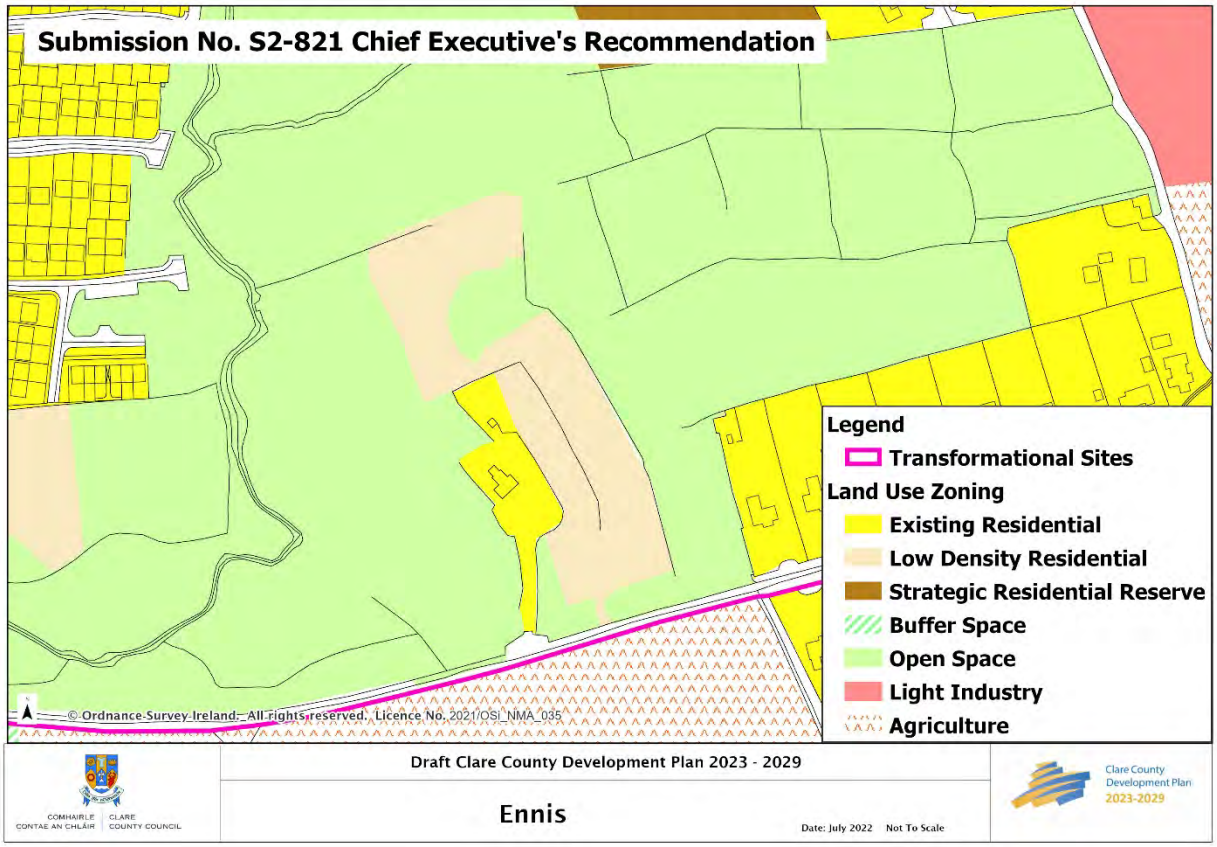
I would like to thank Mr Bohannon for his submission and note it relates to a area of land located on the eastern side of the town of Ennis. The land is currently zoned for 'Low Density Residential Development' in the Clare County Development Plan 2017-2023 and it is proposed to be zoned 'Open Space' in the draft Clare County Development Plan 2023-2029. Permission was granted on the site by Clare County Council and it is noted that that permission is currently under appeal to An Bord Pleanala due to be decided in August 2022.

Having regard to the permission on site, and the need to accelerate the delivery of housing units in the Key town of Ennis, it is deemed appropriate that these lands should be zoned for residential purposes.

Chief Executive's Recommendation

I recommend the lands should be changed to Low Density Residential having regard to the permission on site.


Submission No. S2-821 Draft Development Plan
Submission No. 821
Legend
Transformational Sites
Land Use Zoning
Existing Residential
Low Density Residential
Strategic Residential Reserve
Open Space
Light Industry
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-821 Chief Executive's Recommendation
Legend
Transformational Sites
Land Use Zoning
Existing Residential
Low Density Residential
Strategic Residential Reserve
Buffer Space
Open Space
Light Industry
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/824 –Killaloe Diocesan Trust

Relevant Chapters / Topics	• **Ennis** • **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to 21.291ha of lands at Beechpark, Ennis and maps identifying the subject site forms part of the submission.

The submission requests the extension of the Ennis Settlement Boundary to include the subject lands and that they would be zoned for 'Enterprise' use, for the following reasons:

- The site benefits from good access to amenities, a public footpath to the town and is within easy walking distance to Cahercalla Community Hospital, Ennis National School, Ennis Golf Club etc.
- The submission refers to national and regional policy and guidance on housing and the local planning context including Strategic Aims for Housing and Sustainable Neighbourhoods and the Core Strategy.
- The lands subject to this submission formed part of a larger landholding which was split by the Western Relief Road. The northern portion of which is included in the settlement boundary and zoned, existing residences to the north east and south are also included in the settlement boundary and zoned.
- The lands are located at Beechpark, which is a strategic location with access to the Western Relief Road (N85) which would have a significant beneficial effect on the local road network in and around the Town. Lands north/west have proposed zonings of "Enterprise" and "Tourism".
- The lands are located west of the Ennis Western Relief Road and will result in a natural separation between the proposed enterprise use and proposed residential communities and buffer for screening can be provided on the site.
- The lands are in close proximity to a public water supply, ESB, Gas and public lighting, high capacity to absorb development with no negative impact and is readily available.
- The lands in question are more suitable than other lands identified for Enterprise in the Draft Plan having regard to a sequential approach, traffic impacts, availability of adequate infrastructure including footpath and lighting. The lands are fully developable and are more suitable than other lands identified for Enterprise in the Draft Plan in terms of archaeological, ecological and visual impacts, their likelihood to come forward for development and studies required in the event of a planning application and are in single ownership.
- Proposal Enterprise Campus Layout detailed including a site layout.

Chief Executive's Response

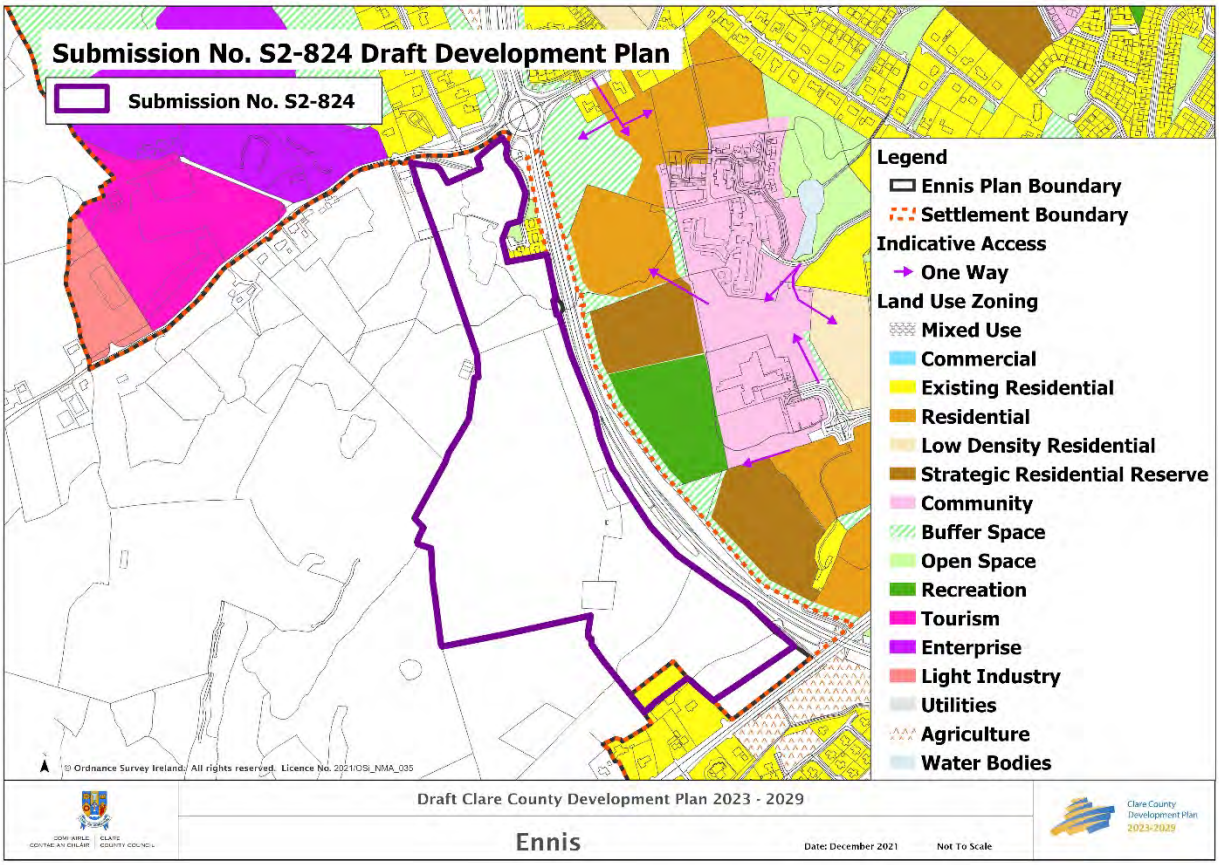
I would like to thanks the Killaloe Diocesan Trust for their submission and I wish to respond as follows;

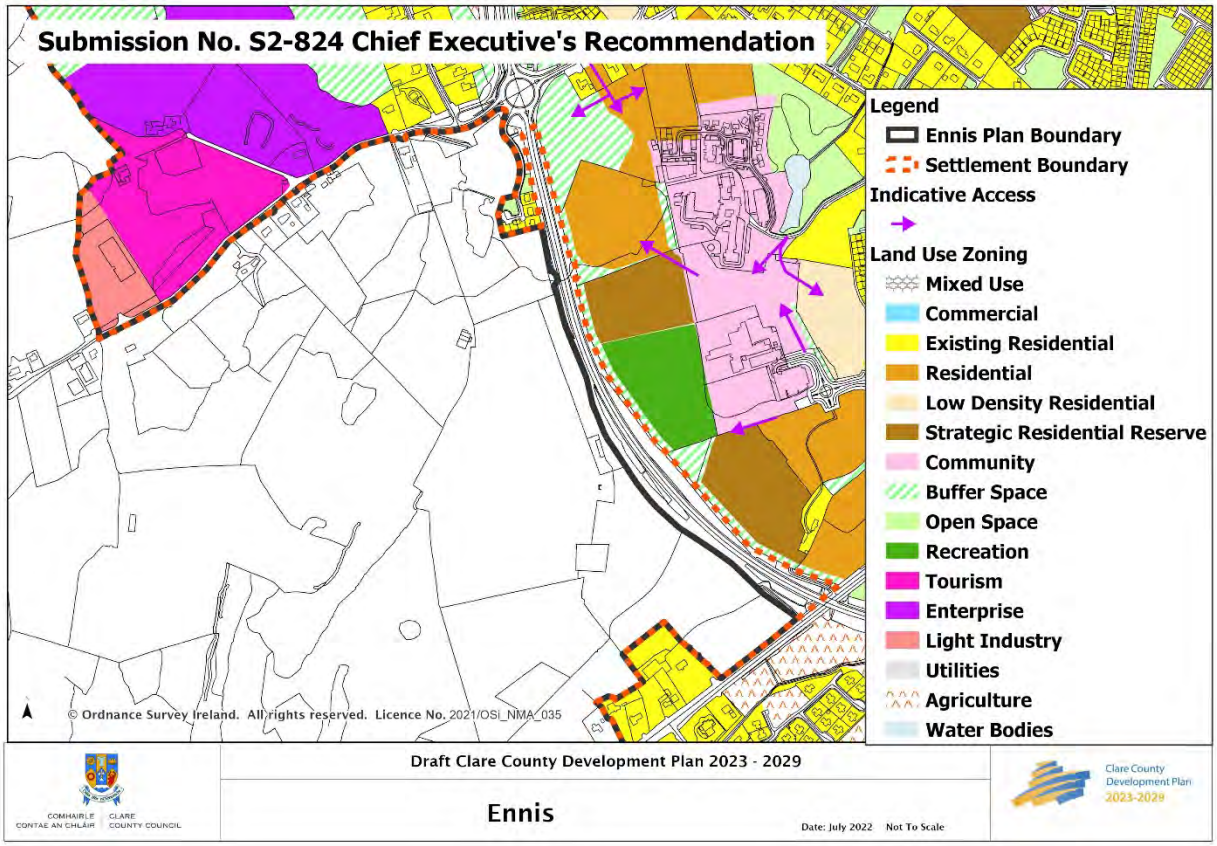
I note that the lands subject to this submission are located outside of the plan boundary within the Open Countryside. The Ennis plan boundary is long established through a number of iterations of plans, and I consider it to be proportionate in scale, in supporting the sustainable development of Ennis, and should not be altered without strategic reasons to do so.

A large undeveloped Enterprise zoning is present on the opposite side of the R474 from the subject lands. The zoning of additional lands for Enterprise use, in close proximity to a substantial site that has already been zoned for this purpose in the Draft Plan could lead to a cluster of such development, at the periphery of the town and would be disproportionate to the scale of the surrounding neighbourhood which would be contrary to the proper planning and sustainable development, not only of the Beechpark neighbourhood, but also of the wider Plan area. Therefore, given the land is located outside of the settlement boundary and that there is adequate provision of zoned land within the immediate vicinity of these lands I am of the opinion that the request for the zoning of these lands is neither necessary or appropriate.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-824 Draft Development Plan
Submission No. S2-824
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
One Way
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Tourism
Enterprise
Light Industry
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
Not To Scale


Submission No. S2-824 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Tourism
Enterprise
Light Industry
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
Not To Scale

Submission No: S2/825 –P. Coleman & Associates on behalf of Hartnett Homes & Estate Developers Limited

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

The subject land is in the townland of Cahircalla More, Ashline on the western side of Ennis town. The subject land is part of a larger landholding which was split by the development of the N85 Western Relief Road.

The subject site is currently zoned Community and is proposed to remain as such in the Draft Plan. In the submission it is requested that the lands are zoned Commercial for the following reasons:

- Location and topography provide an opportunity for a landmark building such as a hotel and Conference Centre.
- The site is within walking distance to amenities, an existing public footpath to the town and there are existing commercial businesses in the area.
- Have regard to the pattern of development in the area, the strategic location of the site, the need for compact and sustainable growth, a sequential approach to development and environmental considerations, the existence of infrastructure such as water supply, sewers, electricity, fibre cable, roads and amenities which are available on the site.
- The submission refers to national and regional policy and guidance including the need for compact growth and the Core Strategy.
- The submission notes that the lands were proposed for Commercial COM3 in a previous CDP process at Draft Stage, however the final adopted zoning was Community although it is not clear why.
- Considers there is adequate Community lands identified at the National school and Cahercalla Hospital as well as at St Flannan's.
- The lands are in single ownership, are free from complex legal ownership arrangements involving multiple parties that would delay other sites being progressed for development.

Chief Executive's Response

I wish to thank P. Coleman & Associates on behalf of Hartnett Homes & Estate Developers for their submission.

It is an objective of the Draft Plan to ensure that each neighbourhood in Ennis is served by a range of community facilities and amenities in order to secure a high quality of life for all residents. The subject site, being in close proximity to the national school, the identified site for a neighbourhood centre and the surrounding existing residential areas and the undeveloped residential areas identified for growth, was identified as being suitable for the provision of community facilities. It was thus zoned 'Community' in the Draft Plan to facilitate such development.

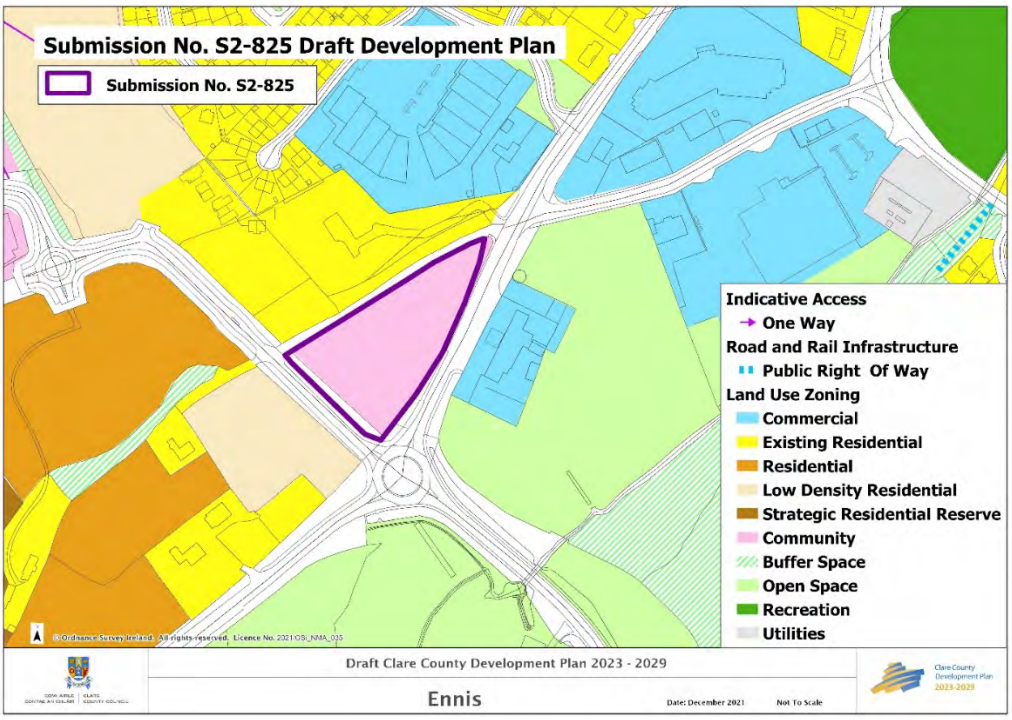
I note the points that have been put forward in the submission, particularly in relation to the potential to develop a landmark building on this site that would make a positive contribution to the approach to Ennis from the western side of the county and I consider this point to be of merit. Any community facility that my come forward with a requirement for a building on the site would need to have regard to its prominent location and should be designed to maximise this location. This is reflected in the proposed additional objective for the site as set out in S2-109.

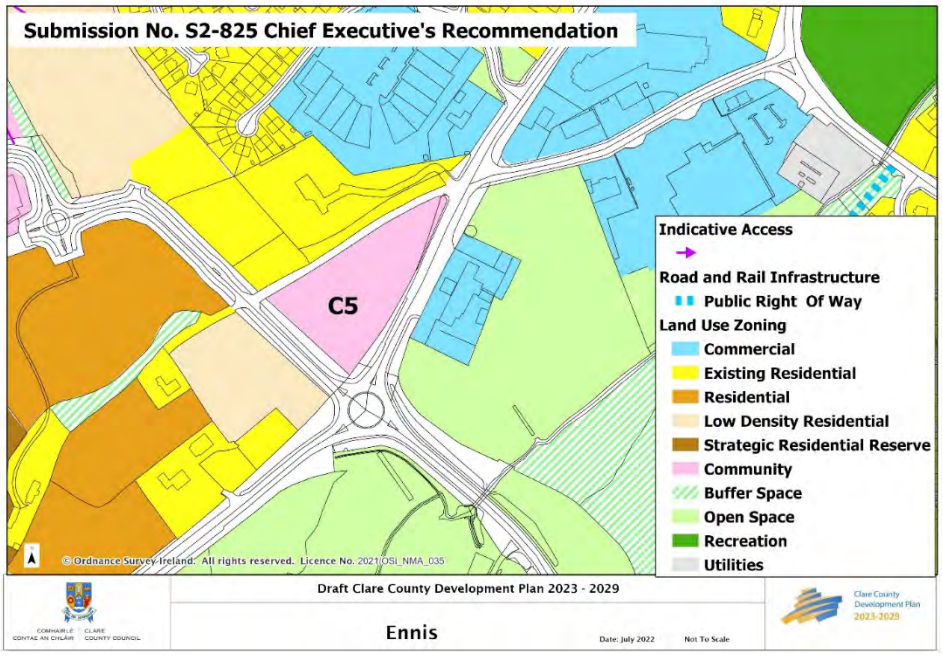
Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

See addition of zoning objective to the site as per S2-109

2.5.3 Community Lands C5
The site is strategically located to serve the community needs of the Cahicalla neighbourhood, Limerick Road and wider areas. The lands are located in a prominent location on the approach to Ennis and has the potential to make a positive contribution to the entry to the town from the western side of the county. Any future community buildings on the site need to have regard to the prominent location and seek to develop a landmark building.


Submission No. S2-825 Draft Development Plan
Submission No. S2-825
Indicative Access
One Way
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-825 Chief Executive's Recommendation
C5
Indicative Access
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
Not To Scale

Submission No: S2/826 –P. Coleman & Associates on behalf of Hartnett Homes & Estate Developers Limited	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The subject land is located in the townland of Cahircalla More, Ashline, Ennis. A map identifying the subject lands has been submitted.

The site is currently zoned Commercial and Open Space and is proposed to remain as such in the Draft Plan. In the submission it is requested that the Commercial zoning is extended on the lands, for the following reasons:

- The site is within walking distance of amenities, an existing public footpath to the town and there are existing commercial businesses in the area.
- The proposed extension of the commercial zoning addresses material considerations including the pattern of development in the area, the strategic location of the site, the need for compact and sustainable growth, a sequential approach to development and environmental considerations, the existence of infrastructure such as a water supply, sewers, electricity, fibre cable, roads and amenities which are available on the site and the need to provide for the future expansion of the existing business in the O'Sullivan and Hansbury mixed use complex.
- The submission refers to national and regional policy and guidance including the need for compact growth and the Core Strategy.
- The submission notes that a larger portion was proposed for Commercial COM6 zoning in a previous CDP process at Draft Stage, however this was not included in the final adopted Plan. Also the lands were all zoned Commercial in the 2008-2014 Plan.
- The submission considers existing Commerical zoned lands are linked to existing businesses, and there is a need for new commercial development to support the development of a sustainable community at this location. The area is badly served by local services such as restaurant, food shopping outlets and local services with the closest supermarket (not part of a filling station) c.2km away, requiring the use of a car. The existing supermarket on the site could be expanded to meet this need with an expanded zoning.
- Would consolidate the existing commercial uses on this area and would connect the two commercial businesses operated by NC Paint and O'Sullivan Hansbury.
- The area identified for an extension of the Commercial zoning objective is outside the Flood Risk area.

Chief Executive's Response

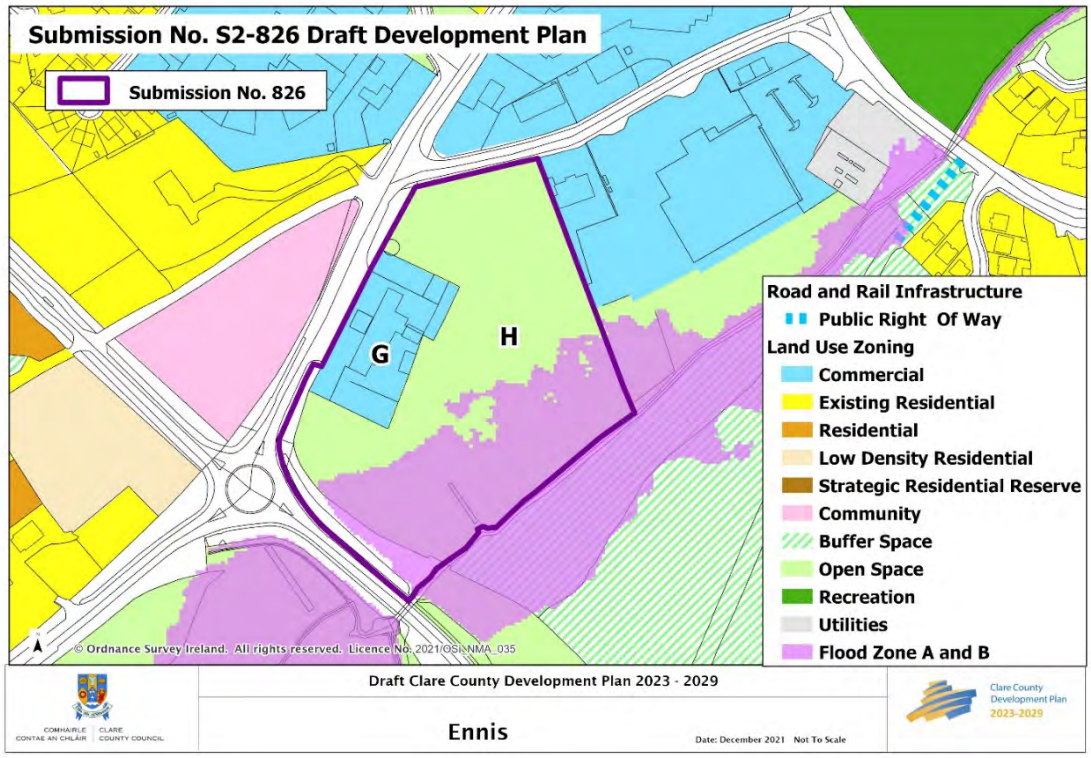
I wish to thank P. Coleman & Associates on behalf of Hartnett Homes & Estate Developers for their submission and I would like to respond as follows.

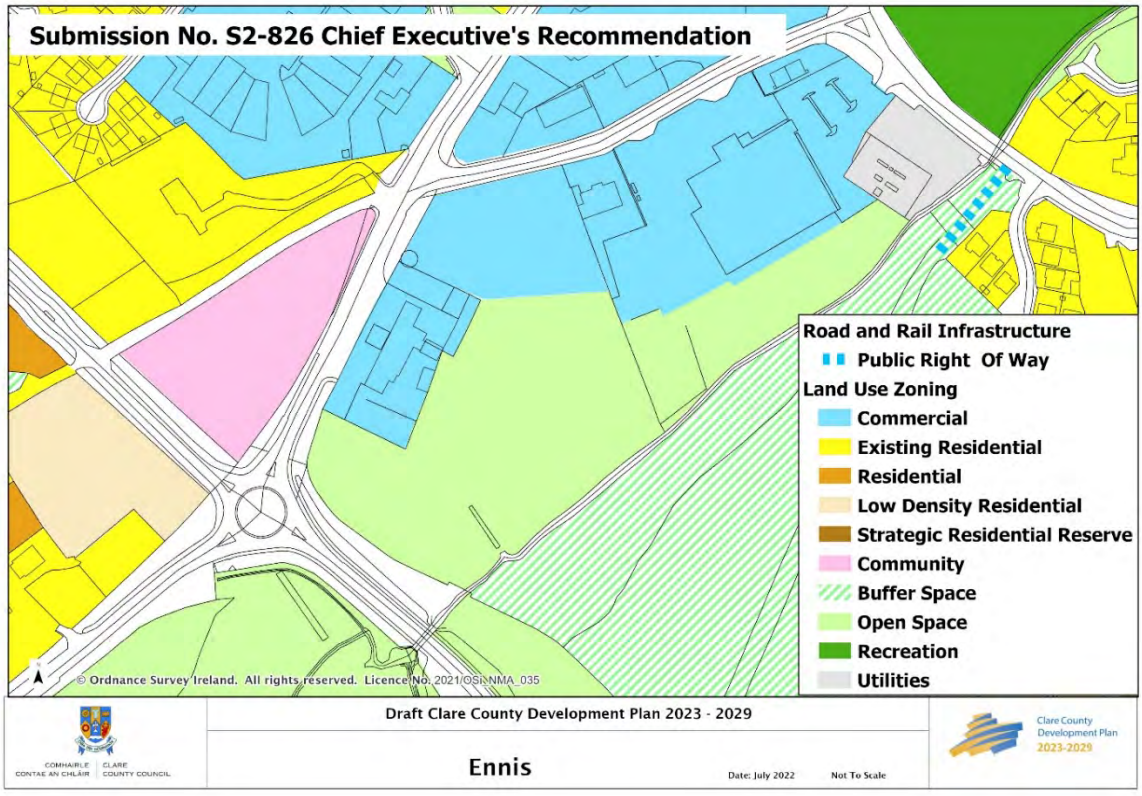
I note that the owner is satisfied with the commercial zoning proposed on Plot G (existing petrol station) and wishes for this zoning to be adopted as part of the plan.

With regards to Plot H (the remainder of the site), I note that part of this plot (approximately half, area to the south and to the rear of the petrol station) is within Flood Zone A and part of this plot is known to have flooded historically, including in 2009. The proposal to extend the commercial zoning into the north portion of plot H could be considered if it is contained within Flood Zone B & C. I therefore consider that it is acceptable to change the portion of Plot H to a commercial zoning on the basis that this section does not fall within flood Zone A and having regard to its proximity to the existing commercial use on the site adjacent. It is not considered appropriate that this land would facilitate a neighbourhood centre. As the remainder of Plot H is located within Flood Zone A, it is not considered appropriate to zone this land for vulnerable uses such as housing or commercial uses. I therefore consider that the open space zoning is appropriate in this instance.

Chief Executive's Recommendation

I recommend that the zoning as proposed in the Draft Clare County Development be amended from Open Space to Commercial in relation to the lands in the north of the site which are outside Flood Zone A.


Submission No. S2-826 Draft Development Plan
Submission No. 826
G
H
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Utilities
Flood Zone A and B
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-826 Chief Executive's Recommendation
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/827 –Hartnett Homes & Estate Developers Limited	
Relevant Chapters / Topics	• Ennis • Land Use Zoning

Summary of Issues Raised in Submission

The subject land is located in the townland of Cahircalla More, Ashline, Ennis. A map identifying the subject lands has been submitted.

The site is currently zoned Open Space and is proposed to remain as such in the Draft Plan. In the submission it is requested that the lands are zoned Agriculture, for the following reasons:

- The lands are currently in agricultural use as grazing for horses and this is intended as its future use.
- Refers to High Court case Mahon vs An Bord Pleanala and considers the zoning of land for a particular purpose and the realization of that objective requires the landowner's cooperation and consent and given the owners do not propose to develop this land as 'Open Space', there is little benefit in the zoning.
- Considers there is adequate Open Space lands identified in the area adjacent to the site.

Chief Executive's Response

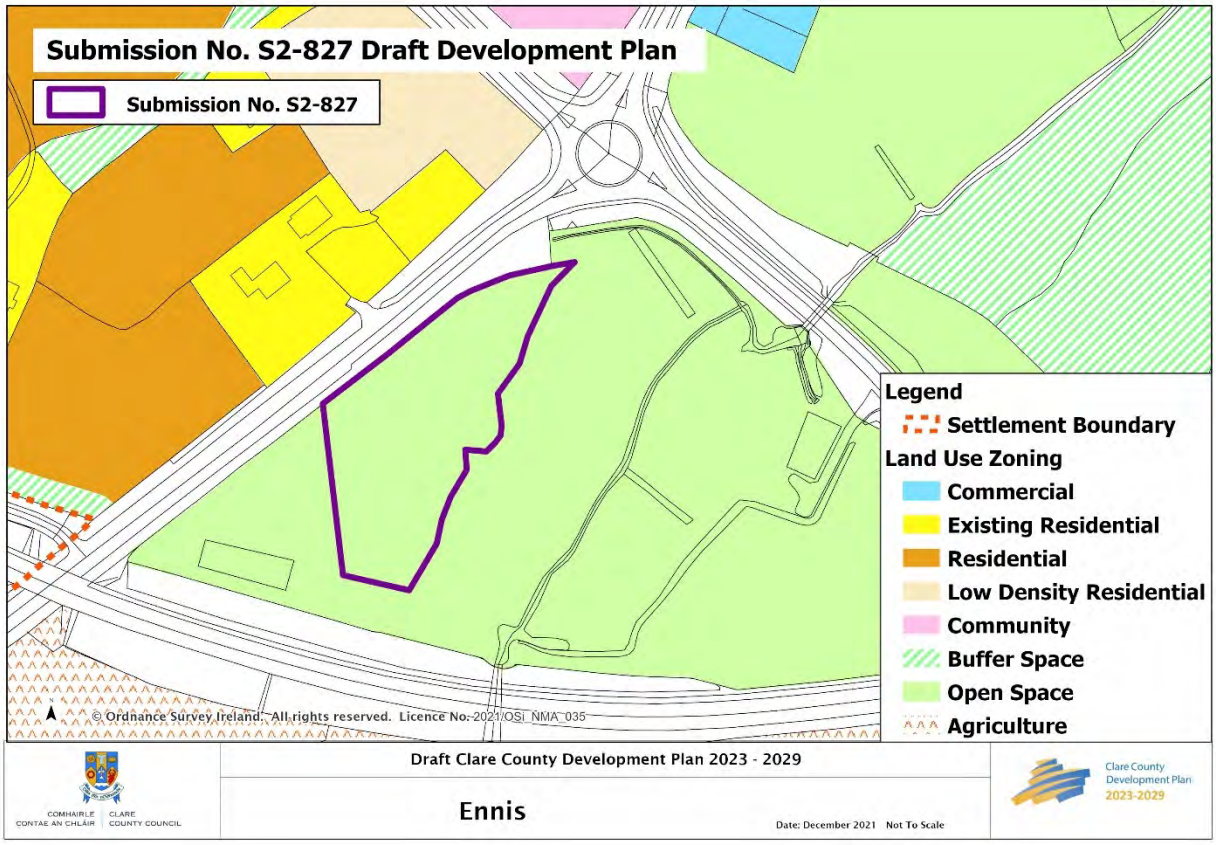
I would like to thank Hartnett Homes & Estate Developers Limited for this submission and I wish to respond as follows.

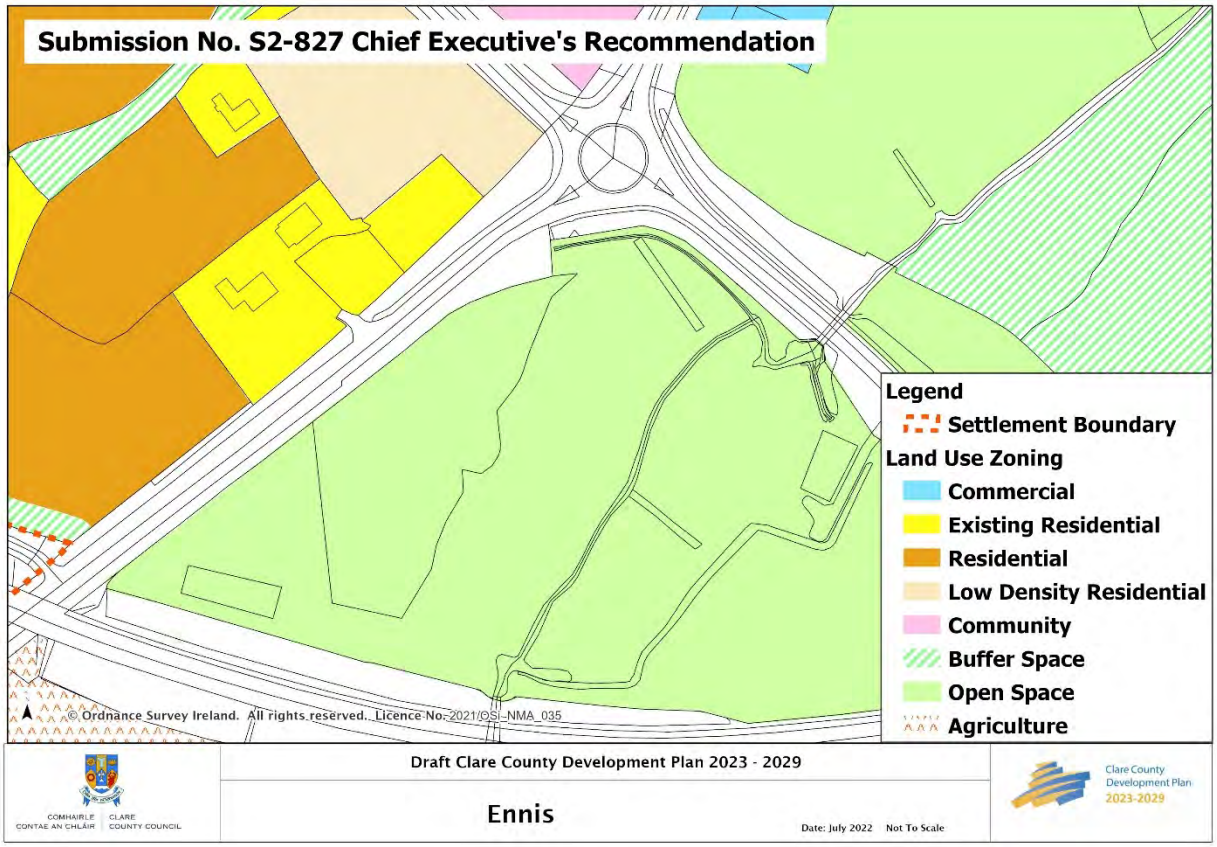
The open space zoning at this location does not prohibit the owners from continuing the agricultural use on site. The lands are well located close to the development area in Asline and near the Ennis National School and proposed residential zoning. The site is linked to the wider neighbourhood by a good foothpath network and along with the remaining parcel of land has the potential to serve this community as open scape into the future.

One of the purposes of the plan is to identify lands that can accommodate community, and open space provision and to form a vision for the overall potential development of the town. While some aspects of this vision may be realised, and others not I think it is important to show the potential in the plan for the proper planning and development of its neighbourhoods. Often ideas and concepts for development may be in a plan for a number of years before they are realised. It is important to keep such options open for consideration. I am therefore not in favour of changing the zoning on this site.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-827 Draft Development Plan
Submission No. S2-827
Legend
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Clare County Development Plan 2023-2029


Submission No. S2-827 Chief Executive's Recommendation
Legend
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Clare County Development Plan 2023-2029

Submission No: S2/829 –Frank Doherty	
Relevant Chapters / Topics	• **Ennis** • **Recreational Route**

Summary of Issues Raised in Submission

The subject land is located at Ballybeg, Ennis, adjacent to Ballybeg Lake. A map identifying the subject lands has been submitted.

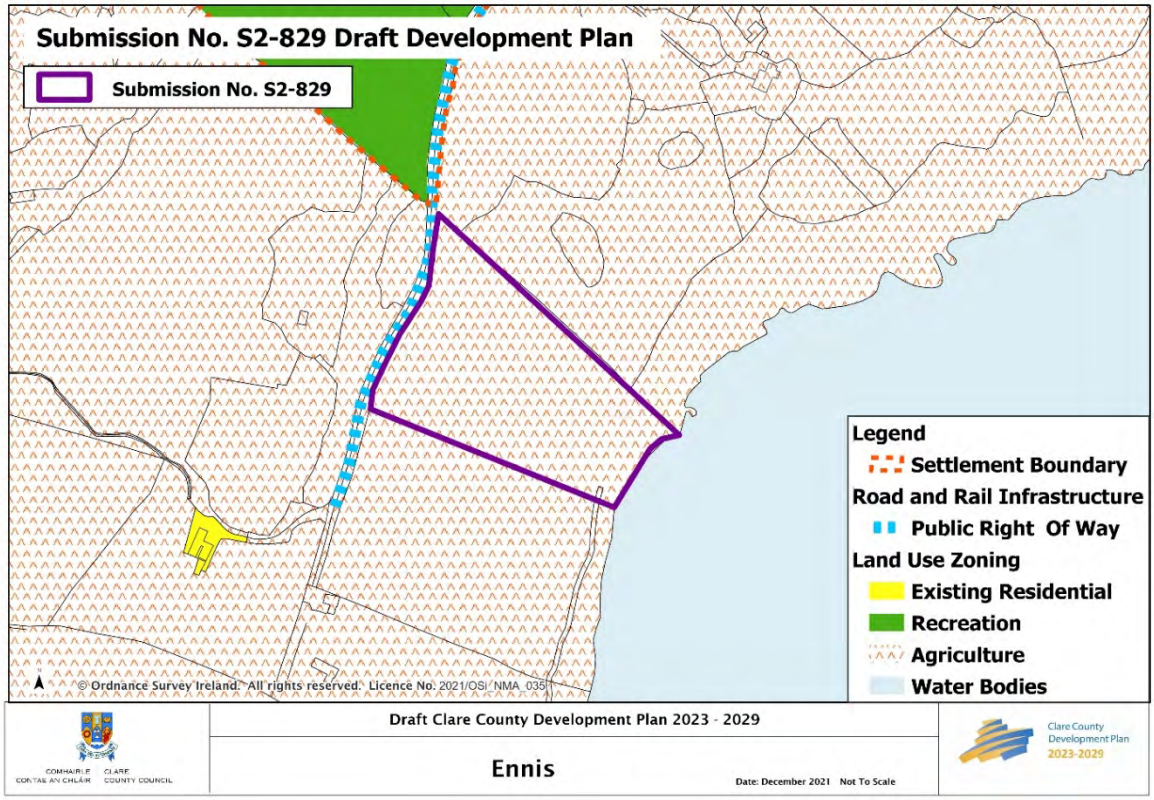
In the submission it is requested that the Ballybeg Woods/Amenity Walk through the site is extended to bring walkers to the shoreline of the lake, including a 3m gravel path and viewing platform. It is stated that the landowner is willing to donate the required lands in return for permission for a retirement dwelling for his use.

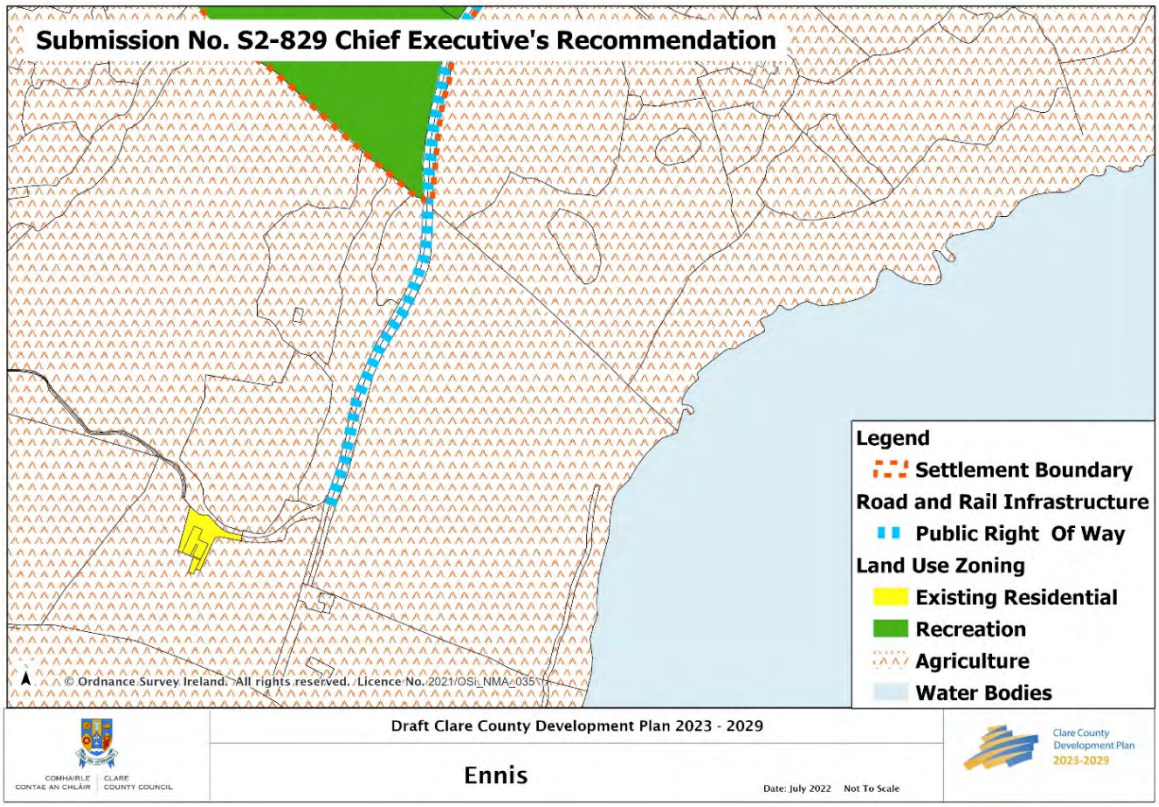
Chief Executive's Response

I would like to thank Mr. Frank Doherty for his submission. The extension of the current right of way through Ballybeg to bring walkers to the shore of Ballybeg lake would be welcomed, however should Mr. Doherty wish to apply for planning permission for a dwelling at this location he may do so, and it would be assessed in the normal manner through the Development Management process whereby compliance for a single dwelling on "Agriculture" zoned land is required. However, it must be noted that the subject area is heavy vegetated with a number of mature trees and that it is in close proximity to the Newhall and Edenvale Complex SAC. It is also within the catchment of Ballybeg Lake.

There are numerous issues of importance that must be taken into consideration in relation to both the zoning of land and any development application on the subject lands. The subject site is not serviced by wastewater infrastructure and is not located in an area identified for growth. I also note that the eastern boundary of the subject site adjoins Ballybeg Lake. The surface water catchment inputting to Ballybeg Lake covers a limited area. Therefore, while there may be some contribution from surface water, the most significant contribution to water in the lake is from groundwater sources. Ballybeg Lake is within a karstified limestone aquifer which the Geological Survey of Ireland has classified as being within Category X – Extreme Vulnerability. This is where the bedrock is at or within a meter of the surface and leads to extreme vulnerability. The Water Framework Directive has assigned Ballybeg Lake a 'hypertrophic' status (i.e. it has been excessively enriched with nutrients). This status was assigned to the lake having regard to the high concentration of septic tanks in the area (Rockmount, Ballybeg estate and Silvergrove to the north, residential development along the Kiladysert Road to the east and south and residential development to west in the Newhall and Ballyea areas). It is highly likely that a combination of agricultural activity and septic tank concentration is contributing to the deterioration in the water quality in the lake. Concerns are also expressed in relation to the impact a dwelling at this location would have on the visual amenity of the wider area. Having regard to the issues outlined above I do not consider it appropriate to make any changes to the Draft Plan in relation to this submission.

Chief Executive's Recommendation
I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-829 Draft Development Plan
Submission No. S2-829
Legend
Settlement Boundary
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Existing Residential
Recreation
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-829 Chief Executive's Recommendation
Legend
Settlement Boundary
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Existing Residential
Recreation
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/833 –Pat Quinn	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to c.0.32ha of lands at Knockanoura, Tulla Road, Ennis. A map identifying the subject lands has been submitted.

In the submission it is requested that the proposed 'Commercial/Opportunity Site' ('OP18') zoning objective is removed from the subject site and to amend the zoning to 'Open Space', for the following reasons:

- The site is adjacent to a Petrol station and is undeveloped except for unauthorised filling of the site which is the subject of enforcement proceedings (UD15-30).
- No change in zoning to allow for any form of development should be permitted on the lands, where under Section 5 Referral Ref: RL03.307625 filling on the site was determined unauthorised by An Bord Pleanala, until the unauthorised status of these lands is regularised.
- Having regard to the nature and extent of the existing unauthorised development, the submitter considers a zoning objective for the future development of the site would not be in accordance with the orderly development of the area.
- The submission notes the attempt to regularise the unauthorised development through a Substitute Consent Application which is presently before An Bord Pleanala for consideration and the submitter considers it premature to zone lands for development until this is determined.
- The submitter considers a zoning objective for commercial development on the site which would compound the unauthorised activities on the site which would be contrary to the proper planning and development of the area. The principle of zoning the subject site for commercial development is not considered appropriate in this instance.

Chief Executive's Response

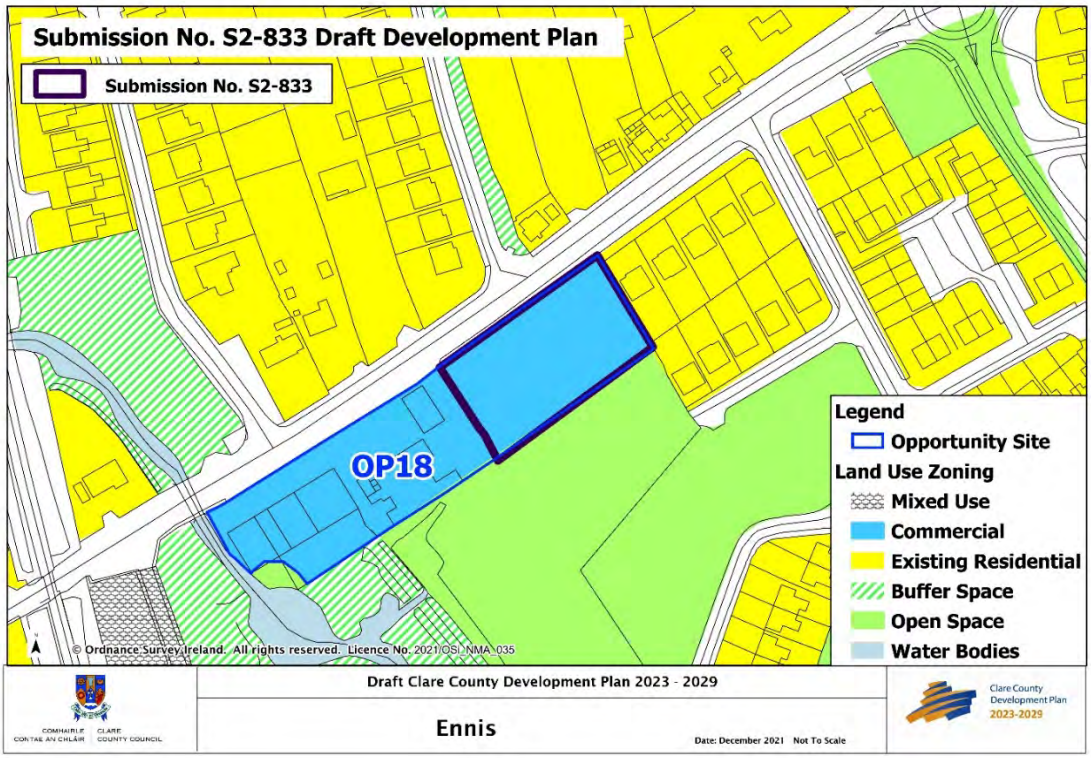
I wish to thank Pat Quinn for the submission. OP18 includes a long but narrow strip of commercially zoned land. Approximately two thirds of the zoned area is developed with individual retail units and a petrol station. The submission relates to the undeveloped portion of land, which was previously infilled in the past and which is now the subject of a current application with An Bord Pleanala for Substitute Consent, with the Lower River Shannon SAC sitting to the south western portion of OP18.

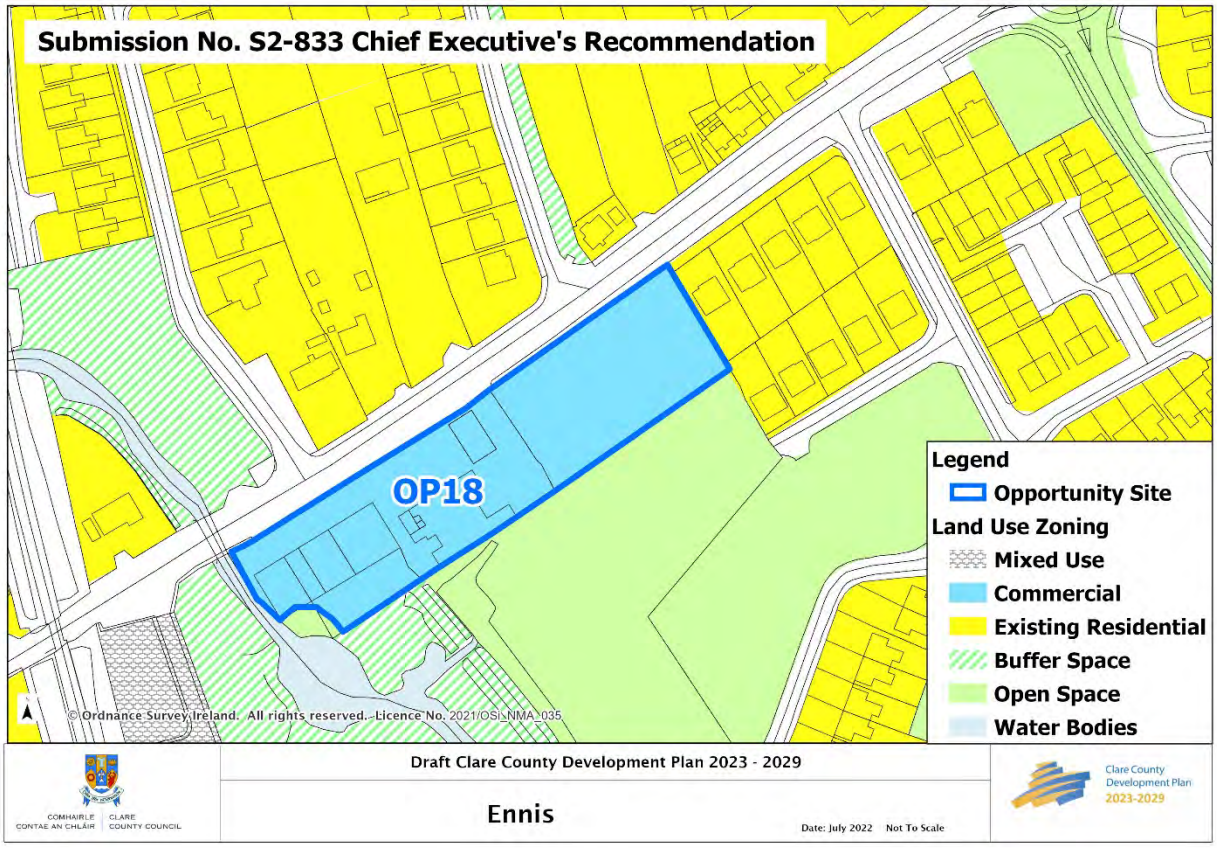
I acknowledge the concerns raised in this submission regarding the status of this portion of the site, however it is not considered that there is any reason which precludes the zoning of the site as commercial as opposed to Open Space, given both are zonings in their own right. While the outcome of the Substitute Consent application may have implications for the future development of the site it does not prevent the site from being zoned or the continuance of its existing zoning at this point in time.

There are a number of existing uses on the site and the land-use zoning of Commercial affords the opportunity for redevelopment to capitalise on its prominent location on the eastern entrance to the Town and to serve the wider residential community in the vicinity and to develop a strong streetscape and develop proper exit/ entry arrangements. Having regard to the issues outlined above I do not consider it necessary to make any changes to the Draft Plan in relation to this submission.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-833 Draft Development Plan
Submission No. S2-833
OP18
Legend
Opportunity Site
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Buffer Space
Open Space
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale
Clare County Development Plan 2023-2029


Submission No. S2-833 Chief Executive's Recommendation
OP18
Legend
Opportunity Site
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Buffer Space
Open Space
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale
Clare County Development Plan 2023-2029

Submission No: S2/838 –Finn Properties Limited on behalf of Finn Properties Ltd, Pat Mulcair, and Michael Cleary.	
Relevant Chapters / Topics	• **Ennis** • **Land use Zoning** • **Road Infrastructure** • **Infrastructure Safeguard**

Summary of Issues Raised in Submission

The submission relates to lands at Knockaderry in Roslevan, Ennis on behalf of three parties who are adjoining landowners and makes three specific requests in relation to amendments to the Draft Plan.

1. Consider amending the Draft Plan for the purpose of changing the zoning designation for the purpose of altering the proposed route of the Infrastructure Safeguard for the proposed link Road between the Gort Road and the Tulla Road as it crosses the subject site.
   - The proposed route of the Link Road, for the unconstructed section as it traverses the subject sites, could be moved in a northerly direction resulting in the following benefits:
   - The proposed route of the road would traverse an existing Right of Way on the lands to the west of the railway line, thus making the legal establishment of the route easier for Clare County Council.
   - Moving the link road in a northerly direction would reduce the effects of any potential loss of visual amenity, and any consequent overbearing effects, for the resident of Site 4 as a result of the construction of the link road.
   - All three landowners concerned will be amenable to accommodate such variance of the route of the proposed Link Road as may be required to achieve the preferred outcome
   - Moving the proposed Link Road in a northerly direction would improve the possibility of creating access for the existing Ballycorey Road directly onto the proposed Link Road, as opposed to having to provide a bridge to cross over this existing road.
2. Consider varying the Draft Clare County Development Plan 2023-2029 for the purpose of changing the zoning designation of Site 1 (Southern section), as identified on Map 02, Section 2 of the submission. The proposal is that the zoning be amended from existing Open Space to Residential for the southern portion of the site.
   The submission sets out reasons given in the Managers Report on the Draft Clare County Development Plan 2017-2023 for previously not making this zoning change. This includes, access being problematic, the limited size of the site and the capacity to provide an appropriate buffer. It is stated that the new road line for the railway crossing would overcome these previously cited

concerns by the Planning Authority and details various access points for the link road.

3. Consider amending the Draft Clare County Development Plan 2023-2029 for the purpose of changing the zoning designation of the highlighted section of Site 3, (west of the Railway line) as identified on Map 02, Section 2 of the submission. The proposal is that the zoning be amended from existing Agriculture to Residential for the southern portion of the site.

- The site is in close proximity to Site R2 as identified in Section 2.3.1 of the District Settlement Plan. Site R2 is *"suitable for the provision of residential development of high quality design and layout"*. This precedent could be extended to include the adjoining subject site.
- The site falls within the 10 Minute Town Concept as set out in the District Settlement Plans, Section 1.9.
- The site will have access to the proposed Link Road via the existing Ballycorey Road and any connections which may be constructed to connect with the proposed Link Road, such as the various options outlined in the submission .

Chief Executive's Response

I wish to thank Finn Properties Limited on behalf of Finn Properties Ltd, Pat Mulcair, and Michael Cleary for making this submission and I would like to respond as follows:

I note the submission addresses concerns that have previously been raised in relation to the zoning of these lands and as such the submitters have set out their contention that the moving of the infrastructure safeguard would overcome many of those concerns.

1. The existing infrastructure safeguard has taken into consideration a number of constraints namely the ground topography and as such the vertical and horizontal alignment of any proposed new road including the necessary realignment of L-8508. It also has taken into consideration its proximity to the Ballyallia Lake SAC floodplain and connectivity to the Gort Rd. A proposed change to this route will require a full evaluation and design (including route options) by the developer taking into consideration the aforementioned constraints. The vertical alignment of this section of the link road is also constrained by a number of factors including the vertical clearance requirements of the railway line and the maximum gradients permissible for multi model travel i.e. cycling facilities, again any proposed change would have to satisfy these constraints. The developer would need to evaluate the above constraints with a new proposed detailed design including feasibility and option reports before any further consideration is given to a proposed moving of the infrastructure safeguard.

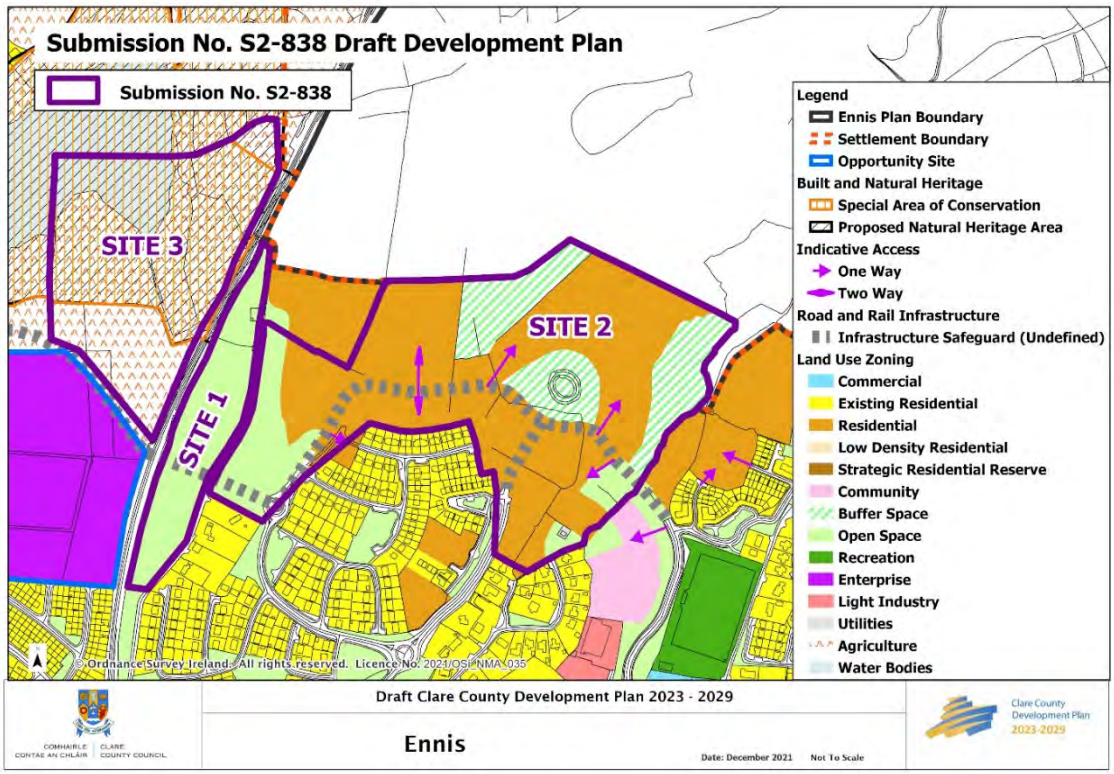
2. In the absence of a suitable and viable alternative to the infrastructure safeguard I am of the view that the zoning of Site 1 should remain Open Space. In addition, the location and extent of land zoned for residential uses is determined by the Core Strategy, as set out in Volume 1 of the Draft Plan in accordance with Section 28 Guidelines Housing Target Guidelines and the Core Strategy. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth for Ennis town and Environs for the plan period 2023-2029. To zone the subject land for

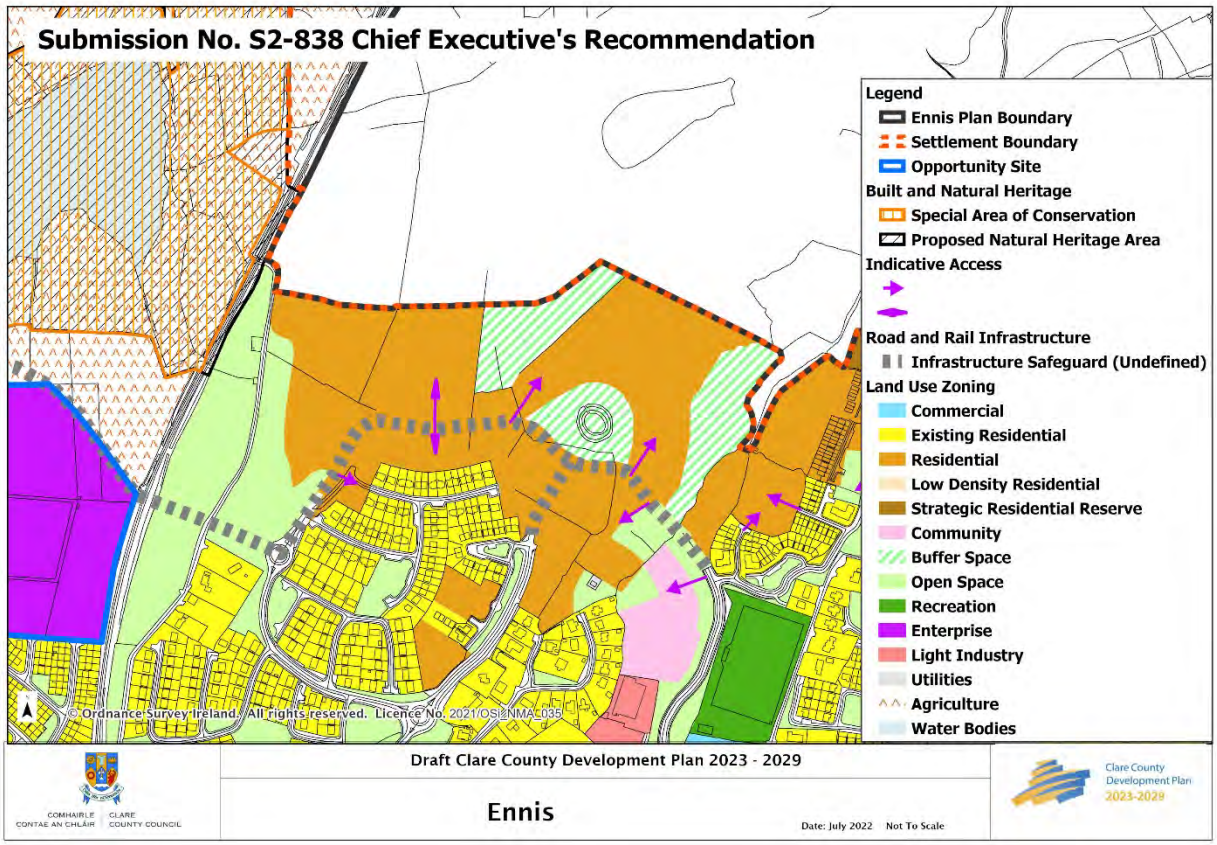
residential use would not be in accordance with the settlement strategy for Ennis. I do not therefore consider it to be in the interest of the proper planning and sustainable development of the plan area to zone these lands for residential development.

3. While this site is located outside the direct footprint of any European site, it is surrounded on 3 sides by the Ballyallia Lake SAC and is also completely within the Ballyallia Lake NHA. This small portion of land (Site 3) was not subsumed into the SAC designation. Conservation areas proposed and subsequently given statutory designation as NHAs are indicators of potential environmental sensitivity and cover a wide range of natural heritage issues in respect of both wildlife and habitats. It is highly likely that in times of flood in Lough Girroga that this site becomes inundated and acts as a proxy habitat for the SAC/NHA intermittently given it is constrained by the Ballcorey Road. There are no services on this site in terms of water or wastewater with difficulty in achieving this given the isolated location. The site would not be suitable for an on-site system given the sensitive nature of the surrounding lake and the connectivity to the SAC. There is a direct hydrological connectivity to Ballyallia Lake SAC via drainage with the potential for water quality pollution. Potential for SPA birds to utilise ex-situ habitat here also. I would not recommend changing the zoning of this site from agriculture to residential as it is highly likely that the site acts as an important ex-situ habitat which is recognised in its designation as an NHA and would be highly sensitive in terms of development.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-838 Draft Development Plan
Submission No. S2-838
SITE 3
SITE 2
SITE 1
Legend
Ennis Plan Boundary
Settlement Boundary
Opportunity Site
Built and Natural Heritage
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Two Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Enterprise
Light Industry
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-838 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Opportunity Site
Built and Natural Heritage
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Enterprise
Light Industry
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Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/842 –P Coleman & Associates on behalf of Board of Management of Colaiste Muire	
Relevant Chapters / Topics	• **Ennis** • **Zoning** • **Opportunity Site OP11** • **Education/Community**

Summary of Issues Raised in Submission

The submission relates to lands located in the town of Ennis on the western side of the River Fergus and forms part of the Coláiste Muire school complex. The school is a secondary level school for girls with a student population of approximately 950 and staff numbers of 80. The school property contains the main school buildings which are characterised by a mixture of various designs and heights, Danlann an Chlair theatre, car-parking areas, open space, 2 outdoor basketball courts, 2 outdoor tennis courts and sports hall. There are three vehicle and pedestrian accesses to the subject property from College Road and one only pedestrian access and one vehicle and pedestrian access from Harmony Row to the subject property.

The site is currently (CDP 17-23) zoned

• 'Community' zoning on all building areas, open space, sports hall and 2 basketball courts and 1 tennis court.

• 'Mixed Use - Opportunity Site Specifically OP11' on the staff car-park, open space and 1 tennis court.

In addition, a proposed pedestrian route is shown through the submitters property from College Road to Harmony Row. The subject property is also located within the Town Centre Area and within an Architectural Conservation Area.

The Draft Plan does not propose any change to the subject property.

This submission requests that

1. *Remove 'Mixed Use & 'Opportunity Site' zoning objective 'OP11' on part of subject property and include within 'Community' zoning for the remainder of site.*

    a) *The existing carpark on the site provides parking for staff, students, visitors to the school and the adjoining Clarecare staff and the full capacity of this car-park is required to provide for these parking needs. The submitter is concerned that if the car-park becomes a public car-park the current school users of the car-park may find it difficult to get parking.*
    b) *Child protection is a primary concern of the school management. A public access route through the school grounds would be to create an unacceptable high risk in relation to child protection.*

c) *The proposed 'OP11' site contains part of the existing school car parking area and also includes part of the open space green area and basketball court/tennis court which is part of the sports/recreational facilitates associated with the school. The submitter is seeking to ensure that the existing recreational/open space and car parking facilities associated with the school are fully protected.*

d) *The submitter is concerned that there would be a serious health and safety risk for the students if a public car park was developed within the school grounds.*

e) *Developing this area as a public car-park would greatly reduce the school's options for any redevelopment/expansion which may be required in the future. The last extension to the school consisted of a third floor being constructed on the existing school due to the lack of available space on the school site.*

f) *The creation of public car-parking within the grounds of the school would interfere with the operation of the school with members of the general public going and coming at various times throughout the day and night. The continuous use of a public car park would be a serious risk to students and staff going to and from school and during lunch hour and during outdoor activities.*

g) *There is the issue of liability – who would be responsible in the event of accidents? Who would develop the car-park and operate it? These are all questions which are of a serious concern to the submitter.*

2. *It is requested to remove the proposed Pedestrian Route for the general public from College Road through the school property to Harmony Row.*

a) *The creation of a pedestrian route would interfere with the running of the school and could create a distraction for students and teachers in classrooms, many of which have windows facing onto the proposed pedestrian route.*

b) *A liability issue arises by opening up the school to the general public for pedestrian access. The school cannot take any responsibility/liability for pedestrians who are not directly associated with the school. There are serious insurance issues for the submitter with this proposal.*

c) *A public access route through the school grounds would separate the majority of the sporting facilities from the main school building. It would generate mixing of the general public with the students on site which would be a health and safety issue.*

d) *Currently there are access gates at both sides of the school used by students and staff at Harmony Row and College Road. The submitter would also lose the facility of being able to secure the property by closing the gates for whatever reason should the need arise if this access route would become a public thoroughfare.*

Concern are expressed in the submission regarding the safety of students and staff crossing from the school over to Harmony Row. The provision of a traffic management plan to include a pedestrian crossing would be welcomed by the school to ensure the safety of students and staff. While we note there is a pedestrian crossing at the County Clinic this does not facilitate the majority of the school's students and staff who are crossing at Harmony Row to access the Library or to gain access to the town centre.

Chief Executive's Response

I wish to thank P Coleman & Associates on behalf of Board of Management of Colaiste Muire for their submission and I wish to respond as follows.

The school site is positioned at a principle gateway to the town at Club Bridge. It is considered

that the site is suitable for the provision of parking which is convenient to the town centre, with excellent pedestrian linkage to Abbey Street and O'Connell Square, via Club Bridge, and the pedestrian bridge at the former Rowan Tree Hostel. I note that there is existing parking on this part of the site which is currently used by staff at the school. I consider that there is potential for the development of shared / additional parking facilities which could be made available for public use, subject to the agreement of the school.

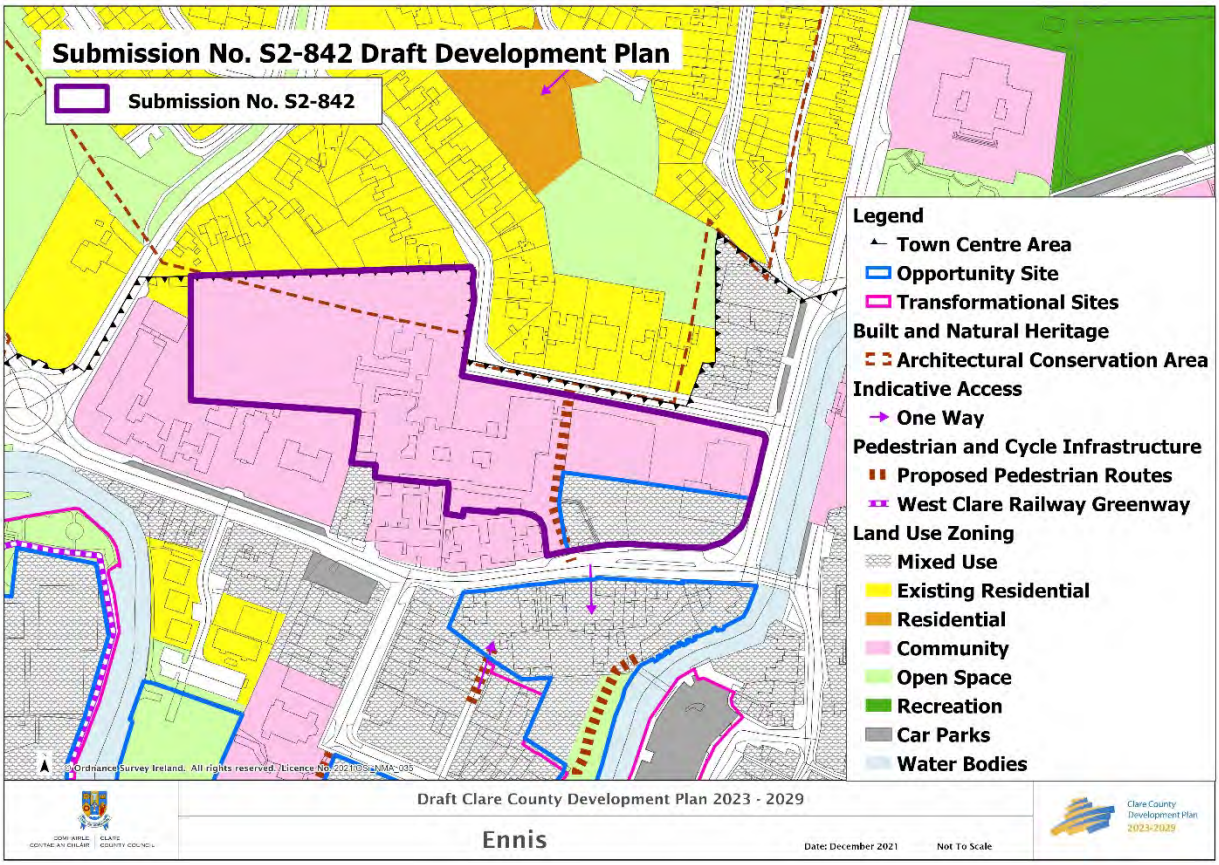
I am therefore not in favour of removing the opportunity site designation from this property, having regard to its strategic location on the northwestern side of the town. The wording in relation to the site states that the provision of additional or shared parking on the site would all be subject to the agreement of the school. In addition, the zoning of this site as Mixed Use, which may accommodate carparking, does not restrict the future use of the lands for educational purposes.

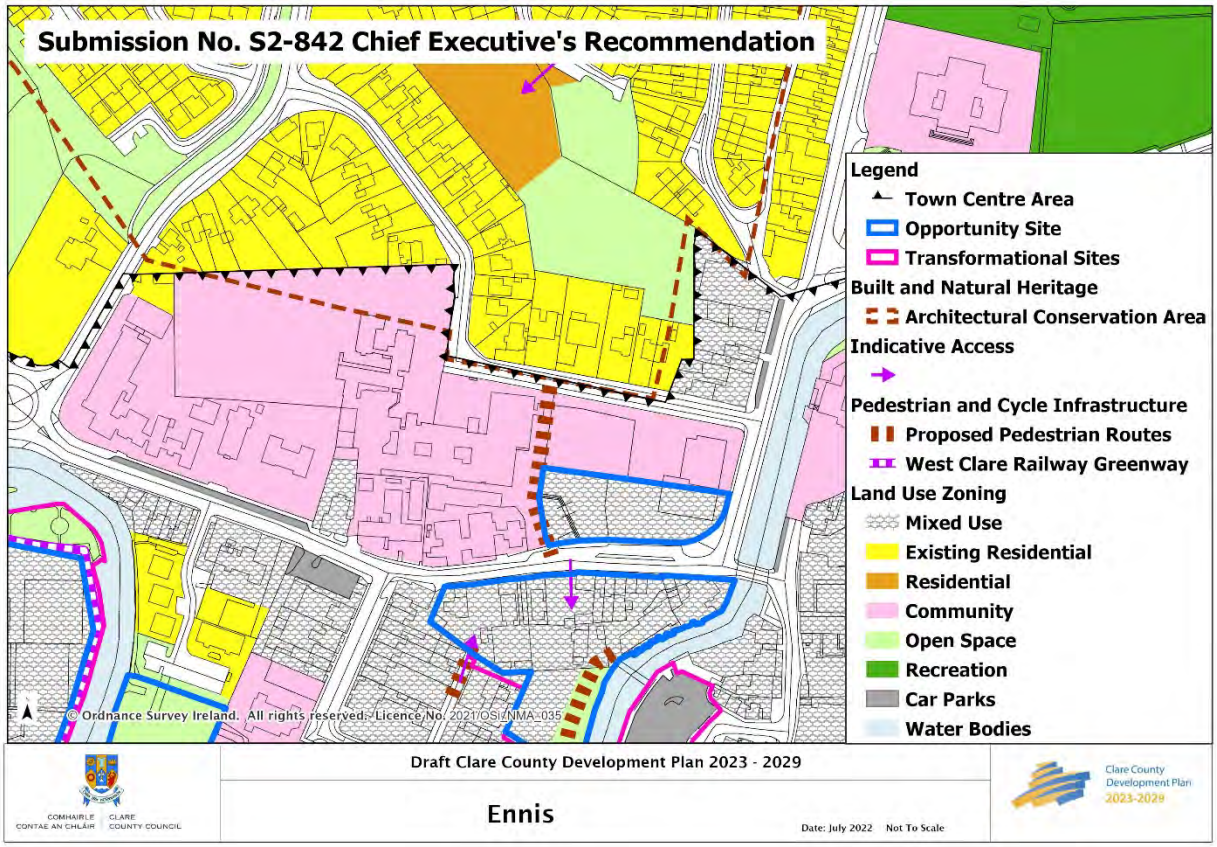
This site plays a key role in linking the northern section of the south with the town centre via the Library and the site upon which the former Rowan Tree Hostel is located. I acknowledge that the school has concerns regarding health and safety and insurance implications of having a pedestrian route through the school. However, one of the purposes of the plan is to identify pedestrian linkages in the public realm and to form a vision for the overall potential development of the town. While some aspects of this vision may be realised, and others not I think it is important to show the potential in the plan for sustainable movement around the town. Often ideas and concepts for development may be in a plan for several years before they are realised. It is important to keep such options open for consideration. I am therefore not in favour of removing the pedestrian linkages as shown on this site.

I note the concerns expressed in relation to the safety of students and staff crossing from the school over Harmony Row. The forthcoming Ennis and Environs Local Area Plan will contain more detail in relation to active travel measures and mobility management around town and in particular at school locations.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-842 Draft Development Plan
Submission No. S2-842
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
Residential
Community
Open Space
Recreation
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
Not To Scale


Submission No. S2-842 Chief Executive's Recommendation
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Indicative Access
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
Residential
Community
Open Space
Recreation
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/845 –NS Developments Ltd	
Relevant Chapters / Topics	• **Ennis** • **Land use zoning**

Summary of Issues Raised in Submission

The subject lands are located in Stonepark, Ballyallia, some of which are within the Ennis settlement boundary and the remainder just outside. The subject lands front onto the L4146 local road and have an approximate area of 1.90ha and 105m of road frontage.
The submission details the services, environmental considerations, flood risk, connectivity and community facilities pertaining to the site.

Clare County Development Plan 2017-2023
Part of the subject lands are zoned as Existing Residential within the current Ennis settlement Plan. Another part of the subject lands are zoned as agriculture but within the Ennis settlement boundary and the remainder of the lands to the north are zoned as countryside and generally unchanged in the Draft Plan.

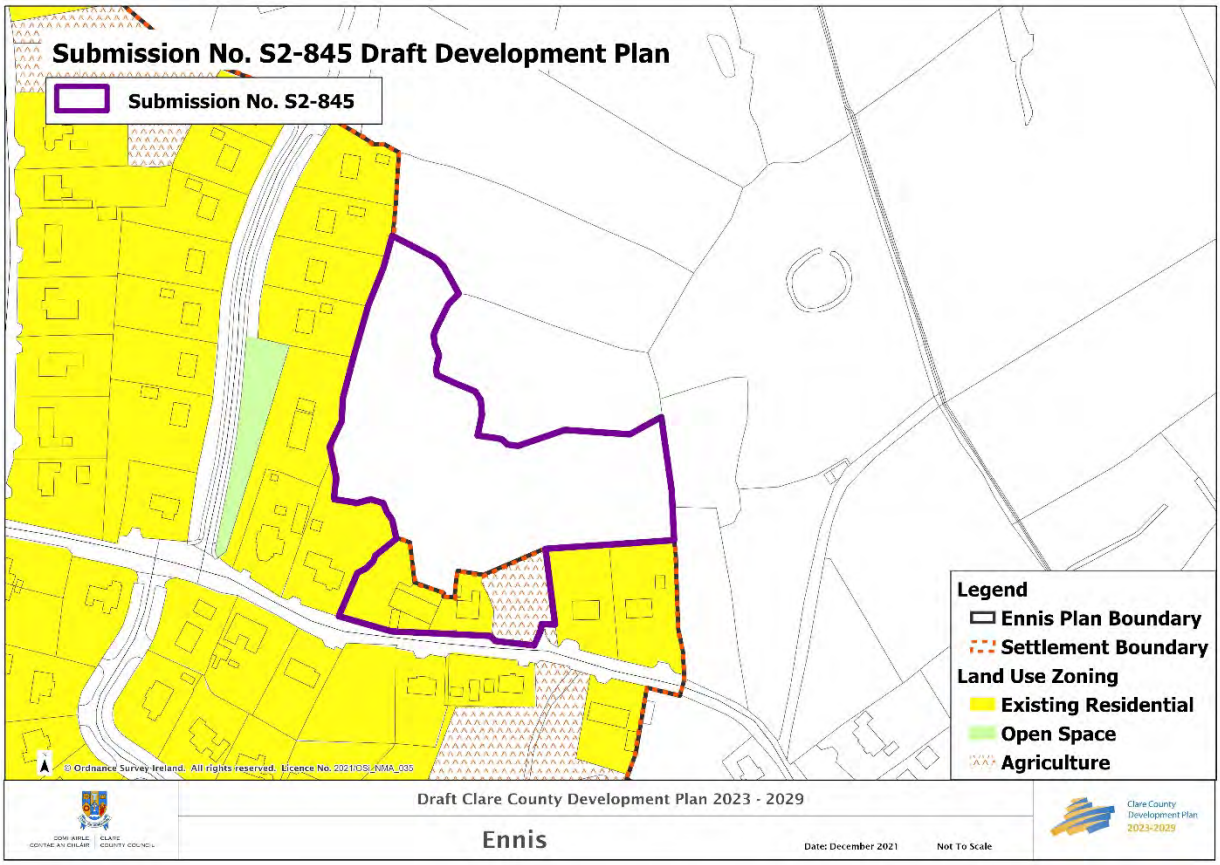
The submission seeks that the subject lands be zoned
1. Existing Residential and Low Density Residential or
2. Existing Residential and Residential or
3. Existing Residential and Strategic Residential Reserve

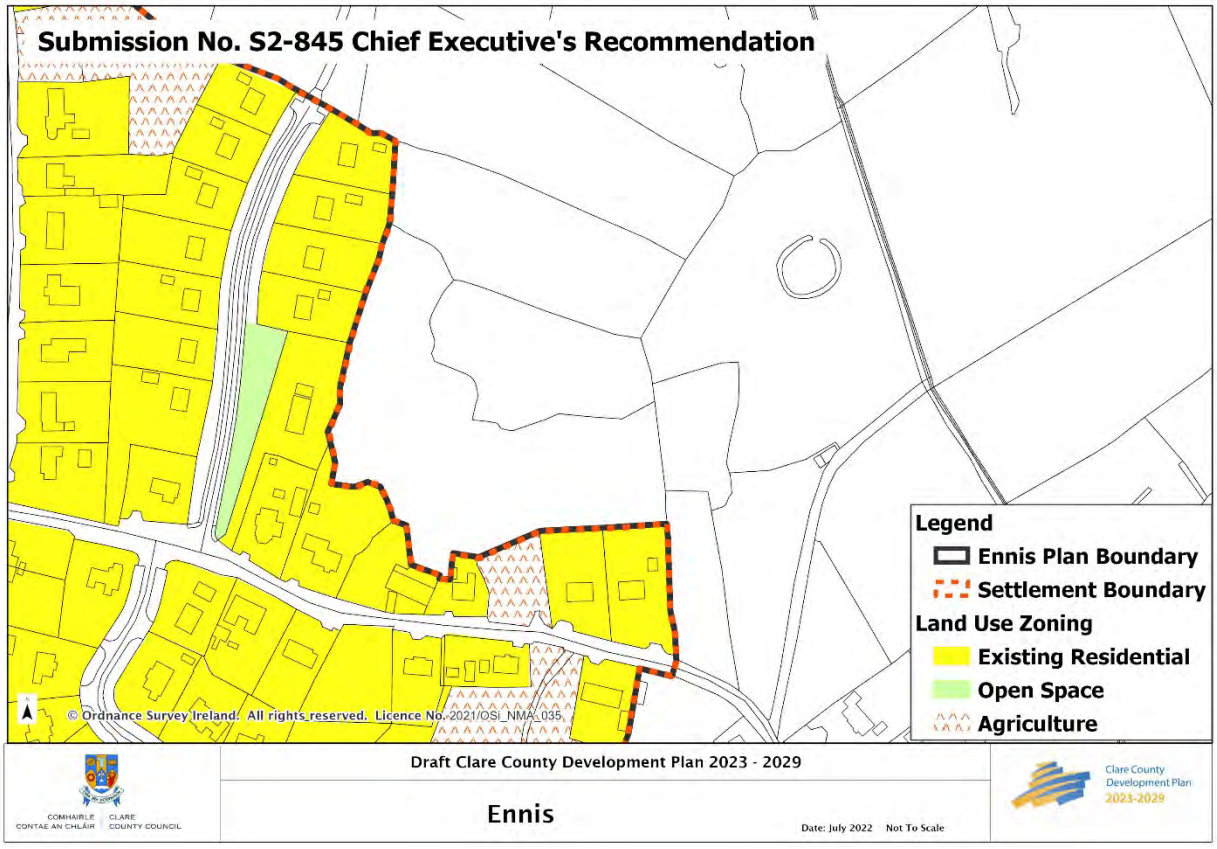
Chief Executive's Response

I would like to thank NS Developments for the submission and note it relates to a large area of land, much of which is located outside the settlement boundary and the Plan boundary. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis to accommodate the required amount of housing units to meet the needs of the allocated population growth for Ennis over the plan period 2023-2029. Therefore, given the that the subject land is located outside of the settlement boundary and that there is adequate provision of zoned land within the settlement area I am of the opinion that the request for the zoning of these lands is neither necessary or appropriate.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-845 Draft Development Plan
Submission No. S2-845
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-845 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/847 –P. Coleman on behalf of the Sisters of Mercy	
Relevant Chapters / Topics	• **Ennis** • **Land use zoning**

Summary of Issues Raised in Submission

The subject property is located in the town of Ennis along Bóthar na Trócaire. The subject property consists of the Convent of the Sisters of Mercy order. The convent contains 24 ensuite bedrooms, sitting room, sun lounge, kitchen, dining area, reception rooms and chapel. The subject property is currently zoned as community in the CDP 2017-2023 and in the Draft Plan.

The submission seeks that the 'Community' zoning objective proposed for the subject property is removed and a zoning objective of 'Mixed Use' applied to the full property in the Clare County Development Plan, 2023-2029.

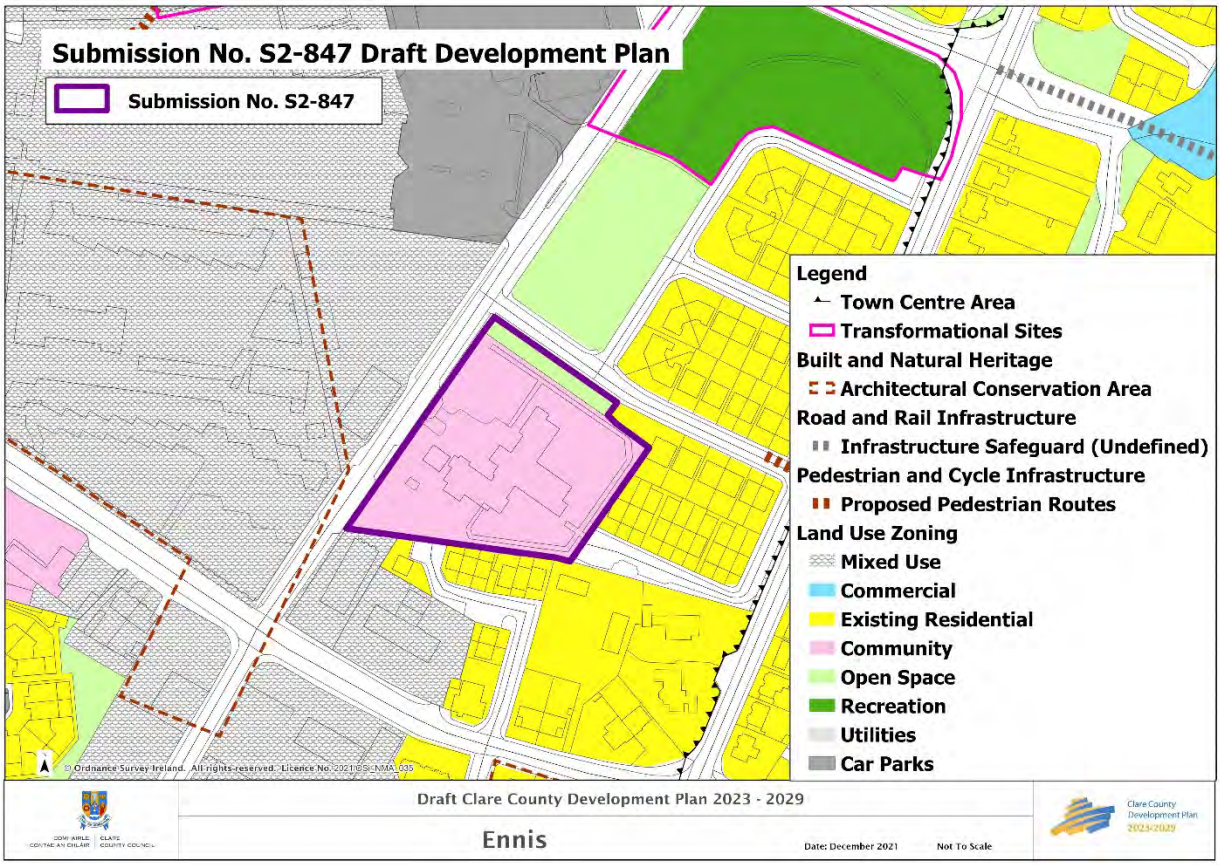
This zoning request is to allow for the possible redevelopment of the subject property in the future. It is considered that the 'Community' zoning may not provide for the range of uses which could be considered appropriate for the subject property.

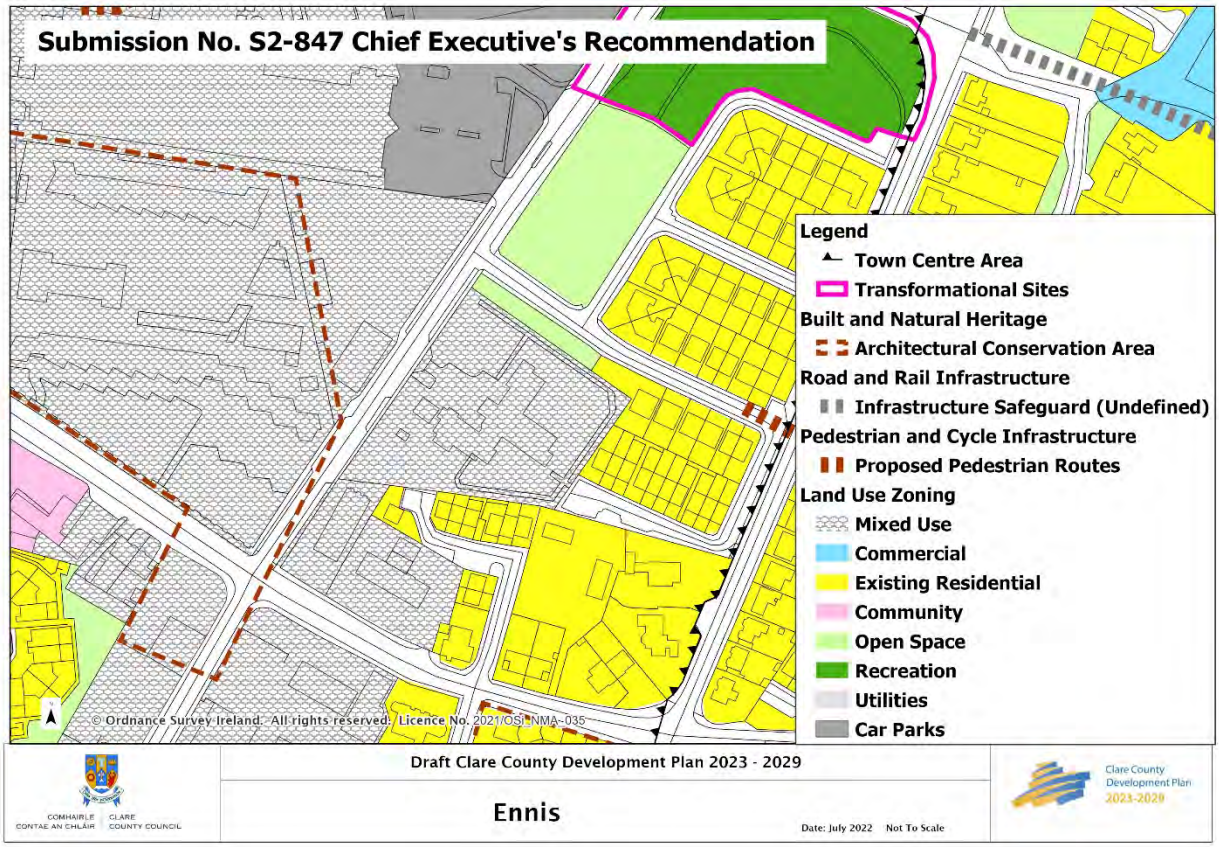
Chief Executive's Response

I thank the Sisters of Mercy for their submission, while the convent is currently zoned community, I note that the primary school across the road from the convent is zoned Mixed Use. Having regard to this and the central location of this site I have no objection to the requested change in zoning of the Convent from community to mixed use. This change in zoning objective would allow for a greater range of uses for any potential reuse of the site in the future should such a need arise. One of the purposes of the plan is form a vision for the overall potential development of the town. While some aspects of this vision may be realised, and others not I think it is important to show the potential in the plan for the town. Often ideas and concepts for development may be in a plan for several years before they are realised. It is important to keep such options open for consideration.

Chief Executive's Recommendation

I recommend that the Community Zoning on the site change to Mixed Use


Submission No. S2-847 Draft Development Plan
Submission No. S2-847
Legend
Town Centre Area
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Community
Open Space
Recreation
Utilities
Car Parks
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-847 Chief Executive's Recommendation
Legend
Town Centre Area
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
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Existing Residential
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/849 –Brian Foudy & Associates on behalf of Darvin Trading Company Ltd	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The subject lands are located within the settlement boundary of Ennis, on the Shanaway Road, opposite the Woodstock hotel. The subject lands have an area of approximately 4.051ha with approximately 88 meters of frontage onto the Shanaway Road.

The submission details the services, environmental considerations, flood risk, connectivity and community facilities pertaining to the site.
The subject lands are zoned as "Low Density Residential & Agricultural" in the current CDP '17-'23, however the Draft Plan proposes to alter the current zoning with some of the lands rezoned from "Low Density Residential" to "Agricultural".

The submission requests the proposed rezoning of the subject lands from 'Agricultural to 'Residential' as follows:

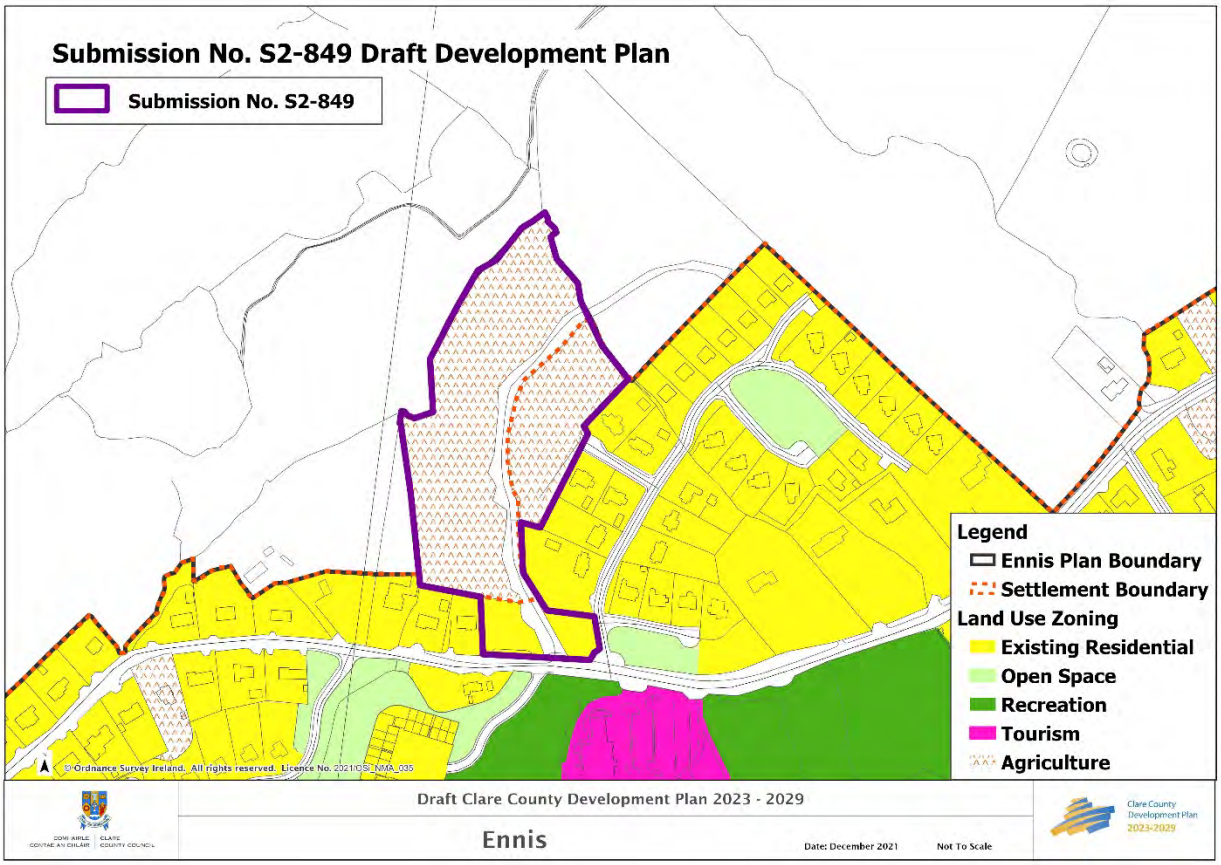
- The subject lands are located within the Ennis Plan Boundary.
- There is a significant shortage of houses in Ennis, By zoning these lands as proposed, the site could easily accommodate approximately 33 new dwellinghouses in addition to the 16 that are currently in the planning process (49 in total).
- The zoning of this site would help meet the zoning objectives of National Planning Framework: Project Ireland 2040, Regional Spatial & Economic Strategy for the Southern Regional Assembly 2020- 2032 and the Draft Clare County Development Plan 2023-2029 as detailed in the submission.
- There are several significant established residential developments in the vicinity such as Woodstock Hill, Garville Court and Woodstock Drive.
- Road infrastructure and potential vehicular access locations are satisfactory and would accord with relevant development plan provisions such as sight distances etc.
- The lands benefit from excellent pedestrian connectivity to the surrounding area.
- There are a range of amenities and community facilities located within easy walking distance of the subject lands.
- The lands benefit from the proximity to existing services i.e. Water, ESB, Telecoms, Gas and Sewer.
- Residential development at this location will consolidate existing residential development in the area and help contribute to the compact growth of Ennis.
- Apart from LDR 9, which is a questionable site in terms of actual development, there is no proposal to zone land for development along Shanaway Road. In our view the settlement plan as proposed isn't balanced.

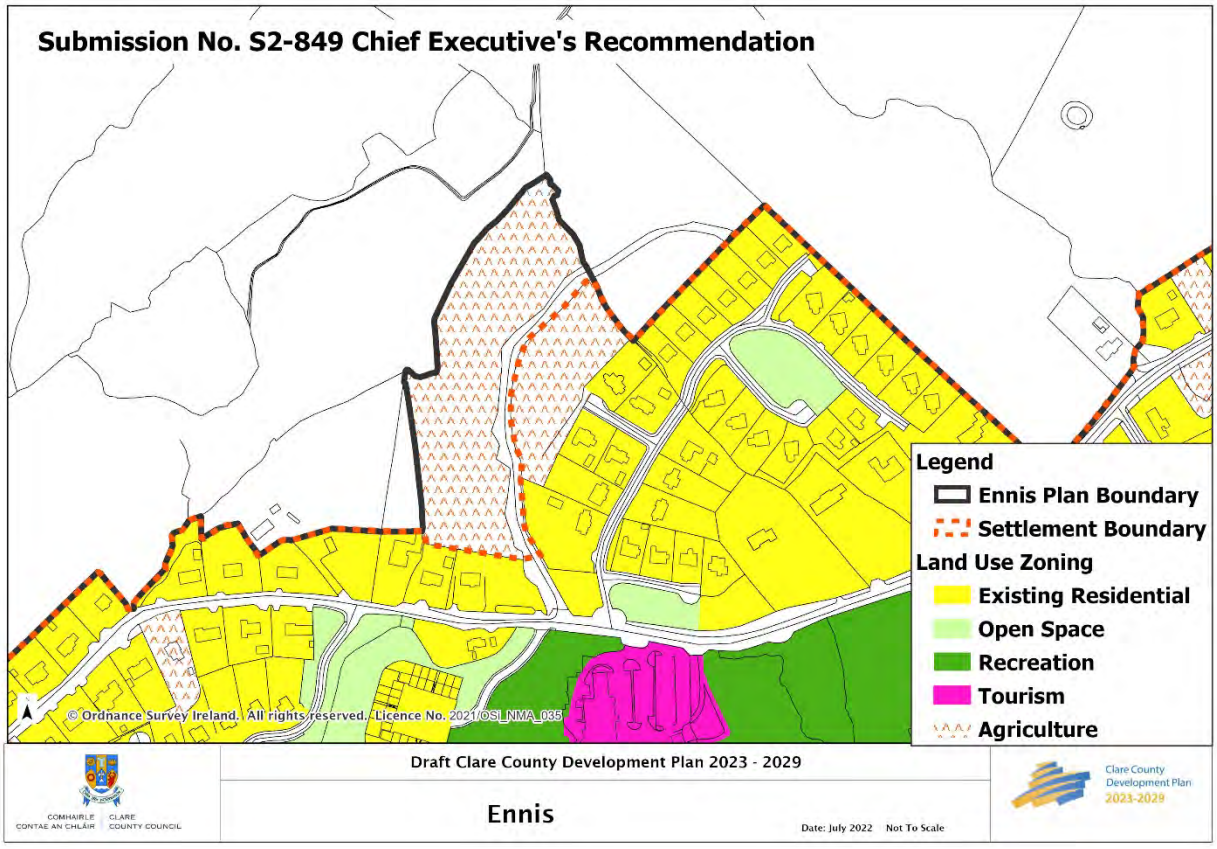
Chief Executive's Response

I wish to thank Darvin Trading Company Ltd for their submission and I note it relates to a large area of land (4.051ha) which is located within the plan boundary but largely outside the settlement boundary of Ennis. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis to accommodate the required amount of housing units to meet the needs of the allocated population growth of Ennis over the plan period 2023-2029. Therefore, given the land is located largely outside of the settlement boundary and that there is adequate provision of zoned land within the settlement area, and from a sequential point of view the site is removed from the core built up areas of Ennis and would not contribute to compact growth or the consolidation of the urban form I am of the opinion that the request for the zoning of these lands is neither necessary or appropriate.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-849 Draft Development Plan
Submission No. S2-849
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-849 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Open Space
Recreation
Tourism
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/850 –MKO on behalf of James Carolan	
Relevant Chapters / Topics	• **Ennis** • **Land use zoning**

Summary of Issues Raised in Submission

The subject lands are located north of the Tulla Road and to the west of the M18 and measure 9.6ha. The site is greenfield in nature and currently not in use. The site currently consists of overgrown scrub and trees. The locality is largely comprised of residential development including Lios Ard, Rathban and Gort na mBlath to the west, single dwellings to the southwest on the Tulla Road and the Knockanean Traveller Accommodation to the south east.

In the current Clare County Development Plan 2017-2023 the subject lands are zoned for Open Space, Low Density Residential and Agriculture, and the Draft Plan proposes the lands as Open Space, Strategic Residential Reserve and Agriculture.

The submission details the planning history, site constraints, sequential approach, need for the subject lands. The submission seeks that the entire land parcel be changed to Residential as part of the planning case to provide Residential / Strategic Residential Reserve zoning on the client's lands, it is requested the Planning Authority note the following:

• The subject site is surrounded by clusters of residential development directly south and west of the subject lands. The lands are located in a strategic location, approximately 3km from the Ennis Town Centre

• The Council do not appear to have demonstrated adequate justification for not zoning additional lands for residential development in this locality within the urban development boundary.

• The subject site is located within the dedicated lands for Roslevan neighbourhood and outlines the residential opportunities in the area's neighbourhood. Development potential could be fulfilled on the lands which would help facilitate the housing need in Ennis.

• The subject site is connected to Ennis via an established pedestrian and vehicle infrastructure.

• The subject lands are directly linked to services in Ennis via an existing footpath along the road connecting the site (Tulla Road, R352)

• The subject site is serviced by two bus stops within walking distance (Tulla Road and An Sean Dun)

• The submitter is willing to accept a Strategic Residential Reserve zoning on the entirety of the lands in his ownership.

Chief Executive's Response

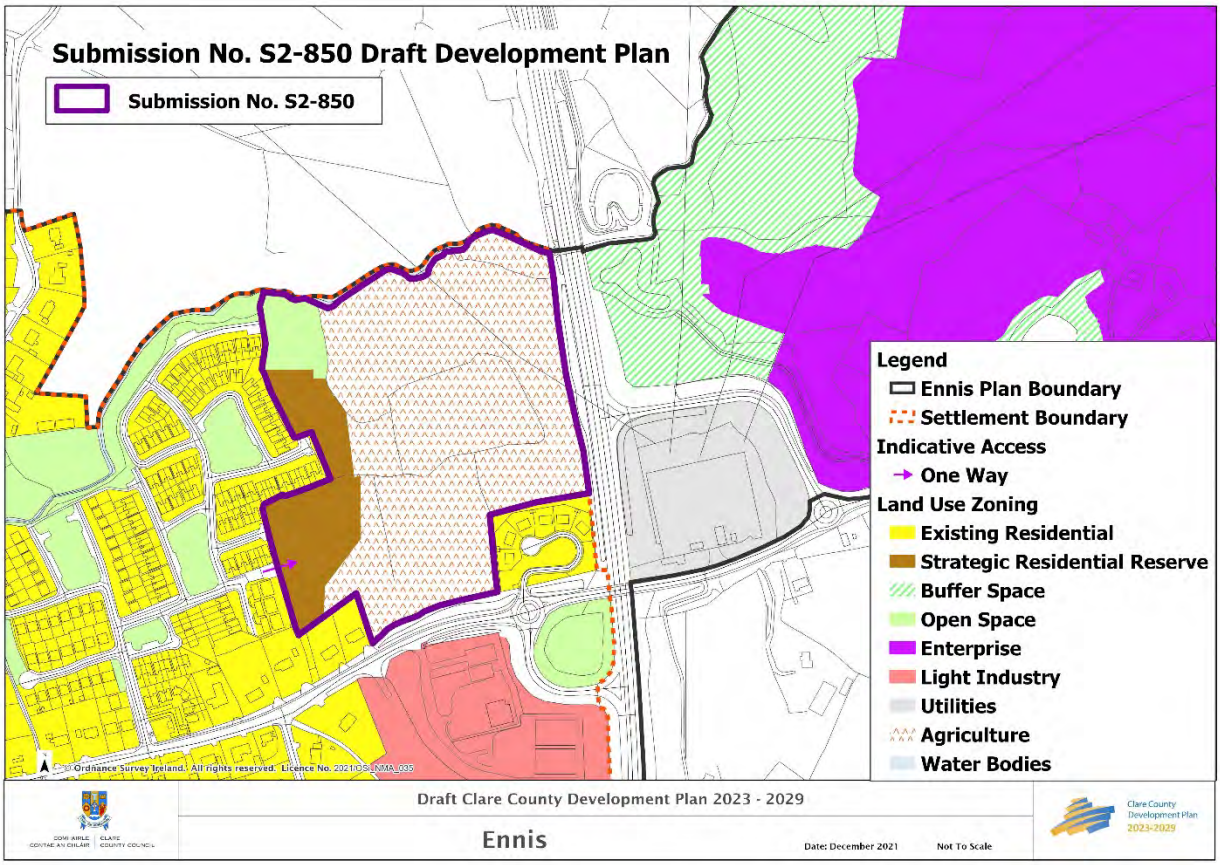
I wish to thank MKO on behalf of James Carolan for this submission and I note that it relates to a very large area of land (9.6ha) of which 1.65ha is proposed to be zoned Strategic Residential

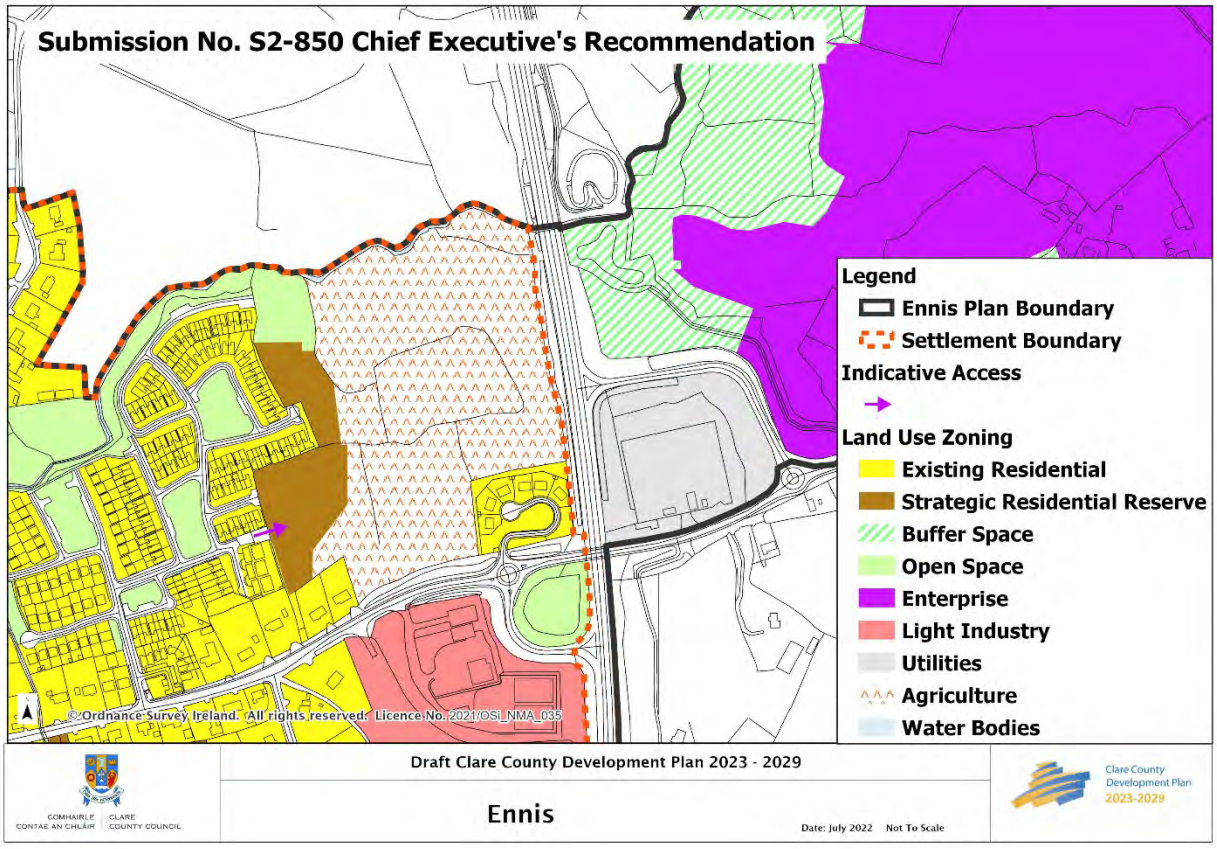
Reserve. The lands are located within the settlement boundary of Ennis to the East of the townadjacent to the M18.

The location and extent of land zoned for residential uses is determined by the Core Strategy, as set out in Volume 1 of the Draft Plan in accordance with Section 28 Guidelines Housing Target Guidelines and the Core Strategy. Having regard to amendments proposed across the town on Residential/Strategic Reserve lands, the Council are now in a position to zone this site for Residential development to ensure there is a sufficient quantum of land zoned in the Plan to accommodate the allocated population growth for Ennis town and Environs for the plan period 2023-2029.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission


Submission No. S2-850 Draft Development Plan
Submission No. S2-850
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
One Way
Land Use Zoning
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
Enterprise
Light Industry
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
Not To Scale


Submission No. S2-850 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
Land Use Zoning
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
Enterprise
Light Industry
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
Not To Scale

Submission No: S2/851 –Brian Foudy & Associates on behalf of M. Casey	
Relevant Chapters / Topics	• **Ennis** • **Land use Planning**

Summary of Issues Raised in Submission

The subject lands are located in within the settlement boundary of Ennis, on the Shanaway Road (L4601). The subject lands have an approximately area of 11.6ha with 128.0m of combined road frontage onto the Shanaway Road.

The submission details the services, environmental considerations, flood risk, connectivity and community facilities pertaining to the site.
The subject lands are currently zoned as "Low Density Residential in the current Ennis settlement Plan. Based on the draft settlement plan, the lands are proposed to be rezoned from "Low Density Residential" to "Agricultural". The lands are located within the town boundary.

The submission requests that the lands retain their residential zoning for the following considerations;

- The subject lands are located within the Ennis settlement boundary.
- There is a significant shortage of houses in Ennis. By zoning these lands as proposed, the site could easily accommodate approximately 170 new dwellinghouses. A design proposal has been attached to the submission.
- The zoning of this site would help meet the zoning objectives of the National Planning Framework: Project Ireland 2040, Regional Spatial & Economic Strategy for the Southern Regional Assembly 2020- 2032 and the Draft Clare County Development Plan 2023-2029 .
- The subject lands are a short distance to the Claureen roundabout, providing easy access to the Motorway Network.
- There are several significant established residential developments in the vicinity such as Ashline, Ros Na Ri, Garran Na Coille, & Woodview.
- The proposed access point onto the 50kph Shanaway road has sufficient sight distances etc.
- The lands benefit from excellent pedestrian connectivity to the surrounding area.
- There are a range of amenities and community facilities located within easy walking distance of the subject lands.
- The lands benefit from the proximity to services i.e. Water, ESB, Telecoms and Sewer.
- Residential development at this location will consolidate existing residential development in the area and help contribute to the compact growth of Ennis.
- Significant investment has already been made on these lands with respect to survey, assessments and design.

- There is a considerable shortage of suitable sites for independent development in Ennis. It's possible that part of the subject lands could facilitate independent development on these lands and achieve the objective of CDP 5.9.

- The Casey lands previously received permission from both Clare County Council and Bord Pleanala under P05/2264 & PL03.220259. Unfortunately, due to the timeframe involved in the appeals process, the tide had started to turn and the boat was missed to develop. Recession arrived and these lands were de-zoned and ultimately lost causing significant financial and family issues within the Casey Family. The subject lands in this submission are the only remaining suitable lands for large scale development in the Casey landholding and indeed on the Shanaway Road.

- Apart from LDR 9, which is a questionable site in terms of actual development, there is no proposal to zone land for development along Shanaway Road. In the submitters view the settlement plan as proposed isn't balanced and should be amended to include the subject lands.

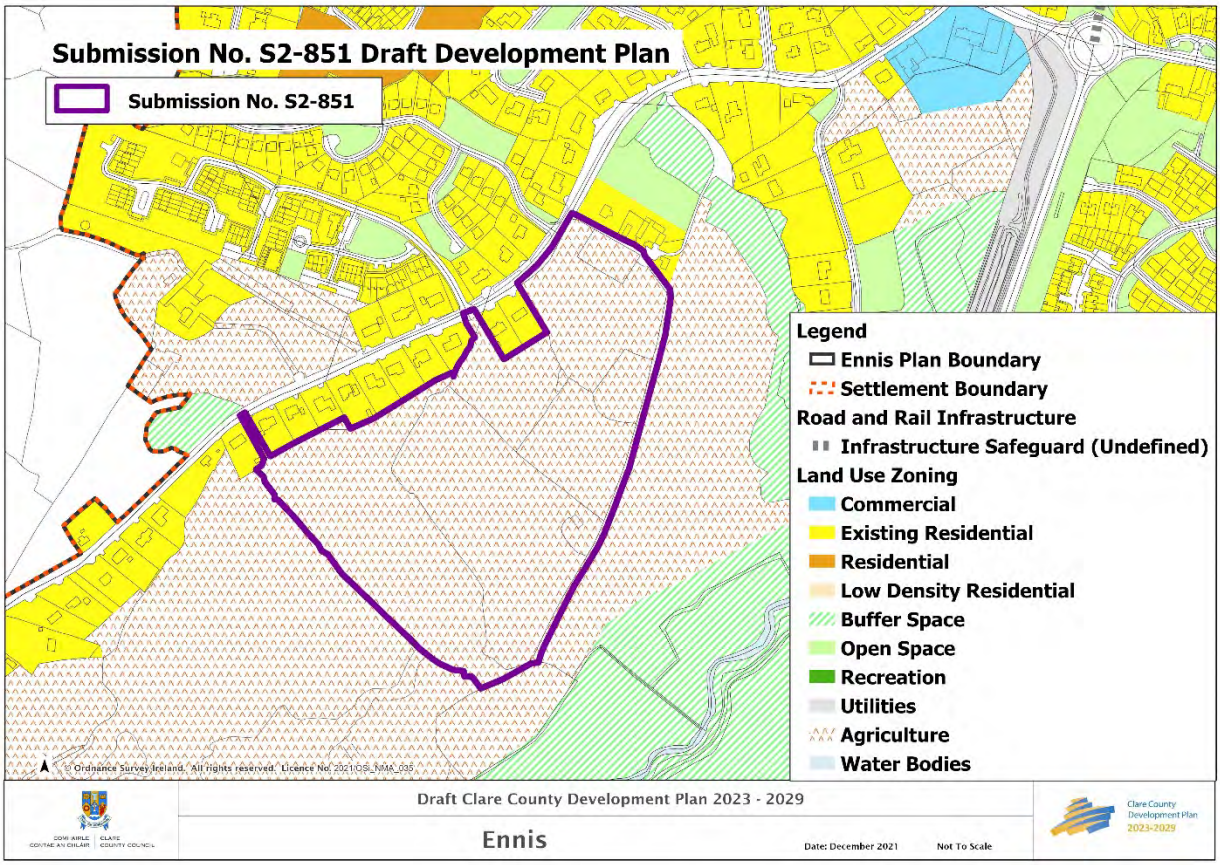
Chief Executive's Response

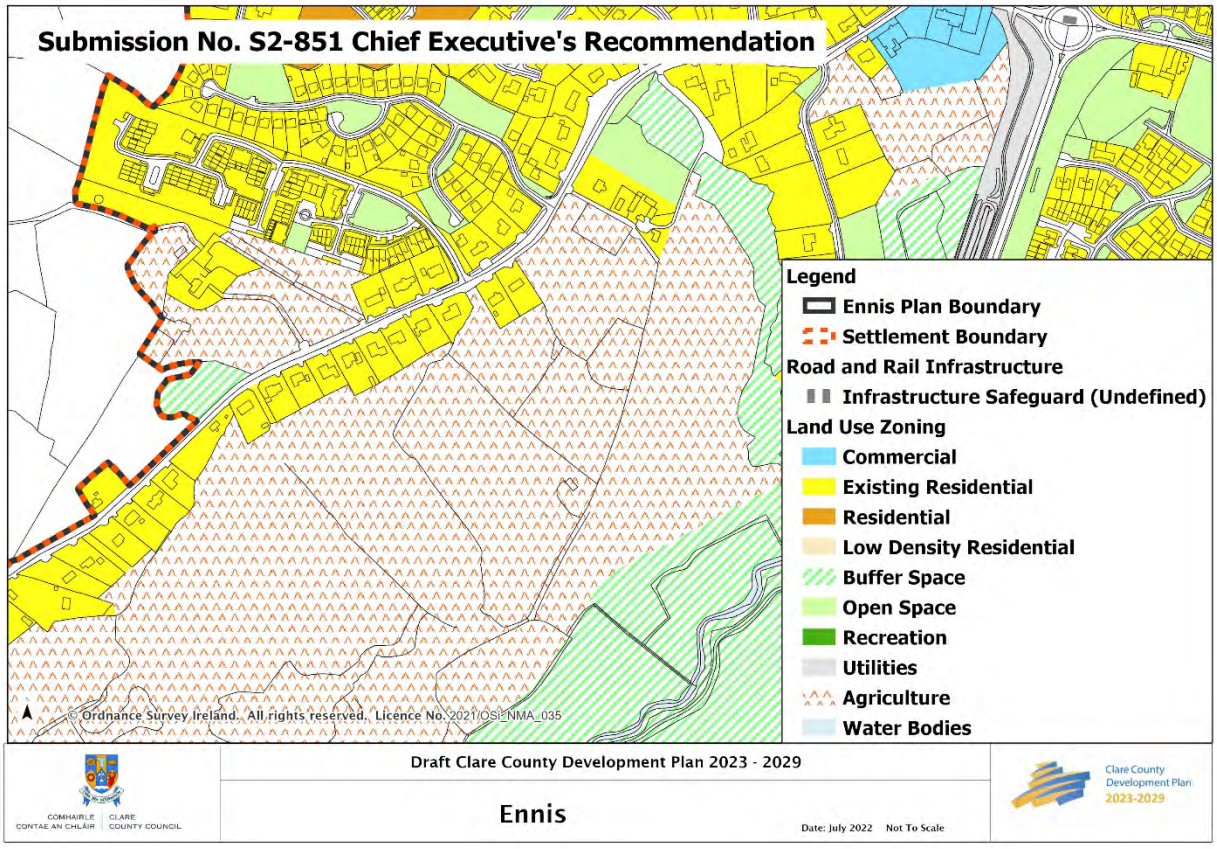
I wish to thank Brian Foudy & Associates on behalf of M. Casey for their submission and note it relates to a very large area of land (11.6ha) which would represent a 13% increase in residentially zoned land in Ennis from that identified in the draft. The site is located on Shanaway Road, an area which experiences traffic congestion on the junctions in the immediate vicinity and the site is at a remove from the core town area. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis to accommodate the required amount of housing units to meet the needs of the allocated population growth of Ennis over the plan period 2023-2029. Therefore, there is adequate provision of zoned land within the settlement area, and from a sequential point of view the site is removed from the core built up areas of Ennis and would not contribute to compact growth or the consolidation of the urban form.

I am of the opinion that the request for the zoning of these lands is neither necessary or appropriate.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission


Submission No. S2-851 Draft Development Plan
Submission No. S2-851
Legend
Ennis Plan Boundary
Settlement Boundary
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Buffer Space
Open Space
Recreation
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-851 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Buffer Space
Open Space
Recreation
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/852 –P. Coleman on behalf of Hartnett Homes & Estate Developers Limited & Jackie Hartnett McGrath & John McGrath

Relevant Chapters / Topics	• **Ennis** • **Land use planning**

Summary of Issues Raised in Submission

The lands subject to this submission are located in the townland of Cahircalla More, Ashline on the western side of Ennis town. The subject lands form part of a larger landholding which was split by the development of the N85 Western Relief Road. This parcel of land includes a residential dwelling with a Saddlery business and private equestrian facilities which include an outdoor exercise arena with barns and stables and with the remaining lands in use for agricultural purposes for the grazing of horses.

The subject site has three particular zoning objectives, existing residential, low density residential and residential, and the Draft Plan proposes no change to this.

The submission seeks that

(i) amend area proposed 'Residential' 'R16' and rezone to 'Agriculture',
(ii) amend area proposed 'Low Density Residential' 'LDR6' and rezone it as 'Agriculture',
(iii) adopt the proposed 'Existing Residential 'zoning.

The owners have no intention to develop any part of the subject site for new residential development during the period of the plan.

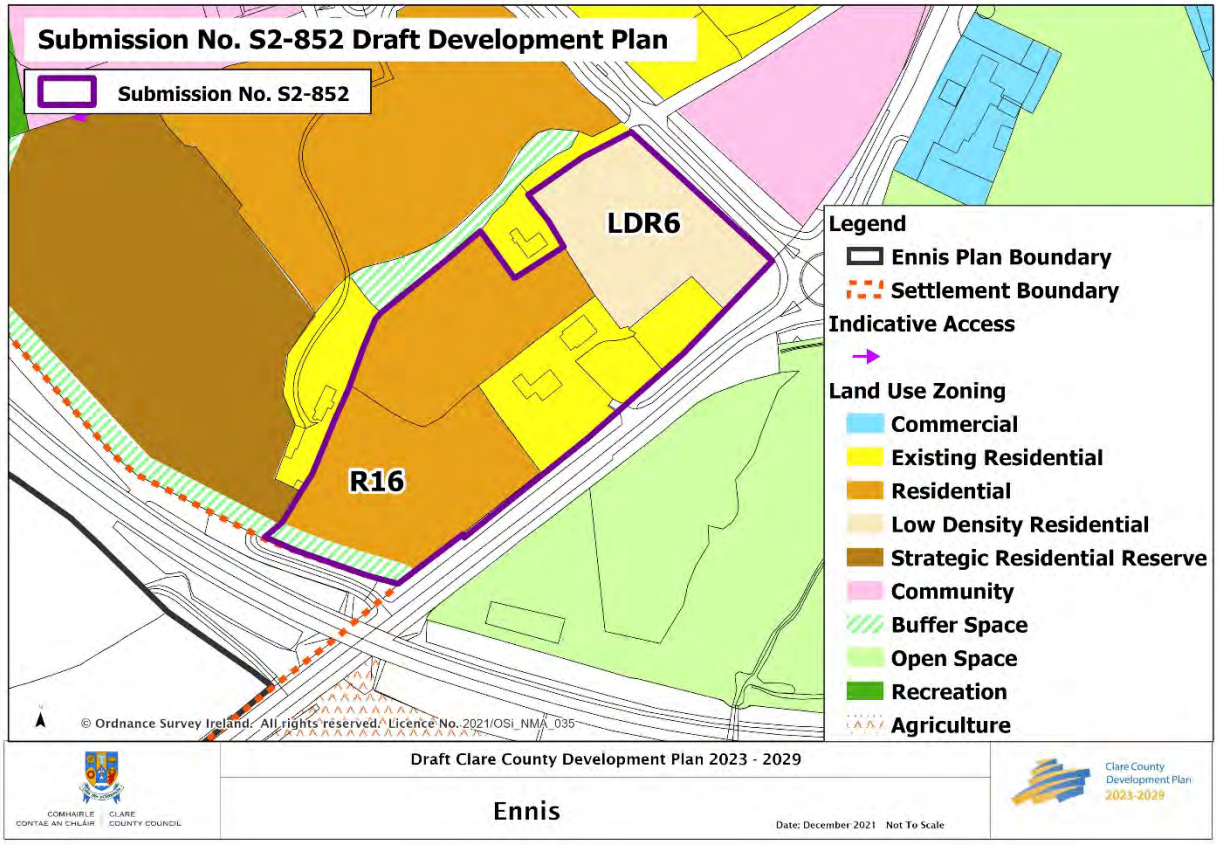
Chief Executive's Response

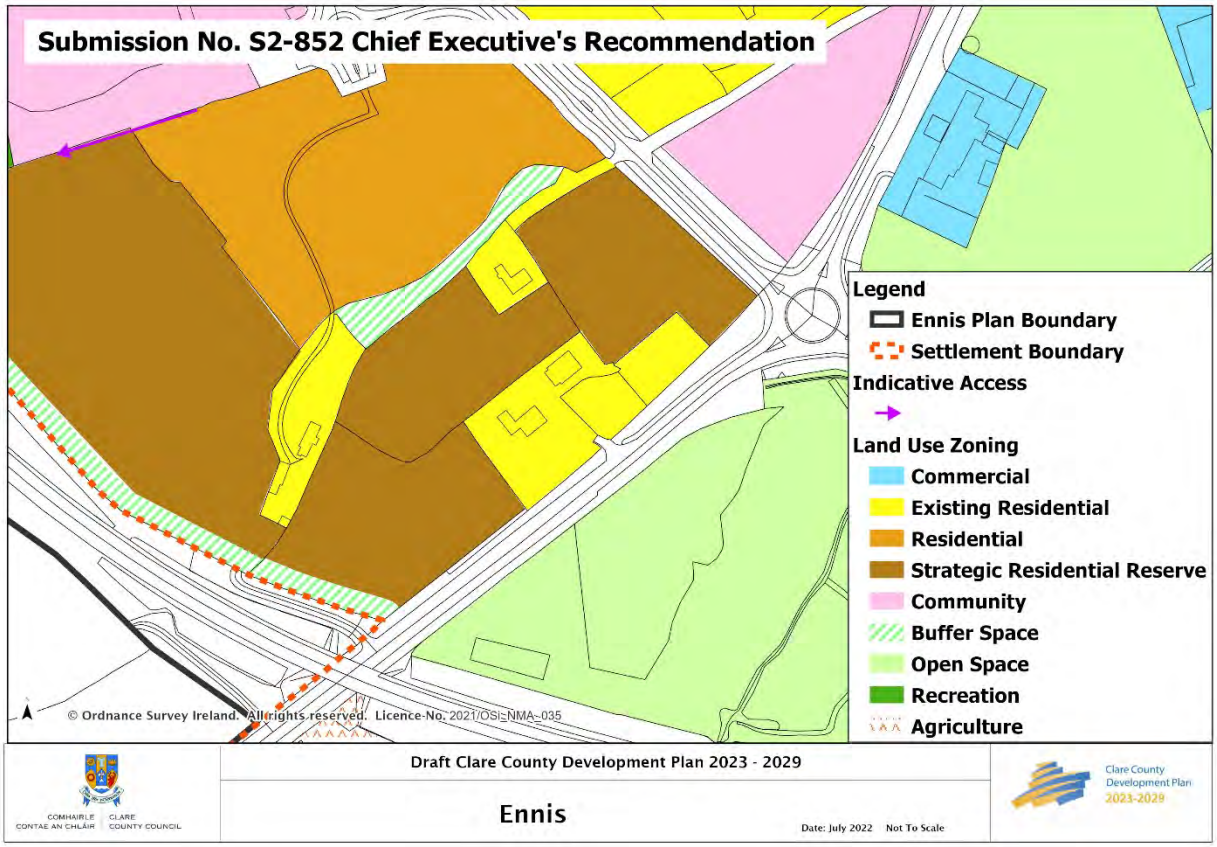
I wish to thank P. Coleman on behalf of Hartnett Homes & Estate Developers Limited & Jackie Hartnett McGrath & John McGrath for their submission; I acknowledge their position in relation to the active agricultural use of their land.

The Council's priority is to activate land, accelerate housing delivery and achieve the housing supply target as set out in the Core Strategy for the plan period. Given that these lands are on the periphery of the settlement and that there is adequate other lands zoned for residential development in this vicinity, I consider that these lands should be amended to Strategic Residential Reserve for the current plan cycle, and the allocation be used elsewhere in the town which is likely to result in housing delivery. I do not believe that agriculture zoning is appropriate as the lands are serviceable and strategically located close to essential facilities, and will be consider for residential development in the future.

Chief Executive's Recommendation

Amend R16 and LDR6 to Strategic Reserve.


Submission No. S2-852 Draft Development Plan
Submission No. S2-852
LDR6
R16
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Agriculture
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Submission No. S2-852 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
Land Use Zoning
Commercial
Existing Residential
Residential
Strategic Residential Reserve
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Open Space
Recreation
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Ennis
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Submission No: S2/857 –P. Coleman and Associates on behalf of the McGann Family	
Relevant Chapters / Topics	• **Ennis** • **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to c. 0.426 of lands at Drehidnagower, Lifford, Ennis. A map identifying the subject lands has been submitted. The lands are currently zoned 'LD67' and 'Open Space' and are proposed to be zoned 'Open Space' and 'Existing Residential' in the Draft Plan

In the submission it is requested that the 'Low Density Residential' zoning on part of the subject site is retained and that it be extended to include the full extent of the site or amended to 'Existing Residential' as an alternative, for the following reasons:

- Good access to amenities within easy walking distance 1-2km of amenities including shops, parks, proposed neighbourhood centre, primary and secondary schools.
- Refers to national and regional policy and guidance including the need for compact growth, Housing and Sustainable Neighbourhoods and Core Strategy.
- Addresses material considerations including historic zoning and the pattern of development in the area, the principle of residential development on the site and the planning history, the unsuitability of the subject site for agricultural purposes, the need for compact and sustainable growth, the sequential approach to development and environmental considerations. Reference is also made to the existence of infrastructure such as water supply, sewers, electricity, fibre cable, roads and amenities.
- The submission notes the lands were all zoned 'Other Settlement' in the 2008-2014 Plan.
- In the midst of a serious housing crisis this site could significantly contribute to providing much needed homes within the existing footprint of the town and its development is considered consistent with the proper planning and sustainable development of the area.
- Given national policy in relation to one-off rural housing in the open countryside, there is a growing shortage or good quality, low density luxury homes within the Ennis area.
- Very little lands have been zoned for 'Residential' use within the Lifford Neighbourhood boundary despite it being an area with high employment generating uses.
- There are adequate Open Space lands zoned in the area and this zoning limits use on the subject lands to 'Golf Course/Pitch and Putt Course' and 'Open Space'.
- The lands form part of an existing residence although they are currently fenced off for maintenance purposes.

The submission considers zoning of LDR11 lands in the Draft Plan as not in keeping with National Planning Guidance on sequential approach as its not currently serviced by the public sewer, pedestrian/cycle routes and has no public lighting. The lands are not located within any neighbourhood settlement and are outside the Ennis Settlement boundary in the current Plan and the SEA accompanying the Draft Plan recommends that the 'LDR11' site is only suitable for water compatible uses such as open space or agriculture. The submission considers the subject site is preferable for residential zoning.

- The submission refers to the requirement for Flood Risk Assessment with any planning application on LDR67 and considers same could apply on the subject lands at Drehidnagower.

Chief Executive's Response

Lands at Drehidnagower

I wish to thank the P. Coleman and Associates on behalf of the McGann Family for their submission in relation to lands zoned "Existing Residential" and "Open Space" at Drehidnagower, Lifford, Ennis as outlined in the Draft County Development Plan. It is noted that at least half of the site is within Flood Zone A and B, with the remainder, around the curtilage of the existing cottage, within Flood Zone C. Therefore, it is considered that only the lands within Flood Zone C are suitable for residential development and so the "Existing Residential" zoning cannot be extended.

LDR11

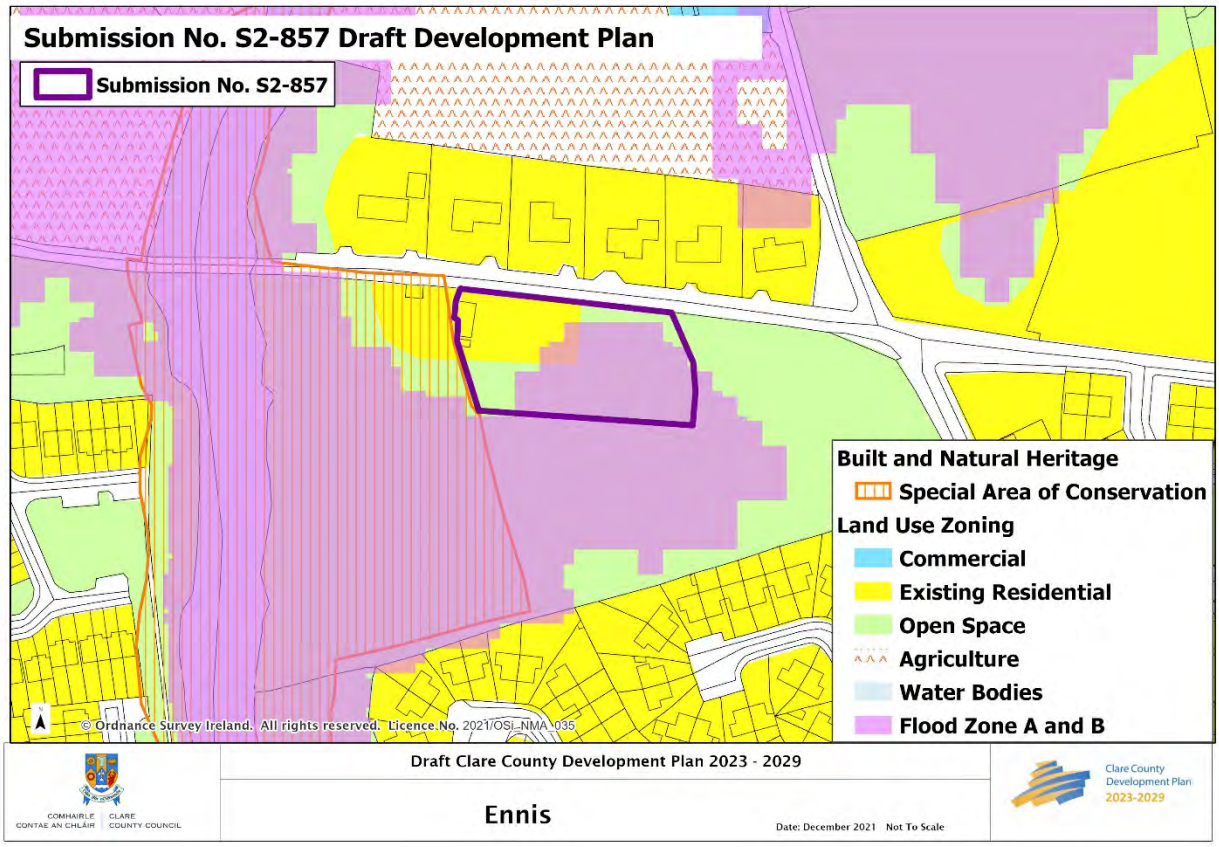
The provisions of the National Planning Framework (NPF) Appendix 3 - A Methodology for Tiered Approach to Land Zoning states that lands can only be zoned for residential development which are serviced or serviceable by key service infrastructure within the lifetime of the plan. The lands subject of this submission are deemed to be serviceable Therefore, these lands are zoned for residential purposes. The inclusion of these lands in turn required a small alteration to the Ennis Settlement Boundary which is deemed appropriate in this instance.

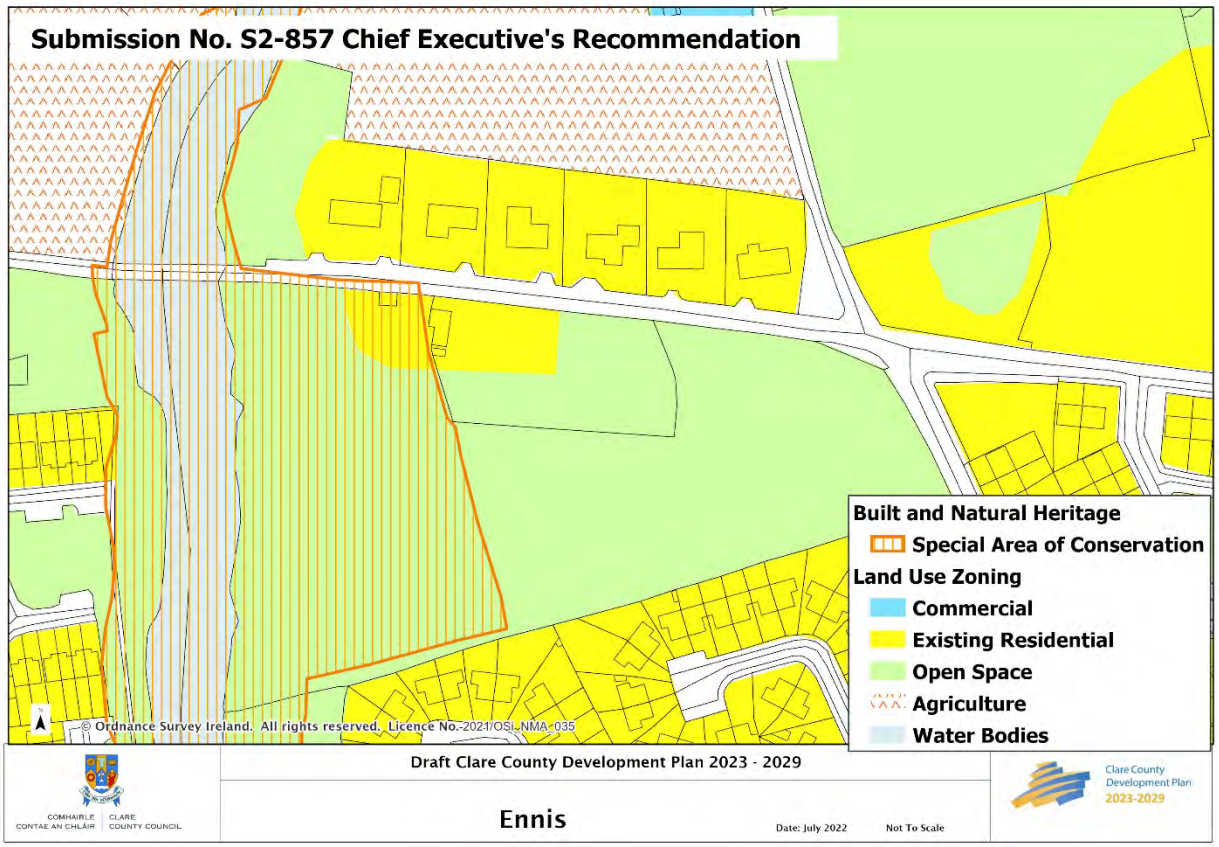
The submission is incorrect in its reference to the SEA and LRD11, the SEA states

> *"The site would be suitable for a low-density high-quality housing scheme of detached dwellings. The site lies within the Drumcliffe Inner Protection Zone, the area for the abstraction of the drinking water supply for Ennis. It is critical that the source of supply is protected from any threats of contamination, and this must be demonstrated in any development proposal".*
>
> *SEA Comment/Recommendation*
>
> *Any development proposal shall be accompanied by a full Bat Survey, particularly in relation to the presence of Lesser Horseshoe bats usage of the site, and a full Light Spill Modelling Study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development proposals must not propose removal of woody vegetation and must address how linkages across the landscape can be maintained. Any development proposals shall provide for connection to the public sewer. A Construction Environmental Management Plan (CEMP) shall be provided as part of any planning application for development, detailing how surface water run-off, especially in relation to the release of silt and other pollutants, will be controlled during construction.*

No change is required to LDR11 or the SEA in this regard.

Chief Executive's Recommendation
I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-857 Draft Development Plan
Submission No. S2-857
Built and Natural Heritage
Special Area of Conservation
Land Use Zoning
Commercial
Existing Residential
Open Space
Agriculture
Water Bodies
Flood Zone A and B
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Clare County Development Plan 2023-2029


Submission No. S2-857 Chief Executive's Recommendation
Built and Natural Heritage
Special Area of Conservation
Land Use Zoning
Commercial
Existing Residential
Open Space
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale
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Clare County Development Plan 2023-2029

Submission No: S2/861 –Residents Association Verdant Hill

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

This submission relates to lands adjacent to Verdant Hill Estate, Tulla Road, Ennis.

- Requests that the current zoning be maintained, in particular the Buffer zoning of the riparian (river side) site to the east of the Fergus Minor River which is an SAC area for environmental and ecological grounds.
- The submission sets out concerns regarding traffic safety on the main Tulla Road from the railway bridge eastward out of town, including the junction to the estate, due to a lack of controlled vehicle movements from businesses on that road.
- The submission welcomes the improvements to Corrovorin junction.
- The submission requests an objective to provide for controlled access exit junctions to and from business on the southern side (railway bridge to beyond Garage/shop).

Chief Executive's Response

I wish to thank the Verdant Hill Residents for their submission. The Draft Plan maintains the Buffer zoning along the Fergus Minor River south of the Verdant Hill estate and, as such, there is an opportunity to provide pedestrian access from the Tulla Road to the River Fergus to accommodate access to possible future riverside walkways.

I acknowledge the volume of Traffic on the Tulla Road and the challenges this poses for road safety. The junction improvement on the Corrovorin junction has helped slow traffic. The Council will endeavor to improve road safety along the Tulla Road and will require new developments to improve the overall situation. In particular OP18 states

> "The existing retail and commercial developments on the site have been developed in a piecemeal manner and as such, issues relating to traffic management and points of entry/exit to the site have not been developed in a co-ordinated manner. Future development proposals must be accompanied by a Masterplan for the overall redevelopment of the site".

I also note that an Ennis Local Area Plan will commence preparation in the coming months and I consider that this will present an opportunity whereby the provision of active travel measures as well as general traffic management issues can be investigated further for the Tulla Road area of the town.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Submission No: S2/867 –P. Coleman & Associates On Behalf Of Loughville Property Ltd

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

The site subject of the submission measures c. 1.64ha and relates to lands that are adjacent to the Acha Bhile estate off the Lahinch Road (N85) in Ennis. The site includes a laneway access point that runs between roadside houses on the Lahinch Road.

The site is zoned for Low-Density Residential (LDR6) use in the current CDP. In the draft CDP, the site is zoned for Agriculture.

The site is the subject of the current planning application P21/1312, for 46 no. houses.

The submission seeks that the site is zoned as Low-Density Residential.

The rationale for the proposal includes the pattern of surrounding development, the serviced nature of the site and the need for compact growth in line with national and regional planning policy, plus that the site is currently zoned as Low-Density Residential (LDR6), has a current planning application on it, and was the subject of a past permission. The submission also highlights the merits of the site against those of the nearby LDR11 lands which are lands that were not previously zoned as residential until the draft CDP 2023-2029.

Chief Executive's Response

I wish to thank P. Coleman & Associates on behalf of Loughville Property Ltd for their submission relating to lands off the Lahinch Road.

I acknowledge that there is a current planning application on site, on which clarification was sought, on the 15th of June 2022. Having regard to the advancement of the planning application on site to clarification stage, and the need to accelerate the delivery of housing units in the Key town of Ennis, it is deemed appropriate that these lands should be zoned for residential purposes.

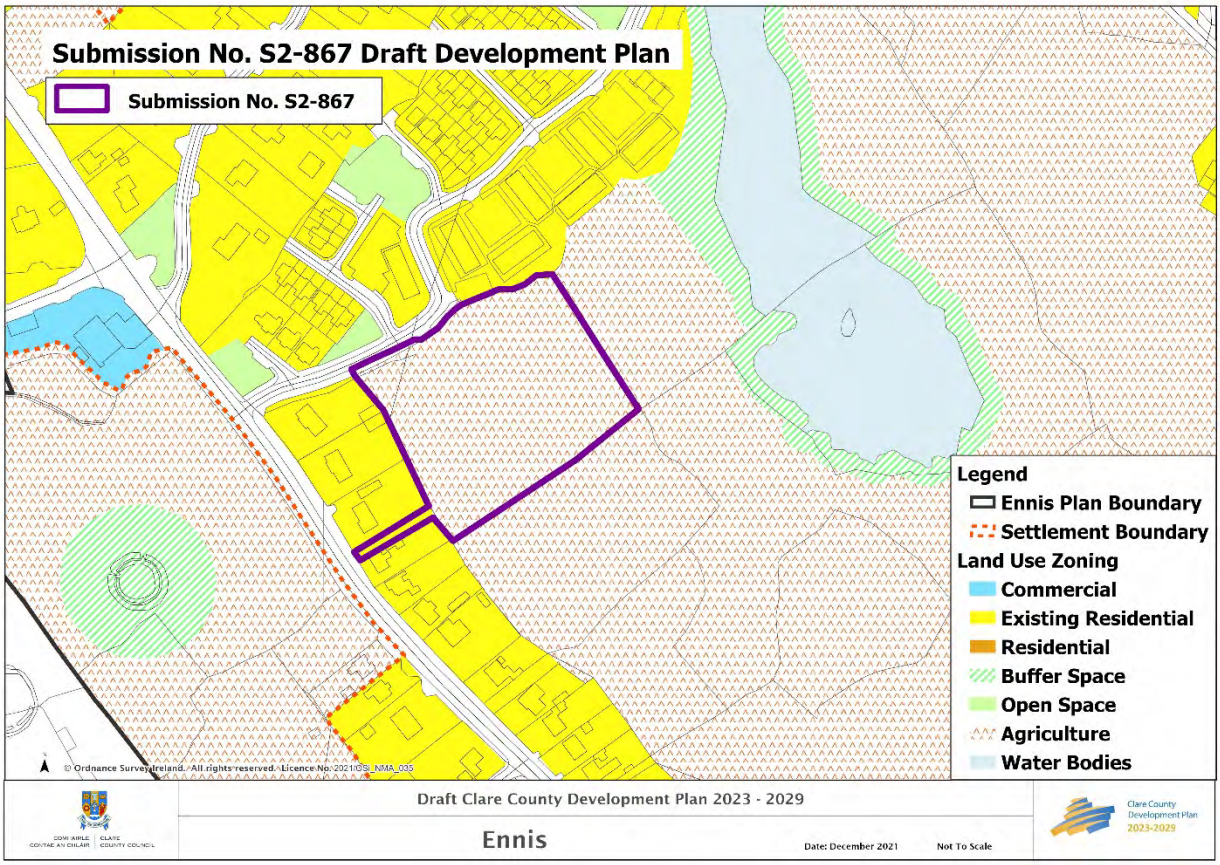
Chief Executive's Recommendation

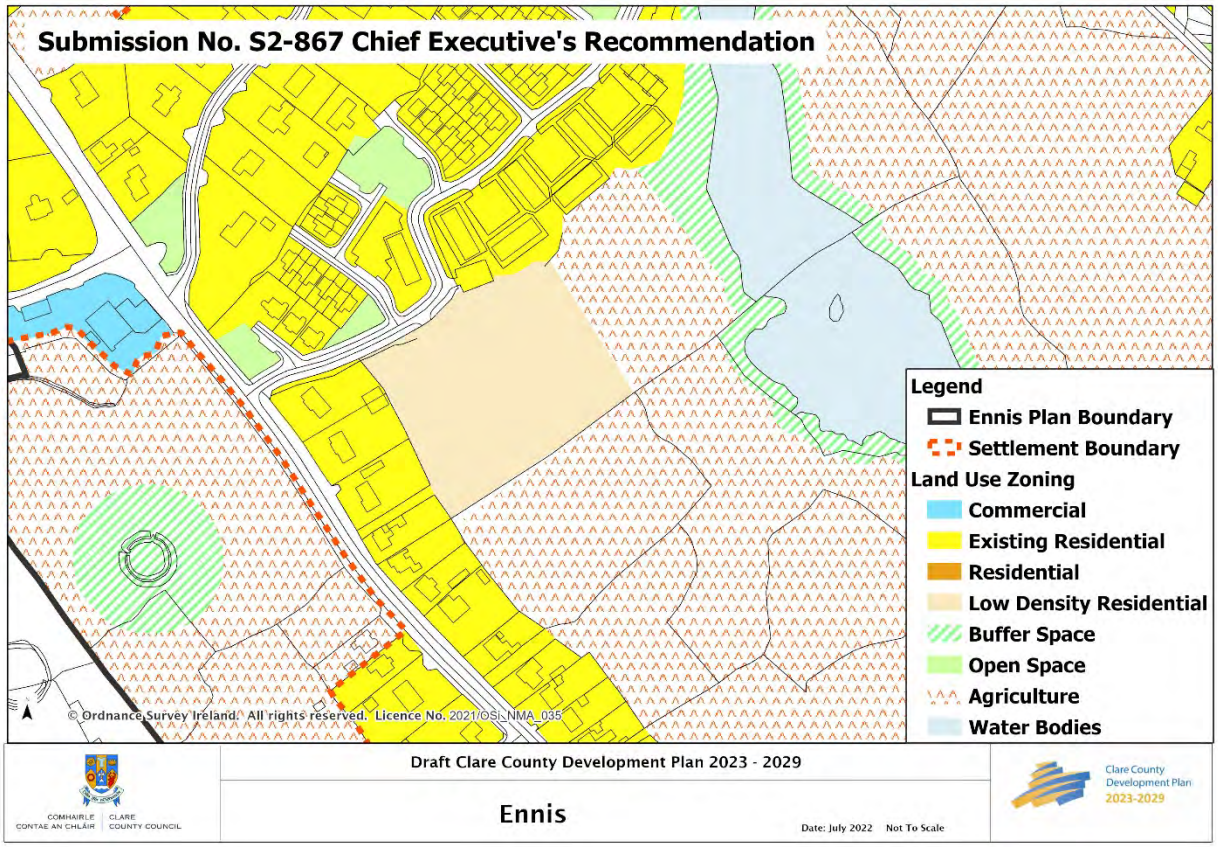
I recommend this site be amended to Low Density Residential to the Draft Clare County Development Plan 2023-2029 on the basis of this submission and the following site specific text is added to the zoning objective.

LDR11 Lands at Loughville

These lands are located to the rear of an existing line of roadside houses and have been zoned to accommodate the development of serviced sites. Future development proposals must be designed to avoid any negative impacts on the residential amenity of the adjoining houses to the southwest and development directly adjoining these existing houses may be restricted to single storey development only. Development proposals must be accompanied by a Traffic

Management Plan setting out how safe access and egress will be achieved in addition to including proposals for junction upgrade/improvement where necessary. The Strategic Flood Risk Assessment contained in Volume 10(c) of this Plan indicates that the site is at risk of flooding from groundwater. Additionally, any development proposals must be accompanied by a hydrogeological assessment definitively indicating whether or not the proposed development will interfere with water quality or hydrology of the Lower River Shannon cSAC and River Shannon and River Fergus Estuaries pSPA


Submission No. S2-867 Draft Development Plan
Submission No. S2-867
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Residential
Buffer Space
Open Space
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-867 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Buffer Space
Open Space
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/872 –P. Coleman & Associates on behalf of Acha Bhile Construction Limited

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

The site subject of the submission measures c. 1.48ha and relates to lands that form part of the Acha Bhile estate off the Lahinch Road (N85) in Ennis, as well as undeveloped lands adjacent to Acha Bhile and adjacent to Lees Road (L4180).

The site is zoned for Residential use and Existing Residential use in the current CDP. In the draft CDP, the site is zoned for Residential (R18) use and Existing Residential use.

The submission seeks that the site is zoned in its entirety as Residential (R18), including a small portion zoned Existing Residential in the draft CDP. The rationale is that the site (including the 'Existing Residential' portion) is the full extent of the lands to be developed under P15/835, which is valid until 2026. The submission seeks that the site to be developed under P15/835 should be consolidated under a single Residential zoning.

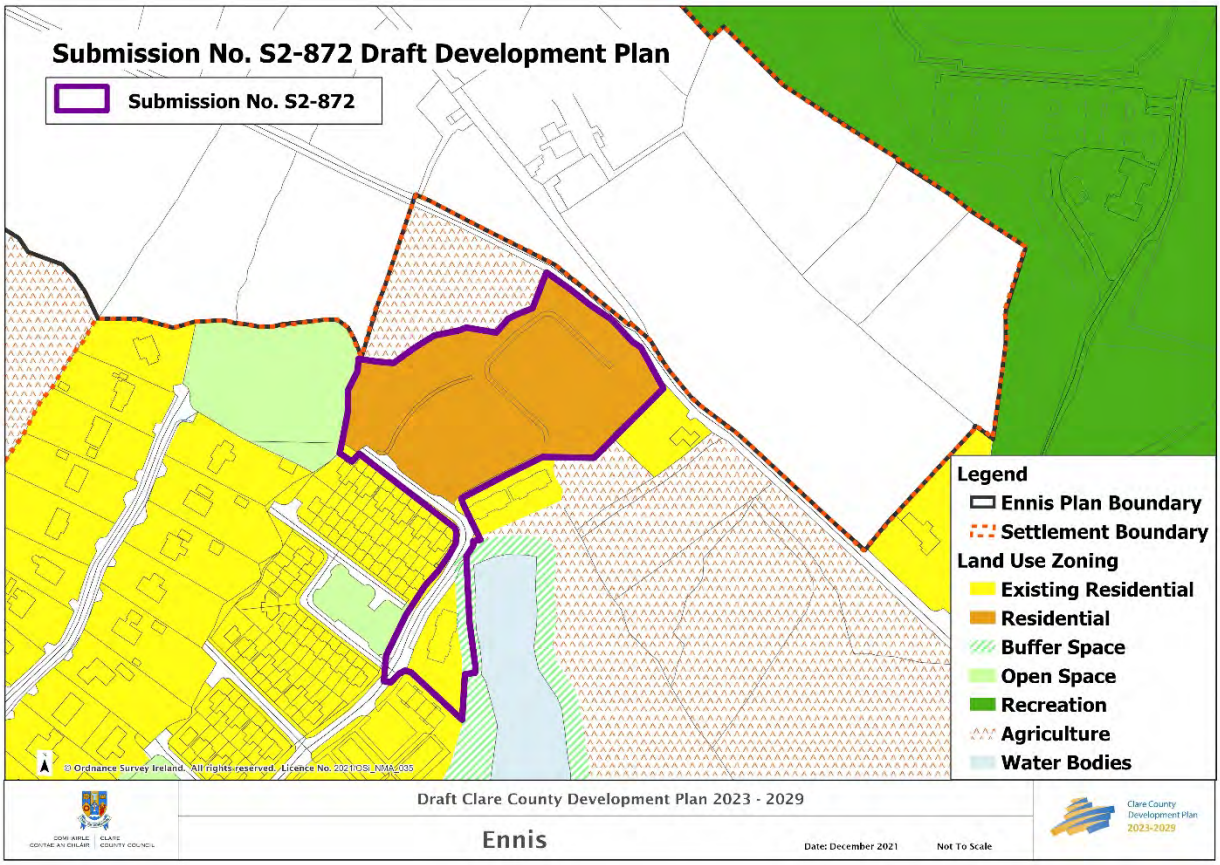
Note that the proposal as mapped in the submission may include Buffer Space adjacent to a water body within the lands to be zoned Residential. The submitted map is not clear on this.

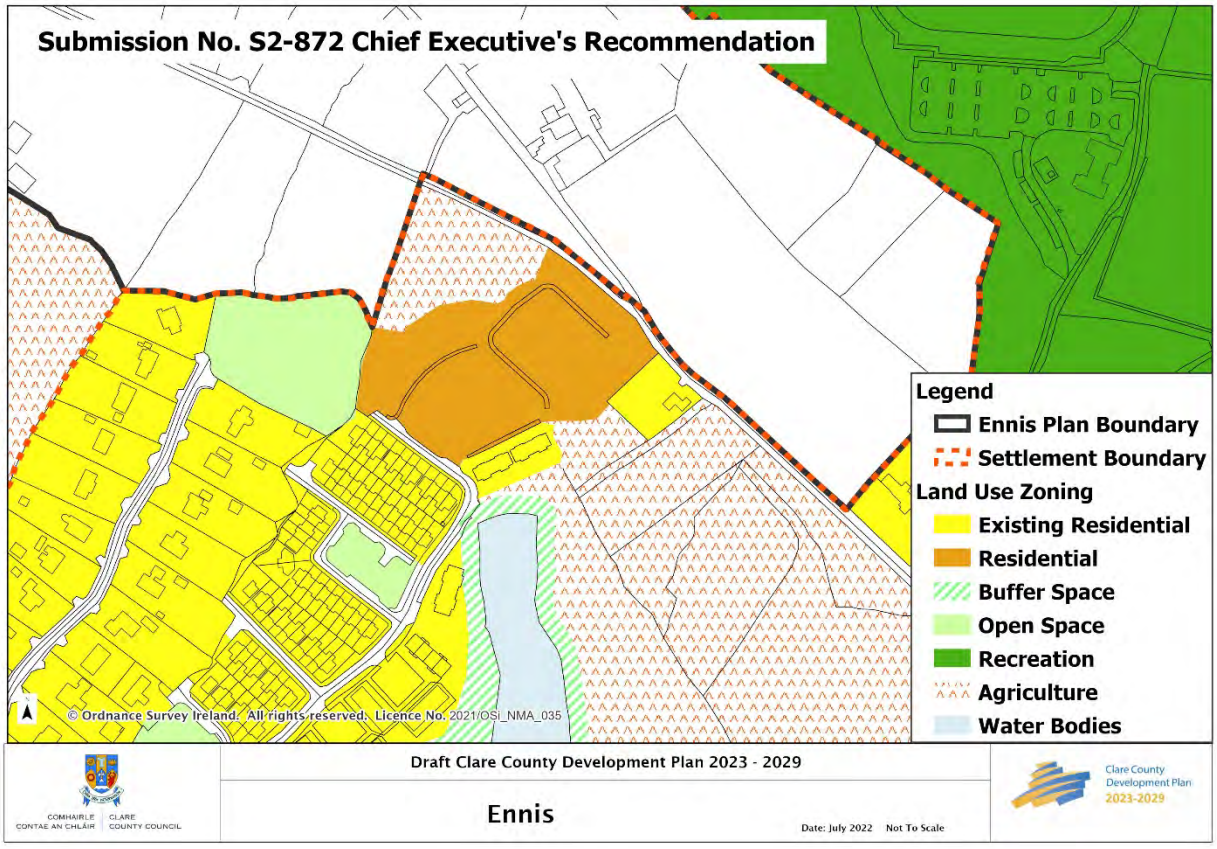
Chief Executive's Response

I wish to thank P. Coleman & Associates on behalf of Acha Bhile Construction Limited for their submission relating to lands off the Lahinch Road to the rear of the existing Acha Bhile estate. The zoning as proposed does not infringe on the carrying out or completion of the planning application P15/835. The existing residential zoning does not compromise any future development in the wider area and this zoning is reflective of the character of its immediate vicinity. I am of the opinion that the request for the alteration of the zoning of these lands is neither necessary or appropriate.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-872 Draft Development Plan
Submission No. S2-872
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Residential
Buffer Space
Open Space
Recreation
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
Not To Scale


Submission No. S2-872 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Residential
Buffer Space
Open Space
Recreation
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
Not To Scale

Submission No: S2/873 –P. Coleman & Associates on behalf of the Board of Management of the Holy Family School	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The site subject of the submission measures 2.32ha. It is located at Station Road in Ennis and contains a primary school, preschool, Montessori school and an afterschool facility.

The site is within the Ennis Architectural Conservation Area. It is also within a mapped Flood Risk Zone.

The site is zoned for Mixed Use in the current CDP and the draft CDP. The submission seeks that the zoning of the land is changed from Mixed Use to 'Community'. The rationale is that:

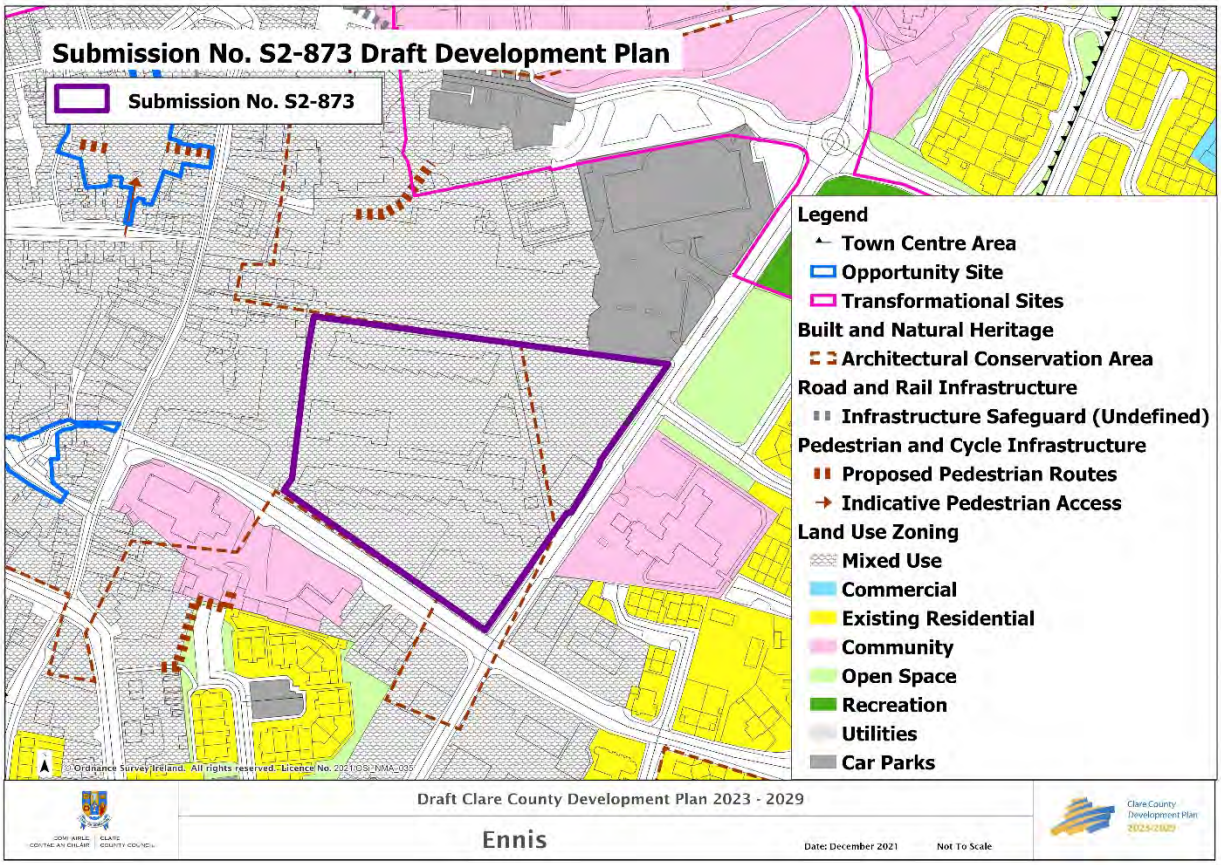
- The property will not be available for development during the period of the Development Plan 2023-2029;
- The site is well-located for the purpose that it serves and provides public amenities to the area.

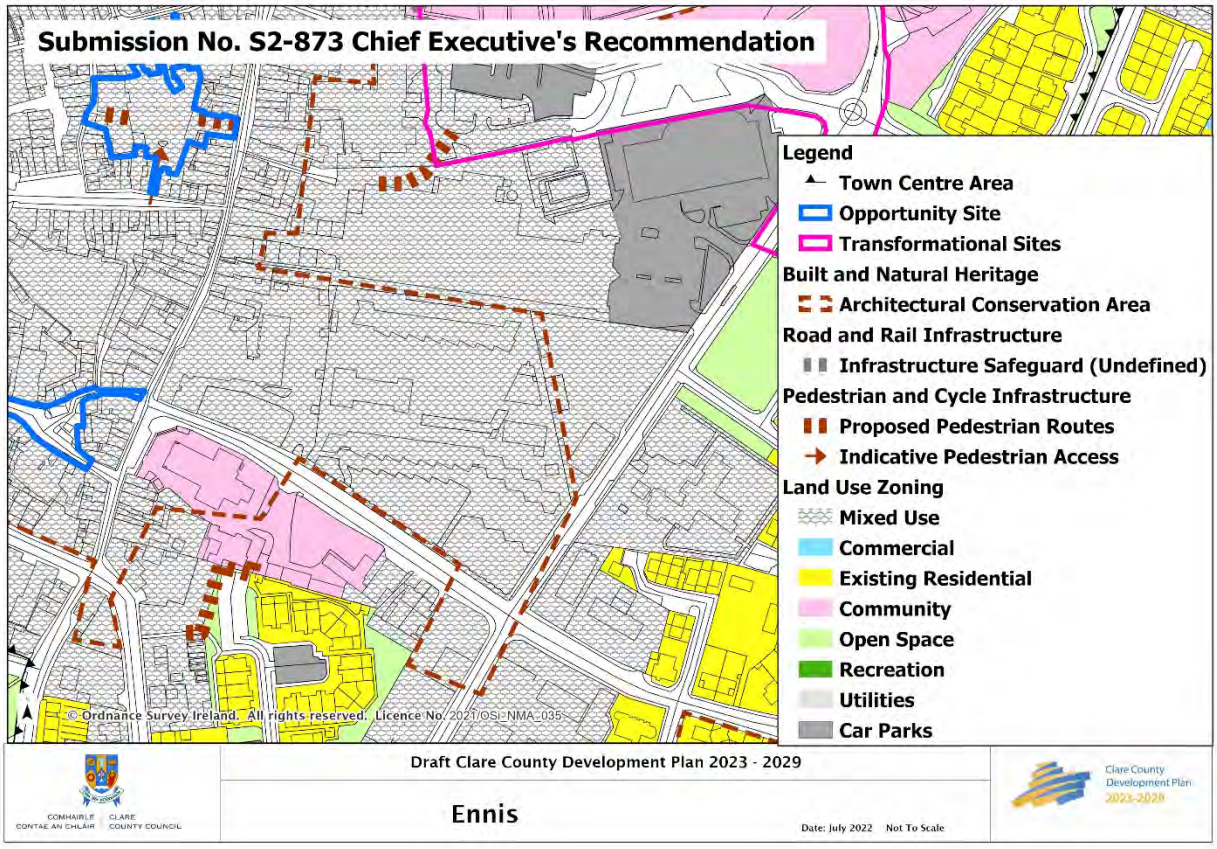
Chief Executive's Response

I wish to thank P. Coleman & Associates on behalf of the Board of Management of the Holy Family School for their submission and I acknowledge the Board of Management's objection to the proposed 'Mixed Use' zoning objective at the site. I also acknowledge the contribution the Holy Family Schools have played in the social development of the town and the public service it provides. The proposed 'Mixed Use' zoning objective will not undermine the role of the school. Such mixed use zoning would not affect the existing established use of the site for education or any future extension to the school. This plan takes a long-term view on the development of Ennis and its town centre. As a result, I do not consider that the zoning of the site should be changed.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-873 Draft Development Plan
Submission No. S2-873
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
Indicative Pedestrian Access
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Community
Open Space
Recreation
Utilities
Car Parks
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-873 Chief Executive's Recommendation
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
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Land Use Zoning
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
Not To Scale

Submission No: S2/876 –KPMG Future Analytics On Behalf Of Protogenia Ltd (Gort Road)

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

The subject lands (10ha) are located at the northern side of the Ennis settlement, with access from the Gort Road (R458) at the northern side and a boundary with Lough Girroga to the south. The subject lands are presently zoned as 'Agriculture', with a smaller area of land at the Gort Road being zoned as 'Existing Residential' in the current Clare County Development Plan 2017-2023. The Draft Plan 2023-2029 proposes to maintain the existing zoning for the subject site.

This submission respectfully seeks the lands to be rezoned as 'Residential', as per the maps included in the submission.

The submission presents the demand for housing in Clare and the study area along with analysis of planning permissions in the pipeline, and estimated future housing profile, social infrastructure etc.

Analysis is provided of the residentially zoned land in Ennis and its housing yield having regard to existing permissions, the serviced land assessment and previous activity on the sites. It concludes that if current trends of inactivity continue, the Draft Plan will not deliver upon its housing targets to meet population growth of 1,550 units and 2,705 people in Ennis. The subject site is identified as Tier 1 in terms of the Serviced Land Assessment.

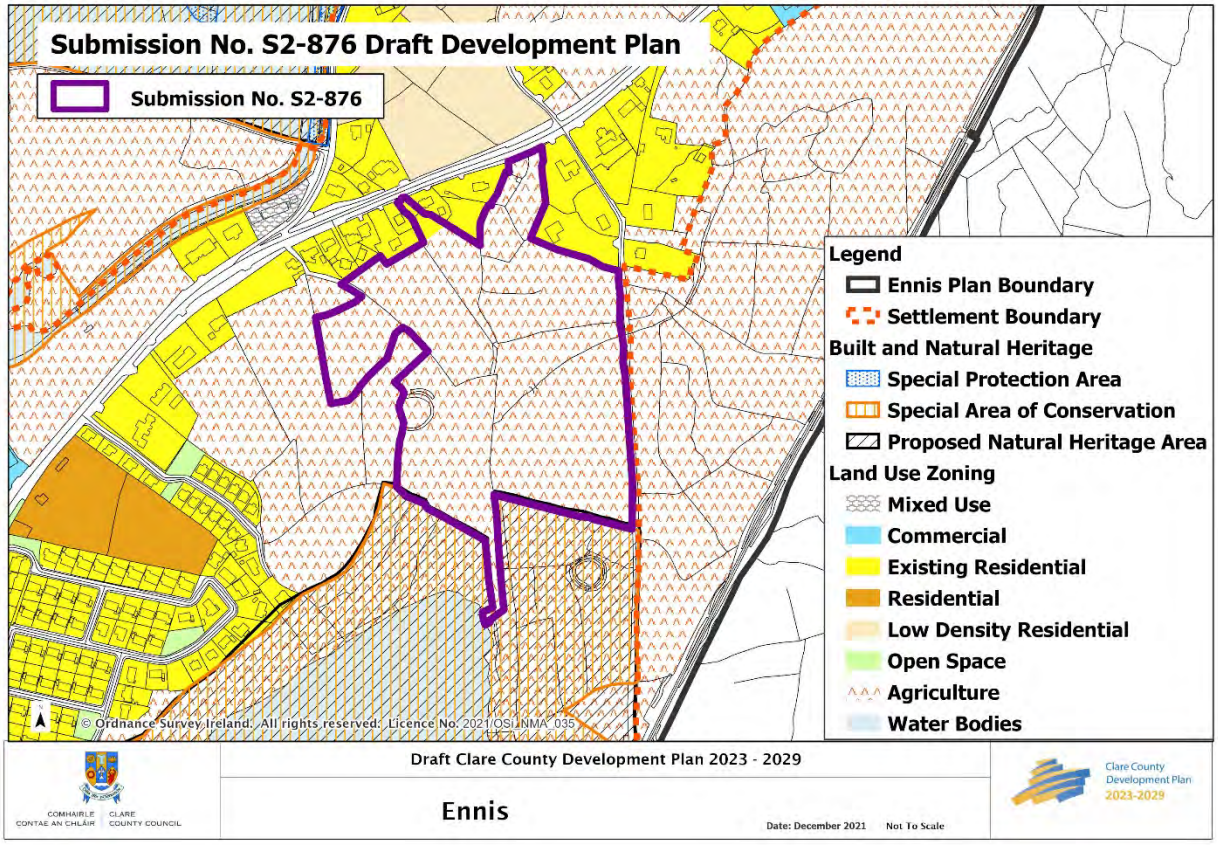
The site adjoins the Ballyallia Lake SAC and NHA and has a slight overlap with mapped Flood Zones at the southern end of the site.

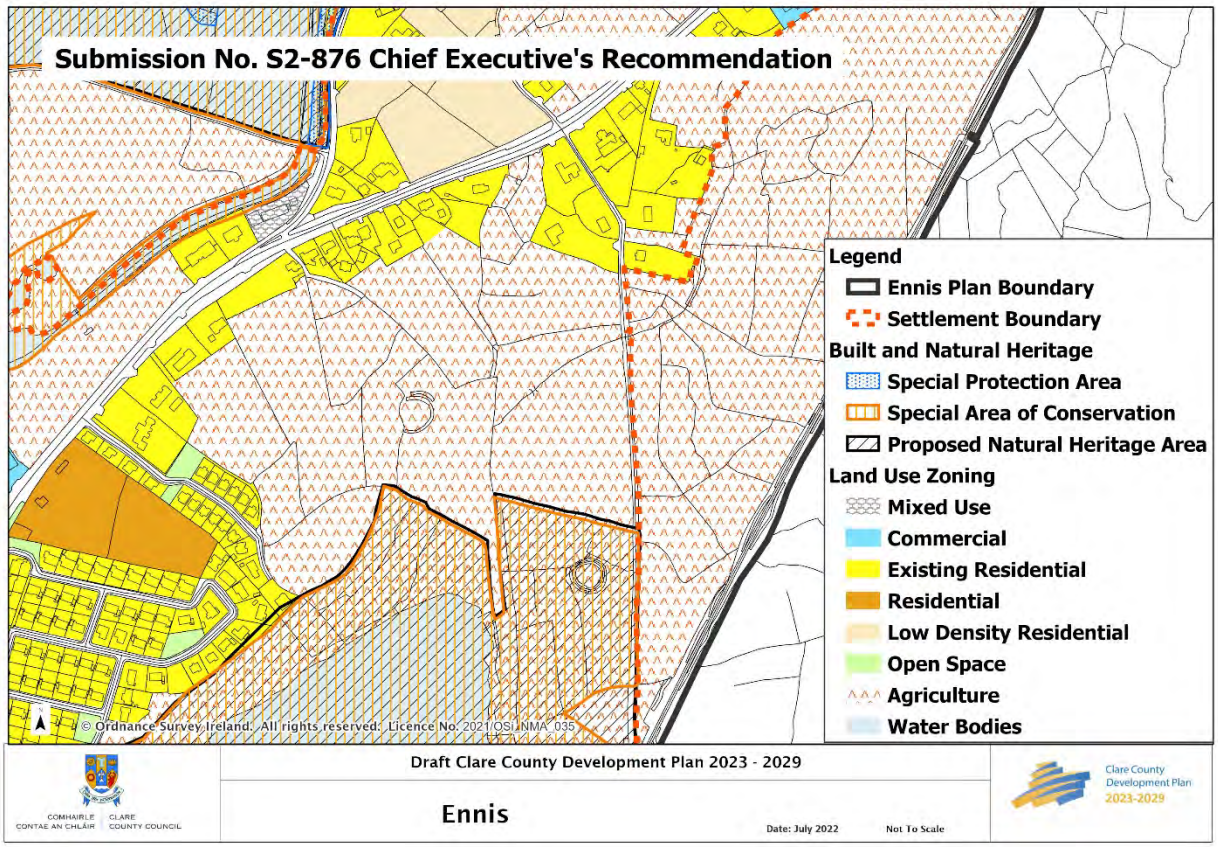
Chief Executive's Response

I would like to thank KPMG Future Analytics on behalf of Protogenia Ltd (Gort Road) for their submission and note it relates to a large area of land (10ha) located to the northern periphery of Ennis Town. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. Therefore, given that there is adequate provision of zoned land within the settlement area and having regard to the location of the site, I consider that the zoning of the lands for development purposes would be contrary to the guiding principles of the core strategy where a sequential approach to development is recommended, and the aim is to achieve compact growth. I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-876 Draft Development Plan
Submission No. S2-876
Legend
Ennis Plan Boundary
Settlement Boundary
Built and Natural Heritage
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Low Density Residential
Open Space
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-876 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Built and Natural Heritage
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Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Low Density Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
Not To Scale

Submission No: S2/880 –Andrew Hersey On Behalf Of George Gallery (Ennis)	
Relevant Chapters / Topics	• **Ennis** • **Zoning** • **Appendix 6 Public Rights of Way (Rocky Road)**

Summary of Issues Raised in Submission

This submission was made on behalf of the owner of approximately 7.13ha of land in Ennis which includes a local heritage trail which is known locally as the Rocky Road. The author of the submission states that "he maintains this right of way without any public help or funding from the local authority or any other public authority".

The lands are currently zoned 'Buffer Space' in the current CDP and in the draft CDP. The submission seeks the zoning of c. 2ha of the lands at the eastern side of the Rocky Road (adjacent to the Riverside housing estate) for residential use. Access would be taken through the adjacent Riverside estate.

The rationale for the submission is set out and includes:

- The site is located closer to the town centre than other sites which are zoned for residential use in the Draft Clare County Development Plan 2023-2029;
- The author will continue to maintain the Rocky Road as a Heritage Trail into the future in the case where the above lands are zoned.

Chief Executive's Response

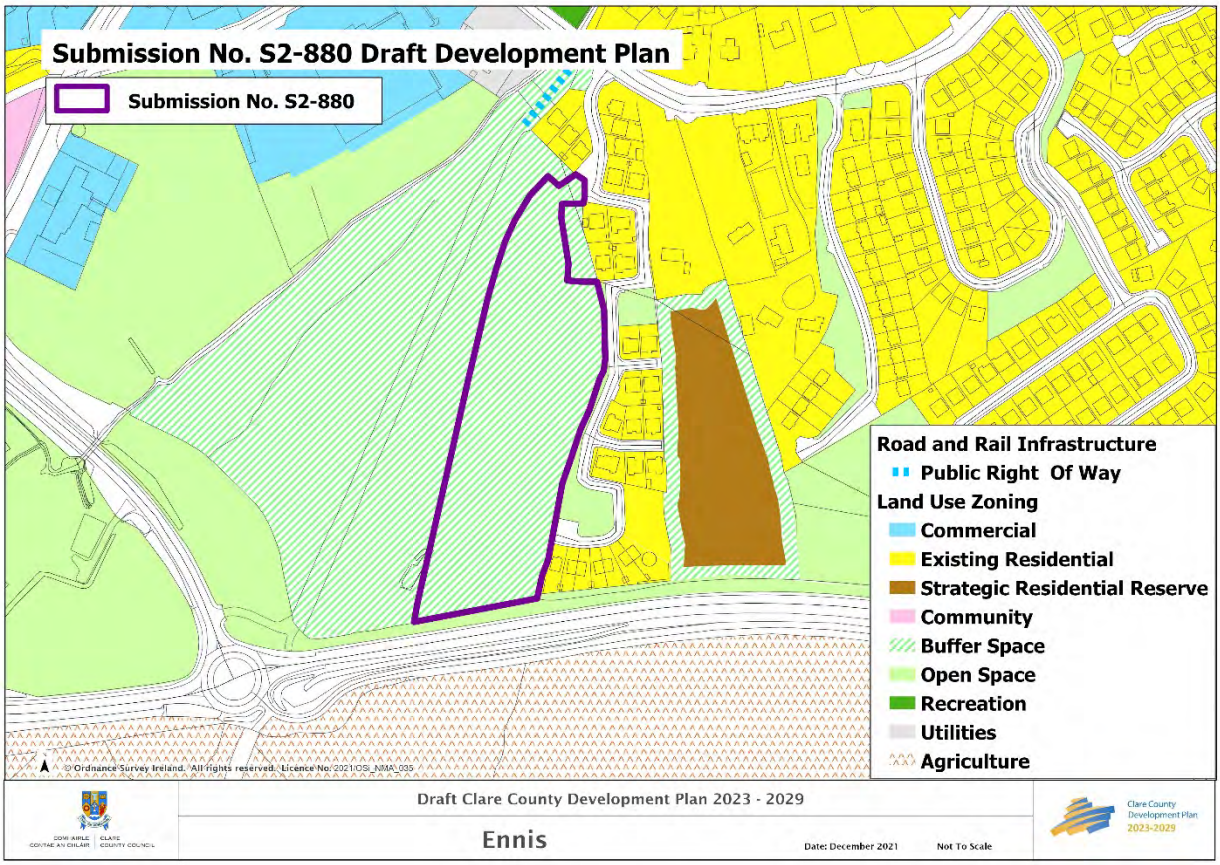
I wish to thank Andrew Hersey on behalf of George Gallery for this submission and I wish to respond as follows. The subject lands are located within the 3km Lesser horseshoe bat foraging range and approximately 1.2km from the Newhall and Edenvale Complex SAC. The habitat here has been identified as foraging grounds for three bat roosts designated within Newhall & Edendvale Complex SAC. Any development of this site would result in a loss of foraging habitat and would impact on CDP Objective 15.12 which requires "no net loss of potential Lesser Horseshoe Bat feeding habitats, treelines and hedgerows within 2.5km of known roosts". I also consider that there would be an increase in disturbance (lighting, human presence) from any development on the lands the subject of the submission. With regard to foraging grounds, the target for the council is "No significant increase in artificial light intensity adjacent to named roosts or along commuting routes within 2.5km of those roosts". I note that the western edge of the proposed land is also just within 3km of the Pouladatig Cave SAC.

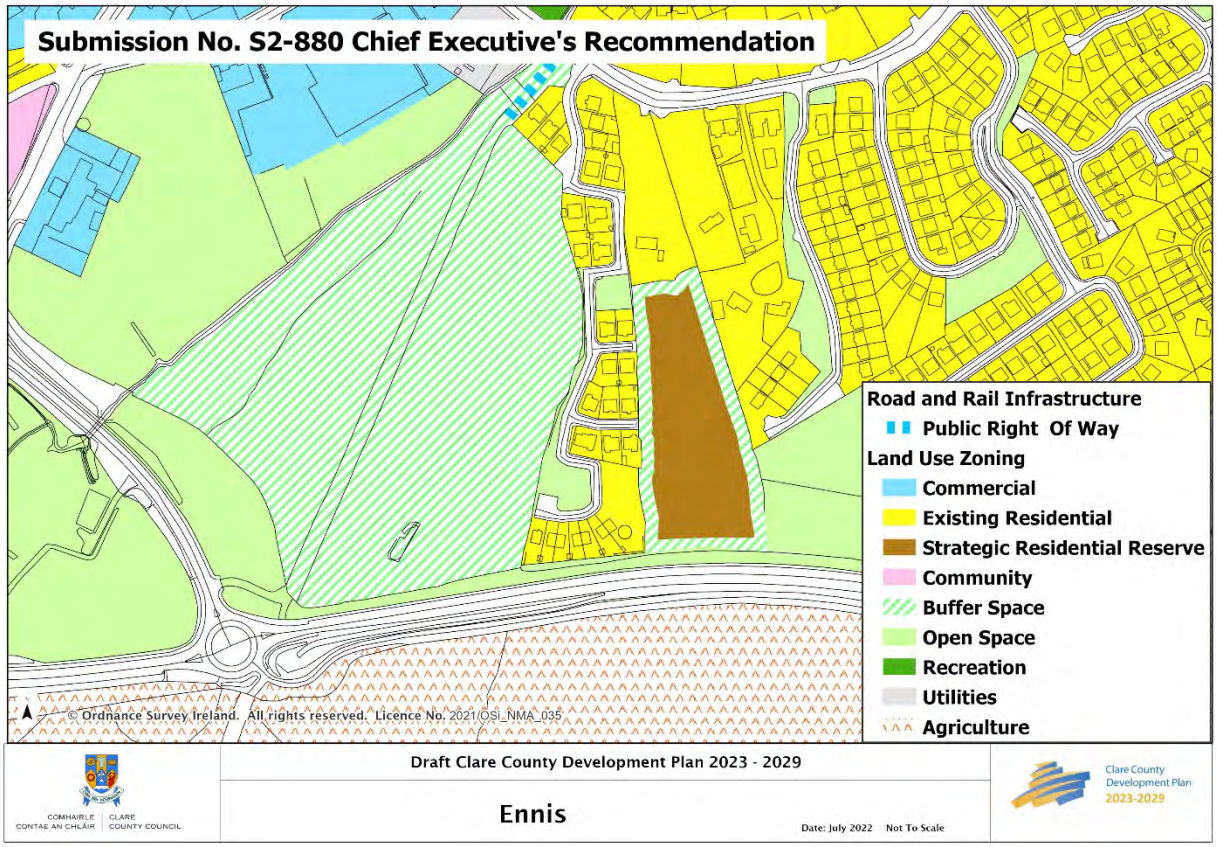
I also note that there have been other requests for zoning objectives to facilitate development of lands located within bat foraging habitat. Therefore, there is an in-combination impact if S2/880, S2/802 and S2/827 are rezoned for development also.

Zoning of this site from Buffer Space to Residential would result in the direct loss of foraging habitat for the Lesser horseshoe bat which is a Qualifying Interest Feature of the Newhall Edenvale Complex SAC (Site Code: 002091) and for which the habitat within this site has been identified as containing suitable foraging habitat.

The zoning of these lands for residential is not appropriate and would be contrary to proper

planning and sustainable development of the area, and the lands must remain in buffer zoning.
Chief Executive's Recommendation
I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-880 Draft Development Plan
Submission No. S2-880
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Commercial
Existing Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-880 Chief Executive's Recommendation
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Commercial
Existing Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
Not To Scale

Submission No: S2/891 –Drumquin Construction (Barefield) Ltd	
Relevant Chapters / Topics	• **Volume 3A Ennis MD** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to lands at Roslevan, Tulla Road, Ennis (Doire na Mblath) (LDR5) and a map is included with this submission. The submission;

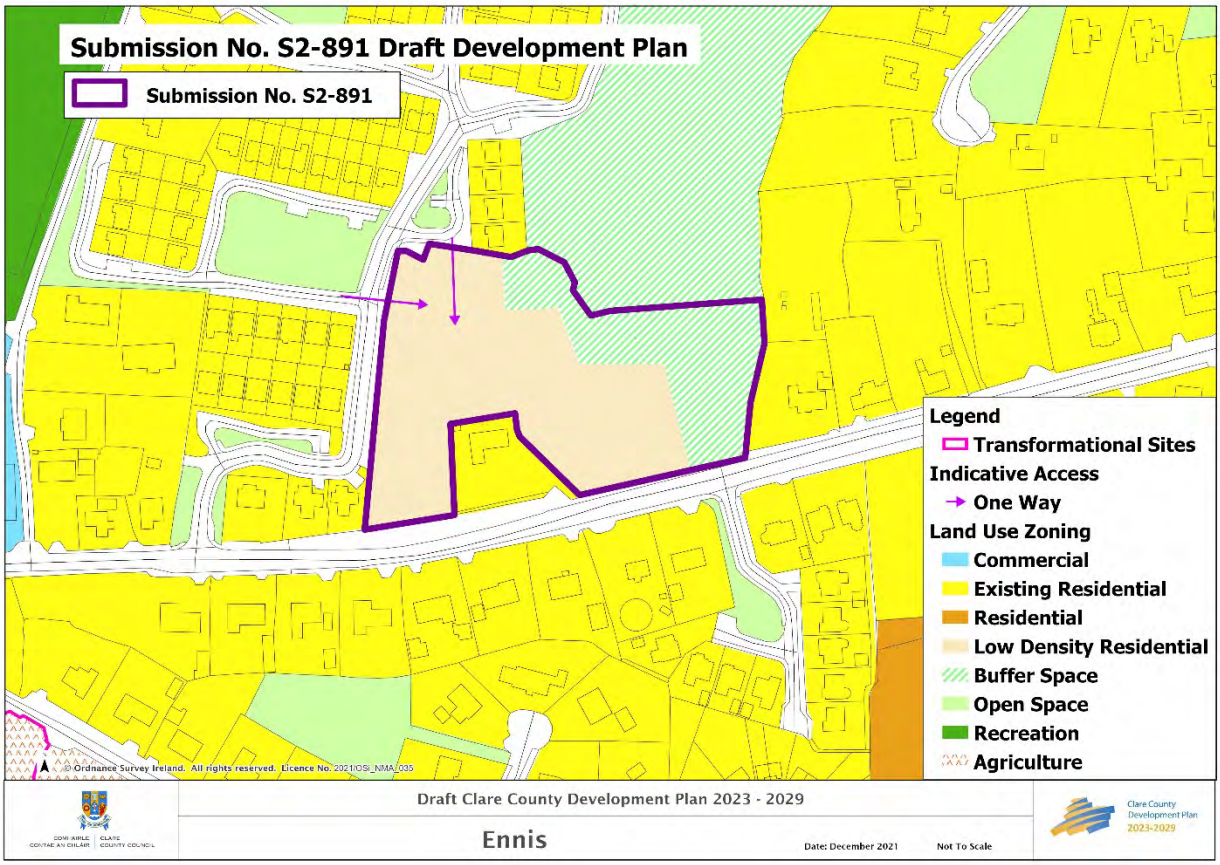
- Welcomes the decision to zone this site LDR and the taking into account that the site has the benefit of permission (P19/244 & P21/639).
- Seeks to protect and retain the residential zoning on site to facilitate the development and completion of the permissions as granted.
- Requests that the proposed Plan would mirror the granted-on site scheme.
- Requests that the zoning line to the northern boundary of the site follow that of the granted development.
- Notes that the small area (0.2ha) contains 3 granted housing units, road and services which is semi developed.
- Requests that this minor amendment is made to the zoning map as it is important for the completion and financing of the onsite granted developments.

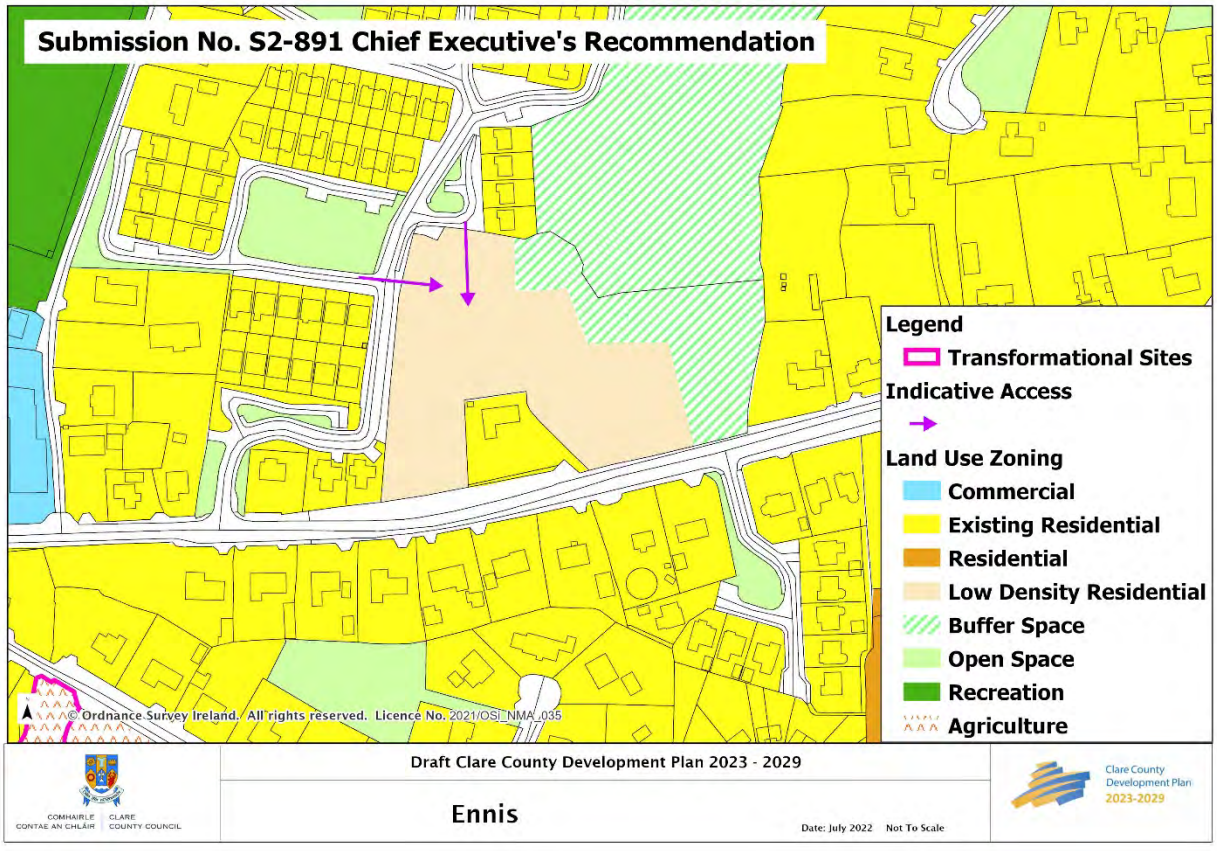
Chief Executive's Response

I wish to thank Drumquin Construction Ltd for their submission. It is acknowledged that there is a planning history on site, however as the permitted development is yet to be implemented and having regard to the identified flood risk zones on a small portion of the site and in the immediate vicinity of the site I consider that the zoning objectives set out in the Draft CDP including the buffer zone are appropriate and therefore no change in zoning is proposed .

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-891 Draft Development Plan
Submission No. S2-891
Legend
Transformational Sites
Indicative Access
One Way
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Buffer Space
Open Space
Recreation
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Clare County Development Plan 2023-2029


Submission No. S2-891 Chief Executive's Recommendation
Legend
Transformational Sites
Indicative Access
Land Use Zoning
Commercial
Existing Residential
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Clare County Development Plan 2023-2029

Submission No: S2-892 –Theresa O'Donohue

Relevant Chapters / Topics

- **Ennis**
- **Climate Change**
- **Biodiversity**

Summary of Issues Raised in Submission

This submission relates to the Post Office Field, Ennis and main points are as follows:

- This field is a natural flood plain and development should not be considered due to increased risk of floods as a result of climate change.
- That this field should be considered under the objective in Chapter 15 'Biodiversity' to ensure the protection and conservation of areas and species of biodiversity values outside of designed sites.
- Chapter 15 also has an objective to promote the conservation of biodiversity through the protection of sites and wildlife corridors. This field is an island of biodiversity within a built-up area and is a nesting area for waterfowl.
- The River Fergus is a protected area (SPA) under the Natura 2000 directive. As the river regularly covers the surface area of the field this directive would apply.
- Requests that reference to the development of this field as described in Ennis 2040 and as referenced in Volume 3a be removed and that the site is recognized as being a part of the River Fergus SPA and preserved.

Chief Executive's Response

I wish to thank Theresa O'Donohue for the submission and note its contents and I wish to respond as follows.

The Post Office field is recognised as a unique natural open space located on the banks of the River Fergus within the town centre of Ennis, which provides a vital function as a natural floodplain. I am aware that whilst strategically located in the town, access to the field is currently limited and the height of the river wall, constructed as part of flood relief works, has partially restricted visual links to it from the surrounding town centre. The potential for this valuable open space to become a local amenity within a wider green infrastructure network has the potential to be enjoyed to an even greater extent. I consider that the sensitive enhancement of the Post Office field will make it more accessible for all to enjoy.

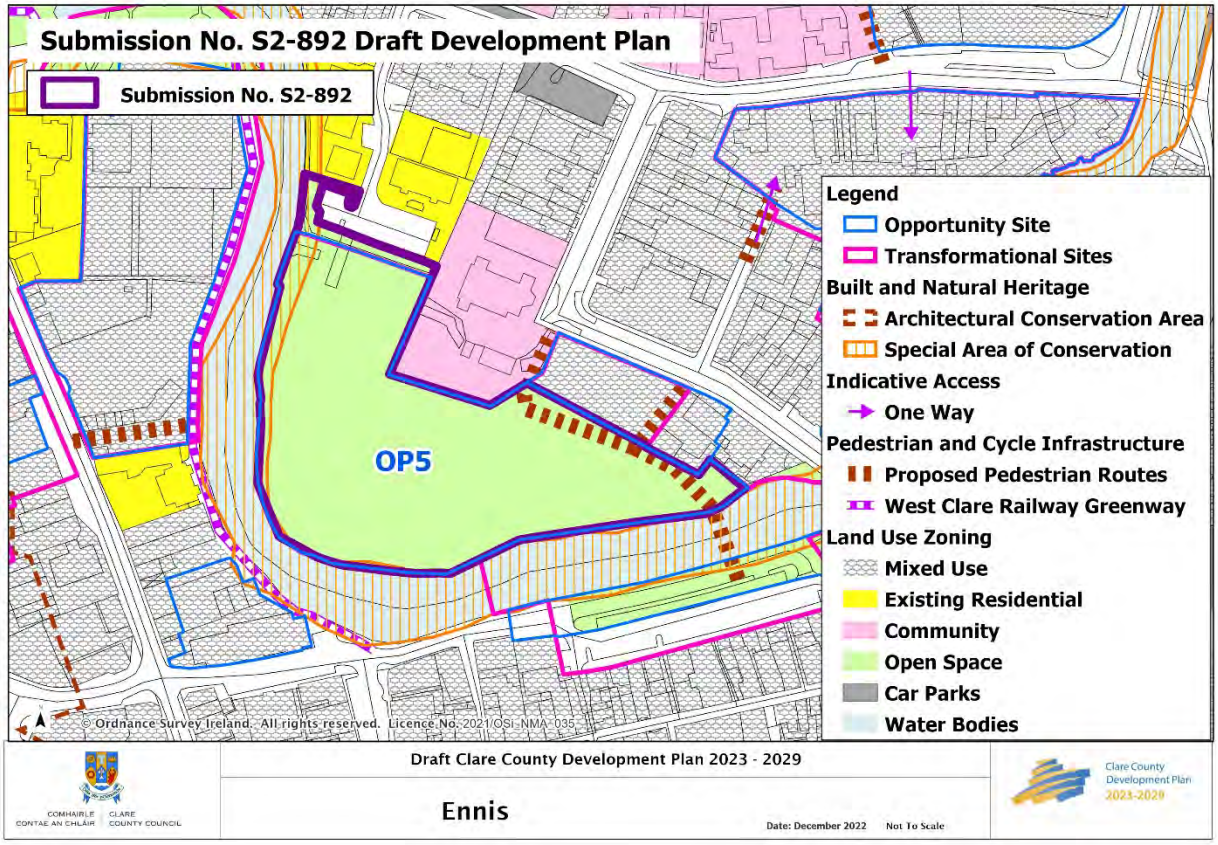
As a key feature of Ennis Town Centre, the Post Office Field is identified as an Opportunity Site (OP5) which is part of a larger Transformational site (TS3) as set out in Volume 3a of the Draft Clare County Development Plan 2023-2029. In the technical guidance set out for the Post Office Field it specifically states that any proposals must be informed by a comprehensive ecological survey and landscape management plan. Protecting and managing the natural qualities of the Post Office field and safeguarding its flood relief function are paramount considerations in any future proposals for this site. I note the site directly adjoins the Lower River Shannon cSAC and that any future proposals must be progressed in full compliance with the requirements of the EU Habitats Directive.

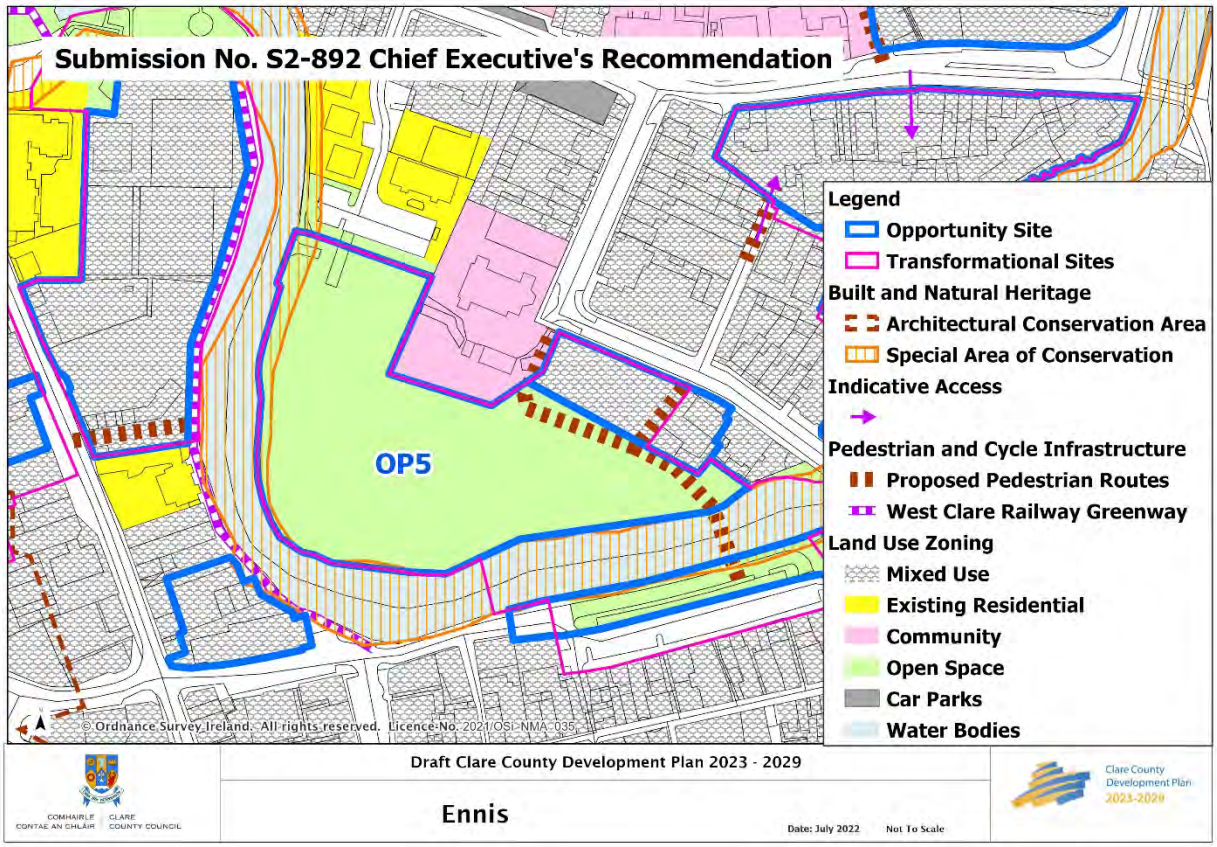
The Post Office Field has also been assessed as part of the Strategic Environmental Assessment (SEA, Appropriate Assessment (AA and Strategic Flood Risk Assessment (SFRA undertaken for the Draft Plan and have informed its preparation. Arising from these assessments a number of mitigation measures are detailed in the Appendix Table C2 (c Ennis Municipal District of the Natura Impact Report (AA and Appendix B Ennis Town of the Environmental Report (SEA. The NIR identifies the future surveys and requirements which will be necessary prior to any development taking place in order to ensure compliance with all relevant EU and national legislation. Specifically in relation to the Strategic Flood Risk Assessment the entire site is located within Flood Zone A and plays a significant role in the flooding regime of the River Fergus. Any project/works to be carried out at this location will be subject to Appropriate Assessment whereby such works could only proceed in compliance with the requirement of the EU Habitats Directive ensuring there is no potential for significant effects to the European site.

I am satisfied that the Draft Plan objectives for the Post Office Field take full account of the environmental sensitivity of the site being part of the River Fergus SPA as well as its essential flood storage role. Future proposals would be required to adhere to the mitigation as set out in the environmental assessments on the draft plan, as well as be required to undertake a project level Appropriate Assessment. I am therefore satisfied to include the Post Office Field objectives as set out in the Draft Plan.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-892 Draft Development Plan
Submission No. S2-892
OP5
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-892 Chief Executive's Recommendation
OP5
Legend
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Ennis
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Submission No: S2/893 –Hands Off Ennis Post Office Field Campaign	
Relevant Chapters / Topics	• **Volume 1 Chapter 15** • **Volume 3A Ennis MD** • **Climate Change** • **Biodiversity**

Summary of Issues Raised in Submission

This submission relates to the Post Office Field, Ennis and the main points set out therein are as follows:

- This field is a natural flood plain and development should not be considered due to increased risk of floods as a result of climate change.
- That this field should be considered under the objective in Chapter 15 'Biodiversity' to ensure the protection and conservation of areas and species of biodiversity values outside of designed sites.
- Chapter 15 also has an objective to promote the conservation of biodiversity through the protection of sites and wildlife corridors. This field is an island of biodiversity within a built-up area and is a nesting areas for waterfowl.
- The River Fergus is a protected area (SPA) under the Natura 2000 directive. As the river regularly covers the surface area of the field this directive would apply.
- Requests that reference to the development of this field as described in Ennis 2040 and as referenced in Volume 3a be removed and that the site is recognized as being a part of River Fergus SPA and preserved.

Chief Executive's Response

I wish to thank Hands Off Ennis Post Office Field Campaign for the submission and note its contents and I wish to respond as follows.

The Post Office field is recognised as a unique natural open space located on the banks of the River Fergus within the town centre of Ennis, which provides a vital function as a natural floodplain. I am aware that whilst strategically located in the town, access to the field is currently limited and the height of the river wall, constructed as part of flood relief works, has partially restricted visual links to it from the surrounding town centre. There is potential for this valuable open space to become a local amenity that is enjoyed to an even greater extent by more people. I consider that the sensitive enhancement of the Post Office field will make it more accessible for all to enjoy.

As a key feature of Ennis Town Centre, the Post Office Field is identified as an Opportunity Site (OP5) which is part of a larger Transformational site (TS3) as set out in Volume 3a of the Draft Clare County Development Plan 2023-2029. In the technical guidance set out for the Post Office Field it specifically states that any proposals must be informed by a comprehensive ecological survey and landscape management plan. Protecting and managing the natural qualities of the Post Office field and safeguarding its flood relief function are paramount considerations in any future proposals for this site. I note the site directly adjoins the Lower River Shannon cSAC and that any future proposals must be progressed in full compliance with the requirements of the EU

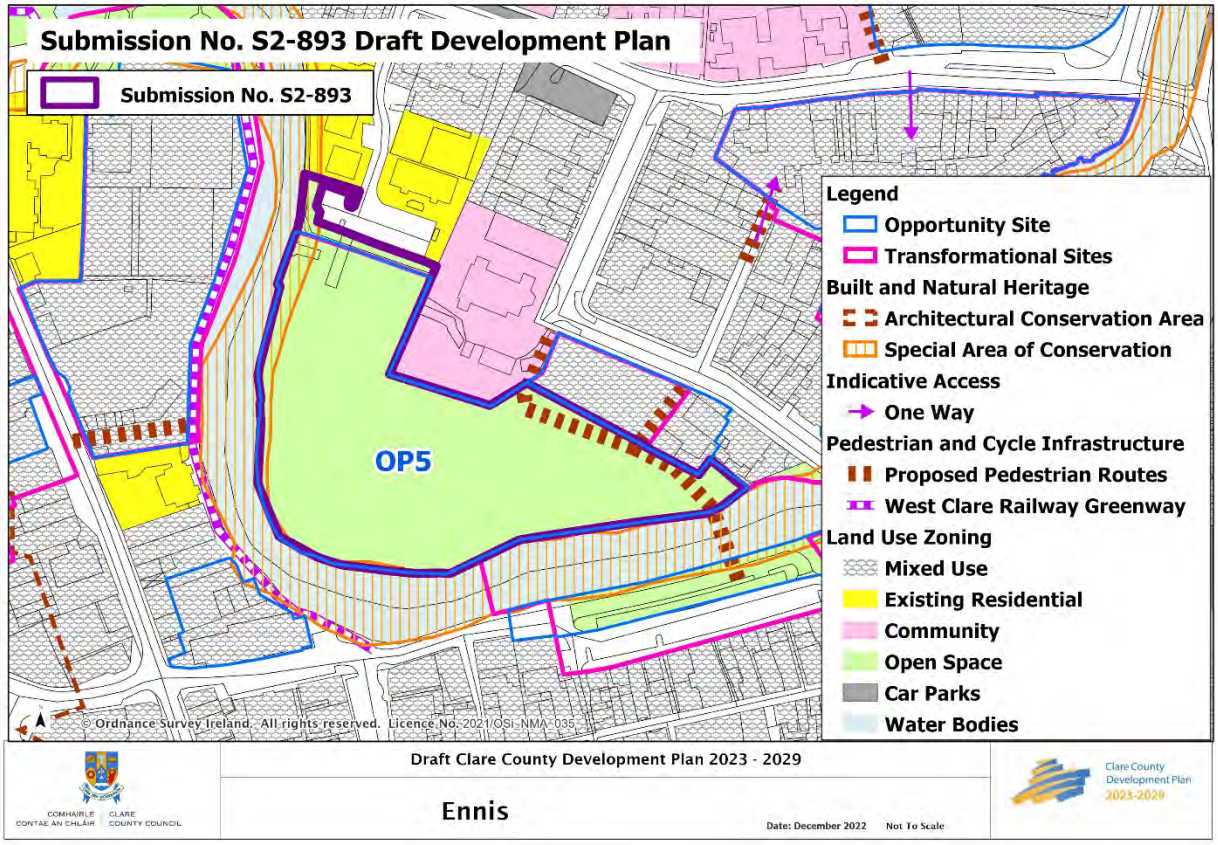
Habitats Directive.

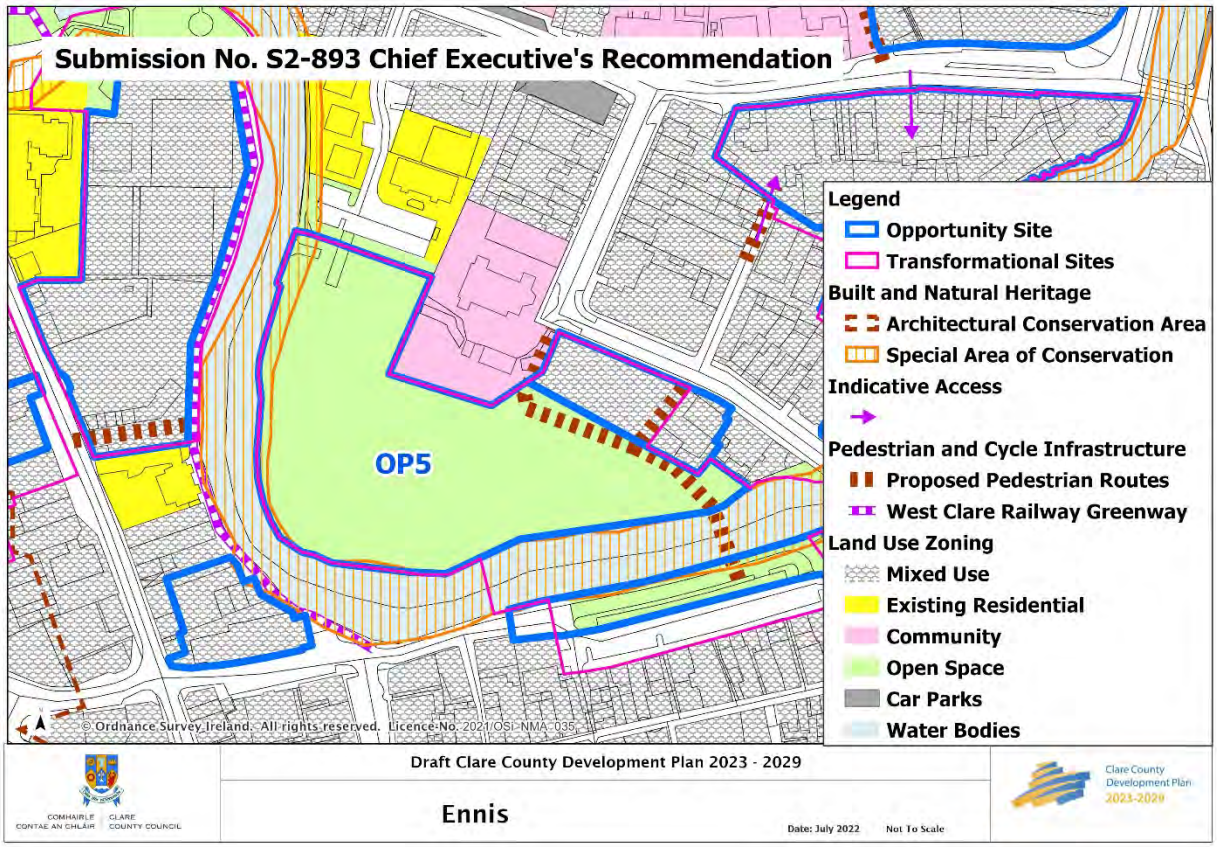
The Post Office Field has also been assessed as part of the Strategic Environmental Assessment (SEA, Appropriate Assessment (AA and Strategic Flood Risk Assessment (SFRA undertaken for the Draft Plan and have informed its preparation. Arising from these assessments a number of mitigation measures are detailed in the Appendix Table C2 (c Ennis Municipal District of the Natura Impact Report (AA and Appendix B Ennis Town of the Environmental Report (SEA. The NIR identifies the future surveys and requirements which will be necessary prior to any development taking place in order to ensure compliance with all relevant EU and national legislation. Specifically in relation to the Strategic Flood Risk Assessment the entire site is located within Flood Zone A and plays a significant role in the flooding regime of the River Fergus. Any project/works to be carried out at this location will be subject to Appropriate Assessment whereby such works could only proceed in compliance with the requirement of the EU Habitats Directive ensuring there is no potential for significant effects to the European site.

I am satisfied that the Draft Plan objectives for the Post Office Field take full account of the environmental sensitivity of the site, being part of the River Fergus SPA as well as its essential flood storage role. Future proposals would be required to adhere to the mitigation as set out in the environmental assessments on the draft plan, as well as be required to undertake a project level Appropriate Assessment. I am therefore satisfied to include the Post Office Field objectives as set out in the Draft Plan.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-893 Draft Development Plan
Submission No. S2-893
OP5
Legend
Opportunity Site
Transformational Sites
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Submission No. S2-893 Chief Executive's Recommendation
OP5
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Ennis
Date: July 2022
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Submission No: S2/898 –P.Coleman & Associates on behalf of the Killaloe Diocesan Trust	
Relevant Chapters / Topics	• **Ennis** • **Zoning** • **Chapter 10 Sustainable Communities**

Summary of Issues Raised in Submission

The submission concerns lands at Ashline and Cahercalla More in Ennis. The site is in the vicinity of Ennis National School and Cahercalla Hospital, with access from the N68 Kilrush Road and frontage also on the R474 (Kilmaley Road).

The lands are currently in agricultural use. The lands are zoned in the current CDP for:

- Low-Density Residential;
- Residential;
- Community;
- Open Space;
- Buffer Space;
- Recreation.

The lands are zoned in the draft CDP for:

- Residential;
- Existing Residential;
- Low-Density Residential;
- Strategic Residential Reserve;
- Community;
- Open Space;
- Buffer Space;
- Recreation.

The submission seeks some modifications to the zoning objectives on the various individual blocks.

The resultant zoning of the lands in accordance with these modifications would include

- Residential;
- Existing Residential;
- Low-Density Residential;
- Strategic Residential Reserve;
- Mixed Use
- Community;
- Open Space;
- Buffer Space;
- Recreation.

The rationale for seeking to modify the zoning of lands from Open Space/Buffer Space/ Recreation to residential categories (where that type of change is proposed) is that the Diocesan Trust is a "non-profit organisation who is interested in providing community housing on this landholding. The submitter has been approached by developers of community housing to acquire some of the

proposed residentially zoned lands within this landholding. It is therefore imperative that a sufficient amount of residential zoned lands are made available to meet this demand".

Access to the lands at the northern side of the holding, at the R474, are stated to be problematic and may take time to resolve. Therefore, the submission includes a request to change the zoning objective for these lands from Residential to Strategic Residential Reserve.

The submission states that the lands to the south and southwest of the subject land are more suited to residential use during the short term. Modifying these lands to entirely residential zoning would require the relocation of a 'Recreational' zoning within the lands.

The submission states that the "Recreational" zoning would be better placed within the centre of the landholding to provide for a network of public spaces including a central park in the heart of the neighbourhood and would facilitate a network of safe walking and cycling routes through the neighbourhood and to surroundings area.

The submission states that a neighbourhood centre should be provided within the holding and propose a Mixed-Use site for that purpose. The submission includes an analysis as to why the proposed site is more suitable as a neighbourhood centre than the COM6 site (Curley's Furniture building) which is identified in the draft Plan as the Neighbourhood Centre for the Cahercalla More Neighbourhood.

Chief Executive's Response

I wish to thank P.Coleman & Associates on behalf of the Killaloe Diocesan Trust for the submission and I have noted the contents of same.

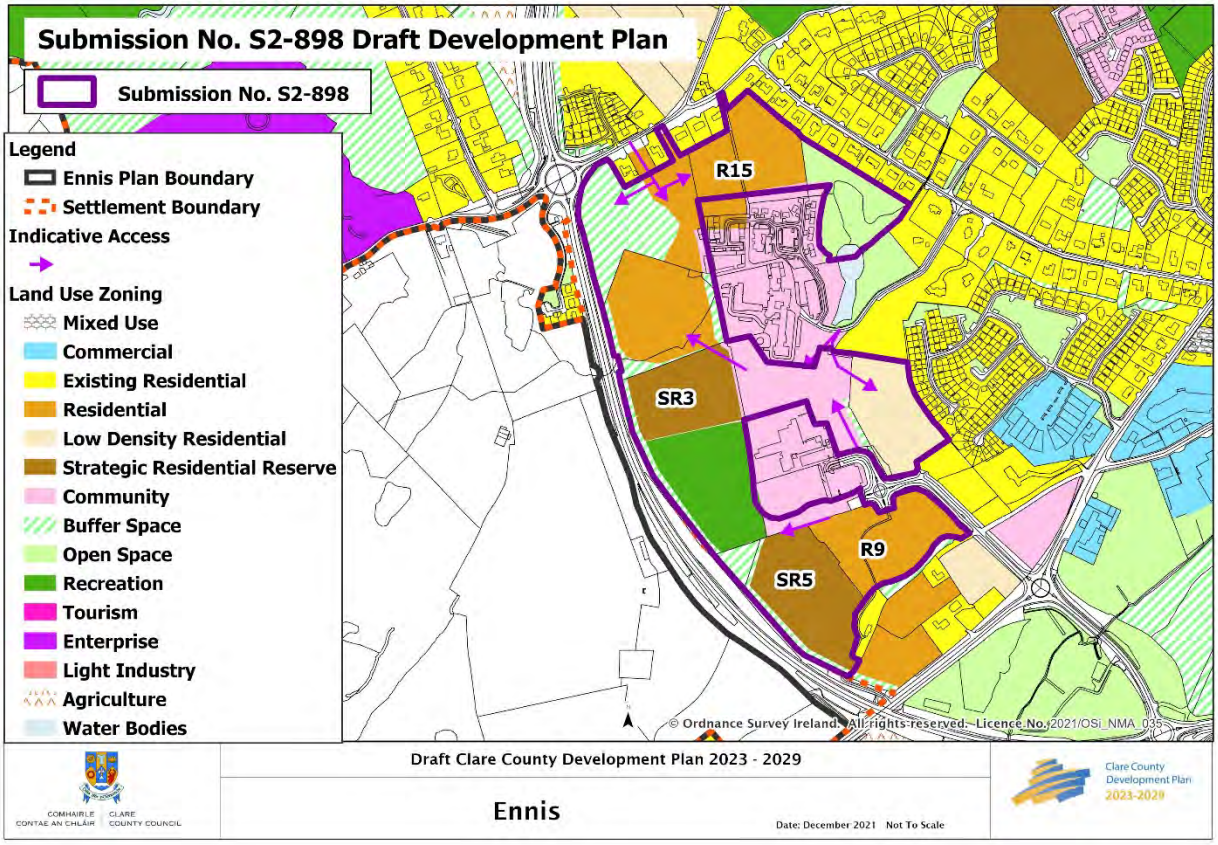
I acknowledge that the access to the lands at the northern side of the holding, at the R474, are stated to be problematic and may take time to resolve and that the submission requests that these lands be amended to Strategic Residential Reserve. In this regard The Council's priority is to activate land, accelerate housing delivery and achieve the housing supply target as set out in the Core Strategy for the plan period. Given that such a amendment would allow some of the existing Strategic Residential Reserve(SR5) lands to the south of this land parcel come into residential zoning and this land is more likely to be developed and that the lands to the north are on the periphery of the settlement, I consider that these lands should be amended to Strategic Residential Reserve for the current plan cycle, and the allocation be used to also change SR5 to residential and elsewhere in the town which is likely to result in housing delivery. It should be noted that the lands in the north-western corner of the site shall remain as buffer space.

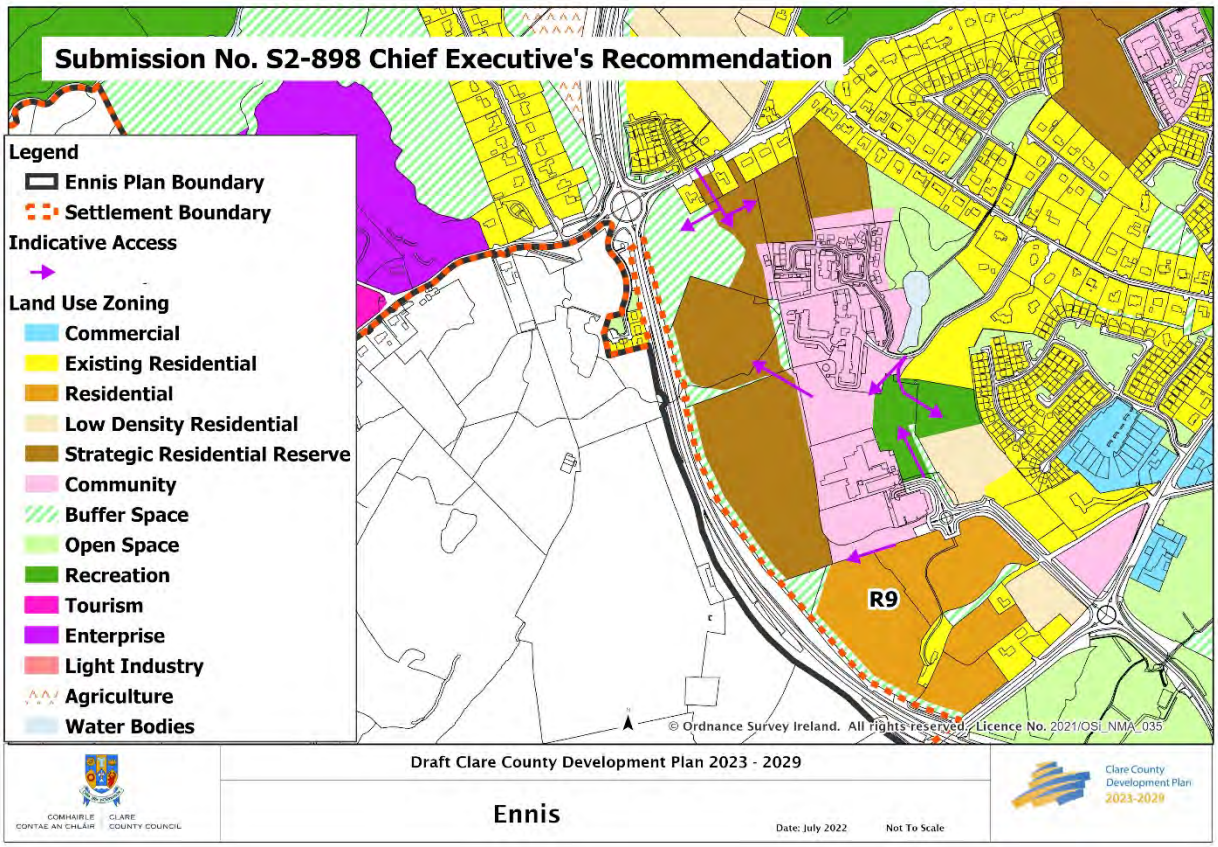
As above, I am satisfied to bring SR5 on the southern portion of the land parcel into Residential.

I accept that the creation of a central green area would complement the overall development of the lands and therefore the zoning should be amended accordingly.

I do not agree that a neighbourhood centre should be provided on the lands requested as Mixed Use. This site is peripheral to the wider neighbourhood and backs onto the N85 therefore further restricting the accessibility of the site. Alternatively, COM6 is accessible to a much wider catchment and can fulfil the needs of the area. Therefore, I do not consider a Mixed-Use zoning appropriate at this location and shall remain as Strategic Residential Reserve.

Chief Executive's Recommendation
Amend R15 to Strategic Residential Reserve. Amend SR5 to Residential. Amend the Recreation to Strategic Residential Reserve. Amend LDR 3 and community to LDR and Recreation.


Submission No. S2-898 Draft Development Plan
Submission No. S2-898
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Tourism
Enterprise
Light Industry
Agriculture
Water Bodies
R15
SR3
R9
SR5
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-898 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Tourism
Enterprise
Light Industry
Agriculture
Water Bodies
R9
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/902 –P. Coleman & Associates On Behalf Of the Killaloe Diocesan Trust

Relevant Chapters / Topics

- **Ennis**
- **Zoning**
- **Vol 10 SFRA**
- **Vol 4 RPS**

Summary of Issues Raised in Submission

The site subject of the submission measures 0.75ha. It is located within the southern part of the St. Flannan's College grounds, alongside St. Flannan's Drive (L4506). St. Flannan's College is a Protected Structure (RPS No. 843). The site is currently in use as a green area. The site is zoned for Community use in the current CDP and the draft CDP. The site is covered by a mapped Flood Risk zone.

The submission states that the access to the site is via the main entrance of St. Flannan's College.

The submission seeks that the zoning of the land is changed from 'Community' to 'Strategic Residential Reserve'. The rationale given includes the following;

- Part of the St. Flannan's grounds at the northern side are currently zoned Low-Density Residential in the current CDP. These lands are proposed to be zoned as Community in the draft CDP in order to facilitate the principle of the proposed HSE nursing home on the wider Community-zoned land at the north of the school buildings.
- No part of the college grounds would then be zoned residential. The submission seeks to have land zoned as residential which could provide for housing for elderly priests in the future;
- The proposal will not be developed in the short-term, hence seeking its designation as Strategic Residential Reserve.
- In accordance with the 'Methodology for a Tiered Approach to Landuse Zoning' as set out in the Draft Plan, the subject site can be classified as potential Tier 1 Zoned Land, due to its serviced nature.
- The requested change in zoning objectives is in accordance with SPPR DPG 7 of the Draft Development Plan Guidelines which state that, "Planning authorities shall adopt a sequential approach when zoning lands for development";

Chief Executive's Response

I wish to thank P. Coleman & Associates on behalf of the Killaloe Diocesan Trust for their submission. The site is currently zoned community having regard to the established school use on site. The school is a protected structure which includes ancillary buildings, boundary walls, piers and gates. The site is within Flood Zone A, however this is now defended by the Ennis Flood Relief Scheme.

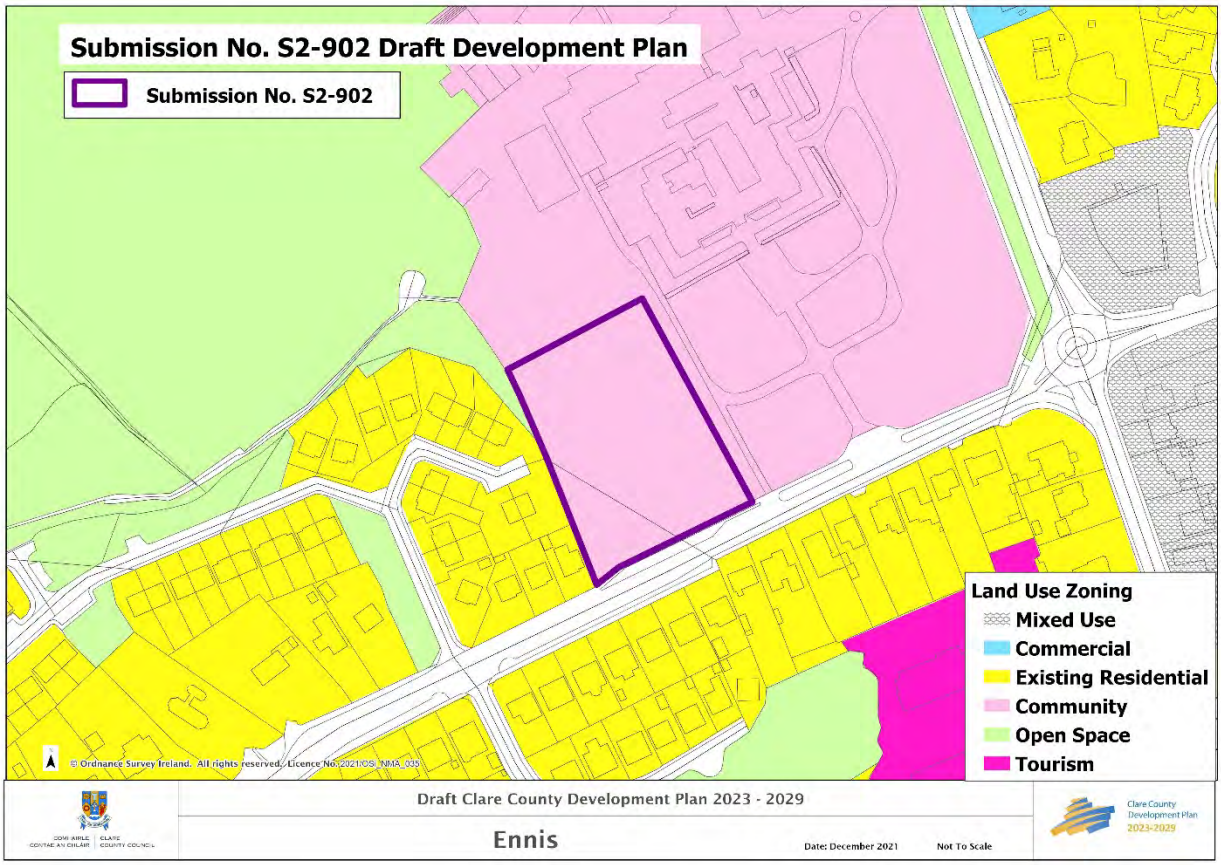
The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis to accommodate the required amount of housing units to meet the needs of the allocated

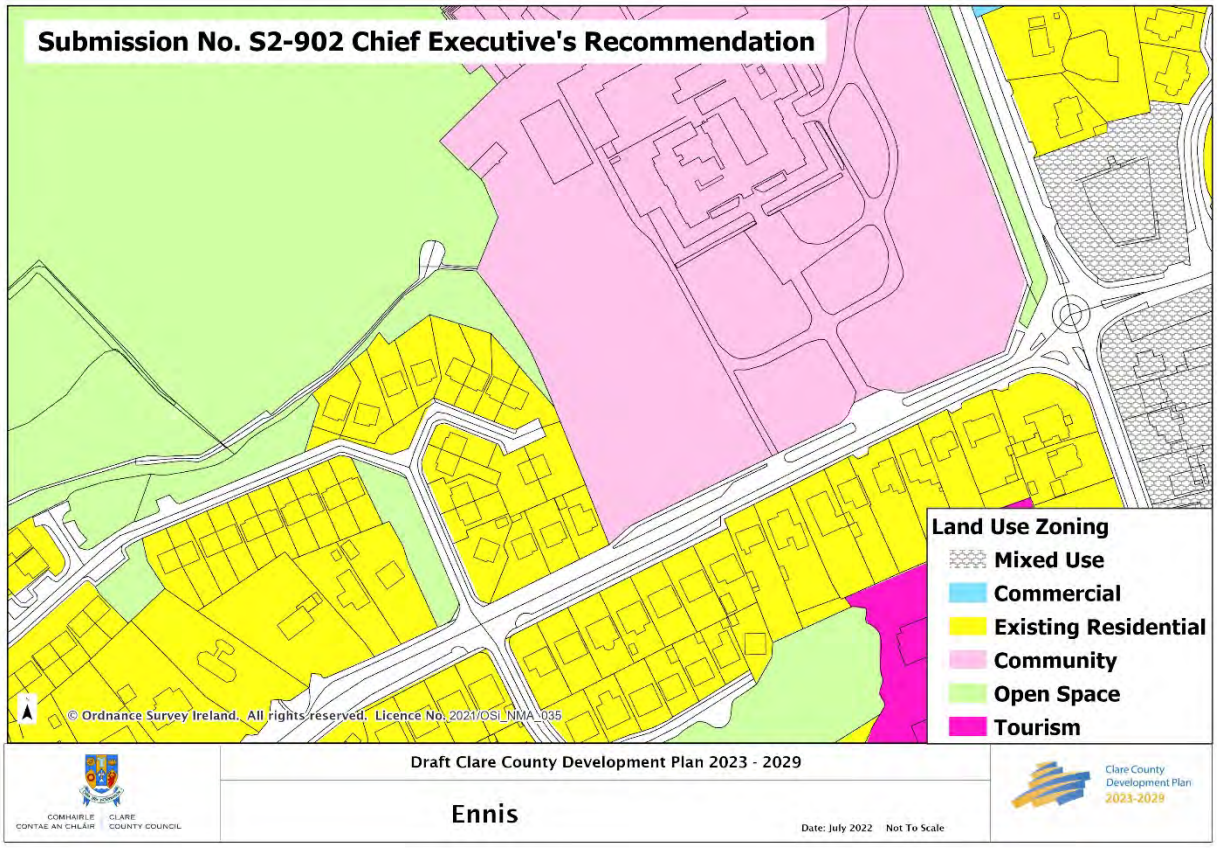
population growth for the town over the plan period 2023-2029. In addition to Residentially zoned land, Strategic Residential Reserve (SRR) lands are zoned such that, should for any reason the residential lands don't come forward to fulfil the target housing supply, then not before year 4 of the CDP, SRR reserve land may be considered in certain instances.

Having regard to the architectural heritage of the site and its frontage onto College Road, I consider that this is not a suitable location for residential development which would take from the character and setting of the overall site. I believe it preferable that the community zoning would remain and in turn protect its architectural and historical setting.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-902 Draft Development Plan
Submission No. S2-902
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Community
Open Space
Tourism
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-902 Chief Executive's Recommendation
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Community
Open Space
Tourism
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/905 –P. Coleman & Associates On Behalf Of Acha Bhile Construction Limited

Relevant Chapters / Topics

- **Ennis**
- **Appendix 1 DM Guidelines - Childcare facilities**

Summary of Issues Raised in Submission

The submission relates to an existing creche facility that forms part of the Acha Bhile estate off the Lahinch Road (N85) in Ennis. The creche unit is the ground floor of a two-storey building (with apartments above). The creche unit has never been fitted out or occupied. The unit is located within a site that is zoned as Existing Residential in the current CDP and in the draft CDP.

The submission seeks that " provision needs to be provided in the Draft Plan to allow for a change of use of permitted creche units which were approved as part of housing developments for 75 units or more, subject to every specific evidence being provided demonstrating that (i) there is no requirement or sufficient existing/likely future demand for the creche facility having regard to the existing geographic distribution of childcare facilities and (ii) the emerging demographic profile of the area". It is submitted that the above criteria (i) and (ii) are contained within the Ministerial Guidelines 'Childcare Facilities Guidelines for Planning Authorities 2001'.

The submission seeks that policy provisions are put in place that would allow planning permission to be achieved to change the use of the unit to residential, in the form of 4 apartments.

Chief Executive's Response

I wish to thank P. Coleman & Associates on behalf of Acha Bhile Construction Limited for their submission. The submission states that the creche unit has never been fitted out or occupied and remains a shell, 12 years on since it was constructed. The Planning Authority notes that there is a significant number of residential units existing in the Acha Bhile estate and that further land is zoned to the rear of the existing estate (R18) with a live planning permission, which would further increase the population of the area.

The land use zoning matrix provides that multiple residential units are 'Open for Consideration' on 'Existing Residential' zoned lands and Section A1.4.3 Childcare Facilities in Residential Areas of Volume 1 states that

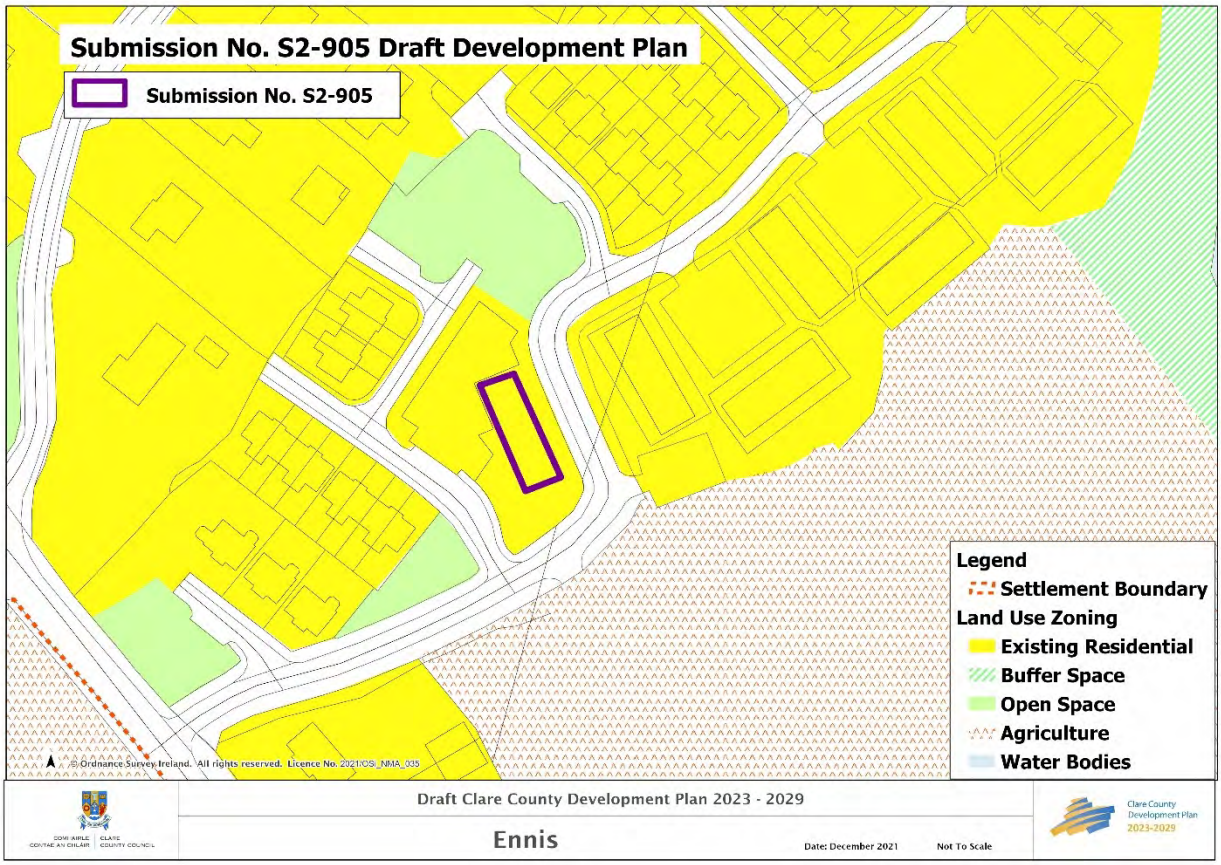
> "New housing schemes will be expected to plan for and include provision for childcare facilities. The level of provision will depend on the particular circumstances but as a guide one childcare facility for a minimum of 20 childcare places per approximately 75 dwelling may be appropriate".

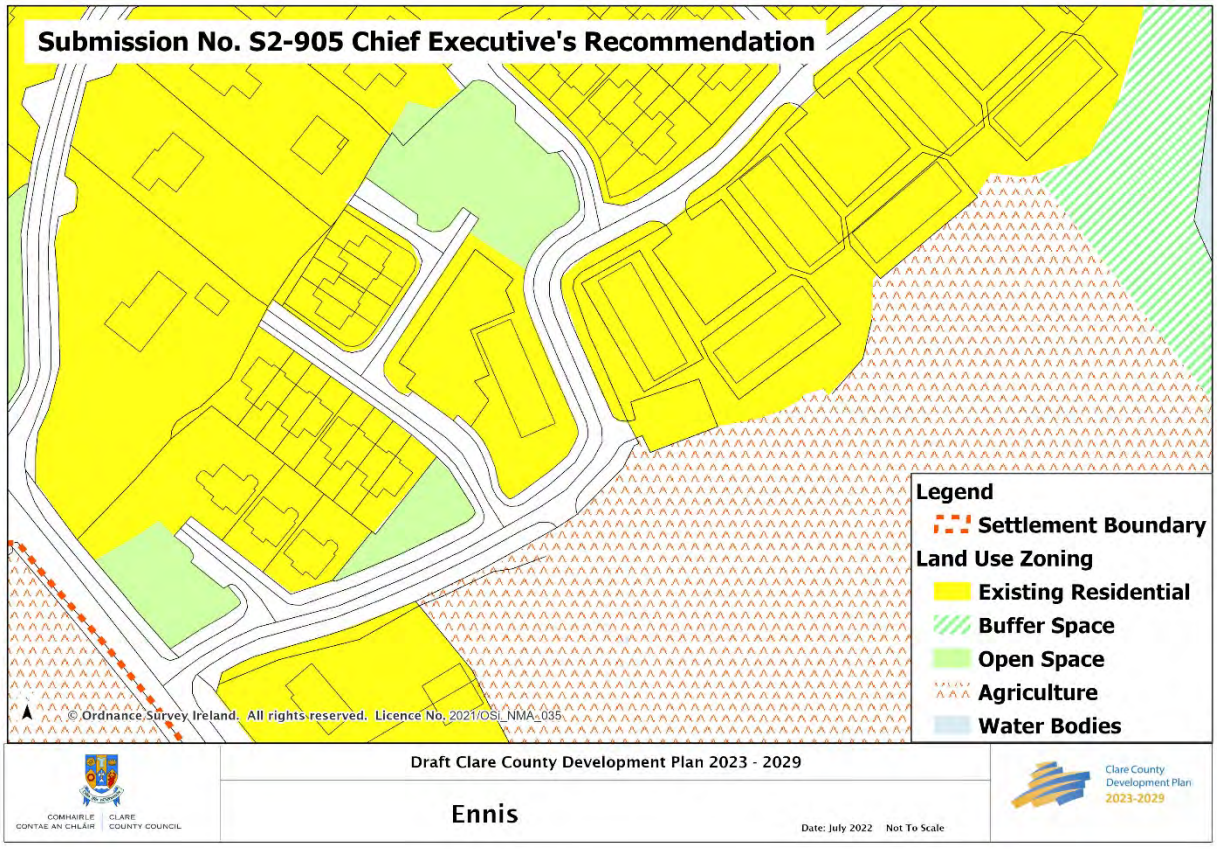
It is not deemed necessary or appropriate to include a specific reuse/change of use objective for existing creche spaces which were provided as part of a housing development permission required under Childcare Facilities Guidelines for Planning Authorities 2001, to residential use where such spaces have been lying idle for a substantial period of time in the Draft Plan. The Plan already provides flexibility through the land use matrix, and such applications will be dealt with

on a case by case scenario through the Development Management process whereby the applicant may make a planning application for same. In such instances the applicant would need to demonstrate the particular circumstances which may justify the change of use and the geographical distribution of childcare facilities and the emerging demographic profile of the area.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-905 Draft Development Plan
Submission No. S2-905
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Buffer Space
Open Space
Agriculture
Water Bodies
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Submission No. S2-905 Chief Executive's Recommendation
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
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Open Space
Agriculture
Water Bodies
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Ennis
Date: July 2022
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Submission No: S2/908 –P. Coleman & Associates on behalf of Pat Burke	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The site is located at the Tulla Road in Ennis. It is bound by the Ennis-Galway railway, the River Fergus, the Verdant Hill and Clover Hill housing estates and the Tulla Road. Part of the site is within a mapped Flood Risk zone. The site measures 0.463ha and is zoned Buffer Space in the current CDP and the draft CDP. It is used for Agricultural purposes, according to the submission.

The submission seeks that the site is zoned Residential, with a portion of Buffer Space along the riverbank. The rationale for the change includes the pattern of surrounding development, the serviced nature of the site and the need for compact growth in line with national and regional planning policy, plus that the site was previously zoned as 'Other Settlement Land'.

Chief Executive's Response

I wish to thank P. Coleman & Associates on behalf of Pat Burke for their submission

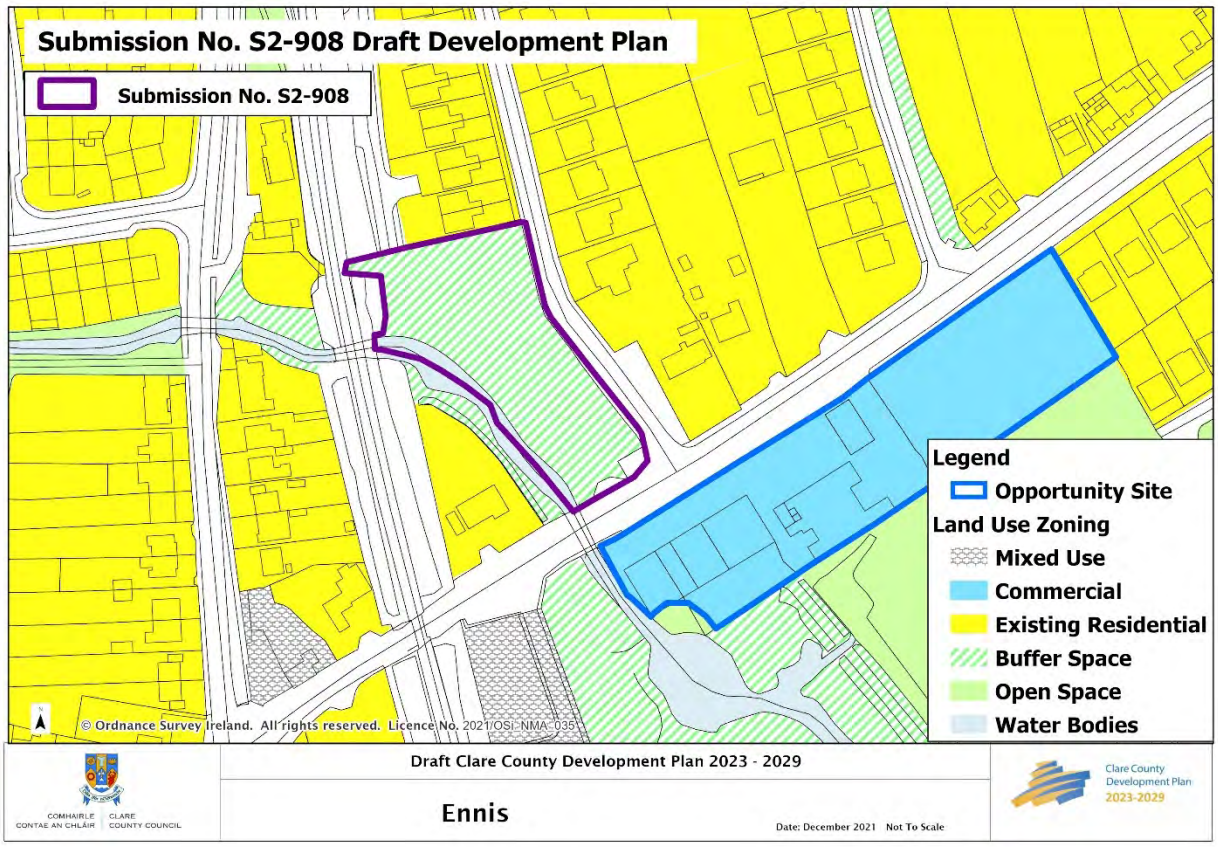
I do not consider that this site is suitable for residential development having regard to the steep gradient and topography of the site. Additionally, I consider that the provision of a Buffer Space is in the interests of the residential amenities of the existing dwellings in the area. The Draft Plan maintains the Buffer zoning along the Fergus Minor River south of the Verdant Hill estate and, as such, there is an opportunity to provide pedestrian access from the Tulla Road to the River Fergus to accommodate access to possible future riverside walkways.

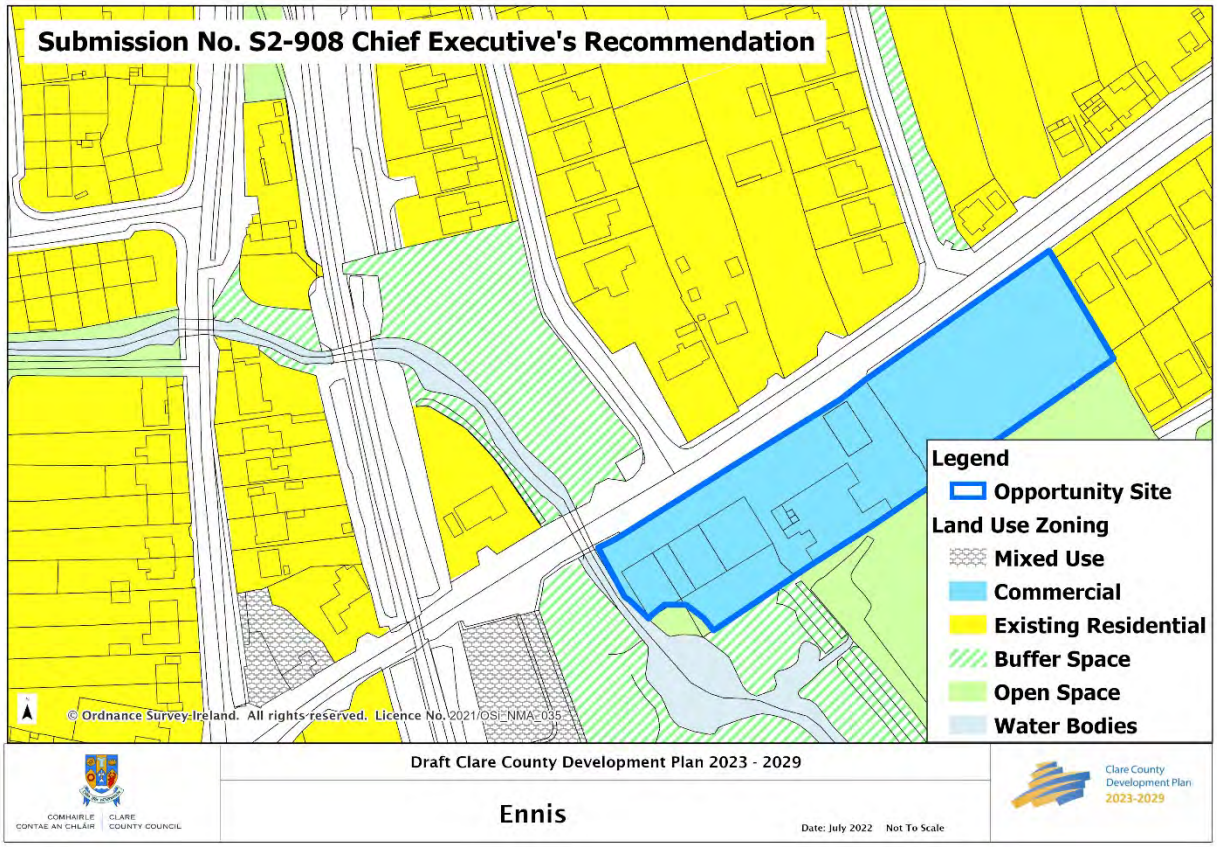
The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029.

I do not consider it necessary or appropriate to amend the zoning objective for these lands on foot of this submission.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-908 Draft Development Plan
Submission No. S2-908
Legend
Opportunity Site
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Buffer Space
Open Space
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
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Submission No. S2-908 Chief Executive's Recommendation
Legend
Opportunity Site
Land Use Zoning
Mixed Use
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Clare County Development Plan 2023-2029

Submission No: S2/909 –P. Coleman & Associates on behalf of David Queally	
Relevant Chapters / Topics	• **Chpt 3 Core Strategy** • **Land Use Zoning – Ennis** • **Chpt 19: Land Use Zoning**

Summary of Issues Raised in Submission

This is a submission from the owner of a 0.2ha site at Drumcliff, Ennis. Site is zoned Agriculture in the current CDP 2017-2023 and in the draft CDP 2023-2029. The site is located between two individual houses on roadside sites, both of which are zoned Existing Residential.

The submission seeks to change the zoning of the site to Low-Density Residential or to Existing Residential, to allow for the principle of no more than one additional house. The rationale is that such a development would be in accordance with the existing pattern and form of development in the area, would reduce the demand for one-off housing in the countryside, and that there are similar undeveloped plots within the Ennis urban area that are zoned 'Existing Residential'.

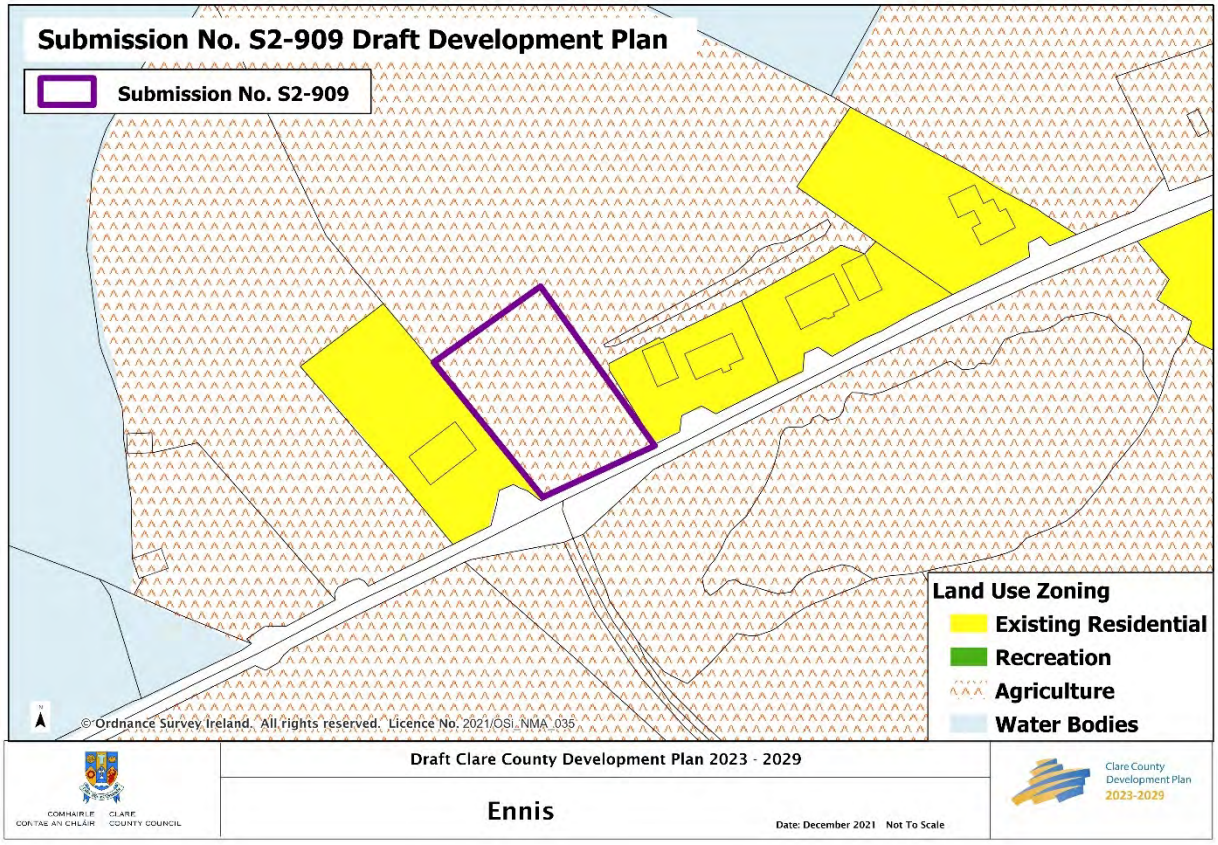
As an alternative, the submission seeks that the 'Agriculture' land use zoning objective (Chapter 19) be revised to provide that Applicants for 'Infill Sites' on 'Agriculture lands' which are within built up environments, but in places which are more rural in context, would not be restricted to occupancy by the Landowner and/or immediate family. The rationale for this is based on an interpretation of the NPF, in particular Section 4.5 'Achieving Urban Infill/Brownfield Development'. The submission interprets that section of the NPF as "the sequential approach as outlined in NPF allowing infill sites within built up areas to be developed as an alternative to urban sprawl and one-off housing in rural areas".

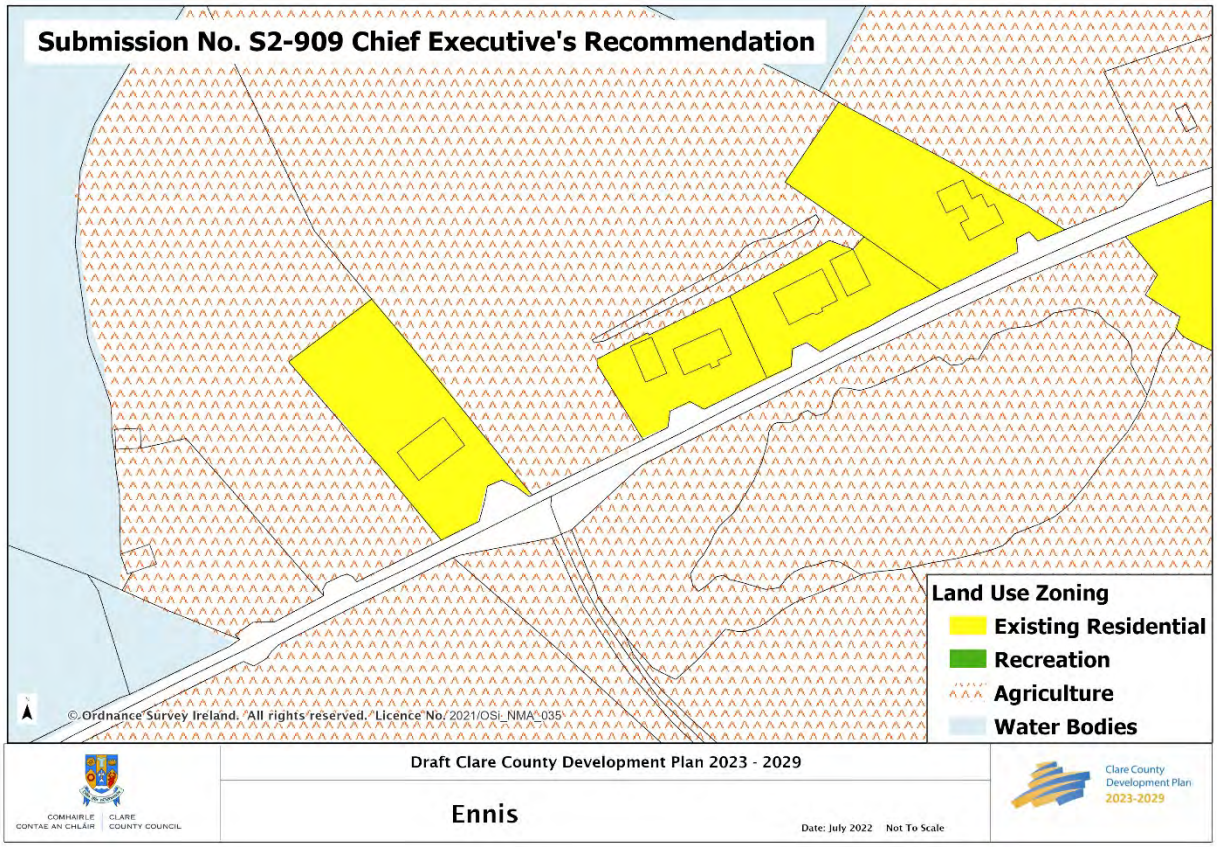
Chief Executive's Response

I thank P. Coleman & Associates on behalf of David Queally for their submission and I would like to respond as follows: The area in question is primarily rural in nature and outside the Ennis settlement boundary. The existing uses that are zoned in the surrounding area reflect existing residential properties. To zone this site for a residential use would give the misleading impression that this area outside the settlement boundary is identified for growth. In addition the site is not serviced by waste water and the inclusion of residential land zoning on unserviced lands is not supported by national guidance for land zoning, and therefore cannot be applied.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-909 Draft Development Plan
Submission No. S2-909
Land Use Zoning
Existing Residential
Recreation
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No. S2-909 Chief Executive's Recommendation
Land Use Zoning
Existing Residential
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Agriculture
Water Bodies
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Clare County Development Plan 2023-2029

Submission No: S2/926 –P. Coleman & Associates On Behalf Of Claureen Service Station Limited

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

The submission refers to the existing filling station and shop, plus a guest house and retail unit ('Claureen Service Station') at the junction of the N85 Lahinch Road and Shanaway Road in Ennis. The site is zoned 'Commercial' (part of COM5) in both the existing CDP and the draft CDP.

The submission requests that the proposed Commercial zoning is adopted, i.e. no change.

The submission requests that Policy Objective CDP 7.21 – 'Petrol Filling Stations' is modified to provide for a retail floor area associated with Petrol Service Stations in excess of 100 sqm. The version of CDP 7.21 in the existing CDP and draft CDP is the same, and is as follows:

> It is an objective of the Development Plan to consider development proposals for petrol filling stations, and associated shops with a floor space no greater than 100m² (net), on their individual merits, subject to traffic impact considerations and the location, health and scale of existing retail services in the area.

The rationale for the modification is that the policy provision to limiting the net retail sales area to 100 sqm and is anti-competitive, is in conflict with the Retail Planning Guidelines, and does not recognize the function of such shops where they are the local neighbourhood shop.

Chief Executive's Response

I would like to thank P. Coleman & Associates on behalf of Claureen Service Station Limited for their submission and I wish to respond as follows.

I acknowledged that Section 4.11.9 (Retailing and Motor Fuel Stations) of the 'Retail Planning Guidelines for Planning Authorities (2012) makes provision for petrol filling station proposals incorporating more than 100m2 net retail floorspace to be permitted subject to compliance with the sequential approach to development which is necessary to ensure that "*the shopping element of the station would not seriously undermine the approach to retail development in the development plan.*"

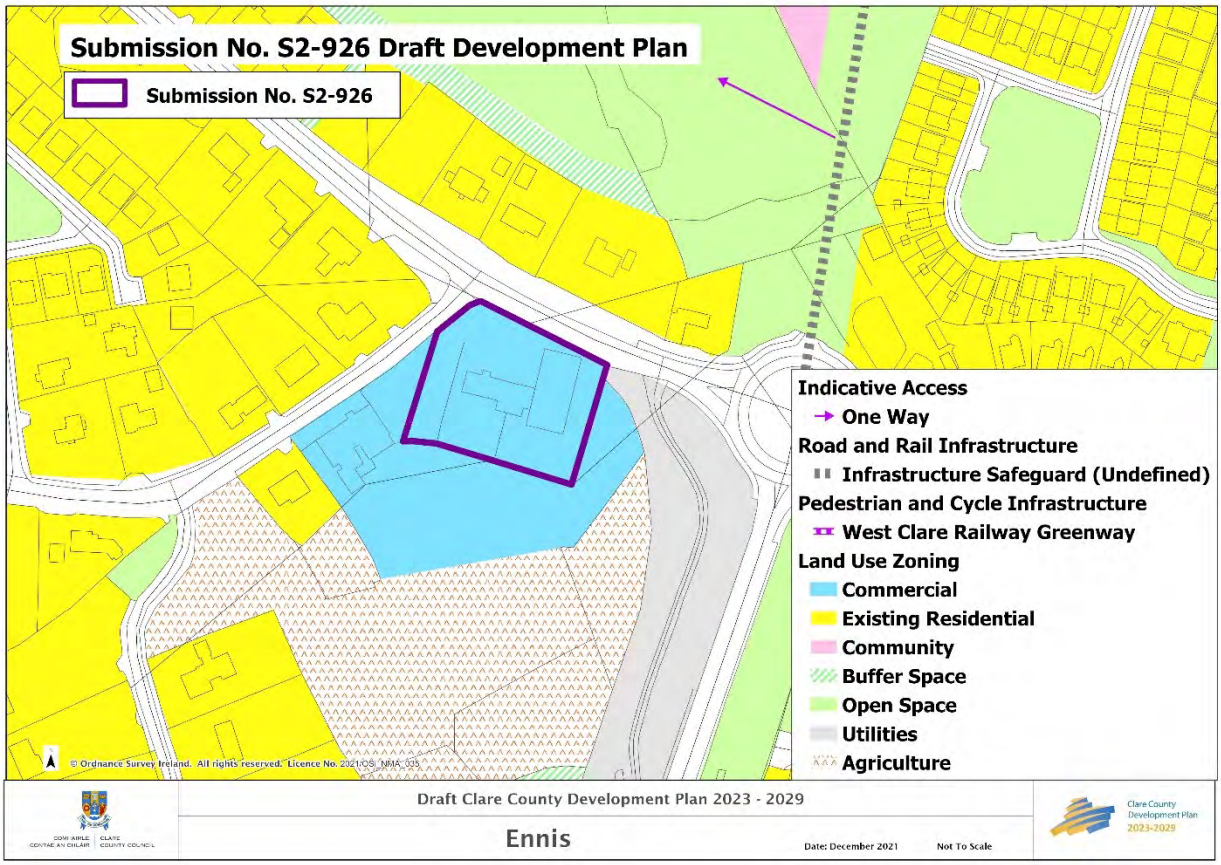
Local shops attached to petrol filling stations are a growing sector of the retail market. However, the size of the shop associated with any petrol filling station should take account of the fact that large shops can attract additional custom, large numbers of cars can cause disruption and the preferred location for retailing is in town centres. Therefore, where applications made for retail units associated with a petrol filling station are in excess of 100m² the sequential approach to retail development will apply.

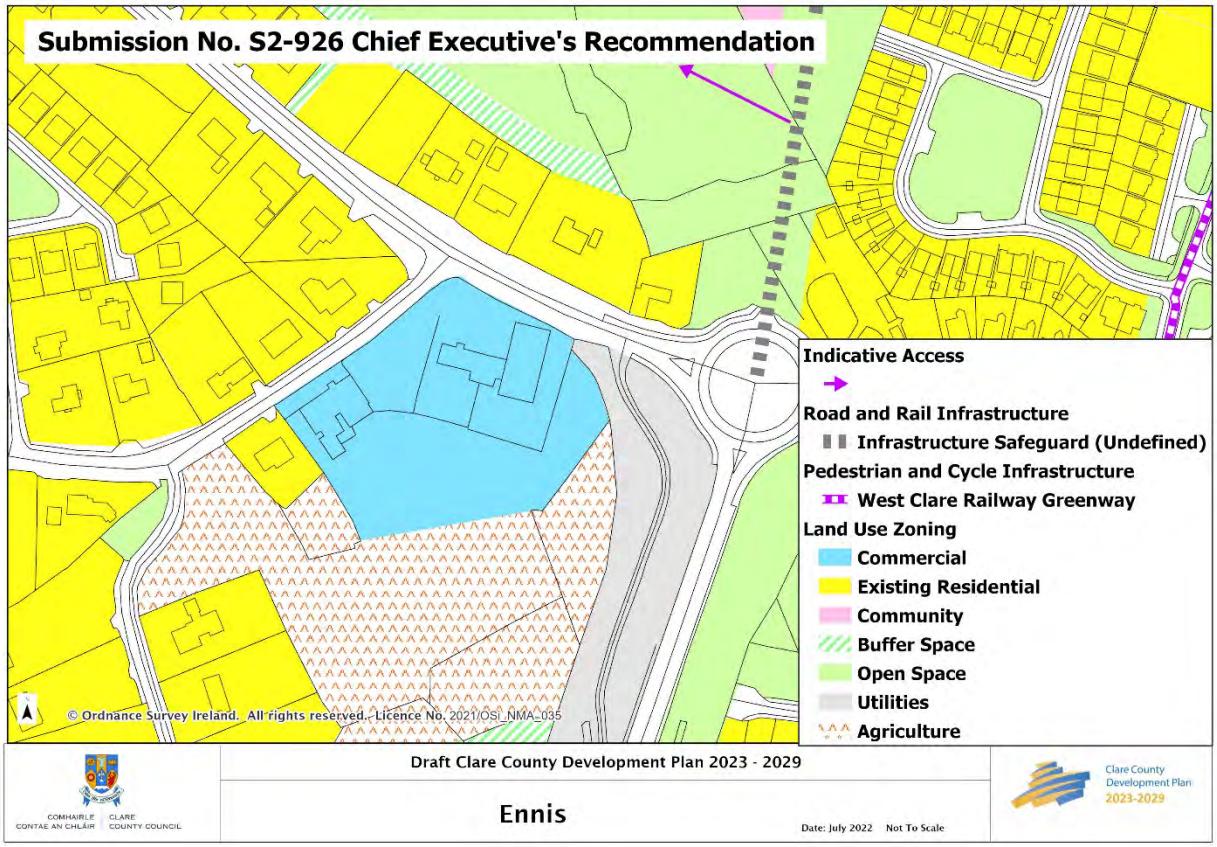
Having regard to this guidance I am of the view that Objective CDP7.21 should be amended to more accurately reflect the Retail Planning Guidelines.

Chief Executive's Recommendation

To ensure that the Development Plan is fully consistent with the 'Retail Planning Guidelines for Planning Authorities (2012) it is recommended that Objective CDP7.21 is revised to explicitly confirm that petrol filling station proposals incorporating more than 100m2 (net) retail floorspace will be considered in line with the sequential approach as well as normal planning and environmental considerations.

"To consider development proposals for petrol filling stations, and associated shops with a floor space ~~no greater than~~ up to 100m2 (net), on their individual merits, subject to normal planning and environmental considerations. ~~traffic impact considerations and the location, health and scale of existing retail services in the area~~. Where permission is sought for associated shops with a floorspace is in excess of 100m² (net), the sequential approach shall also be applied."


Submission No. S2-926 Draft Development Plan
Submission No. S2-926
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
West Clare Railway Greenway
Land Use Zoning
Commercial
Existing Residential
Community
Buffer Space
Open Space
Utilities
Agriculture
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Submission No. S2-926 Chief Executive's Recommendation
Indicative Access
Road and Rail Infrastructure
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Buffer Space
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/930 –Martin Vernon	
Relevant Chapters / Topics	• 3A Ennis MD • Land Use Zoning • Biodiversity

Summary of Issues Raised in Submission

This submission relates to the proposal in Ennis 2040 to put a boardwalk on the Post Office Field, Ennis.

- This site is a home to the flora and fauna.
- It is the only field left in the centre of the town for wildlife and therefore should not be put under threat by opening it up to people.
- The submitter would like this site protected for biodiversity and wildlife.

Chief Executive's Response

I want to thank Martin Vernon for his submission and to respond as follows.

The Post Office field is recognised as a unique natural open space located on the banks of the River Fergus within the town centre of Ennis, which provides a vital function as a natural floodplain. I am aware that whilst strategically located in the town, access to the field is currently limited and the height of the river wall, constructed as part of flood relief works, has partially restricted visual links to it from the surrounding town centre. The potential for this valuable open space as a local amenity within a wider green infrastructure network has the potential to be enjoyed to an even greater extent. I consider that the sensitive enhancement of the Post Office field will make it more accessible for all to enjoy.

As a key feature of Ennis Town Centre, the Post Office Field is identified as an Opportunity Site (OP5) which is part of a larger Transformational site (TS3) as set out in Volume 3a of the Draft Clare County Development Plan 2023-2029. In the technical guidance set out for the Post Office Field it specifically states that any proposals must be informed by a comprehensive ecological survey and landscape management plan. Protecting and managing the natural qualities of the Post Office field and safeguarding its flood relief function are paramount considerations in any future proposals for this site. I note the site directly adjoins the Lower River Shannon cSAC and that any future proposals must be progressed in full compliance with the requirements of the EU Habitats Directive.

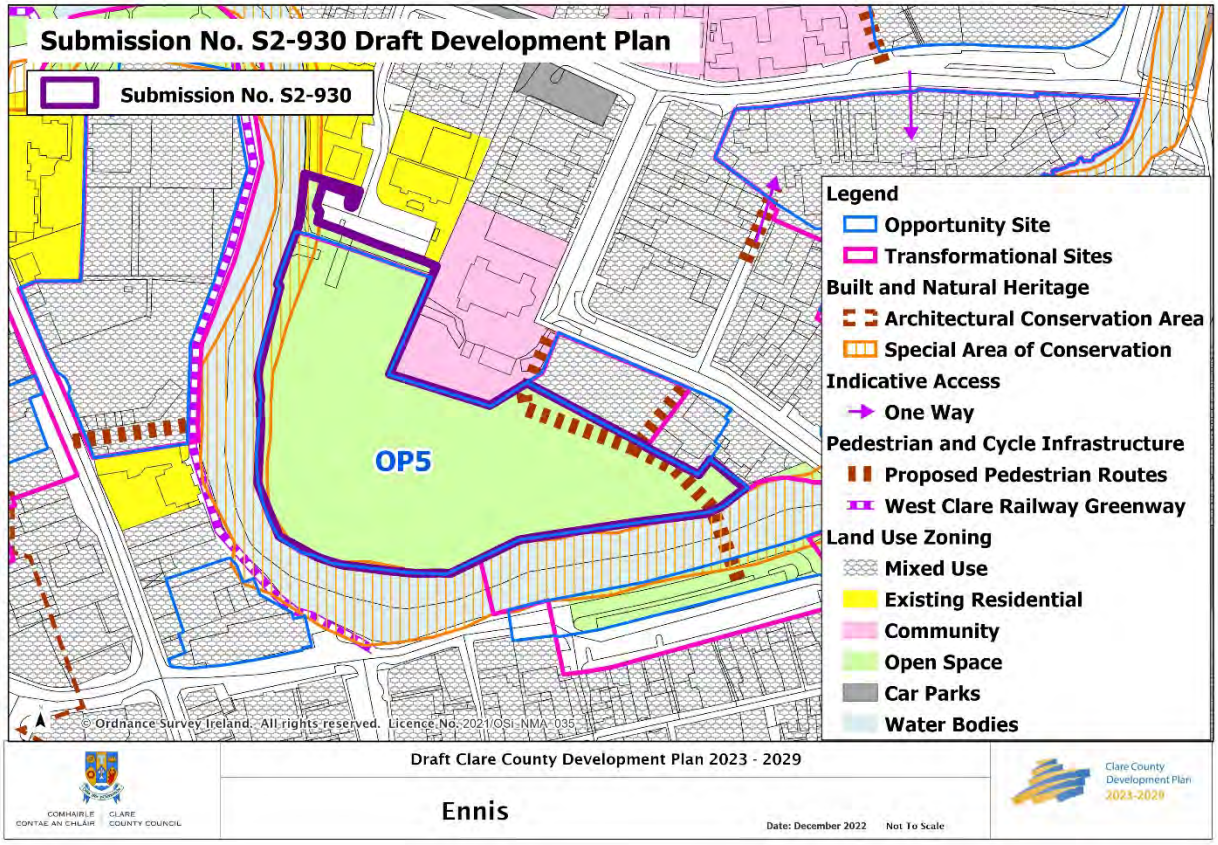
The Post Office Field has also been assessed as part of the Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) undertaken for the Draft Plan and have informed its preparation. Arising from these assessments a number of mitigation measures are detailed in the Appendix Table C2 (c) Ennis Municipal District of the Natura Impact Report (AA) and Appendix B Ennis Town of the Environmental Report (SEA). The NIR identifies the future surveys and requirements which will be necessary prior to any development taking place in order to ensure compliance with all relevant EU and national legislation. Specifically in relation to the Strategic Flood Risk Assessment the entire site is located within Flood Zone A and plays a significant role in the flooding regime of the River Fergus. Any project/works to be carried out at this location will be subject to Appropriate Assessment whereby such works could only proceed in compliance with the requirement of the EU Habitats

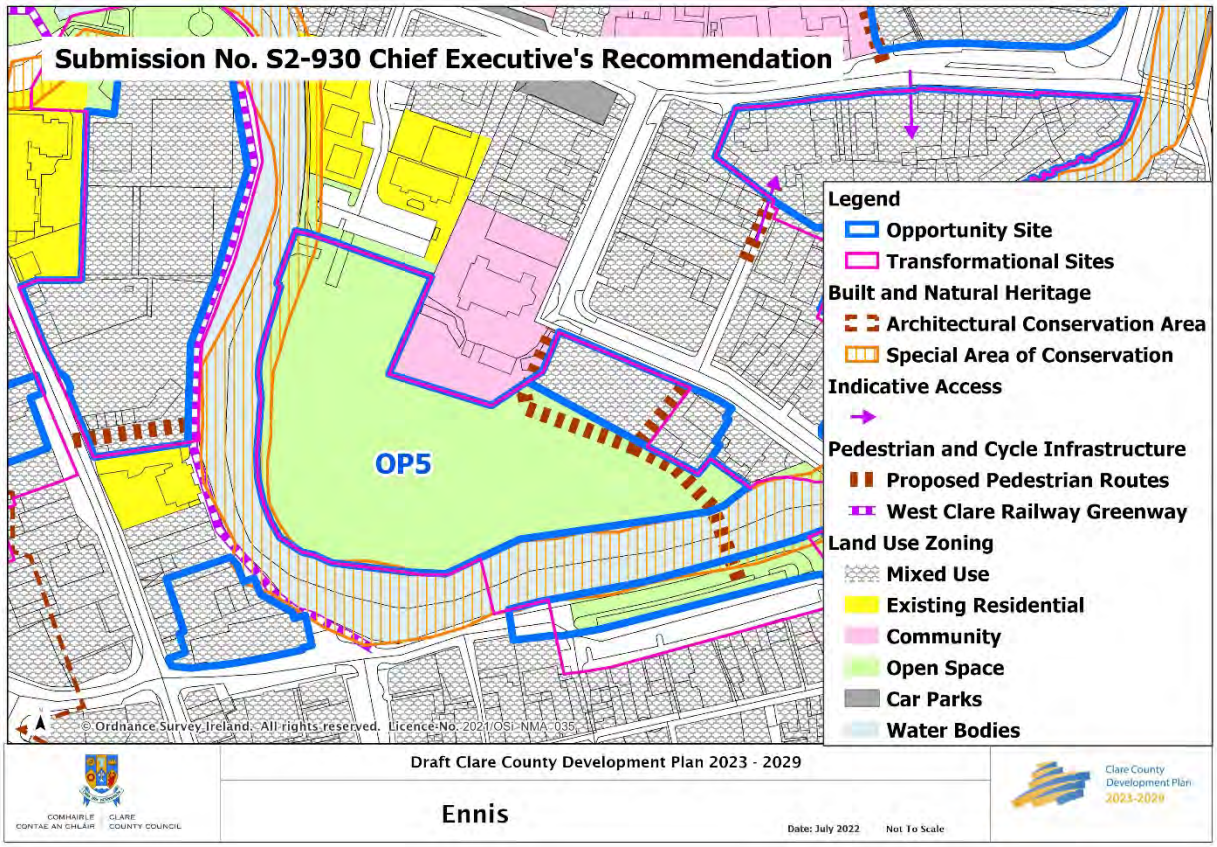
Directive ensuring there is no potential for significant effects to the European site.

I am satisfied that the Draft Plan objectives for the Post Office Field take full account of the environmental sensitivity being part of the River Fergus SPA as well as its essential flood storage role. Future proposals would be required to adhere to the mitigation as set out in the environmental assessments on the draft plan, as well as be required to undertake a project level Appropriate Assessment. I am therefore satisfied to include the Post Office Field objectives as set out in the Draft Plan.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-930 Draft Development Plan
Submission No. S2-930
OP5
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2022
Not To Scale


Submission No. S2-930 Chief Executive's Recommendation
OP5
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
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Car Parks
Water Bodies
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Ennis
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Submission No: S2/931 –P. Coleman & Associates On Behalf Of Ballycoree Limited	
Relevant Chapters / Topics	• Volume 3A Ennis MD • Chpt 19 Land Use Zoning • Chpt 7 Retail • Volume 7 Retail Strategy

Summary of Issues Raised in Submission

The submission refers to the existing filling station and car sales business ('Tom Hogan Motors') on the R458 Gort Road between Ennis and Barefield. The site is zoned 'Commercial' in both the existing CDP and the draft CDP.

The submission requests that the proposed Commercial zoning is adopted, i.e. no change.

The submission requests that Policy Objective CDP 7.21 – 'Petrol Filling Stations' is modified to provide for retail floor area associated with Petrol Service Stations in excess of 100 sqm. The version of CDP 7.21 in the existing CDP and draft CDP is the same, and is as follows:

> It is an objective of the Development Plan to consider development proposals for petrol filling stations, and associated shops with a floor space no greater than 100m² (net), on their individual merits, subject to traffic impact considerations and the location, health, and scale of existing retail services in the area.

The rationale for the modification is that the policy provision to limit the net retail sales area to 100 sqm is anti-competitive, is in conflict with the Retail Planning Guidelines, and does not recognize the function of such shops where they are the local neighbourhood shop.

Chief Executive's Response

I wish to thank P. Coleman and Associates on behalf Ballycoree Limited for their submission, and I wish to respond as follows.

I acknowledged that Section 4.11.9 (Retailing and Motor Fuel Stations) of the 'Retail Planning Guidelines for Planning Authorities (2012) makes provision for petrol filling station proposals incorporating more than 100m2 net retail floorspace to be permitted subject to compliance with the sequential approach to development which is necessary to ensure that "*the shopping element of the station would not seriously undermine the approach to retail development in the development plan.*"

Local shops attached to petrol filling stations are a growing sector of the retail market. However, the size of the shop associated with any petrol filling station should take account of the fact that large shops can attract additional custom, large numbers of cars can cause disruption and the preferred location for retailing is in town centres. Therefore, where applications made for retail units associated with a petrol filling station are in excess of 100m² the sequential approach to retail development will apply.

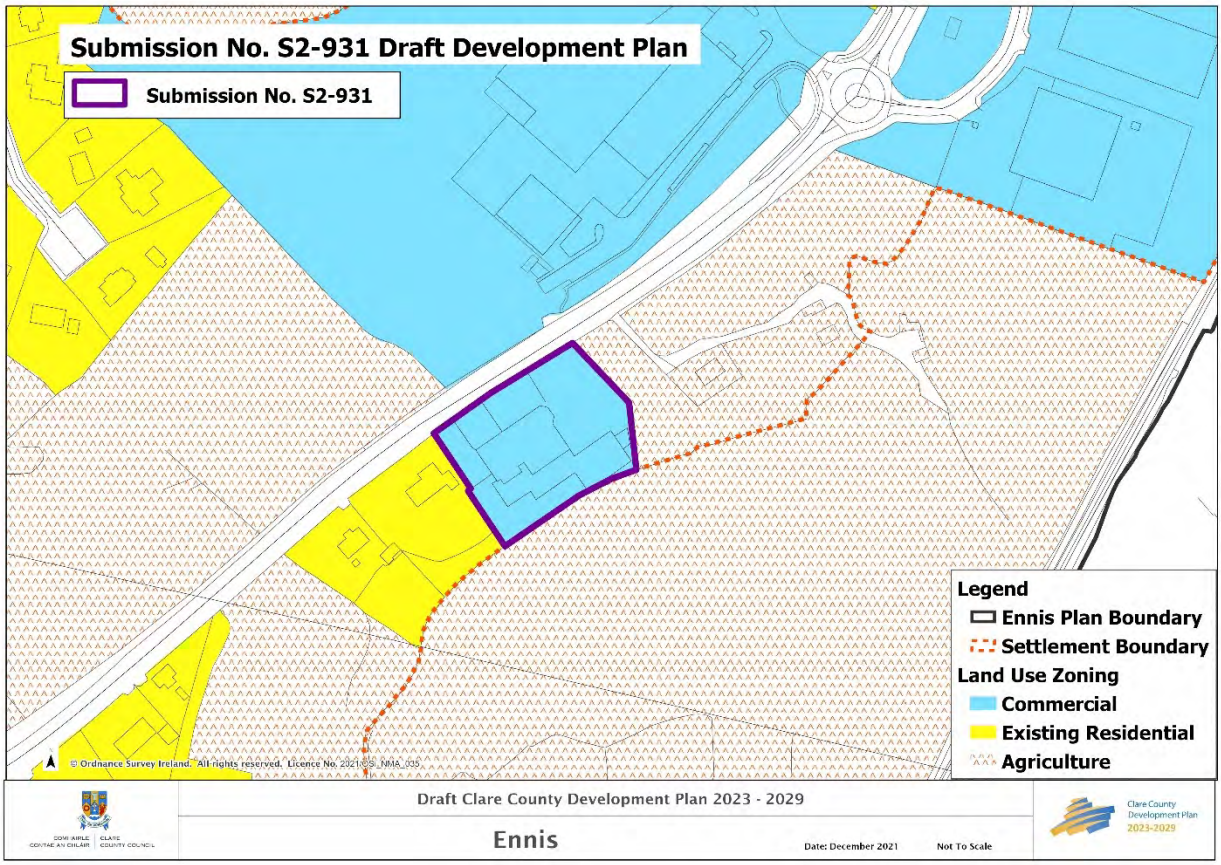
Having regard to this guidance I am of the view that Objective CDP7.21 should be amended to

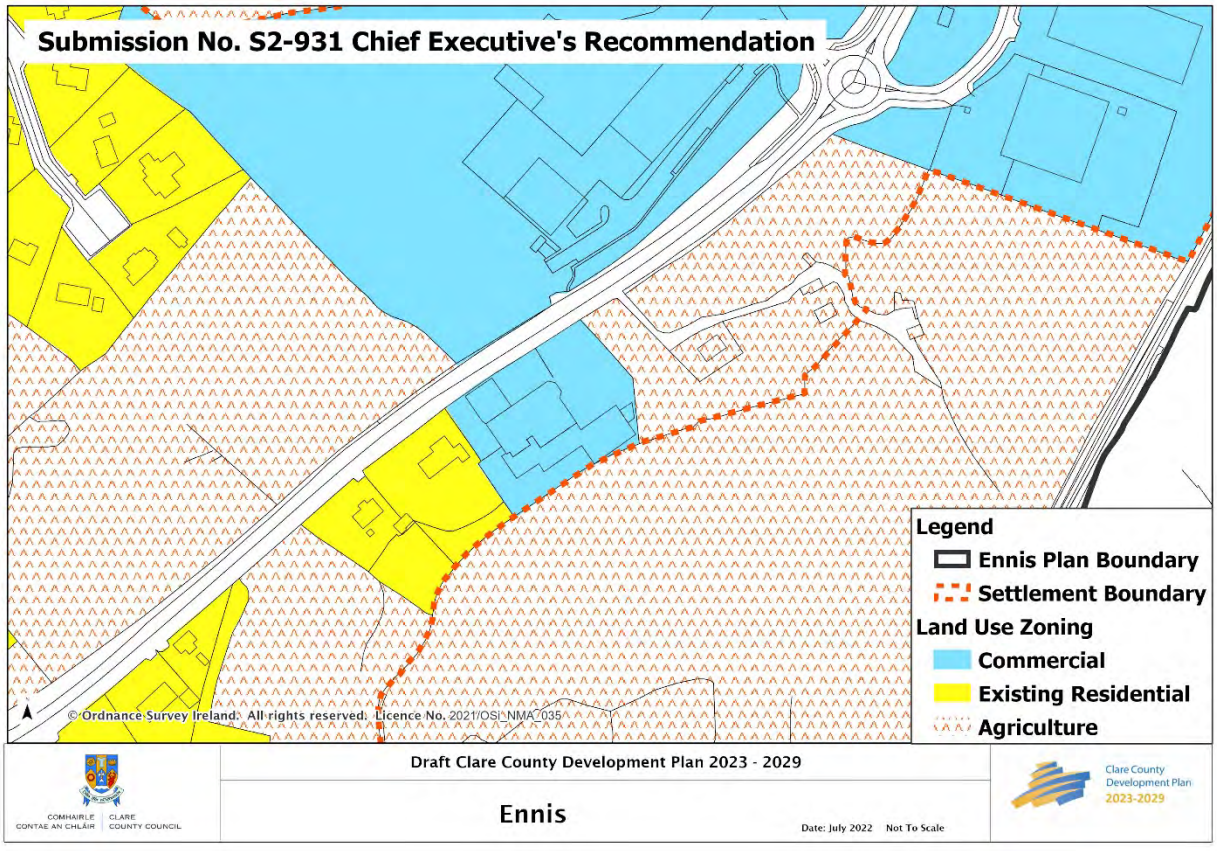
more accurately reflect the Retail Planning Guidelines.

Chief Executive's Recommendation

To ensure that the Development Plan is fully consistent with the 'Retail Planning Guidelines for Planning Authorities (2012) it is recommended that Objective CDP7.21 is revised to explicitly confirm that petrol filling station proposals incorporating more than 100m2 (net) retail floorspace will be considered in line with the sequential approach as well as normal planning and environmental considerations.

"To consider development proposals for petrol filling stations, and associated shops with a floor space ~~no greater than~~ up to 100m2 (net), on their individual merits, subject to normal planning and environmental considerations. ~~traffic impact considerations and the location, health and scale of existing retail services in the area~~. Where permission is sought for associated shops with a floorspace is in excess of 100m² (net), the sequential approach shall also be applied."


Submission No. S2-931 Draft Development Plan
Submission No. S2-931
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Agriculture
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Submission No. S2-931 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022
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Submission No: S2/932 –P. Coleman & Associates On Behalf Of the Clare District Soccer League

Relevant Chapters / Topics

- **Ennis**
- **Zoning**
- **Recreation**

Summary of Issues Raised in Submission

The submission sets out the intention to construct additional soccer pitches adjacent to the County Soccer Ground at Doora. The lands in question are to the south of the existing grounds and bound the L4116 local road. The lands are zoned 'Agriculture' and 'Buffer Space' in the existing CDP and in the Draft CDP. The lands are entirely within mapped Flood Risk zones, as acknowledged in the submission.

The submission seeks that the lands are zoned as 'Recreation' in order to facilitate the development of 3 no. pitches.

The submitter would accept a smaller area to be rezoned for 'Recreation' use to facilitate the provision of two pitches if this is considered more appropriate.

Chief Executive's Response

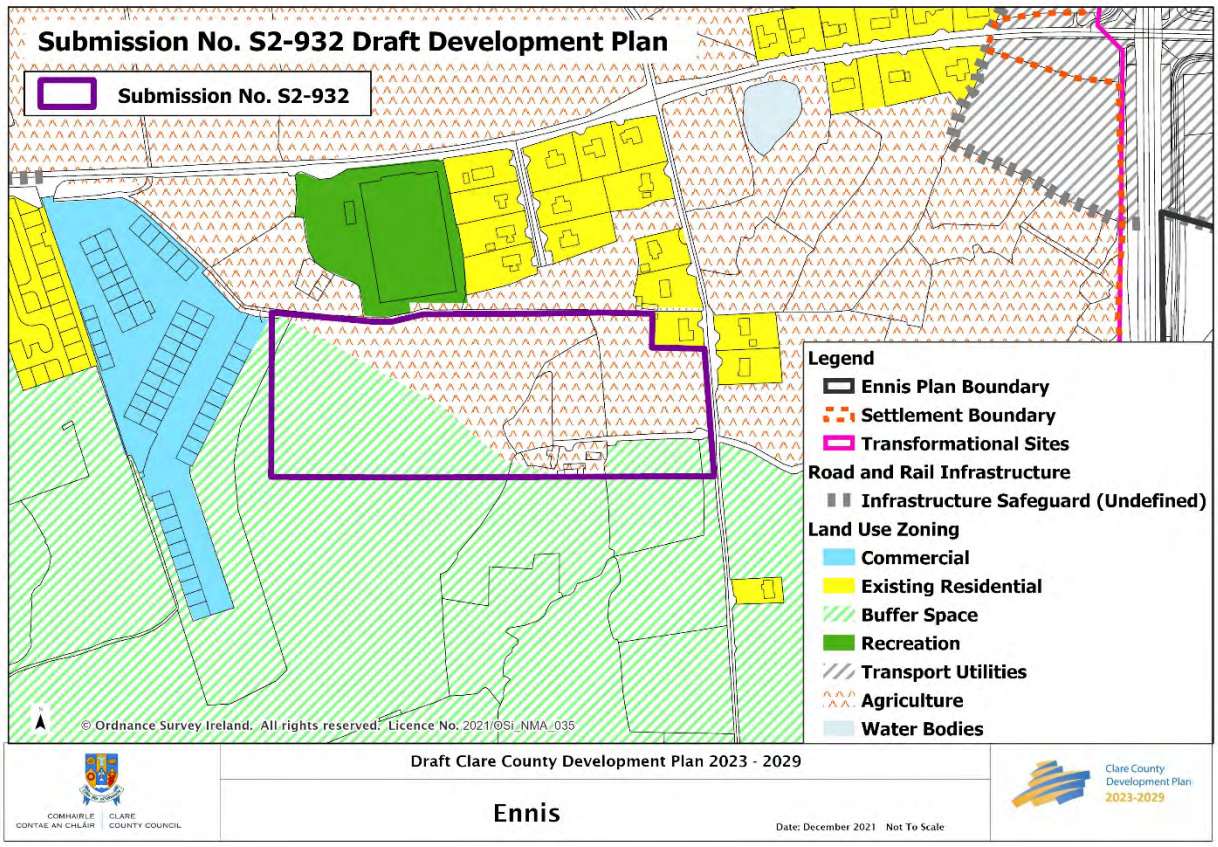
I wish to thank P. Coleman & Associates on behalf of the Clare District Soccer League for their submission and to respond as follows. I note the location of the land which is zoned for 'Agricultural' and 'Buffer Space' in the Draft CDP. The lands zoned as Buffer Space on the Quin road surrounding and within the boundary of this submission serve a dual function in terms of protecting the River Fergus floodplain, providing capacity for flood storage in times of inundation together with protecting the varied biodiversity which utilise this area in particular as over wintering feeding grounds for birds. The value of this buffer space must be retained and in that regard it would not be appropriate to zone a large area of the buffer space for recreational use.

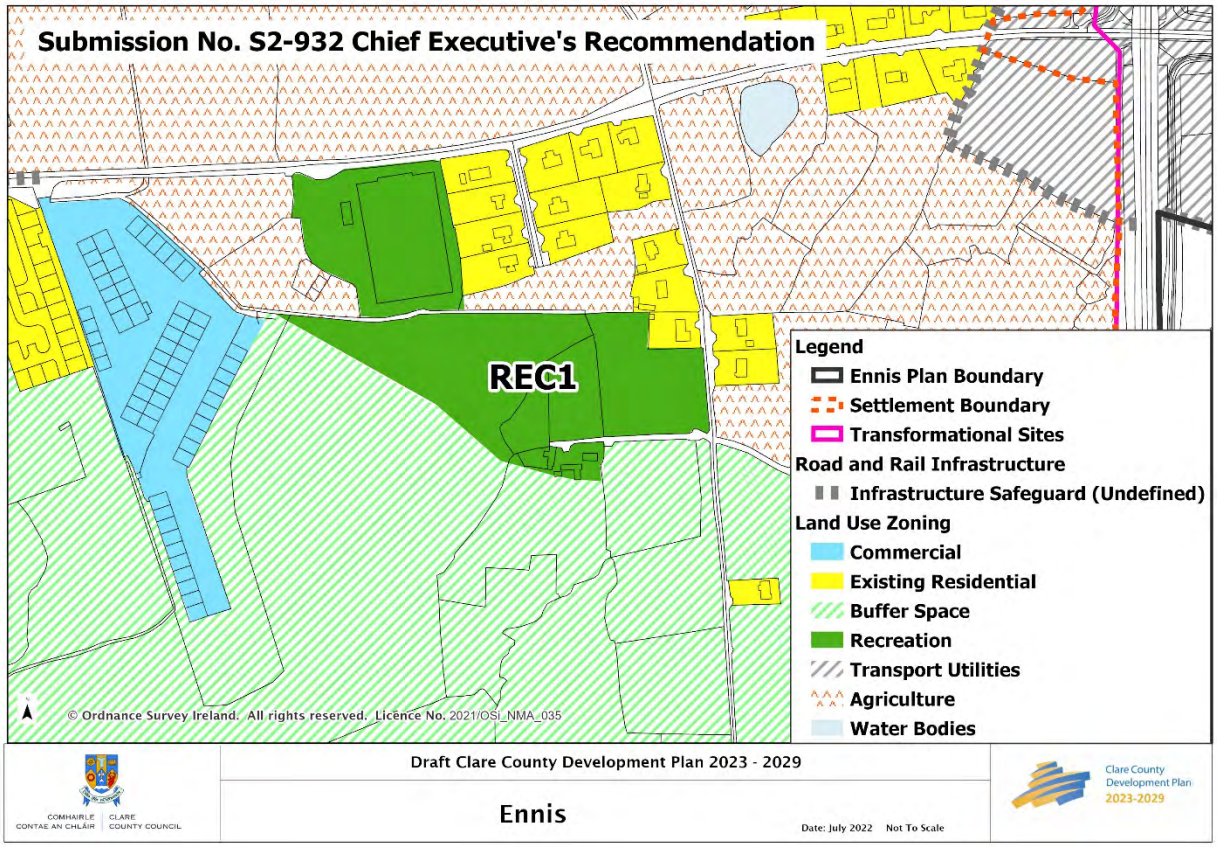
The areas currently zoned Agriculture could potentially accommodate pitches however this would be under the strict provision that no non-permeable surfaces would be used or no ancillary development such as dressing rooms constructed and that all car parking areas would be constructed using permeable surfaces. This is to ensure the residential properties of the surrounding one-off houses are protected from any potential displacement in terms of flood waters from the proposals.

Chief Executive's Recommendation

I consider it appropriate to facilitate a Recreational zoning objective on foot of this submission on the lands currently identified as 'Agricultural' in the Draft CDP and to provide specific objective for those lands as follows:
REC1
The further development of REC1 to the south shall not include any non-permeable surfaces, or any ancillary development such as dressing rooms. Any car parking shall be constructed using

permeable surfaces. This is having regard to the identified Flood Zone A which applies to this site and to ensure the protection of residential properties in the surrounding area from any potential displacement in terms of flood waters from the development of these lands.


Submission No. S2-932 Draft Development Plan
Submission No. S2-932
Legend
Ennis Plan Boundary
Settlement Boundary
Transformational Sites
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Commercial
Existing Residential
Buffer Space
Recreation
Transport Utilities
Agriculture
Water Bodies
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Clare County Development Plan 2023-2029


Submission No. S2-932 Chief Executive's Recommendation
REC1
Legend
Ennis Plan Boundary
Settlement Boundary
Transformational Sites
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Commercial
Existing Residential
Buffer Space
Recreation
Transport Utilities
Agriculture
Water Bodies
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Clare County Development Plan 2023-2029

Submission No: S2/934 –Johnny Flynn

Relevant Chapters / Topics	• **Volume 3A Ennis MD** • **Land Use Zoning**

Summary of Issues Raised in Submission

This submission relates to Ennis Town Centre's two main public carparks, Abbey Street and Parnell Street and proposals for development on these sites which have proposed zonings:

- Abbey Riverside (TS2), a portion including OP9 Abbey Carpark
- Harvey's Quay (TS3), a portion including OP6 Parnell Street Carpark

The submitter is opposed to the proposals which will result in a loss of two main carparking areas when considering there is an existing deficit of circa 2,000 carparking spaces. The proposal will result in the removal of existing Taxi rank. There is no reference to the provision of alternative carparking. The submitter is in favour, subject to environmental assessments, for the development of the remainder of lands in TS2 & TS3.

Chief Executive's Response

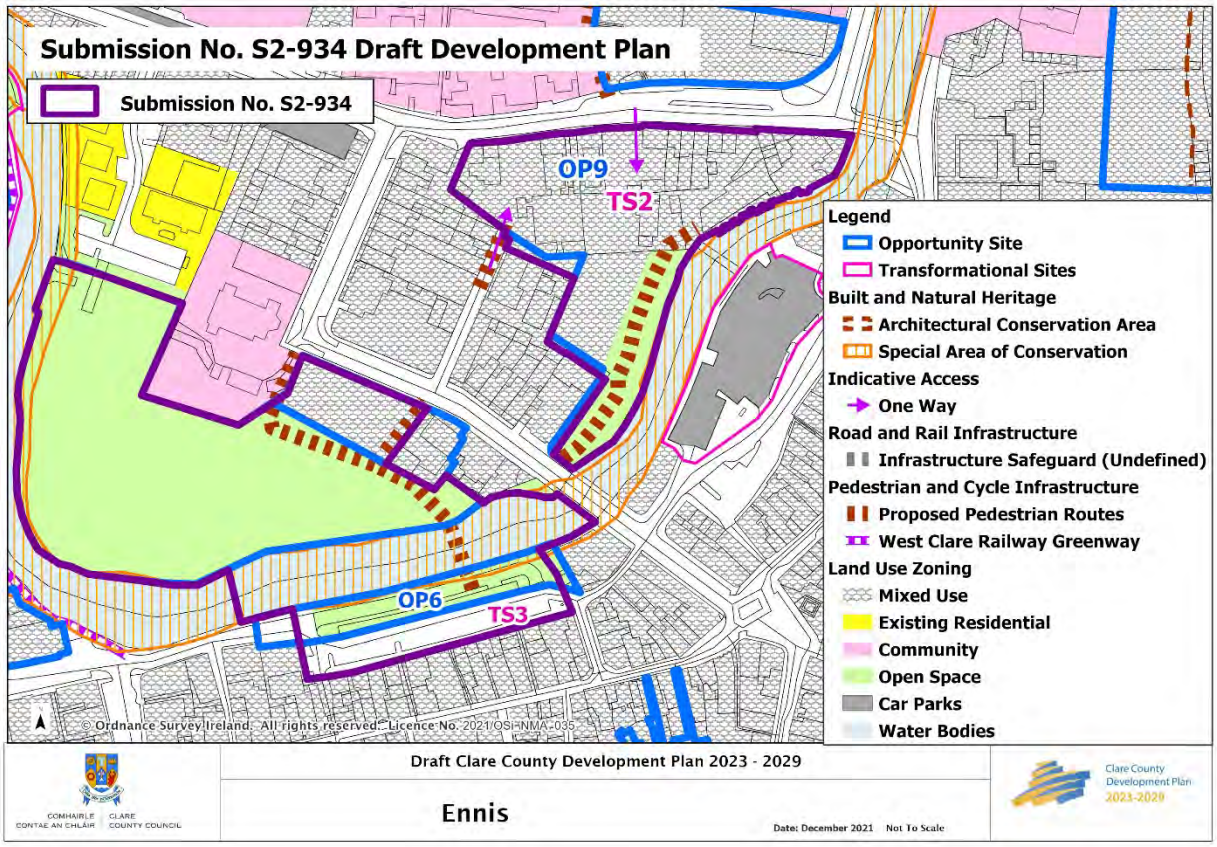
I would like to thank Johnny Flynn for this submission and to respond as follows.

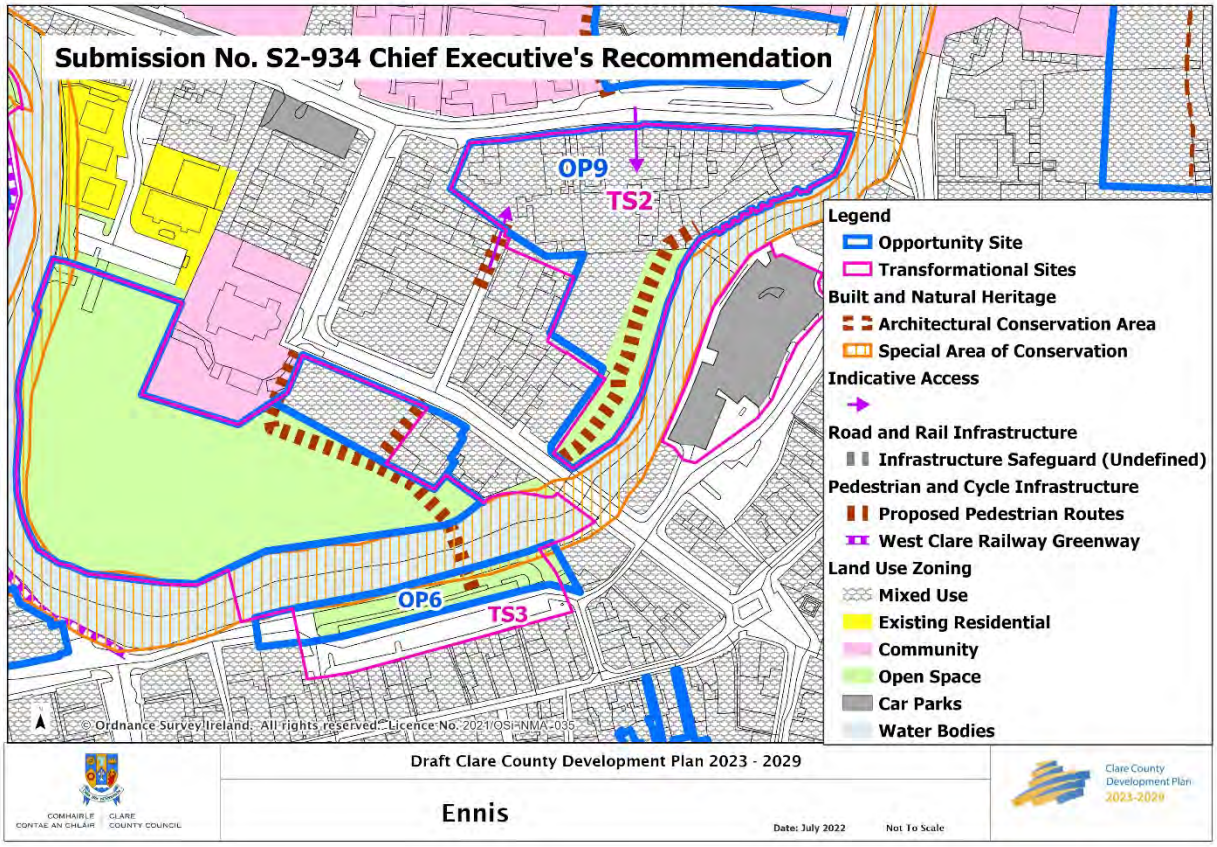
The identification of Transformational Projects was set out in Ennis 2040 An Economic and Spatial Strategy. The Draft CDP has incorporated those projects with the identification of Transformational Sites within the Ennis area. I also note that regard has been had in the Draft CDP to the existing uses within all of these Transformational Sites. While there may be a longer-term potential for all of or part of these sites to be developed for alternative uses, the identification of a boundary around the Transformational Sites will not undermine the current very valuable contribution that they make to the town, nor is it intended to affect the day-to-day operation of those sites into the future. Any development proposal that may be made down the line will have to be subject to the appropriate planning consents.

I am conscious that one of the purposes of the plan is to identify a vision for the overall potential development of Ennis town. While some aspects of this vision may be realised, and others not, I think it is important to show the potential in the plan for compact growth around the town. Often ideas and concepts for development may be in a plan for a number of years before they are realized, if at all. It is important to keep such options open for consideration. I am therefore not in favour of amending the Transformational Site boundaries.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-934 Draft Development Plan
Submission No. S2-934
OP9
TS2
OP6
TS3
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
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Submission No. S2-934 Chief Executive's Recommendation
OP9
TS2
OP6
TS3
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
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Land Use Zoning
Mixed Use
Existing Residential
Community
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Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Submission No: S2/935 –P. Coleman and Associates on behalf of Pat Hegarty	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to lands at Shanvogh, Ennis, measuring c. 2.3ha. The majority of the lands are within the Aisling estate, and also include an adjacent strip to the south which is outside but adjoining the boundary of the estate. This strip is owned by the submitter whereas the Aisling estate lands are not. The Aisling estate is located off the Shanaway Road.

The lands are zoned Residential (R24) in the current CDP. The draft CDP proposes to zone the lands as 'Existing Residential'.

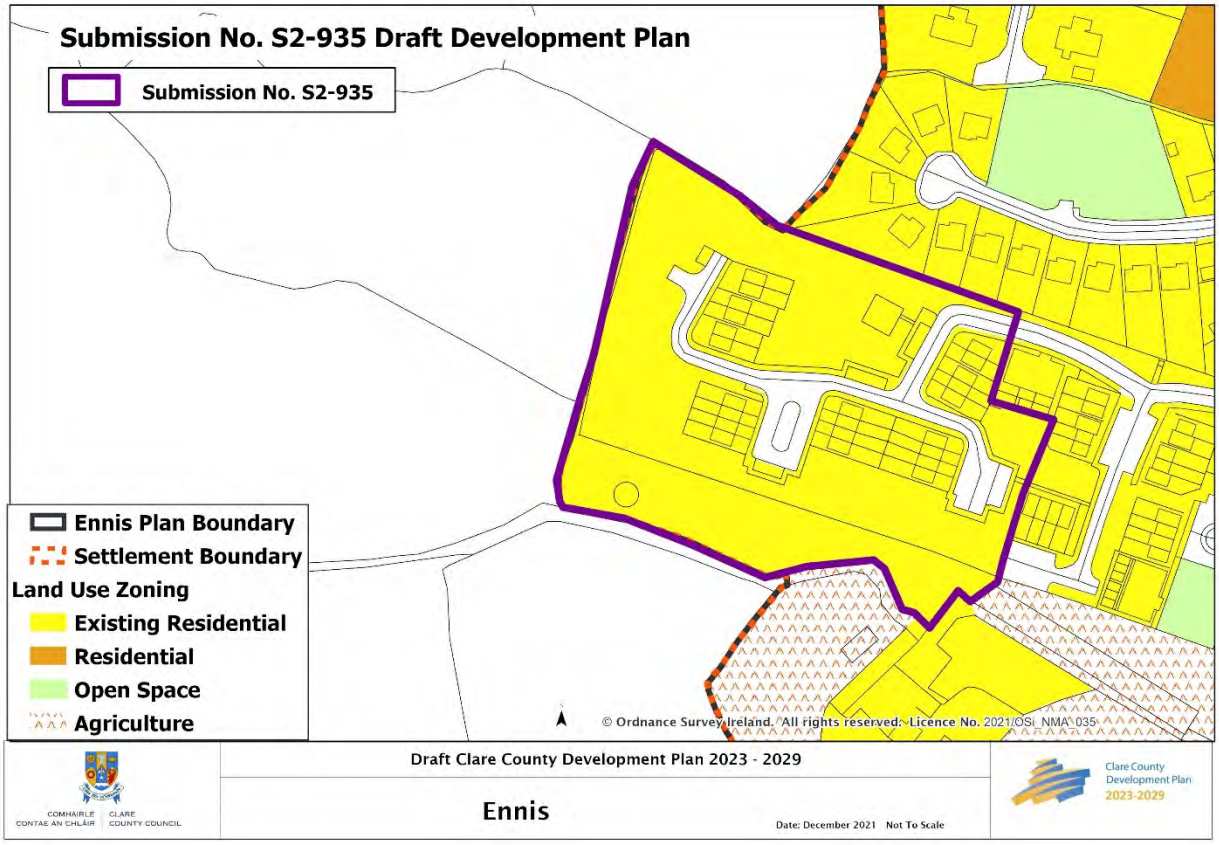
The submission welcomes the proposed change of zoning to 'Existing Residential', in respect of both the Aisling estate lands and the strip owned by the author of the submission. A recent, refused, planning application sought to construct apartment blocks on a section of the Aisling site that was intended as a linear park at one point in time. The author states that he has no short-term intention to develop on the strip of land located within his ownership, and therefore welcomes the re-classification to 'Existing Residential'.

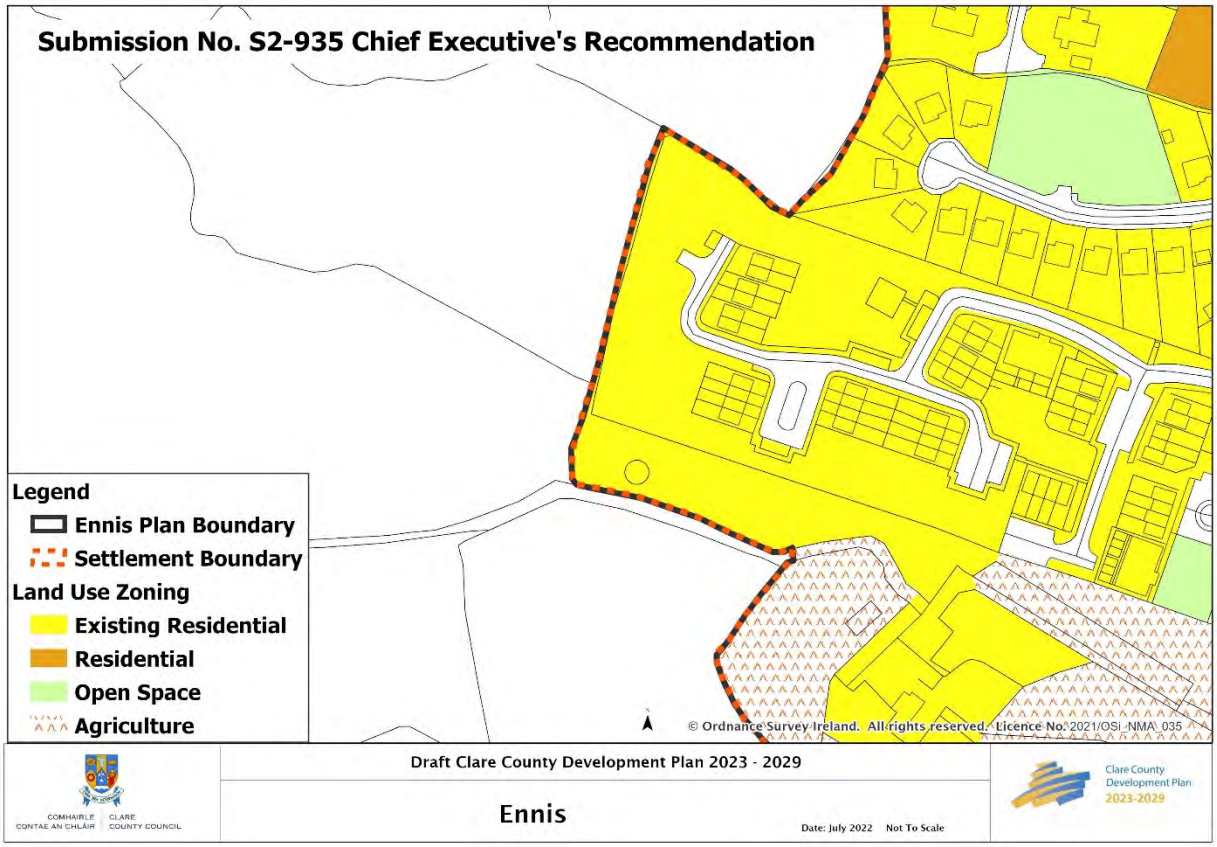
Chief Executive's Response

I wish to thank P. Coleman and Associates on behalf of Pat Hegarty for their submission. The contents of the submission are noted, the Draft Plan zoning of "Existing Residential" reflects the established character and development on the majority of the site, to protect residential amenities and to allow for small scale infill development which is appropriate to the character and pattern of development in the immediate area.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-935 Draft Development Plan
Submission No. S2-935
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Clare County Development Plan 2023-2029


Submission No. S2-935 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Land Use Zoning
Existing Residential
Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ennis
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Clare County Development Plan 2023-2029

Submission No: S2/941 –Michael Duffy On Behalf Of Brian Barry	
Relevant Chapters / Topics	• **3A Ennis Municipal District** • **Ennis** • **Land Use Zoning** • **Vol 10 SFRA**

Summary of Issues Raised in Submission

This submission relates to lands at Clareabbey, Ennis, owned by Mr. Barry. The lands are in two plots.

Site B to the south of the N85 road, southeast of the Clareabbey Roundabout and accessed from the R458 road at the west. The plot is zoned for Agriculture in the draft CDP and in the current CDP. It measures c. 5.6ha.

The submission states that the route of a new sewer that would link Clarecastle village to the nearby Clareabbey Wastewater Treatment Plant runs through this plot.

The submission seeks that the Agricultural zoning is changed to Mixed Use. This will facilitate development at a gateway to the town of Ennis, and the development would be of "a high architectural standard as a landmark defining entry to the town".

Site A is located to the north of the N85, northeast of the Clareabbey Roundabout and to the rear of houses fronting onto the R458 Clare Road. The plot measures 0.77ha and is zoned as Buffer Space in the draft CDP and in the current CDP. Access is via the road serving the Clare Abbey historic site. The submission seeks that it is zoned Residential or Strategic Residential Reserve.

Chief Executive's Response

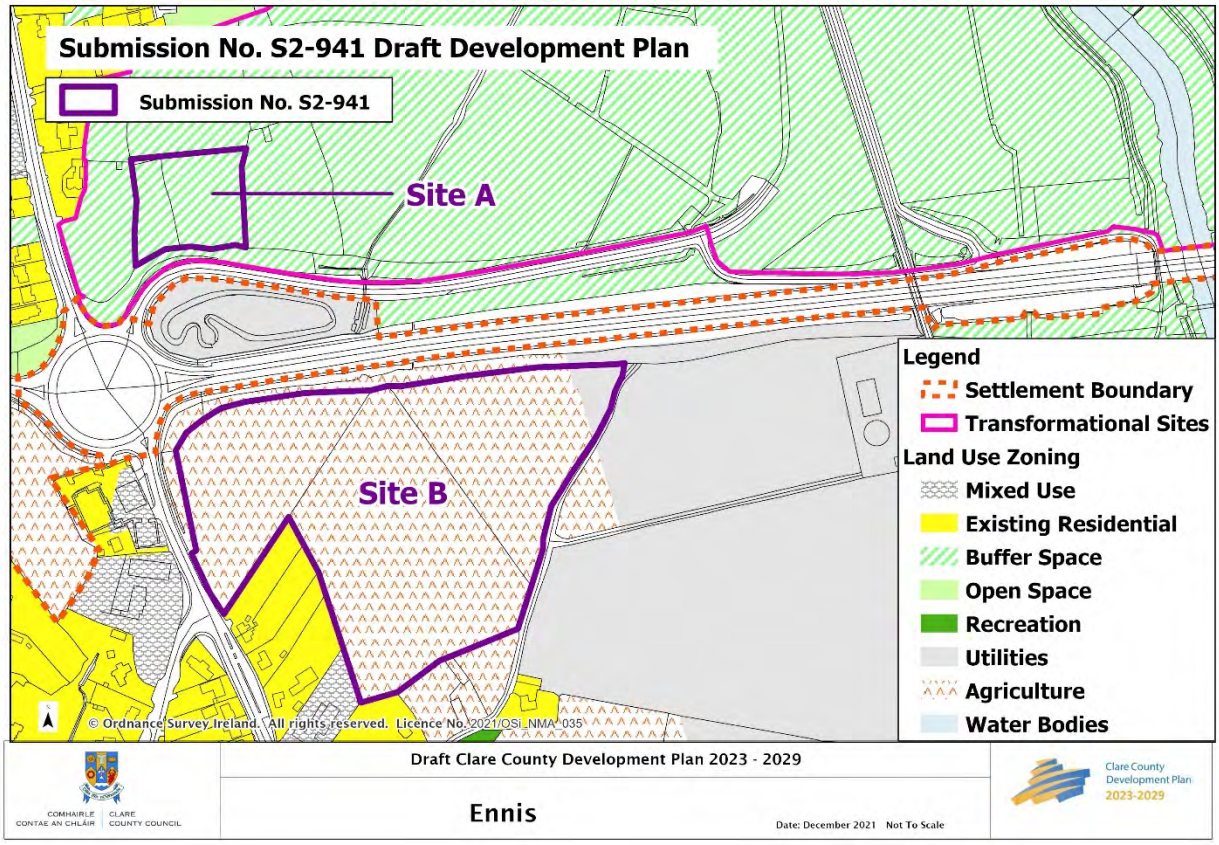
Map Note: - The map submitted as part of this submission identifies plot A & B, however the red free hand line drawn on the map does not match exactly the field boundaries. In order to prepare the map as below for the CEOs report I am making an assumption, that the actual plot boundaries match the field boundaries.

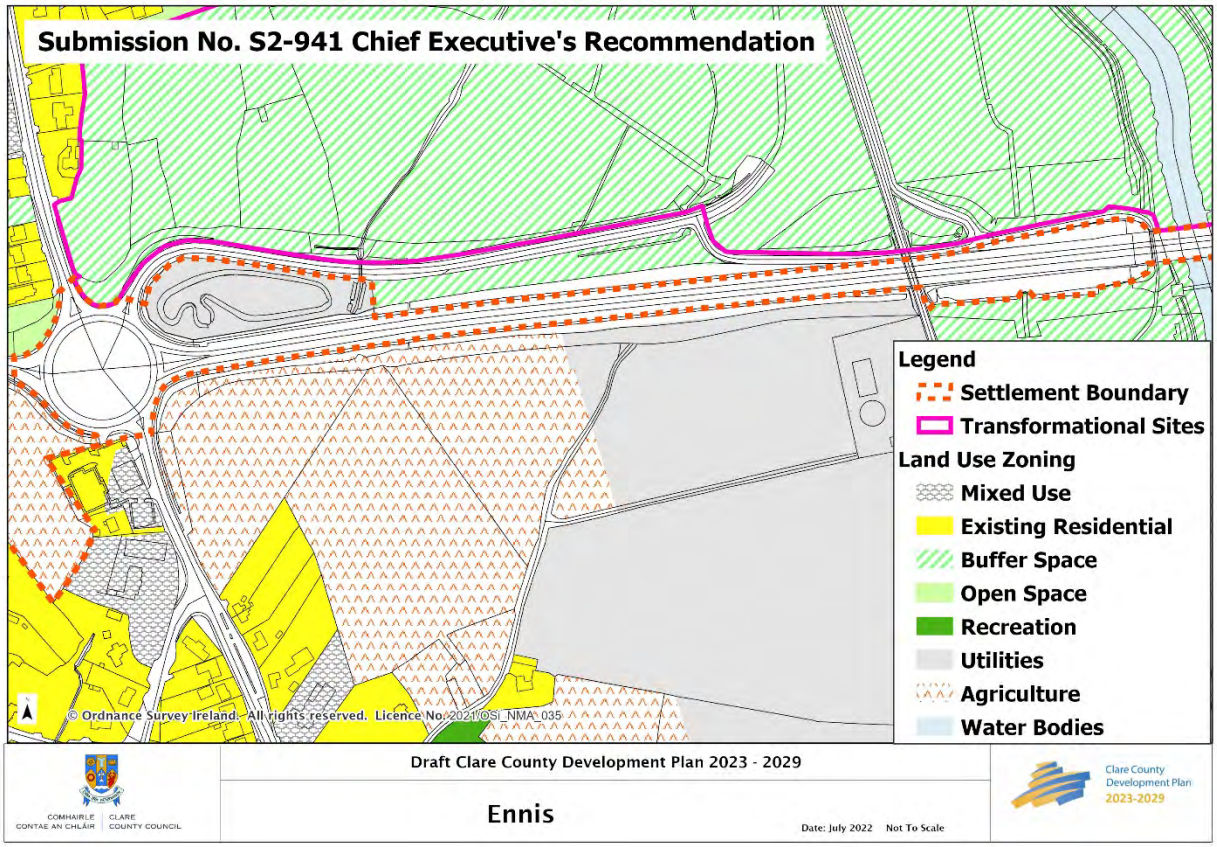
Site A – I do not consider that a Mixed Use zoning objective would be appropriate at this location having regard to the location of the site and the nature of the existing uses in the vicinity of the site and the presence of Flood Zone A on a large portion of the site. I also have had regard to the extent of Mixed Use zoning provision within the Ennis and Clarecastle area together with the proximity of the site to the roundabout. Therefore, given the land is removed from the core built up areas of Ennis and Clarecastle and would not contribute to the consolidation of the urban form, the presence of Flood Zone A on site and given there is adequate provision of Mixed Use zoned land within the settlement area I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development of the area.

Site B - The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis and Environs to accommodate the required amount of housing units to meet the needs of the allocated population growth for Ennis and Environs over the plan period 2023-2029. In addition, I have considered site specific land use issues, which include the availability of services, the sequential test, flood risk assessment, ecological considerations, planning history, consolidation or urban form etc. Therefore, given the land is removed from the core built up areas of Ennis and Clarecastle and would not contribute to the consolidation of the urban form and that there is adequate provision of zoned land within the settlement area I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission


Submission No. S2-941 Draft Development Plan
Submission No. S2-941
Site A
Site B
Legend
Settlement Boundary
Transformational Sites
Land Use Zoning
Mixed Use
Existing Residential
Buffer Space
Open Space
Recreation
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-941 Chief Executive's Recommendation
Legend
Settlement Boundary
Transformational Sites
Land Use Zoning
Mixed Use
Existing Residential
Buffer Space
Open Space
Recreation
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Submission No: S2/956 –Anne Brooks	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

This submission has been made by the owner of a c. 0.2ha site at Killoe, east of Ennis and close to Junction 12 of M18/. The site is accessed via a local road off the N85 road. Permission was refused to construct a house on the site under P19/330. The submission comments on each of the refusal reasons.

The submission seeks that the site is zoned Residential, rather than Buffer Space for which it is zoned in the Draft CDP.

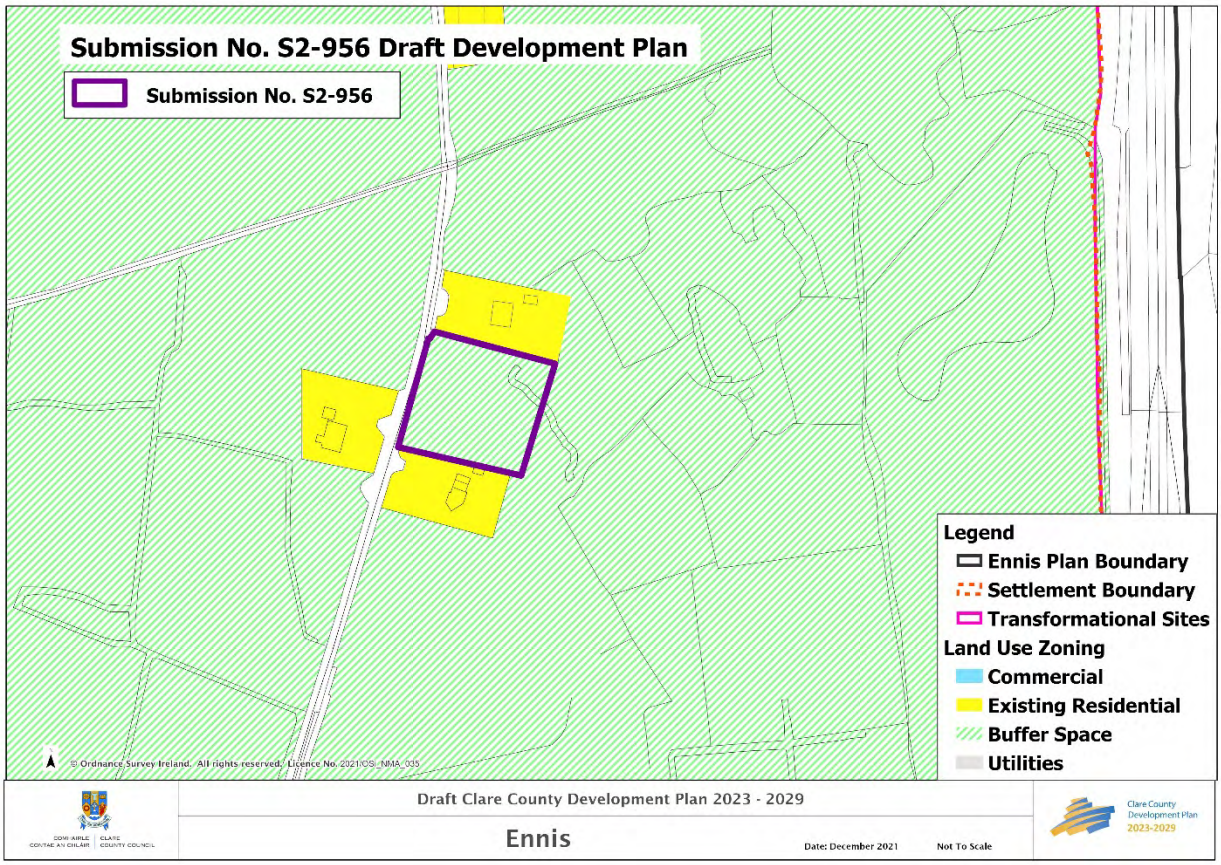
Chief Executive's Response

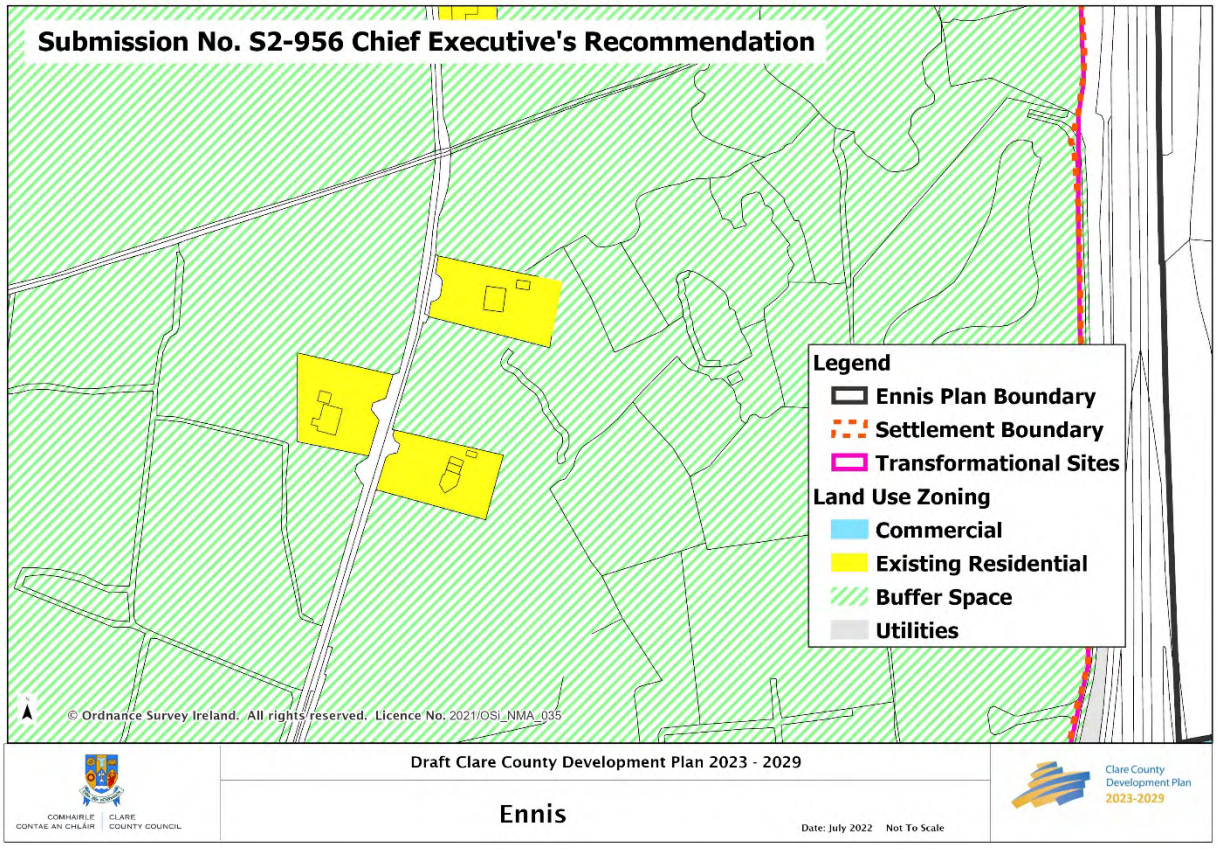
I thank Anne Brooks for her submission, and I would like to respond as follows:

The area in question is primarily rural in nature and on the eastern periphery of Ennis on land zoned Buffer Space, which is intended to provide a buffer of undeveloped land for the conservation of biodiversity, visual amenity or green space. The existing uses that are zoned in the surrounding area reflect Existing Residential properties. To zone this site for a residential use would give the misleading impression that this area is identified for growth. In addition, the front of the site is located within a designated flood risk area, and the GIS mapping database indicates that there are incidents of historic flood events at this location. Furthermore, the site is not serviced by waste water and the inclusion of residential land zoning on unserviced lands is not supported by national guidance for land zoning, and therefore cannot be applied.

Chief Executive's Recommendation

I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission


Submission No. S2-956 Draft Development Plan
Submission No. S2-956
Legend
Ennis Plan Boundary
Settlement Boundary
Transformational Sites
Land Use Zoning
Commercial
Existing Residential
Buffer Space
Utilities
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021
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Submission No. S2-956 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Transformational Sites
Land Use Zoning
Commercial
Existing Residential
Buffer Space
Utilities
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Ennis
Date: July 2022
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Submission No: S2/977 –Michael Lynch Ltd	
Relevant Chapters / Topics	• **3A Ennis Municipal District** • **Ennis** • **Land Use Zoning** • **Clare Retail Strategy (Volume 7)**

Summary of Issues Raised in Submission

This is a subsequent submission to the submission lodged under submission reference S2/111. The following observations are made in the submission.

IV. The requirement for 3,800 m2 bulky comparison retail floorspace up to 2029 in the Clare Retail Strategy (Volume 7) is considered an underestimate given the number of national comparison and bulky retailers which do not have a presence in Ennis.

V. Many retailers selling bulky goods also sell non-bulky items for the same store. Therefore, it is important that the cap on bulky goods is only applied to that portion of floorspace used for the sale of bulky items.

VI. The retail Opportunity Sites identified within the Clare Retail Strategy are confined to the central part of Ennis.

Chief Executive's Response

I would like to thank Michael Lynch Ltd for this submission and to respond as follows.

Item 1

The method and inputs used to calculate the comparison retail floorspace for the County (including in Ennis) is consistent with the method for the Assessment of Retail Floorspace Requirements contained at Annex 4 of the Retail Planning Guidelines 2012. As such, the comparison retail floorspace for Ennis are considered to be robust.

Item 2

The Council confirms that where planning applications specify the amount of floorspace used for the sale bulky and non-bulky items then the cap will only be applied to floorspace specifically used for the sale of bulky items.

Item 3

The approach to identifying retail opportunity sites in Ennis in the Clare Retail Strategy is consistent with the 'sequential approach to retail development' outlined in Retail Planning Guidelines 2012 which requires sites in the centre and then on the edge of the centre to be considered in sequential order before any out of centre sites are considered. As such, the inclusion of Opportunity Sites 1-19 in Ennis in the draft Plan is considered to be justified against the requirements of the Retail Planning Guidelines 2012.

Chief Executive's Recommendation
I recommend no amendment to the Draft Clare County Development Plan 2023-2029 on the basis of this submission

Submission No: S2/978 – Gerard Ryan	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to lands at Claureen, Ennis, owned by Mr. Ryan. The lands are zoned for Residential (R10 & R13), and Community in the draft CDP, with an Infrastructure Safeguard running through the lands. The Infrastructure Safeguard is to facilitate a new road from the N85 Claureen roundabout as far as the junction of the Drumcliff Road and Lees Road.

The submission seeks that the Residential zonings are changed to Agricultural. It is not proposed to change the Community zoning. The submission states that the development of the land is constrained by the absence of a road link to the existing road network, and that the introduction of the Residential Zoned Land Tax will potentially penalise the landowner if zoned residential land remains undeveloped.

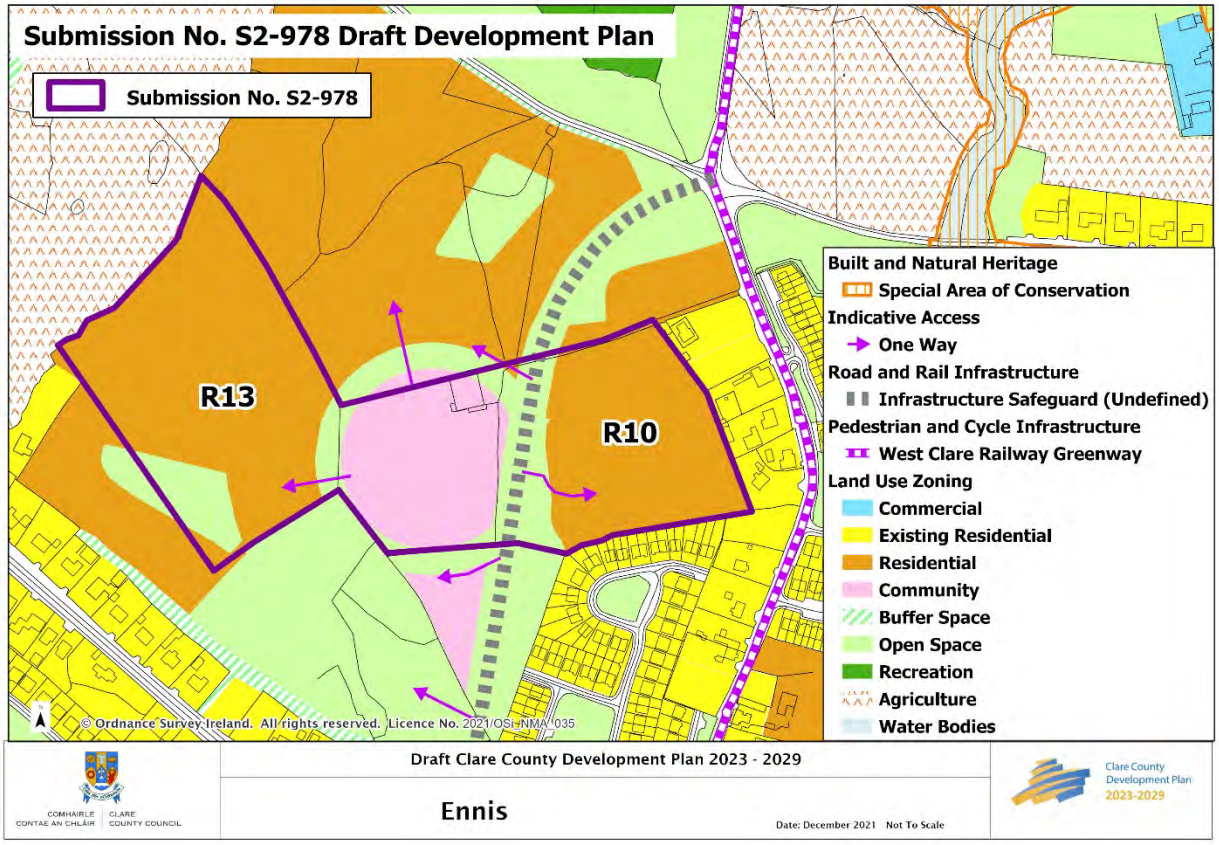
Chief Executive's Response

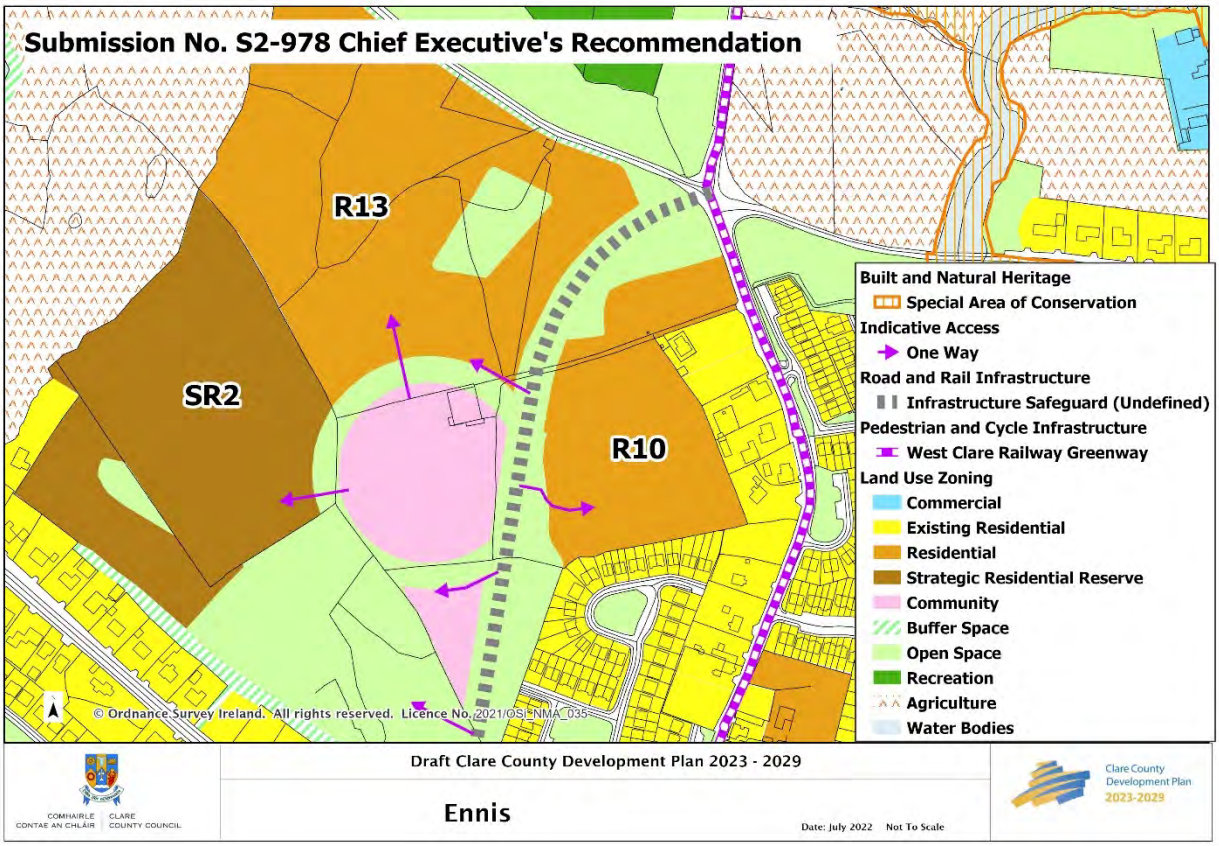
I wish to thank Gerard Ryan for his submission and acknowledge his concerns in relation to the servicing of the subject land and the forthcoming Residential Land Tax.

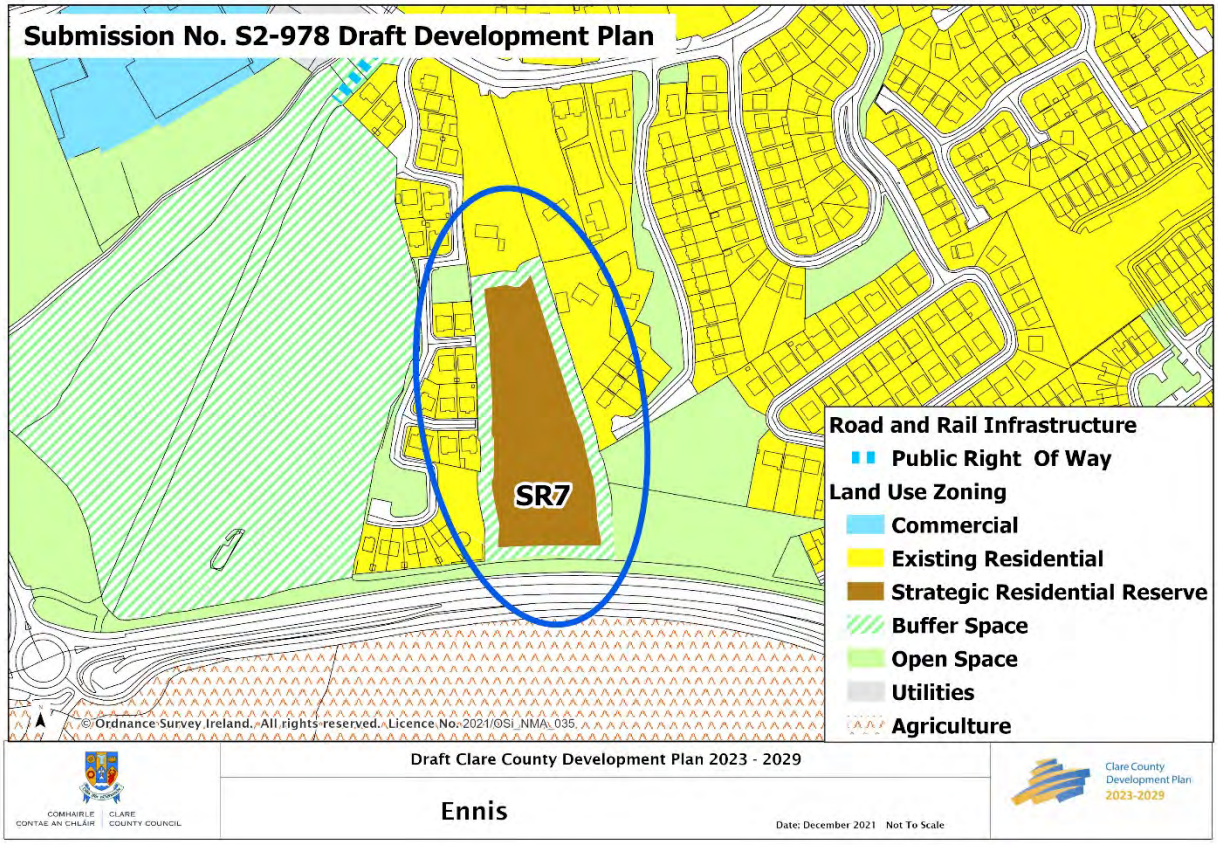
The Council's priority is to activate land, accelerate housing delivery and achieve the housing supply target as set out in the Core Strategy for the plan period. Given that there are substantial lands zoned in this land parcel which are dependent on the construction of a new road which will take some time to be become serviced, I believe that some of these lands should be amended to Strategic Residential Reserve for the current plan cycle, and the allocation be used elsewhere in the town which is likely to result in housing delivery.

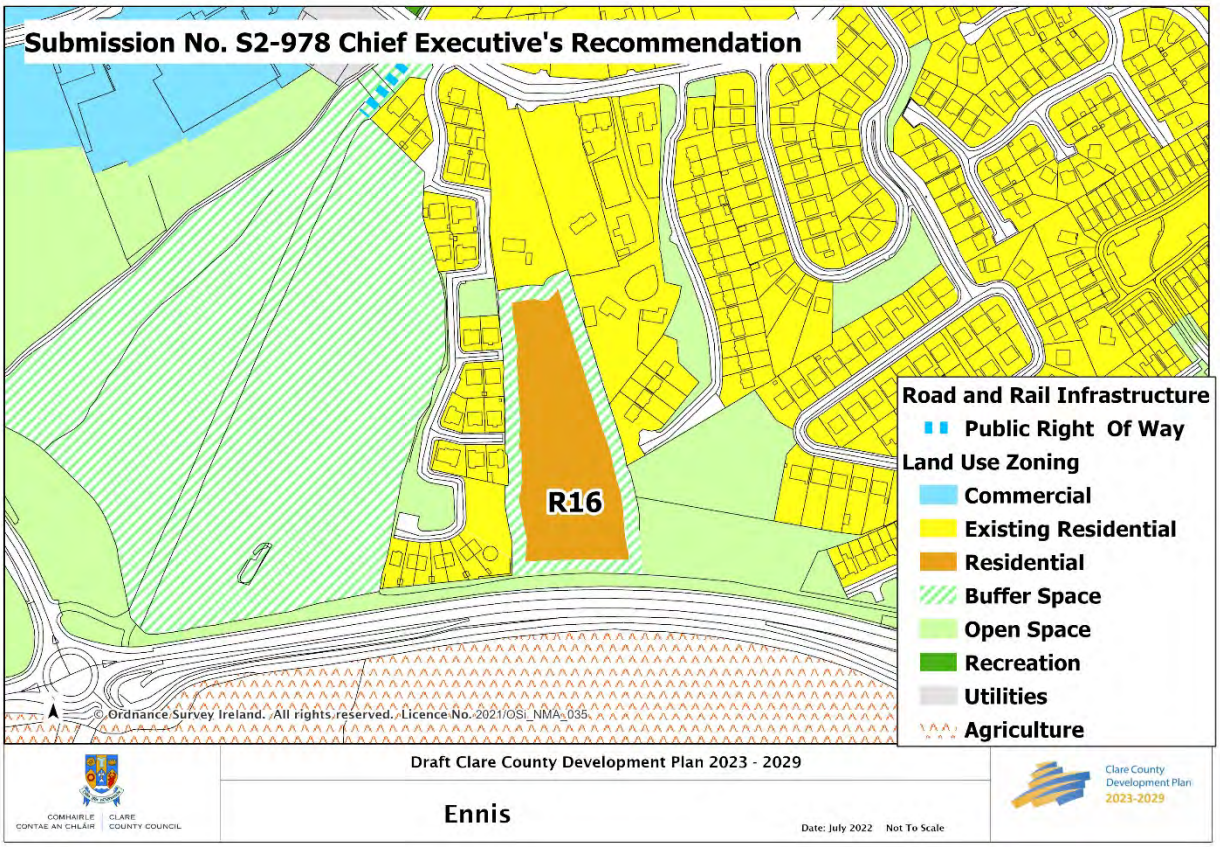
Chief Executive's Recommendation

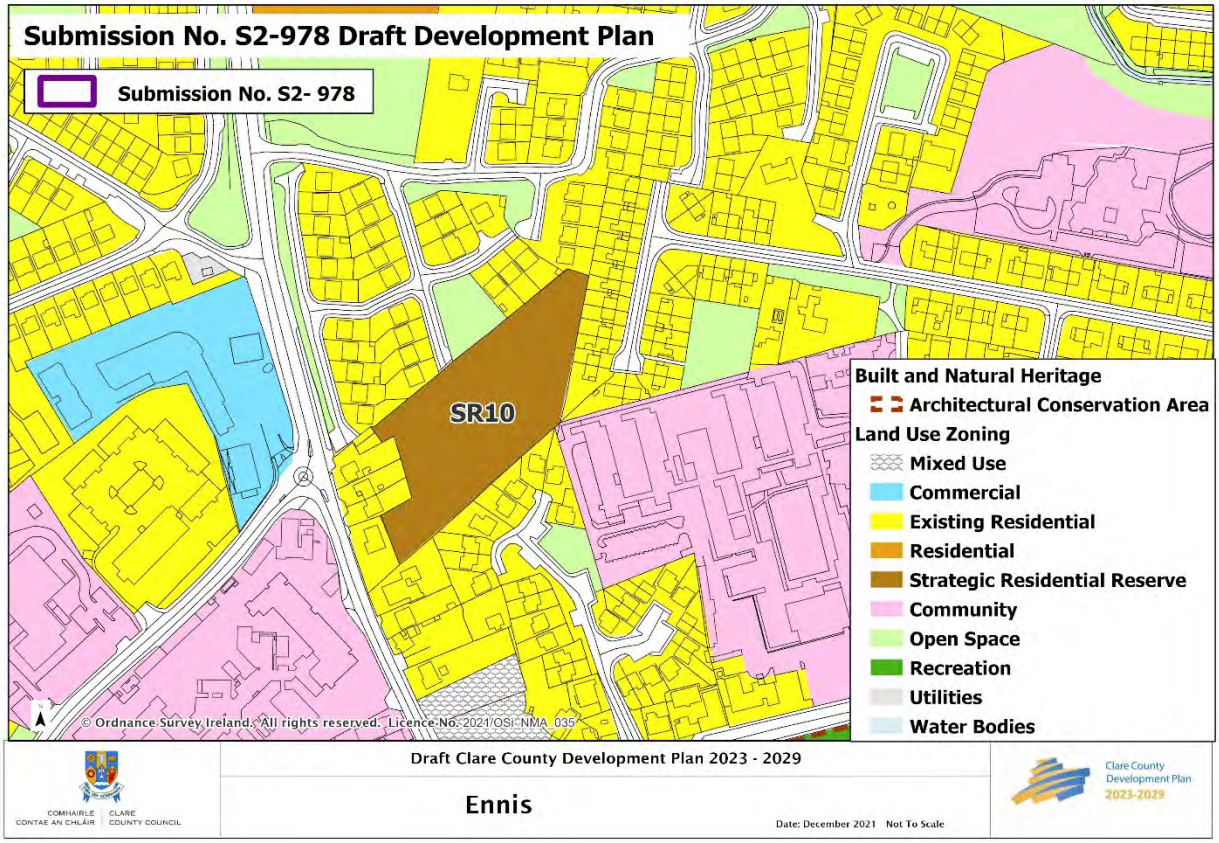
I recommend amending that portion of R13 as identified in the submission and the land immediately south of the submission boundary to Strategic Residential Reserve. In lieu of some of these lands I propose that SR7 & SR10 be changed to Residential.

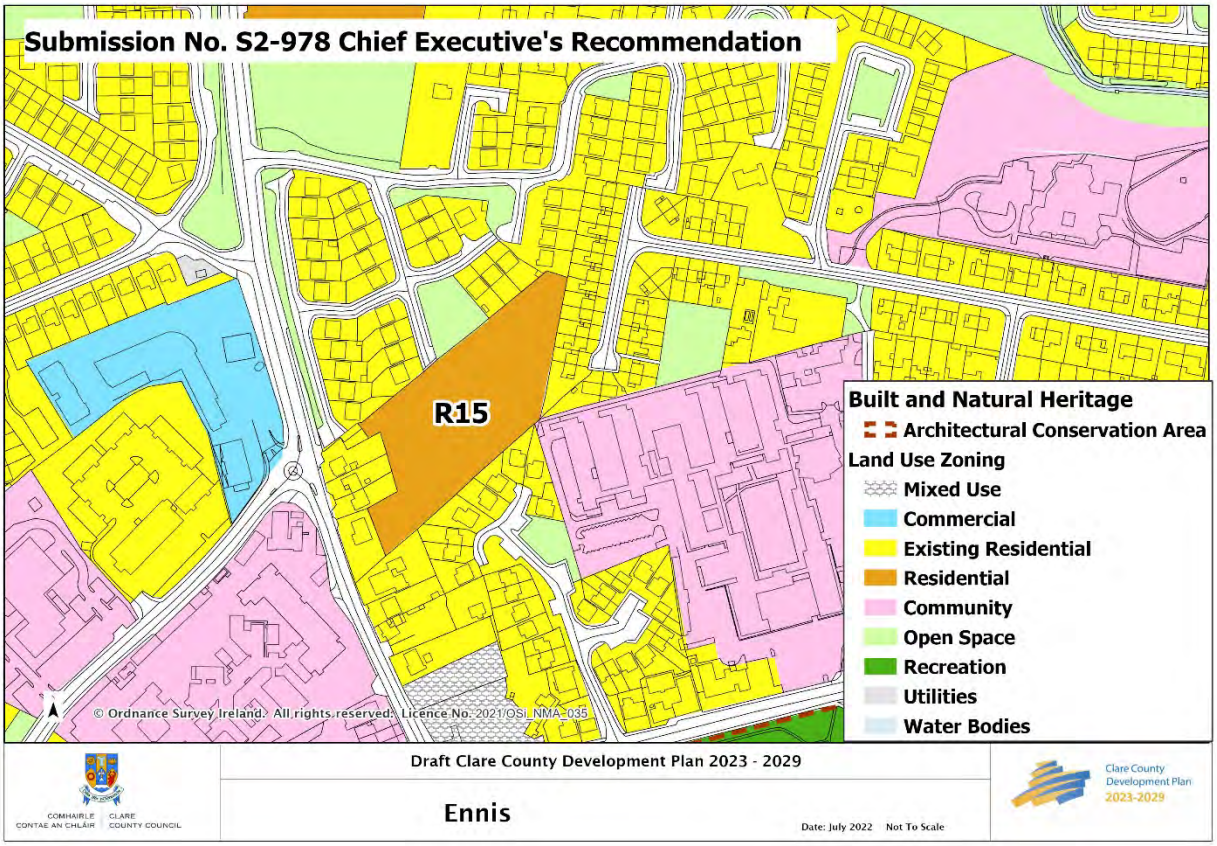

Submission No. S2-978 Draft Development Plan
Submission No. S2-978
R13
R10
Built and Natural Heritage
Special Area of Conservation
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
West Clare Railway Greenway
Land Use Zoning
Commercial
Existing Residential
Residential
Community
Buffer Space
Open Space
Recreation
Agriculture
Water Bodies
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Ennis
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Clare County Development Plan 2023-2029


Submission No. S2-978 Chief Executive's Recommendation
R13
SR2
R10
Built and Natural Heritage
Special Area of Conservation
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
West Clare Railway Greenway
Land Use Zoning
Commercial
Existing Residential
Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Agriculture
Water Bodies
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Clare County Development Plan 2023-2029


Submission No. S2-978 Draft Development Plan
SR7
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Commercial
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
Utilities
Agriculture
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Clare County Development Plan 2023-2029


Submission No. S2-978 Chief Executive's Recommendation
R16
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Commercial
Existing Residential
Residential
Buffer Space
Open Space
Recreation
Utilities
Agriculture
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Submission No. S2-978 Draft Development Plan
Submission No. S2- 978
SR10
Built and Natural Heritage
Architectural Conservation Area
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Strategic Residential Reserve
Community
Open Space
Recreation
Utilities
Water Bodies
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Submission No. S2-978 Chief Executive's Recommendation
R15
Built and Natural Heritage
Architectural Conservation Area
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
Water Bodies
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Ennis
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Clare County Development Plan 2023-2029

Submission No: S2/990 –Jerry O'Brien On Behalf Of Cahercalla Drive Residents Association	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The lands subject of this submission are at Cahercalla, Ennis, with roadway access from Showgrounds Road. The site measures c. 2.2ha. It is zoned 'Strategic Residential Reserve' (SR8) in the draft CDP.

The submission notes that the subject site is zoned 'Residential' (R29) in the extant Clare County Development Plan 2017-2023, and that there is a current planning application for residential development on the site, which is at appeal.

The submission notes that the site is a woodland area containing biodiversity and archaeology.

The submission requests that the site is zoned as an amenity area or a natural heritage area, for the enjoyment of all citizens of Ennis.

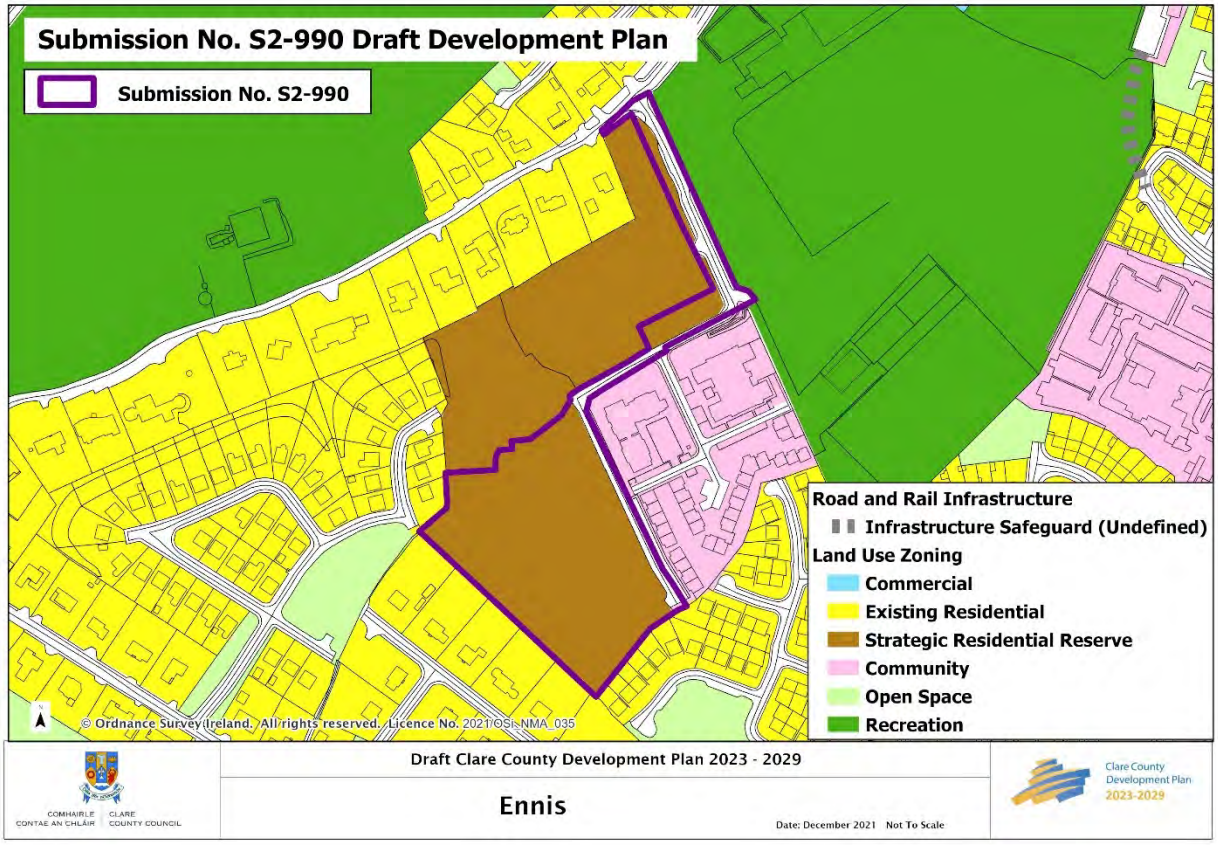
Chief Executive's Response

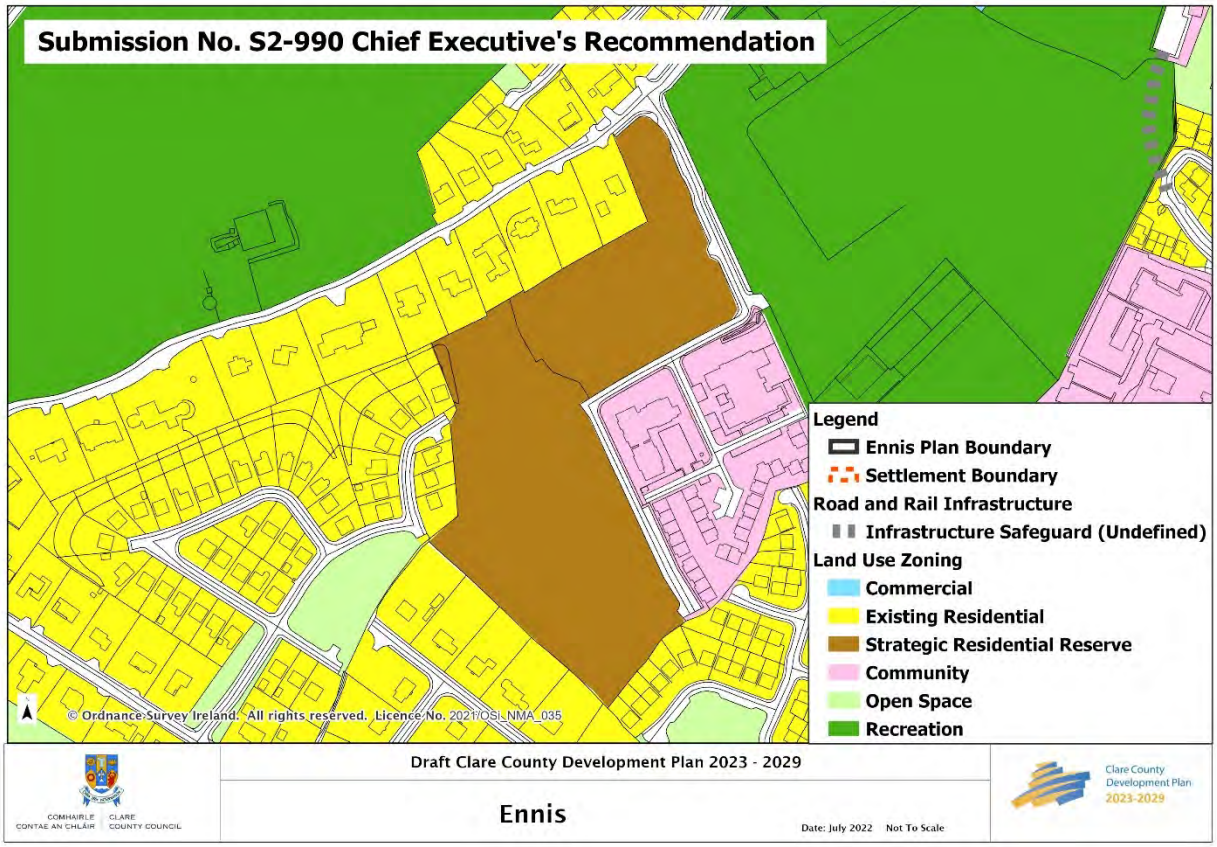
I wish to thank Jerry O'Brien on behalf Of Cahercalla Drive Residents Association for the submission, and I note the contents of same. Planning permission was recently granted on these lands for a residential development by Clare County Council which is currently on appeal to An Bord Pleanala. The Draft Plan identifies these lands as Strategic Residential Reserve which is a for the long term expansion of these settlements, consideration may be given to the development of some of the strategic residential reserve before the end of the current plan period where the Planning Authority is satisfied that the development of zoned land is progressing faster than expected and a shortage of available lands may arise or residential zoned land may not be delivered as expected and a shortage may arise during the plan period. The proposed zoning will not infringe on the enactment of a permission for residential development that may be on site at the time of coming into effect of the new CDP.

I note the request for the area to be zoned as amenity, as part of planning application P.21-599 for residential development, the site which is the subject of this submission had an Ecological Impact Assessment, Screening for Appropriate Assessment, a Natura Impact Statement, an Aboricultural Impact Assessment together with a Landscape Management Plan prepared to inform the application. The assessments and reports contained surveys such as bat surveys together with an analysis of the potential impacts of the proposed development and as such I am satisfied that the land would remain as a long term residential land.

Chief Executive's Recommendation

The zoning objective for the site to be amended to Residential to reflect the recent planning history for the site.


Submission No. S2-990 Draft Development Plan
Submission No. S2-990
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Commercial
Existing Residential
Strategic Residential Reserve
Community
Open Space
Recreation
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Submission No. S2-990 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Commercial
Existing Residential
Strategic Residential Reserve
Community
Open Space
Recreation
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Submission No: S2/1005 –Cllr Donna McGettigan	
Relevant Chapters / Topics	• **Ennis – Post Office Field** • **Ecology**

Summary of Issues Raised in Submission

Arising from a number of requests to make a submission in relation to the Post Office field, the submitter seeks those references to the development of Ennis Post Office Field as described in Ennis 2040 Economic & Spatial Strategy (ref TS3) and as referenced in Volume 3a of the Draft Plan be removed and that the site be recognised as being part of the River Fergus SPA and preserved.

Chief Executive's Response

I thank Councillor Donna McGettigan for her submission and note the content of her request regarding the Post Office Field and set out my response below.

The Post Office field is recognised as a unique natural open space located on the banks of the River Fergus within the town centre of Ennis, which provides a vital function as a natural floodplain. I am aware that whilst strategically located in the town, access to the field is currently limited and the height of the river wall, constructed as part of flood relief works, has partially restricted visual links to it from the surrounding town centre. The potential for this valuable open space as a local amenity within a wider green infrastructure network has the potential to be enjoyed to an even greater extent. I consider that the sensitive enhancement of the Post Office field will make it more accessible for all to enjoy.

As a key feature of Ennis Town Centre, the Post Office Field is identified as an Opportunity Site (OP5) which is part of a larger Transformational site (TS3) as set out in Volume 3a of the Draft Clare County Development Plan 2023-2029. In the technical guidance set out for the Post Office Field it specifically states that any proposals must be informed by a comprehensive ecological survey and landscape management plan. Protecting and managing the natural qualities of the Post Office field and safeguarding its flood relief function are paramount considerations in any future proposals for this site. I note the site directly adjoins the Lower River Shannon cSAC and that any future proposals must be progressed in full compliance with the requirements of the EU Habitats Directive.

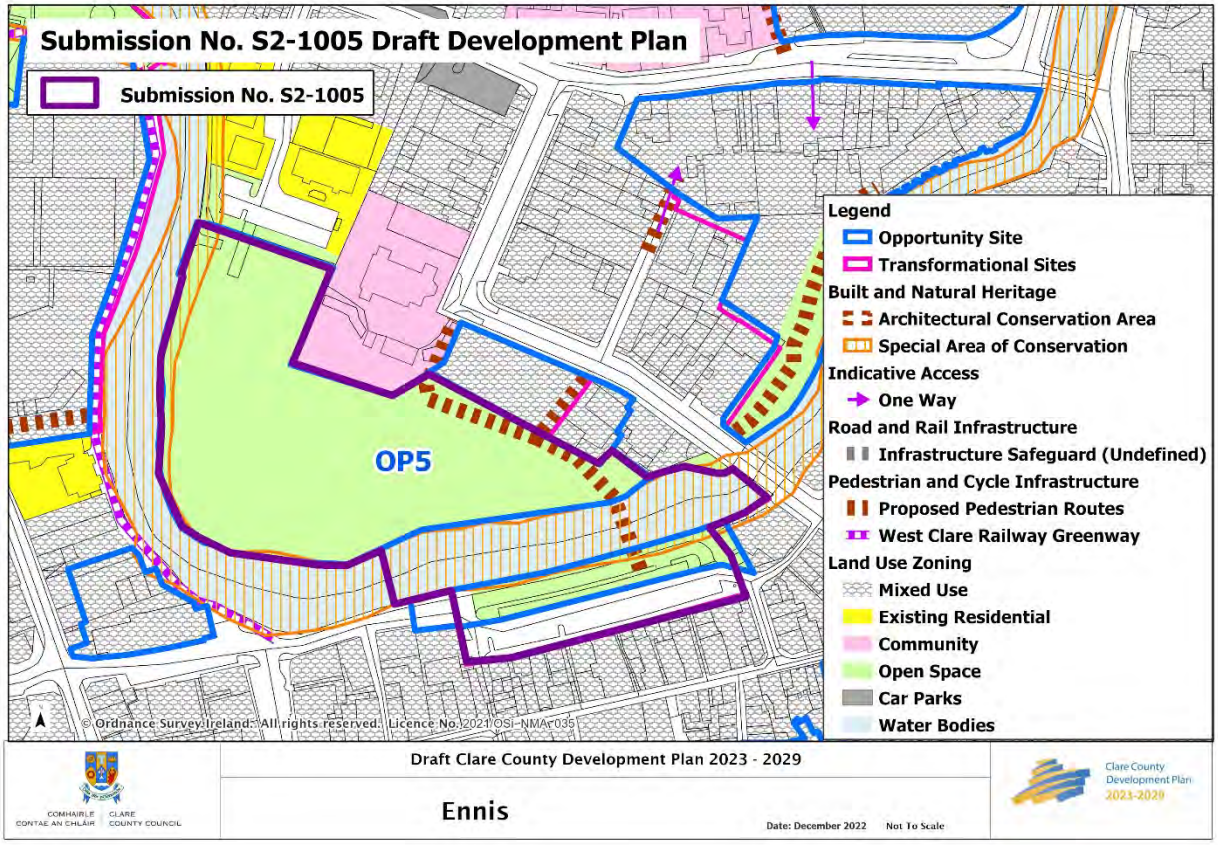
The Post Office Field has also been assessed as part of the Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Aassessment (SFRA) undertaken for the Draft Plan and have informed its preparation. Arising from these assessments a number of mitigation measures as detailed in the Appendix Table C2 (c) Ennis Municipal District of the Natura Impact Report (AA) and Appendix B Ennis Town of the Environmental Report (SEA) The NIR in particular identifies the future surveys and requirements which will be necessary prior to any development taking place in order to ensure compliance with all relevant EU and national

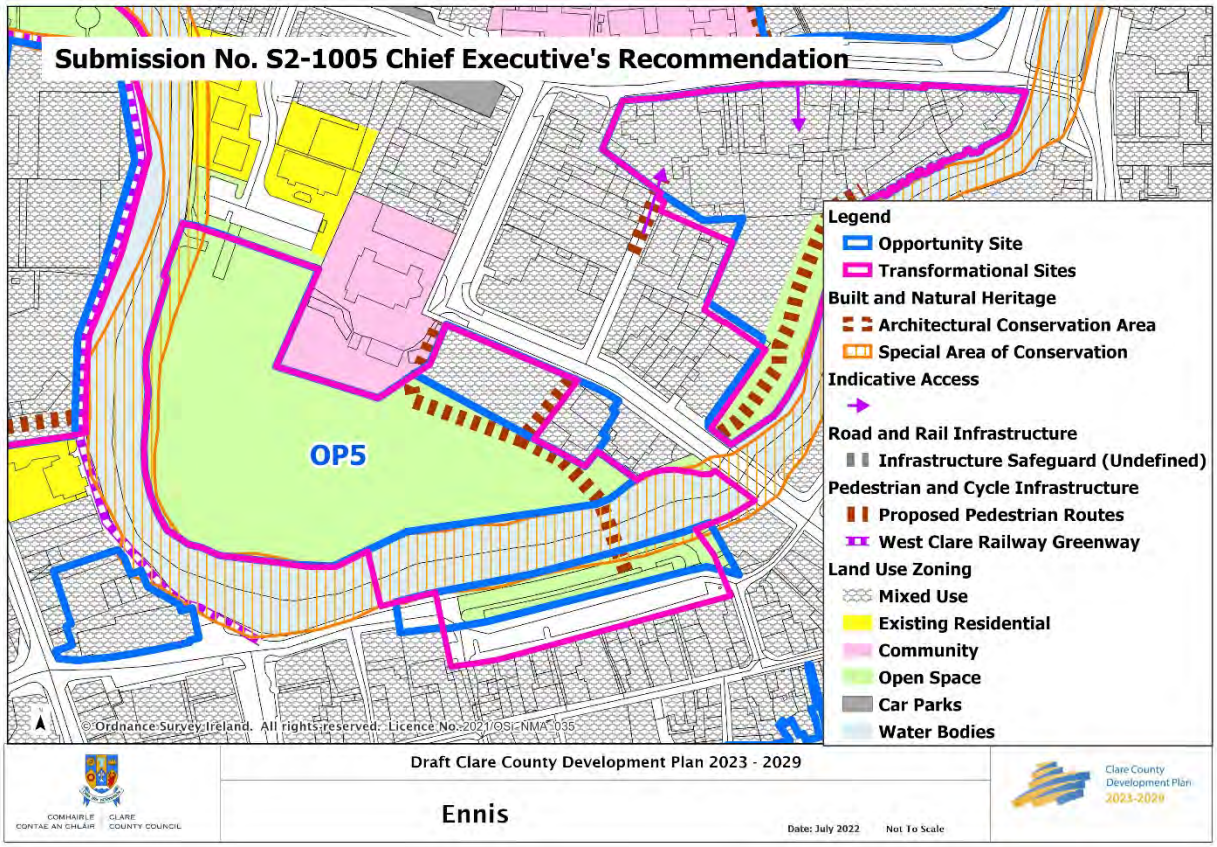
legislation. Specifically in relation to the Strategic Flood Risk Assessment the entire site is located within Flood Zone A and plays a significant role in the flooding regime of the River Fergus. Any project/works to be carried out at this location will be subject to Appropriate Assessment whereby such works could only proceed in compliance with the requirement of the EU Habitats Directive ensuring there is no potential for significant effects to the European site.

I am satisfied that the Draft Plan objectives for the Post Office Field take full account of the environmental sensitivity being part of the River Fergus SPA as well as its essential flood storage role. Future proposals would be required to adhere to the mitigation as set out in the environmental assessments on the draft plan, as well as be required to undertake a project level Appropriate Assessment. I am therefore satisfied to include the Post Office Field objectives as set out in the Draft Plan.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-1005 Draft Development Plan
Submission No. S2-1005
OP5
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Car Parks
Water Bodies
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Submission No. S2-1005 Chief Executive's Recommendation
OP5
Legend
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
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Water Bodies
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Submission No: S2/1010 –Kevin Corrigan on behalf of Ennis 2040 DAC

Relevant Chapters / Topics

- **Ennis**
- **Zoning**

Summary of Issues Raised in Submission

The submission states that the projected sustainable growth of Ennis will require the development of local employment opportunities. Currently Ennis is a commuter town for large numbers of its residents who are employed in Galway, Limerick, and Shannon. The development of the Council Lands at Gaurus into a modern Enterprise Zone / Park facility adjacent to the M18 is of strategic importance to the sustainable development of Ennis.

The site is currently zoned Agriculture and it is requested that this is changed to allow the development of an Enterprise Zone with the ability to host light industry, business hubs, and enterprise uses.

The development of the opportunity site will be facilitated by the early construction of the associated infrastructure:

1. Skehanagh to Quin Road development
2. Quin Road upgrade
3. Associated utility upgrades including water and wastewater

The associated infrastructure will need to be fast tracked for the full potential of the site to be unlocked.

Chief Executive's Response

I would like to thank Kevin Corrigan on behalf of Ennis 2040 DAC for his submission and I would like to respond as follows.

I note the location of the lands at Gaurus as being within a larger Transformational Site TS6 and I note the recommendations regarding these lands as set out in the Ennis 2040 Economic and Spatial Strategy.

I am in agreement with the submitter that there is a need for a modern enterprise zone or park facility in Ennis and that this Council owned site could accommodate this type of use. However, I am also aware of the constraints as they relate to the site, and I note that the SEA/AA/SFRA all have extensive recommendations and measures identified within these assessments for the TS6 lands (which include these Gaurus Lands) and which any future development proposals must have regard to. I am also aware of the constraints surrounding access to the site and I am of the view that future development proposals should include an access from the Quin Road and a mobility plan for the site should form part of the development proposals.

Should a masterplanning exercise be carried out for the wider TS6 lands during the plan period I consider it prudent that it should incorporate the Gaurus lands so that the optimal uses and facilities can be identified for the site while having regard to the unique hydrological, ecological and diverse nature of the lands in question.

I am in agreement that the zoning objectives for the lands at Gaurus should be altered from 'Agriculture' to 'Enterprise' with specific zoning objectives relating to the lands as set out below.

Chief Executive's Recommendation

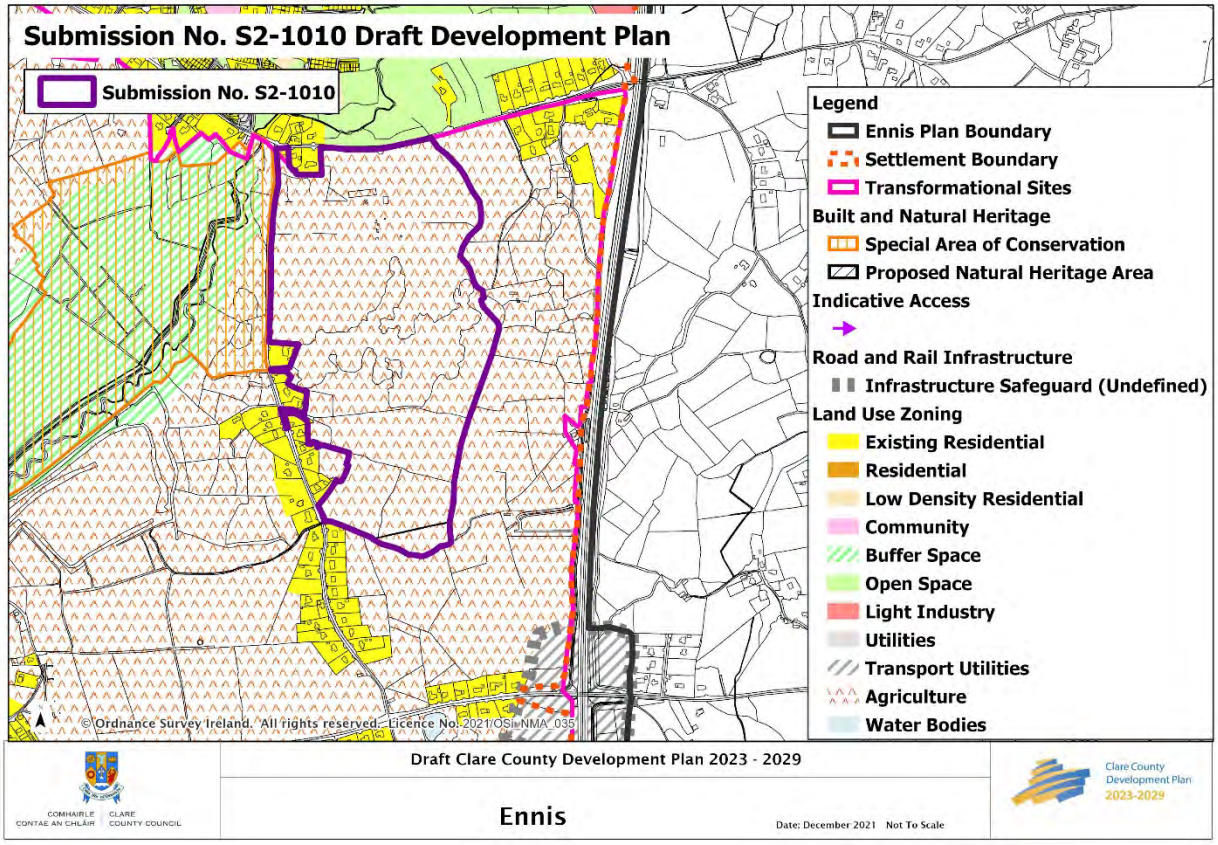
(1) The zoning objective for the lands subject of this submission to be changed from 'Agriculture' to 'Enterprise' with an indicative vehicular access shown to the lands from the Quin Road.

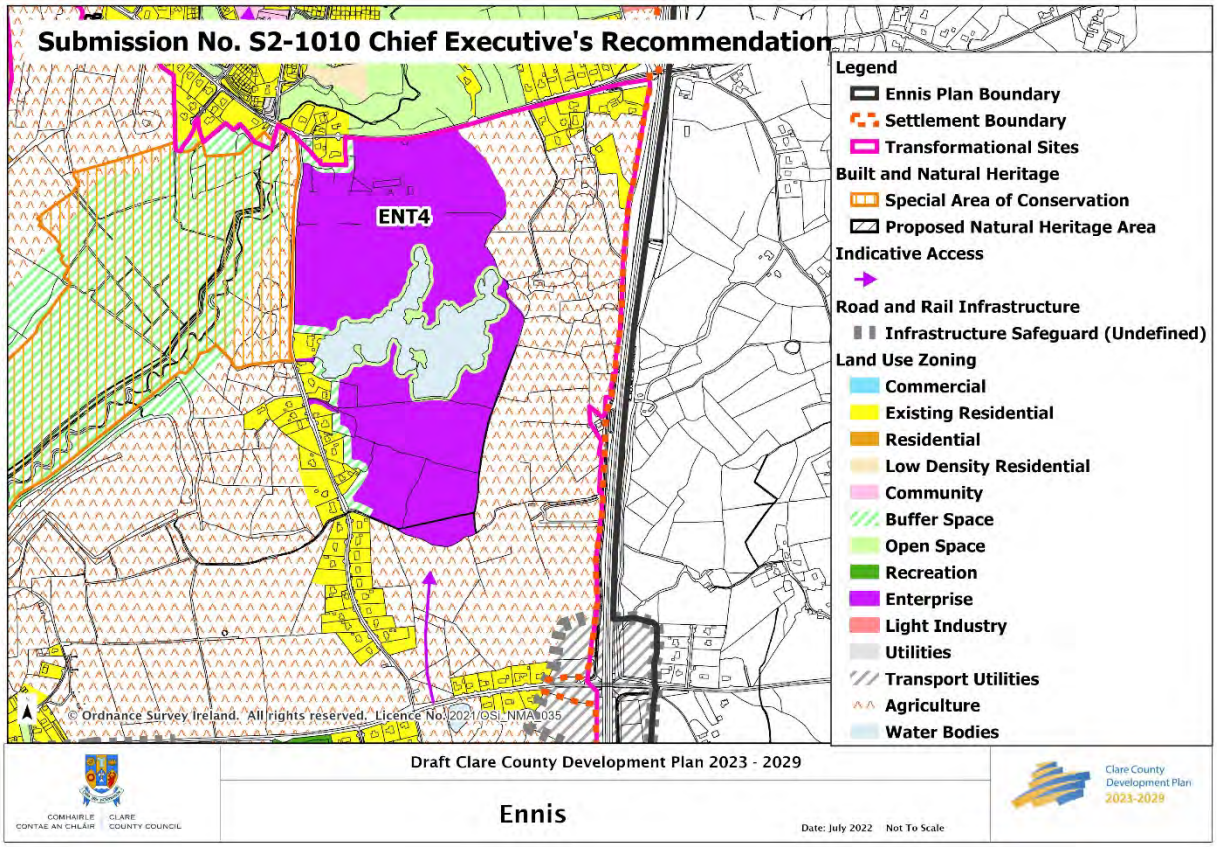
(2) To insert the following additional text to Vol 3a Ennis Municipal District Settlement Plans, Section 1 Ennis Subsection 1.5.2

In the Transformational Site TS6, located at Gaurus on the eastern side of Ennis, a large site has been zoned for Enterprise development ENT4. Development proposals for this site must include a Flood Risk Assessment and must have regard to the SEA/AA/SFRA prepared as part of the development plan which indicate a number of recommendations and measures for TS6, which ENT4 forms part of and which will need to be carefully considered and applied prior to any proposed development on this site. Access to the site shall incorporate an access from the Quin Road and a mobility plan for the site should form part of future development proposals. Development proposals for the site should incorporate Nature Based proposals to increase adaptation to climate change, to enhance ecological connectivity and connections with the wider wetland transformational site. Lands are zoned for enterprise use to accommodate potential investors in a managed, high quality business space with opportunities for employment generating uses.

(3) To make the following changes to the text as set out in Vol 3a Ennis Municipal District Settlement Plans, Section 2 Ennis Subsection 2.14, TS6 – Wetlands and Enterprise Area

Lands zoned as 'Enterprise' as well as the wider wetlands Transformational Site at Gaurus should be master planned within the lifetime of this plan to identify the potential of the wetlands and the zoned enterprise lands to incorporate various enterprise uses as well as uses suitable for the wider wetlands site including amenity facilities such as a forest park, river walkway, cycle paths etc. Funding opportunities will be sought to deliver elements of this strategy subject to Environmental constraints.


Submission No. S2-1010 Draft Development Plan
Submission No. S2-1010
Legend
Ennis Plan Boundary
Settlement Boundary
Transformational Sites
Built and Natural Heritage
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Light Industry
Utilities
Transport Utilities
Agriculture
Water Bodies
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Submission No. S2-1010 Chief Executive's Recommendation
ENT4
Legend
Ennis Plan Boundary
Settlement Boundary
Transformational Sites
Built and Natural Heritage
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Commercial
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Enterprise
Light Industry
Utilities
Transport Utilities
Agriculture
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Ennis
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Submission No: S2/1011 –Kevin Corrigan on behalf of Ennis 2040 DAC

Relevant Chapters / Topics

- **Ennis**
- **Zoning**
- **Community Buildings**

Summary of Issues Raised in Submission

The prevention of community buildings falling into disuse due to zoning designations needs to be considered in the CDP, especially buildings that may become available for redevelopment. To assist in making the redevelopment of town centre community buildings more attractive the submission seeks a change of use from community to mixed-use for the following sites on Harmony Row, Ennis

- Existing Library Headquarters Building
- Clare Care full site.

The redevelopment of these sites will happen faster with a mixed-use zoning designation and prevent underutilized buildings in the town center for extended periods between CDP's and associated zone changes.

Chief Executive's Response

I would like to thank Kevin Corrigan on behalf of Ennis 2040 DAC for this submission and I wish to respond as follows.

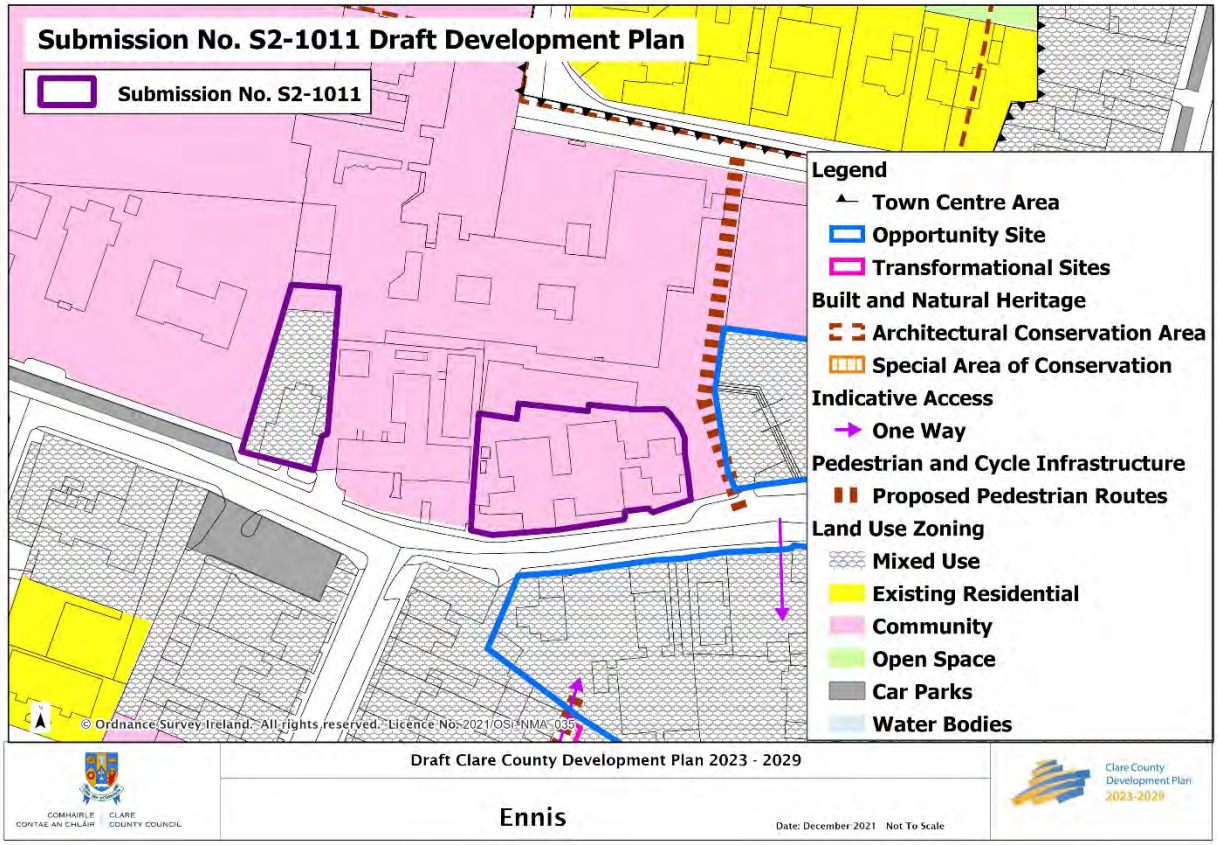
The Library Headquarters and the Clare Care sites are situated within the Town Centre Area of Ennis. I note that the majority of the Library Headquarters site is already zoned mixed-use except for a small portion to its rear. I note that a mixed-use zoning objective as requested would not undermine the role of the existing facilities and would not affect the existing established use of either of these buildings for community and healthcare purposes or any future extension to the buildings for same. This plan takes a long-term view on the development of Ennis and its town centre. Given the town centre location a Mixed-Use zoning objective would cater for a wider variety of uses appropriate to the town centre location into the future. I therefore consider it appropriate to amend the zoning objectives as requested in this submission.

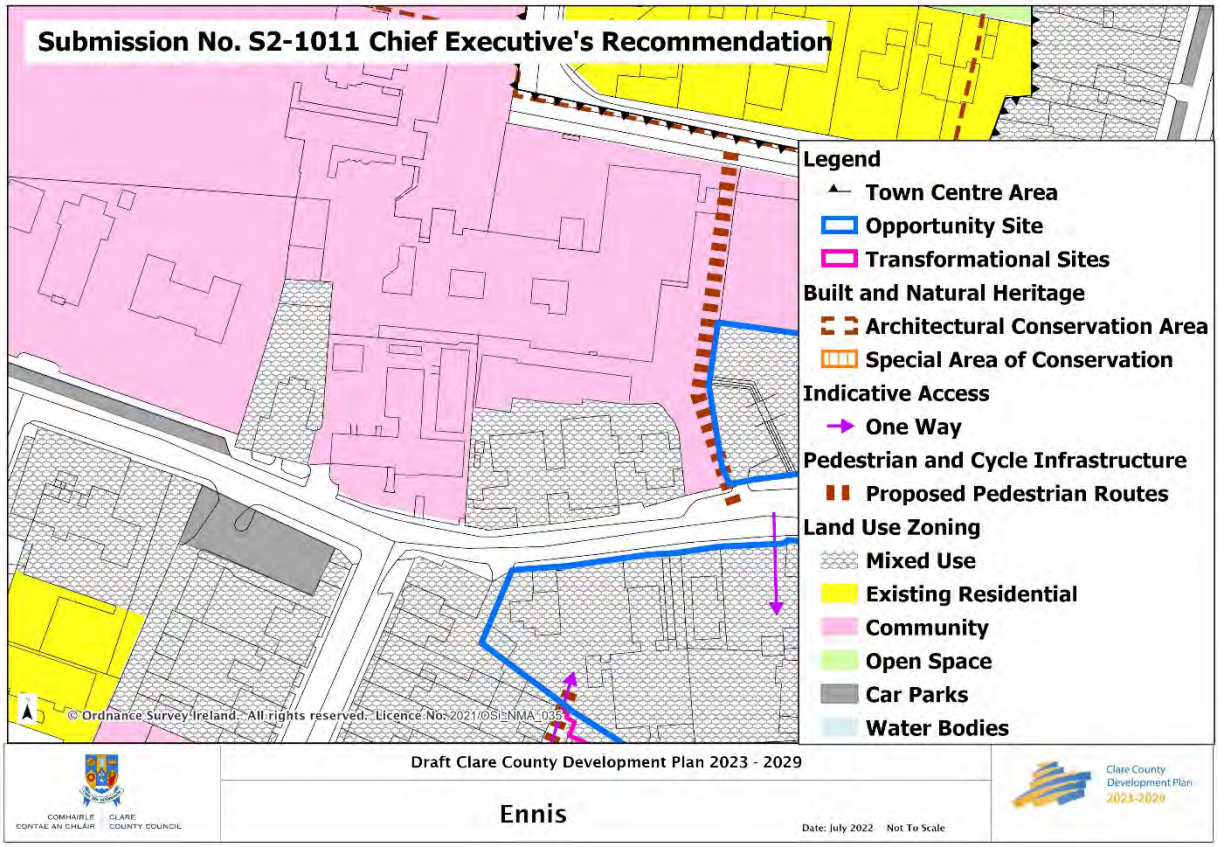
Chief Executive's Recommendation

The zoning of the

- Existing Library Headquarters Building
- Clare Care site.

Be amended to 'Mixed Use' from 'Community'.


Submission No. S2-1011 Draft Development Plan
Submission No. S2-1011
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Car Parks
Water Bodies
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Submission No. S2-1011 Chief Executive's Recommendation
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
One Way
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Proposed Pedestrian Routes
Land Use Zoning
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Existing Residential
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Ennis
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Submission No: S2/1013 –Eamon O'Dea, Clare County Council (Ennis Municipal District)

Relevant Chapters / Topics	• **Ennis** • **Zoning** • **Sustainable Transport**

Summary of Issues Raised in Submission

The submission states that Ennis Municipal District are examining possible Park and Stride car parking locations in Ennis and are requesting that zoning suitable for car parking could be considered at the following locations

a) Low Density Residential Zoning in the triangular field section of LDR 2 to the north of Elevation Business Park on Clonroad
b) Technical zoned site adjacent to OP14 Mart Site, Quin Road.
c)

Chief Executive's Response

I wish to thank Eamon O'Dea, Clare County Council (Ennis Municipal District) for the submission and acknowledge the importance of sustainable transport and a need to promote active travel and a modal shift form the use of the private car. Appropriate parking locations in the context of sustainable travel in Ennis are vital for the town and I note that the issue of Park and Stride can be addressed in greater detail in the forthcoming Ennis and Environs Local Area Plan, which will set out greater detail for Ennis town centre.

In relation to the two sites identified;

a) A significant portion of LDR2 (northern portion) sits within Flood Zone A and therefore is not compatible with the proposed residential zoning and as a result must be amended to open space. Having regard to the request for Park and Stride at this location, I believe that access arrangements for this site are challenging and therefore not suitable for the volume of traffic that would be associated with the operation of a Park and Stride.
b) This site is zoned utilities whereby the zoning objective states that land zoned 'utilities' and infrastructure safeguard' will be reserved for the existing and future provision of key infrastructure services and the upgrading of existing services and infrastructure relating to road, rail, air, electricity, telecommunications, gas, water and wastewater treatment services. Car parking associated with Park and Stride is deemed a key infrastructure service as detailed above and would be acceptable in principle at this location.

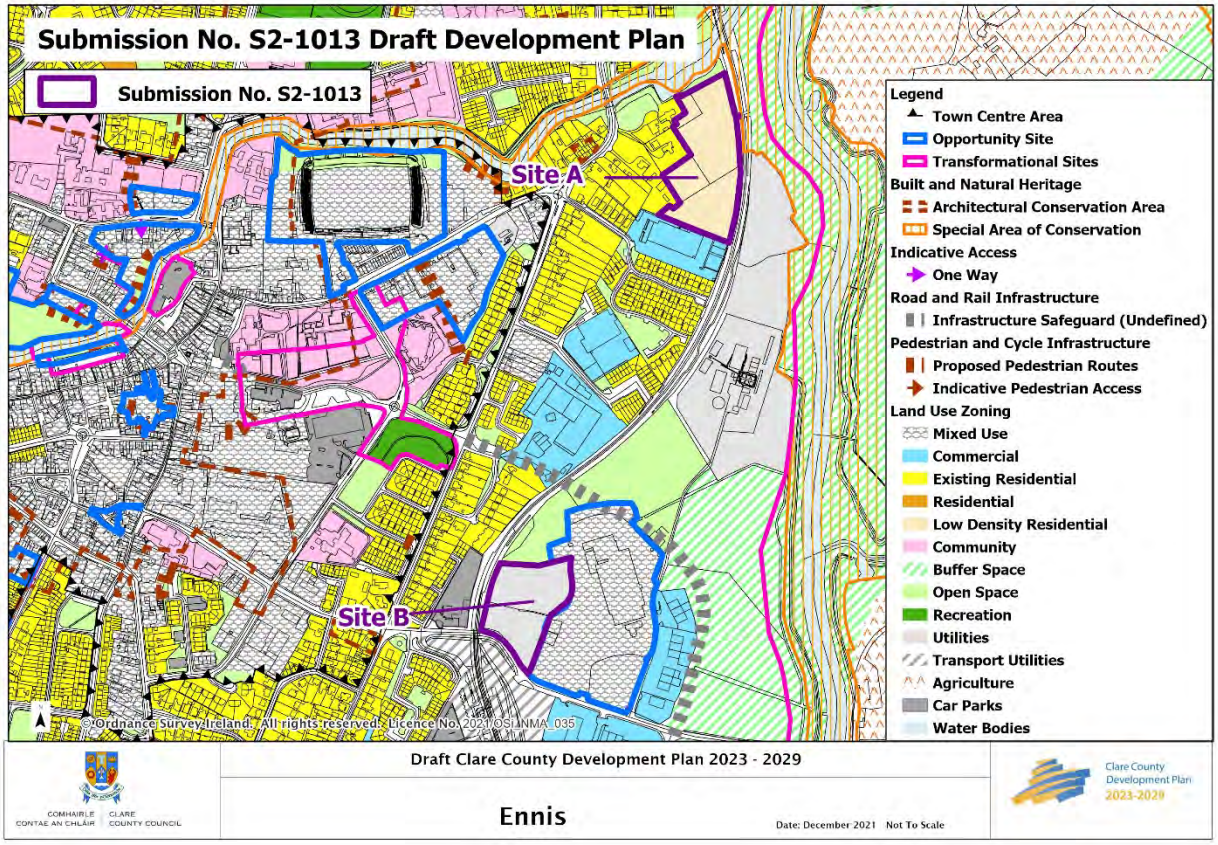
Chief Executive's Recommendation

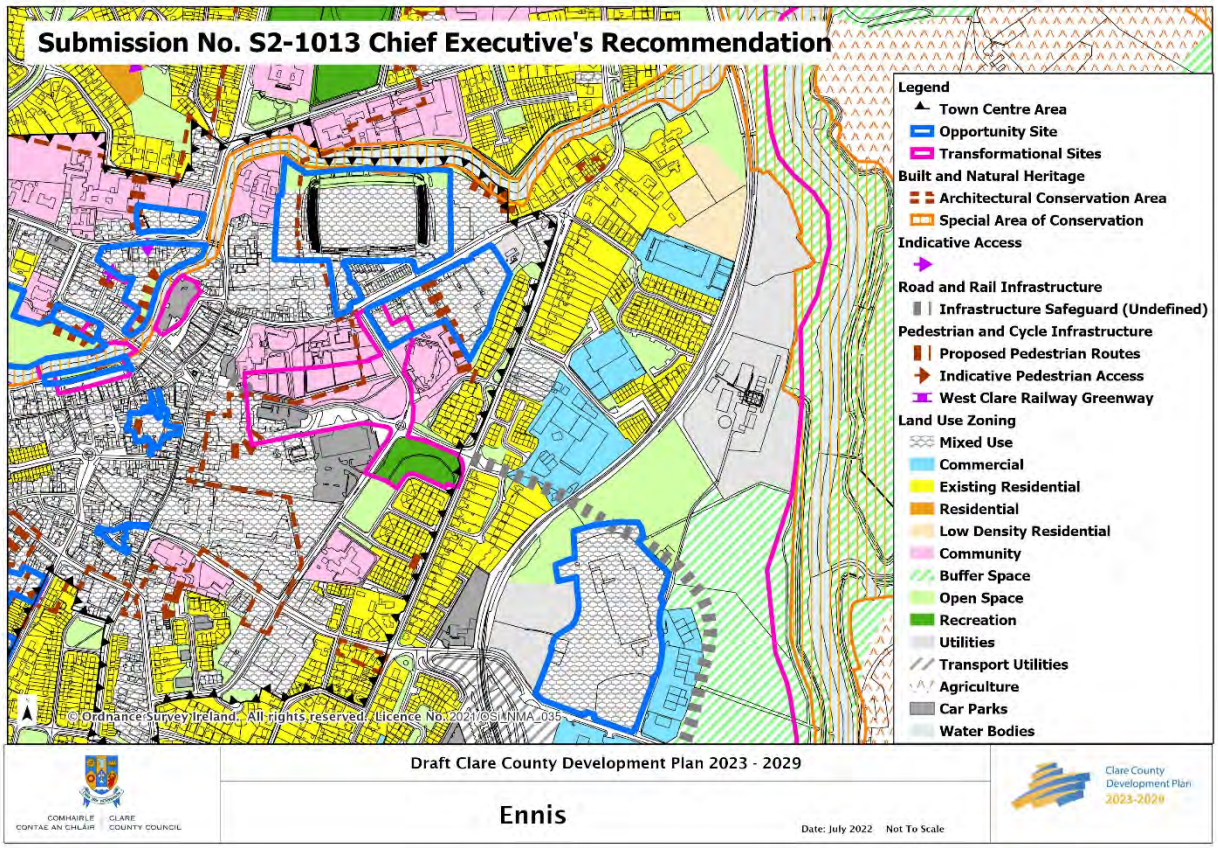
I recommend northern portion of LDR2 which is within Flood Zone A be amended to Open Space (OS1).
I recommend that site specific objective be amended accordingly to reflect the zoning change.
Site LDR2 Knox's Bridge & OS 1

The density of the proposed development will inform the most suitable location for vehicular access. Low density development may be accommodated through the existing access way subject to a satisfactory Traffic Impact Assessment being submitted.
Any development shall be of a high quality design which sensitively incorporates the orchard/walled garden area, protects the mature trees on site, provides a buffer to the railway line and reflects the riverside setting, providing a green infrastructure buffer along the river bank. Partial removal of the stone wall dividing the site may be permitted for vehicular and pedestrian access (in an east-west direction). Any planning application relating
to this site shall include an archaeological assessment having regard to the proximity of an Archaeology Zone and a number of Recorded Monuments.

The northern section of this site zoned open space is located in an area that has been identified as being at risk from flooding. A Flood Risk Assessment in accordance with 'The Planning System and Flood
Risk Management – Guidelines for Planning Authorities' (DoEHLG/OPW 2009) shall also be submitted as part of any planning application made in relation to this site. Any development proposals shall include details of how surfacewater will be controlled during construction to allow the Local Authority to screen the proposals under Article 6(3) of the EU Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely effect on the cSAC will be permitted.

The trees located on the perimeter of the site shall be retained and incorporated into future
development proposals and lighting shall be designed to ensure that there will be no increase in ambient light levels beyond the perimeter of the development footprint (through a Light Spill Model Study). A Landscape Management Plan will also be required.


Submission No. S2-1013 Draft Development Plan
Submission No. S2-1013
Site A
Site B
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
Indicative Pedestrian Access
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Utilities
Transport Utilities
Agriculture
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: December 2021 Not To Scale


Submission No. S2-1013 Chief Executive's Recommendation
Legend
Town Centre Area
Opportunity Site
Transformational Sites
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Indicative Access
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
Proposed Pedestrian Routes
Indicative Pedestrian Access
West Clare Railway Greenway
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Utilities
Transport Utilities
Agriculture
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ennis
Date: July 2022 Not To Scale

Clarecastle

Submission No: S2/006 –Ruth Hurley on behalf of The Rural Development Directorate Clare County Council.	
Relevant Chapters / Topics	• Ballaghafadda, Clarecastle • Land use zoning • Tourism • Community

Summary of Issues Raised in Submission

The submission relates to lands at Ballaghfadda, Clarecastle which are the subject of the draft Ballaghafadda Amenity & Recreation Plan. It is sought that consideration be given to swapping the location of the Tourism TOU1 zoning objective to the south and the Community C4 zoning objective to the northern section of the land.

The submission also proposes amendments to the wording which describes the site and sets out the requirements for same.

Chief Executive's Response

I would like to thank Ruth Hurley on behalf of The Rural Development Directorate of Clare County Council for her submission.

A non-statutory plan for the Council owned lands at Ballaghafadda West, Killadysart Road, Clarecastle, has been prepared and is currently in Draft format. The Draft Ballaghfadda Amenity and Recreation Plan sets out a vision to enhance the site's natural beauty, enrich its ecological value and to encourage engagement with the landscape, lough and its wider surroundings. It is proposed that a network of pathways and boardwalks will be carefully set within a naturalised woodland, meadow and wetland landscape. Interpretation of the site's natural and cultural heritage will be provided through signage and public art. Proposed activities on the site may include walking, cycling, wildlife watching, natural play, and low impact water sports, such as swimming, rowing and kayaking with supporting onsite facilities for outdoor recreation, community and tourism requirements as appropriate to the site. There is also future potential opportunity to enhance and consider the creation of new linkages from Clarecastle village, Ballybeg Woods and Killone Lough to this site.

Based on the detail of the draft amenity and recreation plan it is deemed appropriate that any tourism aspect of the site be located to the south of the subject lands with the community aspect located to the north. In line with this it is deemed appropriate to swap the zoning as per the draft plan to facilitate the vision of the Draft Recreation and Amenity Plan.

The submission also sets out amended wording for the zoning objective for the site having regard to the Draft Ballaghfadda Amenity and Recreation Plan. It is deemed appropriate to update the site-specific objective "Site C4 & TOU1 Ballaghafadda West, Clarecastle" in line with the emerging plan.

Chief Executive's Recommendation

I recommend that the Tourism zoning objective TOU1 and the Community zoning objective C4 be interchanged to support the vision of the Draft Ballaghafadda Amenity & Recreation Plan. In addition, the following text changes should be made to the site specific objective as below;

Site C4 & TOU1 Ballaghafadda West, Clarecastle

This site directly adjoins the Killadysert Road (R473) to the east and has excellent connections to the surrounding area and the wider region via the local, regional and national road network. The site presents an opportunity for community and tourism development which complements its location directly adjacent to Ballybeg Lough. Suitable uses on this site could include tourism uses ~~burial ground, or other community~~ and community-based developments. ~~A Masterplan for these sites will be prepared during the life time of this Plan which seeks to guide the appropriate development of these lands which will be complementary to the village of Clarecastle.~~

The Ballaghafadda Amenity and Recreation Plan has been developed to guide the appropriate development of these lands, which will be complementary to the village of Clarecastle. The Ballaghafadda Amenity and Recreation Plan sets out a vision to enhance the sites natural beauty, enrich its ecological value and to encourage engagement with the landscape, lough and its surroundings. Activities on the site may include walking, cycling, wildlife watching, natural play, and low impact water sports, such as swimming, rowing and kayaking with supporting onsite facilities for outdoor recreation, community and tourism requirements as appropriate to the site. There is also the potential to enhance and create new linkages with Clarecastle village, Ballybeg Woods and Killone Lough to this site.

The site is located along a proposed cycle route as identified on Map I7 (Volume 2 of this Plan). Proposals for development must include the provision of a footpath, cycle lane (on or off road and associated road widening if required, depending on the scale of the development proposed) and public lighting to connect with the existing network in the adjoining Clarecastle village. Future development on this site must be connected to a public wastewater treatment facility with adequate capacity to accommodate the proposed development.

Development proposals for this site must be accompanied by a Transport and Traffic Assessment undertaken
in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must demonstrate that safe access to the site can be achieved and also include an assessment of the cumulative impact of traffic/transport generated by planned development in the area on significant junctions in the vicinity.

The site is located adjacent to Ballybeg Lough which flows into Clareabbey Stream and ultimately joins the River Fergus, which is part of the Lower River Shannon SAC. A buffer will be required to protect the Lough from any impacts from future development and on-going operation of the development on the site. The extent of the buffer required must be informed by an ecological assessment of the site. Development proposals must also be accompanied by a Surface water Management Plan which incorporates Sustainable Urban Drainage Systems. A

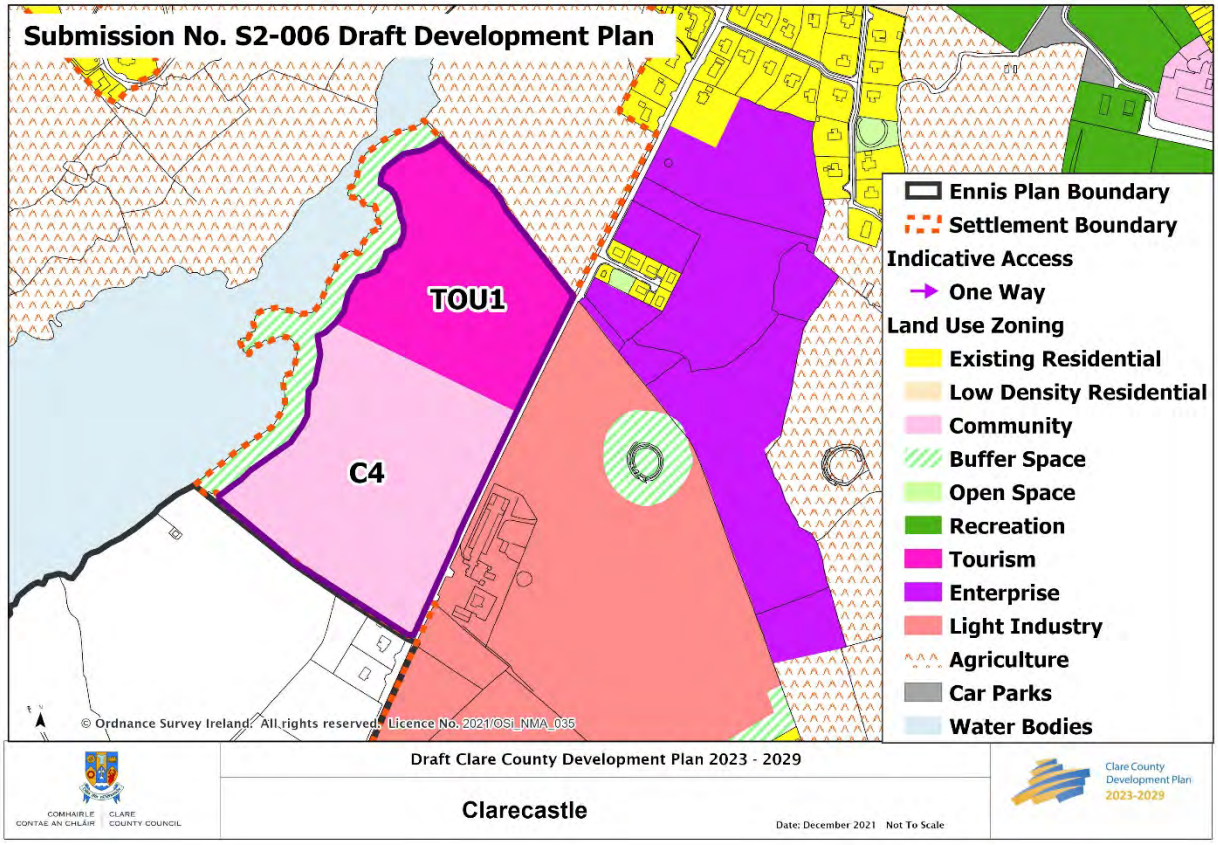
Hydrogeological Assessment may be necessary and, if required, it must be clearly demonstrated that the development will not interfere with water quality or hydrology of the Lower River Shannon cSAC, River Shannon and River Fergus pSPA, Ballyallia Lake SAC and Ballyallia Lough SPA.

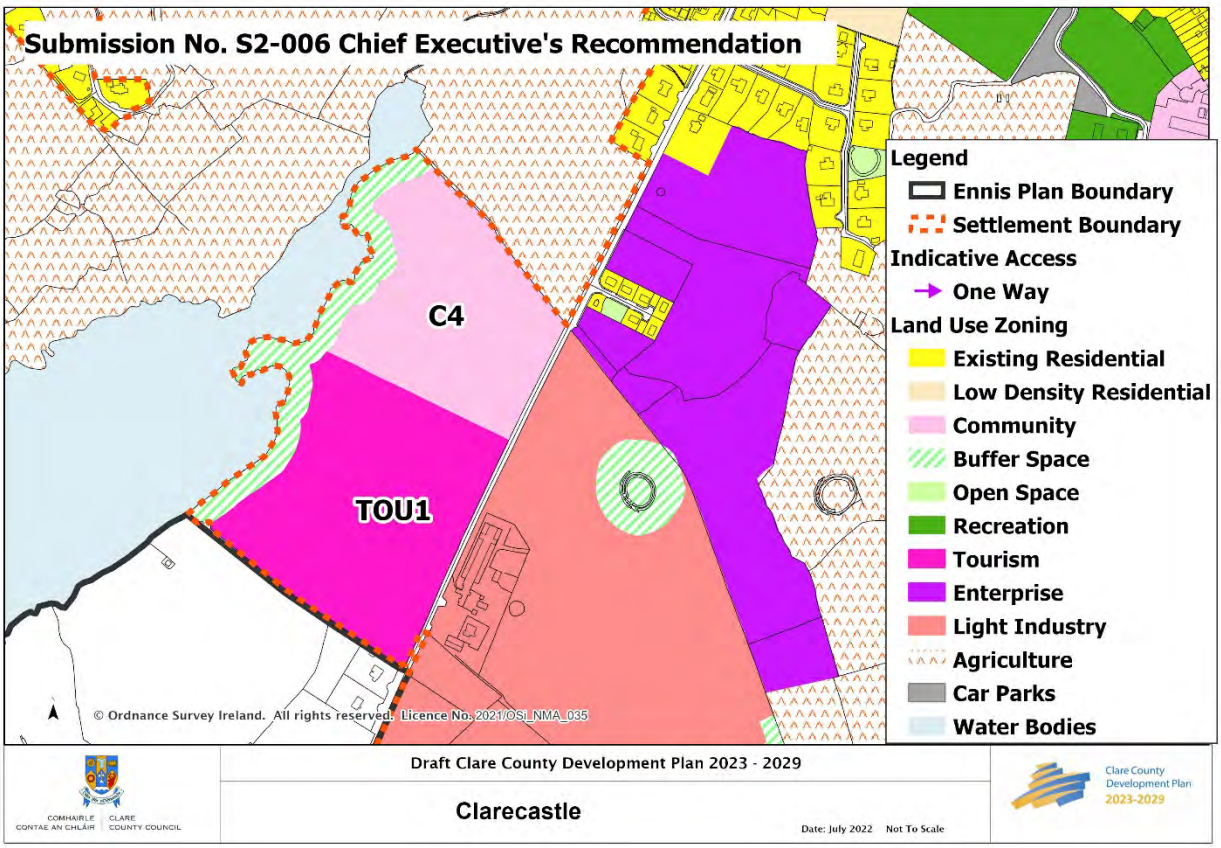
Development proposals for the use of the site and Lough will be assessed in terms of the potential use of Ballybeg Lough by Special Conservation Interest bird species. This assessment must demonstrate that no potential indirect disturbance will occur as a consequence of the proposed development.

This site is also located within 1km of a known Lesser Horseshoe bat roost (Edenvale/Newhall complex). Therefore the Ecological Assessment must also inform a Landscape Management Plan, making provision for the retention of important features such as hedgerows and trees on the perimeter of the site in particular the north and south hedgerow boundaries and woodland habitat along the edge of the Lough. Access for development may be required from the R473 and provision must be made to improve the biodiversity of any boundary retained to make provision for suitable foraging and retain wildlife links. Development proposals must be accompanied by a full Bat Survey, particularly in relation to the presence of Lesser Horseshoe bats on the site, and a full Light Spill Modelling Study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose the removal of woody vegetation around the perimeter of the site save for access and set back requirements and must address how linkages across the landscape can be maintained. Consideration of rewilding of parts of the site to re-establish native woodland and grass species will be encouraged.

There are several archaeological monuments in the vicinity of this site and an Archaeological Assessment may be required as part of future development proposals.

A small corner of the site is located in Flood Zones A and B where any proposals must be for water-compatible uses and must be accompanied by a Flood Risk Assessment.


Submission No. S2-006 Draft Development Plan
TOU1
C4
Ennis Plan Boundary
Settlement Boundary
Indicative Access
One Way
Land Use Zoning
Existing Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Tourism
Enterprise
Light Industry
Agriculture
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: December 2021 Not To Scale


Submission No. S2-006 Chief Executive's Recommendation
C4
TOU1
Legend
Ennis Plan Boundary
Settlement Boundary
Indicative Access
One Way
Land Use Zoning
Existing Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Tourism
Enterprise
Light Industry
Agriculture
Car Parks
Water Bodies
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Clarecastle
Date: July 2022 Not To Scale

Submission No: S2/099 –James G Lynch	
Relevant Chapters / Topics	• **Clarecastle** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to land at Creaggaunahilla which is zoned low density residential. The submission is accompanied by a map which identifies two parcels of land A & B owned by the observer. It is requested that

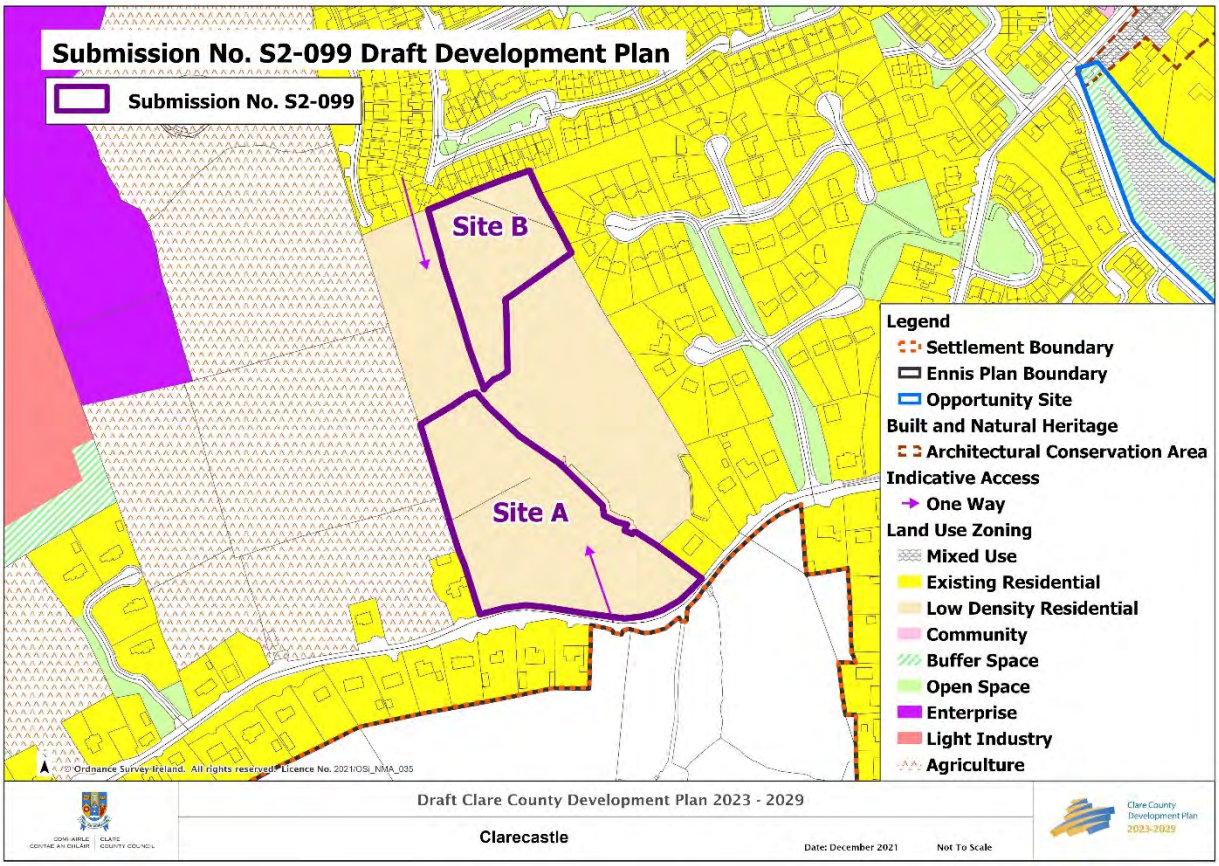
- Area marked A in the accompanying map be zoned Low to Medium density and
- Area marked B in the accompanies map be zoned Medium Plus as it abounds the development at Creggaunahilla which exits at Clarecastle Church which is very high density,

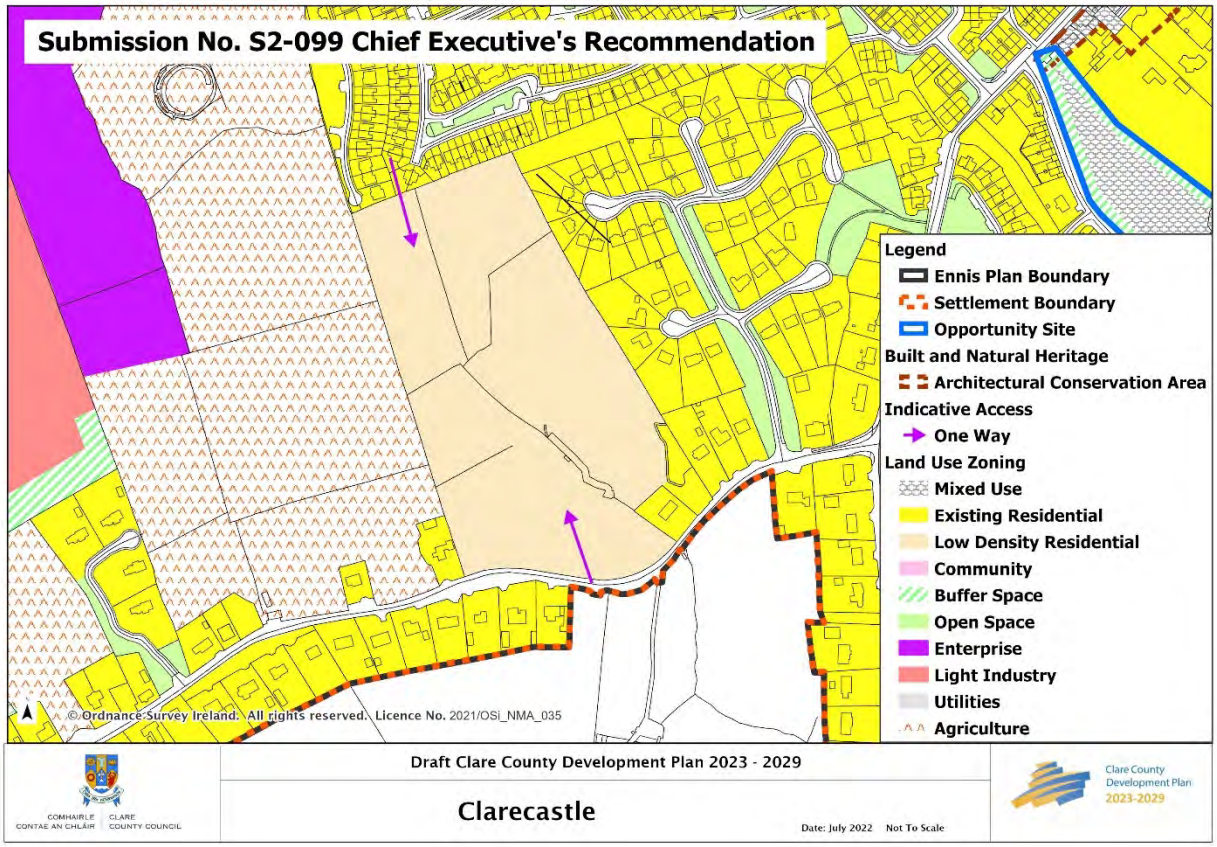
Chief Executive's Response

I wish to thank James G Lynch for his submission. The site is currently zoned Low Density Residential (LDR) to provide choice and a greater mixture in terms of housing tenure. The LDR zoning does not preclude variance across the site in terms of layout and design as requested in the submission. The underlying priority of this zoning is to ensure that the character of the settlement/area is maintained and further reinforced by a high standard of design. Development proposals for the site must be appropriate in scale and nature to the locality. I do not consider that the zoning of the site should be changed.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-099 Draft Development Plan
Submission No. S2-099
Site B
Site A
Legend
Settlement Boundary
Ennis Plan Boundary
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Indicative Access
One Way
Land Use Zoning
Mixed Use
Existing Residential
Low Density Residential
Community
Buffer Space
Open Space
Enterprise
Light Industry
Agriculture
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Submission No. S2-099 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Indicative Access
One Way
Land Use Zoning
Mixed Use
Existing Residential
Low Density Residential
Community
Buffer Space
Open Space
Enterprise
Light Industry
Utilities
Agriculture
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Submission No: S2/105 –Fergus Currach Club	
Relevant Chapters / Topics	• **Clarecastle** • **Recreational Facilities**

Summary of Issues Raised in Submission

The club have used privately-owned sites near the quay in Clarecastle to store their equipment, however these sites are no longer available for their use. The submission seeks the Council's assistance in securing a permanent location for a base for the club, including for storage of the boats etc, and it is requested that the Development Plan zone a site accordingly. Any site with access to lakes or watercourses in the vicinity of Ennis would be sufficient. The submission specifically mentions the Roche site and lands at Ballaghafadda, Clarecastle as being potentially suitable. The submitters have completed a survey in relation to the Ballaghafadda lands (which is a Clare County Council project 'Draft Ballaghafadda Amenity & Recreation Plan' for which survey responses were sought by the public up to April 12th, 2022).

Chief Executive's Response

I wish to thank the Fergus Currach Club for their submission, and I acknowledge the importance of the recreation and sporting aspect of the club and it is deemed valuable that this club and others such water based clubs would have an appropriate base for their activities. A series of masterplans are currently being prepared for the Clarecastle area, for the Roche site and for the Council owned Ballaghfadda lands on the Kiladysart Rd. The purpose of the masterplans is to facilitate and encourage the appropriate development of the village of Clarecastle and the two strategic sites. The emerging work will include a strong focus on providing access to the water and lake to enhance the role of the waterway in the village of Clarecastle and to the Ballaghfadda site. It is considered appropriate that within these masterplans the needs of water based local clubs should be considered

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Submission No: S2/156 –Anne & Gerry O'Sullivan	
Relevant Chapters / Topics	• **Ennis** • **Zoning**

Summary of Issues Raised in Submission

The submission is accompanied by a zoning map identifying the site LDR 70 as per the Ennis/Environs Plan (2014-2023) being Low Density Residential, this submission seeks re-zoning of the observer's property to full Residential for the following reasons.

- Limited housing construction in the area.
- 4.4acres, shares an elevated location
- Linked to all essential services including public sewage
- No flood risk
- Submits potential residential scheme design for 29 houses and 12 apartments
- Full residential zoning would generate greater interest from developers.

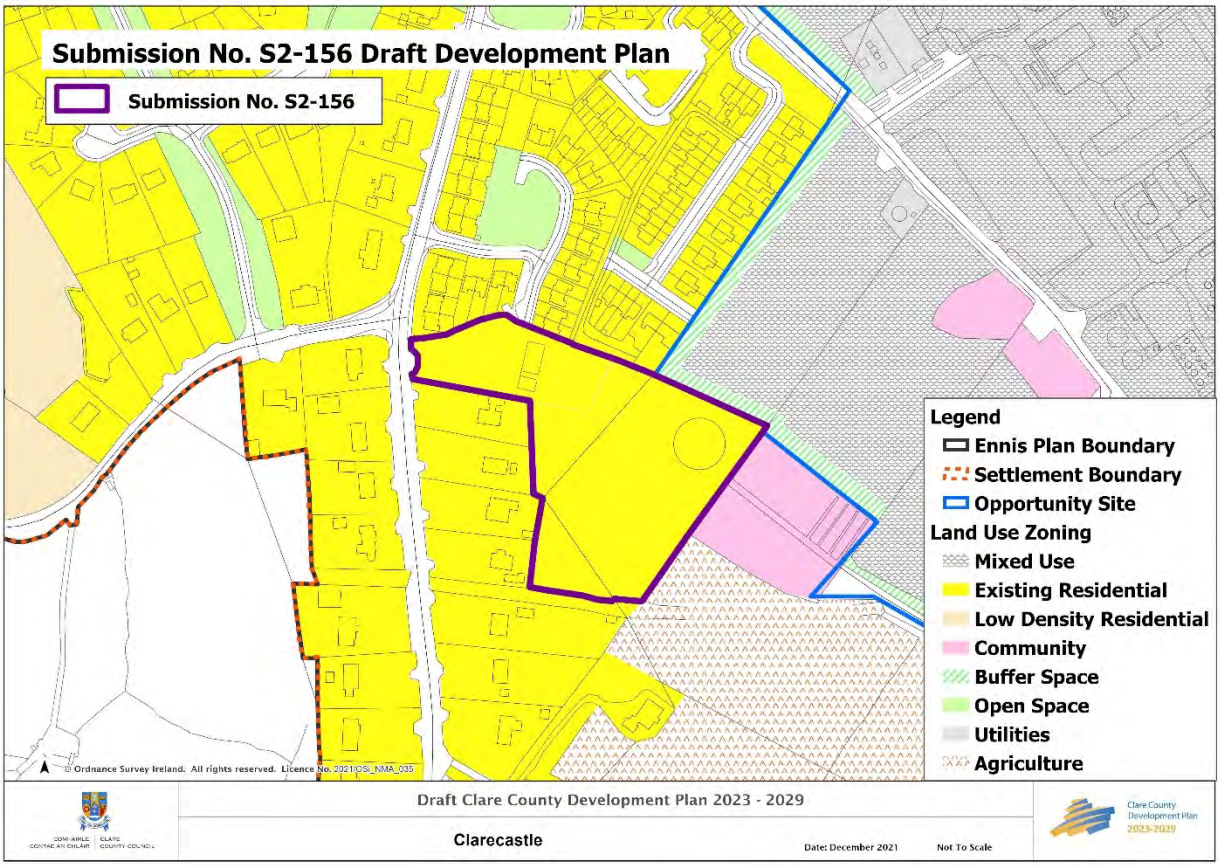
Chief Executive's Response

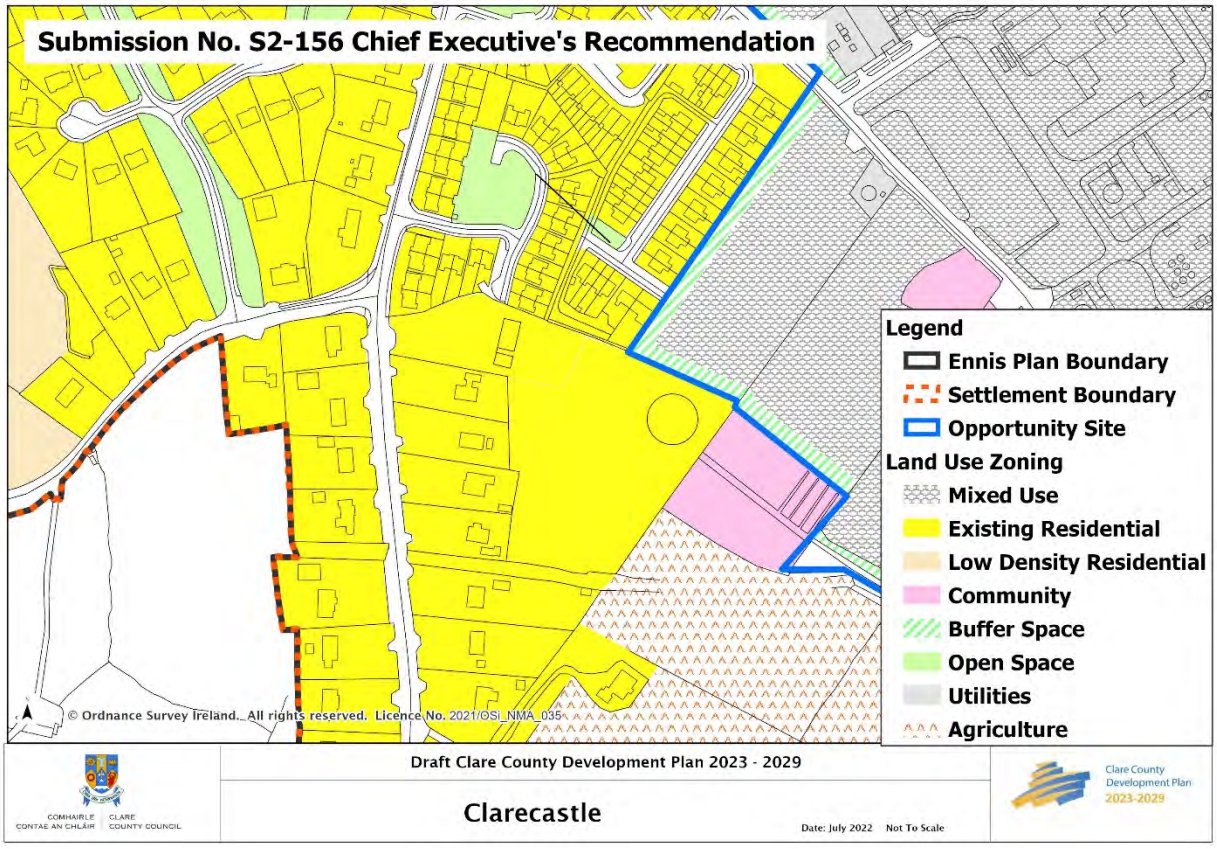
I would like to thank Anne and Gerry O'Sullivan for their submission and to respond as follows.

The lands subject to this submission are zoned as 'Existing Residential' in the Draft Clare County Development Plan 2023-2029. This zoning objective is to conserve and enhance the quality and character of the area, to protect residential amenities and to allow for small scale infill development which is appropriate to the character and pattern of development in the immediate area and for uses that enhance existing residential communities. Existing residential zoned land may also provide for small-scale home-based employment uses where the primary residential use will be maintained. I consider that this zoning objective would facilitate the development of appropriate land uses for this site and in that regard I do not consider that a change in zoning objective is appropriate or necessary.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-156 Draft Development Plan
Submission No. S2-156
Legend
Ennis Plan Boundary
Settlement Boundary
Opportunity Site
Land Use Zoning
Mixed Use
Existing Residential
Low Density Residential
Community
Buffer Space
Open Space
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
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Submission No. S2-156 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Opportunity Site
Land Use Zoning
Mixed Use
Existing Residential
Low Density Residential
Community
Buffer Space
Open Space
Utilities
Agriculture
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Clarecastle
Date: July 2022
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Submission No: S2/533 –HRA Planning on behalf of Transmoor Ltd (Newhall House)	
Relevant Chapters / Topics	• **Ennis/Clarecastle** • **Tourism**

Summary of Issues Raised in Submission

This submission was made by HRA Planning on behalf of Transmoor Ltd (Newhall Hse).

This submission relates to Newhall Estate Lands, a 149-hectare land parcel situated in Clarecastle, within the south western extremity of the settlement boundary of Ennis. Approximately 0.86 hectares of these lands are zoned as 'existing residential', with the zoning focused on the 15 no. bedroom mansion and outbuildings. The remaining lands (124.26 hectares) are largely zoned for agricultural purposes, although circa 21.72 hectares of land are unzoned and located outside of the Ennis Plan boundary.

To facilitate the restoration of Newhall Estate for tourism and associated purposes, and to attract the necessary financial investment required, Newhall Estate must be statutorily recognised in the Draft Clare Development Plan 2023 – 2029 and the associated Ennis Municipal District Plan. Specifically, it is requested that

• Newhall Estate is recognised as an 'opportunity site' specifically relating to its potential for heritage and biodiversity based tourism.

• In support of identifying the site as an 'opportunity site' it is further requested that Newhall Estate is appropriately zoned for tourism purposes with ancillary enterprise uses, sensitive to the heritage and biodiversity status of the Estate.

The ambition is to develop Newhall Estate as a sustainable and well-managed year round, high-quality tourism product that generates economic benefits for not only the Estate but also for the wider county. The intention is to open Newhall Estate on a commercial basis, particularly to those who have a purposeful interest in Irish Folklore and heritage.

Notwithstanding the zoning provisions as presented in the Draft Plan, there are several policy provisions which may hinder future tourism development on the land. Whilst Objective CDP 9.4(b) seeks to permit tourism-related developments outside of settlements where there is a clear need for the specific location and the benefits to the local community are balanced with any potential environmental impact, the land use zoning matrix does not support hotel use or short-term tourist accommodation in respect of 'Agricultural' zoning. Further, the Draft Plan makes it clear that it is an objective of the Development Plan that new tourist accommodation is located in towns and villages and in close proximity to services and amenities. Although, the Draft Plan does recognise that some forms of tourism developments, due to their scale or nature, may require a location outside of settlements, it is submitted that the agricultural zoning on the subject land hinders such provision.

The closest land to the subject site, zoned for tourism purposes, is land identified as TOU1 located on the Killadysert Road (R473) northeast of the subject lands. The Draft Plan considers that the site presents an opportunity for community and tourism development which complements its

location directly adjacent to Ballybeg Lough. Adopting a similar approach, Newhall Estate has the benefit of adjoining and accommodating two lakes including Killene Lough & Ballybeg Lough and can offer greater historical and cultural diversity in developing a tourist offer / product. Yet Newhall Estate has not been afforded a tourism zoning.

It is very clear from the zoning provisions in the Draft Plan that land zoned for tourism purposes will be considered for tourist related development in the first instance. These are the sites promoted for tourist projects in the Draft Plan, in contrast to other lands, including Newhall Estate. In order to ensure equal status to lands and afford adequate opportunity for tourist development on the Newhall Estate lands, it is requested that the subject lands are identified as a Strategic Opportunity Site and specifically zoned for tourist uses.

Chief Executive's Response

I want to tank HRA Planning on behalf of Transmoor Ltd (Newhall Hse) for their submission. I note that Newhall Estate as identified in this submission is largely within the Special Area of Conservation: Newhall and Edenvale Complex SAC002091 and are adjacent to Killone lake. The qualifying interest of the SAC are the Lesser Horseshoe Bat and caves which are not open to the public. The caves are integrally linked to the lesser horseshoe bats as part of the habitat that supports this species. Having regard to the scale, importance, and sensitivity of the site, it is not deemed appropriate to change the zoning from agricultural and open countryside to Touirsm.

The submission received, points out that in land use zoning matrix hotel use or short-term tourist accommodation in respect of 'Agricultural' zoning is "Not Normally Permitted" however it must be noted that a "Tourism Complex" and "Water-based Recreation" are open for consideration on Agricultural zoned lands. While this land is within the Plan boundary of Ennis they are outside the settlement boundary of Ennis, it is largely agricultural land and is unserviced by wastewater. The main house is zoned Existing Residential and the majority of remainder of the land zoned agricultural.

The Council is committed to progressing tourism in Clare and supports the development of appropriate facilities. Given the location and sensitivity of Newhall estate it is not deemed appropriate to place a tourism zoning on the entire estate. However, I acknowledge the specific potential of the estate for an appropriate tourism offering and therefore consider the best approach is to amend the existing zoning on Newhall House, its surrounding buildings and a small area of ground that was zoned Existing Residential to Tourism and include supporting text in Volume 3a Ennis Municipal District.

Chief Executive's Recommendation

I recommend that the Existing Residential zoning on Newhall Houses and its immediate surrounds be changed to Tourism, and text be included in Volume 3a as follows.

Insert the following text in Volume 3a Ennis Municipal District

11.11.7 Tourism in Newhall Estate

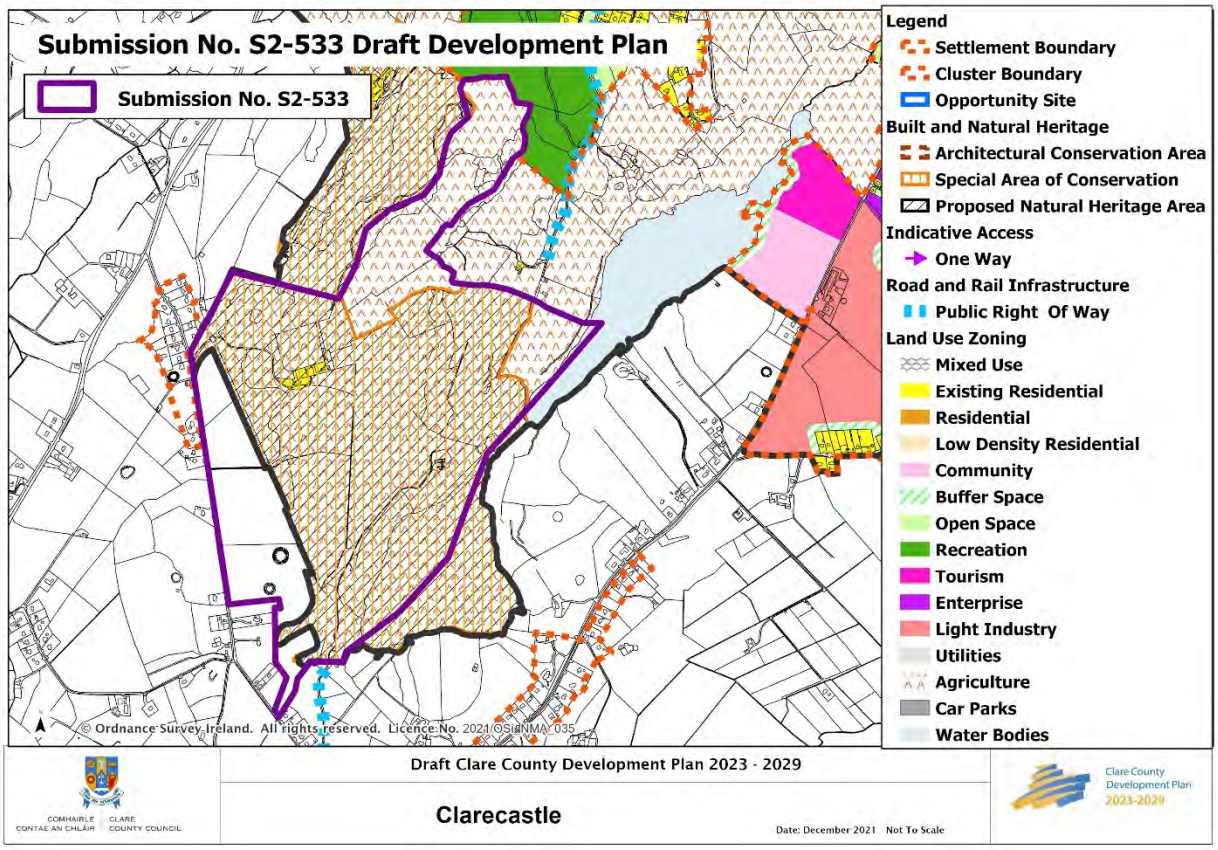
The built and cultural heritage, biodiversity, natural features, scenic landscapes and natural amenities of Newhall Estate has the potential to develop a suitable sustainable tourism offering appropriate to its location, setting and ecological value. Any such development must be suitable in in terms of scale to its location.

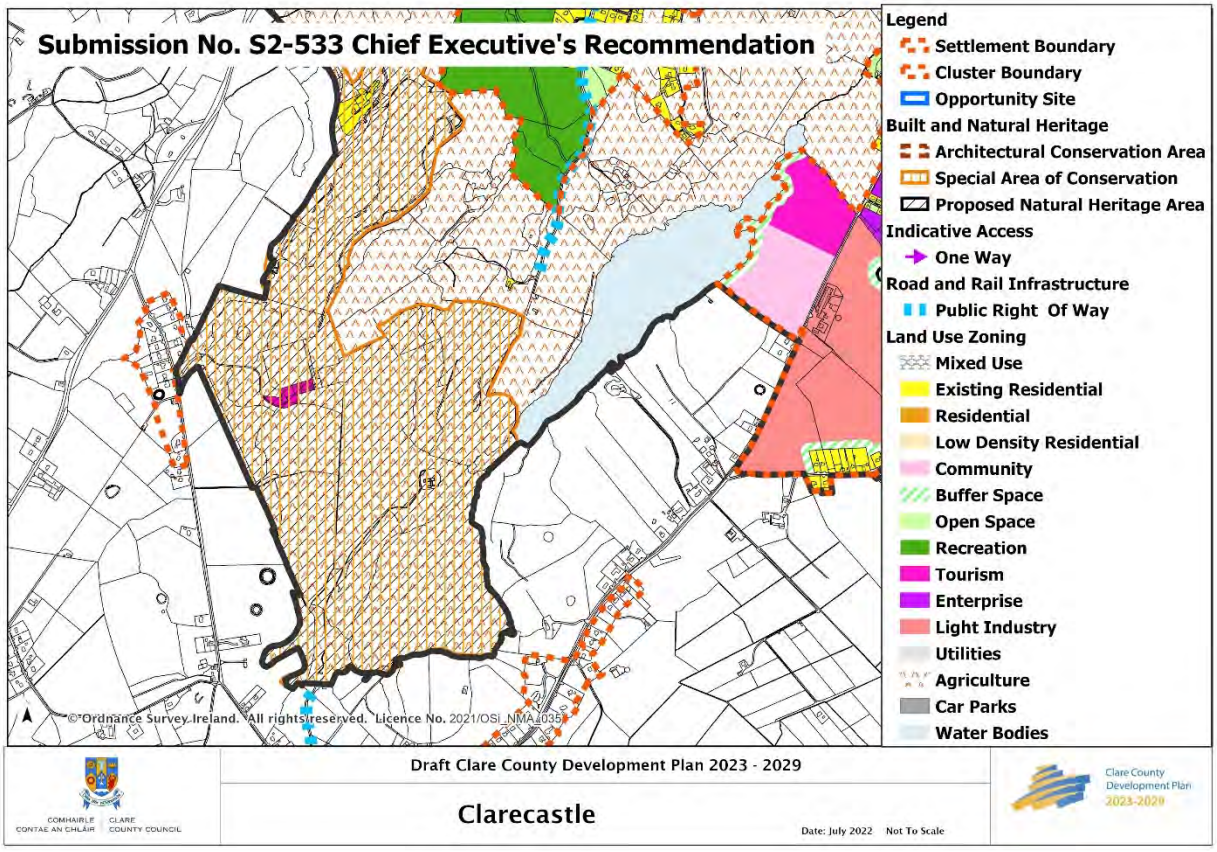
Technical Guidance (pg74)

2.13.7 Newhall Area

Newhall house is located within the Newhall Edenvale Complex SAC which is designated for the presence of Lesser horseshoe bats together with Caves Not Open to the public. This is one of the most important SAC sites for this species in the county with NPWS undertaking regular counts on both the winter and summer roosts located within the SAC boundary. Any proposed changes to Newhall House must be accompanied by a full Bat Survey, particularly in relation to the presence of Lesser horseshoe bats on the site, and a full Light Spill Modelling Study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint or within the SAC. Development applications must not propose the removal of woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.

The hedgerow and scrub areas together with the many mature trees within this site (SAC) provide vital foraging areas for the Lesser horseshoe bat. Future development proposals for any internal change of use must be informed by a Bat Survey and assessment undertaken by a suitably qualified ecologist to ensure that there is no loss of foraging/breeding/roosting or resting areas used by the Qualifying Interest Feature of this SAC (Lesser horseshoe bats). All design proposals, including lighting, must be informed by a suitably qualified ecologist with extensive experience in this field including any changes to the lighting. In line with the Conservation Objectives for the site there must be no significant increase in artificial light intensity adjacent to the roosts or along commuting routes within 2.5km of the roost.


Submission No. S2-533 Draft Development Plan
Submission No. S2-533
Legend
Settlement Boundary
Cluster Boundary
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Mixed Use
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Tourism
Enterprise
Light Industry
Utilities
Agriculture
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: December 2021 Not To Scale


Submission No. S2-533 Chief Executive's Recommendation
Legend
Settlement Boundary
Cluster Boundary
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Road and Rail Infrastructure
Public Right Of Way
Land Use Zoning
Mixed Use
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Tourism
Enterprise
Light Industry
Utilities
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Clarecastle
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Submission No: S2/546 –Fergus Merriman	
Relevant Chapters / Topics	• Clarecastle - Sli an Fearghus • Zoning • Access

Summary of Issues Raised in Submission

The site the subject of this submission lies within the established village boundaries of Clarecastle and has a history of a variety of industrial uses including stillage for the adjacent Port of Clare and a log storage for the nearby sawmill, it can therefore be classified as 'brownfield'.

The site was granted planning permission in 1999 reference P99-1008 for 44 residential units, this was revised under P07/372 to 42 units, these permissions expired on 27th February 2010 at which point 20 out of the 42 units granted had been completed (Sli an Fearghus), the balance of the site had been reduced to formation level and below ground infrastructure had been installed, in other words the development had been partially enacted.

The site is currently zoned as Open Space Under the 2000 Planning and Development Act the term 'open space' is not defined, rather is preceded by the words 'Private' or 'Public' as an area either utilised as part of a private residence, or is publicly open for a variety of uses such as parks, recreation areas etc. There is also the suggestion that open space may include areas of sustainable ecological value or visual aesthetic such as established woodlands or moors where the public might have a degree of access, such areas are generally outside of established development boundaries. Another quoted definition is: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.' Open Space as noted in several places in the current CDP says that "It is intended that lands zoned 'open space' will be retained as undeveloped open space, mainly for passive open space related activities. The open space/park areas could contain active play facilities such as children's play areas but these would only be a small component of the overall areas involved." And infers that such designation allows for interaction with the space either for ecological reasons or by the public actively or passively.

It is submitted that the subject site is well located to provide infrastructure such as a hotel and supporting tourist facilities that can substantially address these objectives with appropriate development and provide ease of access to the adjoining historical scheduled buildings known as Scott's grain store RPS# 903 built in 1846 which, with adequate access direct from the main road via the subject site has great potential to provide a tourism hub subject to the relevant approvals and which can secure its long term preservation.

Site MU4 Cois Fearghas, Clarecastle.

This site is zoned Mixed Use to allow for a broad range of potential uses. The partially constructed development on the right bank, immediately upstream of the R456 bridge, is located within Flood Zone A within the tidal and fluvial flood zone and is behind earthen embankments.

In essence, this site is no different from the subject site which is located immediately South across the R456 road on the Western bank of the river Fergus. Like Site MU4, development of the subject site had commenced, is within flood zone A and behind an earthen embankment, in addition its lower level is a considerably lower elevation than the subject site and more prone to flooding, in fact, it is constantly under water.

But unlike MU4 the subject site has been erroneously zoned as 'Open space' and yet is capable of adding considerable vitality and sustainability to Clarecastle for a number of Development plan objectives and has no history of flooding

Clarecastle Quayside

Access to the quay via Quay Road has long been a moot point of restriction and which essentially stalled the commercial viability of the quay leading to its current lack of use and the long-term support of many of the CDP ideals. The subject site has huge potential to alleviate access issues down Quay Road and provide meaningful supporting infrastructure in support of this and the wider important initiatives.

It is concluded that the proposal to continue to zone the subject site as 'open space' provides a substantial impediment to the proper and sustainable development of Clarecastle and many of the critical objectives and core goals outlined in the Draft County Development Plan for Clarecastle. Such potential includes: river walkway, tourism infrastructure, access to Quay and Roche sites, greenway, access to historical warehouses, support hub for the Estuary way and the list goes on. It is urged that the Chief Executive supports a change to the zoning of the subject lands for 'Mixed use' development in order that appropriate applications can be made to develop this important site.

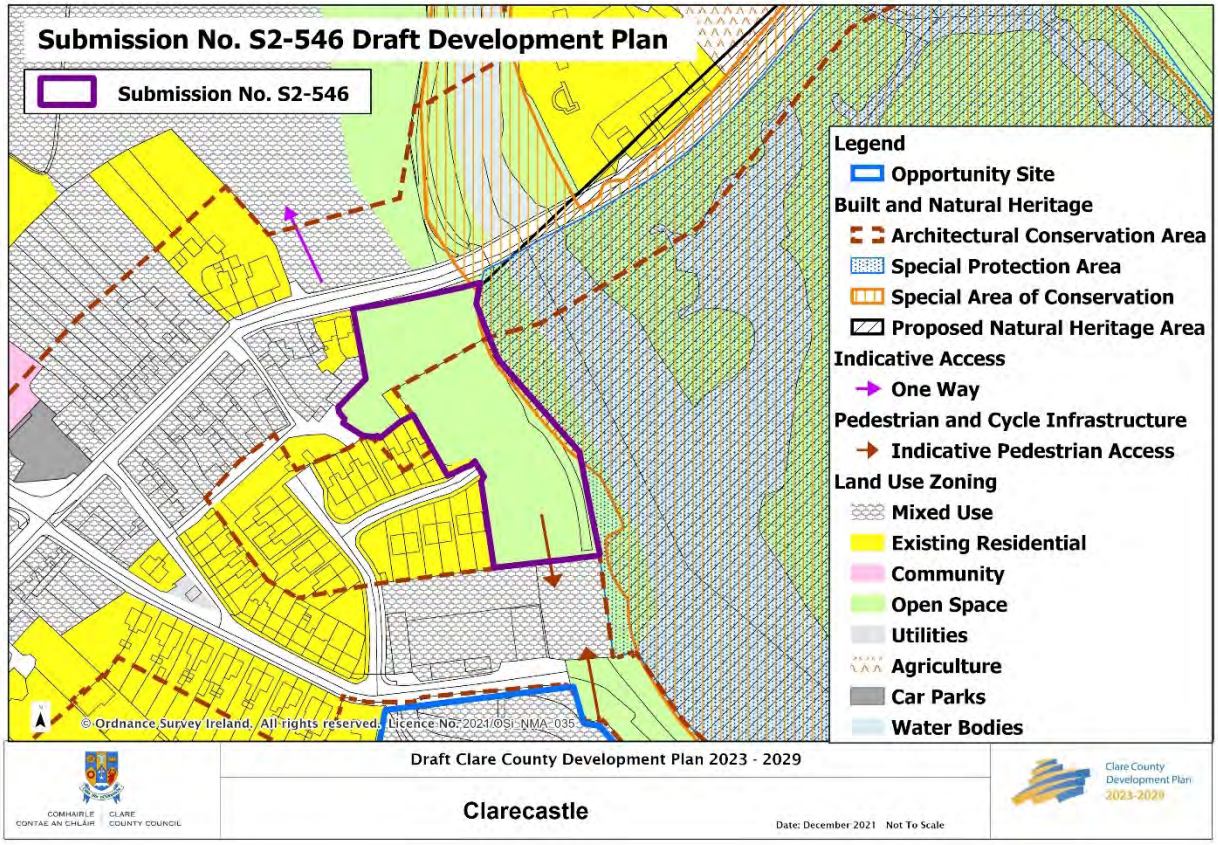
Chief Executive's Response

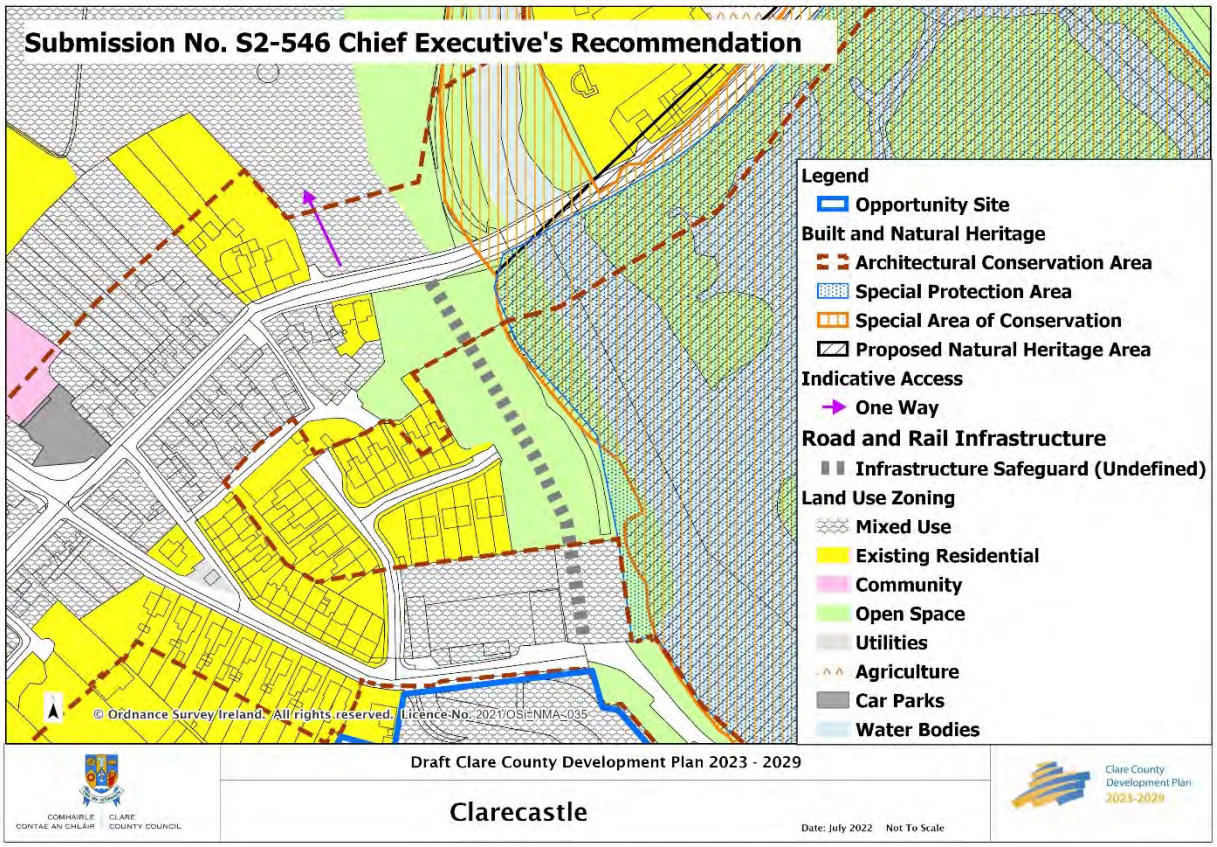
I wish to thank Fergus Merriman for his submission and agree that the land at this location has potential in terms of access to the Quay and the Roche site and to provide a new 'front door' to the town and also a new 'front room' to the River Fergus and can provide linkages into and around Clarecastle and along the River Fergus. Therefore I believe it appropriate that an amendment be made to the Draft Plan to provide access from the Main Street the R458 to Quay Road, in the form of a road infrastructure safeguard.

Having regard to the proximity of the subject lands to the significant brownfield site of Roche it is not deemed appropriate at this point in time to zone additional lands for Mixed use, in close proximity to a substantial brownfield site seeking redevelopment and currently undergoing remediation that is already zoned for Mixed Use purpose in the Draft Plan. Additional Mixed Use zoning in this vicinity could lead to a cluster of such development, and detract from the village centre and compromise the redevelopment of the brownfield Roche site and would be disproportionate to the scale of the surrounding neighbourhood. Therefore, to change the zoning from Open Space to Mixed Use would be contrary to the proper planning and sustainable development, not only of the Clarecastle neighbourhood, but also of the wider Plan area. I am not therefore in favour of the requested change to the zoning objective on this land.

Chief Executive's Recommendation

I recommend that an infrastructural safeguard for access from Main Street to Quay Road be included.


Submission No. S2-546 Draft Development Plan
Submission No. S2-546
Legend
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Indicative Pedestrian Access
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Utilities
Agriculture
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: December 2021 Not To Scale


Submission No. S2-546 Chief Executive's Recommendation
Legend
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Utilities
Agriculture
Car Parks
Water Bodies
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Clarecastle
Date: July 2022 Not To Scale

Submission No: S2/548 –JADA Projects (Ballybeg)	
Relevant Chapters / Topics	• **Clarecastle/Ennis** • **Commercial Units**

Summary of Issues Raised in Submission

'ESB' have engaged JADA Projects to secure and construct a commercial unit/building in the Ennis area within proximity to the motorway. Having regard to the capacity for delivery on foot of the draft development plan and what is currently available within Ennis there is little available to develop on behalf of the client. Additional to the above there are few or no commercial units available to rent or purchase.

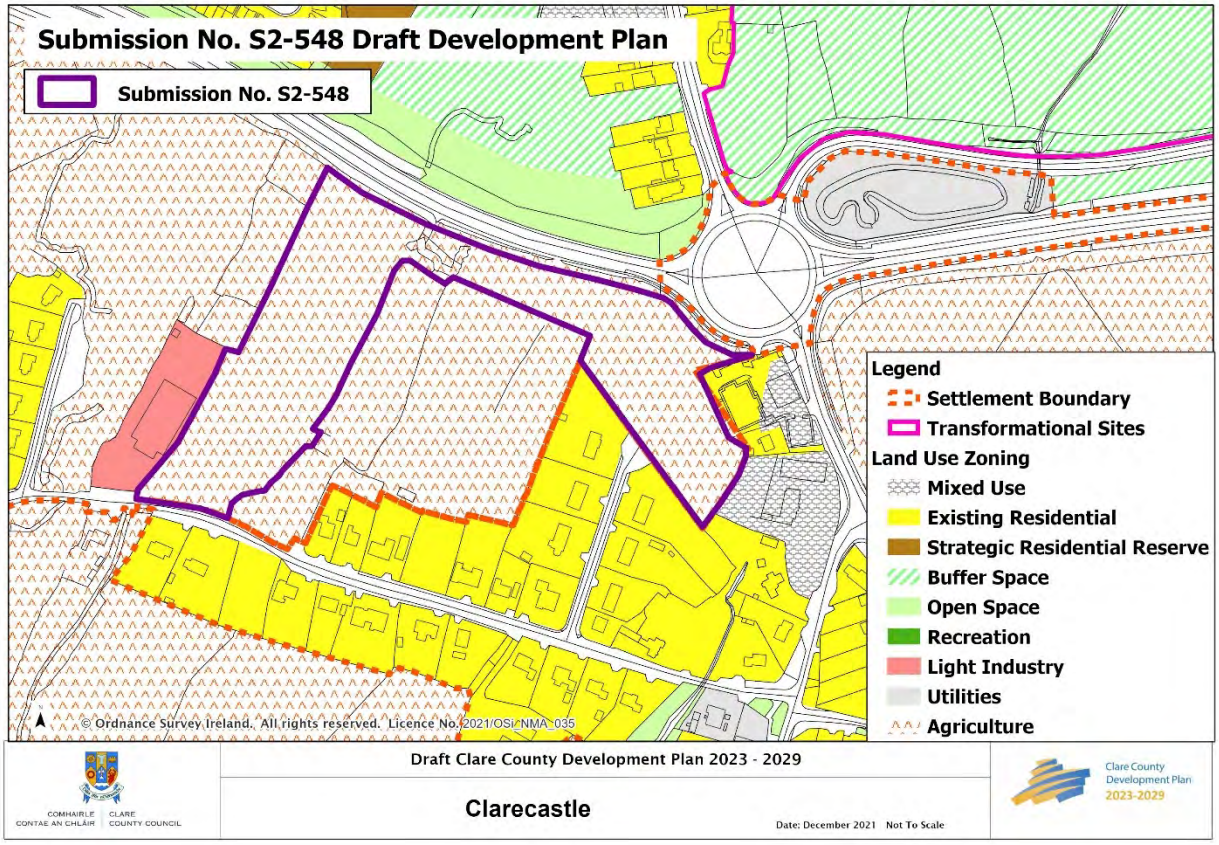
The submission identifies an area at Ballybeg, Clarecastle and requests it be changed from 'Agricultural' to 'Light Industry'.

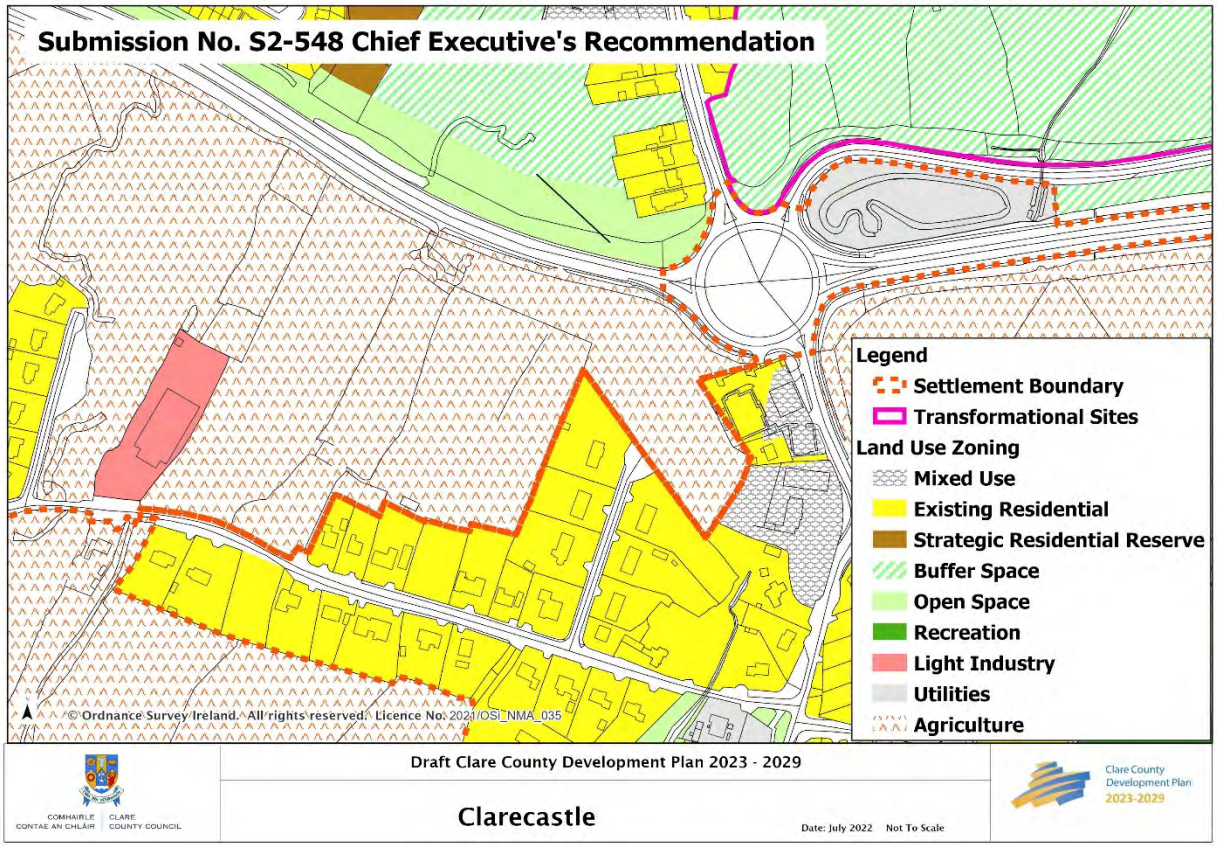
Chief Executive's Response

I wish to thank JADA Projects (Ballybeg) for their submission. I note that the subject site is located in the Ballybeg area of Ennis. In terms of commercial uses, it is not desirable to progress commercial development in peripheral locations where they may detract from the vibrancy of Ennis town centre or the designated neighbourhoods. The specific request is for a zoning objective for a Light Industrial use on the subject lands. I note that there is significant undeveloped zoned land at Enterprise ENT2 and Light Industrial LI1 less than 1km from the subject lands on the Kildysart Road, which is deemed a more favorable location having regard to the nature of development in the surrounding area and traffic considerations from any proposed developments. I believe that in planning for long-term employment and economic growth, ENT2 and LI1 are strategic sites, well positioned to form an employment hub in the plan area taking advantage of their location close to the M18 motorway and it is a preferred area to the lands the subject of this submission.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-548 Draft Development Plan
Submission No. S2-548
Legend
Settlement Boundary
Transformational Sites
Land Use Zoning
Mixed Use
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
Recreation
Light Industry
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: December 2021 Not To Scale


Submission No. S2-548 Chief Executive's Recommendation
Legend
Settlement Boundary
Transformational Sites
Land Use Zoning
Mixed Use
Existing Residential
Strategic Residential Reserve
Buffer Space
Open Space
Recreation
Light Industry
Utilities
Agriculture
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Submission No: S2/675 –Sli an Fhearghas Residents Committee

Relevant Chapters / Topics	• **Clarecastle** • **Biodiversity** • **Flooding**

Summary of Issues Raised in Submission

This submission relates to Sli an Fhearghas, Clarecastle and objects to an earlier submission no 52 by Merriman Solutions for the following reasons;

- Biodiversity – river bank, flora and fauna.
- Flooding concerns
- Submission S2/052 states that local residents were consulted, however no one was approached in this regard.
- Regard to visual amenity
- Contrary to the Clare Development Plan

Chief Executive's Response

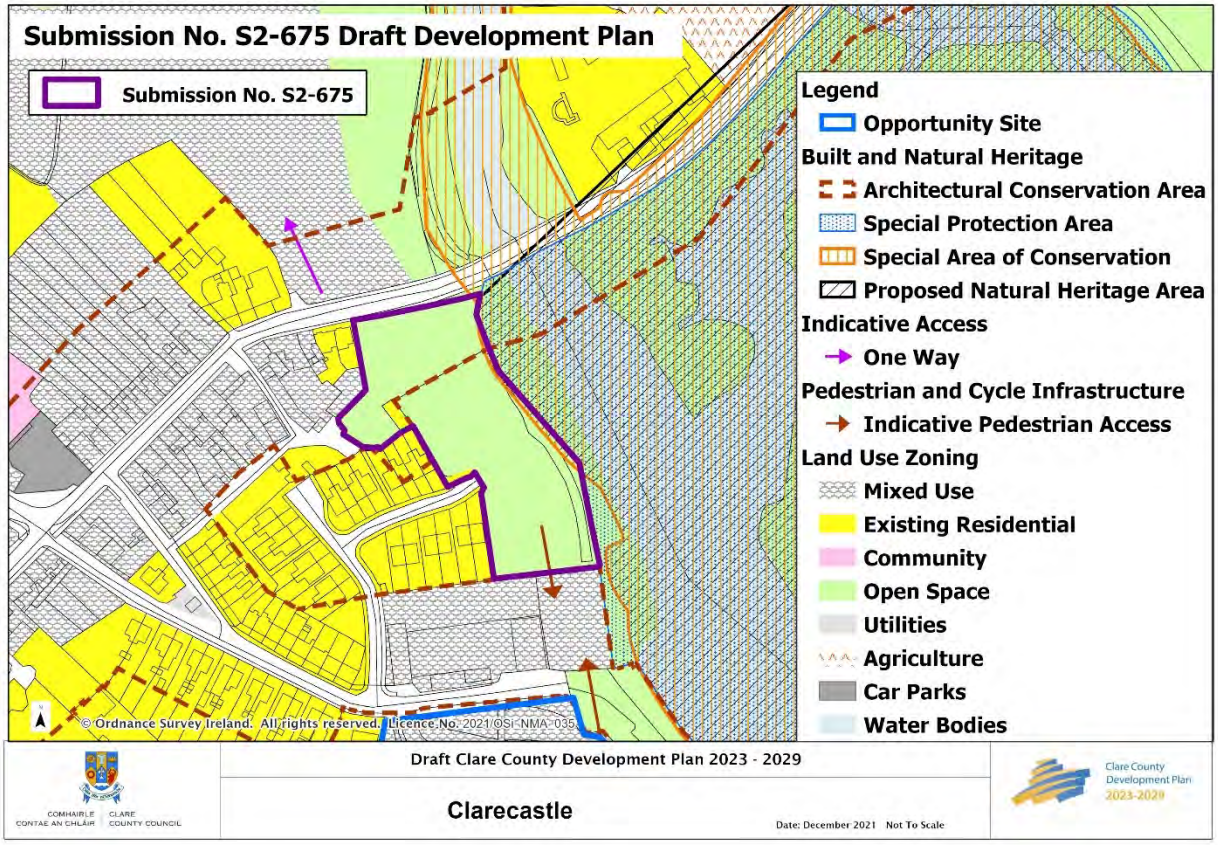
I wish to thank Sli an Fhearghas Residents Committee for their submission. In the interest of clarity submission S2/052 does not relate to this area, however there is a submission by Merriman Solution S2-546 relating to this area and it is in that context that this reply is prepared.

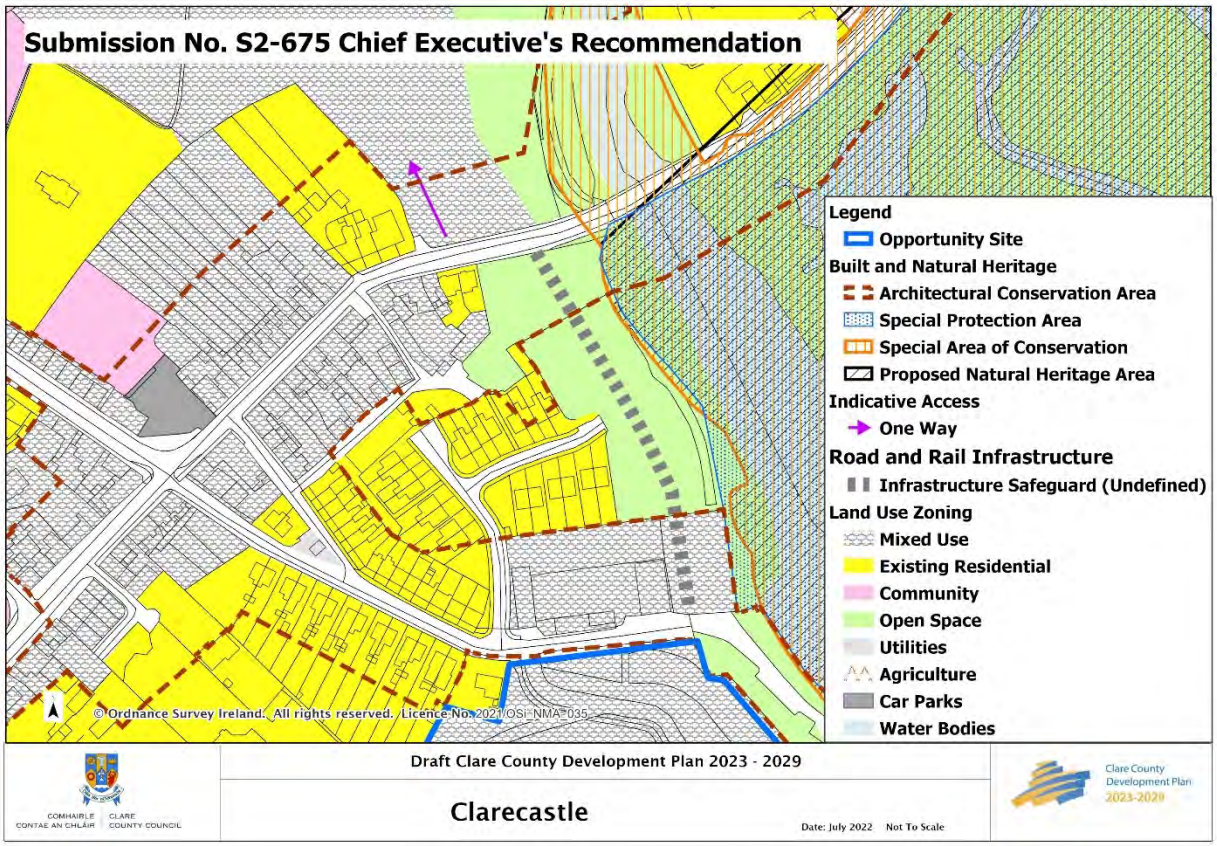
I acknowledge the concerns outlined in this submission and having regard to the location and nature of the proposed zoning as per S2-546 along the River Fergus, the flood risk associated to the lands in addition to the recommendations from the SEA, and the location of the site on the fringes of the settlement, and the vulnerability of uses /developments associated with mixed use, the proposed change to Mixed use is not appropriate, would be contrary to the proper planning and sustainable development of the area. I do not recommend a change to the zoning objective on this land in this regard.

A key priority for Clarecastle is to support and encourage the enhancement of the physical environment including cycle ways, cycle trial head facilities, walkways and the quayside area. Another key priority is to harness recreational opportunities presented by the development of green infrastructure especially along the River Fergus linking Clarecastle to Ennis. The land at this location has potential in terms of access to the Quay and the Roche site and to provide a new 'front door' to the town and also a new 'front room' to the River Fergus and to provide linkages into and around Clarecastle and along the River Fergus. Therefore, I believe it appropriate that an amendment be made to the Draft Plan to provide access from the Main Street the R458 to the Quay Road, in the form of a road infrastructure safeguard.

The assessment of this Infrastructural Safeguard at a route selection stage will need to carefully consider the potential traffic impact on Clarecastle Bridge. The proximity to the existing residential development together with the Lower River Shannon cSAC and River Shannon and Fergus Estuaries SPA will also form a key component in terms of the assessment of potential negative effects. There is a potential that the route selected will also traverse the Architectural Conservation Area with access across the Clarecastle Quay and via the sawmill yard. A full

Architectural Assessment will be required to inform the route selection.
Chief Executive's Recommendation
I recommend that an infrastructural safeguard for access from Main Street to Quay Road be included.


Submission No. S2-675 Draft Development Plan
Submission No. S2-675
Legend
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Indicative Pedestrian Access
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Utilities
Agriculture
Car Parks
Water Bodies
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Submission No. S2-675 Chief Executive's Recommendation
Legend
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Utilities
Agriculture
Car Parks
Water Bodies
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Clarecastle
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Submission No: S2/689 –Sli an Fhearghas Residents Committee

Relevant Chapters / Topics

- **Clarecastle**
- **Biodiversity**
- **Flooding**

Summary of Issues Raised in Submission

This submission relates to Sli an Fhearghas, Clarecastle and objects to an earlier submission no S2/052 by Merriman Solutions for the following reasons.

- Biodiversity – river bank, flora and fauna.
- Flooding concerns
- Submission S2/052 states that local residents were consulted, however no one was approached in this regard.
- Regard to visual amenity
- Contrary to the Clare Development Plan

Chief Executive's Response

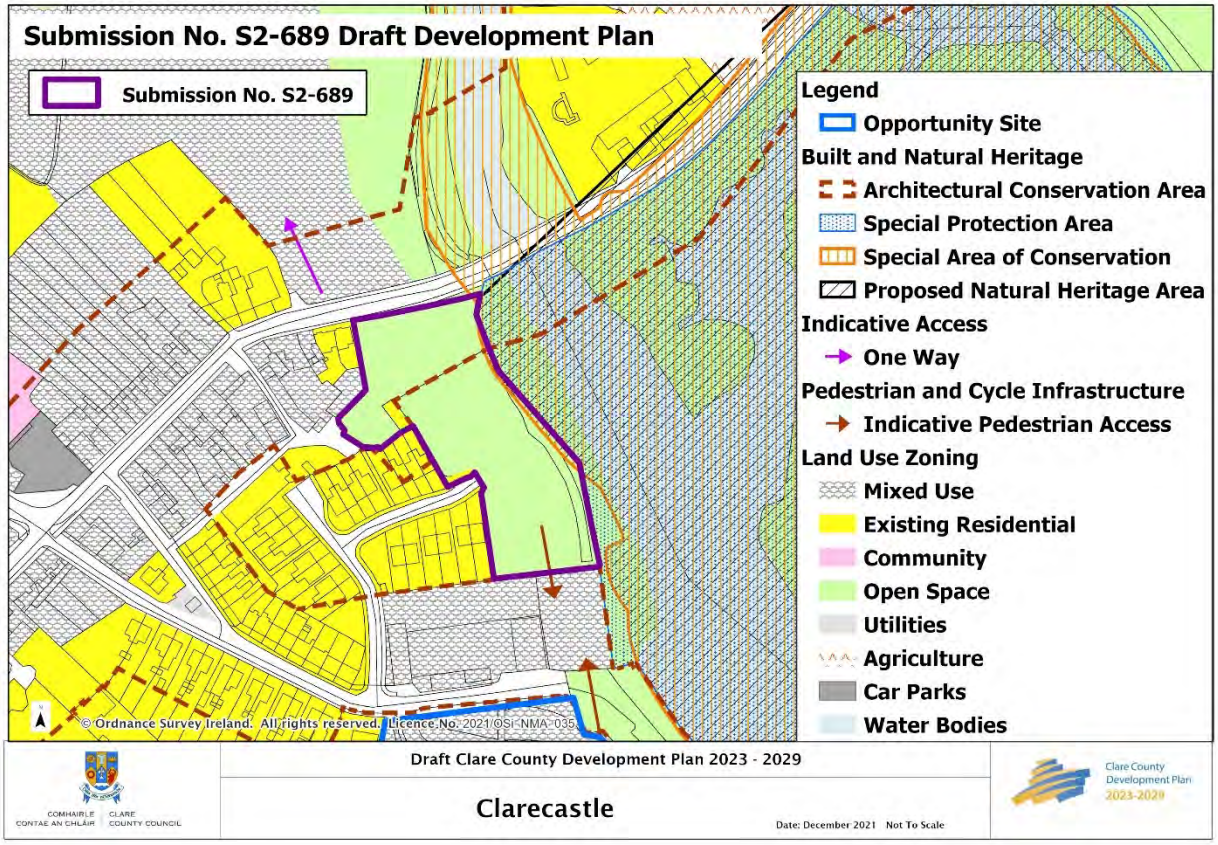
I wish to thank Sli an Fhearghas Residents Committee for their submission. In the interest of clarity, submission S2/052 does not relate to this area, however there is a submission by Merriman Solution S2-546 relating to this area and it is in that context that this reply is prepared.

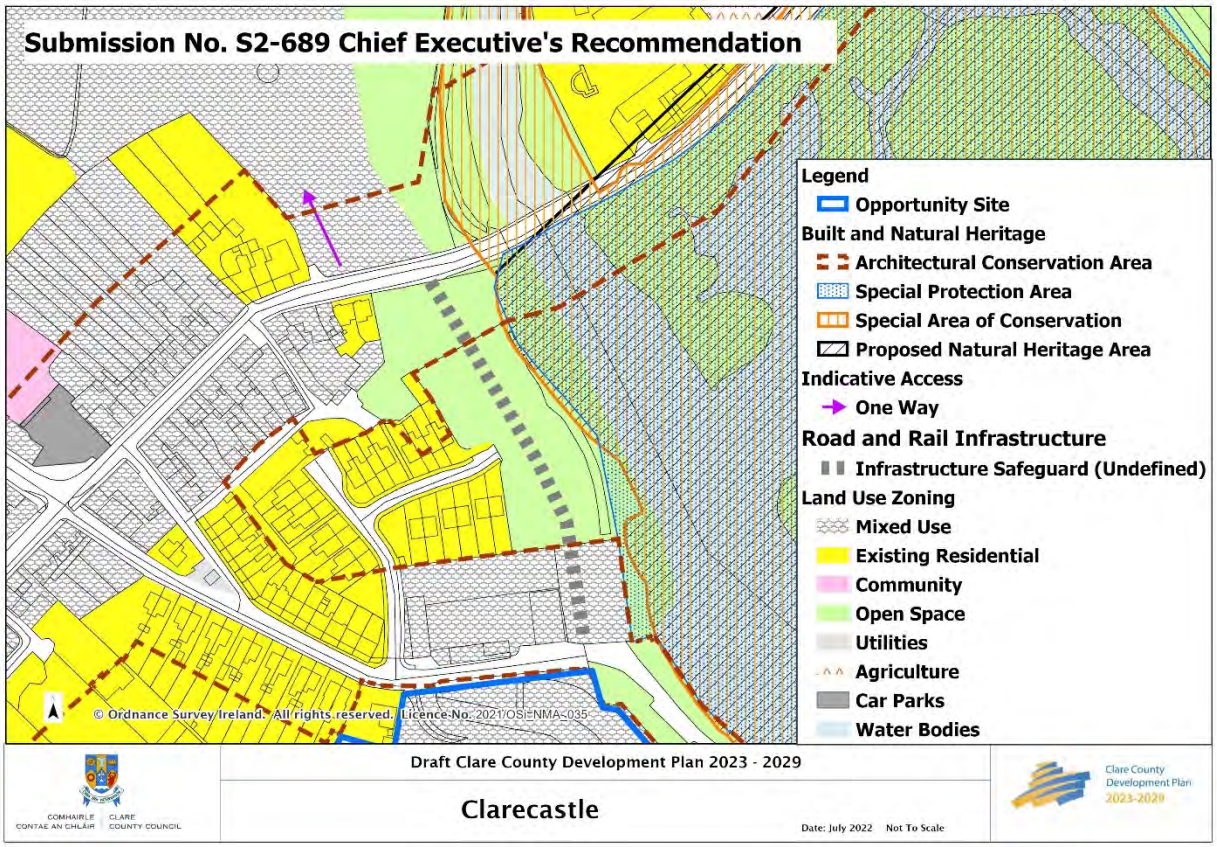
I acknowledge the concerns outlined in this submission and having regard to the location and nature of the proposed zoning as per S2-546 along the River Fergus, the flood risk associated to the lands in addition to the recommendations from the SEA, and the location of the site on the fringes of the settlement, and the vulnerability of uses /developments associated with mixed use, the proposed change to Mixed use is not appropriate, would be contrary to the proper planning and sustainable development of the area. I do not recommend a change to the zoning objective on this land in this regard.

A key priority for Clarecastle is to support and encourage the enhancement of the physical environment including cycle ways, cycle trial head facilities, walkways and the quayside area. Another key priority is to harness recreational opportunities presented by the development of green infrastructure especially along the River Fergus linking Clarecastle to Ennis. The land at this location has potential in terms of access to the Quay and the Roche site and to provide a new 'front door' to the town and also a new 'front room' to the River Fergus and to provide linkages into and around Clarecastle and along the River Fergus. Therefore, I believe it appropriate that an amendment be made to the Draft Plan to provide access from the Main Street the R458 to the Quay Road, in the form of a road infrastructure safeguard.

The assessment of this Infrastructural Safeguard at a route selection stage will need to carefully consider the potential traffic impact on Clarecastle Bridge. The proximity to the existing residential development together with the Lower River Shannon cSAC and River Shannon and Fergus Estuaries SPA will also form a key component in terms of the assessment of potential negative effects. There is a potential that the route selected will also traverse the Architectural Conservation Area with access across the Clarecastle Quay and via the sawmill yard. A full Architectural Assessment will be required to inform the route selection.

Chief Executive's Recommendation
I recommend that an infrastructural safeguard for access from Main Street to Quay Road be included.


Submission No. S2-689 Draft Development Plan
Submission No. S2-689
Legend
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Indicative Pedestrian Access
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Utilities
Agriculture
Car Parks
Water Bodies
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Clarecastle
Date: December 2021 Not To Scale


Submission No. S2-689 Chief Executive's Recommendation
Legend
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Utilities
Agriculture
Car Parks
Water Bodies
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Clarecastle
Date: July 2022 Not To Scale

Submission No: S2/713 –Joe Murphy on behalf of Roche Ireland	
Relevant Chapters / Topics	• **Clarecastle/Ennis** • **Roche Site** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to the Roche Clarecastle site and in particular the identification of the site as TS7 and OP19. As part of Roche's commitment to the community of Clarecastle and the future sustainable use of the site for employment post remediation, Roche Ireland is working in collaboration with Clare County Council's Strategic Economic Initiatives unit to bring forward a Masterplan for the site and welcomes the engagement to date with the Local Authority, the community and the IDA.

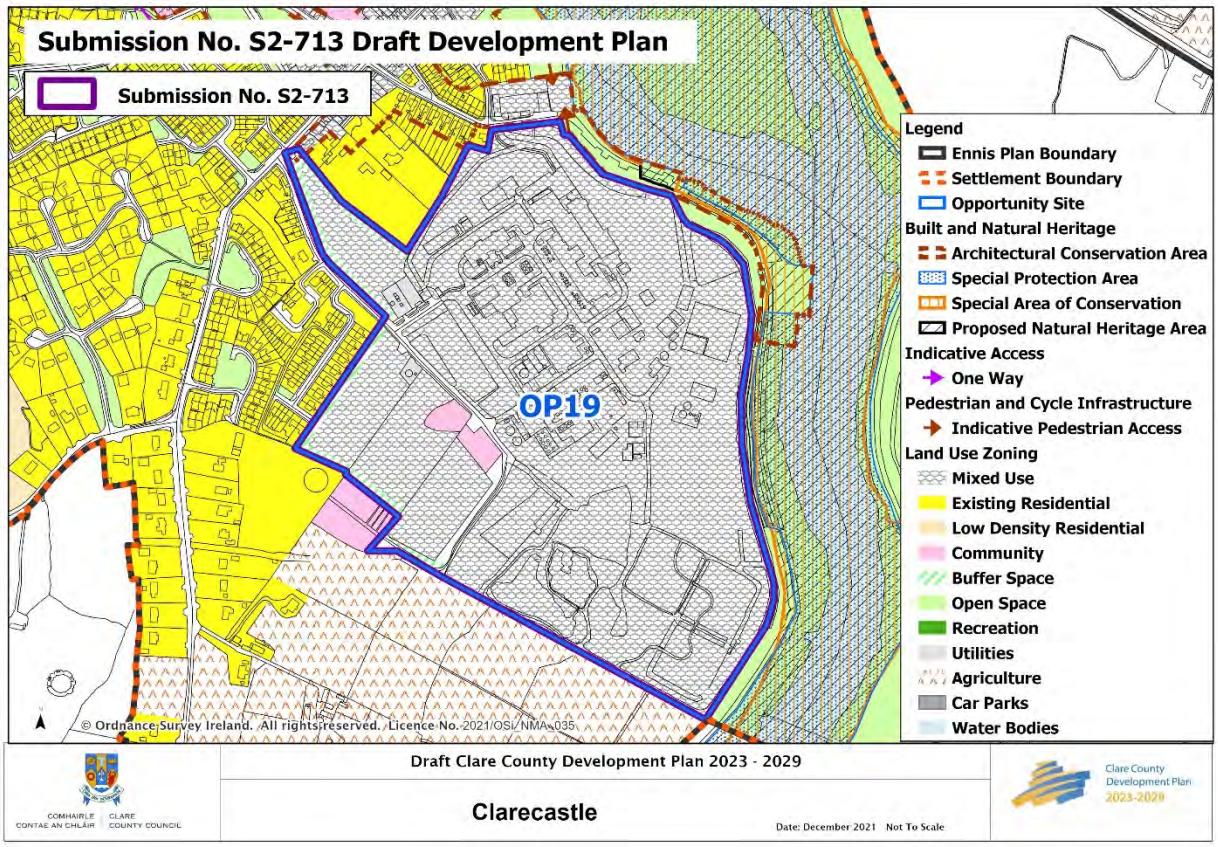
- The development of lands through an environmentally led Masterplan can have a positive socio-economic and place making impact on Clarecastle, the Quay area, the River Fergus and the wider Ennis area.
- Committed to achieving the objectives as set out in the Draft and Ennis 2040.

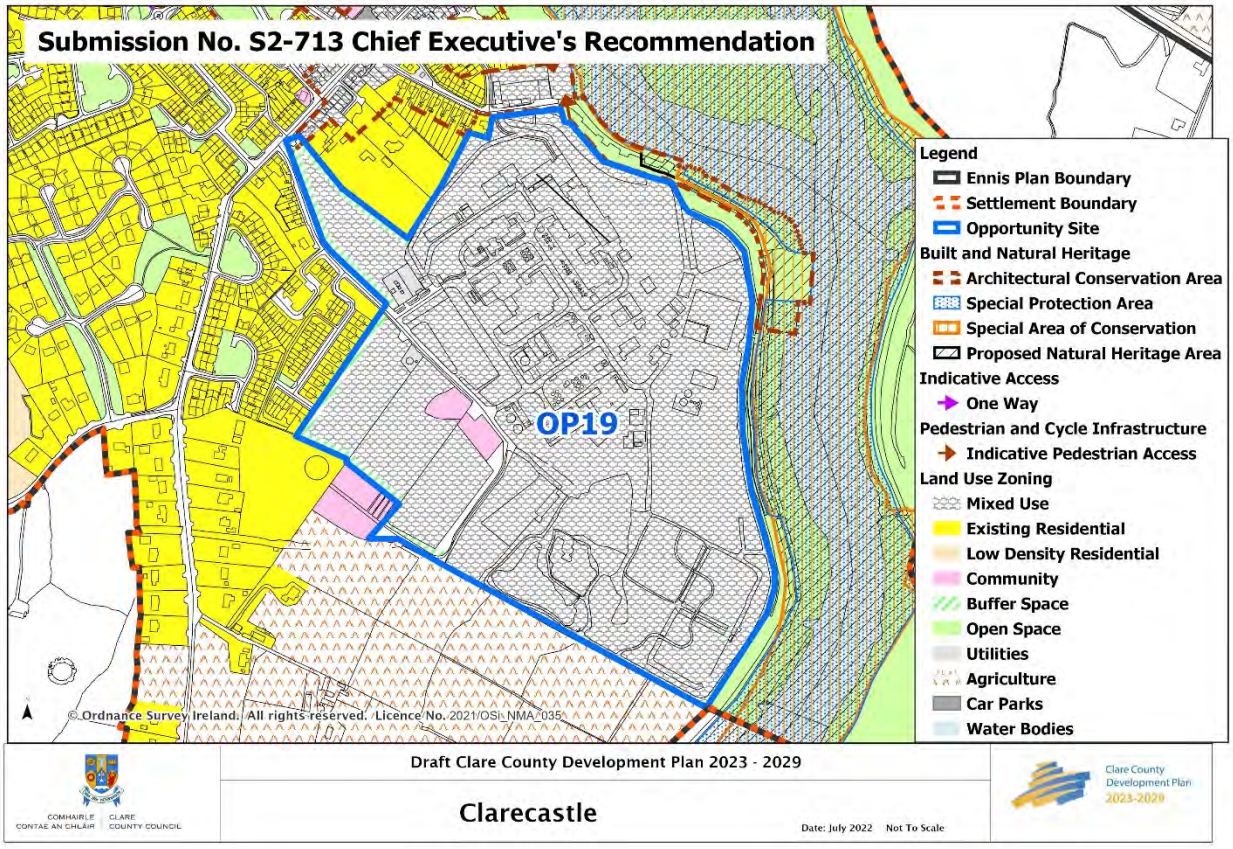
Chief Executive's Response

I wish to thank Joe Murphy on behalf of Roche Ireland for this submission and I acknowledge the extensive engagement between Roche, the Council and the Community in the rehabilitation of the site. Significant work has been completed on the Roche Masterplan to date and the Council is committed to supporting the appropriate reuse and redevelopment of the site. The draft CDP recognizes the Roche site as a significant opportunity for Clarecastle and the wider plan area.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-713 Draft Development Plan
Submission No. S2-713
OP19
Legend
Ennis Plan Boundary
Settlement Boundary
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Indicative Pedestrian Access
Land Use Zoning
Mixed Use
Existing Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Utilities
Agriculture
Car Parks
Water Bodies
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Clarecastle
Date: December 2021 Not To Scale


Submission No. S2-713 Chief Executive's Recommendation
OP19
Legend
Ennis Plan Boundary
Settlement Boundary
Opportunity Site
Built and Natural Heritage
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
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Clarecastle
Date: July 2022 Not To Scale

Submission No: S2/736 –Andrew Hersey on behalf of Pat Quinn

Relevant Chapters / Topics

- **Clarecastle**
- **Land Use Zoning**
- **Economic Development**

Summary of Issues Raised in Submission

The submission seeks to zone the existing lands in the Lissane Business Park at Lissane, Clarecastle for commercial, light industrial or enterprise use and furthermore to zone further lands at the west of the estate to accommodate further development which there is demand for. The existing estate is outside the settlement boundary of Clarecastle and not currently zoned. The business park has been some 40 years in existence and comprises of existing well-established businesses and requires expansion.

Flood Designation

The lands to the west of the business park are designated as Flood Zone A i.e. A High Probability of Flooding in the Clare County Development Plan 2017-2023. The submitter states that he has never known these lands, which have been in his ownership for a considerable period, to flood. The submitter notes that these lands were designated after Preliminary Flood Risk Assessment Maps (PFRA) were prepared for the entire country. More recently CFRAM (Catchment Flood Risk Assessment and Management) maps have been prepared by the OPW which take into account coastal defences such as the embankments along the River Shannon Estuary. These maps are now the primary reference for flood risk mapping in Ireland. With respect of the above and having regard to the FRA submitted with the planning application for the solar farm the planning authority can now conclude that these lands are treated as Flood Zone C.

Chief Executive's Response

I wish to thank Andrew Hersey on behalf of Pat Quinn for the submission. I acknowledge that the activities on site within the Lissane Business Park are long established however they remain in the rural area outside the plan boundary and take access from a local road which is characterised with significant residential development.

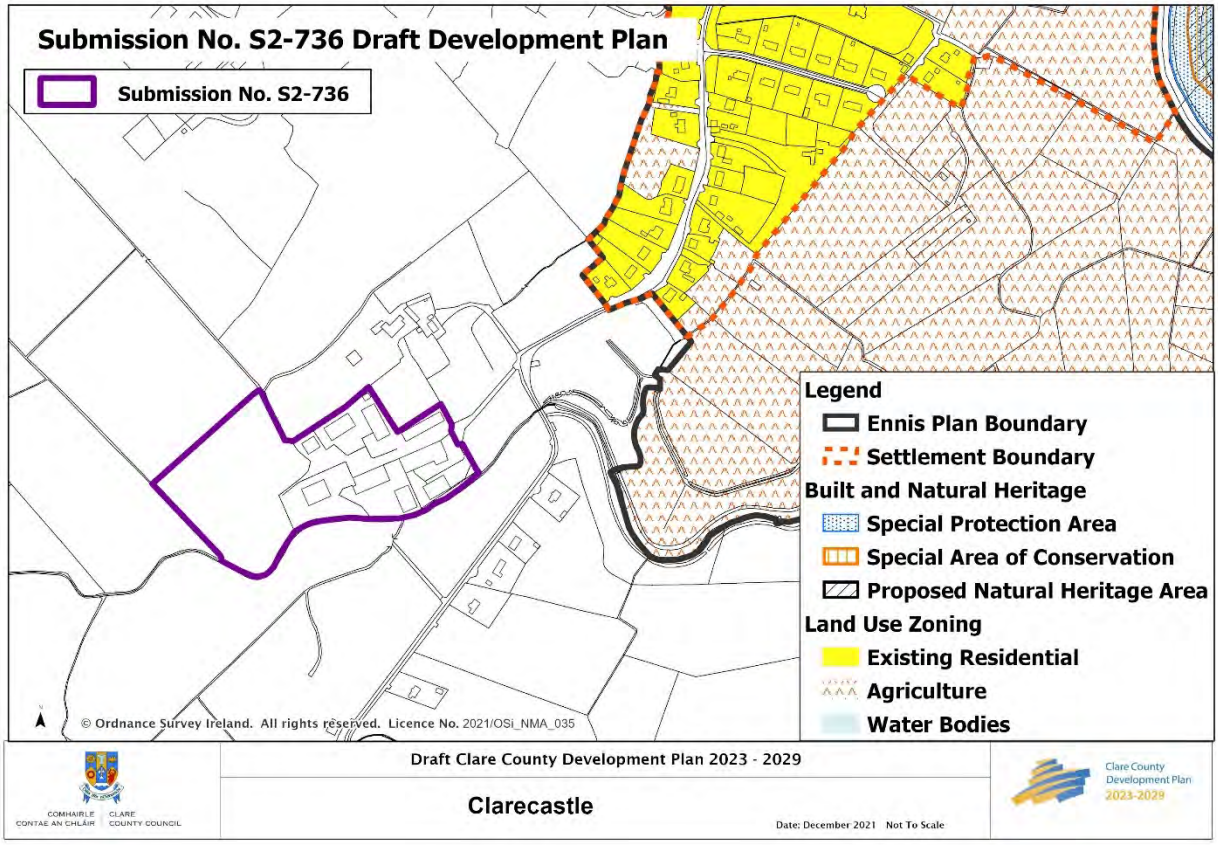
In terms of zoning lands for Enterprise uses in towns and villages across the county, it is an objective of the County Development Plan to support rural enterprise. Creating jobs and supporting economic development in rural areas is key to reversing population decline and ensuring that rural areas have the opportunity to contribute to the national economy. While it is recognised that many rural enterprises require a location close to a natural resource, it is important to ensure that other businesses are encouraged and facilitated to locate in towns and villages. This is essential to create the critical mass to support the achievement of other goals such as improved physical infrastructure provision, broadband services and sustainable transport and travel patterns, all of which are goals at national, regional and local level. It is noted that there is significant greenfield lands zoned within the plan boundary in the vicinity of Lissane Business Park for both Entreprise ENT2 and Light Industrial LI1 on the Kildysart Road where future development should be directed and encouraged.

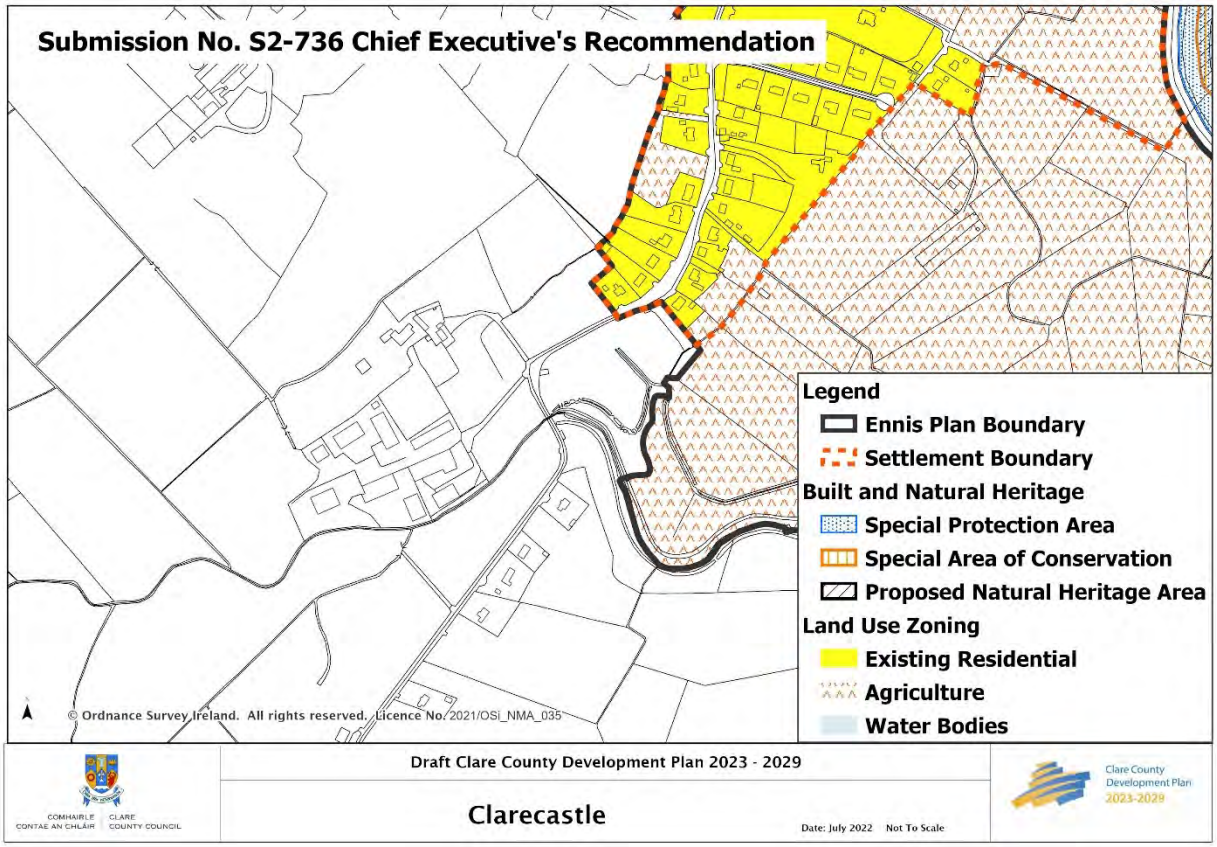
Therefore, while recognising the important service that the current business on the site provides

to the wider area, I do not consider the zoning of this site necessary to facilitate potential future growth, nor do I consider it appropriate or desirable to extend the settlement boundary a significant distance to incorporate this site. It is not consistent with proper planning and sustainable development to zone isolated parcels of land for development in an adhoc manner. It is both important and appropriate to focus development of this nature in settlements identified for growth such as Ennis or Clarecastle etc where they will contribute to the consolidation and sustainable growth of these service centres.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-736 Draft Development Plan
Submission No. S2-736
Legend
Ennis Plan Boundary
Settlement Boundary
Built and Natural Heritage
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Existing Residential
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: December 2021 Not To Scale


Submission No. S2-736 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Built and Natural Heritage
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Existing Residential
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: July 2022 Not To Scale

Submission No: S2/822 –KPMG on behalf of Marram Properties Ltd (Clareabbey)

Relevant Chapters / Topics

- **Clarecastle**
- **Land Use Zoning**
- **Residential Development**

Summary of Issues Raised in Submission

The subject site, comprising c. 7.15 ha, is located approximately 3 km south of Ennis town centre. The lands are bounded to the north by Clare GAA lands, agricultural lands, and residential development, to the east by agricultural lands, to the south by agricultural lands and residential development and to the west by the R458.

The subject site was previously zoned as 'Residential', 'Open Space' and 'Infrastructural Safeguard' in the Ennis & Environs Development Plan 2003. These zonings were incorporated into the succeeding Ennis & Environs Development Plan 2008-2014. However, the subject site was not included amongst the lands identified as 'Phase 1'. The subject site was later rezoned to 'Agriculture', 'Utilities' and 'Open Space' via the current Clare County Development Plan 2017-2023. The site previously had the benefit of planning permission for a residential scheme Pl.ref 06642.

The submission presents the demand for housing in Clare and the study area along with analysis of planning permissions in the pipeline, and estimated future housing profile, social infrastructure etc.

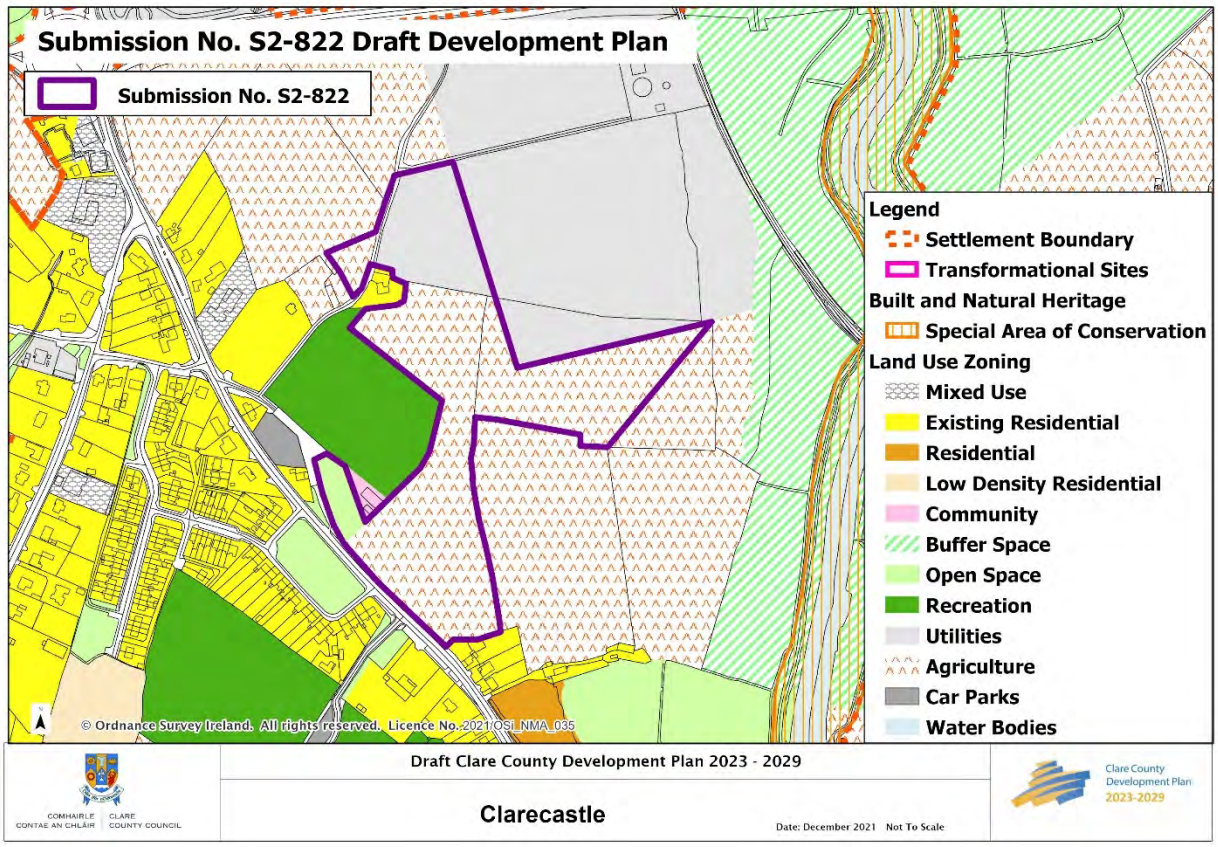
Analysis is provided of the residentially zoned land in Ennis and its housing yield having regard to existing permission, the serviced land assessment and previous activity on the sites. It concludes that if current trends of inactivity continue, the Draft Plan will not deliver upon its housing targets to meet population growth of 1,550 units and 2,705 people in Ennis. The subject site is identified as Tier 1 in terms of the Serviced Land Assessment.

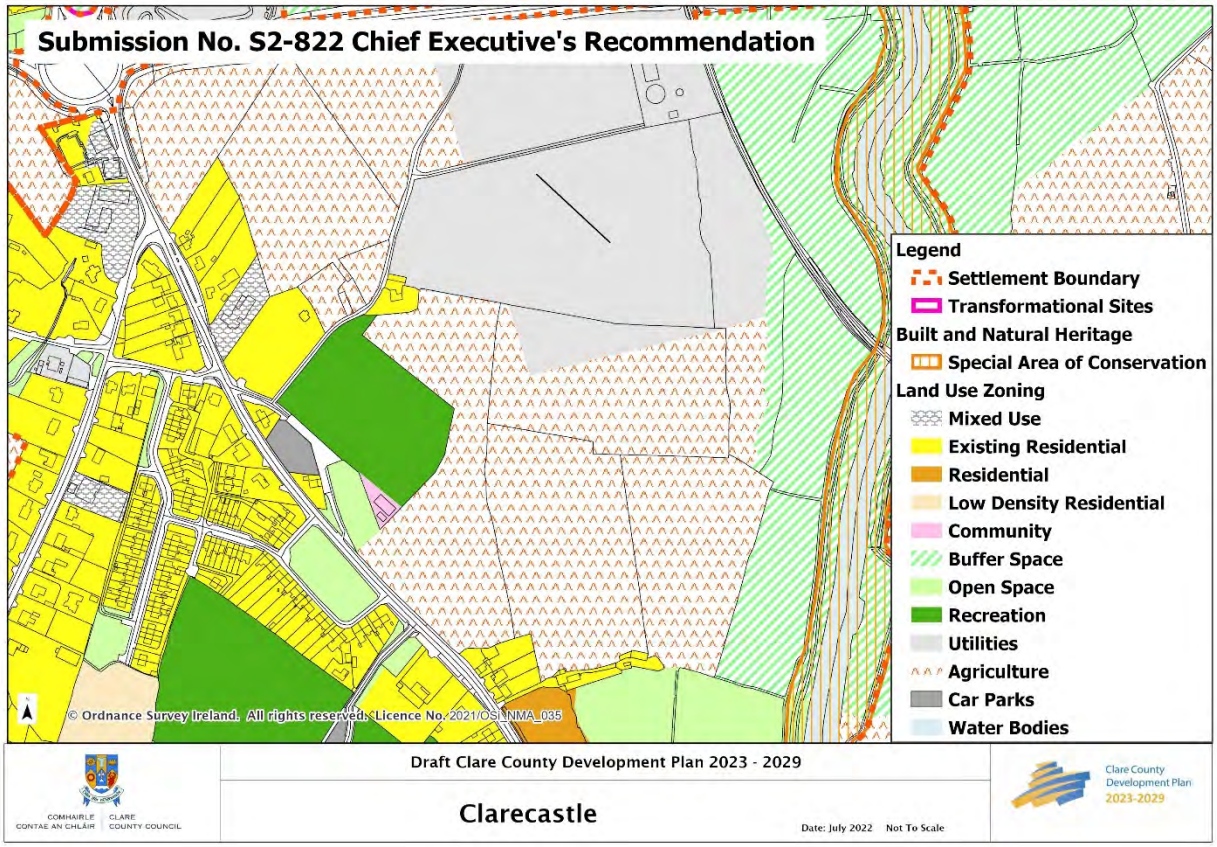
It is requested for the site to be rezoned as Residential and that the landowner is committed to delivering housing on the site.

Chief Executive's Response

I would like to thank KPMG on behalf of Marram Properties Ltd for their submission and note it relates to a large area of land (7.15ha). The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan. Having regard to same I am satisfied that a sufficient quantum of land has been zoned within Ennis and Environs to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. Therefore, given that there is adequate provision of zoned land within the settlement area I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development. From a sequential point of view the site is removed

from the core built up areas of Ennis and Clarecastle and would not contribute to the consolidation of the urban form.
Chief Executive's Recommendation
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-822 Draft Development Plan
Submission No. S2-822
Legend
Settlement Boundary
Transformational Sites
Built and Natural Heritage
Special Area of Conservation
Land Use Zoning
Mixed Use
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Utilities
Agriculture
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: December 2021 Not To Scale


Submission No. S2-822 Chief Executive's Recommendation
Legend
Settlement Boundary
Transformational Sites
Built and Natural Heritage
Special Area of Conservation
Land Use Zoning
Mixed Use
Existing Residential
Residential
Low Density Residential
Community
Buffer Space
Open Space
Recreation
Utilities
Agriculture
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: July 2022 Not To Scale

Submission No: S2/828 –P. Coleman and Associates on behalf of Maxol Limited

Relevant Chapters / Topics

- **Clarecastle**
- **Retail**
- **Zoning**

Summary of Issues Raised in Submission

The submission relates to the newly redeveloped Maxol Site (0.5846) located on the R458 immediately adjacent to the Clareabbey roundabout which is on the N85 Western Relief Road. The Clareabbey roundabout is the Gateway roundabout entrance to both Ennis and Clarecastle and to/from West and North Clare from the M18.

The Draft Plan proposes no change to the 'Mixed Use' or 'Existing Residential' zoning objectives on the subject property. It would appear from our overlay of the subject site boundaries onto the new proposed zoning map that part of the property to the rear is also included in the 'Agricultural' zoning objective.

The submission requests that

1. Apply the proposed 'Mixed Use' zoning objective to the full extent of the subject site and

2. Modify Policy CDP7.21 to provide for retail floor area associated with Petrol Service Stations in excess of 100m².

Chief Executive's Response

I wish to thank P. Coleman and Associates on behalf of Maxol Limited for their submission, and I concur that the zoning in the Draft Plan is not reflective of the development on site and should be amended. The settlement boundary runs along the existing agricultural zoning and the on-site development. Therefore, I see it appropriate to alter the "Existing Residential" zoning of the property to Mixed Use but to leave the agricultural zoning as it.

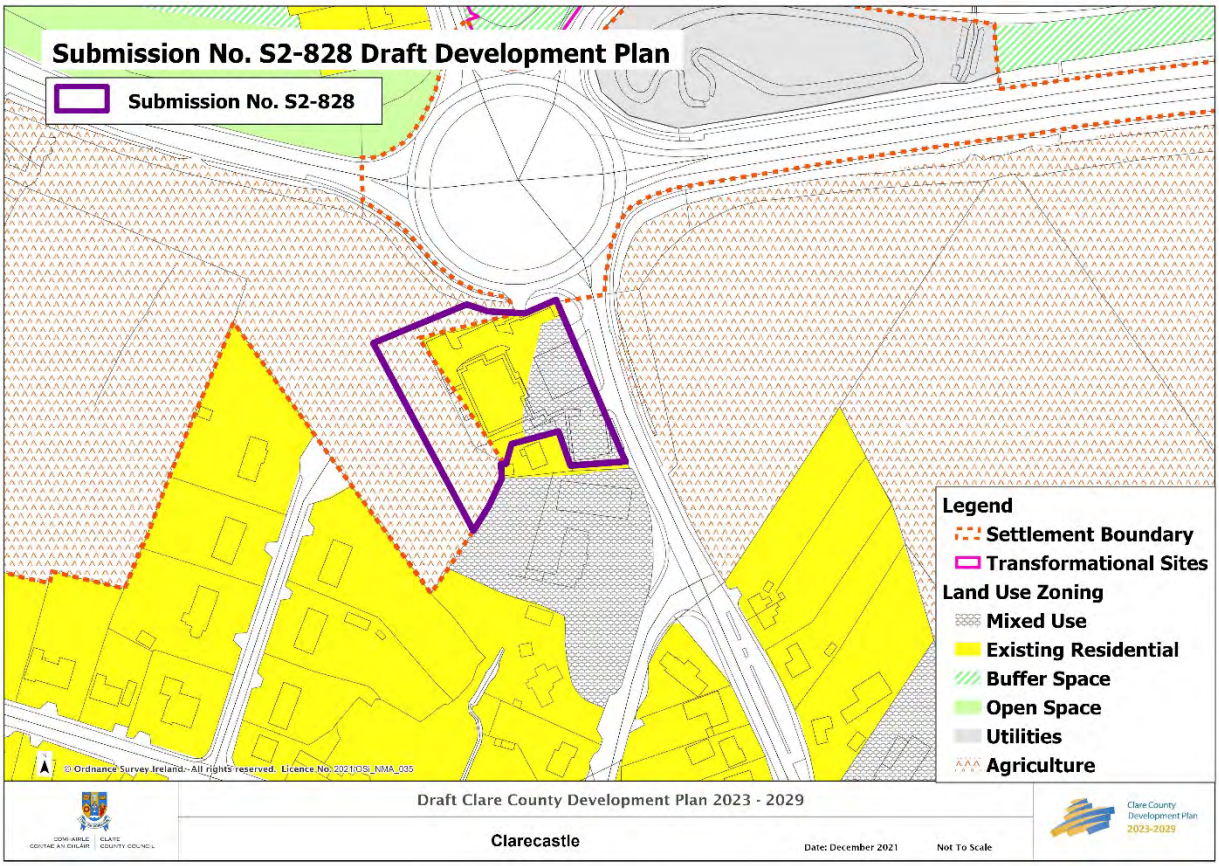
Local shops attached to petrol filling stations are a growing sector of the retail market. However, the size of the shop associated with any petrol filling station should take account of the fact that large shops can attract additional custom, large numbers of cars can cause disruption and the preferred location for retailing is in town centres. The Retail Planning Guidelines state that the size of such retail units should not exceed 100 m². Therefore, where applications made for retail units associated with a petrol filling station are in excess of 100m² the sequential approach to retail development will apply. CDP 7.21 will be amended to reflect this.

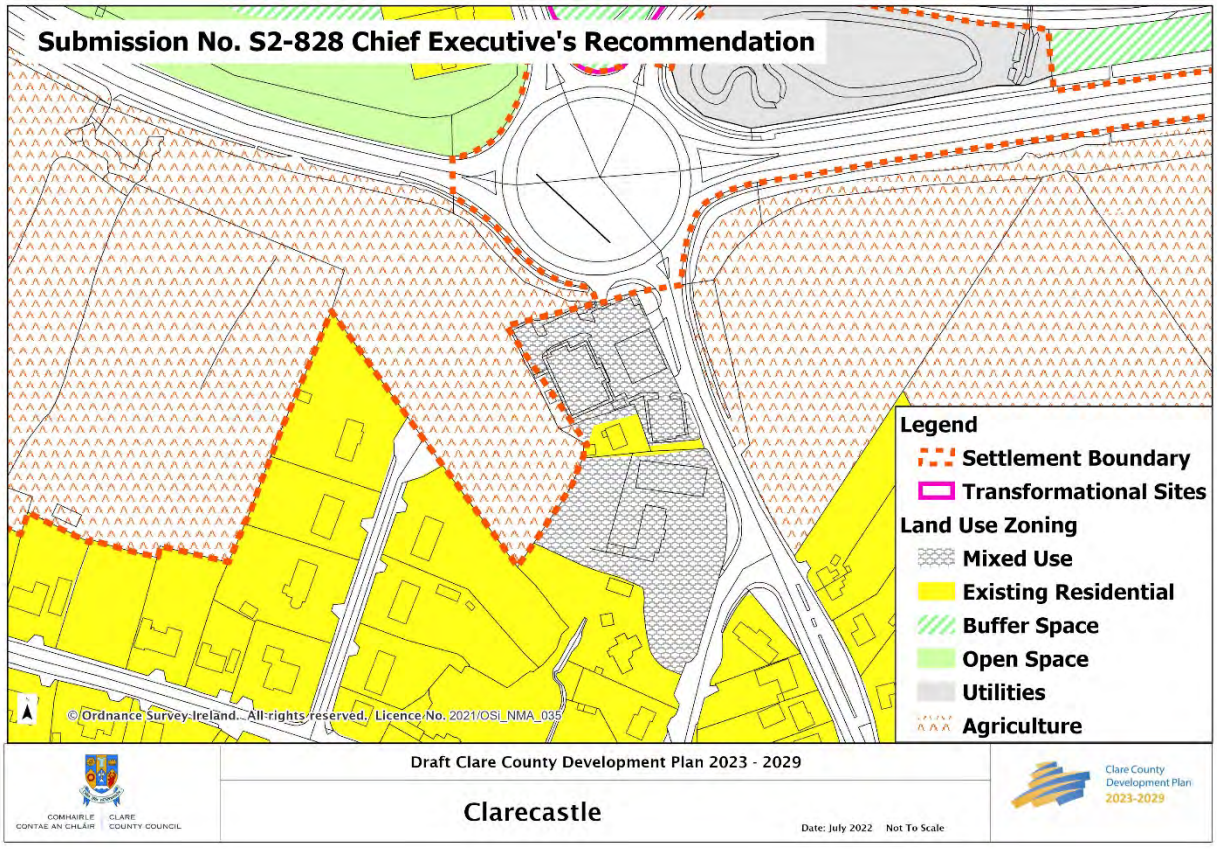
Chief Executive's Recommendation

I recommend the following amendments to the Draft Local Area Plan 2023-2029:

1. Amend the zoning objective of the 'Existing Residential' lands of the Maxol site to 'Mixed Use'
2. Amend CDP7.21 as follows

"To consider development proposals for petrol filling stations, and associated shops with a floor space ~~no greater than~~ up to 100m2 (net), on their individual merits, subject to normal planning and environmental considerations. ~~traffic impact considerations and the location, health and scale of existing retail services in the area~~. Where permission is sought for associated shops with a floorspace is in excess of 100m² (net), the sequential approach shall also be applied."


Submission No. S2-828 Draft Development Plan
Submission No. S2-828
Legend
Settlement Boundary
Transformational Sites
Land Use Zoning
Mixed Use
Existing Residential
Buffer Space
Open Space
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: December 2021
Not To Scale


Submission No. S2-828 Chief Executive's Recommendation
Legend
Settlement Boundary
Transformational Sites
Land Use Zoning
Mixed Use
Existing Residential
Buffer Space
Open Space
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: July 2022
Not To Scale

Submission No: S2/881 –John Duggan

Relevant Chapters / Topics	• **3A Ennis MD** • **Land Use Zoning**

Summary of Issues Raised in Submission

This submission relates to lands at Ballyvonnavaun/Clarecastle and a map is included with this submission.

- Requests consideration of these lands as a potential residential cluster area.
- The extent of the map contain 25 houses over a kilometre distance.
- This area is well serviced with a water supply and good percolation and is easily accessible off the motorway via exit 11 or 12.
- Clustering of houses would help reduce the number of one-off-houses which are unsightly and have negative biodiversity impacts.
- Derelict houses/farm buildings may be better protected from demolition.
- The submitter would like to see the protection of metal hay barns and the requirement for landscaping plans for large agricultural buildings.
- The submitter suggests that for granted developments that all vehicle entrances be properly designed and there should be a requirement for detailed drawings of same.
- Hedgerow cutting should be restricted except in cases for road safety reasons.

Chief Executive's Response

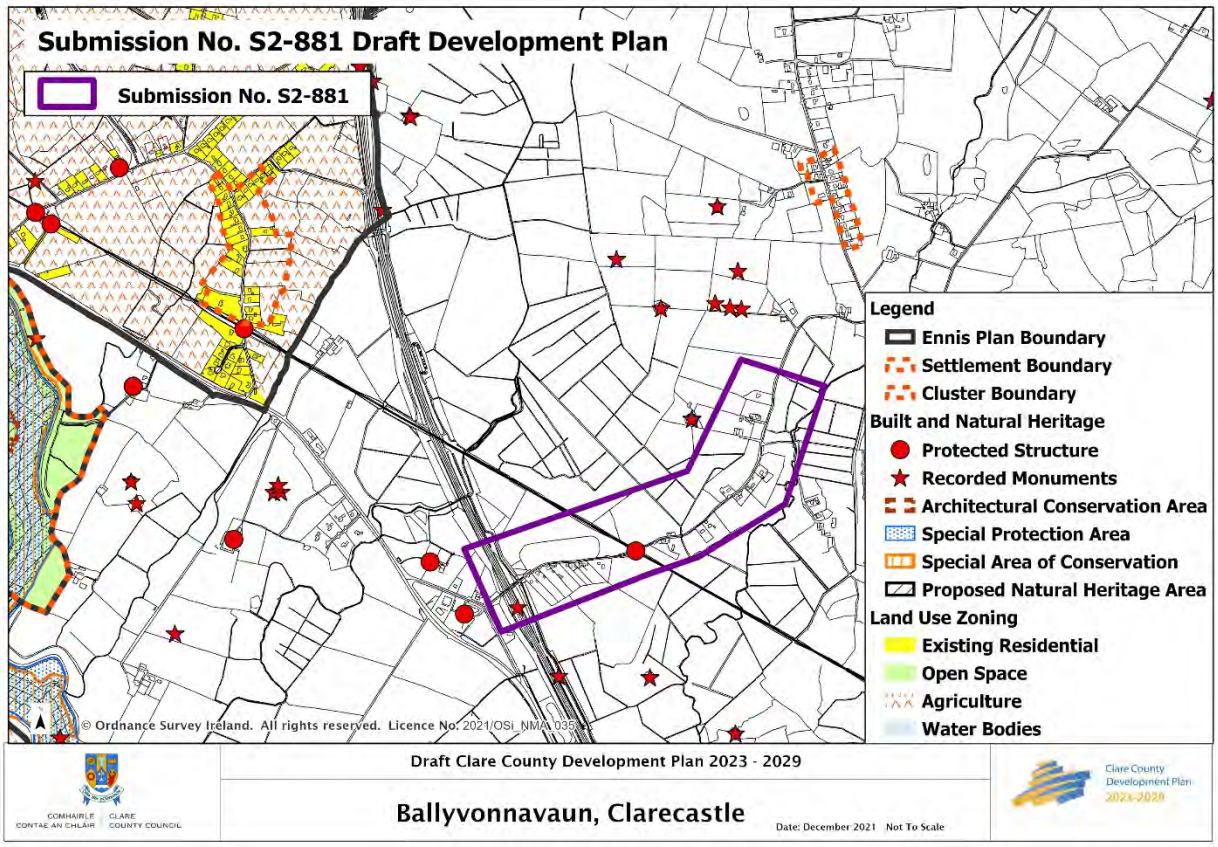
I wish to thank John Duggan, for the submission. The land identified is located outside of any settlement and is part of the open countryside designated as a Rural Area Under Strong Urban Pressure.

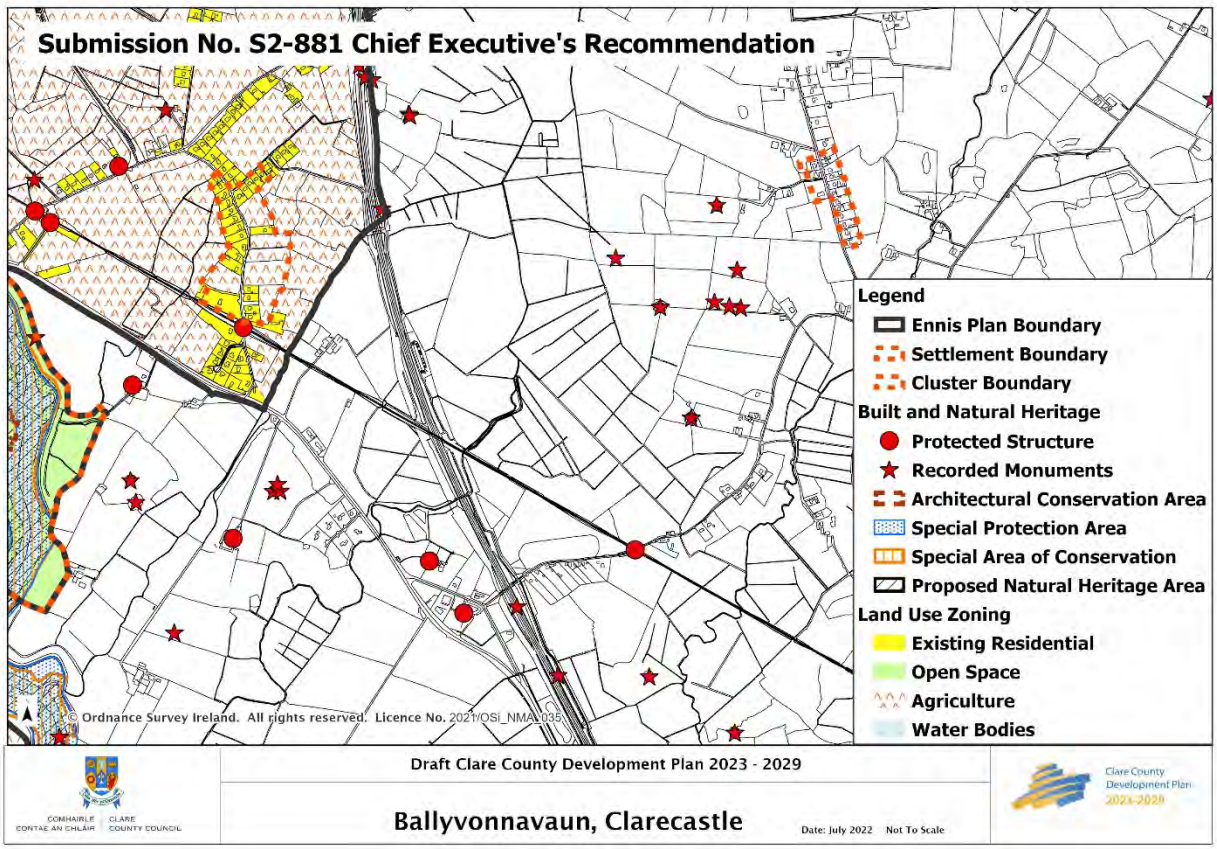
It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF) and regional (RSES) policy.

This parcel of land, subject to this submission is remote from any settlement or cluster. It is not consistent with proper planning and sustainable development to designate isolated parcels of land for development in an adhoc manner. It is both important and appropriate to focus development of this nature in settlements identified for growth such as Ennis and Clarecastle where they will contribute to the consolidation and sustainable growth of these service centres.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-881 Draft Development Plan
Submission No. S2-881
Legend
Ennis Plan Boundary
Settlement Boundary
Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Existing Residential
Open Space
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ballyvonnavaun, Clarecastle
Date: December 2021 Not To Scale


Submission No. S2-881 Chief Executive's Recommendation
Legend
Ennis Plan Boundary
Settlement Boundary
Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Existing Residential
Open Space
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Ballyvonnavaun, Clarecastle
Date: July 2022 Not To Scale

Submission No: S2/882 –KPMG on behalf of The Management Committee of Clare GAA (Clareabbey)

Relevant Chapters / Topics

- **Clarecastle**
- **Zoning**

Summary of Issues Raised in Submission

The subject site is located to the south of the Ennis settlement center and south of the N85 and west of Clare Road being Clareabbey GAA field. The subject site is presently zoned as 'Recreation', with a smaller area of land to the north of the site zoned as 'Carparks' in the current Clare County Development Plan 2017-2023. The Draft Plan 2023-2029 proposes to maintain the existing zoning for the subject site. This submission respectfully seeks the lands to be rezoned as 'Residential', as per the maps included in the submission.

The submission presents the demand for housing in Clare and the study area along with analysis of planning permissions in the pipeline, and estimated future housing profile, social infrastructure etc.

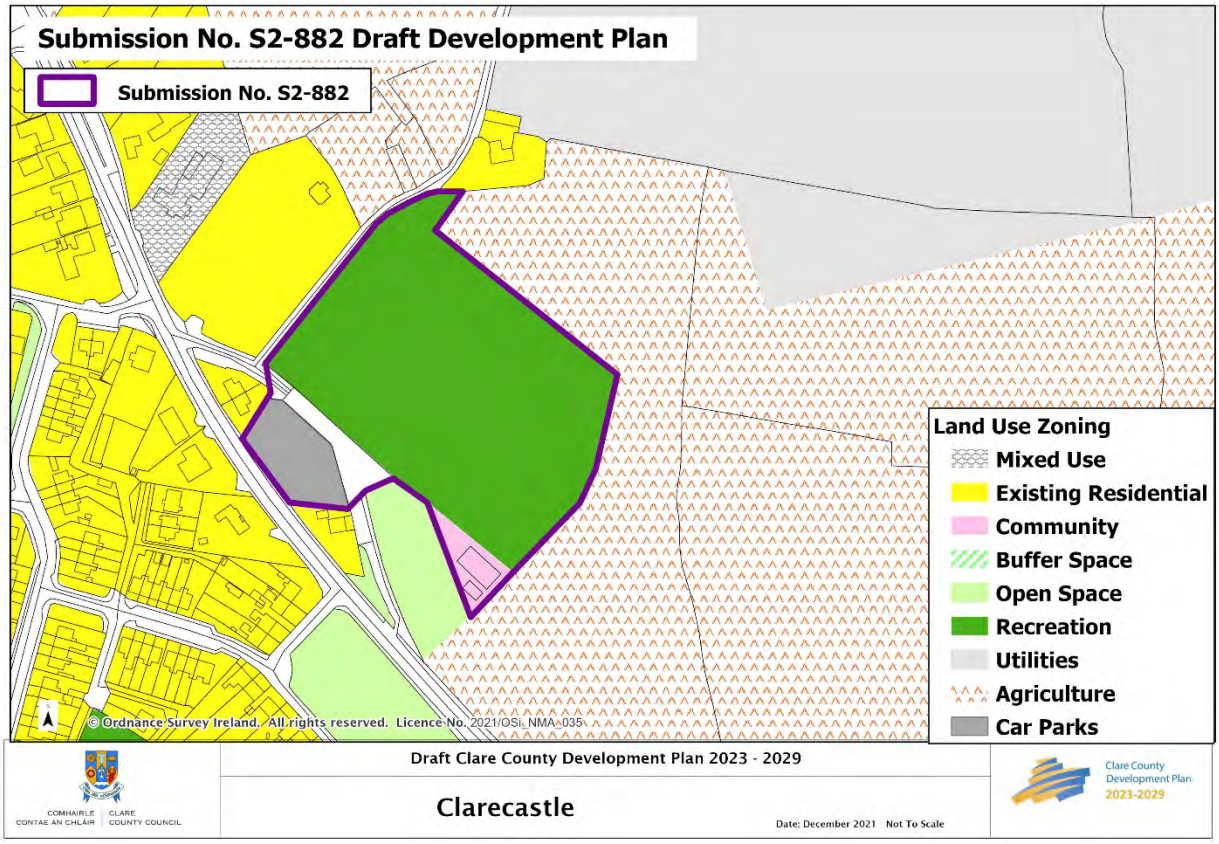
Analysis is provided of the residentially zoned land in Ennis and its housing yield having regard to existing permission, the serviced land assessment and previous activity on the sites. It concludes that if current trends of inactivity continue, the Draft Plan will not deliver upon its housing targets to meet population growth of 1,550 units and 2,705 people in Ennis. The subject site is identified as Tier 1 in terms of the Serviced Land Assessment.

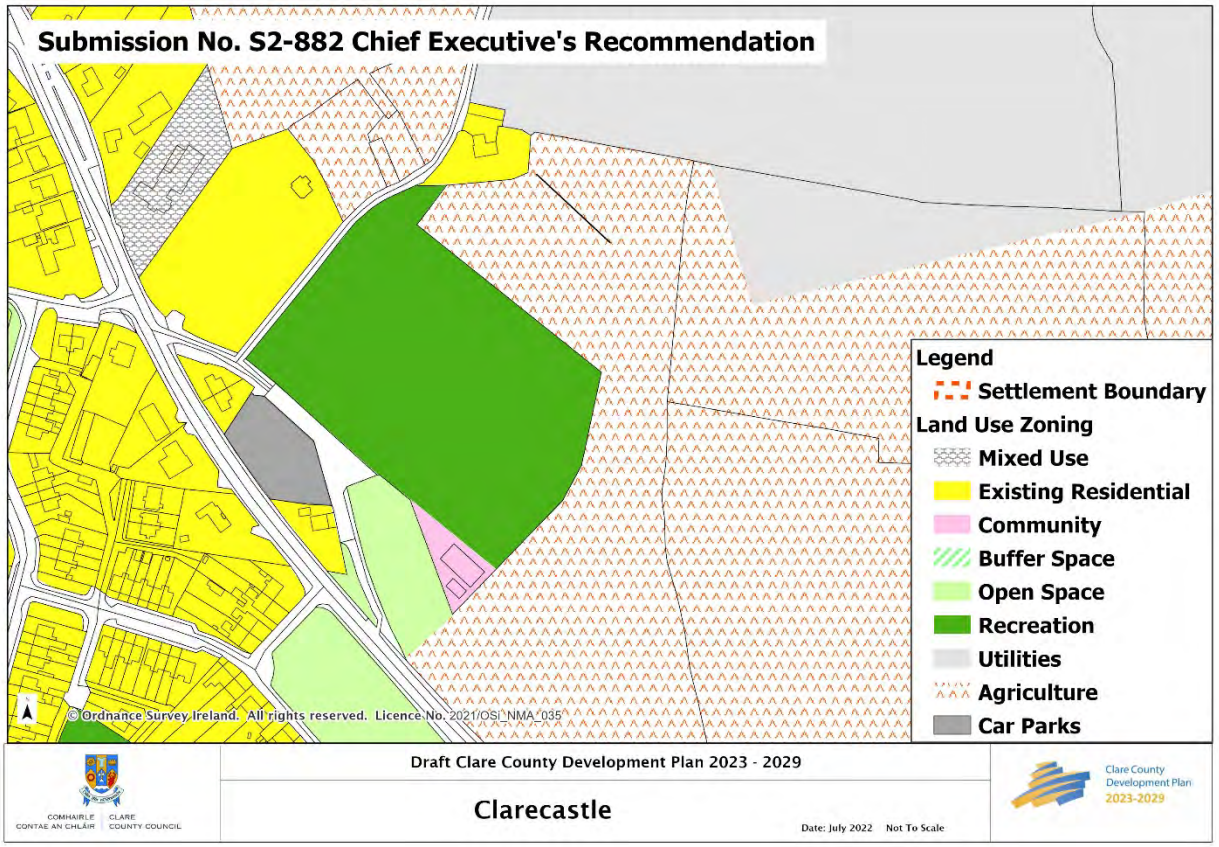
Chief Executive's Response

I would like to thank KPMG on behalf of The Management Committee of Clare GAA (Clareabbey) for their submission and note it relates to a large area of land zoned 'Recreation'. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis and Environs to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. Therefore, given that there is adequate provision of zoned land within the settlement area I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development. From a sequential point of view the site is removed from the core built up areas of Ennis and Clarecastle and would not contribute to the consolidation of the urban form.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-882 Draft Development Plan
Submission No. S2-882
Land Use Zoning
Mixed Use
Existing Residential
Community
Buffer Space
Open Space
Recreation
Utilities
Agriculture
Car Parks
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: December 2021 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Clare County Development Plan 2023-2029


Submission No. S2-882 Chief Executive's Recommendation
Legend
Settlement Boundary
Land Use Zoning
Mixed Use
Existing Residential
Community
Buffer Space
Open Space
Recreation
Utilities
Agriculture
Car Parks
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Clarecastle
Date: July 2022 Not To Scale
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Clare County Development Plan 2023-2029

Submission No: S2/895 –Padraig and John Meaney	
Relevant Chapters / Topics	• **Clarecastle** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to what is regarded as a vacant infill site located adjacent to/contiguous with the existing buildings on Main Street and the River Fergus in Clarecastle. The subject site is located in a visually prominent position on approach to the village from the East. A well designed mixed use development can provide an attractive landmark riverside development for the village. The subject site, which currently has no use, would become a commercially viable development which would more importantly provide valuable extra housing as part of a mixed-use scheme.
The subject site is within the Ennis Settlement boundary and is zoned as 'Open Space' in the Ennis Municipal District Plan - Volume 3a of the CCDP and zoned as "Open Space" and the Draft Plan proposes no change to this.

It is requested that the subject site be zoned "Mixed Use"
The principle of developing this land was deemed acceptable in 1993 when permission was granted by An Bord Pleanala under Planning Permission Ref: P91/638 (ABP Ref: PL. 3/5/89221) for development of 9 no. dwelling houses, access road and ancillary services. The subject site was also previously zoned for 'Commercial' use under the Ennis & Environs Development Plan 2008-2014 which demonstrates, the Authority have previously been supportive of development at this location.

Chief Executive's Response

I wish to thank Patrick and John Meaney for their submission, and I acknowledge that the site has potential particularly in terms of access in particular access to the River amenity and Clarecastle Quay. I note that the subject area is zoned 'Open Space' in the Draft Plan. A key priority for Clarecastle is to support and encourage the enhancement of the physical environment including cycle ways, cycle trial head facilities, walkways and the quayside area. Another key priority is to harness recreational opportunities presented by the development of green infrastructure especially along the River Fergus linking Clarecastle to Ennis. The land at this location has potential in terms of access to the Quay and the Roche site and to provide a new 'front door' to the town and also a new 'front room' to the River Fergus and to provide linkages into and around Clarecastle and along the River Fergus. Therefore, I believe it appropriate that an amendment be made to the Draft Plan to provide access from the Main Street the R458 to the Quay Road, in the form of a road infrastructure safeguard.

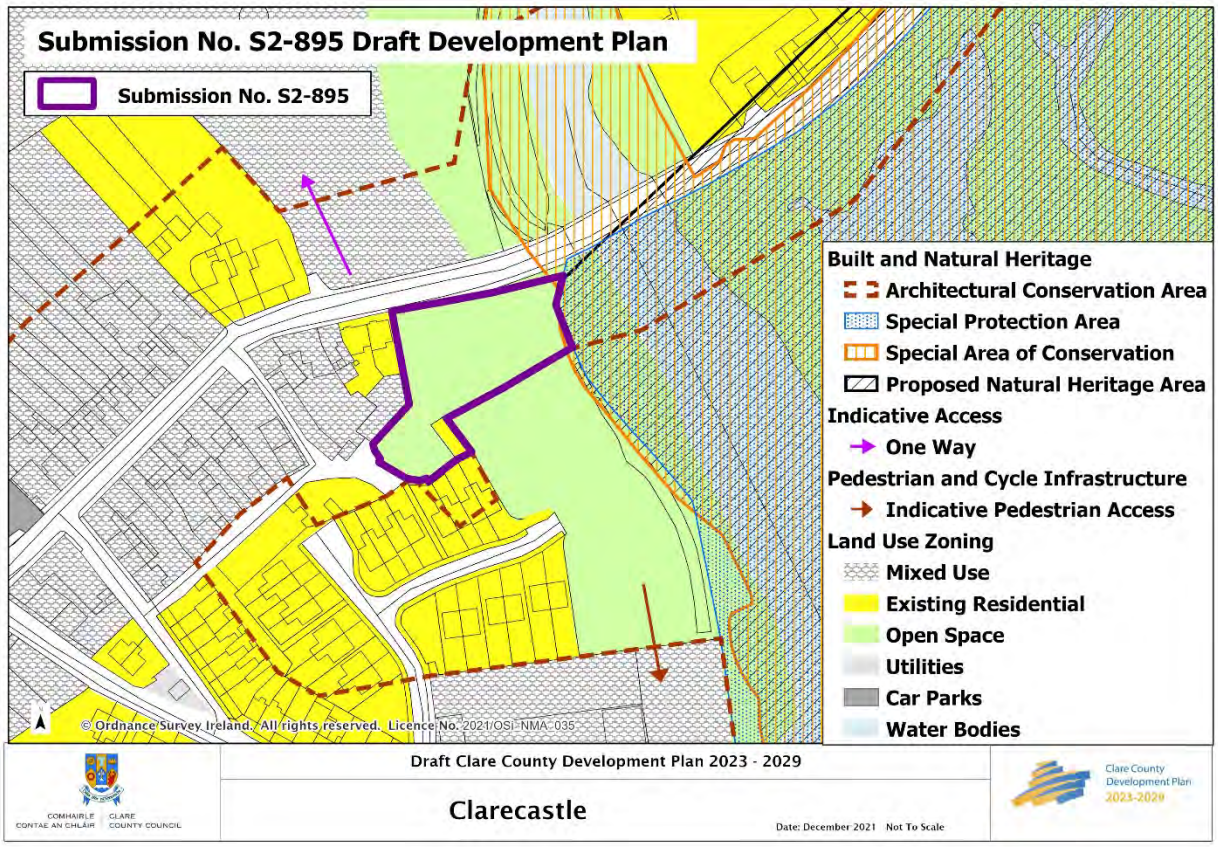
The assessment of this Infrastructural Safeguard at a route selection stage will need to carefully consider the potential traffic impact on Clarecastle Bridge. The proximity to the existing residential development together with the Lower River Shannon cSAC and River Shannon and Fergus Estuaries SPA will also form a key component in terms of the assessment of potential negative effects. There is a potential that the route selected will also traverse the Architectural

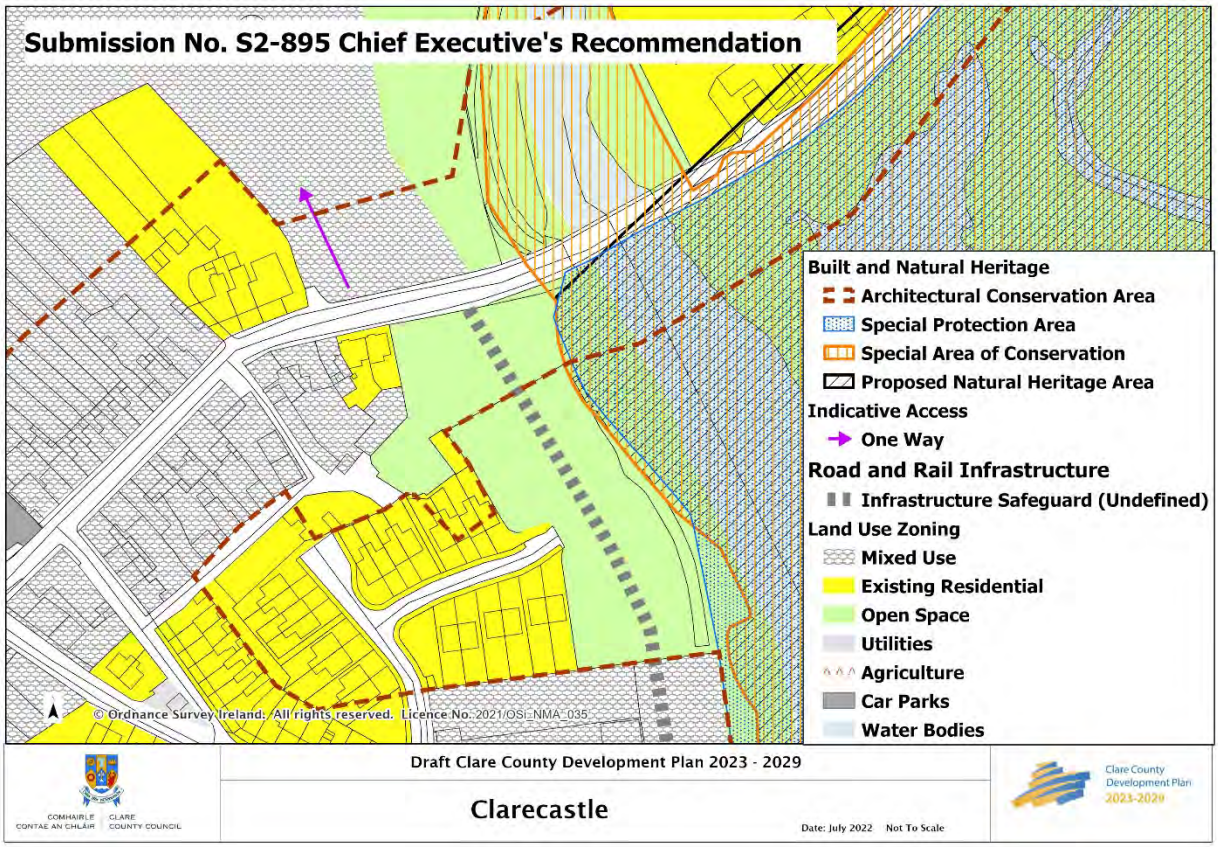
Conservation Area with access across the Clarecastle Quay and via the sawmill yard. A full Architectural Assessment will be required to inform the route selection.

Having regard to the location and nature of the proposed zoning along the River Fergus, the flood risk associated to the lands in addition to the recommendations from the SEA, the location of the site on the fringes of the settlement, the vulnerability of uses /developments associated with mixed use, the proposed change to Mixed Use is not appropriate and would be contrary to the proper planning and sustainable development of the area. I do not recommend a change to the zoning objective on this land.

Chief Executive's Recommendation

To include an infrastructure safeguard for access from Main Street to Quay Road.


Submission No. S2-895 Draft Development Plan
Submission No. S2-895
Built and Natural Heritage
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Pedestrian and Cycle Infrastructure
Indicative Pedestrian Access
Land Use Zoning
Mixed Use
Existing Residential
Open Space
Utilities
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: December 2021 Not To Scale


Submission No. S2-895 Chief Executive's Recommendation
Built and Natural Heritage
Architectural Conservation Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
One Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Land Use Zoning
Mixed Use
Existing Residential
Open Space
Utilities
Agriculture
Car Parks
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Clarecastle
Date: July 2022 Not To Scale

Submission No: S2/938 –Cllr Johnny Flynn

Relevant Chapters / Topics

- **Tidal Barrage at Clarecastle**

Summary of Issues Raised in Submission

The submission seeks that the Draft Plan include an objective for the relocation of the tidal barrage at Clarecastle downstream of Clarecastle for the following reasons

1) The option of relocation of the tidal barrage was recommended in a 2007 Ennis Town council flooding report* to remain "a worst-case future option for Ennis Town if climate change increases tidal and river flows increase beyond that currently predicted". NB. 15 years later in 2021 we have a climate emergency with both tidal and river flows in the Fergus now predicted to be greater than predicted in 2007. (* Ennis Town Council commissioned the study by flood consultants JB Barry in 2007 of "Ennis Main Drainage - Lower Fergus Floodplain Storage Areas "- with the objectives "to assess the importance of the Lower Fergus storage areas and to develop a strategy for allowing portions of the floodplain to be developed,")
2) to plan for increasing rising sea levels and effects of climate change on water levels in the Fergus Catchment to combat the negative impacts of ; existing developments : flood & tidal infrastructure : environmental damage from potential flooding of both or either domestic & public waste water treatment systems in the Fergus River catchment (the Fergus River is 37 miles long and drains a limestone catchment of 402 square miles which includes many interconnecting Loughs , 1,000s of septic tanks , many Sewerage plants)
3) to open up between 500 to 750 acres south of the Quin Road, located beside the existing bus & rail transport hub, for the compact sustainable development of Ennis to assist in achieving the population, enterprise and housing targets as outlined for Ennis as a "Key Town" within the statutory Southern Assembly RSES
4) to provide for harnessing and connecting to the National grid of potential tidal Renewable Energy in the Fergus Estuary at a relocated Tidal Barrage.
5) to provide for both a potential boat Marina at Clarecastle Quay, accessed via relocated tidal barrage, and the resultant safe recreational water use of the Fergus River from such a marina up to Ennis town centre as was the case historically prior to construction of the current mid-20th Century Tidal barrage.

Chief Executive's Response

Clare County Council in implementing the Climate Action Plan 2021 have a responsibility to plan and adapt for climate change and in doing so, must protect the existing vital and functioning floodplain of the River Fergus and it's natural storage capacity. Any development associated with this floodplain could lead to irreversible loss in floodplain storage given the impacts of future climate change scenarios as identified within the Strategic Flood Risk Assessment prepared as part of the Clare County Development Plan 2023-2029. The consideration of a tidal barrage at this location on the Fergus is within a highly sensitive environment which may result in unacceptable short and long-term impacts within the designated European Site of the Lower River Shannon cSAC. This could result in unavoidable environmental effects within a currently undeveloped

section of the Lower River Shannon cSAC. Clare County Council is presently engaged in the process of carrying out an assessment of the condition of the barrage to ascertain its present condition. Until such time as this study is completed it is considered premature to include a specific objective in relation to the barrage.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Small Villages

Barefield

Submission No: S2/759 –Kathleen Griffey	
Relevant Chapters / Topics	• **Barefield** • **Village Growth Area/ Zoning**

Summary of Issues Raised in Submission

The submission objects to the proposed de-zoning of the observers lands in the centre of Barefield Village - a village needing sustainable population growth in the form of new family homes, some of which would be executive style, to sustain the pupil numbers for the enormous investment in a modern large primary school.

The lands in question relate to LDR5 in the current plan and VGA in the Draft Plan. However, the difference between the two is that one field has been converted to 'agriculture'. This proposed de-zoning of the field means that agricultural vehicles will have to access this field through the low-density housing estate as there is no other way to access it which is entirely inappropriate. The 2017-2023 plan was more sensible as all parcels of lands were proposed low density residential.

Chief Executive's Response

I wish to thank Kathleen Griffey for the submission and to respond as follows.

It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF) and regional (RSES) policy. The core strategy, settlement strategy and settlement hierarchy are central components of the development plan in terms of identifying the amount and location of population growth to be delivered during the plan period.

The provisions of the National Planning Framework (NPF) Appendix 3 - A Methodology for Tiered Approach to Land Zoning states that lands cannot be zoned for residential development which are not serviced or serviceable by key service infrastructure within the lifetime of the plan. The lands subject of this submission are not served by key service infrastructure.

Also of note is that Small villages, of which Barefield is one, are characterised by their predominantly rural character with some public/community services e.g. school, church, pub etc., but are not served by public wastewater infrastructure. This means the capacity and opportunity for growth is provided for through the provision of low-density cluster style residential developments, which could be served by individual private wastewater systems, contributing to compact growth, regeneration, sustainable mobility and to the viability of local shops and services within the village. Such developments are provided for through designated Village Growth Areas which are identified in the settlement statement and land-use plan for Barefield in Volume 3a of

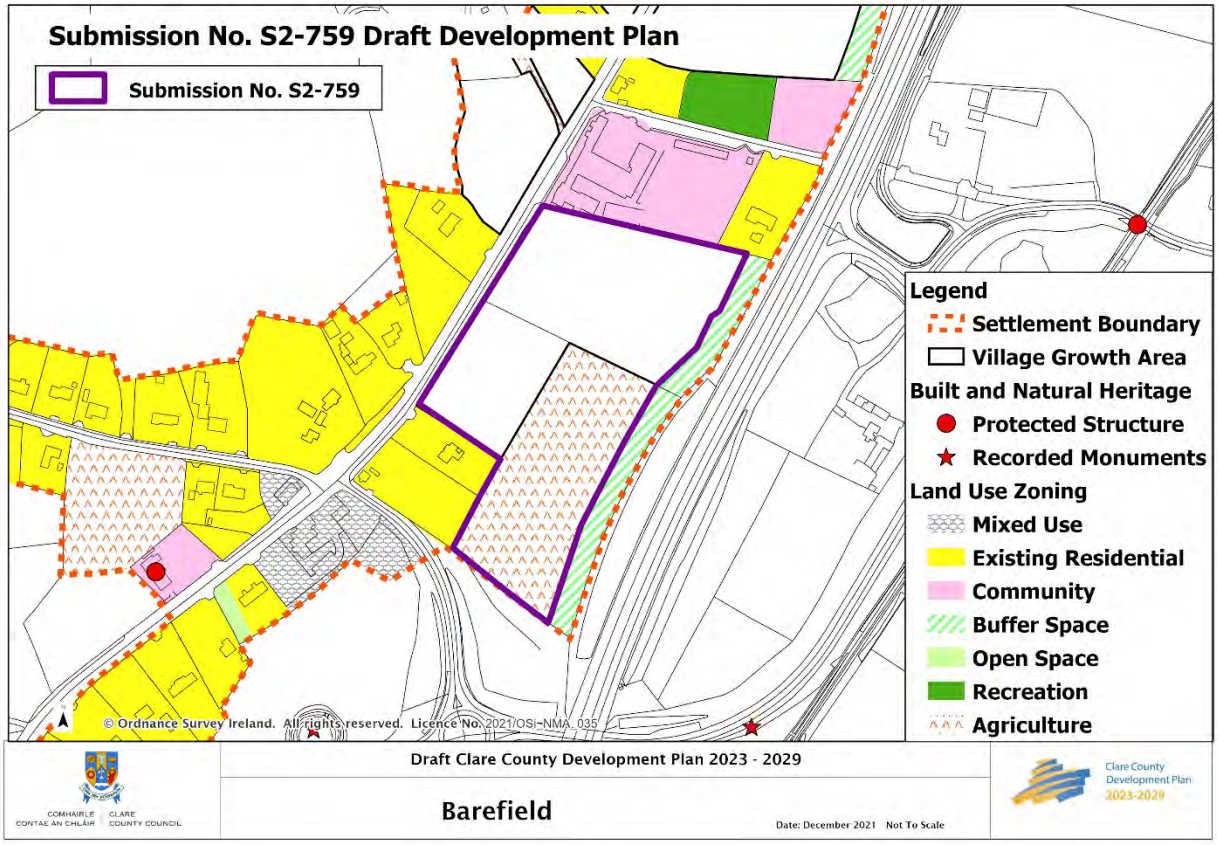
the draft development plan.

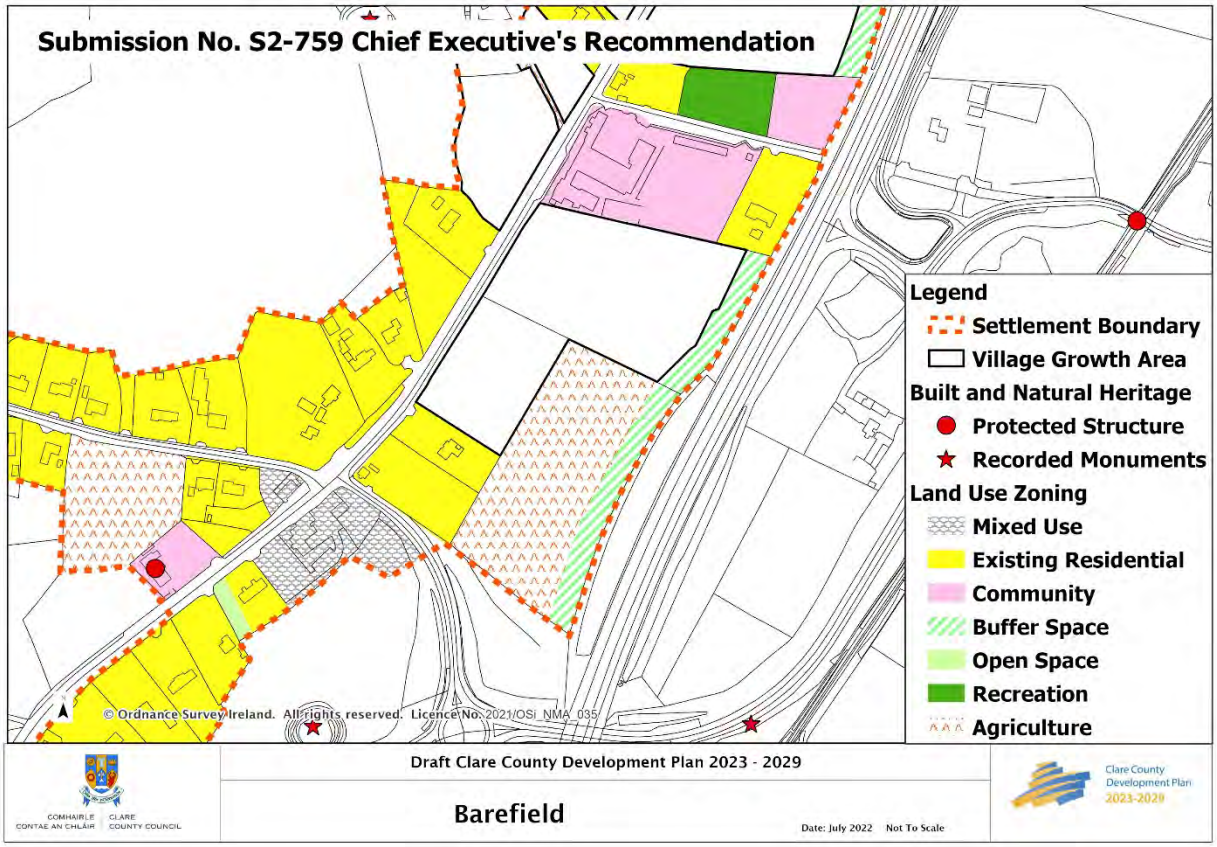
Given that proposed development on the subject lands will be serviced by individual wastewater treatment systems the capacity of the site is restricted to compliance with EPA Code of Practice for Single Houses, which will in turn dictate the density. The overall layout of the development of these lands should be such as to allow access to the agriculture lands to the rear.

In conclusion, it is clear that the lands subject of this submission cannot be zoned for residential development given that they are not serviced by necessary infrastructure. Provision has been made to meet the development needs for housing through the appropriate zoning of lands within serviced settlements and by the designated Village Growth Areas within smaller settlements that do not have the benefit of public service infrastructure. Zoning land outside of the settlement area would not be in accordance with national policy as set out in the NPF and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-759 Draft Development Plan
Submission No. S2-759
Legend
Settlement Boundary
Village Growth Area
Built and Natural Heritage
Protected Structure
Recorded Monuments
Land Use Zoning
Mixed Use
Existing Residential
Community
Buffer Space
Open Space
Recreation
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Barefield
Date: December 2021 Not To Scale


Submission No. S2-759 Chief Executive's Recommendation
Legend
Settlement Boundary
Village Growth Area
Built and Natural Heritage
Protected Structure
Recorded Monuments
Land Use Zoning
Mixed Use
Existing Residential
Community
Buffer Space
Open Space
Recreation
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Barefield
Date: July 2022 Not To Scale

Submission No: S2 /911 –P. Coleman & Associates on behalf of Kieran Kelly	
Relevant Chapters / Topics	• Commercial uses outside settlements • Barefield • Entreprise zoned lands • Industrial Zoned lands

Summary of Issues Raised in Submission

The submission makes specific reference to the importance of established industrial and commercial uses and facilities being provided outside of designated settlement centres.

The submitter has specific interest in providing for his haulage business on lands at Cragard/Curraderra, Barefield, Ennis which are outside any designated settlement or cluster. This family run business is in operation since 1990.

At present the business operates from their facility which is located just off the Claureen Roundabout. The existing facility at Claureen was significantly impacted upon by the construction of the Claureen Roundabout and given that the business has expanded over the years, the site at Claureen no longer has the capacity to cater for the full business activity. The Client acquired a block of land at Cragard/Curraderra, Barefield early in 2020. The lands were in agricultural use but had been neglected for some time. The Client presently has a planning application for consideration by Clare County Council, for Planning Permission P21-1259 on a small portion of this land to facilitate the relocation of his business.

Where existing enterprise nodes have development, the Client requests that the Planning Authority take a positive view of proposals which consolidate the node as a place where new, similar development may be accommodated, subject to normal planning considerations. Where due to changing economic or physical circumstances, an alternative or expanded enterprise is proposed at an established commercial location, it is requested that the Planning Authority be favorably disposed towards same, provided that the traffic, environmental or visual impacts of such a new development are acceptable and in accordance with other policies and objectives of the Development Plan.

It is noted that within 'Volume One; Written Statement' of the Draft Plan that there is reference to Industrial Zoned lands stating that

> "The use of land for industry uses shall be taken to include the use for industrial processing or manufacturing of a scale and nature where there is significant goods manufacturing and related uses".

The uses which are the subject of this submission would not therefore be suitable on these lands. Also, within some towns and villages in the county there are lands zoned for 'Enterprise' which would also not cater for uses the subject of this submission as it is stated in the Draft Plan that they are more suited for

> "small-scale business and enterprise development such as incubator units, craft centres/workshops, small-scale manufacturing, local digital/ technology business etc".

The submission further details examples of similar types of uses located outside of settlements in Clare, Limerick and Galway. The submission requests that an appropriate policy, such as the sample below, be included in the Draft Plan that supports open storage type uses in unzoned

areas outside of designated settlement centres and that can accommodate future development on such sites. Policies regarding Rural Enterprise, in general in the Draft Plan do not align with National Policy. The National Planning Framework identifies the importance of rescuing rural decline both in terms of employment and in terms of population.

'To permit development proposals for industrial, storage and/or business enterprises in unserviced rural areas outside of towns or village settings where generally the following criteria are met:-

a) the proposed use has locational and or space requirements that can more readily be accommodated in a rural location than an urban setting and this has been demonstrated to the satisfaction of Clare County Council; or

b) the proposal involves the reuse of existing farm buildings or brownfield sites; or

c) the proposal is within an existing enterprise/commercial node with similar development; or

d) the proposal involves the expansion of an existing established business;

e) the resultant development is of a size and scale which remains appropriate, and which does not negatively impact on the character and amenity of the surrounding area;

f) the proposal demonstrates that it has taken into account traffic, public health, environmental and amenity considerations;

g) the proposal is in accordance with the policies, requirements and guidance contained in this plan;'

Chief Executive's Response

I wish to thank P. Coleman & Associates on behalf of Kieran Kelly for this submission. I note that there are numerous objectives in the Draft Clare County Development Plan 2023-2029 to support rural enterprises such as Section 6.21 Rural Enterprises and the objectives of Chapter 8 Rural Development and Natural Resources.

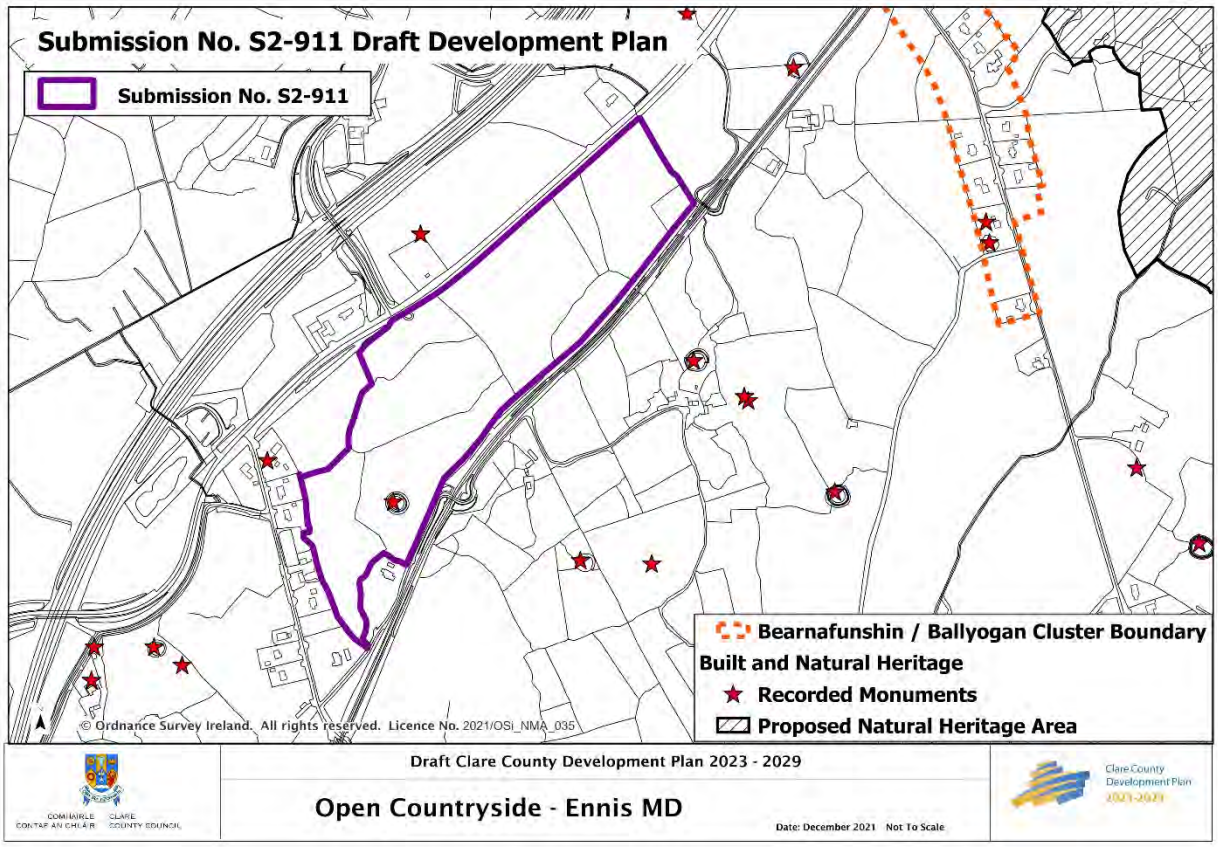
In terms of policy and zoning lands for Enterprise uses outside of towns and villages across the county, it is an objective of the County Development Plan to support rural enterprise. Creating jobs and supporting economic development in rural areas is key to reversing population decline and ensuring that rural areas have the opportunity to contribute to the national economy. While it is recognised that many rural enterprises require a location close to a natural resource, it is important to ensure that other businesses are encouraged and facilitated to locate in towns and villages. This is essential to create the critical mass to support the achievement of other goals such as improved physical infrastructure provision, broadband services and sustainable transport and travel patterns, all of which are goals at national, regional and local level.

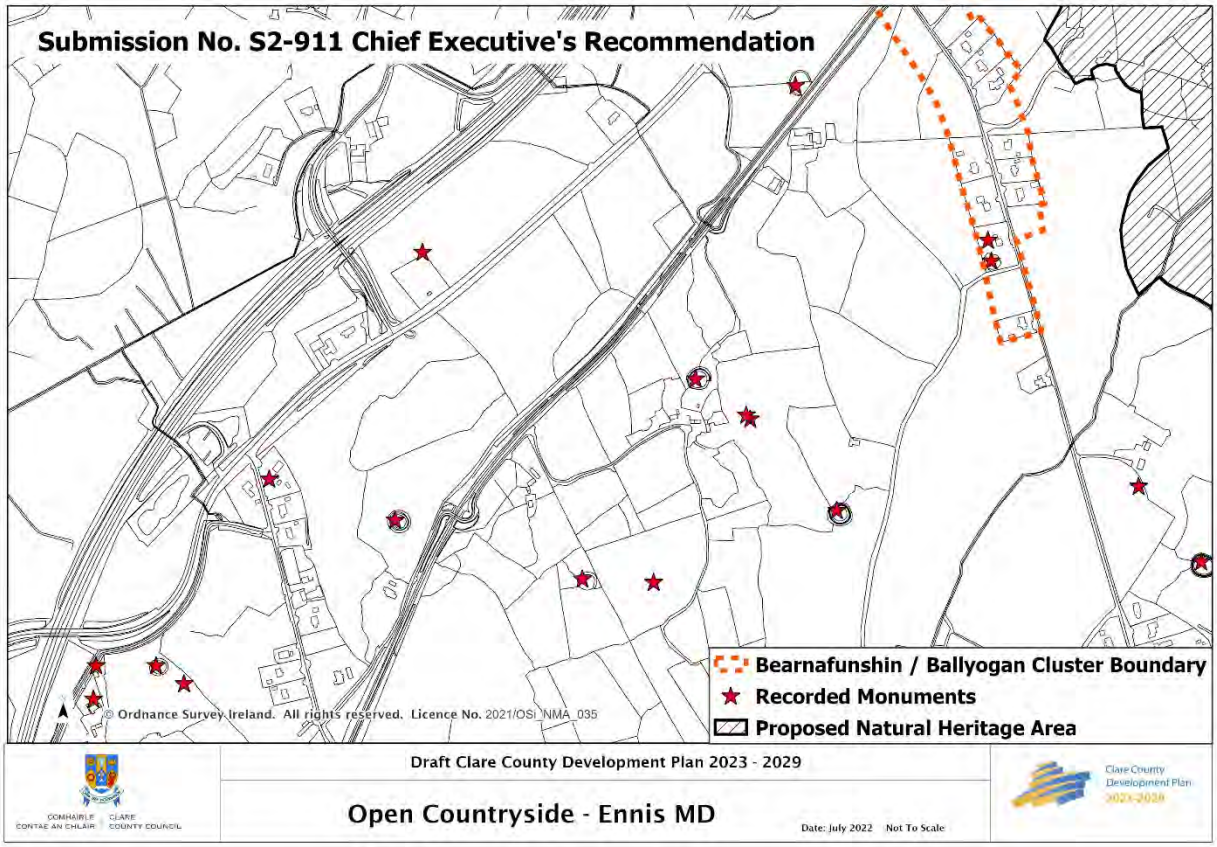
I have reviewed the wording of the sample objective submitted and I believe Section 6.21 Rural Enterprises and the objectives of Chapter 8 Rural Development and Natural Resources give sufficient support to appropriate activities in the open countryside whereby locational uses close to a natural resource will be supported, however in the main other businesses will be encouraged

to locate in towns and villages. Therefore, to include an objectives such as that included in this submission would give a presumption in favor of ad hoc development in the countryside contrary to National and Regional Policy and would be contrary to the proper planning and sustainable development of the area.

Chief Executive's Recommendation

I recommend no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-911 Draft Development Plan
Submission No. S2-911
Bearnafunshin / Ballyogan Cluster Boundary
Built and Natural Heritage
Recorded Monuments
Proposed Natural Heritage Area
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Ennis MD
Date: December 2021 Not To Scale


Submission No. S2-911 Chief Executive's Recommendation
Bearnafunshin / Ballyogan Cluster Boundary
Recorded Monuments
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Ennis MD
Date: July 2022 Not To Scale

Clusters

Noughaval Cluster

Submission No: S2/209 –Doora Community Development Group	
Relevant Chapters / Topics	• Dora • Settlement Hierarchy • Rural Clusters

Summary of Issues Raised in Submission

The submission requests consideration of

1. Changing the status of Noughaval from a Cluster to Small Village status and referring to the village as Doora.
2. Under the strategy for Growth and Sustainable Communities objective, to identify lands within the environs of the village for the provision of small cluster housing, reflective of the character of the existing village. This inclusion will require a review of the current settlement boundary, to identify and include potential lands to be zoned as Village Growth Areas.
3.
4. Enabling Growth and Development
   Population
   The total population within the environs of Doora Village is approximately 383. (Figures compiled from Census 2016, of Settlements Areas including the townlands of Noughaval, Corebeg, Deerpark, Killawinna, Ballyvonnavaun, Doora, Kilbreckan). The area of Doora has a young population, with approximately 32% of the population resides within the under 18 age group, 37% of the total population are within the 30 – 54 year group, while those aged 65+ comprise of 11% of the population. These figures are reflective of the growth in the National School, where student numbers have grown from 75 to 98 in the last five years. The school was recently extended to include an ASD classroom. The village is divided into two distinct areas, the main area of the village, comprising of a linear group of 49 houses/dwellings, located close to a Church and a local pub. There are also two more houses intended for development in 2022/23, located within the designated cluster. The second area is served by a national school, community hall and preschool. Other assets to the area are the Community Hall and the local GAA, a multipurpose recreational facility, located just outside the village. The area also supports an equestrian centre and eight commercial businesses, all located within close proximity to the village. The village is served by public transport, the Local Link Bus service provides a convenient and valuable transport service with a drop off/collection point at the church.

5. Economic Opportunities
   The proposed development of a Motorway Plaza at the roundabout at Kilbreckan, which is in close proximity to the village will be a welcomed addition and will further enhance

economic development for the area through the creation of employment and additional services which will create opportunities for the village. Doora Community Development Group, in conjunction with the local community will be exploring the possibility of the development of a both a community farmers market and community Cáfe within the village.

6. Place Making, Health and Well-being
   The settlement is in a rural area and stretches out along a minor road, the L4114 to the Junction of N85. The area has beautiful walking trails (locally called 'The Block') with 9KM of interconnecting walking routes. Opportunities exist to promote healthy initiatives through the enhancement of these walks, to include safe walking and cycling routes. There are also opportunities to link in these routes to Ennis and Clarecastle. Opportunities also exist to designate a wild bog, located at the village into an area which may potentially support a diverse range of initiatives with community benefit from a public amenity area, an area of conservation, education and biodiversity. The above information demonstrates a real need to make provisions within the Clare County Development Plan by changing the status of Noughaval from a Cluster to Small Village status, thus ensuring the continued growth and development of the village and to support the existing services/facilities into the future.

7. Safety Concerns and Challenges
   Due to the proximity to the M18 Motorway and the roundabout at Kilbrecken, the R469 road leading into Doora is currently experiencing an increase in vehicles through the village. The speeds of those vehicles coming through the village is now a serious issue for public safety.

8. Proposed Retail Development
   It is also important to note the proposed development of a Motorway Plaza at Kilbreckan, will be a welcomed addition to the area, however the village will expect to see an increase in traffic through the village if this proposal goes ahead. Therefore, the village will require substantial public realm investment, involving new footpath infrastructure along with traffic calming measures to improve the overall quality and safety of access for those living within the village. Under the current County Development Plan, areas with Cluster status are included in the plan by means of a map. Unlike a Small Village status, which contains written statements and a series of development objectives which are aligned to the overall objectives within the County Development Plan. Without clear objectives within the Clare County Development Plan, it may be difficult to create a strong case for funding to the department for a cluster such as Noughaval.
   For example, under the Town and Village Scheme, the project guidelines state that eligible proposals for consideration must have the support of the Local Authority and must be consistent with the County Development Plan.

9. Comparisons against existing villages who have Small Village status Doora (Noughaval Cluster) has a population of approximately 383 and contains 49 houses/dwellings within its settlement boundary, located within proximity to Ennis. In comparison to Toonagh, which has Small Village status. A similar settlement to Doora due to its existing facilities and its proximity to Ennis. However, the village has a population of 99 people (figures

taken from Census 2016, to include the settlement of Toonagh, Ballyteenan and Ballybrody). Within the County Development Plan, the village is showing approximately 33 housing/dwellings located within its settlement boundary. Clooney, another similar settlement, also has Small Village status, is located within proximity to Ennis, has a population of 175 (figures taken from Census 2016, to include settlements of Ballycrighan, Kilgobban and Clooney). Within the County Development Plan, the village is showing 16 houses/dwellings within the settlement boundary.

The submission also includes a Doora Village Community Analysis

Chief Executive's Response

I wish to thank Doora Community Development Group for their submission, and I commend their community work in the area. I accept that Doora has a significant level of existing development including existing residential dwellings, the church, graveyard, and a small amount of commercial activity. Having regard to the nature and character of the settlement I believe the settlement now accords with what can be reasonably considered as a Small Village as set out in Chapter 4, Urban and Rural Settlement Strategy, of Volume 1 of the Plan and I consider it appropriate that it is now designated as a Small Village.

Chief Executive's Recommendation

I recommend that Doora be designated as a small Village in the settlement hierarchy and the following amendment shall be made.

1. Insert a Settlement Statement and Settlement Map in Volume 3a
2. Amend the Settlement Hierarchy

Introduction and Context.

Doora is a small village located to the east of Ennis and 1.4km east of the M18, Junction 12. The village formally known as the Noughaval Cluster, is an attractive settlement largely based around two local roads. The settlement pattern is divided into two distinct areas, this plan relates to the main area of the village, comprising of a linear group of dwellings, located close to a Church and a local pub. The second area is removed from the village core and contains a national school, community hall and preschool.

Growth in the village will be carefully monitored and managed. The goal is to ensure that Doora maintains its existing population levels and services and that future growth is incremental and small scale in nature, relative and appropriate to its scale, size and character.

General Objectives

- To promote small-scale development in the village in order to maintain and increase the population in the local community and to support the existing services available to the community in the village and the surrounding area;
- To ensure that existing population levels and services are maintained and to encourage new residents to the village;
- To ensure that future growth in Doora is incremental and small scale in nature, relative and appropriate to the scale, size and character of the existing village; and

- To facilitate the provision of infrastructure to allow for future growth in the village.

Employment and Enterprise

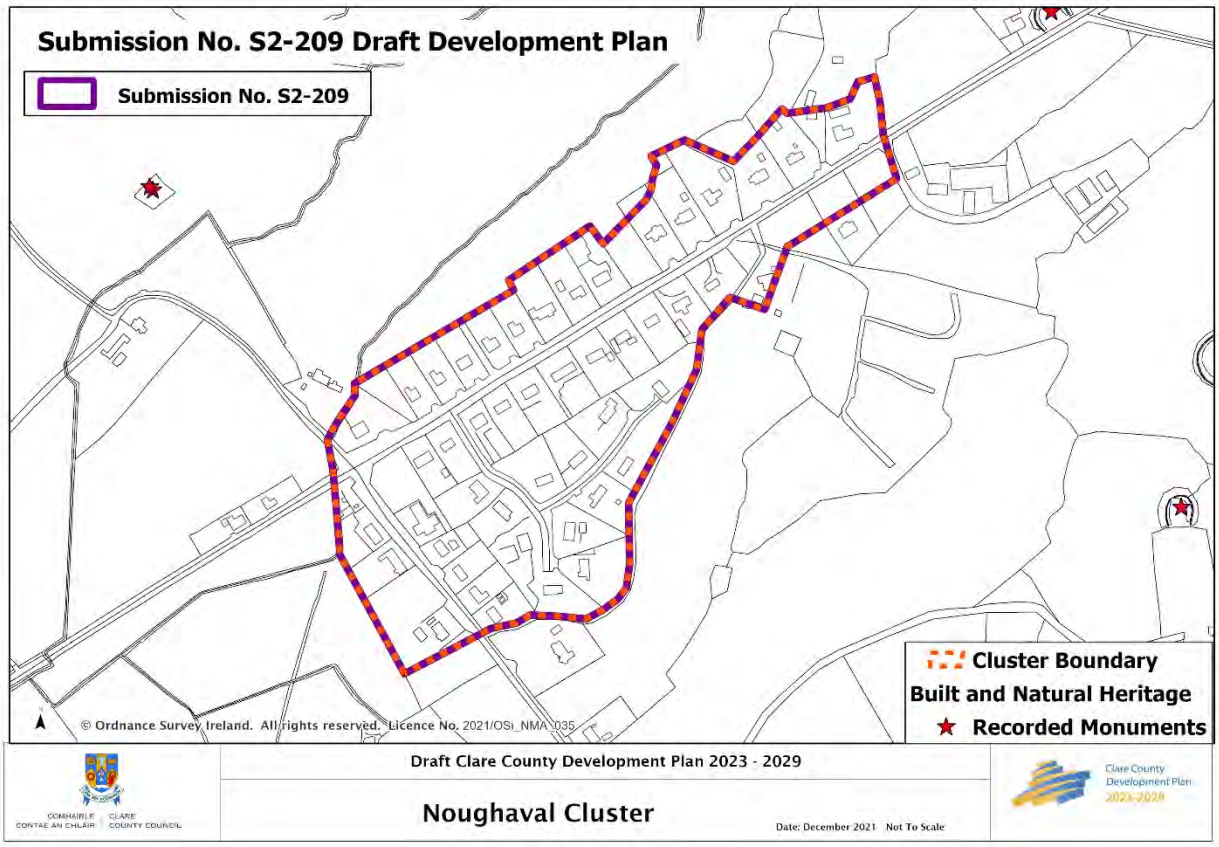
Agriculture remains an important part of the local economy in the smaller settlements near Ennis. In order to support economic development, the Council will facilitate and encourage farm enterprise in Doora. The Council will also support home based economic activity where feasible. Suitably-scaled and appropriate commercial or employment generating development will be encouraged.

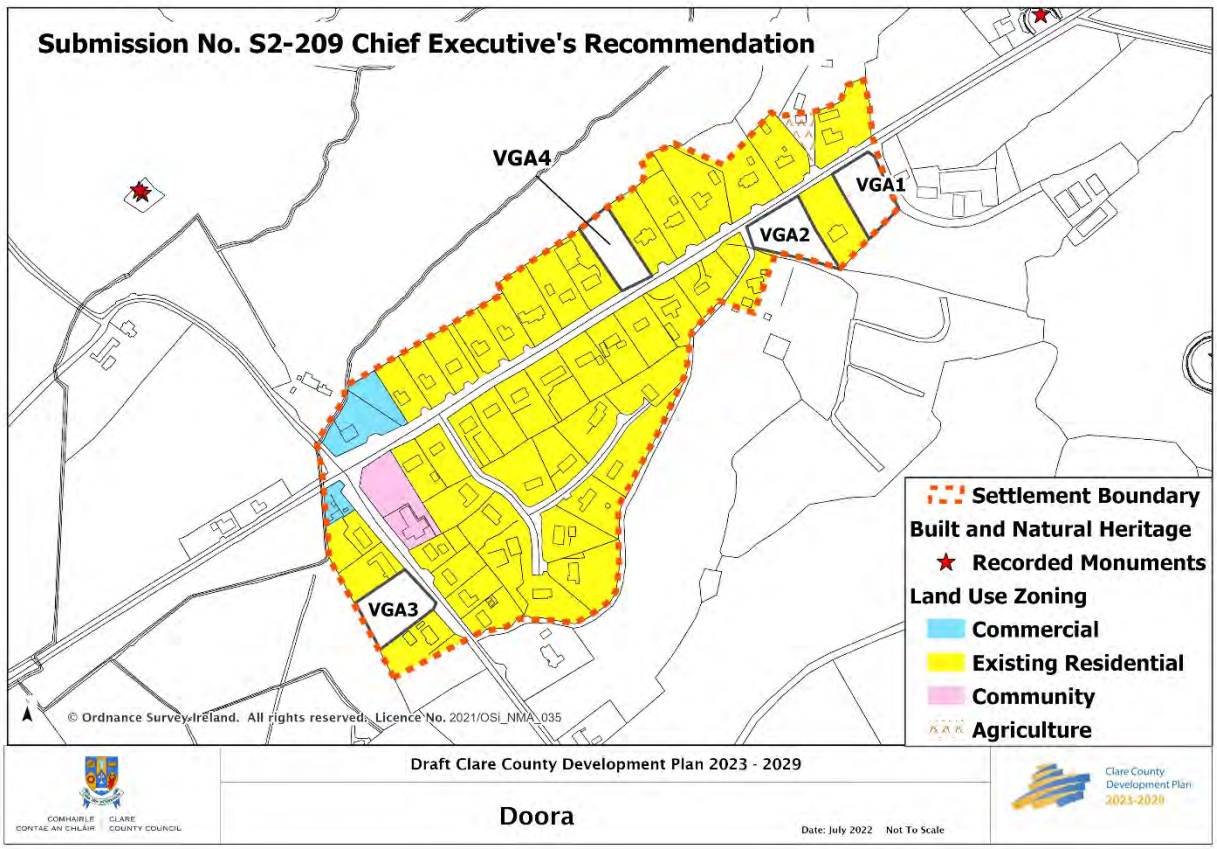
Strategy for Growth and Sustainable Communities

The strategy for the sustainable growth of the village and its community is through consolidation and regeneration that promotes compact sequential growth and supports and strengthens a sustainable village community and its rural hinterland. This will be achieved by encouraging small scale growth in areas which make a positive contribution to the overall enhancement of the village and sustains it into the future. In line with this approach and to promote vibrant rural villages, village growth areas have been identified which provide opportunities and choice for development, including small scale commercial, enterprise, community, services/facilities as well as small scale cluster housing, all of which offers a viable and attractive option for rural living within a village community and setting. The beauty of the surrounding countryside and proximity of Doora to Ennis makes it an attractive place to live. In order to ensure that Doora maintains existing population levels and services, a number of sites are identified to allow for village growth. The delivery of any new development in Doora will be encouraged by adopting a combined approach of sequential compact growth and the re-use and redevelopment of vacant or derelict sites and buildings within the village. The areas identified for village growth allow for the sustainable compact growth of settlements, providing opportunities for small scale cluster type housing, as well as for other uses appropriate to the function, size and scale of the settlement. Any development is highly dependent on the suitability of the land to accommodate on-site treatment plants.

Key Town
Ennis
Metropolitan Area
(Key component of the Limerick-Shannon Metropolitan Area Strategic Plan)
Shannon
SDZ
Sixmilebridge (Small Town)
Athlunkard, Bunratty, Clonlara, Parteen, Ballycannon North, Meelick (Large Villages)
Ardnacrusha, Cratloe, O'Briensbridge (Small Villages)
Service Towns
Ennistymon/Lahinch, Kilrush/Cappa, Scarriff/Tuamgraney
Small Towns
Kilkee, Killaloe, Lisdoonvarna, Miltown Malbay, Newmarket-on-Fergus, Tulla
Large Villages
Tier 1
Ballyvaughan, Clarecastle, Corofin, Crusheen, Doonbeg, Feakle, Inagh, Kilkishen, Mountshannon, Mullagh, Quilty, Quin, Whitegate, Liscannor, Kilfenora and Killimer

Tier 2
Kiladysert, Kilmihil
Small Villages
Barefield, Bridgetown, Broadford, Carrigaholt, Cooraclare, Doolin, Doora, Kilmaley, Kilmurry, Labasheeda, Lissycasey, Ballinruan, Ballyea, Ballynacally, Bellharbour, Bodyke, Boston, Caher, Carron, Clooney, Connolly, Cranny, Creegh, Cross, Doonaha, Fanore, Flagmount, Inch, Kilbaha, Kilbane, Killaneana, Kilmurry McMahon, Kilnaboy, Kilnamona, Kilshanny, Knock, Knockerra, Moy, Moyasta, O'Callaghans Mills, Ogonelloe, Querrin, Ruan, Spanish Point, Toonagh, Tubber
Clusters
Ardkyle, Ballaghboy No.1, Ballaghboy No.2, Ballinooskey/Lisconner, Ballintlea South, Ballintlea South 2, Ballycar, Ballycorick, Ballyduff, Ballyea South, Ballyfaudeen, Ballyhannon North, Ballyhannon South No.1, Ballyhannon South No.2, Ballygireen, Ballymacahill, Ballymorris, Ballynagun West, Ballyveskil/Tiermaclane, Ballyvonnavaun/Deerpark, Ballyvrislaun, Barntick, Barloughra, Bartra, Bealaha, Bearnafunshin/Ballyogan, Beevrack, Behagh, Buncraggy, Caherea, Caherush, Cappa, Sixmilebridge, Carrowmeer, Castlecrine, Castlequarter, Castlequarter Kilkeedy, Cloonadrum, Cloonanaha, Cloonoughter, Coogyulla Cross, Coolisteige, Cratloekeel, Crosses of Annagh, Deerpark/Corlack, Doonass, Drumandoora, Drumdrehid, Drumeen, Drumline 1, Drumline 2, Drummina, Drumquin, Finvarra, Garraun, Garraunboy, Gilloge, Kildorus, Killeenan, Killow/Knockanimana, Kilmaley Lower, Kilmore, Kineilty, Knockfin, Knockloskeraun, Leamaneigh More, Lisduff, Lisheen, Luogh South, Manusmore, Maurices Mills, Meelick, Monaskeha, Mooghaun North, Mortyclough, Mountrivers Cluster, Murrooghkilly, Murroughtoohy South, New Quay, Newtown Cloonlara, ~~Noughaval~~, Portdrine, Poulawillin, Rockforest/Aughrim, Roo East, Sooreeny, South of Rossmanagher Bridge, Spancil Hill, Streamstown, The Wells, Tromra, Urlan More/Bellsfort, Williamstown, Woodpark
Countryside
The countryside are those parts of County Clare outside of recognised settlements


Submission No. S2-209 Draft Development Plan
Submission No. S2-209
Cluster Boundary
Built and Natural Heritage
Recorded Monuments
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Draft Clare County Development Plan 2023 - 2029
Noughaval Cluster
Date: December 2021 Not To Scale


Submission No. S2-209 Chief Executive's Recommendation
VGA4
VGA1
VGA2
VGA3
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Land Use Zoning
Commercial
Existing Residential
Community
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Doora
Date: July 2022 Not To Scale

Submission No: S2/776 –Doora Community Group	
Relevant Chapters / Topics	**Doora** **Settlement Hierarchy** **Rural Clusters**

Summary of Issues Raised in Submission

Submission is in addition to submission No. 209 which sought:

Changing the status of Noughaval from a Cluster to Small Village status and referring to the village as Doora.
Under the strategy for Growth and Sustainable Communities objective, to identify lands within the environs of the village for the provision of small cluster housing, reflective of the character of the existing village. This inclusion will require a review of the current settlement boundary, to identify and include potential lands to be zoned as Village Growth Areas.
The submission identifies a 14.2ha area adjacent to the existing cluster boundary which it is stated is suitable for the provision of small cluster housing, and requests that it be identified as Village Growth Area.

Chief Executive's Response

I would like to thank Doora Community Group for this submission and I would like to respond as follows.

I agree that the Noughaval cluster should be designated as a small village. The recommendation accompanying S2-209 includes a proposed settlement statement and settlement map for the small village of Doora.
The strategy for the sustainable growth of Doora and its community is through consolidation and regeneration that promotes compact sequential growth and supports and strengthens a sustainable village community and its rural hinterland. This is an unserviced settlement that is reliant on individual wastewater treatments systems, and future development must be managed accordingly and only small scale, infill type development would be acceptable. Therefore, I do not consider that there is a need or sufficient requirement to identify the subject lands as designated Village Growth Areas within the settlement to cater for this plan cycle.

Chief Executive's Recommendation

I recommend that Doora be designated as a small Village in the settlement hierarchy and the following amendment shall be made.

Insert a Settlement Statement and Settlement Map in Volume 3a
Amend the Settlement Hierarchy
Introduction and Context.

Doora is a small village located to the east of Ennis and 1.4km east of the M18, Junction 12. The village formally known as the Noughaval Cluster, is an attractive settlement largely based around two local roads. The settlement pattern is divided into two distinct areas, this plan relates to the main area of the village, comprising of a linear group of dwellings, located close to a Church and a local pub. The

second area is removed from the village core and contains a national school, community hall and preschool.

Growth in the village will be carefully monitored and managed. The goal is to ensure that Doora maintains its existing population levels and services and that future growth is incremental and small scale in nature, relative and appropriate to its scale, size and character.

General Objectives

To promote small-scale development in the village in order to maintain and increase the population in the local community and to support the existing services available to the community in the village and the surrounding area;
To ensure that existing population levels and services are maintained and to encourage new residents to the village;
To ensure that future growth in Doora is incremental and small scale in nature, relative and appropriate to the scale, size and character of the existing village; and
To facilitate the provision of infrastructure to allow for future growth in the village.
Employment and Enterprise

Agriculture remains an important part of the local economy in the smaller settlements near Ennis. In order to support economic development, the Council will facilitate and encourage farm enterprise in Doora. The Council will also support home based economic activity where feasible. Suitably-scaled and appropriate commercial or employment generating development will be encouraged.

Strategy for Growth and Sustainable Communities

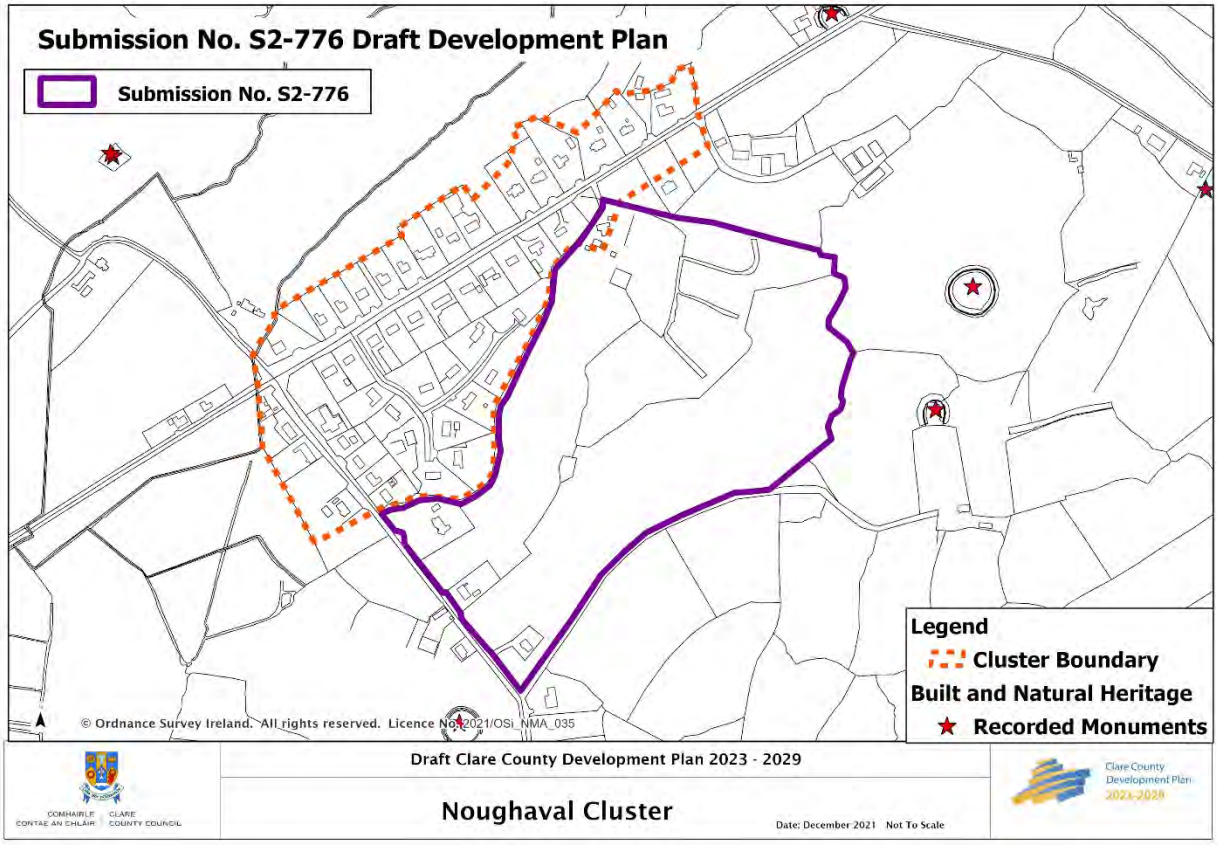
The strategy for the sustainable growth of the village and its community is through consolidation and regeneration that promotes compact sequential growth and supports and strengthens a sustainable village community and its rural hinterland. This will be achieved by encouraging small scale growth in areas which make a positive contribution to the overall enhancement of the village and sustains it into the future. In line with this approach and to promote vibrant rural villages, village growth areas have been identified which provide opportunities and choice for development, including small scale commercial, enterprise, community, services/facilities as well as small scale cluster housing, all of which offers a viable and attractive option for rural living within a village community and setting. The beauty of the surrounding countryside and proximity of Doora to Ennis makes it an attractive place to live. In order to ensure that Doora maintains existing population levels and services, a number of sites are identified to allow for village growth. The delivery of any new development in Doora will be encouraged by adopting a combined approach of sequential compact growth and the re-use and redevelopment of vacant or derelict sites and buildings within the village. The areas identified for village growth allow for the sustainable compact growth of settlements, providing opportunities for small scale cluster type housing, as well as for other uses appropriate to the function, size and scale of the settlement. Any development is highly dependent on the suitability of the land to accommodate on-site treatment plants.

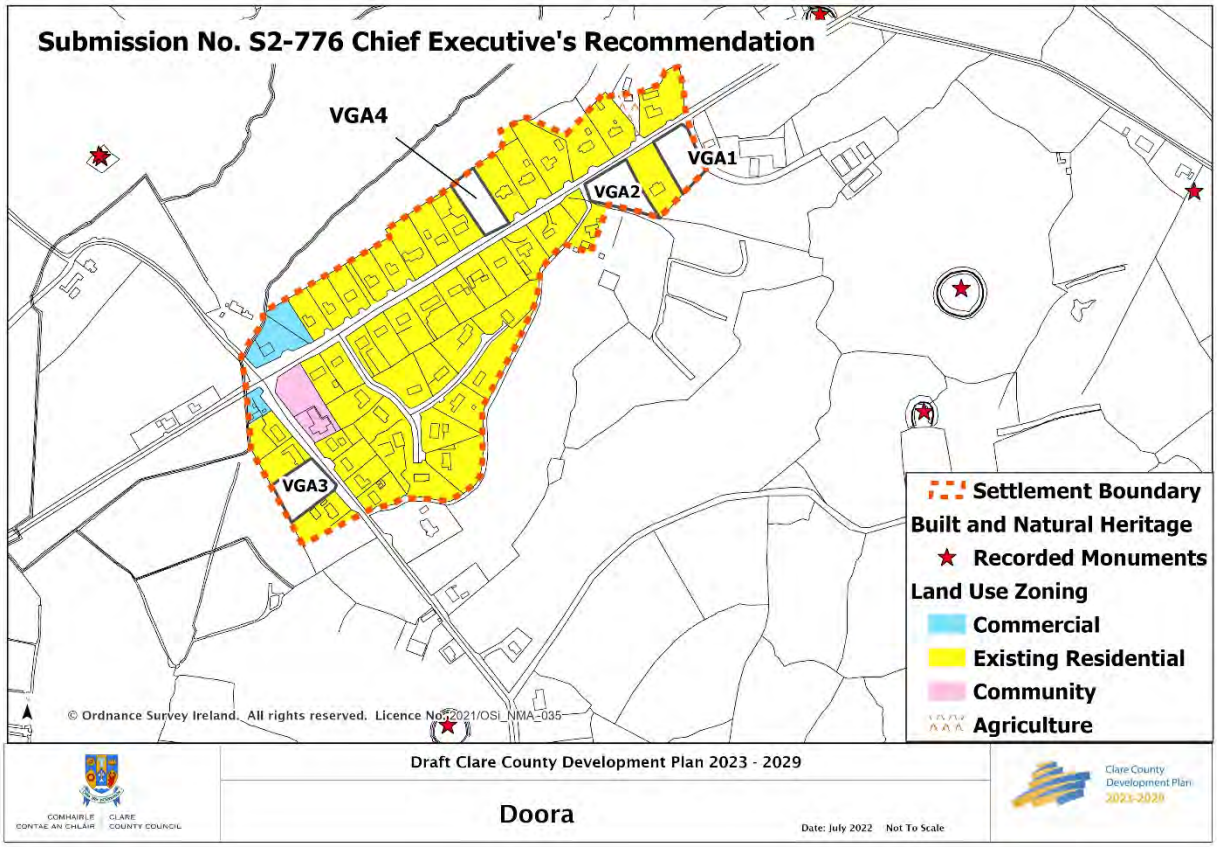
Key Town **Ennis**
Metropolitan Area **(Key component of the Limerick-Shannon Metropolitan Area Strategic Plan)**

Shannon **SDZ** **Sixmilebridge (Small Town)** **Athlunkard, Bunratty, Clonlara, Parteen, Ballycannon North, Meelick (Large Villages)** **Ardnacrusha, Cratloe, O'Briensbridge (Small Villages)**
Service Towns **Ennistymon/Lahinch, Kilrush/Cappa, Scarriff/Tuamgraney**
Small Towns **Kilkee, Killaloe, Lisdoonvarna, Miltown Malbay, Newmarket-on-Fergus, Tulla**
Large Villages **Tier 1** **Ballyvaughan, Clarecastle, Corofin, Crusheen, Doonbeg, Feakle, Inagh, Kilkishen, Mountshannon, Mullagh, Quilty, Quin, Whitegate, Liscannor, Kilfenora and Killimer** **Tier 2** **Kiladysert, Kilmihil**
Small Villages **Barefield, Bridgetown, Broadford, Carrigaholt, Cooraclare, Doolin, Doora, Kilmaley, Kilmurry, Labasheeda, Lissycasey, Ballinruan, Ballyea, Ballynacally, Bellharbour, Bodyke, Boston, Caher, Carron, Clooney, Connolly, Cranny, Creegh, Cross, Doonaha, Fanore, Flagmount, Inch, Kilbaha, Kilbane, Killaneana, Kilmurry McMahon, Kilnaboy, Kilnamona, Kilshanny, Knock, Knockerra, Moy, Moyasta, O'Callaghans Mills, Ogonelloe, Querrin, Ruan, Spanish Point, Toonagh, Tubber**
Clusters **Ardkyle, Ballaghboy No.1, Ballaghboy No.2, Ballinooskey/Lisconner, Ballintlea South, Ballintlea South 2, Ballycar, Ballycorick, Ballyduff, Ballyea South, Ballyfaudeen, Ballyhannon North, Ballyhannon South No.1, Ballyhannon South No.2, Ballygireen, Ballymacahill, Ballymorris, Ballynagun West, Ballyveskil/Tiermaclane, Ballyvonnavaun/Deerpark, Ballyvrislaun, Barntick, Barloughra, Bartra, Bealaha, Bearnafunshin/Ballyogan, Beevrack, Behagh, Buncraggy, Caherea, Caherush, Cappa, Sixmilebridge, Carrowmeer, Castlecrine, Castlequarter, Castlequarter Kilkeedy, Cloonadrum, Cloonanaha, Cloonoughter, Coogyulla Cross, Coolisteige, Cratloekeel, Crosses of Annagh, Deerpark/Corlack, Doonass, Drumandoora, Drumdrehid, Drumeen, Drumline 1, Drumline 2, Drummina, Drumquin, Finvarra, Garraun, Garraunboy, Gilloge, Kildorus, Killeenan, Killow/Knockanimana, Kilmaley Lower, Kilmore, Kineilty, Knockfin, Knockloskeraun, Leamaneigh More, Lisduff, Lisheen, Luogh South, Manusmore, Maurices Mills, Meelick, Monaskeha, Mooghaun North, Mortyclough, Mountrivers Cluster, Murrooghkilly, Murroughtoohy South, New Quay, Newtown Cloonlara, ~~Noughaval~~, Portdrine, Poulawillin, Rockforest/Aughrim, Roo East, Sooreeny, South of Rossmanagher Bridge, Spancil Hill, Streamstown, The Wells, Tromra, Urlan More/Bellsfort, Williamstown, Woodpark**

Countryside

The countryside are those parts of County Clare outside of recognised settlements


Submission No. S2-776 Draft Development Plan
Submission No. S2-776
Legend
Cluster Boundary
Built and Natural Heritage
Recorded Monuments
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Draft Clare County Development Plan 2023 - 2029
Noughaval Cluster
Date: December 2021 Not To Scale


Submission No. S2-776 Chief Executive's Recommendation
VGA4
VGA1
VGA2
VGA3
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Land Use Zoning
Commercial
Existing Residential
Community
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Doora
Date: July 2022 Not To Scale

Submission No: S2/855 – Johnny Flynn

Relevant Chapters / Topics	• **Noughaval Cluster/Doora** • **Land Use Zoning**

Summary of Issues Raised in Submission

This submission relates to the Noughaval Cluster and a map is included with this submission.

- Requests the designation of Noughaval from a Cluster to Small Village and reference as Doora Village.
- Under the Growth and Sustainable Communities objective identify lands within environs of village for provision of small cluster housing and to review current settlement boundary to include lands for VGA zoning.
- Doora has a growing population. These figures are reflective in the school, preschool and afterschool.
- Village has a school, church, pub, community hall, GAA clubhouse facility and supports a number of commercial businesses.
- Village is also served by public transport with a drop off/collection point at church.
- The proposed development of a Motorway Plaza at the Kilbreckan roundabout will be a welcome addition further enhancing economic development of the area.
- Opportunities have been identified for a farmers market and a café/shop.
- Explore the possibilities for the development of walkways/trails given its rural area.
- Due to proximity to M18 and roundabout at Kilbrecken, the R469 road into Doora has led to an increase in traffic and speeding issues.
- With the proposed Motorway Plaza, the village will require public realm investment for new footpaths along with traffic calming measures.
- Without objectives it may be difficult to secure funding from the Department for a cluster.
- Doora has a population of approximately 383 and has 49 dwellings within its boundary. In comparison Toonagh has small village status with a population 99 and 33 dwellings Clooney Village has population 175 with 16 dwellings.

Chief Executive's Response

I would like to thank Johnny Flynn for this submission and I would like to respond as follows.
I agree that the Noughaval cluster should be designated as a small village in the settlement hierarchy.

The strategy for the sustainable growth of Doora and its community is through consolidation and regeneration that promotes compact sequential growth and supports and strengthens a sustainable village community and its rural hinterland. This is an unserviced settlement that is reliant on individual wastewater treatments systems, and future development must be managed accordingly and only small scale, infill type development would be acceptable.
Future infrastructure investment in this village is outside the scope of the development plan preparation however I concur that there are several issues that need investigation. I will engage with the Ennis Municipal District with regard to following up on the points raised in this submission.

Chief Executive's Recommendation

I recommend that Doora be designated as a small Village in the settlement hierarchy and the following amendment shall be made.

5. Insert a Settlement Statement and Settlement Map in Volume 3a
6. Amend the Settlement Hierarchy

Introduction and Context.

Doora is a small village located to the east of Ennis and 1.4km east of the M18, Junction 12. The village formally known as the Noughaval Cluster, is an attractive settlement largely based around two local roads. The settlement pattern is divided into two distinct areas, this plan relates to the main area of the village, comprising of a linear group of dwellings, located close to a Church and a local pub. The second area is removed from the village core and contains a national school, community hall and preschool.

Growth in the village will be carefully monitored and managed. The goal is to ensure that Doora maintains its existing population levels and services and that future growth is incremental and small scale in nature, relative and appropriate to its scale, size and character.

General Objectives

- To promote small-scale development in the village in order to maintain and increase the population in the local community and to support the existing services available to the community in the village and the surrounding area;
- To ensure that existing population levels and services are maintained and to encourage new residents to the village;
- To ensure that future growth in Doora is incremental and small scale in nature, relative and appropriate to the scale, size and character of the existing village; and
- To facilitate the provision of infrastructure to allow for future growth in the village.

Employment and Enterprise

Agriculture remains an important part of the local economy in the smaller settlements near Ennis. In order to support economic development, the Council will facilitate and encourage farm enterprise in Doora. The Council will also support home based economic activity where feasible. Suitably-scaled and appropriate commercial or employment generating development will be encouraged.

Strategy for Growth and Sustainable Communities

The strategy for the sustainable growth of the village and its community is through consolidation and regeneration that promotes compact sequential growth and supports and strengthens a sustainable village community and its rural hinterland. This will be achieved by encouraging small scale growth in areas which make a positive contribution to the overall enhancement of the village and sustains it into the future. In line with this approach and to promote vibrant rural villages, village growth areas have been identified which provide opportunities and choice for development, including small scale commercial, enterprise, community, services/facilities as well as small scale cluster housing, all of which offers a viable and attractive option for rural living within a village community and setting. The beauty of the surrounding countryside and proximity of Doora to Ennis makes it an attractive place to live. In order to ensure that Doora maintains existing population levels and services, a number of sites are identified to allow for village growth. The delivery of any new development in Doora will be encouraged by adopting a combined approach of sequential compact growth and the re-use and redevelopment of vacant or derelict sites and buildings within the village. The areas identified for village growth allow for the sustainable compact growth of settlements, providing

opportunities for small scale cluster type housing, as well as for other uses appropriate to the function, size and scale of the settlement. Any development is highly dependent on the suitability of the land to accommodate on-site treatment plants.

Key Town

Ennis

Metropolitan Area

(Key component of the Limerick-Shannon Metropolitan Area Strategic Plan)

Shannon

SDZ

Sixmilebridge (Small Town)

Athlunkard, Bunratty, Clonlara, Parteen, Ballycannon North, Meelick (Large Villages)

Ardnacrusha, Cratloe, O'Briensbridge (Small Villages)

Service Towns

Ennistymon/Lahinch, Kilrush/Cappa, Scarriff/Tuamgraney

Small Towns

Kilkee, Killaloe, Lisdoonvarna, Miltown Malbay, Newmarket-on-Fergus, Tulla

Large Villages

Tier 1

Ballyvaughan, Clarecastle, Corofin, Crusheen, Doonbeg, Feakle, Inagh, Kilkishen, Mountshannon, Mullagh Quilty, Quin, Whitegate, Liscannor, Kilfenora and Killimer

Tier 2

Kiladysert, Kilmihil

Small Villages

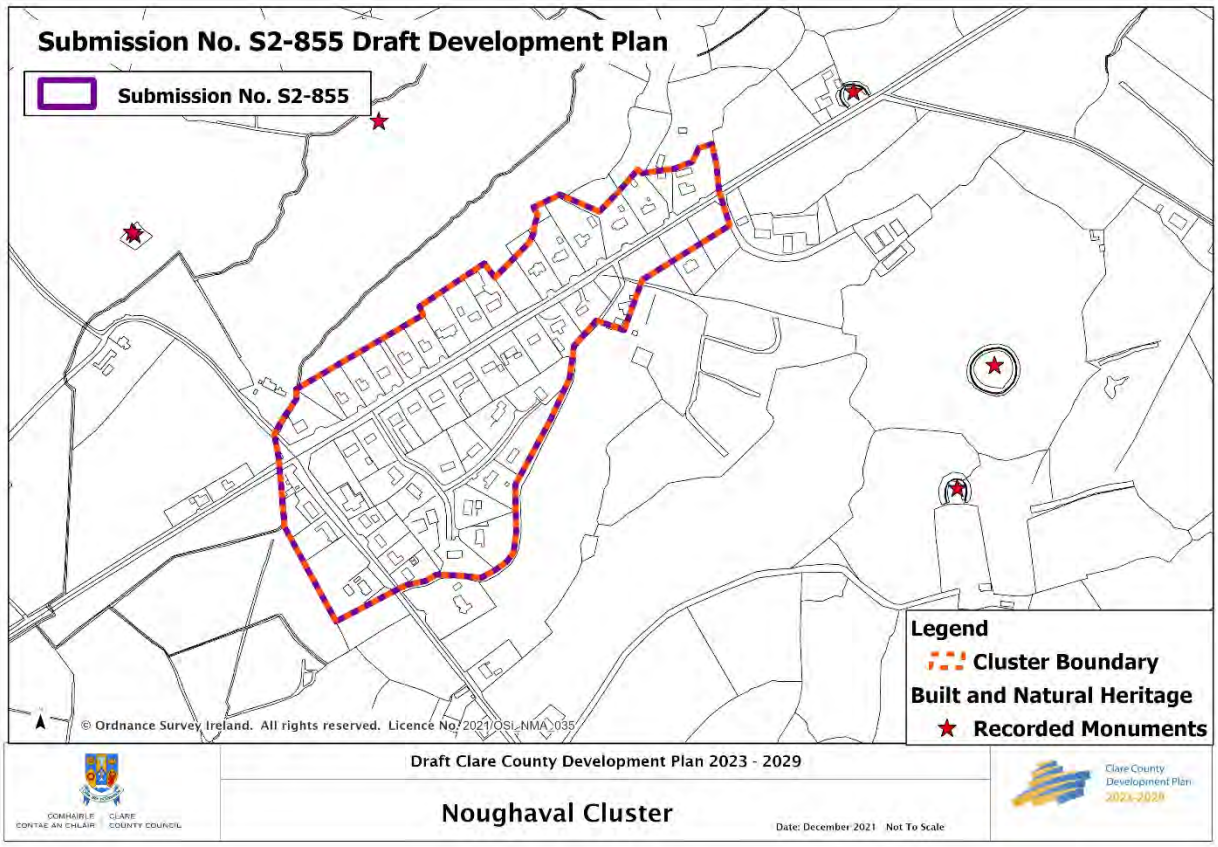
Barefield, Bridgetown, Broadford, Carrigaholt, Cooraclare, Doolin, Doora, Kilmaley, Kilmurry, Labasheeda, issycasey, Ballinruan, Ballyea, Ballynacally, Bellharbour, Bodyke, Boston, Caher, Carron, Clooney, Connolly ranny, Creegh, Cross, Doonaha, Fanore, Flagmount, Inch, Kilbaha, Kilbane, Killaneana, Kilmurry McMahon aboy, Kilnamona, Kilshanny, Knock, Knockerra, Moy, Moyasta, O'Callaghans Mills, Ogonelloe, Querrin, Ru Spanish Point, Toonagh, Tubber

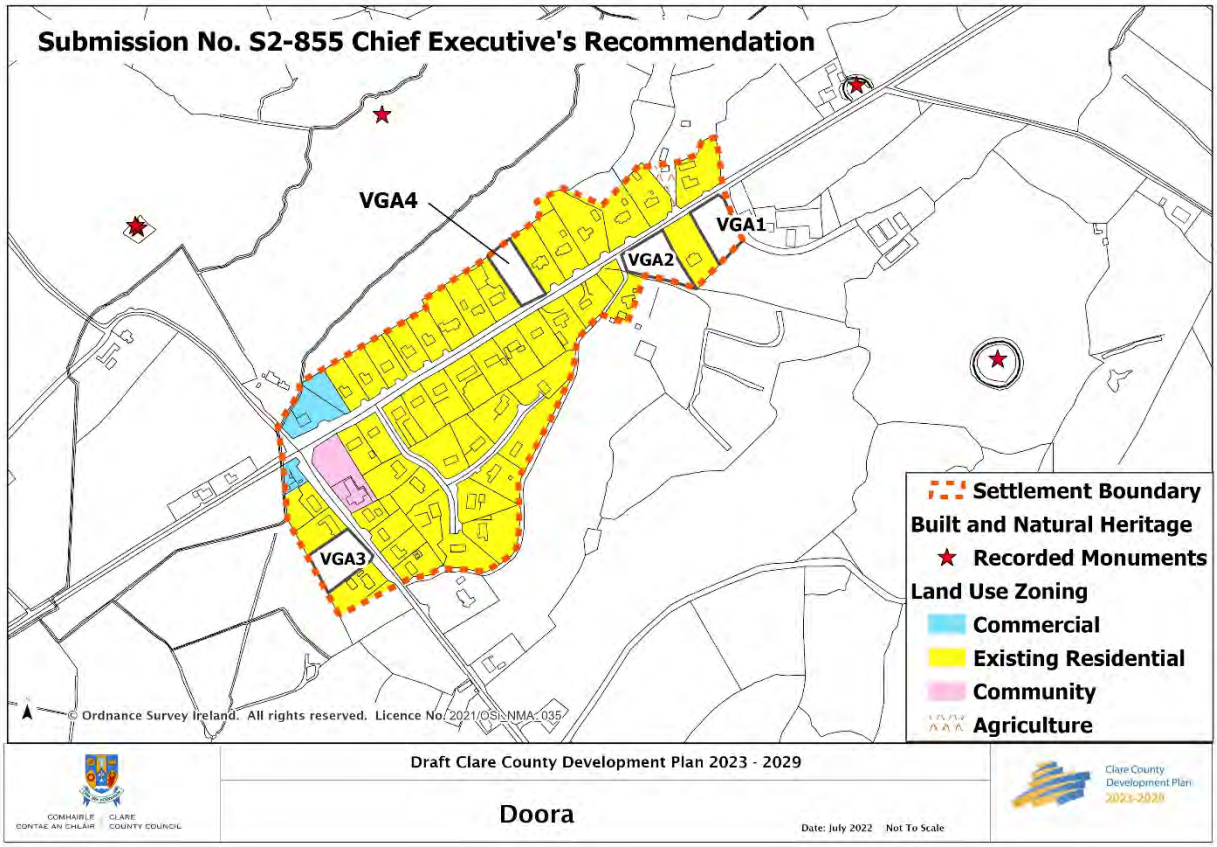
Clusters

kyle, Ballaghboy No.1, Ballaghboy No.2, Ballinooskey/Lisconner, Ballintlea South, Ballintlea South 2, Bally llycorick, Ballyduff, Ballyea South, Ballyfaudeen, Ballyhannon North, Ballyhannon South No.1, Ballyhanno South No.2, Ballygireen, Ballymacahill, Ballymorris, Ballynagun West, Ballyveskil/Tiermaclane, Ballyvonnavaun/Deerpark, Ballyvrislaun, Barntick, Barloughra, Bartra, Bealaha, Bearnafunshin/Ballyogan vrack, Behagh, Buncraggy, Caherea, Caherush, Cappa, Sixmilebridge, Carrowmeer, Castlecrine, Castlequar Castlequarter Kilkeedy, Cloonadrum, Cloonanaha, Cloonoughter, Coogyulla Cross, Coolisteige, Cratloekeel sses of Annagh, Deerpark/Corlack, Doonass, Drumandoora, Drumdrehid, Drumeen, Drumline 1, Drumline Drummina, Drumquin, Finvarra, Garraun, Garraunboy, Gilloge, Kildorus, Killeenan, Killow/Knockanimana, maley Lower, Kilmore, Kineilty, Knockfin, Knockloskeraun, Leamaneigh More, Lisduff, Lisheen, Luogh Sout Manusmore, Maurices Mills, Meelick, Monaskeha, Mooghaun North, Mortyclough, Mountrivers Cluster, Murrooghkilly, Murroughtoohy South, New Quay, Newtown Cloonlara, ~~Noughaval~~, Portdrine, Poulawillin, ckforest/Aughrim, Roo East, Sooreeny, South of Rossmanagher Bridge, Spancil Hill, Streamstown, The We Tromra, Urlan More/Bellsfort, Williamstown, Woodpark

Countryside

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VGA4
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Doora
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Spancil Hill Cluster

Submission No: S2/831 –Tony Duggan	
Relevant Chapters / Topics	• **3A Ennis MD** • **Land Use Zoning**

Summary of Issues Raised in Submission

This submission relates to the Spancil Hill Cluster.

- Requests extending boundary lines to include dwellings on the south side of the R352 which will increase number of dwellings to over 18.
- To change the status of Spancil Hill from a Cluster to Small Village status. Clooney has Small Village status showing 16 dwellings within the boundary.
- Under the Growth and Sustainable Communities objective it is requested that the lands be identified within the environs of the new boundary lines for the provision of small cluster housing.
- Concern for road safety with to R352 leading into Spancil Hill where heavy traffic and speeding is an issue.

Chief Executive's Response

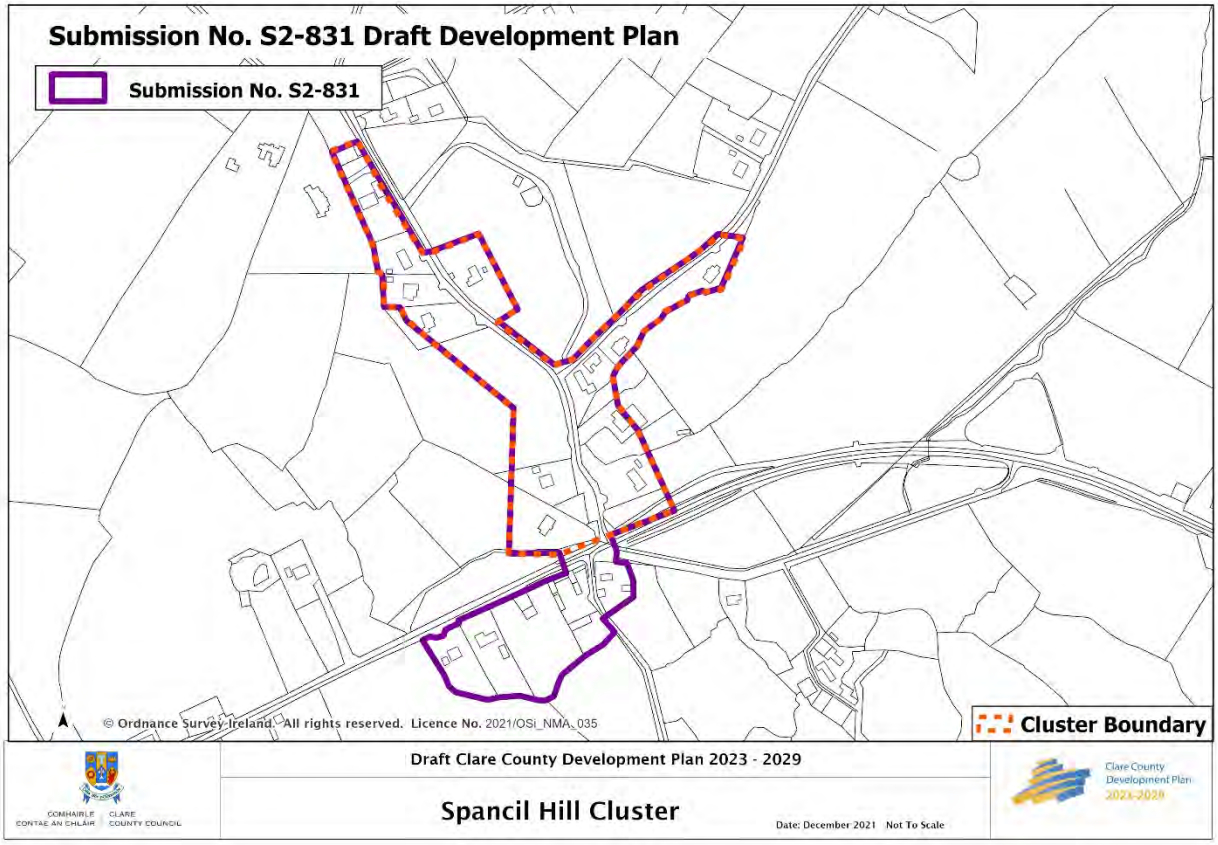
I wish to thank Tony Duggan for this submission, and I wish to respond as follows.

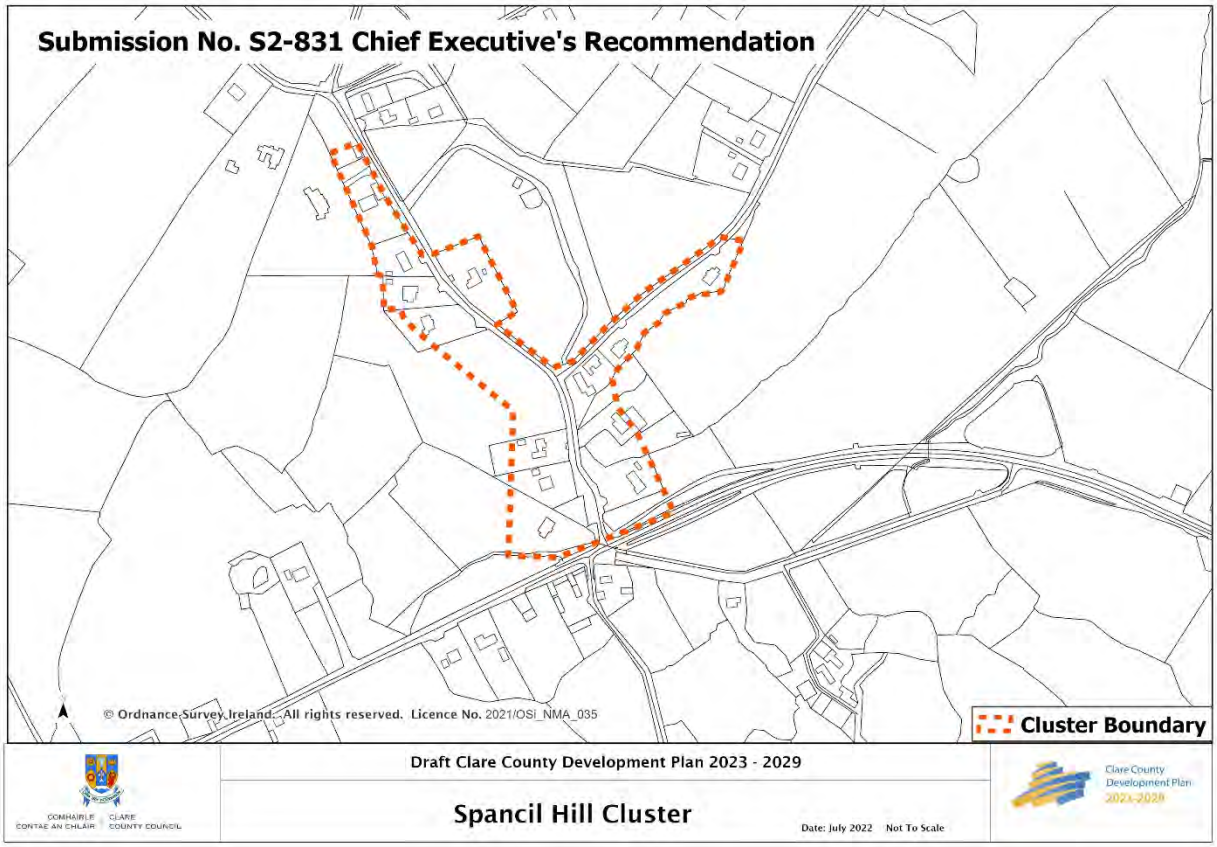
Given the designation of Spancil Hill as a cluster, for which the settlement strategy is to provide for only very small-scale development, I believe that to extend the boundary to include additional land already developed and along the R352 is unwarranted. The designation of a rural cluster and/or a small village does not amount to the number of dwellings within the boundary but rather the overall service provision and rural character of the place itself.

A cluster is generally positioned around a focal point, in this instance the Cross of Spancill Hill, whereas a small village provides some public and community services. For instance, Clooney contains a shop/petrol station and church and is in close proximity to the local National School.
I also do not consider that the status of Spancil Hill as a cluster should be altered to that of a small village having regard to the level of services/community facilities available at this location.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


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Cluster Boundary
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Cluster Boundary
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Spancil Hill Cluster
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Submission No: S2/896 –Johnny Flynn

Relevant Chapters / Topics

- **3A Ennis MD**
- **Clusters**
- **Land Use Zoning**

Summary of Issues Raised in Submission

This submission relates to the Spancil Hill area and the main points are as follows:

- Requests changing from a Cluster to a Small Village. Zoning as a Small Village would assist road legislation in reducing speed limits to address the high volumes of traffic and speeding issues.
- Requests the settlement boundary be extended to include the homes on the southern side of the main road at the Crossroads. This would mean including a minimum of 20 dwellings.
- Adjoining village of Clooney is zoned as a Small Village with circa 16 houses within the settlement boundary where road safety improvements have been introduced.
- Local link buses pass through and growth of the population would be greatly assisted by use of bus links.
- Under the Growth & Sustainable Communities objective its inclusion will require a review of current boundary to identify and include lands to be zoned as VGAs.
- Spancil Hill is inappropriately zoned a Cluster due to its size, settlement and comparison to other Small Villages.

Chief Executive's Response

I would thank Johnny Flynn for this submission and I wish to respond as follows.

Given the designation of Spancil Hill as a cluster, for which the settlement strategy is to provide for only very small-scale development, I believe that to extend the boundary to include additional land already developed and along the R352 is unwarranted. The designation of a rural cluster and/or a small village does not amount to the number of dwellings within the boundary but rather the overall service provision and rural character of the place itself.

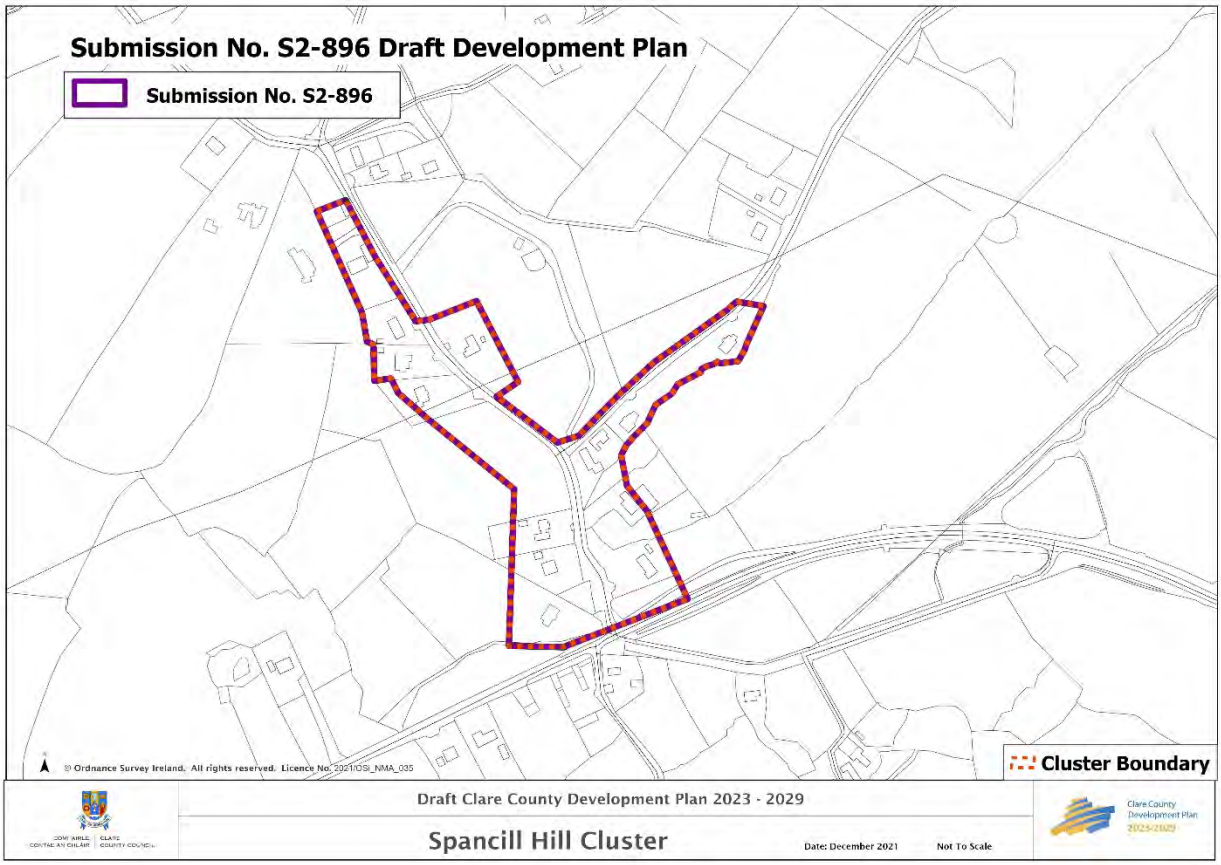
A cluster is generally positioned around a focal point, in this instance the Cross of Spancill Hill, whereas a small village provides some public and community services. For instance, Clooney contains a shop/petrol station and church and is in close proximity to the local National School. Regardless of the extension of the Spancil Hill boundary I do not consider it necessary or appropriate to change the status of the cluster to that of a small village.

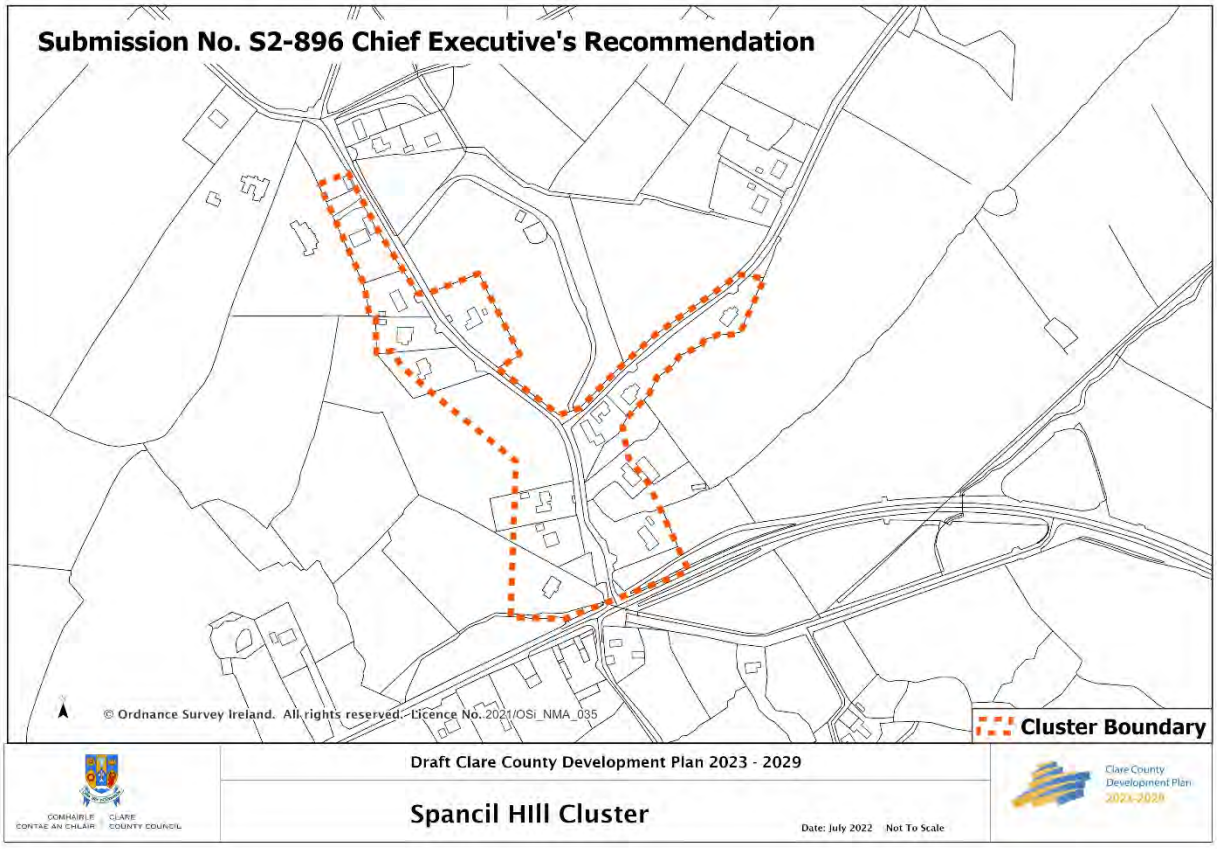
In terms of the future potential of Spancil Hill, I note that there is adequate lands remaining within the Cluster to facilitate a small number of additional dwellings.

I understand the situation as described in the submission in relation to the high volume of traffic and concerns around operating speed on the R352 and I concur that this is an important safety issue. Unfortunately, the Development Plan process is not the appropriate forum for speed limit issues.

I consider it more appropriate that this matter would be dealt with under the speed limit review process under the auspices of the Department of Transport, Transport Infrastructure Ireland (TII), and the Local Authority.

Chief Executive's Recommendation
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


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Spancill Hill Cluster
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Mixed Issues

Submission No: S2/553 –St Clare's Special School	
Relevant Chapters / Topics	• **Ennis** • **Recreation** • **Education**

Summary of Issues Raised in Submission

The submission relates to the provision of a playground at St Clare's Special School, Ennis. A map has not been submitted.

The school wishes to provide a purpose built playground to cater for learners with moderate to severe/profound learning disabilities as well as individuals and organisations who cater for children with special needs requirements in the surrounding areas. A separate access, toilet facilities, sheltered picnic area and handicapped parking spaces to cater for children with physical disabilities should also be provided. A facility such as this is very necessary in our county and would benefit so many families with special needs.

Chief Executive's Response

I wish to thank St Clare's Special School for this submission, and I commend their vision and acknowledge such a facility would benefit many families and children. The site of St Clare's Special School is zoned for Community purposes and the lands immediately to its south between the school and the Ivy Hill estate is zoned Open Scape. A playground will normally be acceptable in principle on Community zoning and is open for consideration on an Open Space zoning. Therefore, the existing zoning would facilitate an appropriate playground facility subject to normal planning and environmental criteria and any planning permission application for same would be assessed on its own merits.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Submission No: S2/748 –Clarecastle Tidy Towns	
Relevant Chapters / Topics	• **Clarecastle** • **Environment**

Summary of Issues Raised in Submission

This submission relates to the area of Clarecastle and makes the following points:

- The Tidy Towns Committee's aims are to enhance the area, raise awareness of environment, promote local business, promote the heritage/historical assets of the area and to encourage engagement with relevant bodies.
- Requests that a specific objective should be included in the Plan so that the village is recognized and promoted as a separate identity.
- Requests that Clarecastle is noted on the main zoning map in Volume 3a. Map 2 Ennis Transformation and Opportunity sites also refers only to Ennis.
- Clarecastle and Ballyea Heritage & Wildlife group would like the origins of Clarecastle and its significance to the naming of the County included in the Plan.
- The proposals for the Clareabbey roundabout redesign should include a visual identity to the entrance/exist from Clarecastle.
- It should also consider pedestrian and cyclist access issues and how we can promote safe routes that will emerge from the Clareabbey Greenway between Clareabbey and Quin Road.
- To provide for future traffic that will emerge from this Greenway extension from Clareabbey to Clarecastle as well as potential link up with Ballaghafadda Amenity Proposal.

<u>Tourism Development</u>

- The Committee welcomes the recognition of the potential in the area of tourism and notes that the local area plan will develop the issue in more detail.
- Welcomes the general objective to facilitate the expansion of its tourism infrastructure, facilities, entertainment, and accommodation.
- Would like to see the following taken into account:
  - That the Plan publish a walkway/cycle way map showing existing and proposed routes in/around Ennis/Clarecastle, including pathway links and proposed Wetland and Enterprise Area to be developed under Ennis 2040.
  - The Greenway trail be extended to Clarecastle and onwards to the islands.
  - That the Quay be designated as the trail head for Mid Clare section of West Clare Greenway.
  - The history of Clarecastle be noted from a tourism point of view ie local museum and a portal for Shannon Estuary Way.
  - Potential for biodiversity/wildlife to be reviewed in Section 1.11.5.

<u>Public Infrastructure</u>

- Concerns that the wastewater system at Clareabbey has enough capacity to cater for planned growth.

- Note statement at 1.14.5 of Volume 3a which states the Clarecastle Agglomeration Upgrade is underway and that Clareabbey WWTP will have sufficient capacity. Not clear what added capacity is available but the objection in V3(a) 18 of Volume 3a is noted.
- The Committee welcomes the green infrastructure aims in 1.14.1 and would add the expansion of Greenway from Clareabbey to the Quay and further south to islands.
- The linkage should also include Clarecastle's People Park, GAA amenity park through to Ballybeg lake and woods and Clareabbey.
- Supports Goal 15 Travel and Mobility and Clarecastle is ideally suited for a network of green routes to link neighbourhoods and the village centre to the wider rural area.
- Also supports the aims in 1.9 Travel, Mobility and 10 Minute Town and would welcome a detailed plan that will deliver the improvements in public realm and walking/cycling infrastructure.

Transport

- Supports the statement that bus transport forms a fundamental element overall. Public transport infrastructure linking Ennis and Shannon with Limerick City and beyond and that the proposed Ennis Bus Service would ensure strong connectivity to and from Clarecastle.
- Also welcomes findings of a feasibility study regarding the bus service from Clarecastle to Gort Road Business Park.

Parking

- Concerns about the level of parking serving the main mixed use area of the village.
- A small car park public currently serves this area and also serves the playground to the rear.
- The Committee request to include an objective to increase off street public parking in general area.
- Would also like the layout design of both the Church car park and car park adjacent to Abbey Hall to be reviewed and upgraded.
- Major issues for village are the parking and accessibility for commercial and residential regeneration of vacant premises in village centre.
- The post office is located some distance along main street from a small car park which is often full.
- Request that the Council review new off-street parking in particular to review vacant business buildings running parallel behind main street to be purchased and redeveloped as a car park.
- A need to address the unsightly derelict site between the village and the Clarecastle bridge
- Supports Town Centre First Policy.

Transformational/Opportunity Sites

- The development of Roche site OP19 and the more long term strategic development of the Wetlands and Enterprise area proposed under Ennis 2040 will have significant implications for Clarecastle.
- The wetlands proposals are very welcome and will enable the creation of nature walks and would welcome river visibility opportunities on the proposed Greenways.
- Clare Abbey would be an ideal site for information centre for the Wetlands.
- Welcomes the recognition of the Roche site TS7 and notes that a masterplan will be prepared to facilitate the redevelopment of this brownfield site and would hope for public engagement in such a plan.

- The extension of existing boundary at Clarecastle Quay would provide more usable space and river bank access that could allow for a Greenway between the Quay and the Islands.
- The Heritage and Wildlife group are keen that the old Famine road route that linked Lissane to the Quay is preserved.
- Welcomes the publication of the Draft Ballaghafadda Amenity and Recreation Plan and wish to emphasise the importance of the protection of the existing ecological value of site.
- Also welcomes the development of a template for strategic decision making in relation to future growth of the site and that this template should involve all potential projects in the area.
- Suggests a comprehensive Clarecastle Enhancement and Community Plan that will bring all these projects together and give community the opportunity to have their say.

Chief Executives Response

I wish to thank Clarecastle Tidy Towns for their submission and commend the valuable work they do in their community and I wish to respond to the issues raised in this submission as follows.

I accept that Clarecastle has its own identity separate from Ennis albeit they have a mutually supportive role to each other. I also believe it is of the utmost importance that Clarecastle maintain its own identity and to distinguish Clarecastle from Ennis, to that end I consider that a settlement boundary should be included on the settlement map around Clarecastle to differentiate it from Ennis.

Ennis is identified as a Key Town in the Regional Spatial and Economic Strategy and is at the top of the settlement hierarchy I believe the most appropriate approach is to entitle the map Ennis and Environs.

The origins of Clarecastle and its significance to the naming of the County Clare warrants inclusion in Section 1.1 which I suggest be reorganized such that Ennis and Environs has a heading and Clarecastle has a separate heading.

In relation to the Clareabbey roundabout a revised design has been approved by the TII. Modelling of the proposed changes and their effects on traffic flow is necessary and this is being progressed by TII.

Infrastructure

As noted in the submission following the completion of the Clare County Development Plan process, work will commence on the preparation of a Local Area Plan for Ennis and Environs. The forthcoming LAP will address in more detail many of the issues raised in this submission in relation to green infrastructure networks, potential public realm improvements, mobility, active travel measures, biodiversity and tourism.

Irish Water have confirmed that there is adequate capacity available to cater for the core strategy population allocation in Ennis (which includes Clarecastle). The project to upgrade Clareabbey wastewater treatment system area is at feasibility stage. In addition, inlet works, and a storm tank are to be installed in Clareabbey wastewater treatment plant in 2022/2023, which will improve treatment performance and increase capacity at the plant to 10,900pe and will also facilitate the connection of Clarecastle agglomeration to Clareabbey. The Irish Water submission S2-013 to the Draft Plan includes additional information in this regard and can be viewed online.

Transport & Parking

The NTA Public Transport Service Planning Team are responsible for the planning and design of the Town Bus Service in Ennis. The NTA are currently finalising route selection. Implementation is dependent on budgets being available to support the operational cost of providing the service. The Council fully supports the principle that this service would provide connectivity to and from Clarecastle.

I acknowledge concerns expressed in relation to parking and this is an issue that may be looked at in greater detail in the forthcoming LAP. It should be noted the Church car park is not Council property.

Transformational/Opportunity Sites

OP19 Roche – Clare County Council in collaboration with Roche Ireland are in the process of preparing the Roche Masterplan which has also included consultation with the Clarecastle community to establish a coherent approach to the vision for the village. Upon finalisation of the masterplan a clearer vision for the site will be apparent. The forthcoming local area plan will be able to bring forward aspect from the masterplan as appropriate.

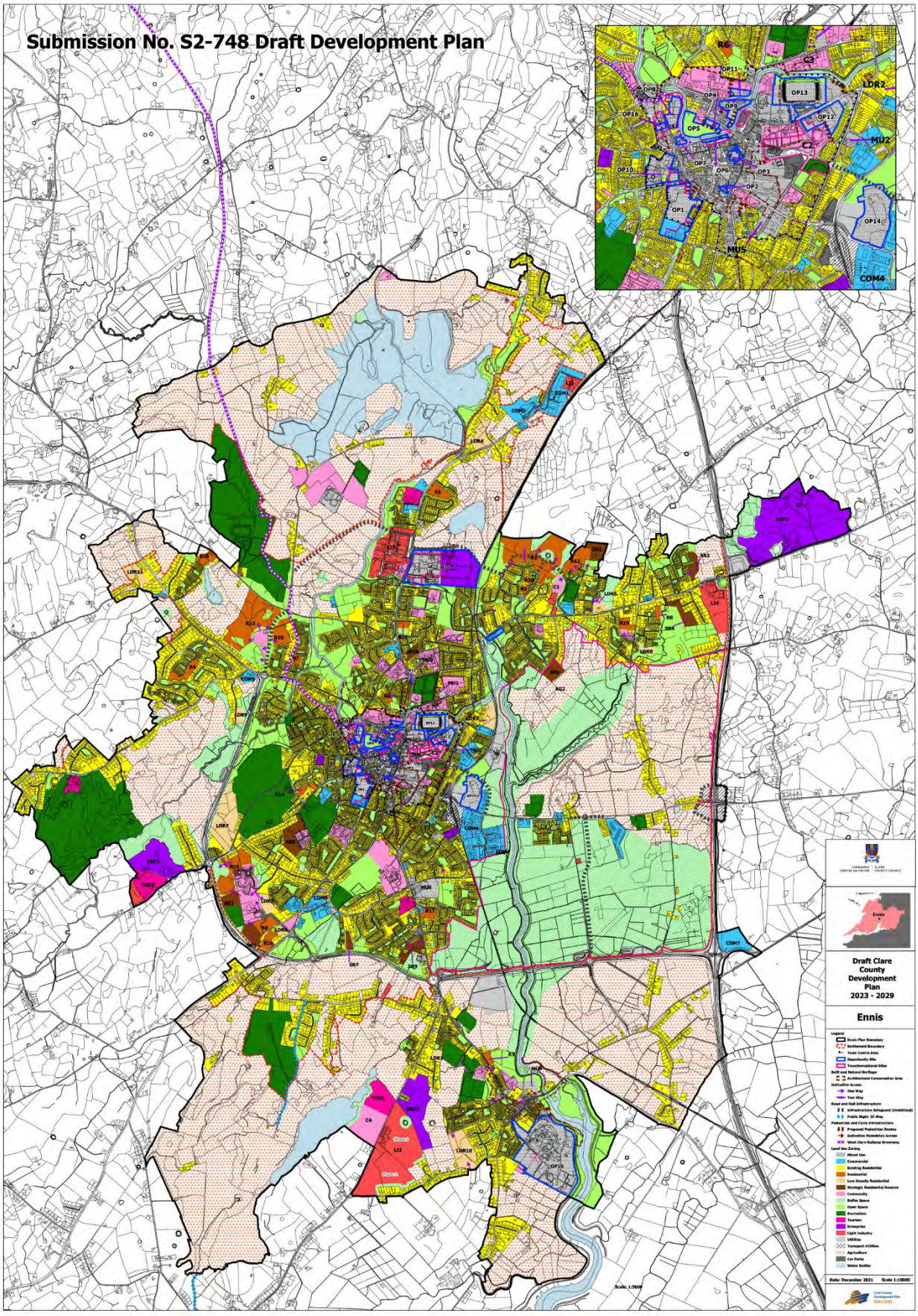
Ennis 2040 provides a long-term strategic vision for the area. TS6 Wetlands and Enterprise Area is identified as a medium to long term project which will enable the creation of new nature walk and parkland to support the new economic development in the area. However, this project is not progressed to the point where it is appropriate to insert site specific objective such as Clare Abbey being suitable site for an information centre for the Wetlands.

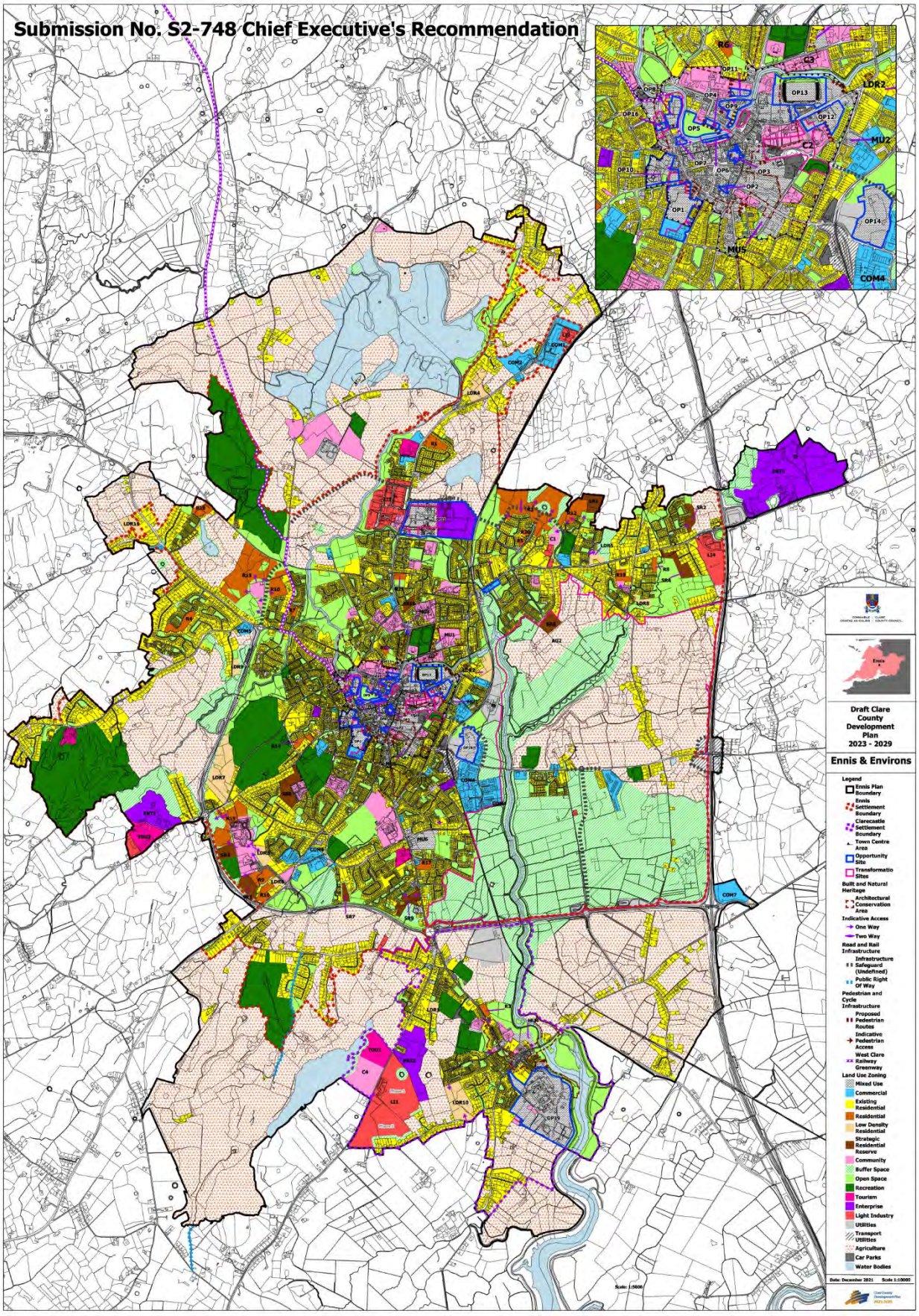
Plans/Projects

At present there are a number of plans and projects in the Clarecastle area such as the Roche Masterplan, The Ballaghafadda Amenity and Recreation Plan etc which I am aware the Council are preparing/assisting with.

Chief Executive's Recommendation

I recommend the following amendment
A settlement boundary for Clarecastle be included on the Ennis Map
That the Ennis map be renamed Ennis and Environs.


Submission No. S2-748 Draft Development Plan
Draft Clare County Development Plan 2023 - 2029
Ennis


Submission No. S2-748 Chief Executive's Recommendation
Draft Clare County Development Plan 2023 - 2029
Ennis & Environs
Legend
Land Use Zoning

Submission No: S2/886 –Sile Ginnane on behalf of Better Ennis	
Relevant Chapters / Topics	• **Ennis** • **Housing** • **Opportunity Sites** • **Transportation**

Summary of Issues Raised in Submission

This submission advocates healthier settlements, in relation to sustainable transport, accessibility, noise and air pollution and advocates for good planning to improve quality of life and for action in response to climate and biodiversity emergencies.

Volume 3a

- Within Goal 4 would like to see explicit reference to sustainable transport and mobility and its role in achieving a high quality of life.
- Within Goal 11 would like to see the importance of climate mitigation being emphasized. To establish Ennis as a climate adaptive leader "An Ennis that leads the way in demonstrating adaptation to climate change and embed nature based solutions that deliver multiple benefits to people and nature in its approach to managing, and adapting to the effects of climate change which supports energy efficiency and conservation, champions renewable energy technologies and enables the decarbonisation of our lifestyles."

1.4.1 Strategic Aims for Housing

- The strategic aim to deliver up 30% of all new homes within existing built-up footprint seems at odds with NPF and would suggest a higher percentage, as 70% on greenfield sites would lead to further sprawl.

1.5.2 Lands for Employment-Generating Development

- Recommend that an active travel network is prioritized.
- The priority of active modes, followed by sustainable transport and reduction in car usage.

1.7 Retail Development and 1.4 Housing and Sustainable Communities

- Would like to see a focus on revitalizing 'Over the Shop' living

1.6.1 Strategic Aims for Ennis Town Centre

- Requests that the strategic aim to support the delivery of a multi storey car park in the town centre and to make the town a pedestrian friendly zone be removed from the Plan.
- Provision of car parks in town centres is at odds with sustainable transport and mobility plans.
- Housing and green spaces are more desirable in town centres.
- Would like to see the removal of these car parks to improve town amenities particularly along the River Fergus.
- A network of footpaths and cycle lanes to ensure good mobility.
- The provision of a bike share scheme particularly with ebikes and escooter provisions as

well as ecargo bike share scheme for businesses and last mile delivery.

1.6.2 Transformational and Opportunity Sites

- Would like to see the Post Office field retained as a green space and to see improved biodiversity at other green sites.
- Would suggest improving the riverside which is currently under utilized.

1.7 Retail Development and Housing

- To revitalise over the shop accommodation to improve town vibrancy and reducing the need for people to travel.

1.9 Travel/Mobility and 10 Minute Town

- Welcomes the proposed 10 minute town approach.
- A need for a high quality active travel network.
- The statement within the Plan is not adequate to encourage a modal shift to active travel.
- Would like to see a bike parking plan and a charging plan for EVs included as outlined: "To this end the Ennis and Environs Local Area Plan will set out a strategy and objectives for walking, cycling, bus, delivery facilities, taxi ranks, signage, safe routes to school and carparking".

1.9.1 Strategic Aims for Travel & Mobility

- Would like to see an acknowledgement of the need for work on mobility and transport network with neighbouring LA's but also in relation to timetabling of public transport for regional and local connectivity.

Chief Executive's Response

I wish to thank Sile Ginnane on behalf of Better Ennis for this submission and I would like to respond as follows.

I concur that Goal 4, "Promote a high quality of life, health and well-being" should include reference to sustainable transport and I consider that the Goal should be amended accordingly.

In relation to Goal 11, Establish Ennis as a climate adaptive leader, the ethos of this goal is to reduce our vulnerability to the harmful effects of climate change, to adapt to life in a changing climate, involving adjusting to actual or expected future climate.

I am conscious that the whole area of climate action including mitigation and adaptation is a cross cutting theme throughout the plan, together with key concepts being embedded in the pan such as Ennis becoming Ireland's first climate adaptive town. The Council will continue to implement mitigation measures as appropriate however Goal 11 is specific to adaptation seeking to respond to the impacts of climate change.

<u>Housing and Sustainable Communities</u>

National Policy Objective 3c of the National Planning Framework states " Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints" The Core strategy for Ennis is prepared in accordance with this objective and land zoned accordingly.

1.5.2 Lands for Employment-Generating Development

Noted, Volume 1 Chapter 11 Physical Infrastruture, Environment and Energy contains Objective CDP 11.4 Active Travel Towns, which includes

a) To implement an Active Travel Towns Programme in the Ennis area during the lifetime of this Plan;

b) To pursue opportunities for additional funding that may arise, for Ennis and other towns in the County; and

c) To support and facilitate the National Transport Authority in the implementation of the Active Travel Programme in County Clare.

The forthcoming Ennis and Environs Local Area Plan will look at Active Travel across Ennis in a holistic manner and provide more detail in this regard.

1.7 Retail Development and 1.4 Housing and Sustainable Communities

Each year the Planning Department conduct a Town Centre health check which allows for an analysis of occupancy of ground floor units within the main town center area. The Draft Plan includes an objective to continue this annual health check.

1.9 Travel/Mobility and 10 Minute Town

Section 1.9.1 sets out the strategic aims of the plan in relation to travel and mobility which includes

To support Ennis as a mobility hub for County Clare;

- To support the preparation of a Mobility Plan for Ennis, to facilitate the delivery/development of key Town Centre transformation and opportunity sites and public realm enhancement initiatives;
- To adopt the '10 minute town' model to inform improvements that are required to ensure pedestrian permeability and prioritise walking as the preferred mode of transport in the settlement area, particularly in Ennis Town Centre;
- To enhance and promote high amenity walking routes in the settlement area;
- To provide additional parking facilities;
- To support and facilitate improvements to public transport services and infrastructure in the settlement area including the delivery of Ennis Local Bus Service; and
- To work with relevant stakeholders to address the transportation needs of businesses operating in the Town Centre area.

I believe the strategic aims as set out above adequately are adequate to encourage a modal shift and as identified in the submission. The Ennis and Environs LAP will set out a strategy and objectives in greater detail around Active Travel. In relation to EV charging , please note that the Department of Transport has published a Draft Strategy on New National electric Vehicle Charging Infrastructure.

Chief Executive's Recommendation

I recommend that the following amendment is made to Vol 1 Written Statement of the Draft Pan.

Goal 4 Promote a high quality of life, health and well-being

An Ennis that is diverse, inclusive and promotes and develops healthy communities through affordable, accessible residential accommodation, education, community and health facilities; ~~and~~ access to amenity and recreational spaces and access to sustainable transport options.

Submission No: S2 - 906 – Clarecastle Community Development CLG

Relevant Chapters / Topics

- 3A Ennis MD

Summary of Issues Raised in Submission

This submission suggests that Clarecastle is afforded prominence within the Plan as a separate settlement with its own spatial plan, to reaffirm the commitment to ongoing consultations with local groups and the Council and to acknowledge the identification of Roche lands as a strategic opportunity site in the Ennis 2040 strategy and its mixed use zoning in the Draft Plan.

- Through collaboration with the GAA club, Roche Ltd have plans to deliver a community Astro turf facility and the Community Hub and Youth Space Centre will be explored during the community wide consultation phase of a community plan.
- CLG have actively promoted the historic importance of the village/Ballylea, recognition of the centre of village and the development of a draft heritage trail map.
- CLG recognizes the importance of strategic planning and has canvassed the Council for the development of a Clarecastle Development Plan.
- The population has increased by 18% since 2002 and housing development is ongoing.
- The closure of Roche (Ireland) Ltd FDI site in 2020 has been a major blow to the village with the loss of a c.€20-30 million payroll from the local economy
- Alignment with Ennis 2040 through the identification of Roche lands as strategic is important as is the mixed-use land zoning in Draft to enable the development of new employment opportunities.
- Acknowledges the context for positive change set by local and national planning policy framework ie NPF, Town Centre First, RSES and Ennis 2040.
- The objectives in Draft include its development as a centre for tourism development and for the upgrading of its wastewater treatment facilities.
- Roche site is identified as a TS7 AND OP19 and the preparation of a masterplan for the site is a key objective.
- The enhancement of the physical environment including cycle way/walkways and the quayside area are also objectives.
- Clarecastle is also included in a number of regional spatial initiatives that include the River Fergus Walk/Cycleway under the Outdoor Recreation Infrastructure Scheme 2020 - Measure 2. The ORIS scheme provides funding for the development, promotion and maintenance of outdoor amenities such as trails, walkways, cycleways, and blueways. The funding announced under Measure 2 of the scheme provides funding of €200,000 for a universally accessible walkway/cycleway connecting the outskirts of Ennis to the outskirts of Clarecastle.

In the context of these plans, as well as National and Regional economic strategies relevant to the growth of Clarecastle (including Enterprise 2025: Irelands's National Enterprise Policy 2015-2025; IDA Driving Recovery and Sustainable Growth 2021-2024; and the Atlantic Economic Corridor) it is obvious that a rare opportunity presents itself to develop a long-term, unified spatial, economic and community plan for the village.

The preparation of such a plan should leverage the proactive, grassroots engagement of the community represented by the CCD CLG under the leadership of Clare County Council to identify a real, transformational and viable vision for the future of the village. This vision would draw together the many foregoing influences on the future of the village in a way that secures its future within the wider Ennis urban area while maintaining its unique riverside village identity.

The unified plan suggested above needs to ensure that these various components are in place. In anticipation of a forthcoming Ennis and Environs Local Area Plan, the CCD CLG suggests that the unified plan should be developed as a distinct character area within this LAP that recognises both the interdependent relationship between the town and the village and the distinct character of Clarecastle with its historic quays.

The CCD CLG suggests that Clare County Council amends the Draft Plan to include a commitment to develop a comprehensive plan for the village of Clarecastle as a component of the forthcoming Ennis and Environs Local Area Plan, and that the outline contents of this plan are enshrined as including:

- Baseline Settlement Study
- SWOT/ SCOT analysis
- Mobility Management & Transport
- Public Realm
- Heritage
- Tourism
- Green & Blue Infrastructure
- Implementation & Phasing
- Funding Opportunities
- Economic Merits of the Plan

It is suggested that the model for such a plan exists with the Clare County Council Administrative Area in the Killaloe- Ballina Town Enhancement and Mobility Plan. Including Clarecastle Community Plan within the statutory Ennis and Environs LAP would provide the leadership and commitment the historic village requires to become an exemplar of good growth.

Chief Executive's Response

I wish to thank Clarecastle Community Development CLG for their submission and commend the valuable work they do in their community and I wish to respond to the issues raised as follows.

I accept that Clarecastle has its own identity separate from Ennis albeit they have a mutually supportive role to each other. I also believe it is of the utmost importance that Clarecastle maintain its own identity and to distinguish Clarecastle from Ennis a settlement boundary should be included on the settlement map around Clarecastle to difference it from Ennis.

Ennis is identified as a Key Town in the Regional Spatial and Economic Strategy and is at the top of the settlement hierarchy. I believe the most appropriate approach is to entitle the map Ennis

and Environs.

As acknowledged in the submission on completion of the Clare County Development Plan 2023-2029, work will commence on the preparation of an Ennis and Environs Local Area Plan which will include Clarecastle and will include greater detail in relation to the settlement. The Council has no plans to otherwise carry out a long-term, unified spatial, economic and community plan for the Clarecastle. However I am committed to supporting the local community in developing their own plan.

I also note that the Council is working with Roche Ltd to develop a Roche Masterplan in response to the closure of Roche Ireland Ltd in 2020 and to establish a coherent approach to the vision for the Roche site and for the village.

Chief Executive's Recommendation

I recommend the following amendment
A settlement boundary for Clarecastle be included on the Ennis Map
That the Ennis map be renamed Ennis and Environs.

See proposed recommendation to S2-748 in this regard for revised map.

Submission No: S2/929 – Ennis Chamber of Commerce	
Relevant Chapters / Topics	• **Ennis** • **Chapter 10 Sustainable Communities** • **Chapter 11 Infrastructure (Access and Movement)** • **Public Bus, Active Transport, Parking** • **Chapter 9 Tourism**

Summary of Issues Raised in Submission

This submission primarily relates to Ennis. In the submission it is requested that the following points are taken into consideration in the Draft Plan process.

Attracting industry & Services:

- The attraction of new industry is the key priority due to population decline identified in recent CSO stats.

Land:

- Review and address the failure to promote or use land held by Shannon Group at Clare Technology Park.
- Review Opportunity Sites, and to assess the ability of those sites to be developed immediately as opposed to long-term.
- Some identified opportunity sites are difficult to develop due to multiple ownership issues and Clare County Council needs to look into these issues before designating sites for development.

Housing:

- A stock of quality housing is required if Ennis is to successfully attract industry/ jobs.
- Plan for re-population of Ennis town centre, to ensure a sustainable future for Ennis, one that acknowledges projected increases in vacant commercial property numbers, as towns (worldwide) undergo a fundamental shift in identity and purpose.
- Clare County Council currently buying property from private developers to satisfy social housing needs – figures need to be re-balanced to reflect this.

Support Infrastructure:

- To support the construction of new quality homes, capacity at waste treatment plants located at Clare Abbey and Clonroad need to be increased.
- Re-locate barrage at Clare Castle further downstream on Shannon Estuary to mitigate against projected rise in sea levels
- Screen unsightly waste treatment plant at Clare Abbey / adjacent to motorway/main entry access to Ennis / North and West Clare

Transport:

- To deliver on commitment for a Town Bus service for Ennis - the county capital.
- To continue investment in cycling lanes/ active transport supports.
- Parking: to create multi-storey or similar parking facility targeted towards business owners/staff use.

Public realm:

- Welcomes recent public realm capital investment commitments to carry out refurbishments and up-grade the town centre, and request that investment is sought for further/continued upgrades to reflect changing use of town centres, to include an immediate feasibility study for the upgrade of Abbey Street.
- Welcomes the intention to create a Food Quarter in Ennis and ask that a feasibility study be conducted to seek ways to maximise/re-purpose us of The Market Building.

Tourism:

- Support the Cultural and Creative Sustainability of Ennis as outlined in Ennis Niche Destination Plan (copy attached with submission).
- Adopt culture and creativity as key tenets for Ennis and county-wide, across future economic planning.
- Scope the development of distinctive quarters across Ennis to highlight the cultural story of the town.

Attached with the submisison is the Niche Destination Plan for Ennis, 2020-2023, the mission of which is to "Inspire our community and visitors to love our town, people , culture and creativity"

Chief Executive's Response

I wish to thank the Ennis Chamber of Commerce for their submission and I commend their continued work of the promotion of our County and the Key Town of Ennis.

Clare County Council, through the development of an Ennis 2040 Economic and Spatial Strategy, has set out ambitious growth targets and proposes the prioritisation of sustainable economic activities that will grow our population on average by 1.6% per annum and deliver an additional 5,000 jobs by 2040. As a long term strategy, it will inform and drive the economic, social, and physical development of our county town, Ennis, over the next 20 years. Ennis 2040 will not only transform the town as a great place to live and visit but also position Ennis and Clare as an attractive investment location creating future jobs in the region.

To achieve the aims of the strategy a Development Activity Company (DAC) was established in December 2020. This is a special purpose vehicle to develop the transformational sites and to bring about land activation. Transformational projects are identified as short, medium and long term and this is important having regard to the complexities of some sites but also having regard to population growth and demand over time. It would be unrealistic to develop all sites at once and diminish the demand for such sites but will rather focus on a sustainable pattern of

development over the coming years.

The Clare Technology Park is identified as both a Transformational Site (TS8) and Opportunity Site (OP15) and Clare County Council supports the appropriate development of the site to maximize its potential.

Housing

The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis to accommodate the required amount of housing units to meet the needs of the allocated population growth for the key town over the plan period 2023-2029. The focus for this plan is “Town Centre First” and "10 Minute Town" to fulfil this role it is essential that the population in the Key Town continues to grow in order to achieve the critical mass required to sustain and increase economic growth and to support the expansion of the social and physical infrastructure in the Ennis area. The Council will pursue a tailored combined approach of sequential compact growth through the delivery of additional higher density units within the walkable catchment of the Town on brownfield sites, through the identification of opportunity sites and by addressing vacancy and the under utilisation of the existing building stock. Greenfield lands is identified to provide new housing and associated facilitates. This approach aims to regenerate and ensure vibrancy in the Town with a broad choice of housing options for the diverse needs of the Town’s population profile.

Support Infrastructure

Irish Water have confirmed that there is adequate capacity available to cater for the core strategy population allocation in Ennis (which includes Clarecastle). The project to upgrade Clareabbey wastewater treatment system is at feasibility stage. In addition, inlet works, and a storm tank are to be installed in Clareabbey wastewater treatment plant in 2022/2023, which will improve treatment performance and increase capacity at the plant to 10,900pe and facilitate the connection of Clarecastle agglomeration to Clareabbey. The Irish Water submission S2-013 to the Draft Plan includes additional information in this regard and can be viewed online.

Clare County Council in implementing the Climate Action Plan 2021 have a responsibility to plan and adapt for climate change and in doing so, must protect the existing vital and functioning floodplain of the River Fergus and it’s natural storage capacity. Any development associated with this floodplain could lead to irreversible loss in floodplain storage given the impacts of future climate change scenarios as identified within the Strategic Flood Risk Assessment prepared as part of the Clare County Development Plan 2023-2029. The consideration of a tidal barrage at this location on the Fergus is within a highly sensitive environment which may result in unacceptable short- and long-term impacts within the designated European Site of the Lower River Shannon cSAC. This could result in unavoidable environmental effects within a currently undeveloped

section of the Lower River Shannon cSAC. Clare County Council is presently engaged in the process of carrying out an assessment of the condition of the barrage to ascertain its present condition. Until such time as this study is completed it is considered premature to include a specific objective in relation to the barrage.

Transport

The NTA Public Transport Service Planning Team are responsible for the planning and design of the Town Bus Service in Ennis. The NTA are currently finalising route selection. Implementation is dependent on budgets being available to support the operational cost of providing the service.

Active travel measures are to the fore of the plan and the Council will continue to seek funding, design and implement such schemes across Ennis along with public realm enhancements which will make our County Town a more accessible place for all.

In relation to parking, I believe that the development of a Parking Strategy for Ennis is appropriate in light of the forthcoming Local Transport and Mobility Management Plan, for the town. I would therefore amend the objective in Section 1.6.1 to reflect this such that parking locations and form are appropriately informed and developed.

Public realm

As identified above this plan has a Town Centre First focus at its heart in line with National policy that aims to tackle vacancy, combat dereliction and breathes new life into our town centres. In revitalising Ennis, significant public realm enhancement has occurred to date including, Laneways and Bowways, Parnell Street, Salthouse Lane and the forthcoming O'Connell Street and O'Connell Square projects. The Council will continue to access available funding for further such public realm projects throughout the lifetime of this plan. The Council, carries out an annual Town Centre Retail Health Check which identifies trends and areas of need and helps inform decision making. There will be an opportunity through the local area plan preparation stage to explore further public realm opportunities within the town.

Tourism

A strategic aim of the plan as set out in Volume 3a; Section 1.11.1 Strategic Aims for Tourism is "To support the Ennis Niche Destination Plan"

Throughout the plan the culture and creativity of the County are recognised and acknowledged in particular in Volume 1 Section 10.11 Arts, Culture and Language, Chapter 16, Architectural, Archaeological and Cultural Heritage.

The forthcoming Ennis and Environs Local Area Plan will provide greater detail on all aspects of the sustainable planning and development of the town of Ennis and in the preparation of same, the planning department will look at the idea of distinctive quarters across Ennis to highlight the cultural story of the town and investigate whether that is something that may be brought forward

in the LAP.

Chief Executive's Recommendation

Amend the text of Volume 3aEnnis Municipal District as follows

1.6.1 Strategic Aims for Ennis Town Centre

~~To support the delivery of a multi storey car park within the Town Centre to make the Town Centre a pedestrian-friendly area to provide additional parking at convenient location to ease traffic flows in the Town Centre.~~

"To support the delivery of a parking strategy for Ennis to consider parking options in the town centre and beyond which allows the Town Centre to be a pedestrian friendly area. To provide parking at convenient locations including a mixture of existing surface parking, multi-storey car parks, and park and stride sites."

Submission No: S2/ 936 – Cllr Paul Murphy	
Relevant Chapters / Topics	• **Ennis/Clarecastle** • **Land Use Zoning**

Summary of Issues Raised in Submission

This submission relates to the Clarecastle area.

- Supportive of the Tidy Towns and the Community Development Ltd with their requests to have Clarecastle recognized on the naming of maps and also how the naming of Clare came about it also important.
- Supportive of the Roche master planning process and that it complements the community, the vision that the community has for the village and that they complement one and other, as well as the council owned lands at Ballaghafadda, the substantial GAA land holding and the derelict site at Cois Fheargais.
- The continued support from the Council for the regeneration of the village centre.
- To retain current zoning of OS adjacent to site 15 in Silvergrove, Ballybeg.
- To retain current zoning on land adjacent to Sli an Fheargis, Quay Road.
- That council owned land at Ballaghafadda is zoned appropriately to maximise tourism and amenities.
- To zone Lissane Industrial Park appropriately.
- For an alternative bus stop to current one is identified.
- Providing safe passage to all road users is prioritised at Clareabbey Roundabout. Can provision of a pedestrian overbridge be included as a goal?
- Supportive of proposed 4G Astropitch and associated walkways.

Chief Executive's Response

I wish to thank Cllr. Paul Murphy for his submission.

I note reference to the Clarecastle Tidy Towns submisison S2/748 and Cllrs Murphy support for ideas raised in that submisison in particular to recognise Clarecastle and the history of the County name.

I accept that Clarecastle has its own identity separate from Ennis albeit they have a mutually supportive role to each other. I also believe it is of the utmost importance that Clarecastle maintain its own identity and to distinguish Clarecastle from Ennis a settlement boundary should be included on the settlement map around Clarecastle to difference it from Ennis.

Ennis is identified as the Key Town in the Regional Spatial and Economic Strategy and is at the top of the settlement hierarchy to acknowledge that, the map includes more than just Ennis I believe the most appropriate approach is to entitle the map Ennis and Environs.

The origins of Clarecastle and its significance to the naming of the County Clare warrants inclusion

in Section 1.1 which I suggest be reorganized such that Ennis and Environs has a heading and Clarecastle has a separate heading.

OP19 Roche – Clare County Council in collaboration with Roche Ireland are in the process of preparing the Roche Masterplan which has also included consultation with the Clarecastle community to establish a coherent approach to the vision for the village. Upon finalisation of the masterplan a clearer vision for the site will be apparent. The forthcoming local area plan will be able to bring forward aspects from that masterplan as appropriate.

The plan has a Town Centre First focus at its heart in line with National policy that aims to tackle vacancy, combat dereliction and breathe new life into our town centres. In revitalising Clarecastle, significant public realm enhancement has occurred to date in the village centre. The Council will continue to access available funding for further such public realm projects throughout the lifetime of this plan.

In relation to the Clareabbey roundabout a revised design has been approved by the TII. Modeling of the proposed changes and their effects on traffic flow is necessary and this is being progressed by TII.

- To retain current zoning of OS adjacent to site 15 in Silvergrove, Ballybeg.

The Open Space lands are recommended to be retained in the Silvergrove Housing development as per the Draft CDP.

- To retain current zoning on land adjacent to Sli an Fheargis, Quay Road.

The zoning on land adjacent to Sli an Fheargis, Quay Road in Clarecastle shall remain as open space however it is deemed appropriate to include an infrastructure safe guard here as the land at this location has potential in terms of access to the Quay and the Roche site and to provide a new 'front door' to the town and also a new 'front room' to the River Fergus and to provide linkages into and around Clarecastle and along the River Fergus. Therefore, I believe it appropriate that an amendment be made to the Draft Plan to provide access from the Main Street the R458 to Quay Road, in the form of a road infrastructure safeguard.

- That council owned land at Ballaghafadda is zoned appropriately to maximise tourism and amenities.

It is proposed to make amendments to the existing text and the onsite zoning of the Ballaghfadda site to maximise the potential and amenity of the site in line with the finalised Masterplan of the site.

- To zone Lissane Industrial Park appropriately.

Lissane Industrial Park - while recognising the important service that the current business on the site provides to the wider area, I do not consider the zoning of this site necessary to facilitate potential future growth, nor do I consider it appropriate or desirable to extend the settlement boundary a significant distance to incorporate this site. It is not consistent with proper planning and sustainable development to zone isolated parcels of land for development in an adhoc manner. It is both important and appropriate to focus development of this nature in settlements identified for growth such as Ennis and Clarecastle where they will contribute to the consolidation

and sustainable growth of these service centres.

- For an alternative bus stop to current one is identified.

The location of bus stops within the village is not a matter for the County Development Plan.

- Providing safe passage to all road users is prioritised at Clareabbey Roundabout. Can provision of a pedestrian overbridge be included as a goal?

My previous comments with regard to the on-going design work of the TII apply here also.

I welcome the submitters support for the 4G pitch and walkways.

Chief Executive's Recommendation

I recommend the following amendment
A settlement boundary for Clarecastle be included on the Ennis Map
That the Ennis map be renamed Ennis and Environs.

See proposed recommendation to S2-748 in this regard for revised map.

Submission No: S2/1012 – Clare County Council (Ennis Municipal District)	
Relevant Chapters / Topics	• **Ennis** • **Barefield** • **Doora** • **Zoning** • **Tourism** • **Active Travel**

Summary of Issues Raised in Submission

This submission makes the following recommendations:

- Objective 3a(1) suggests that it clarifies what are the requirements for a LAP and anticipated timescales (pg 6).
- The tourism hub element is mentioned on page 36 but not on page 15. Would suggest it is mentioned in both.
- Local play and community facilities will be encouraged adjacent to neighbourhood centres (page 15). Would be beneficial if positive examples could be given.
- To deliver up to 30% of all new homes in Ennis within existing built-up footprint (page 15). Will these areas be identified with in Plan.
- Neighbourhood maps – could "other areas" shaded brown be referenced by compass points (page 18).

Page 19 Section 1.5.1

- Should there be consideration of Vocational Education opportunities (page 19).

Page 20 OP15

- Would suggest there is a mention of active travel connectivity to Clare Technology Park.

Page 21 ENT1

- Requires an update of R474 from N85. MU5 has it a 25-year lease by HSE as car park (page 21).

Page 22 1.6.1

- Is amended as follows:
  "To support the delivery of a parking strategy including prioritized use of existing surface parking, multi-storey car parks and provision of both surface, multi-storey, and park and stride sites."

<u>Garraunakilla Market</u>

- Whilst not identified an Opportunity Site the important role of this area in the socio-economic life of Ennis is recognized.

- It is a key link between the traditional shopping streets in town centre and potential redevelopment of Ennis NS site.
- Reference to the area a market should be removed.
- This area, along with lower market street should be considered in future public realm enhancement.

Holy Family School

- Suggest some reference to its use as a car park during non-school times.

Page 27

- Need unit measurement at top of Table 1.
- Edge-of-centre is defined as a location within easy walking distance of town centre. The Ennis Town centre map should be copied into this section for ease of reference.

Page 28

- In relation to neighbourhood centres would suggest the identification of pedestrian and cycling infrastructure requirements be included as key determinants.

Page 29

- Would suggest the inclusion of an objective to support the facilitation of walking school buses or similar in private developments.

Page 31

- In relation to public realm enhancements and suggest reference to Parnell Street is removed as project is completed. Would like to see consideration of Abbey Street and its surrounds and Lower Market Street area to be identified as locations for potential future enhancement works.

Page 33 Section 1.9.1

- Would suggest following bullet point:
  "The 10-Minute town model requires permeability and direct connections (cycling and pedestrian facilities) between existing and future developments."

Page 34 Objective V3(a)9

- Would suggest identifying the fact that (a) needs to be done correctly in order to implement (b).

Page 36 Tourism Objectives

- Should seek gateway status to the Wild Atlantic Way and Cliffs of Moher.
- Ennis is designated as a hub for tourist activity therefore public transport links to remainder of county need to be prioritized.

Page 43 Section 1.13

- Would suggest this refers to the fact the management of open spaces is in accordance with good biodiversity principals eg grass cut later in year.

Page 44 1.14.1 Strategic Aims for Infrastructure

- To maximise the infrastructural resources the Council will proactivity pursue following strategic aims:
  - To facilitate Key Infrastructural Requirements as set out in RSES subject to appropriate environmental consideration.
  - Provision of a new access to the motorway from Quin Road to alleviate significant heavy traffic.
- Would suggest the following be added to above "or in the event that this access is not feasible, alternatively to examine the provision of a new access road between the Quin Road and the N85".
- Would suggest the addition of following bullet point:
  "To engage at a National Level to progress the provision of a Town public bus service."
- Where it states "To provide for high quality broadband and an efficient high capacity ICT infrastructure" would suggest that this is broadened to comment that this also needs to cater for immediate rural areas in vicinity of Ennis.

Page 45

- Would suggest the general commentary make mention of the fact during the course of the Plan it is likely that future pedestrian and cycling safeguards will be identified.

Page 46

- In relation to Table 2 Proposed Projects identified for future development Road No 5. There is no marking of it on map.

Page 106 VGA1 South of the Primary School

- This elevated site in central location, adjacent to school, would require high standard of layout and design.
- A buffer along the M18 to protect future amenities is required.
- Buffer shall be designed having regard to Clare Noise Action Plan 2018 and associated Strategic Noise maps.
- Would suggest that future expansion of school and parking requirements for staff be considered in VGA1.
- Suggest that for Barefield village to include an objective for cycleway/walkway for pupils.

Page 115 (page 131) Clusters

- Doora should be given consideration for village status as it is same size as Toonagh.

Chief Executive's Response

I wish to thank Leonore O'Neill on behalf of Ennis Municipal District for this submission.

The Act introduced, inter alia, the concept of local area plans. Within the framework of higher-level plans (such as Regional Spatial and Economic strategy & County Development Plans) local area plans provide more detailed planning policies for areas where significant development and change is anticipated, without having to prepare very detailed local planning policies and objectives for specific areas within the county development plans. Statutory Local Area Plans provide for proper consultation with the public and statutory consultees and are subject to approval by elected members.

It is mandatory for a planning authority to make a local area plan in respect of an area which:

1. is designated as a town in the most recent census of population;

2. has a population in excess of 5,000; and

3. is situated in the functional area of a planning authority which is a county council.

V3(a)1 c) states that a Local Area Plan for Ennis will be prepared during the lifetime of the CDP. The Council intends as soon as is practicable after the coming into effect of the CDP to commence the preparation of the LAP.

Noted, reference to the tourism hub should be included in Goal 14 Tourism

Providing a generic model is not appropriate in creating sustainable communities and all sites present their own opportunities and challenges. Therefore, it is not deemed appropriate to give examples as this may lead to proposals for replication rather than making the optimum of the location and site at hand.

The built-up footprint refers to the built-up footprint of all sizes of urban settlements as defined by the CSO. Within Ennis this is seen as on the Mixed-Use zoning and the 70% Greenfield relates to Residential Zoning.

One of the purposes of the plan is to identify a vision for the overall potential development of the town. While some aspects of this vision may be realised, and others not I think it is important to show the potential in the plan for sustainable development of the town. Often ideas and concepts for development may be in a plan for a number of years before they are realised. It is important to keep such options open for consideration

I agree that the development of a Parking Strategy for Ennis is appropriate in light of the forthcoming Local Transport and Mobility Management Plan, for the town. I would therefore amend the objective in Section 1.6.1 to reflect this such that parking locations and their form are appropriately informed and developed.

Page 24 Garraunakilla Market

I note the wording under the heading Garraunakilla Market relates to the "Market Area" as the area is known as, and this includes Market Place, Garraunakilla, and Lower Market Street. It emphasizes how this is an important fulcrum between the former site of the Ennis National School and the traditional shopping streets. At present the building is know as the Garraunakilla Market and not withstanding a change to its future use, it is currently the name of the building.

The text around the Holy family School relates to the possible future redevelopment of the site and not its current use, and therefore I do not agree that reference should be made to existing use as a car park during non-school times.

I note the comments relating to Page 27. The units measurement will be added to the top of Table 1.

The suggestion that Objective V3(a)7, (which concerns Neighbourhood Centres) should include a policy to support the facilitation of walking school buses, or similar in private developments, is noted.

Walking Buses are a bespoke example of a behavioural change initiative in school travel. The Council has recognised that a strengthened policy basis for an overarching and co-ordinated approach to behavioural change in school travel is required and has introduced additional objectives in this regard to Volume 1 (CDP 11.5 Walking and Cycling) and Volume 3A Ennis Settlement Plan, within the draft CDP. A clear commitment to supporting and promoting initiatives such as Park and Stride, Green Schools Travel and Safe Routes to School Programmes, and support for the concept of having safe routes to school, now exists in those parts of the draft CDP.

I note that the submission identifies that Neighbourhood Centres may be suitable locations to facilitate the introduction of behavioural change measures in school travel. It is acknowledged that Neighbourhood Centres could offer potential opportunities to facilitate the delivery of active and safe travel to local schools for the communities served by that neighbourhood centre. It is considered that the inclusion of additional policy support for behavioural change in school travel (both for Ennis and the overall County) will support the delivery of opportunities that Neighbourhood Centres can facilitate. On foot of the inclusion of such policy, it has been noted that a text amendment is required within Section 1.7.5 of Volume 3 Ennis of the draft CDP concerning the designated neighbourhood centre for Cahircalla More (COM6), in order to align consistently with the new policy approach to behavioural change measures in school travel. The amendment is set out in my recommendation below.

I consider that reference to Parnell Street should be removed as this project is now complete. During the lifetime of the plan additional areas to that listed in Section 1.8 may become the subject of public realm enhancements and this list is not meant to be exhaustive. However, the

ones listed are the current focus.

Permeability is key to creating a modal shift to walking and cycling and to the realisation of the 10-minute town concept. In this regard I consider the existing bullet point in relation to the 10-minute town concept should be amended.

Town Bus Service – The addition of text in this regard is appropriate, see recommendation below.

In relation to the aimn to "provide for high quality broadband and an effective high-capacity ICT infrastrufcture. The Section 1 relates to Ennis as per the settlement map. Issues in relation to rural broadband are covered in Volume 1. It would not be appropriate here to add text that is outside of the scope of the section.

There is no infrastructure safeguard on the map for No.5 in tanble 2 Propsoed Projects identified for Future Development instead it is included on the written text for OP 1.

Village Growth Areas and including VGA1 in Barefield referred to in the text is not restricted to residential development the function of such areas is to allow for the sustainable compact growth of large villages, providing opportunities for small scale cluster type housing, as well as for other uses appropriate to the function, size and scale of the settlement. Therefore, VGA1 could in principle provide for the uses referred to in the submission.

In relation to the expansion of the cycleway/walkway facilities to accommodate the pupils of the school, this is adequately addressed in the section on Place Making and Amenity.

The status of Noughaval Cluster will be amended to Small Village status and refered to as Doora village.

Chief Executive's Recommendation

Goal 17 Tourism
An Ennis known for its unique assets and attributes, a high quality, diverse, sustainable year-round tourism product that attracts visitors and revenue to the area and ensures that Ennis acts as a 'tourism hub' ~~tourism~~ playing a~~s~~ significant role and make~~s~~ing a valuable contribution to the local economy.

1.5.1 Strategic Aims for Economic Development and Enterprise
To collaborate with development agencies and strengthen linkages with ~~Higher~~ Education Institutes and providers locally, in the mid-west and west to position Ennis as a knowledge and innovation-based economy.
1.6.1 Strategic Aims for Ennis Town Centre
~~To support the delivery of a multi storey car park within the Town Centre to make the Town Centre a pedestrian-friendly area to provide additional parking at convenient location to ease traffic flows in the Town Centre.~~

"To support the delivery of a parking strategy for Ennis to consider parking options in the town centre and beyond which allows the Town Centre to be a pedestrian friendly area. To provide parking at convenient locations including a mixture of existing surface parking, multi-storey car parks, and park and stride sites."

Page 18
Include additional maps to make the neighbourhoods clear.

Page 27

Table 1 - Future Retail Floorspace potential for Ennis over the Plan period

Ennis Catchment		
Retail Goods Type	Floorspace Capacity (M2)	
	2026	2029
Convenience Goods	2,604	3,897
Comparison Goods (Non-Bulky)	2,707	5,924
Comparison Goods (Bulky)	1,481	3,326
Total Retail Floorspace Potential	**6,792**	**13,147**

Amendment to Section 1.7.5 'Neighbourhood Centres' regarding active travel and behavioural change in school travel.

1.7.5 Neighbourhood Centres

Neighbourhood centres generally serve smaller more localised communities, where many of the inhabitants are able to access their daily needs within easy reach of their homes, preferably within walking distance. The concept of neighbourhood centres in Ennis is fundamental to anchoring communities and meeting daily convenience shopping needs.

At present neighbourhoods such as Roslevan and Lifford are well-served in terms of local retail provision. However, in other neighbourhoods, particularly neighbourhoods identified for expansion, there is currently a deficit in service provision. This Plan aims to address this deficit through the identification of sites for the development of local shops/neighbourhood centres, thereby meeting the needs of the resident communities in line with the 10 minute town concept and supported by active travel measures. The following sites are proposed for the development of new neighbourhood centres during the lifetime of this Plan:

Site COM5 Claureen

The principal development objective is to secure the redevelopment of this site for the provision of a neighbourhood centre to serve the Claureen and Woodstock neighbourhoods. The centre must provide for a mix of uses anchored by a supermarket/ grocery store up to

approximately 1200m^2 (net floor area). Other services such as hairdressers/barbers, pharmacy, café or restaurant etc. may also be provided in the neighbourhood centre.

Development proposals for this site must be accompanied by a transport and traffic assessment undertaken in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must also include an assessment of the cumulative impact of traffic/transport generated by planned development in the area on significant junctions in the vicinity.

Site COM6 Cahircallamore

The HSE has recently opened an Out-Patient Clinic in part of this development, mainly at first floor level. The principal development objective for this site is to secure the optimum re-use of the remainder of the building, by providing a neighbourhood centre that serves the Cahircallamore neighbourhood. The neighbourhood centre shall provide for a mix of uses including convenience retail and other uses may include hairdresser/barber shop, café or restaurant, fitness centre, or children's indoor play centre will be encouraged. ~~The Planning Authority also encourages the continued use of this site for the 'Walking Bus' to the national school nearby.~~ Given the proximity of this neighbourhood centre to the national school that also serves this neighbourhood, there is an opportunity that initiatives for active and safe travel to the school can be facilitated here as part of the overall promotion of behavioural change towards more active travel to schools.

Page 31
Section 1.8 The Public Realm and Built Environment

- ~~Parnell Street and the on-going regeneration of Lane and Bow Ways in the Medieval Core of Ennis;~~
- O'Connell Square and High Street;
- Old Barrack Street and Barrack Square; and
- The Post Office Field (Transformational/Opportunity Site).

Page 36 Tourism Objectives

It is an objective of Clare County Council:
a) To develop Ennis as a 'tourism hub' and gateway to the wider county and the Wild Atlantic Way offering a unique access point and base to explore the County and the wider region.
b) To attract and provide for a year-round tourist product, by diversifying the existing strong tourism product based on heritage and culture into activity breaks, food tourism and the conference and convention market;

c) To enhance the attractiveness of the Town Centre with greater pedestrian priority and environmental enhancements presenting an accessible family friendly town with a high quality of life;
d) To develop a comprehensive 'brand' and marketing strategy and to actively promote Ennis as a tourist destination; and
e) To support the development of Clarecastle as a centre for tourism activity.

Door Village – See recommendation to Submission No: S2 - 209 – Doora Community Development Group

I recommend the following amendment to Page 44, 1.14.1 Strategic Aims for Infrastructure as below

1.14.1 Strategic Aims for Infrastructure

In order to maximise the infrastructural resources in the Municipal District area, the Council will proactively pursue the following strategic aims:

- To facilitate the "Key Infrastructural Requirements" as set out in the RSES for Ennis subject to appropriate environmental considerations
  - Provision of a new access to the motorway from the Quin Road to alleviate significant heavy traffic from the town;
  - Strengthen 'steady state' investment in rail infrastructure to ensure its continued renewal and maintenance to a high level to provide quality levels of safety, service, accessibility and connectivity;
  - Northern Inner Relief road, linking Gort Road (R458) to Tulla Road (R351);
  - Link from Drumcliff (L4182) to Gort Road (R458);
  - Link from Clon Road (R871 to Quin Road (R469);
  - A Mobility Plan, to facilitate the delivery/development of key Town Centre opportunity sites and public realm enhancement initiatives;
  - Water and wastewater infrastructure for planned growth; and
  - Enhance the potential for green infrastructure links between recreational facilities at Lees Road, West Clare Railway line, Ballyallia Lake, River Fergus and Clarecastle.
- To provide a safe and efficient multi-modal network of transport to serve the needs of people, goods and services travelling to and within Ennis;
- To safeguard routes for proposed roads and junction improvement projects within the settlement area;
- To ensure the sustainable and adequate provision of necessary water supply, wastewater and storm water infrastructure;
- To engage at a national level to progress the provision of Town public bus service;
- To promote, encourage and facilitate the use of sustainable modes and patterns of transport;
- To ensure security of energy supply in the settlement area; and
- To provide for high quality broadband and an efficient high capacity ICT infrastructure.



Shannon Municipal District

Limerick – Shannon Metropolitan Area Settlements

Shannon

Submission No: S2/692 –Hassett Leyden & Associates on behalf of Tadgh Halpin	
Relevant Chapters / Topics	• **Shannon** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to c.8.86 ha of lands at Shannon. A map and folio numbers have been submitted.

It is requested that the subject site which is proposed to be zoned 'agriculture' be zoned for Commercial, Enterprise, General Industry, Light Industry or Residential or other settlement, for the following reasons:

- The population and economy of the Shannon area has grown moderately in recent years with good demand for industrial, commercial and housing developments.
- Lands are well placed to contribute to future industrial or housing in the Shannon area with growing demand of housing stemming from the growing industrial base in the area.
- Existing development in the vicinity of the subject lands comprise a mixture of established residential development along with a number of industrial and office developments.
- Adequately served in terms of water supply and wastewater treatment.
- The lands are closer to the town centre than other proposed zoned lands and should be developed first in order to achieve orderly consolidation and logical growth of the town.
- Would afford full regard to the adjoining land use and the existing urban and built form and the requirement to protect the visual amenities of the area.
- Vehicular access to the land would be readily available from the existing public road.

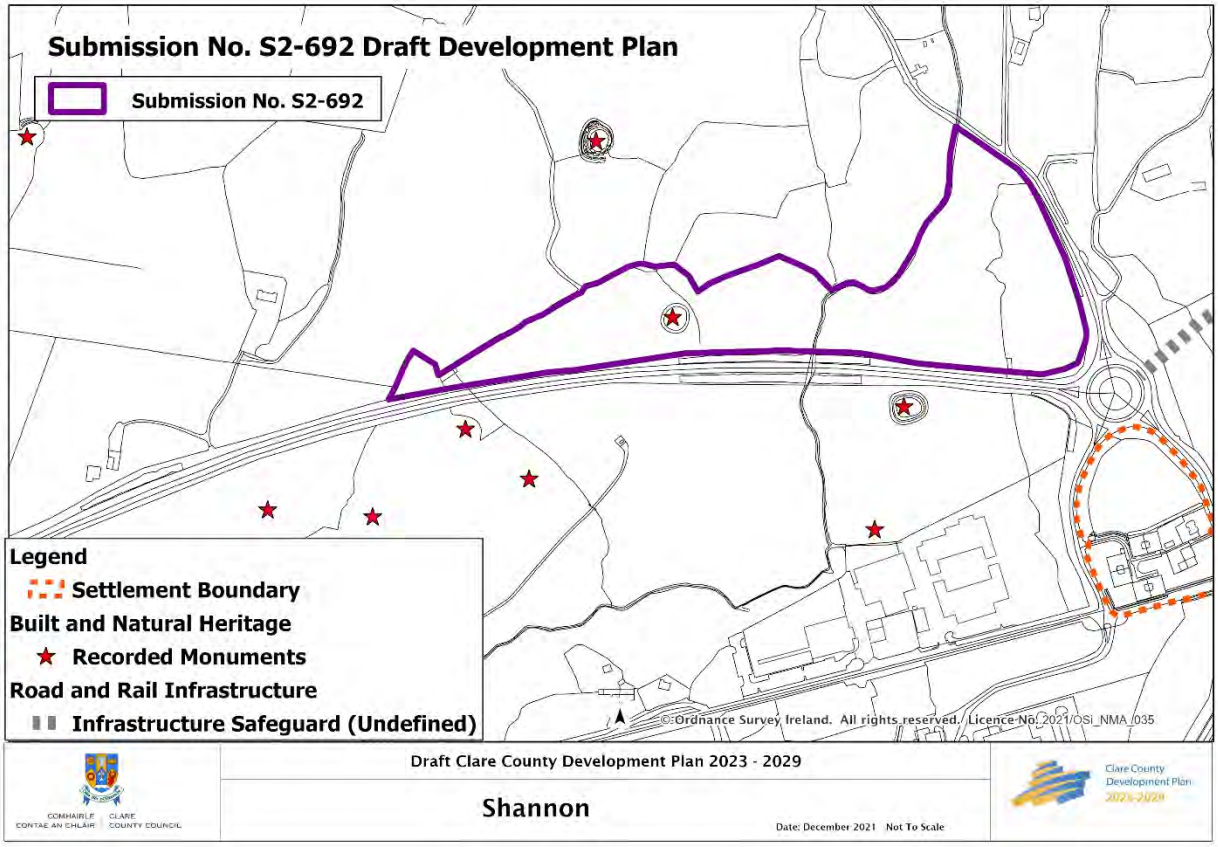
Chief Executive's Response

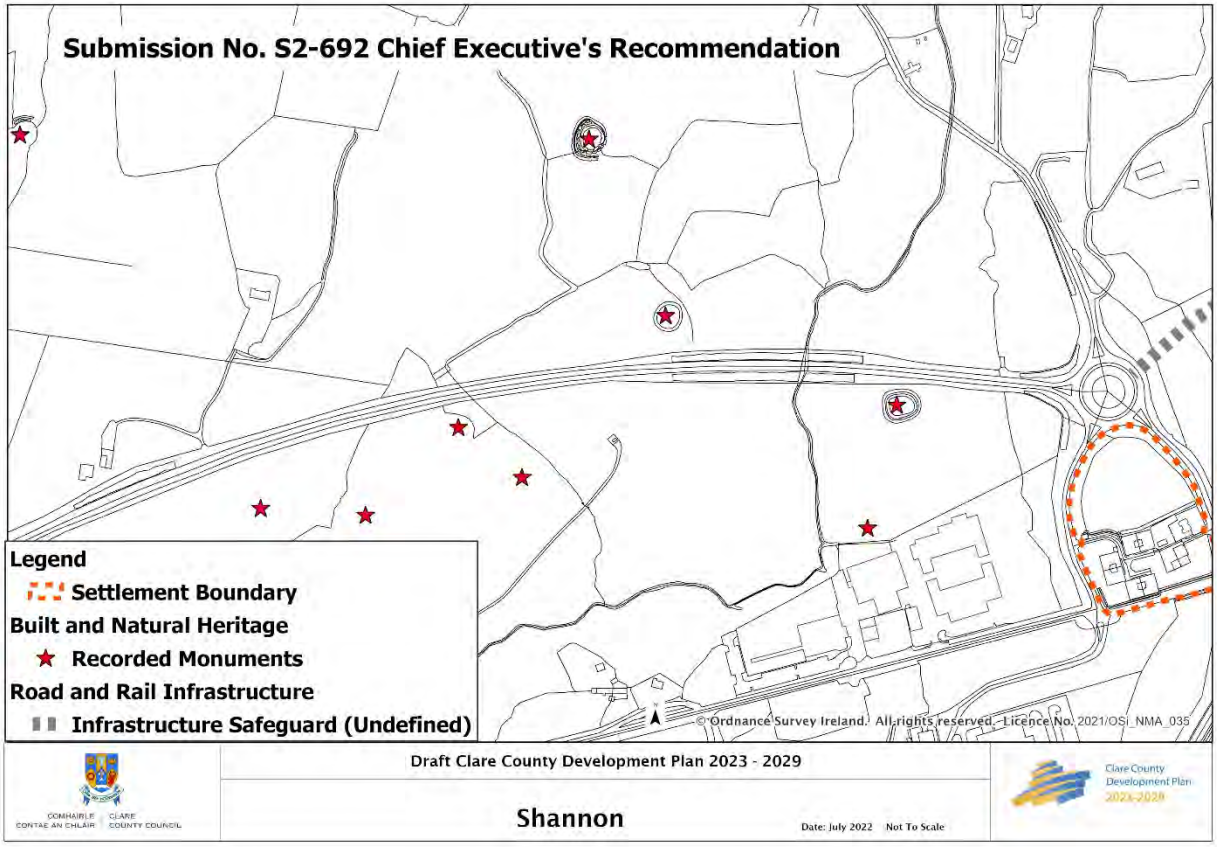
I wish to thank Hassett Leyden & Associates on behalf of Tadgh Halpin for this submission and I would like to respond as follows.

I note that the submission refers to land zoned within the Shannon Town and its Environs.

The County Development Plan does not set out lands in Shannon to be zoned or include a zoning map for Shannon Town and its Environs. The Shannon Town and Environs Local Area Plan 2012-2018 (as Amended and as Extended) sets out the land use plan for the proper planning and sustainable development of the settlement of Shannon Town and its Environs. On the 12th June 2017 the elected members of Clare County Council resolved to defer the making of a new Shannon

Local Area Plan. The preparation of the Local Area Plan is a separate process to the County Development Plan and will commence immediately on completion of the CDP. The forthcoming local area plan will consider zoning at that point. Therefore, I am unable to comment on the merits of this submission at present.
Chief Executive's Recommendation
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-692 Draft Development Plan
Submission No. S2-692
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
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Draft Clare County Development Plan 2023 - 2029
Shannon
Date: December 2021 Not To Scale


Submission No. S2-692 Chief Executive's Recommendation
Legend
Settlement Boundary
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Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
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Draft Clare County Development Plan 2023 - 2029
Shannon
Date: July 2022 Not To Scale

Sixmilebridge

Submission No: S2/095 – Patrick & Angela Togher	
Relevant Chapters / Topics	• Sixmilebridge • Zoning

Summary of Issues Raised in Submission

The submission relates to lands currently zoned as Open Space in the Sixmilebridge Settlement Plan.

In the submission, it is requested that this site be re-zoned as residential land for the following reasons:

- Previously a utility site, now unused by the Council, very overgrown, attracting potentially dangerous anti-social behaviour.
- Suitable for residential development as it is adjacent to mains services.
- Unsuitable as an amenity as it is too small to incorporate both amenity and sufficient carparking, too far from the centre of the village, potentially too dangerous as a play area, because it is bordering the river, and even as an amenity area, it would attract out-of-hours antisocial behaviour.

Chief Executive's Response

I would like to thank Patrick and Angela Togher for this submission which relates to lands at Sixmilebridge and I would like to respond as follows.

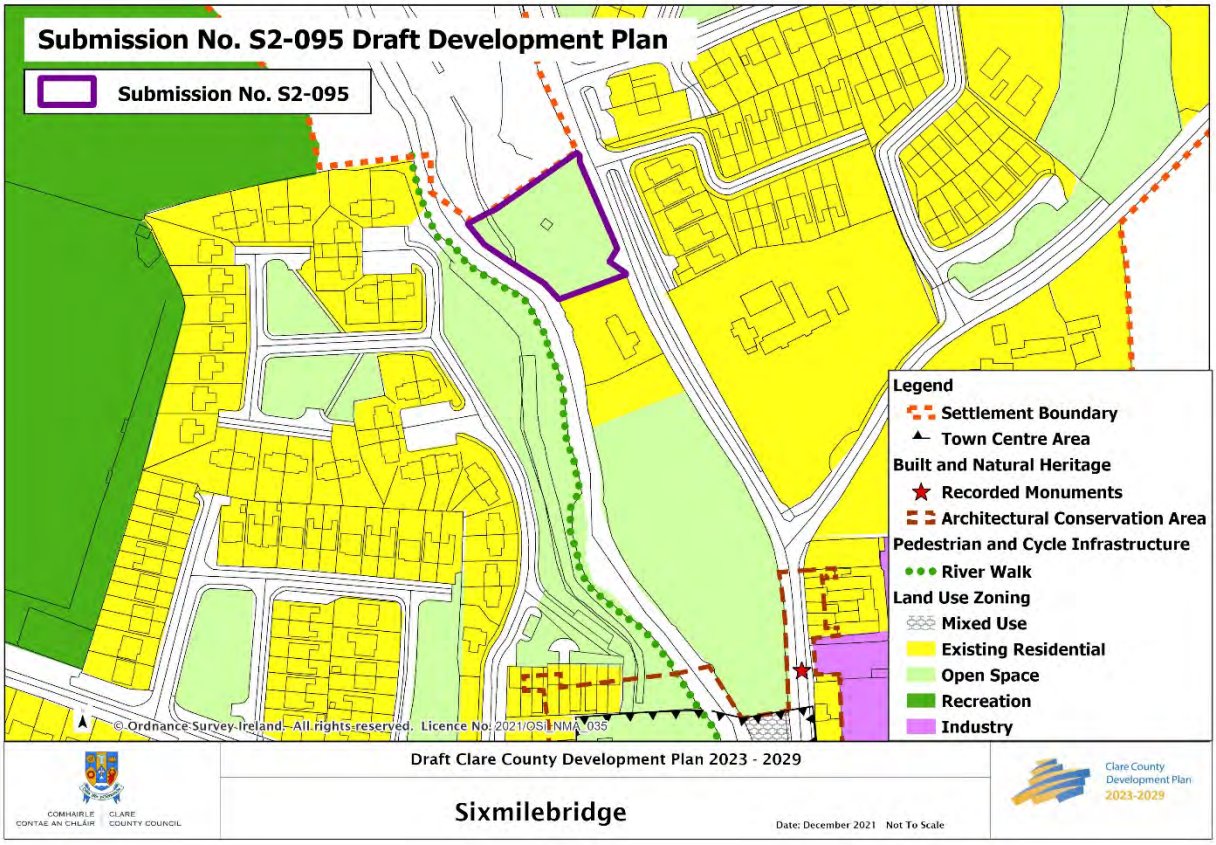
In the submission it is requested that the Open Space zoning on the land is amended to Residential. I acknowledge the points made in the submission in relation to the location and servicing of the lands as well as concerns due to the derelict nature of the lands and anti-social behaviour. In relation to the request to zone the lands Residential, the extent of land zoned for future residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan. In determining the location and distribution of residentially zoned land, the Core Strategy is consistent with 'Guidance notes on Core Strategy Nov 2010' together with the provisions and conclusions of the SFRA, the SEA and the AA process. In addition, site specific land use issues where considered. These criteria include, inter alia, the availability of services, a sequential test, flood risk assessment, planning history, consolidation of urban form etc. In this regard, the subject lands are at a greater distance from the town centre than lands zoned Residential in the Draft Plan. In accordance with the Core Strategy, I am satisfied that a sufficient quantum of land has been zoned at appropriate locations within Sixmilebridge to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029.

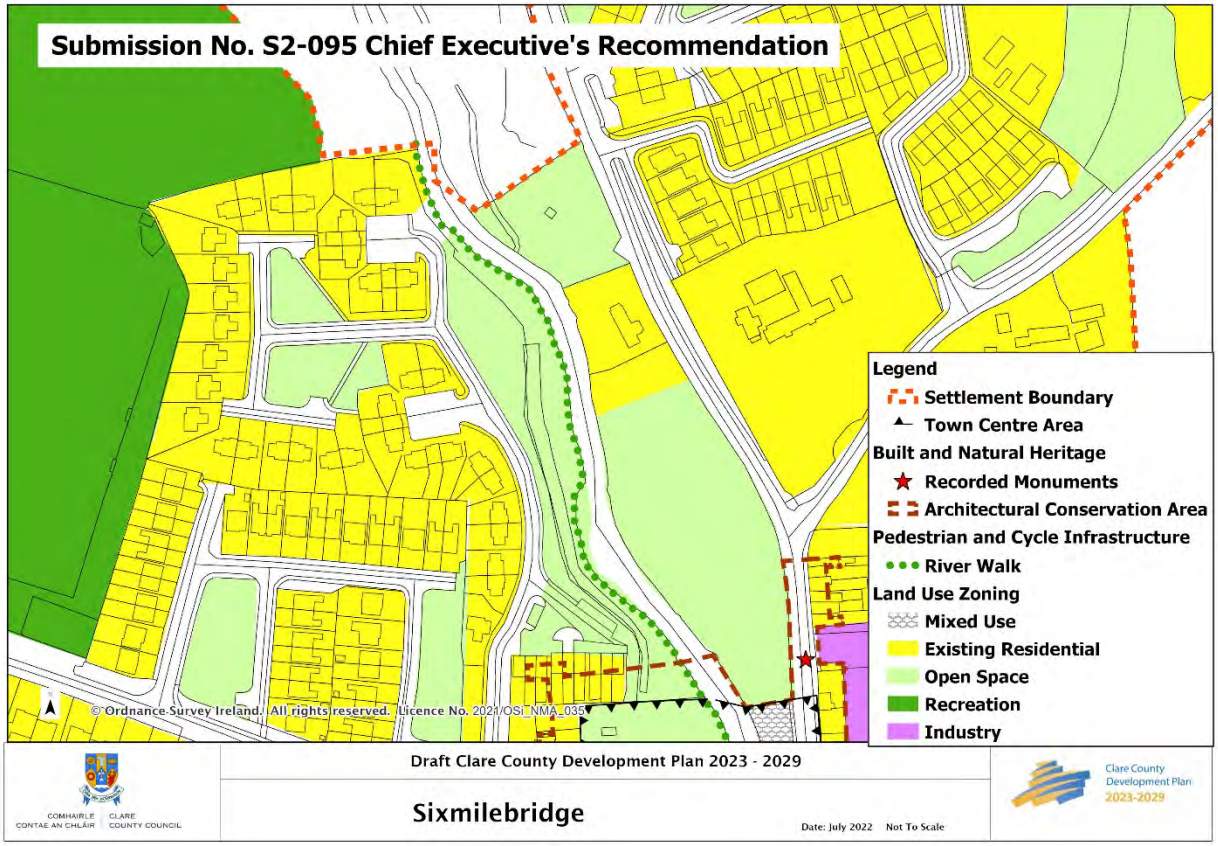
In relation to the Open Space zoning on the lands, the Sixmilebridge Settlement plan includes a general objective to maintain and enhance existing squares, green areas and the riverside and to fully recognise the vital role these have in contributing to a sense of place enhancing amenity, public realm, biodiversity and the green infrastructure network. In addition, the presence and

visibility of the river which flows through the town core is considered to be a valuable and attractive feature and it is considered that the green river bank must be retained and protected from development. I note that lands further to the south and zoned Open Space OS1, are identified as presenting an opportunity for a riverside amenity park, providing an important recreational facility and contributing to the green infrastructure network. In this regard, I consider subject lands, due to their riverside location, also have the potential to play an important role in the provision of green infrastructure in the area. Having regard to the above and given that there is adequate provision of zoned land within the settlement area, I consider the zoning of these lands Residential is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-095 Draft Development Plan
Submission No. S2-095
Legend
Settlement Boundary
Town Centre Area
Built and Natural Heritage
Recorded Monuments
Architectural Conservation Area
Pedestrian and Cycle Infrastructure
River Walk
Land Use Zoning
Mixed Use
Existing Residential
Open Space
Recreation
Industry
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Draft Clare County Development Plan 2023 - 2029
Sixmilebridge
Date: December 2021 Not To Scale


Submission No. S2-095 Chief Executive's Recommendation
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River Walk
Land Use Zoning
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Open Space
Recreation
Industry
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Draft Clare County Development Plan 2023 - 2029
Sixmilebridge
Date: July 2022 Not To Scale

Submission No: S2/528 –Mark Noonan	
Relevant Chapters / Topics	• **Sixmilebridge** • **Chapter 10 Sustainable Communities** • **River access and water sports facilities**

Summary of Issues Raised in Submission

The submission relates to lands at Sixmilebridge. A map has been submitted.

In the submission it is requested that water access is provided at the Amenity Park proposed on Open Space OS1 lands in Sixmilebridge. The Scouts have an active kayaking and canoeing programme and intend to use the local river should it become more accessible. Consideration should also be given to providing storage for water sports equipment at this location in order to enable the use of the river on a weekly basis at appropriate times of the year.

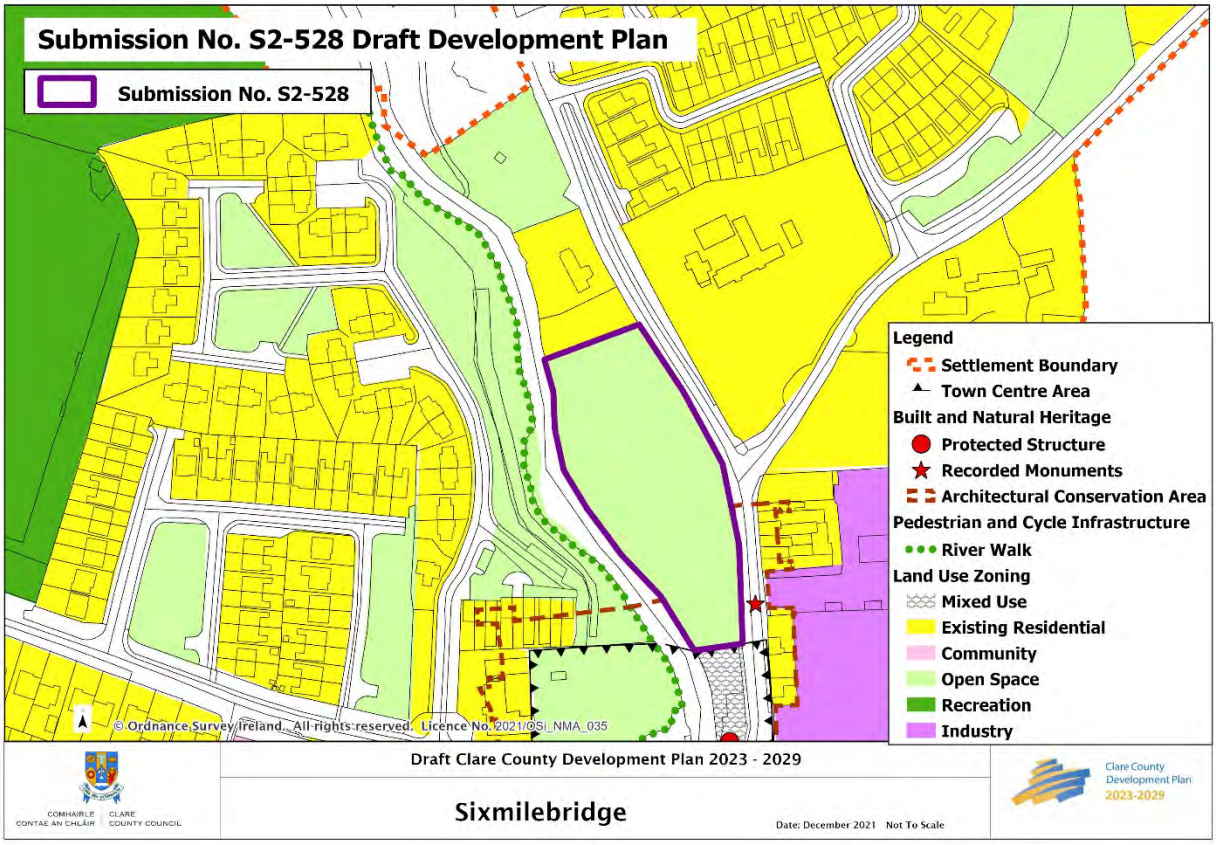
Chief Executive's Response

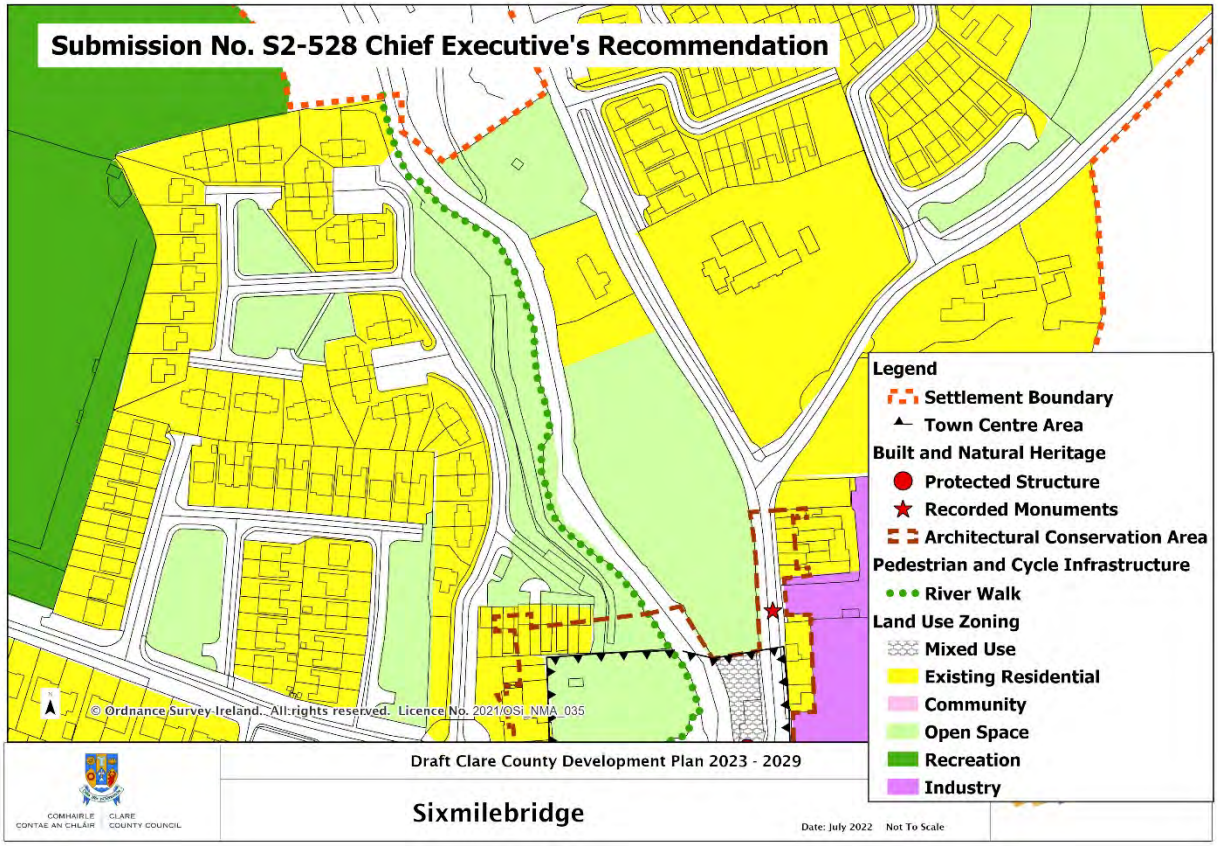
I would like to thank Mark Noonan for this submission which relates to Open Space OS1 lands at Sixmilebridge and I would like to respond as follows.

I note the points and requests made in the submission and I acknowledge the valuable work carried out by the Scouts in the local community. The Sixmilebridge Settlement Plan identifies OS1 Riverbank lands as presenting an opportunity for a riverside amenity park, providing an important recreational facility and contributes to the green infrastructure network. While the provision of specific facilities can only be considered as part of a future development proposal on the lands, I note that water-based recreational activities are open for consideration on Open Space zoned lands which would include the facilities requested in this submission.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-528 Draft Development Plan
Submission No. S2-528
Legend
Settlement Boundary
Town Centre Area
Built and Natural Heritage
Protected Structure
Recorded Monuments
Architectural Conservation Area
Pedestrian and Cycle Infrastructure
River Walk
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Recreation
Industry
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Draft Clare County Development Plan 2023 - 2029
Sixmilebridge
Date: December 2021 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR CLARE COUNTY COUNCIL
Clare County Development Plan 2023-2029


Submission No. S2-528 Chief Executive's Recommendation
Legend
Settlement Boundary
Town Centre Area
Built and Natural Heritage
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Sixmilebridge
Date: July 2022 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR CLARE COUNTY COUNCIL

Submission No: S2/633 –Angela McNamara

Relevant Chapters / Topics

- **Sixmilebridge**
- **Zoning**

Summary of Issues Raised in Submission

The submission relates to 4.5 ha of lands at Mountievers, Sixmilebridge and a map identifying the subject site forms part of the submission.

In the submission it is requested that lands are zoned in the new plan, no zoning is specified although reference is made to existing residences in the area.

- Located on the main Broadford to Sixmilebridge Road within 50km speed limit of Sixmilebridge Village.
- Served by infrastructure such as sewage, water, footpaths, lighting and broadband.
- There are a number of housing developments (existing and under construction) in proximity to the land holding.

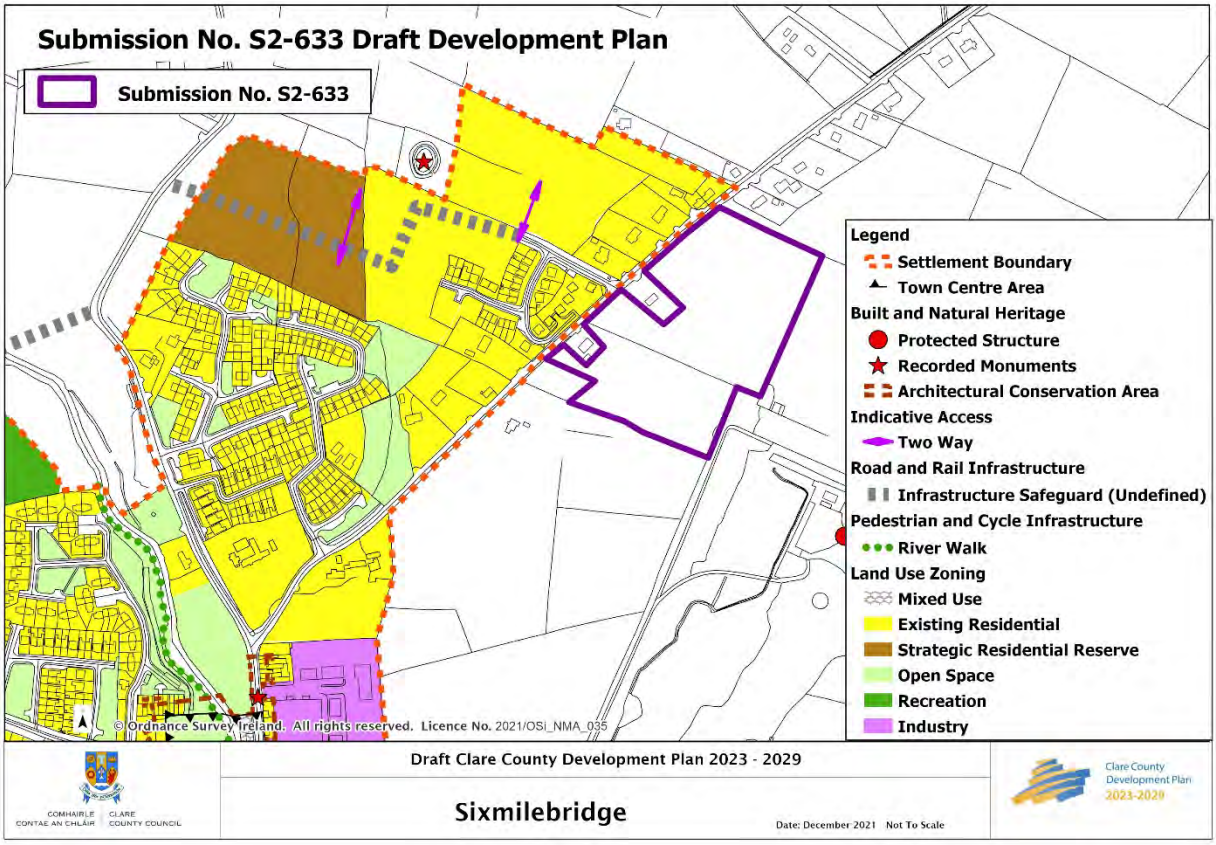
Chief Executive's Response

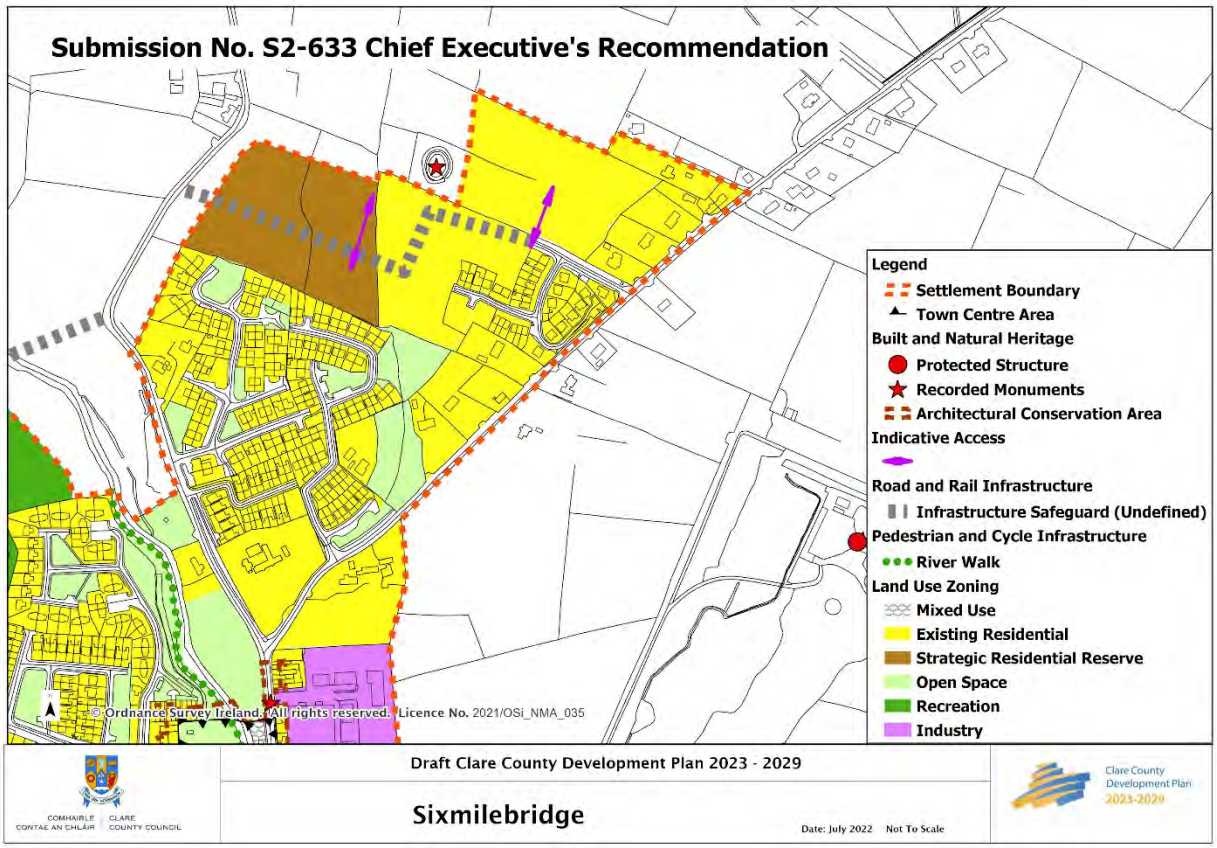
I would like to thank Angela McNamara for this submission which relates to lands at Sixmilebridge and I would like to respond as follows.

The subject lands are outside of the Sixmilebridge Settlement Boundary and are not zoned in the Draft Plan. In the submission it is requested that the lands are rezoned, however no specific zoning is identified. Having regard to the points made in the submission, in relation to the servicing of the lands and the proximity to existing residential areas, I would consider that the request is for a residential zoning on the lands. In this regard, the extent of land zoned for future residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan. In determining the location and distribution of residentially zoned land, the Core Strategy is consistent with 'Guidance notes on Core Strategy Nov 2010' together with the provisions and conclusions of the SFRA, the SEA and the AA process. In addition, site specific land use issues where considered. These criteria include, inter alia, the availability of services, a sequential test, flood risk assessment, planning history, consolidation of urban form etc. In this regard, the subject lands are at a significantly greater distance from the town centre than lands zoned Residential in the Draft Plan. In accordance with the Core Strategy, I am satisfied that a sufficient quantum of land has been zoned at appropriate locations within Sixmilebridge to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-633 Draft Development Plan
Submission No. S2-633
Legend
Settlement Boundary
Town Centre Area
Built and Natural Heritage
Protected Structure
Recorded Monuments
Architectural Conservation Area
Indicative Access
Two Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
River Walk
Land Use Zoning
Mixed Use
Existing Residential
Strategic Residential Reserve
Open Space
Recreation
Industry
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Draft Clare County Development Plan 2023 - 2029
Sixmilebridge
Date: December 2021 Not To Scale


Submission No. S2-633 Chief Executive's Recommendation
Legend
Settlement Boundary
Town Centre Area
Built and Natural Heritage
Protected Structure
Recorded Monuments
Architectural Conservation Area
Indicative Access
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
Pedestrian and Cycle Infrastructure
River Walk
Land Use Zoning
Mixed Use
Existing Residential
Strategic Residential Reserve
Open Space
Recreation
Industry
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Draft Clare County Development Plan 2023 - 2029
Sixmilebridge
Date: July 2022 Not To Scale

Submission No: S2/635 –Leahy Planning Ltd On behalf of Ahaclare Developments Ltd

Relevant Chapters / Topics	• **Sixmilebridge** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to c.6 ha of lands at Sixmilebridge and a map identifying the subject site forms part of the submission.

In the submission it is requested that the current Low Density Residential zoning on the lands is retained, for the following reasons:

- Preplanning discussions have been had and a planning application for 55 houses is being prepared at significant expense.
- Procuring housing development is a lengthy process involving several years of work often including time-of-year sensitive environmental studies, therefore important that zonings are kept for a reasonable amount of time.
- While the application may be assessed under the current plan, if a third party appeal is lodged, An Bord Pleanala may take account of the revision to this plan.
- Refers to the Core Strategy, housing targets, limitations of existing brownfield sites in the village which would not be able to accommodate the required 30% of houses. Considers if sufficient units are not brought forward on brownfield lands, insufficient lands are zoned.
- Identified residential lands are small and may not be made available. The subject lands are of sufficient size to be attractive to a developer and is adjacent to the railway station.
- Refers to 10 minute town concept, lands in established low density residential area 5 minute walk to town centre, other zoned lands are further away.
- Planning permission will enable relief road to be brought forward.

Chief Executive's Response

I would like to thank Ahaclare Developments Ltd for this submission which relates to lands at Sixmilebridge and I would like to respond as follows.

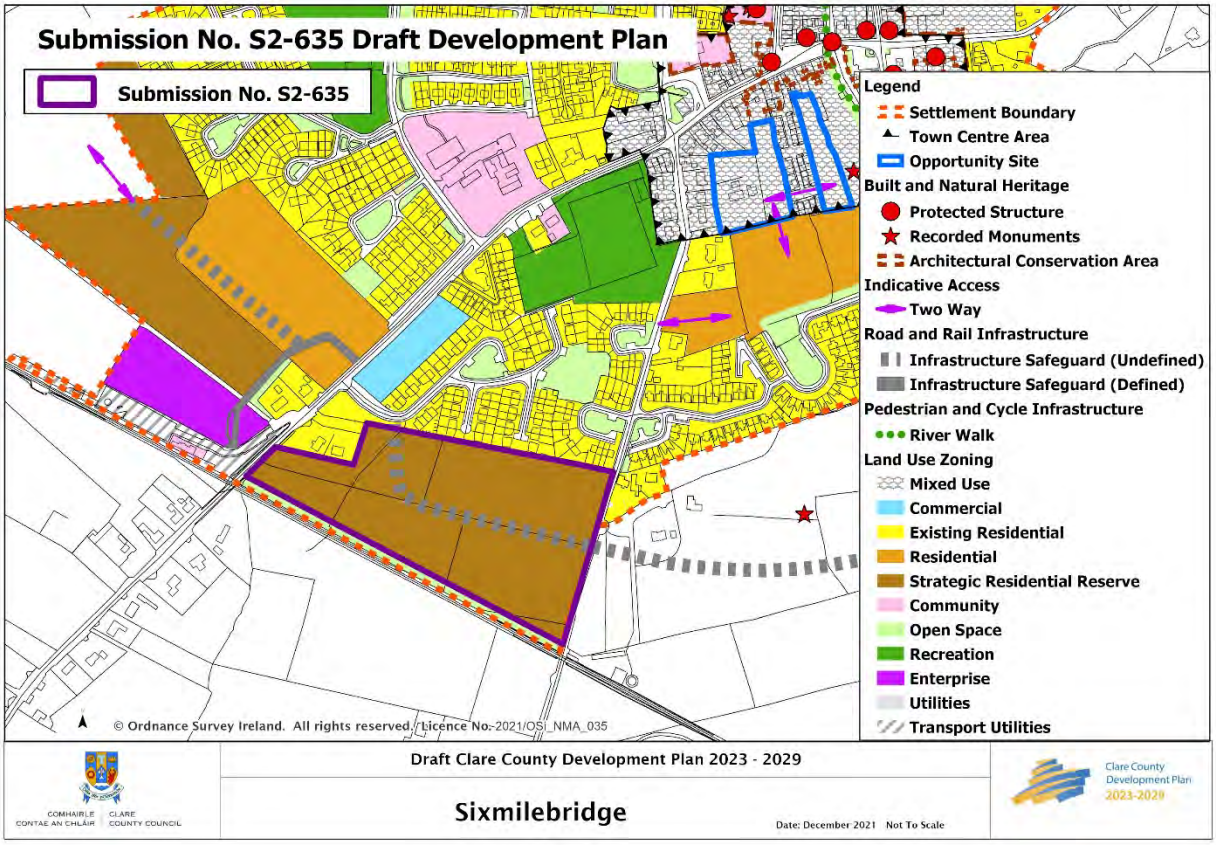
The lands are zoned Strategic Residential Reserve SR1 in the Draft Plan. I acknowledge the points made in the submission including the current residential zoning on the lands, timescales for preparing a planning application and the intention to develop the lands. In this regard, I note that planning permission, Ref. No. 08/646, for 274 dwellings was previously granted on the lands. This development was not commenced, and the permission has now expired. In the submission reference is made to the subject lands being closer to the town centre than other lands zoned residential. In fact, there is only one Residential zoned site, R5, which is further from the town centre than the subject lands, and this area of land is significantly smaller parcel and is located at the rear of an existing residential estate in proximity to the Sport Grounds. In this regard, the

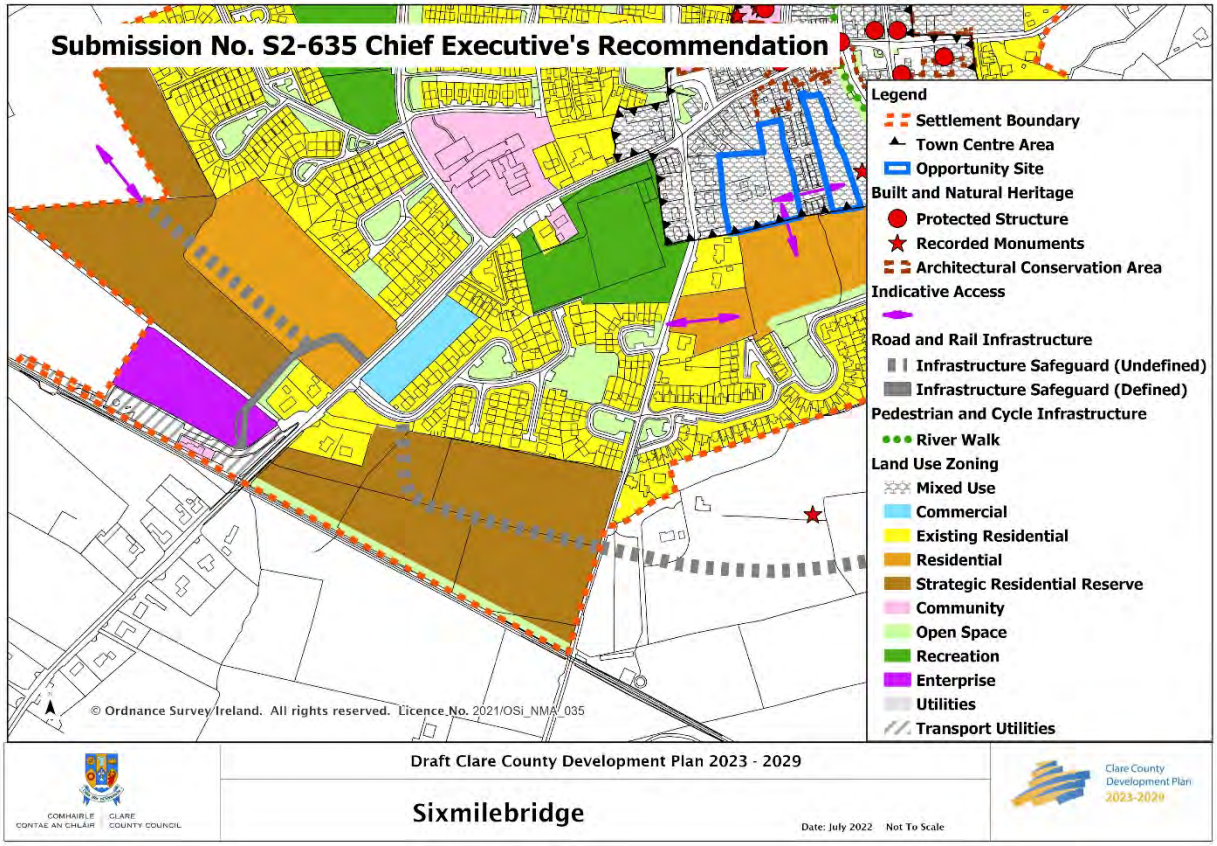
extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan. In determining the location and distribution of residentially zoned land, the Core Strategy is consistent with 'Guidance notes on Core Strategy Nov 2010' together with the provisions and conclusions of the SFRA, the SEA and the AA process. In addition, site specific land use issues where considered. These criteria include, inter alia, the availability of services, a sequential test, flood risk assessment, planning history, consolidation of urban form etc. In accordance with the Core Strategy, I am satisfied that a sufficient quantum of land has been zoned at appropriate locations within Sixmilebridge to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. While I agree that the lands have the potential to accommodate residential development, and I note their location given that there is adequate provision of zoned land within the settlement area, I consider the zoning of the lands for Residential is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

It should be noted that residential development may be permitted on Strategic Residential Reserve lands before the end of the current plan period where the Planning Authority is satisfied that the development of zoned land is progressing faster than expected and a shortage of available lands may arise or residential zoned land may not be delivered as expected and a shortage may arise during the plan period.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-635 Draft Development Plan
Submission No. S2-635
Legend
Settlement Boundary
Town Centre Area
Opportunity Site
Built and Natural Heritage
Protected Structure
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Indicative Access
Two Way
Road and Rail Infrastructure
Infrastructure Safeguard (Undefined)
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Submission No. S2-635 Chief Executive's Recommendation
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Draft Clare County Development Plan 2023 - 2029
Sixmilebridge
Date: July 2022 Not To Scale

Submission No: S2/637 –Leahy Planning Ltd On behalf of Liam Nolan

Relevant Chapters / Topics

- **Sixmilebridge**
- **Zoning**

Summary of Issues Raised in Submission

The submission relates to c.6 ha of lands at Sixmilebridge and a map identifying the subject site forms part of the submission.

In the submission it is requested that the lands are zoned Strategic Residential Reserve and Open Space zoning within the flood plain area to the east, for the following reasons:

- The lands are not currently zoned, it is directly across the road from zoned lands closer in walking distance to the central part of the town than other areas.
- Adjacent is of urban standard with footpaths on both sides to a point within 100m of the site.
- Refers to Core Strategy, housing targets, limitations of existing brownfield sites in the village which would not be able to accommodate the required 30% of houses. Considers if sufficient units are not brought forward on brownfield lands, insufficient lands are zoned.
- Identified residential lands are small and may not be made available. The subject lands are of sufficient size to be attractive to a developer and is adjacent to the railway station.
- Refers to 10 minute town concept, lands in established low density residential area 5 minute walk to town centre, other zoned lands are further away.
- Planning permission will enable relief road to be brought forward.
- Refers to flooding to the south of the site at the railway bridge and considers that development of the site would enable flood relief of this area.

Chief Executive's Response

I would like to thank Leahy Planning Ltd On behalf of Liam Nolan for this submission which relates to lands at Sixmilebridge and I would like to respond as follows.

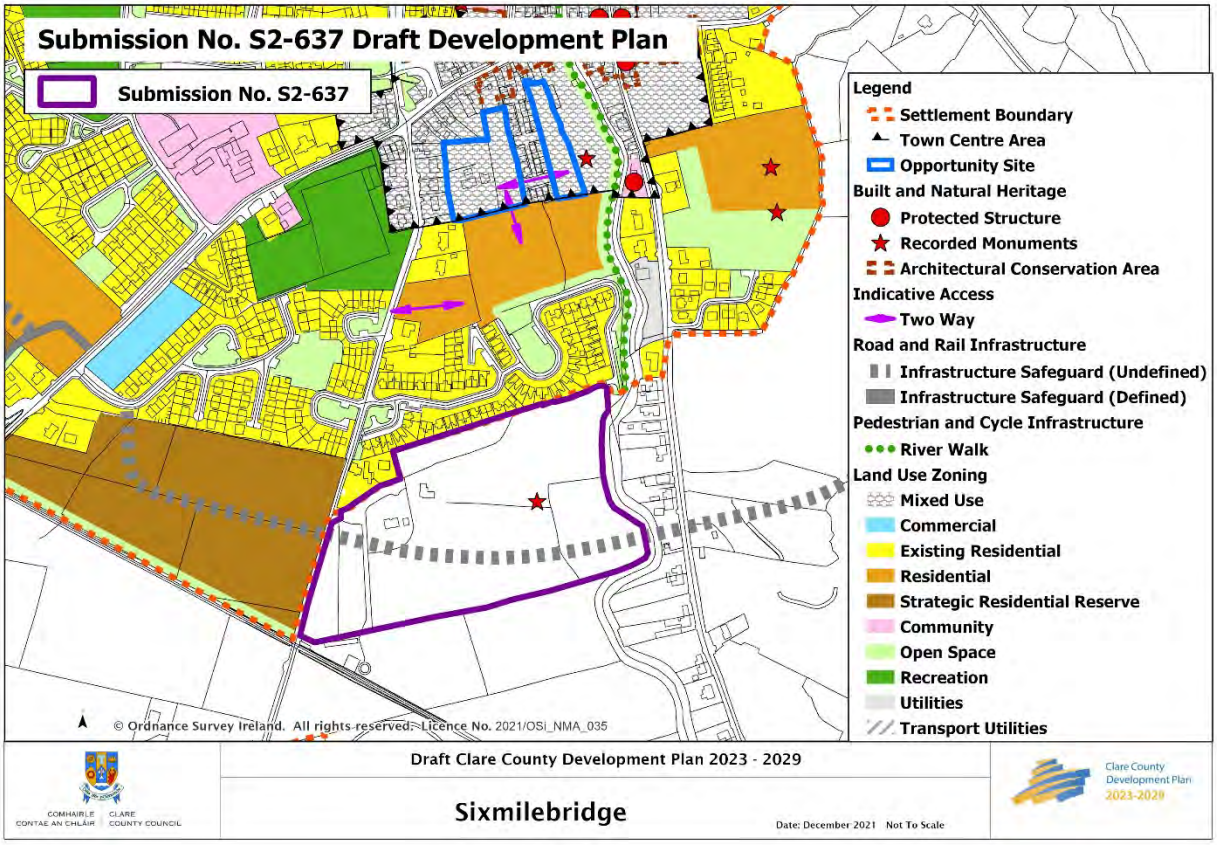
The lands are outside the Settlement Boundary of the Draft Plan and are not zoned. I acknowledge the points made in the submission including the location and servicing of the lands and the intention to develop the lands. However the settlement boundary has been long established through several iterations of the county development plan and it is not proposed to alter it unless there are strategic reasons to do so.

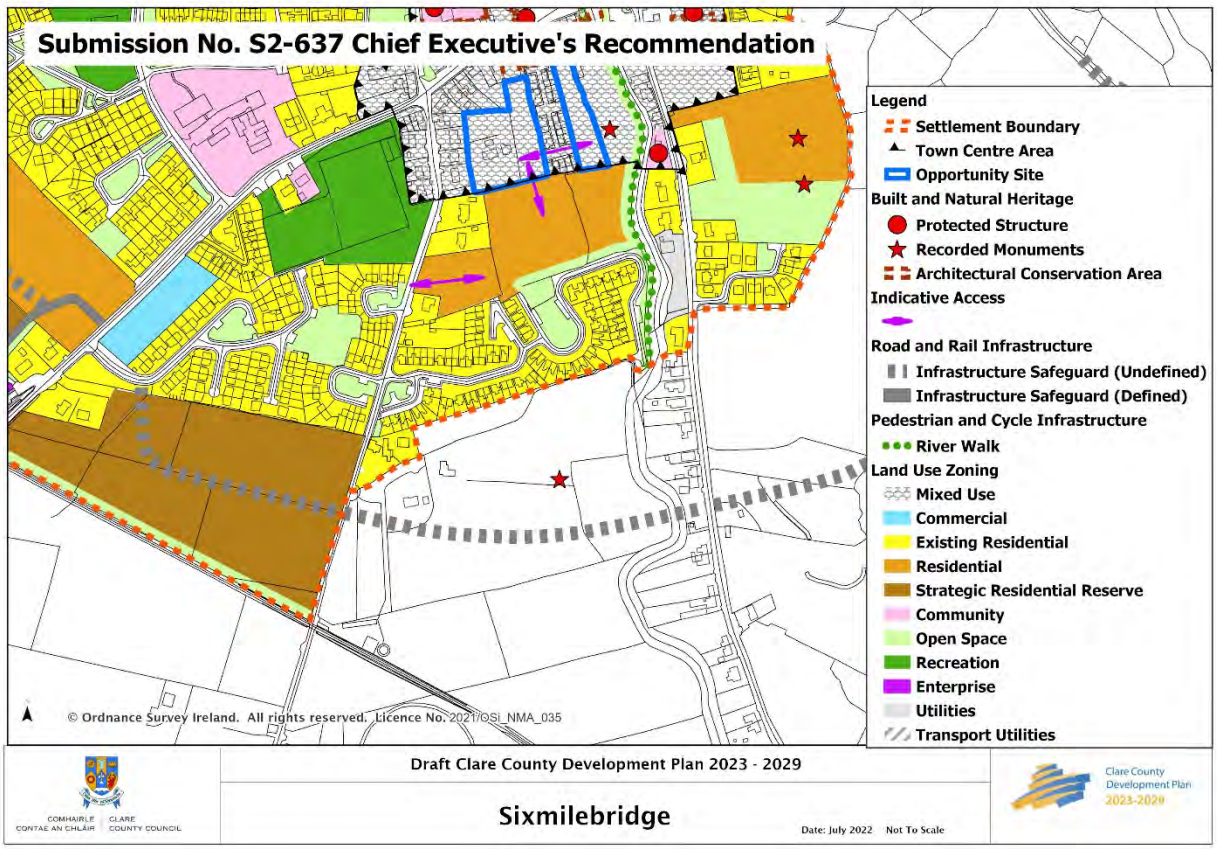
In relation to the request for residential zoning I note that the amount of land to be identified and zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan. In determining the location and distribution of residentially zoned land, the Core Strategy is consistent with 'Guidance notes on Core Strategy Nov 2010' together with the provisions and conclusions of the SFRA, the SEA and the AA process.

In addition, site specific land use issues where considered. These criteria include, inter alia, the availability of services, a sequential test, flood risk assessment, planning history, consolidation of urban form etc. In accordance with the Core Strategy, I am satisfied that a sufficient quantum of land has been zoned at appropriate locations within Sixmilebridge to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. While I agree that the lands have the potential to accommodate residential development, and I note their location given that there is adequate provision of zoned land within the settlement area, I consider the zoning of the lands for Residential is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-637 Draft Development Plan
Submission No. S2-637
Legend
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Sixmilebridge
Date: December 2021 Not To Scale


Submission No. S2-637 Chief Executive's Recommendation
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Draft Clare County Development Plan 2023 - 2029
Sixmilebridge
Date: July 2022 Not To Scale

Submission No: S2/701 –Eilis O'Nuallain

Relevant Chapters / Topics

- **Sixmilebridge**
- **Zoning**

Summary of Issues Raised in Submission

This submission relates to 0.5acre of land at Iverstown, Sixmilebridge and a map is included with this submission.

In the submission it is requested that the proposed Open Space zoning on the lands is amended to Residential for the following reasons:

- Site in the ownership of Clare County Council still contains a small pump house which has been disused for decades and not suitable as a utility space.
- Has become derelict and has a history of anti-social activities.
- Within the town boundary with nearby main services and accessibly by a footpath so suitable for development.
- Not suitable as a publicly accessible green space due to its steep gradient, and isolated location. OS1 would be more suitable as a publicly accessible green space as per OS1 Riverbank objective in current and Draft Plan.

Chief Executive's Response

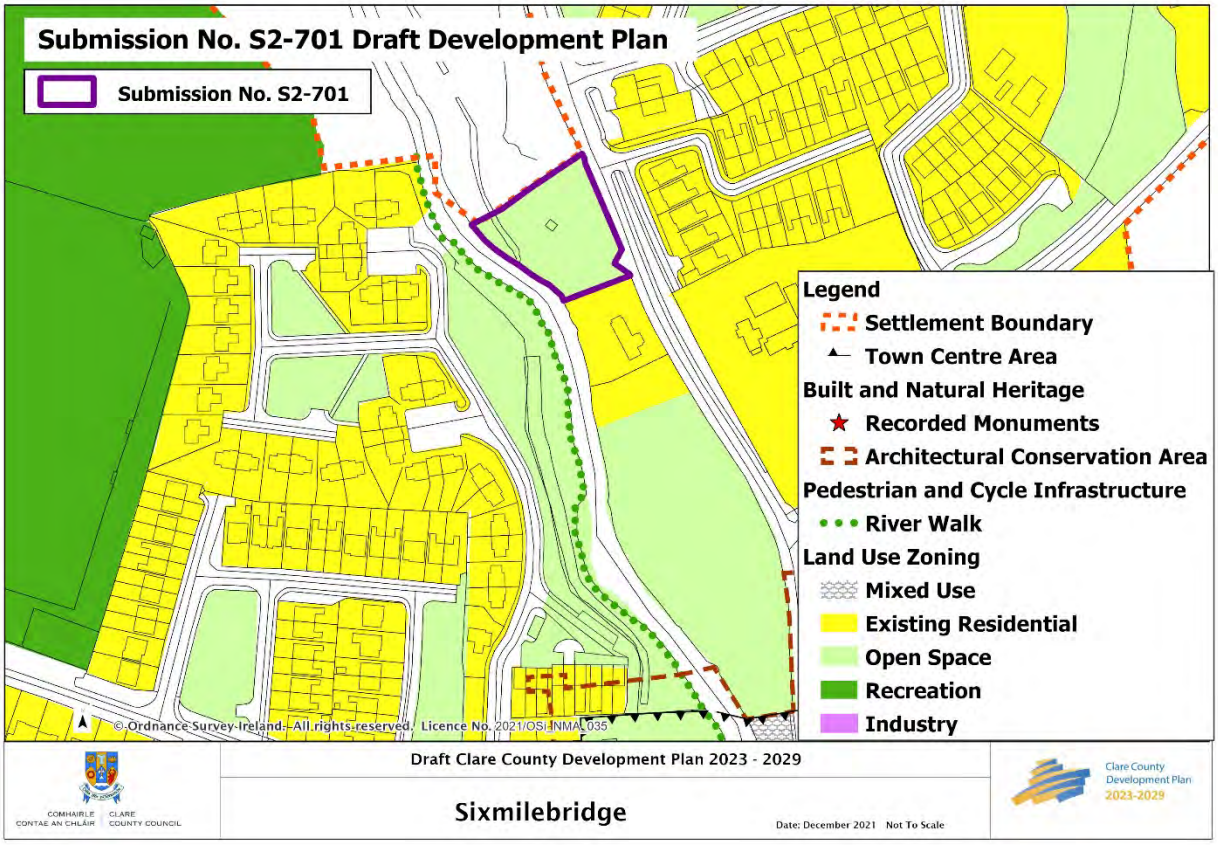
I would like to thank Eilis O'Nuallain for this submission which relates to lands at Sixmilebridge and I would like to respond as follows.

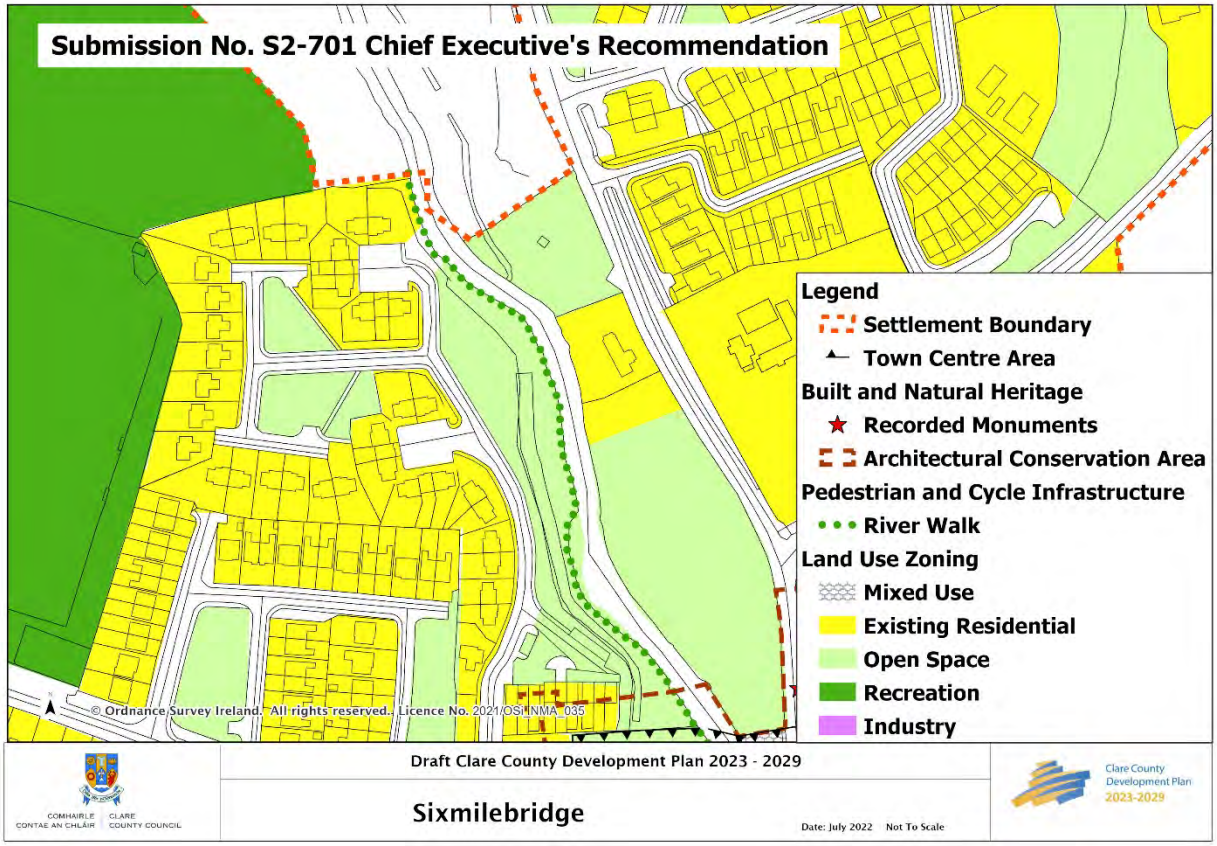
In the submission it is requested that the Open Space zoning on the land is amended to Residential. I acknowledge the points made in the submission in relation to the location and servicing of the lands as well as concerns due to the derelict nature of the lands and anti-social behaviour. I note that the western portion of the lands, along the riverbank, is identified as being within Flood Zone A and Flood Zone B in Volume 10(c) Strategic Flood Risk Assessment in Volume 1 of the Draft Plan and is therefore not suitable for more vulnerable uses such as residential. In addition, the extent of land zoned for future residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan. In determining the location and distribution of residentially zoned land, the Core Strategy is consistent with 'Guidance notes on Core Strategy Nov 2010' together with the provisions and conclusions of the SFRA, the SEA and the AA process. In addition, site specific land use issues where considered. These criteria include, inter alia, the availability of services, a sequential test, flood risk assessment, planning history, consolidation of urban form etc. In this regard, the subject lands are at a greater distance from the town centre than lands zoned Residential in the Draft Plan. In accordance with the Core Strategy, I am satisfied that a sufficient quantum of land has been zoned at appropriate locations within Sixmilebridge to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029.

In relation to the Open Space zoning on the lands, the Sixmilebridge Settlement plan includes a general objective to maintain and enhance existing squares, green areas and the riverside and to fully recognise the vital role these have in contributing to a sense of place enhancing amenity, public realm, biodiversity and the green infrastructure network. In addition, the presence and visibility of the river which flows through the town core is considered to be a valuable and attractive feature and it is considered that the green riverbank must be retained and protected from development. I note that lands further to the south and also zoned Open Space OS1, are identified as presenting an opportunity for a riverside amenity park, providing an important recreational facility and contributing to the green infrastructure network. In this regard, I consider subject lands, due to their riverside location, also have the potential to play an important role in the provision of green infrastructure in the area. Having regard to the above and given that there is adequate provision of zoned land within the settlement area, I consider the zoning of these lands Residential is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-701 Draft Development Plan
Submission No. S2-701
Legend
Settlement Boundary
Town Centre Area
Built and Natural Heritage
Recorded Monuments
Architectural Conservation Area
Pedestrian and Cycle Infrastructure
River Walk
Land Use Zoning
Mixed Use
Existing Residential
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Draft Clare County Development Plan 2023 - 2029
Sixmilebridge
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Submission No. S2-701 Chief Executive's Recommendation
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Draft Clare County Development Plan 2023 - 2029
Sixmilebridge
Date: July 2022 Not To Scale

Submission No: S2/721 –Colm O Doherty	
Relevant Chapters / Topics	• **Sixmilebridge** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to the town of Sixmilebridge. No map is included.

- The largest and fastest growing town in county without a secondary school.
- When teens are forced to travel out of the town for secondary school, that entire portion of society are not only deprived of their sense of place and community which gets compounded by a lack of local age-appropriate infrastructure (e.g. youth clubs, social activities, etc.).
- No land zoned for a secondary school.

Chief Executive's Response

I would like to thank Colm O Doherty for this submission which relates to Sixmilebridge and I would like to respond as follows.

I note the points raised in the submission in relation to the growing population of Sixmilebridge and I agree there is a need to ensure the provision of supporting infrastructure including appropriate educational facilities. In this regard, the Land Use Zoning Matrix contained in Appendix 2, Volume 1 of the Draft Plan permits the provision of a school on a variety of zonings including Community, Residential, Commercial and Enterprise and such uses are open for consideration on Mixed Use zoned lands. In addition, Section 10.17.2 Primary and Secondary School Facilities and Objective CDP 10.16 supports the provision of educational facilities at appropriate locations in the County, which would include Sixmilebridge, as required. In their submission on the Draft Plan, S2-009, the Department of Education notes that post-primary needs of Sixmilebridge would be catered for by the post-primary schools in Shannon.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Submission No: S2/800 –The Planning Partnership on behalf of James Lynch	
Relevant Chapters / Topics	• **Sixmilebridge** • **Chapter 19 Land Use Zoning** • **Appendix 2 Indicative Land Use Zoning Matrix Zoning**

Summary of Issues Raised in Submission

This submission relates to Sixmilebridge and includes 2 no. alternative requests. A map is included with this submission.

Primary Request - Enterprise Zoning Description

In the submission it is requested that the Enterprise land-use zoning description as outlined under 19.4 of the Draft Plan is amended (**additional text in red** with text to be omitted ~~strikethrough~~) to ensure consistency with development use as a 'Shop' which are 'open to consideration' on Enterprise zoned lands as outlined within Appendix 2 Indicative Land Use Zoning Matrix of the Draft Plan, as follows:

Enterprise

Lands zoned for 'enterprise' shall be taken to include the use and development of land for high end research and development, business science and technology-based industry, financial services, call centres/telemarketing, software development, data centres, enterprise and incubator units, small/medium manufacturing or corporate office in high quality campus/park type development.

It is intended that such developments will have high quality architectural design and landscaping. This zoning allows for 'walk to' support facilities such as canteen, restaurant or crèche services which are integrated into employment units and are of a nature and scale to serve the needs of employees on the campus.

This zoning also allows for associated power generating infrastructure as well as transportation infrastructure such as car and bicycle parking and bus stop shelters. This zoning excludes ~~general retail, retail park outlets,~~ motor sales/servicing activities and heavy industrial undertakings.

Lands zoned for 'enterprise' in large villages and small villages shall be taken to include the use and development of land for small-scale business and enterprise development such as incubator units, craft centres/workshops, small-scale manufacturing, local digital/technology business etc. Retail use on these sites shall only be considered where it is ~~ancillary~~ **complementary as part of an overall integrated mix use development** to the main activity taking place.

Enterprise developments in large villages and small villages must have a high standard of architecture and landscaping and must be relative and appropriate to the scale, size and character of the settlement in which they are planned to be located.

In this regard, the submission notes the land use zoning description is inconsistent with the use as a 'Shop' outlined in the Zoning Matrix in Appendix 2, and in support of this reference is made to various sections of the Sixmilebridge Settlement Statement in the Draft Plan.

Alternative Request - Commercial zoning and Description

(1) Not to diminish the Primary Request, as an alternative it is requested that the Commercial land-use zoning description as outlined under 19.4 of the Draft Clare County Development Plan 2023-2029 be amended (**additional text in red** with text to be omitted ~~strikethrough~~) to ensure consistency with development uses which 'will normally be acceptable in principle' as outlined within Appendix 2 Indicative Land Use Zoning Matrix of the Draft Clare County Development Plan 2023-2029, as follows:

> **Commercial**
>
> The use of land zoned for 'commercial' purposes shall be taken to include the use of the lands for commercial and business uses including offices, service industry, warehousing and the facilitation of enterprise/retail park/office type uses as appropriate. Retailing **will normally be acceptable in principle** ~~is open for consideration~~ under this zoning, provided that a sequential test is carried out and the lands are demonstrably the optimum location for the nature and quantum of retail development proposed.

(2) It is also requested that the lands to the immediate north of the existing Sixmilebridge Train Station (1.2 ha) be zoned *Commercial* as presented in Figure 3.2 below, to act as catalyst for development to futureproof the ability of Sixmilebridge and its environs to support significantly enhanced multi-modal accessibility from walking, cycling and rail, and ultimately improve bus connections services.

Chief Executive's Response

I would like to thank The Planning Partnership on behalf of James Lynch for ths submission which relates Enterprise lands at Sixmilebridge and I would like to respond as follows.

Primary Request - Enterprise Zoning Description

I note the points made in the submission in relation to the Enterprise zoning Description, however I consider that no amendment to the wording of Section 19.4 Enterprise is necessary. The intention of the policy as currently worded is clear.

Alternative Request - Commercial zoning and Description

(1) I note the points made in the submission and I consider that the Draft Plan as currently worded provides an appropriate distinction between 'shops' and 'retail warehousing' since there is a separate category for each in the Indicative Land Use Zoning Matrix (Appendix 2). However, to provide further clarity, I consider that the wording in Section 19.4 Commercial and Appendix 2 Indicative Land Use Zoning Matrix of the Draft Plan should be amended to further emphasize the distinction between general retailing and warehouse retailing.

In addition, to ensure that the new Plan applies a consistent zoning approach to 'Retail Warehousing' and 'Cash & Carry/Wholesale Outlets' I consider that the Indicative Land Use Zoning Matrix (Appendix 2 should also be amended.

(2) In relation to the request to amend the zoning on the subject land from Enterprise to Commercial, the subject lands have been identified as a suitable location for the development of enterprises such as high end research and development, business science and technology-based industry, financial services, call centres/telemarketing, software development, data centres, enterprise and incubator units, small/medium manufacturing or corporate office in high quality campus/park type development. The lands are considered to be an optimum location for such facilities having regard to their location in proximity to the railway station at Sixmilebridge. In addition, the zoning of additional lands for Commercial use at a distance from the town centre and disproportionate to the scale of the surrounding area would be contrary to the proper planning and sustainable development, not only for the immediate area but also of the wider Plan area. I am not therefore in favour of the requested change to the zoning on this land.

Chief Executive's Recommendation

I recommend that the following amendments are made to the Draft Clare County Development Plan 2023-2029:

Under Commercial, Section 19.4 Nature of Zonings, Chapter 19, Volume 1 - amend text to read:

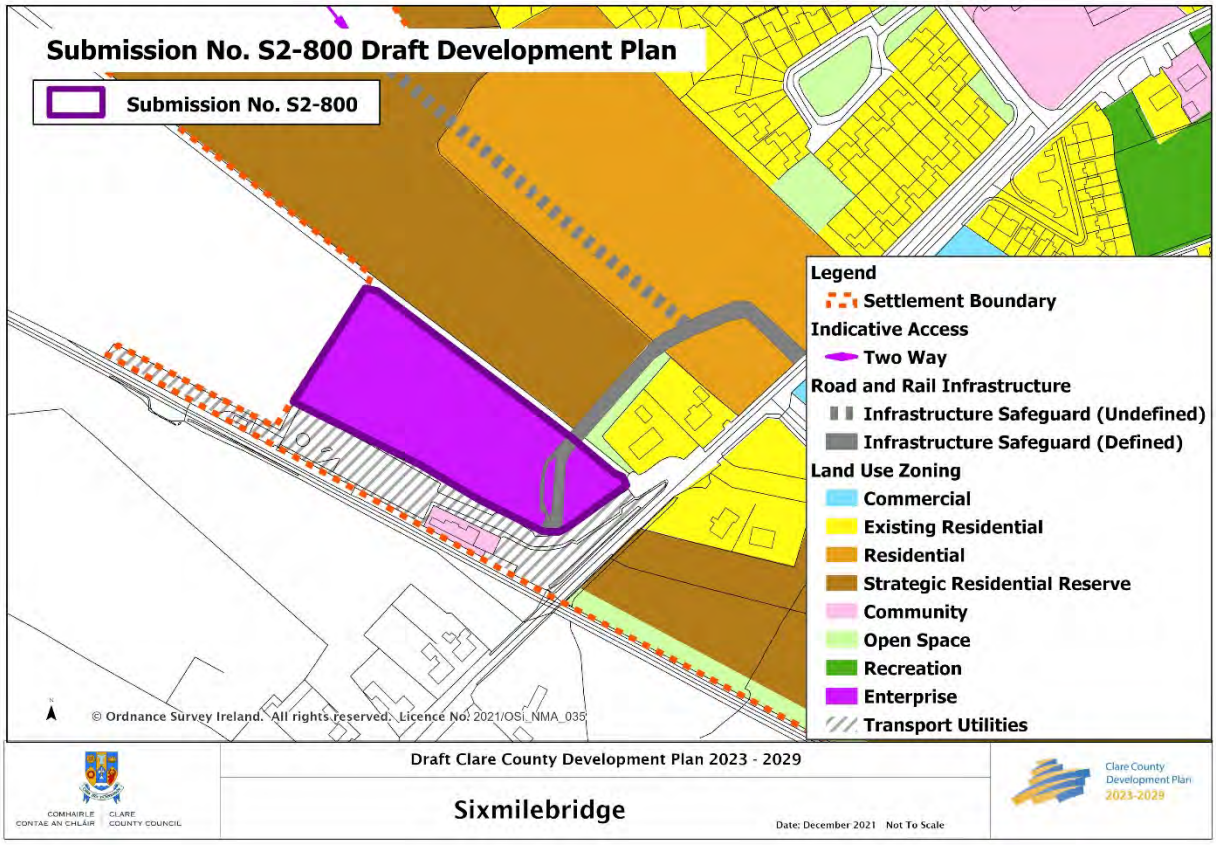
The use of land zoned for 'commercial' purposes shall be taken to include the use of the lands for commercial and business uses including offices, service industry, warehousing and the facilitation of enterprise/retail ~~park~~/office type uses as appropriate. Retail~~ing~~ Warehousing is open for consideration under this zoning, provided that a sequential test is carried out and the lands are demonstrably the optimum location for the nature and quantum of retail development proposed.

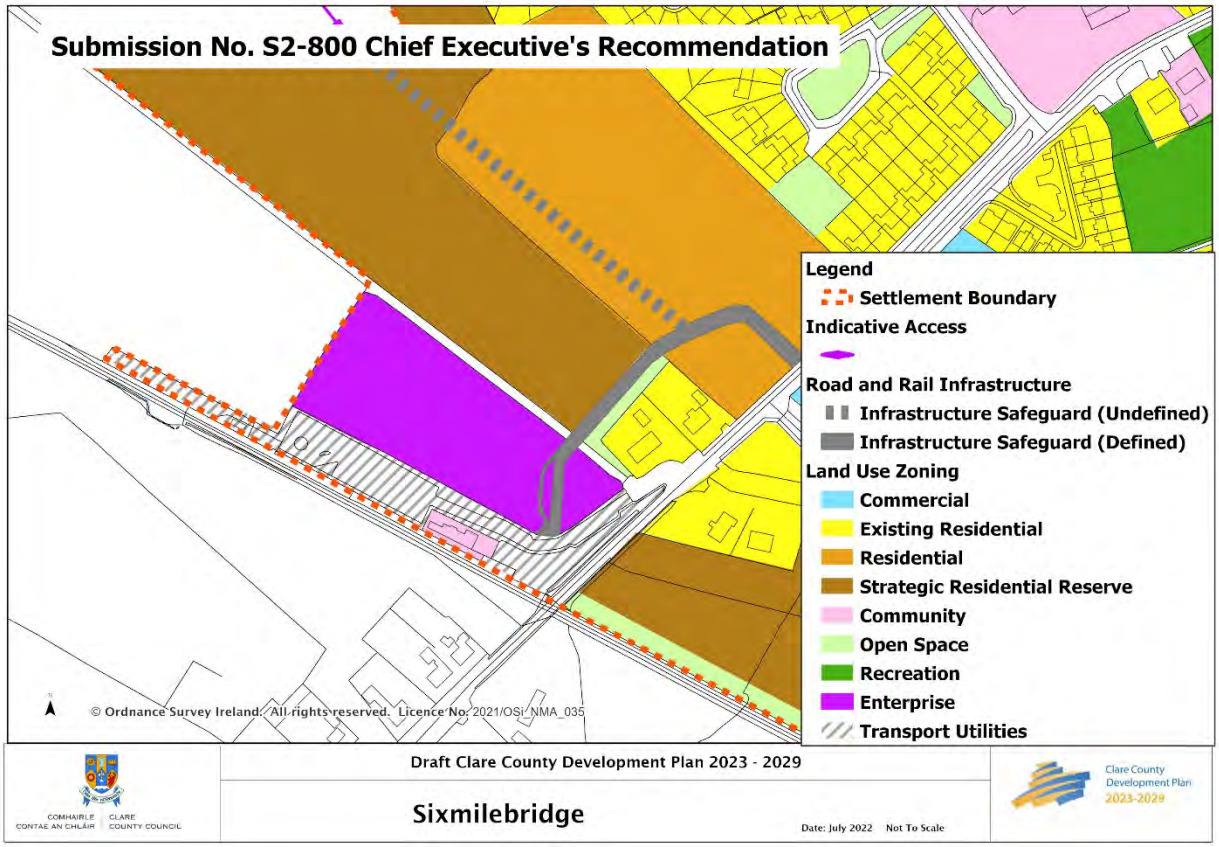
Appendix 2 Indicative Land Use Zoning Matrix for 'Shop', Volume 1 – amend text to read:

Shops (excluding Retail Warehousing)

Appendix 2 Indicative Land Use Zoning Matrix, Volume 1 of the Draft Plan – amend to show:

Cash & Carry/Wholesale Outlets' as 'O = Open to consideration' on Commercial zoned lands.


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Submission No: S2/843 –Brian Foudy on behalf of Ruth Gleeson & Pat Monahan

Relevant Chapters / Topics

- **Sixmilebridge**
- **Land Use Zoning Matrix**
- **Zoning**

Summary of Issues Raised in Submission

This submission relates to 0.91ha of lands at Sixmilebridge and maps identifying the subject site forms part of the submission.

In the submission it is requested that the subject lands which are proposed to be zoned Open Space are zoned Residential, for the following reasons:

- Within the settlement boundary of Sixmilebridge, established multi-unit residential developments in the area, satisfactory road access and pedestrian connectivity, proximity to water, ESB, Telecoms and sewer, walking distance to range of amenities and community facilities.
- Significant shortage of houses in Sixmilebridge, could accommodate 10 new houses on the site.
- In line with National Planning Framework, Regional Spatial & Economic Strategy and Draft Plan, and would consolidate existing residential development and contribute to the compact growth of Sixmilebridge.
- In private ownership, will not be developed into Open Space and will continue to be unusable by the public.
- Willing to engage with the council to establish pedestrian connectivity via the subject site using a footbridge if residential zoning is adopted in the new Plan.

Chief Executive's Response

I would like to thank Brian Foudy on behalf of Ruth Gleeson & Pat Monahan for this submission which relates to an area of land at Sixmilebridge and I would like to respond as follows.

The lands are located within the Sixmilebridge Settlement boundary and are proposed to be zoned Open Space (OS1 in the current and Draft Plans. The Sixmilebridge Settlement Plan identified the subject lands as presenting an opportunity for a riverside amenity park, providing an important recreational facility and contributing to the green infrastructure network. In addition, and referred to in the submission, the Draft Plan notes the creation of a footbridge linking the two open space areas on either side of the river, whilst being a feature, would facilitate pedestrian connectivity between the newer residential areas to the north and the established town centre and older residential areas to the south and west.

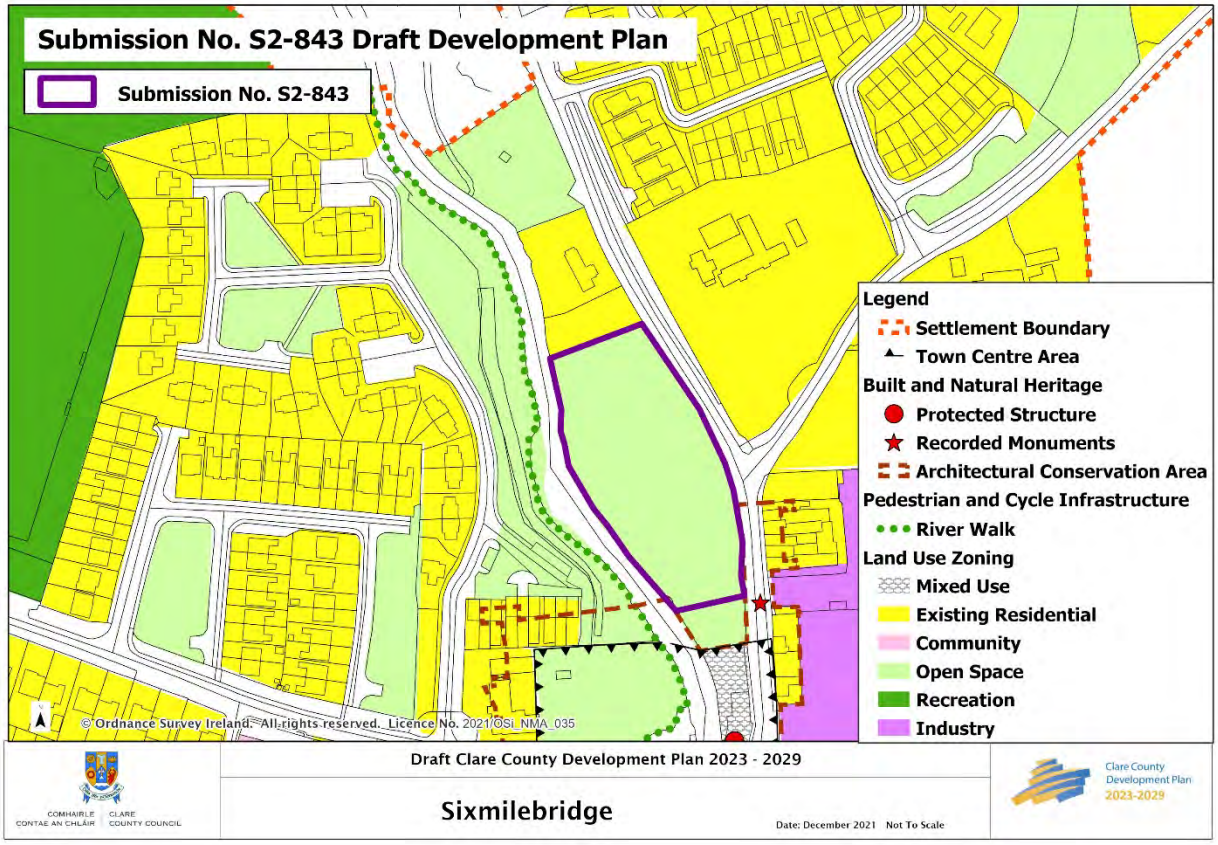
I acknowledge the points made in the submission in relation to the location and servicing of the lands, the housing needs of the area. In this regard, the extent of land zoned for future residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan. In determining the location and distribution of residentially zoned land, the

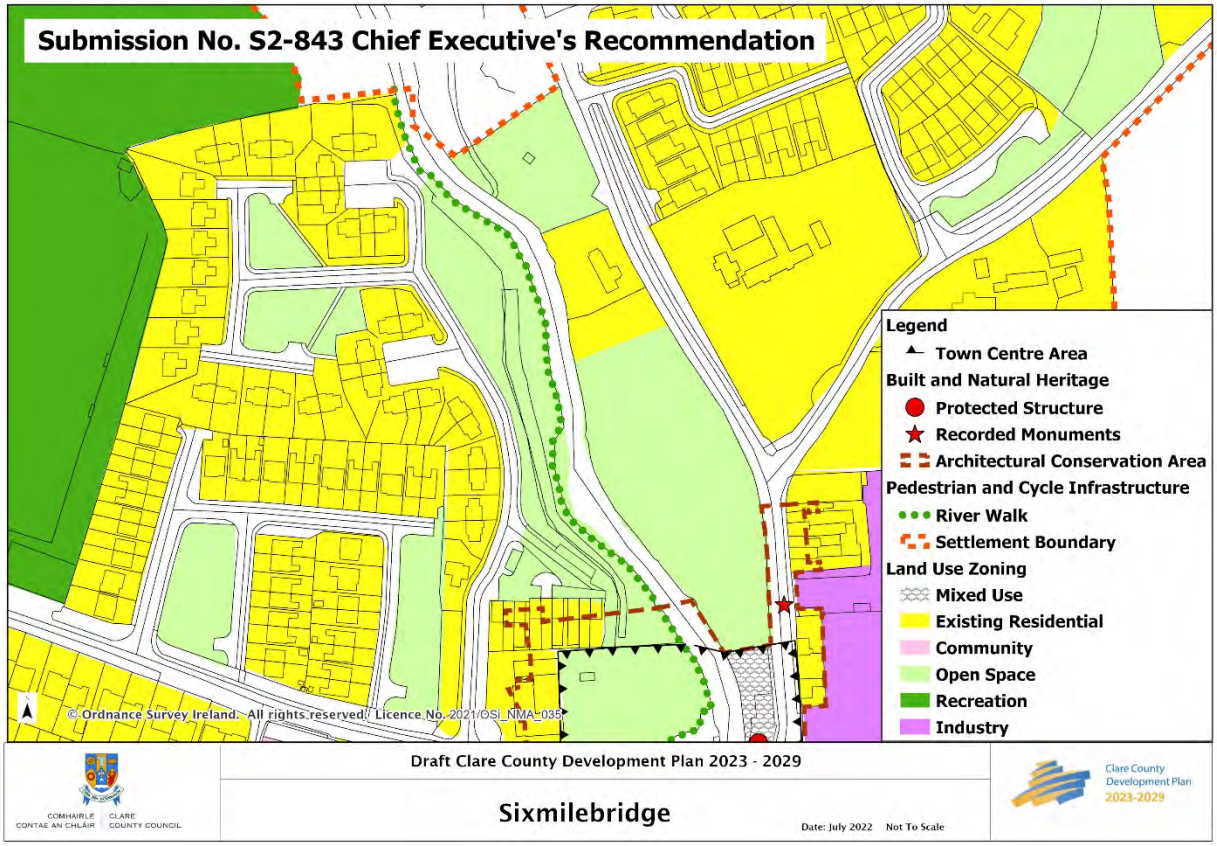
Core Strategy is consistent with 'Guidance notes on Core Strategy Nov 2010' together with the provisions and conclusions of the SFRA, the SEA and the AA process. In addition, site specific land use issues where considered. These criteria include, inter alia, the availability of services, a sequential test, flood risk assessment, planning history, consolidation of urban form etc. In this regard, the subject lands are at a greater distance from the town centre than lands zoned Residential in the Draft Plan. In accordance with the Core Strategy, I am satisfied that a sufficient quantum of land has been zoned at appropriate locations within Sixmilebridge to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. In addition, the western portion of this site, along the river bank, is identified as being within Flood Zone A and Flood Zone B in Volume 10(c) Strategic Flood Risk Assessment in Volume 1 of the Draft Plan and is therefore not suitable for more vulnerable uses such as residential.

In relation to the Open Space zoning on the lands, it is a general objective of the Settlement Plan to maintain and enhance existing squares, green areas and the riverside and to fully recognise the vital role these have in contributing to a sense of place enhancing amenity, public realm, biodiversity and the green infrastructure network. In particular, the presence and visibility of the river which flows through the town core is considered to be a valuable and attractive feature and it is considered that the green riverbank must be retained and protected from development. In this regard, I consider subject lands, due to their riverside location, have the potential to play an important role in the provision of green infrastructure in the area. Having regard to the above and given that there is adequate provision of zoned land within the settlement area, I consider the zoning of these lands Residential is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-843 Draft Development Plan
Submission No. S2-843
Legend
Settlement Boundary
Town Centre Area
Built and Natural Heritage
Protected Structure
Recorded Monuments
Architectural Conservation Area
Pedestrian and Cycle Infrastructure
River Walk
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Recreation
Industry
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Draft Clare County Development Plan 2023 - 2029
Sixmilebridge
Date: December 2021 Not To Scale


Submission No. S2-843 Chief Executive's Recommendation
Legend
Town Centre Area
Built and Natural Heritage
Protected Structure
Recorded Monuments
Architectural Conservation Area
Pedestrian and Cycle Infrastructure
River Walk
Settlement Boundary
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Recreation
Industry
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Draft Clare County Development Plan 2023 - 2029
Sixmilebridge
Date: July 2022 Not To Scale

Submission No: S2/894 –Eilis O'Nuallain

Relevant Chapters / Topics

- **Sixmilebridge**

Summary of Issues Raised in Submission

This submission relates to the Sixmilebridge area.

In the submission, the following amendments (include wording in green and delete words in red) to the Sixmilebridge Settlement Plan, Volume 3(b) are requested:

General Objectives

Include objective - To provide safe, continuous, upgraded pedestrian networks throughout the town and it's historic core.

Retail Objectives

Amend objective - To support the provision of modern, good quality convenience goods stores, of an appropriate scale, and associated retail and service units to enable Sixmilebridge to meet the needs of their local catchment population in accordance with CDP 7.7(b)

Mixed Use with Town Centre

Amend text - MU2 South of Clonlara Road This site is considered appropriate for a mixed use scheme incorporating housing, retail and commercial uses, with good pedestrian permeability, soft landscaping and linkages to the town centre. All development proposals to have regard to the important Protected Structure within MU2 in order to support the sustainable re use of the building.

ENT1 Cappaghlodge

Amend text - The design of any scheme shall ensure that the established residential amenities along the north-eastern boundary are protected. A Masterplan should be prepared for the site looking at options for incorporating other uses. Ie Funeral Home.

Transportation, Active Travel & Connectivity

Amend text - "Sixmilebridge is situated within the Limerick Shannon Metropolitan Area and forms part of the study area for the draft Limerick Shannon Metropolitan Area Transport Strategy 2040…..The pedestrian environment around bus stops and the train station should be improved. Safe, continuous, upgraded pedestrian networks should be provided throughout the town and it's historic core to encourage walking as a means of movement thus cutting down on short car journeys.

Transport Objectives

Amend objective - "To proactively pursue the provision of additional carparking in or adjoining Sixmilebridge town centre subject to survey.

In relation to the objective "*To maximise opportunities for the town provided by the rail link to Limerick, Ennis and Galway*" considers this is being undermined by an unauthorised encampment in station carpark. It is proposed that a second stone pillar be erected at entrance as provided for in the Part 8. The installation of an openable overhead barrier would prevent the carpark from

being used for unauthorised overnight parking. Include objective – Erect an openable barrier at the entrance to the station carpark.

Place, Making & Regeneration

Amend text - "There is also an opportunity to develop a town park on OS1 or OS3…… The core areas need to incorporate safe continuous footpaths linked to wellsigned carparking areas. Suitable development on the eastern side of the square would help to define and rebalance the form of the town. Frederick Square requires a strategy and design scheme to create safe footpaths on both sides, to make more efficient use of the open space and realise the amenity potential of the area. Main Street has equal potential for improvement. Notes that Main Street has had a significant upgrade due to TVR funds at end of 2021.

Chief Executive's Response

I would like to thank Eilis O'Nuallain for the submission which relates to a number of items specific to Sixmilbridge and I would like to respond as follows:

General Objectives

The Sixmilebridge Settlement Plan contains Transport Objectives including to improve active travel and pedestrian and cycle movement and linkages throughout the town, with particular attention to pedestrian and cycle movements over the bridge, within the central area and connecting existing and future developments to the town centre and the railway station. This would include the provision of footpaths. In addition, in the text under Place Making and Regeneration the need for safe continuous footpaths linked to wellsigned carparking areas to be incorporated in core area is recognised.

Retail Objectives

I note that CDP 7.7 sits within Section 7.3.4 Small Towns, Chapter 7, Volume 1 of the Draft Plan. Section 7.3.4 relates to small towns including Sixmilebridge. In addition, Sixmilebridge is specifically referenced in this section. Therefore, I do not consider further reference is required in the Sixmilebridge Settlement Plan.

Mixed Use with Town Centre

Chapter 16 Architectural, Archaeological and Cultural Heritage in Volume 1 of the Draft Plan contains policies and objectives for the protection of Protected Structures. CDP16.2 a) To protect, as set out in the Record of Protected Structures, all structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest. Therefore, I am satisfied that any the impact of future proposals on the Protected Structure can be appropriately dealt with through the development management process.

ENT1 Cappaghlodge

I am satisfied that the written objective for these lands is appropriate.

Transportation, Active Travel & Connectivity

Having regard to the Transport Objective contained in the Settlement Plan, to improve active travel and pedestrian and cycle movement and linkages throughout the town, with particular attention to pedestrian and cycle movements over the bridge, within the central area and

connecting existing and future developments to the town centre and the railway station, I am satisfied that the suggested amendment is not necessary.

Transport Objectives

The carrying out of various surveys as well as other information gathering exercises is a key element in the identification of new car parking locations by the Council, therefore I am satisfied that the suggested amendment is not necessary.

I note the concerns raised in the submission in relation to the railway station car park. However, the installation of infrastructure including an openable overhead barrier at the railway station, is not within the scope of the county development plan.

Place, Making & Regeneration

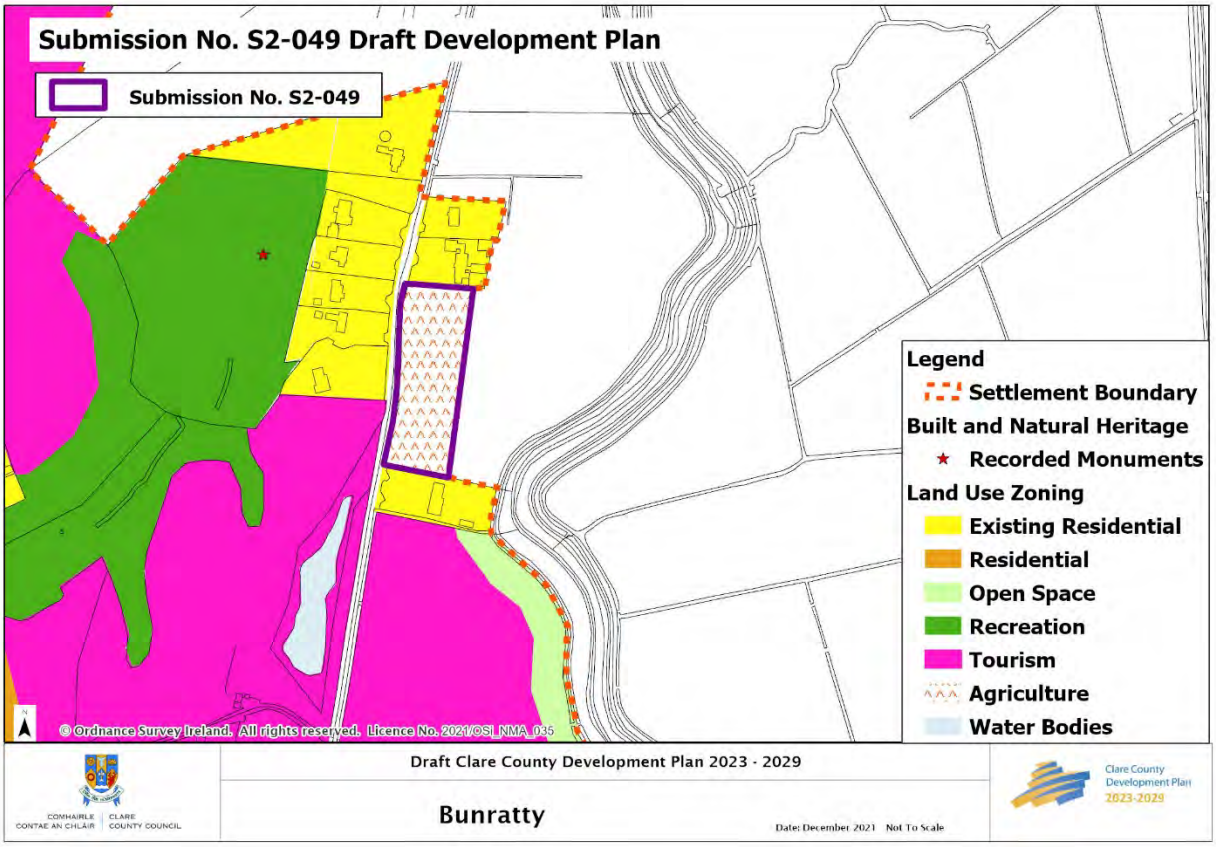
I am satisfied that the text under 'OS1 Riverbank' identifies the potential for these lands, which is as a riverside amenity park. The provision of footpaths on one or both sides of the road is not a matter for the county development plan. I note the recent upgrades to Main Street, however, I consider there is scope for further improvements which should be facilitated in the plan.

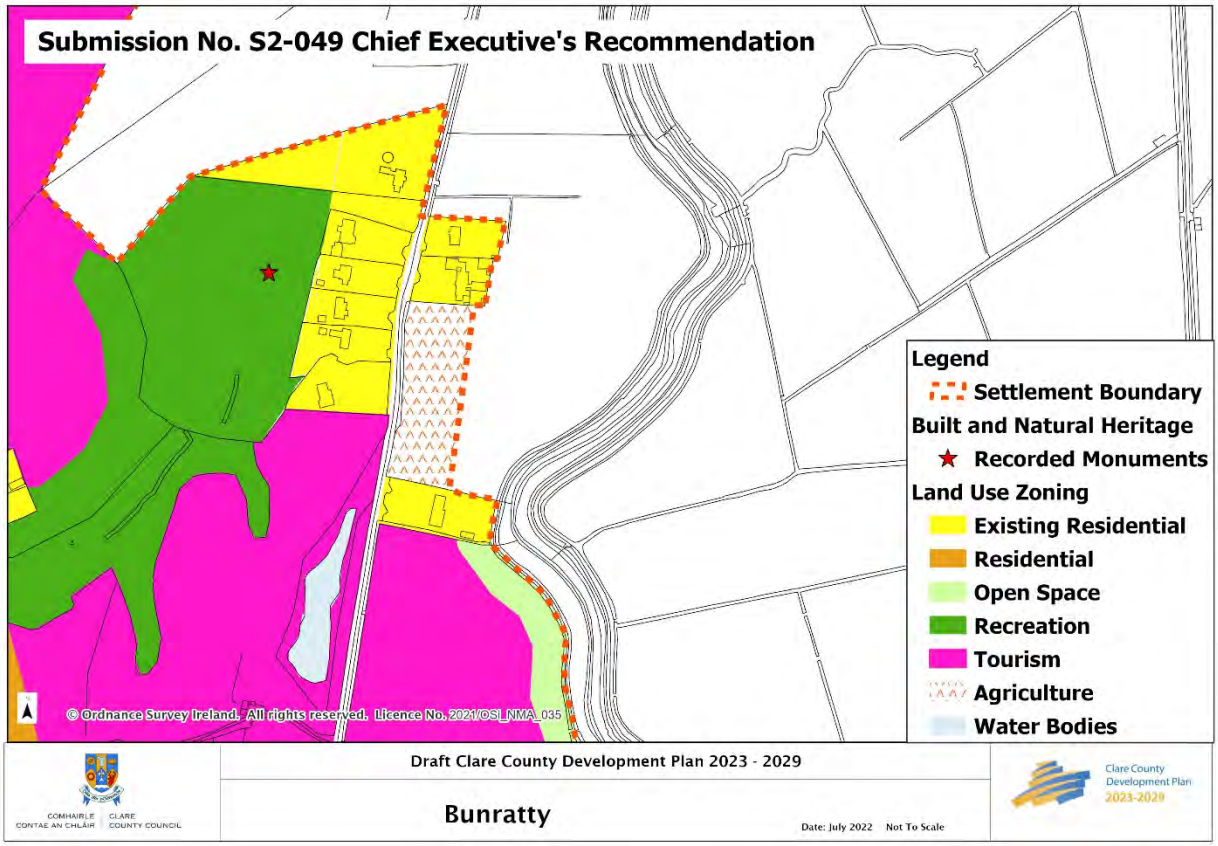
Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Bunratty

Submission No: S2/049 –Dermot O'Brien	
Relevant Chapters / Topics	• **Bunratty** • **Zoning**
Summary of Issues Raised in Submission	
Zoned land at Bunratty (AG3) The submission seeks to have AG3 zoning changed to Residential. It further seeks an entrance onto the land as there is no entrance to the land to gain access.	
Chief Executive's Response	
I wish to thank Dermot O'Brien for this submission, and I would like to respond as follows. I note that the lands are fully within Flood Zone A, whereby a residential zoning is not acceptable. Therefore, the water compatible use of agriculture must be retained here. Should an entrance be required to access to the lands for agricultural purposes a planning application may be made through the Development Management process, and this will be assessed on its own merits.	
Chief Executive's Recommendation	
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-049 Draft Development Plan
Submission No. S2-049
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Land Use Zoning
Existing Residential
Residential
Open Space
Recreation
Tourism
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Bunratty
Date: December 2021 Not To Scale


Submission No. S2-049 Chief Executive's Recommendation
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Land Use Zoning
Existing Residential
Residential
Open Space
Recreation
Tourism
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Bunratty
Date: July 2022 Not To Scale

Submission No: S2/107 –Dermot O'Brien	
Relevant Chapters / Topics	• **Bunratty** • **Zoning**
Summary of Issues Raised in Submission	
This submission refers to a separate submission reference S2-049 and it seeks to add a map and the postal address of the lands concerned.	
Chief Executive's Response	
I wish to thank Dermot O'Brien for this information submitted which clarifies the location of submission S2-049.	
Chief Executive's Recommendation	
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	

Submission No: S2/176 –Bunratty Acquisitions Ltd, care of HRA Planning	
Relevant Chapters / Topics	• **Bunratty** • **Core Strategy**

Summary of Issues Raised in Submission

The observer owns 8.9 hectares of land in the centre of Bunratty village currently zoned for a mixture of residential, commercial, agricultural and open space uses, including:

- Residential – 2.3 hectares (planning permission secured for 41 no. dwellings (P19/939)
- Commercial – 2.3 hectares
- Agricultural – 1.4 hectares
- Open Space – 2.3 hectares

This submission seeks a change to the zoning afforded to the land, including the following:

- Change 1.6 hectares of land from agricultural use to residential use
- Change 2.7 hectares of commercial zoned land to mixed use zoning

The request to change the zoning provisions in the Draft Plan are based on the following material considerations:

a. Need to reconsider the core strategy and housing unit allocation for Bunratty having regard to quantum of housing already permitted in the village and the demand for such housing;
b. The need to plan for compact growth and the unsuitable nature of other zoned residential land having regard to the capacity of the road network and the biodiversity qualities of the land;
c. The emergence of sustainability and walkability as important factors in community development which has led to a resurgence of mixed-used zoning; and
d. Compliance with SPPR DPG 7 of the Draft Development Plan Guidelines which mandates planning authorities to adopt a sequential approach when zoning lands for development, whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently.

Planning permission was recently granted following a third party appeal to An Bord Pleanála against the decision to grant permission by Clare County Council for the construction of 41 no. residential units (P19/939) on part of the subject land already zoned for residential use. The development comprises an attractive 'village style' development, appropriate in scale and form to its surrounding environment with a focus on enhanced urban design and quality public realm, providing effective pedestrian and cycle connections back into the village core via the existing graveyard and established pathway.

The site comprising 8.9 hectares is proposed to be zoned for different uses in the Draft CDP, as detailed described hereunder

- Residential R2 land – 2.3 hectares (planning permission secured for 41 no. dwellings (P19/939)

- Commercial COM1 land– 2.3 hectares
- Agricultural AG1 land – 1.4 hectares
- Open Space – 2.3 hectares

The Core Strategy as set out in the Draft CDP identifies that the settlement of Bunratty will grow by 79 no. persons between 2023 and 2029, or that 41 no. residential units shall be permitted within this time period. To facilitate this growth, the Draft CDP identifies two distinct areas of residential zoned land including R1 and R2 land. The R1 residential zoned land comprises part of the subject site and already has the benefit of planning permission for 41 no. units. Development on this land is due to commence in the short term with an estimated construction programme of 18 months and therefore is likely to be significantly advanced by the time the Draft CDP is adopted. In accordance with the guidance (Section 4.4.1) provided in the Draft Development Plan Guidelines 2021 a site with a planning permission that has commenced and is almost fully built-out can be wholly excluded form the core strategy. This means that in reality, only 1 no. site will be identified for residential development in the village. This site, namely R2, will be the sole site identified to deliver most of the housing in the village over the plan period between 2023 – 2029, save for 12 no. units which are anticipated to be delivered via brownfield, infill schemes.

Identification of just one site, R2, for residential development over the plan period, between 2023 and 2029, creates the potential for market monopoly whereby the delivery of housing in the village is dependent on one landowner and in particular is dependent on the release and advancement of such land for residential development. In this regard, it is noted that the land identified R2 was previously zoned for residential development in the 2017 Plan and was never advanced as a planning application / for development purposes.

The Draft Development Plan Guidelines 2021 recognises that there is a need for some degree of competition and choice in the residential development land market. In this regard it is submitted that the supply of residential zoned land in the village needs to be reconsidered to provide for market choice and to diversify future delivery over the plan period 2023 – 2029. The quantum of housing units afforded to Bunratty in the core strategy must also be reconsidered having regard to the fact that the allocated quantum shall only permit 7 no. units per year to be constructed over the six year plan period.

The submission outlines the existing national, regional and local planning policy relevant.

Notwithstanding recognition of the importance of its residential settlement function, the Draft CDP has only zoned 4.2 hectares of residential zoned land in contrast to the 35.4 hectares of undeveloped land zoned for tourism purposes and the 9 hectares zoned for commercial purposes. It is submitted that such imbalances in zoning provision will not lead to sustainable tourism development and will not provide the necessary homes for workers engaged in the tourism sector. Such an approach will facilitate a large transient population only and will fail to provide for a resident population within the village.

It is thus submitted to the planning authority that a better balance needs to be struck in the zoning of land in Bunratty such that the extent of residential and community zoning is more proportionate to the tourism and commercial zoning currently proposed in the Draft Plan. The resident population must be increased in the village as a balance to the temporary tourist population, which is likely to further grow as Bunratty Castle further develops.

The subject site is located within a 5 minute walk of the village core, defined as that area located

around Meadows & Byrne, adjoining bars and restaurants and the cemetery.

It is noted that a mixed-use zoning has been afforded to Opportunity Site OP1 in the village. A similar zoning is required for that part of the subject lands currently zoned COM1. The emergence of sustainability and walkability as important factors in community development has led to a resurgence of mixed-used zoning. Today, much commercial development is environmentally benign, and there are often advantages to locating different uses in close proximity. A mixed-use zoning can be used as a vehicle for revitalising struggling areas and spurring economic development. Further it can be used to create a definitive village centre in Bunratty including:

▪ Promoting a village-style mix of retail, restaurants, offices, community uses, and multifamily housing as opposed to solely commercial development;

▪ Ensuring greater flexibility in an ever changing and dynamic market;

▪ Facilitating a walkable community with complementary uses of buildings beside each other; and

▪ Creating a cohesive, yet diverse, neighbourhood with increased economic and cultural opportunities, contributing to greater liveability and a healthier local economy As acknowledged in the Draft CDP, the aim is to promote flexible policies and objectives which are responsive to economic change, opportunities for job creation, investment, advances in technology and changing work practices. It is submitted that a mixed-use zoning would afford such flexibility particularly in a small village like Bunratty, which is significantly dependent on the tourism market.

The mixed-use zoning on 2.3 hectares of land (currently zoned for COM 1), is sought subject to:

▪ Preparation of an overall phased masterplan for the land which will guide future development extent and use;

▪ Provision of a mix of uses, including residential, commercial, employment and community uses;

▪ Maintenance of an open space / amenity zoning along the Urlan Beg Stream to protect the otter population;

▪ Maintenance of a green buffer along the N18 as represented in the existing Draft Plan; and

▪ Provision of dedicated community facilities, including open space to be agreed with the planning authority.

The residential zoning on 1.4 hectares of land (currently zoned for AG 1) will compensate for some of the loss arising from the R1 land which has the benefit of planning permission and will be developed in the short term. Development on this land shall follow the village centric principles already promoted and permitted in the recent grant of permission secured from An Bord Pleanála under planning permission P19/939. With a focus on walking and cycling the housing is intended for permanent occupation focused on the family market.

The subject land is centrally located on low lying land adjoining the village core and existing commercial development. The site has excellent permeability with excellent pedestrian connectivity.

It is requested that the planning authority change the landuse zoning in respect of the subject land of the submission such that:

▪ 1.6 hectares of land is changed from agricultural use to residential use; and

▪ 2.7 hectares of land is changed from commercial zoned land to mixed use zoning Figure 4.0

Requested Zoning.

Chief Executive's Response

I wish to thank HRA Planning on behalf of Bunratty Acquisitions Ltd for their submission and I wish to respond as follows.

Significant areas of Bunratty fall within Flood Risk Zone A which represents a significant constraint to proposed development. The Strategic Flood Risk Assessment, which integrates the most up-to date data, indicates that the entirety of the subject site is within Flood Zone A except for a portion of the commercial land to the east of the stream.

As detailed in the submission additional residential lands are zoned in Bunratty over and above that which would satisfy the Core Strategy, and this is due to the extant permission on R1. The Core Strategy population/housing unit figure is deemed appropriate to the scale of the settlement and in addition to R2 there is a significant opportunity site which may deliver compact development.

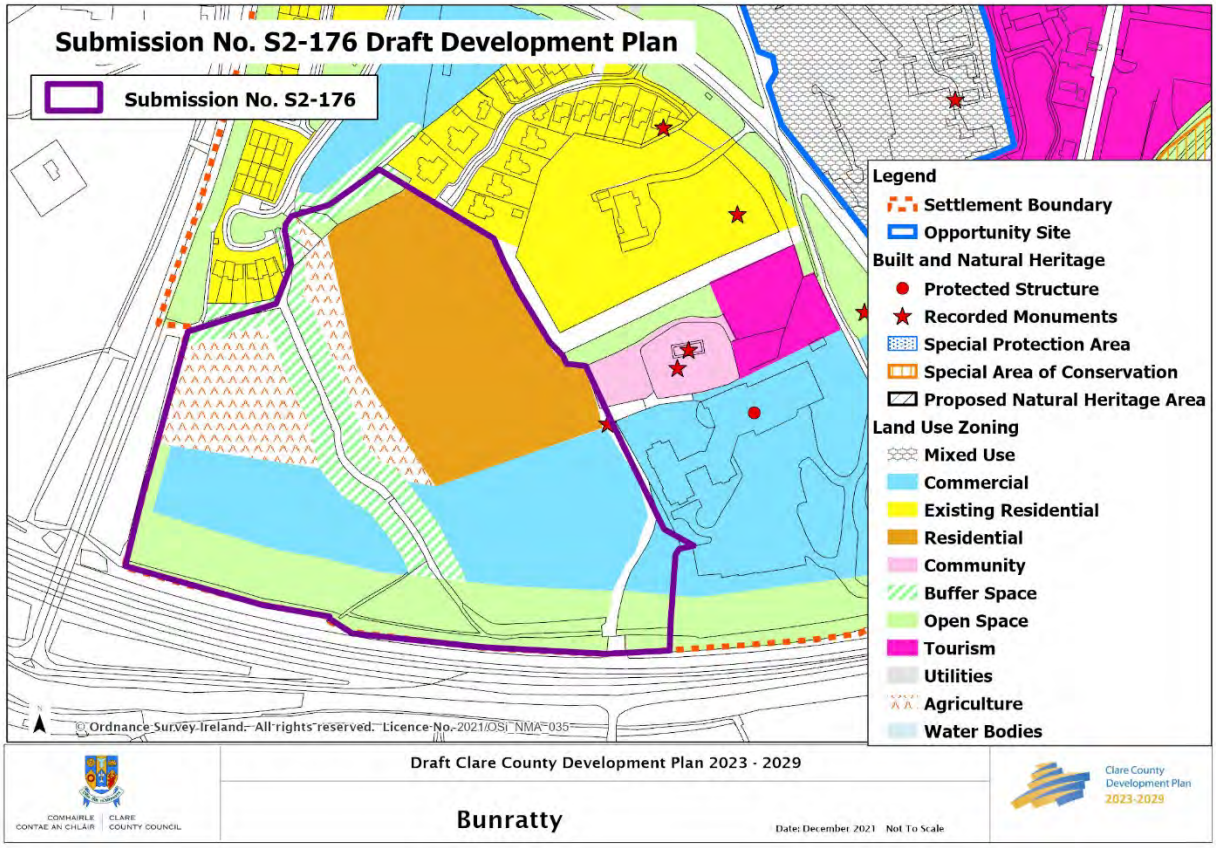
Therefore, I am satisfied that there are sufficient zoned lands for development in Bunratty, suitable for residential development, to accommodate the target population growth for the village during the lifetime of the Development Plan and additional residential zoning is unwarranted. Furthermore, the land to which the residential request is made is in Flood A where such zoning would not be acceptable.

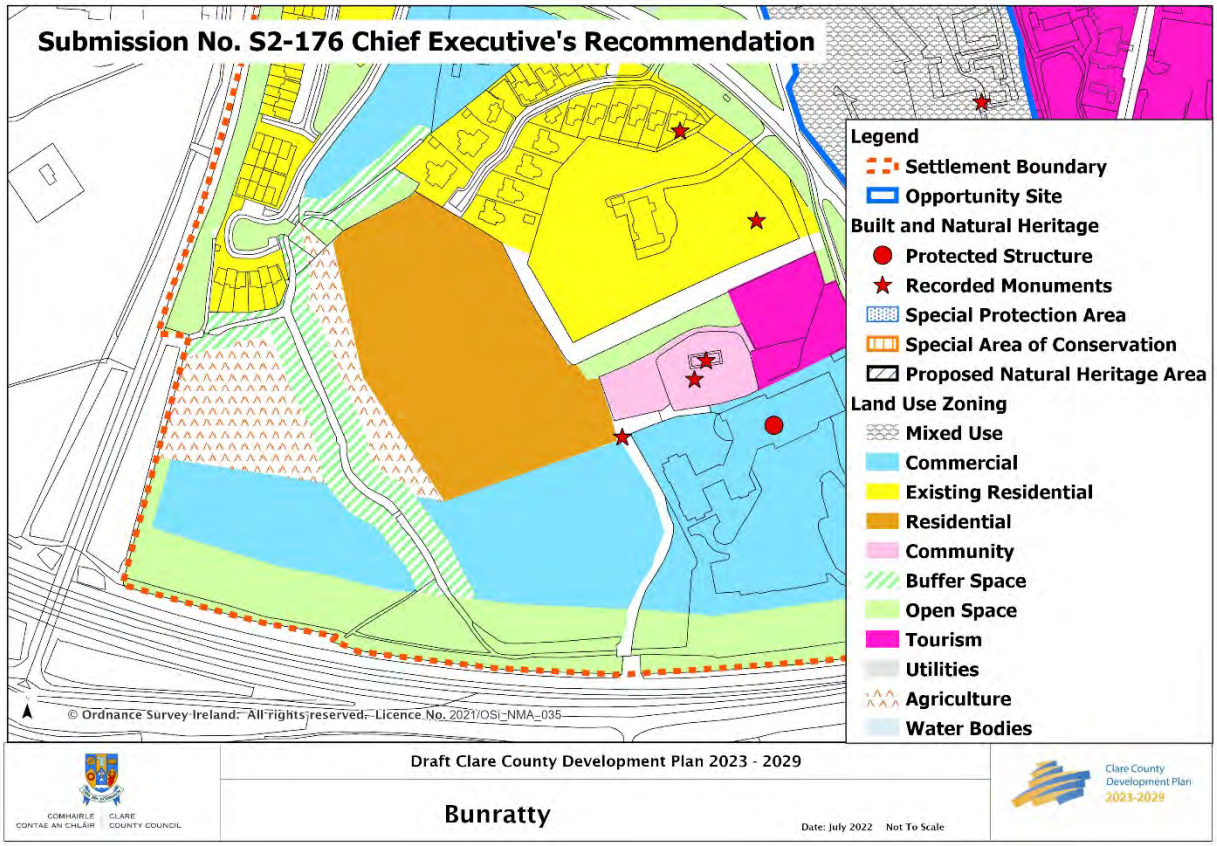
In relation for the request of Mixed Use zoning on the undeveloped portion of COM1, the sentiment of the reasoning behind the request is understood, however there is a large Opportunity Site OP1 in the core of Bunratty zoned Mixed Use and its appropriate development is the priority for the settlement at present. Therefore it is not deemed appropriate to zone Mixed Use lands on the periphery of the settlement at present that may compromise the development of the Opportunity Site

Having regard to the foregoing, I do not consider it appropriate to zone lands at this location for Residential and Mixed Use as requested.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-176 Draft Development Plan
Submission No. S2-176
Legend
Settlement Boundary
Opportunity Site
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Buffer Space
Open Space
Tourism
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Bunratty
Date: December 2021 Not To Scale


Submission No. S2-176 Chief Executive's Recommendation
Legend
Settlement Boundary
Opportunity Site
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
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Existing Residential
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Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Bunratty
Date: July 2022 Not To Scale

Athlunkard

Submission No: S2/142 –Paul Hennessy	
Relevant Chapters / Topics	• **Athlunkard** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Westbury, Athlunkard.

The submission welcomes the continued designation of an open space area (OS3) in the Westbury housing development for the following reasons:

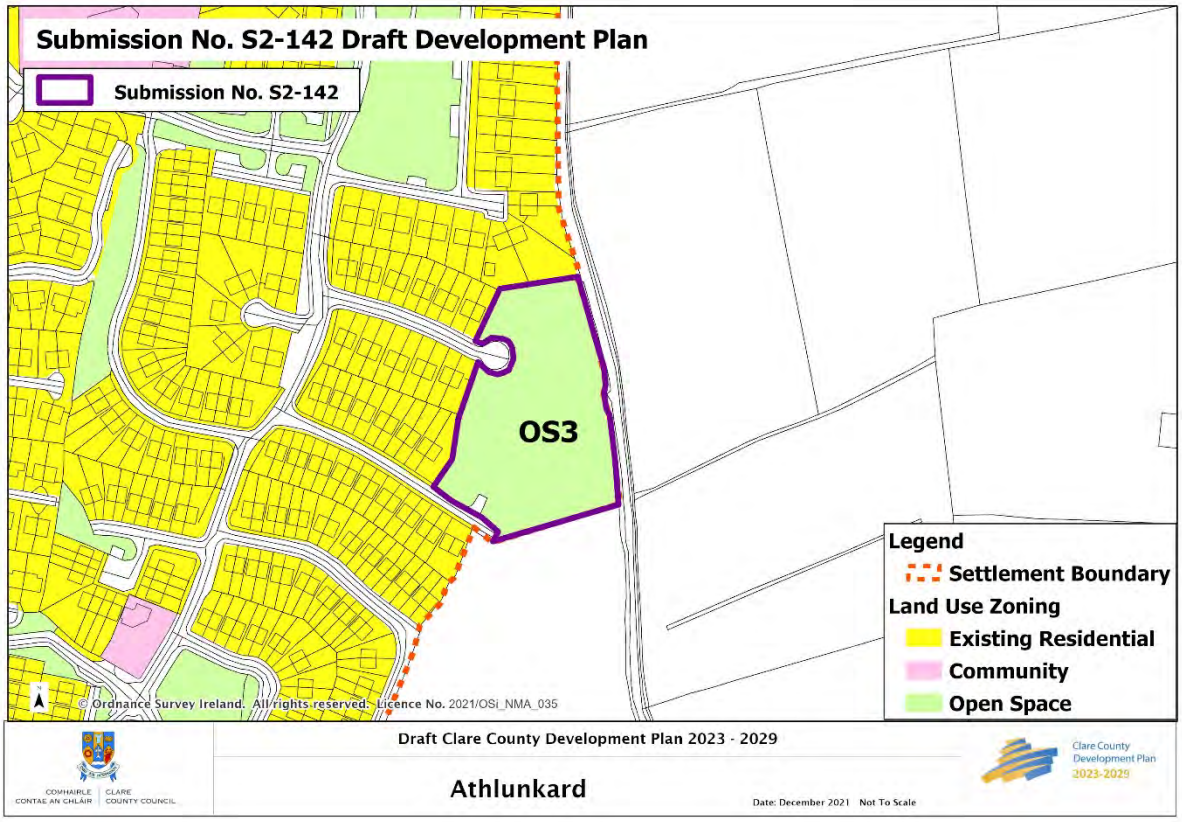
- This site remains one of the few open space areas for utilisation by residents, their families and pets as a recreational zone and is also an area of valued biodiversity containing numerous field bird species along with foxes, hedgehogs, shrews and field mice etc.
- The residents of the area also continue to contribute annually to grass cutting costs of the OS3 area even though we are not the landowners.
- Although OS3 is part of a larger private land holding, it should continue to retain Open Space status in perpetuity for the benefit of the residents of the area. No future plans for residential type development should be entertained in this area as it would deprive current and future generations of a much-valued resource and amenity.
- Parts of OS3 are subject to seasonal flooding (e.g. autumn) due to the interconnection of drainage channels with the River Shannon and given the Athlunkard settlement's designation as an area for further assessment under SFRA and being within Flood Zone.

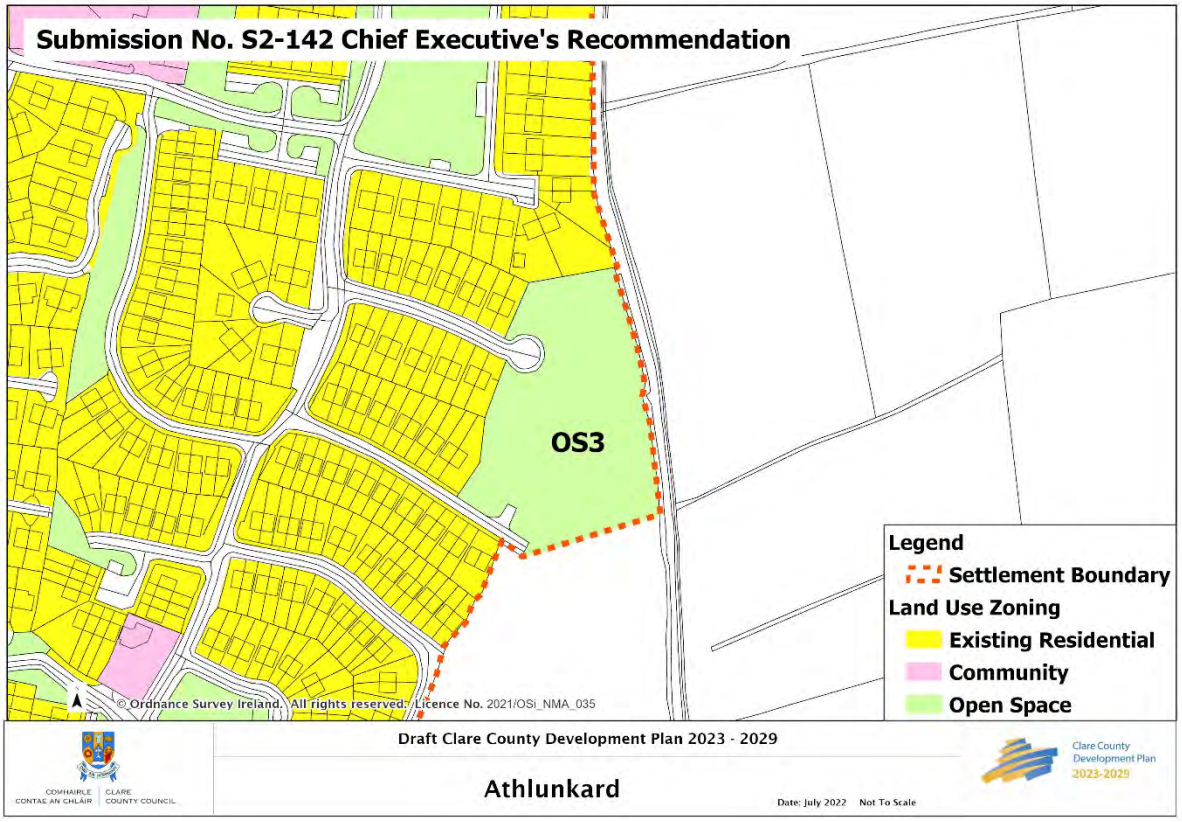
Chief Executive's Response

I wish to thank I wish to thank Paul Hennessy for the submission and welcome the support for the proposed zoning of lands at Westbury, Athlunkard for Open Space.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-142 Draft Development Plan
Submission No. S2-142
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-142 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/146 –Jean Anne & Maurice de Courcy (Athlunkard)	
Relevant Chapters / Topics	• **Athlunkard** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Knockballynameath, Athlunkard and a map identifying the subject lands form part of the submission. A folio number has been submitted.

The author believes that the settlement boundary of Athlunkard should be extended to incorporate the whole of their land as identified on the attached map. A segment of this land is zoned residential but does not follow the natural boundary of the lands.

In the submission it is requested that the settlement boundary is extended to incorporate the extended lands, some 11 acres, and zone Residential for the following reasons:

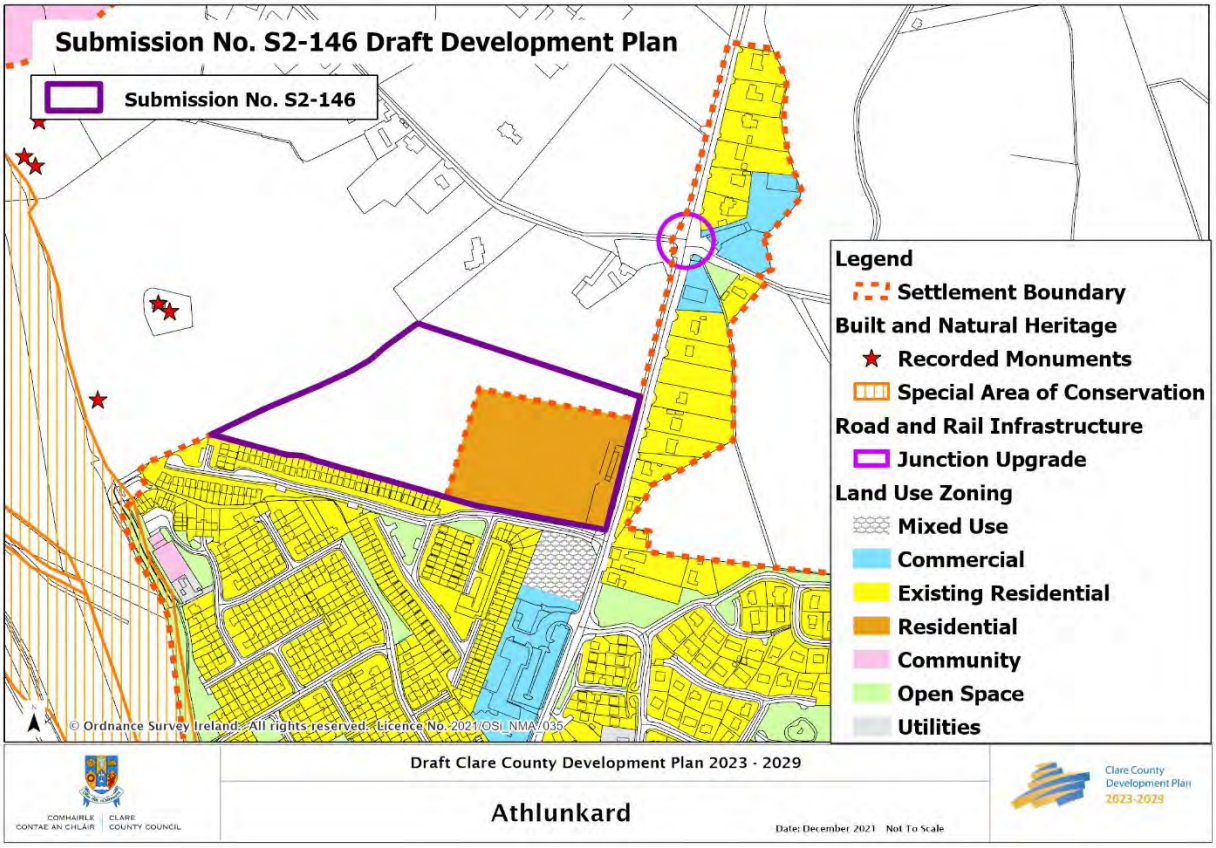
- The current residential zoning does not follow the natural boundary of the site and looking at the geometry of the site it is difficult to understand why only a small segment of this land has been zoned.
- Following the lie of the land generally facilitates development and facilities which merge and evolve more naturedly thus enabling a more convenient and attractive layout to the development of the area.
- The land has substantial road frontage within the reduced speed limit area.
- Its directly opposite and adjacent to two medium-density housing estates together with an active commercial area.
- There is substantial demand for housing with long queues when any house comes on the market. Important to consider this and to ensure planning policy take this into account.
- Events of recent years, advances in technology and the roll-out of broadband will cause a significant transformation in the nature of settlement in many urban areas.

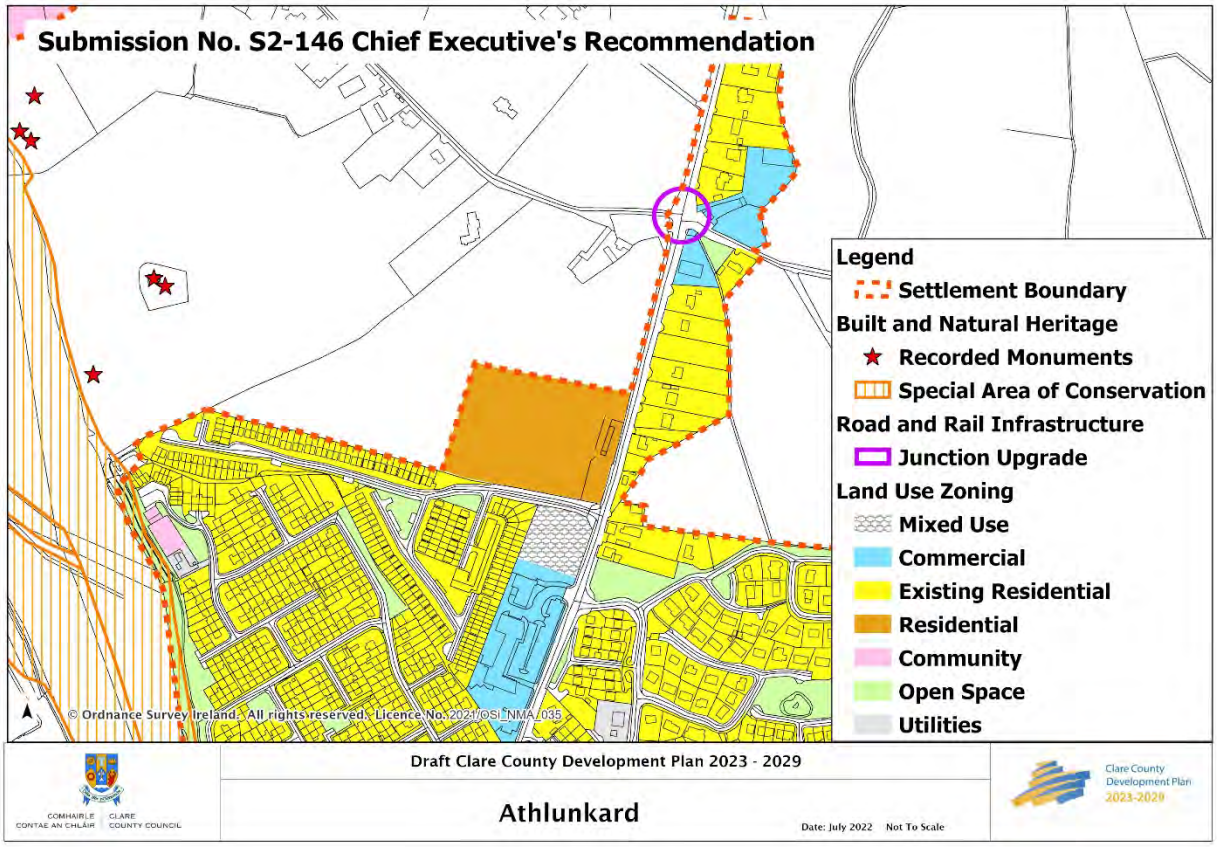
Chief Executive's Response

I would like to thank Jean Anne & Maurice de Courcy for the submission and I wish to respond as follows.

I note it relates to land to the north of the settlement of Athlunkard both within and beyond the established settlement. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Athlunkard to accommodate the required amount of housing units to meet the needs of the allocated population growth for the settlement over the plan period 2023-2029. Therefore, given that there is adequate provision of zoned land within the settlement area and having regard to the location of the site partly beyond the settlement boundary, I consider that the zoning of

the lands for development purposes is neither necessary or appropriate and would be contrary to proper planning and sustainable development.
Chief Executive's Recommendation
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-146 Draft Development Plan
Submission No. S2-146
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Open Space
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-146 Chief Executive's Recommendation
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Open Space
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/194 –Maria Curtin	
Relevant Chapters / Topics	• **Athlunkard/Westbury** • **Zoning**

Summary of Issues Raised in Submission

This submission urges Clare County Council to maintain the Recreational Areas and Open Space Areas in Westbury as their existing designated land use. As a residential area of over 1000 houses, being the largest housing estate in Munster, and with just one entrance into the estate, any further residential or commercial development is not sustainable. The recreational areas are also perilously close to the River Shannon, making these areas highly susceptible to flooding. The constant issues with the drainage system and water supply in the region will likely be exacerbated by any further development or change in land use. These designated areas are essential for quality of life for existing residents and also for wildlife habitats.

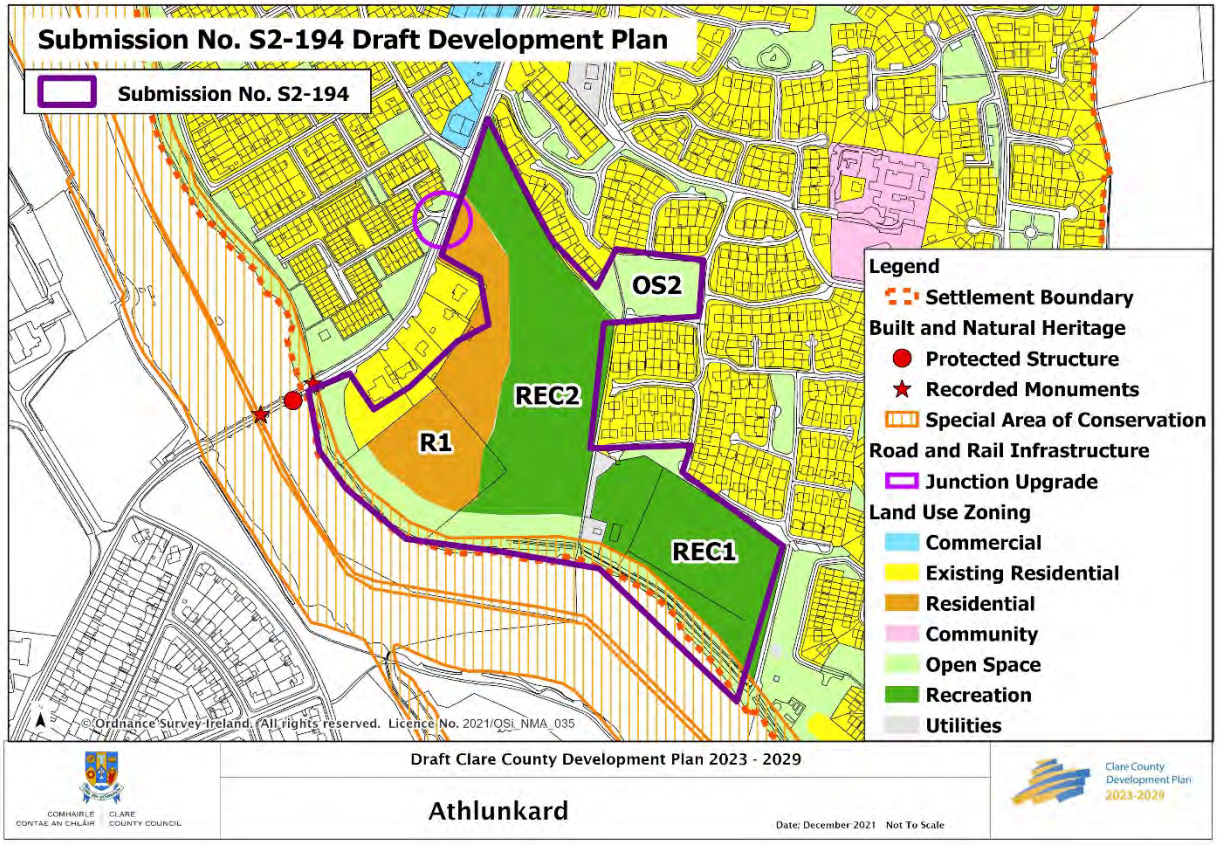
Chief Executive's Response

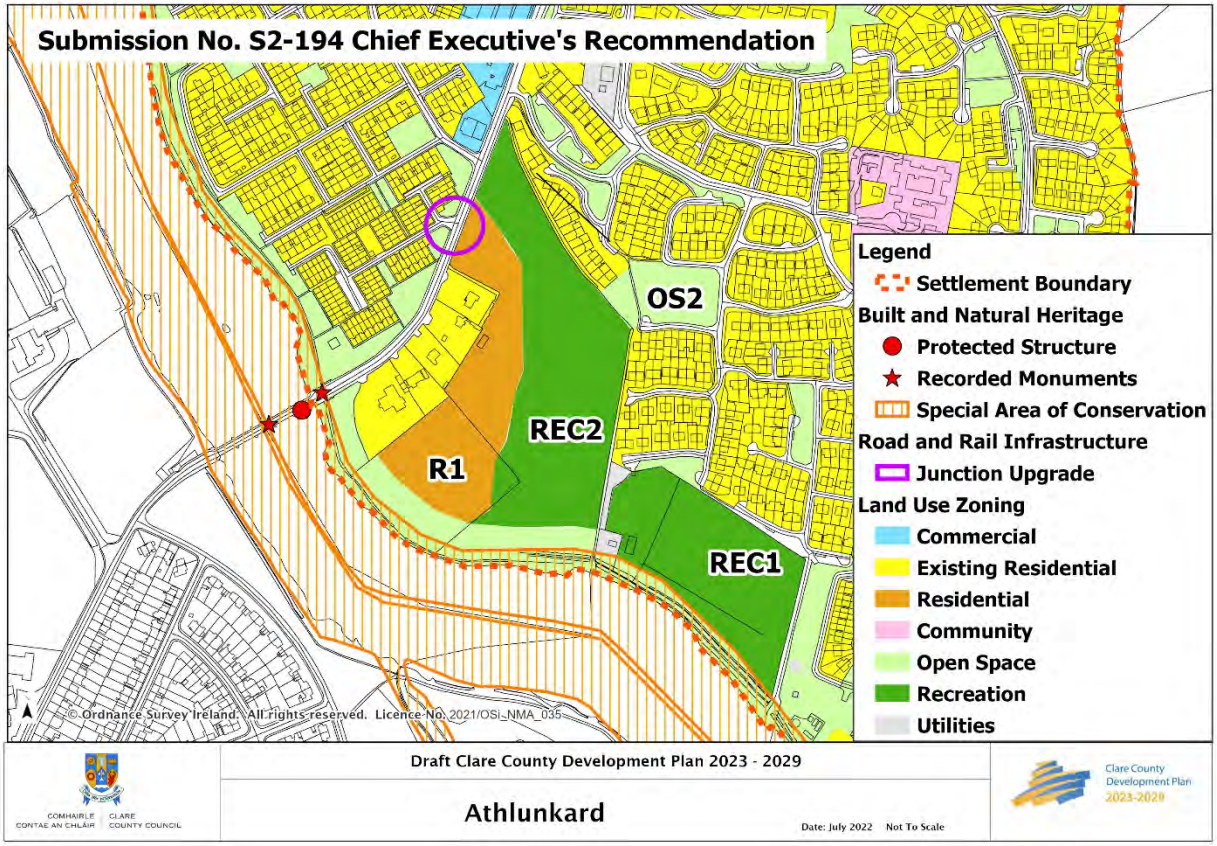
I wish to thank Maria Curtin for this submission, and I would like to respond as follows.

I can confirm that the Draft Plan does not make any change to that which was zoned for Recreational Use or Open Space use in the current Clare County Development Plan 2017-2023. The Draft Plan maintains all existing Recreational and Open Space. I acknowledge the size and density of the Westbury estate and acknowledge the importance of open space and recreational opportunities for Westbury and the wider Athlunkard area.

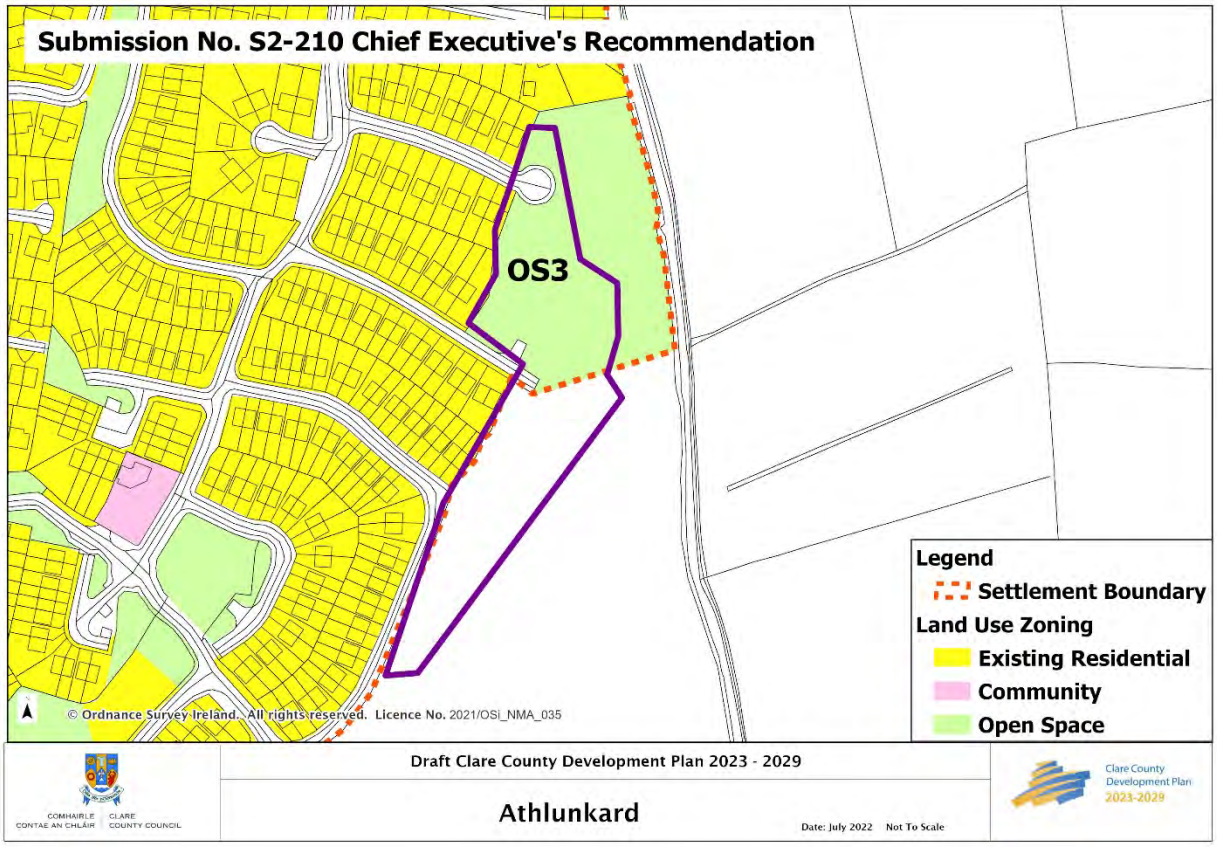
Chief Executive's Recommendation

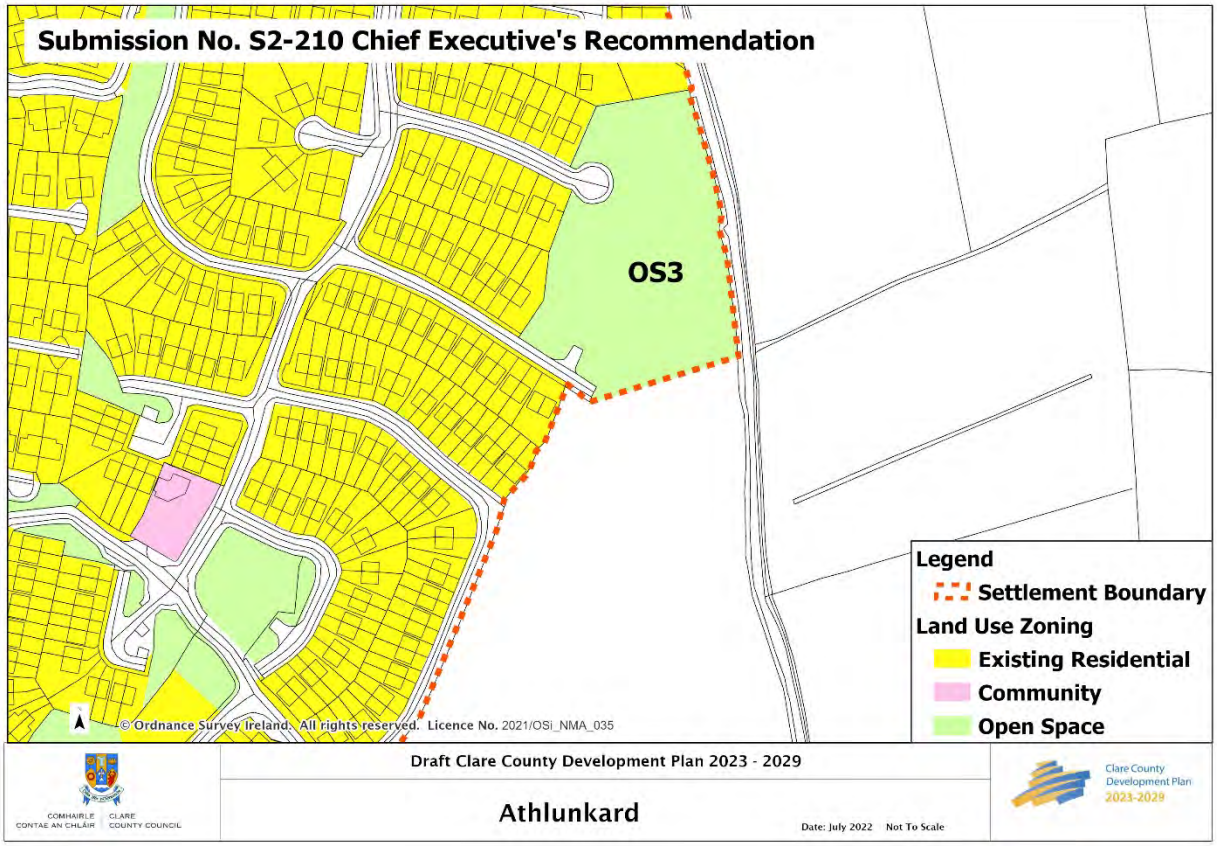
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-194 Draft Development Plan
Submission No. S2-194
OS2
REC2
R1
REC1
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale

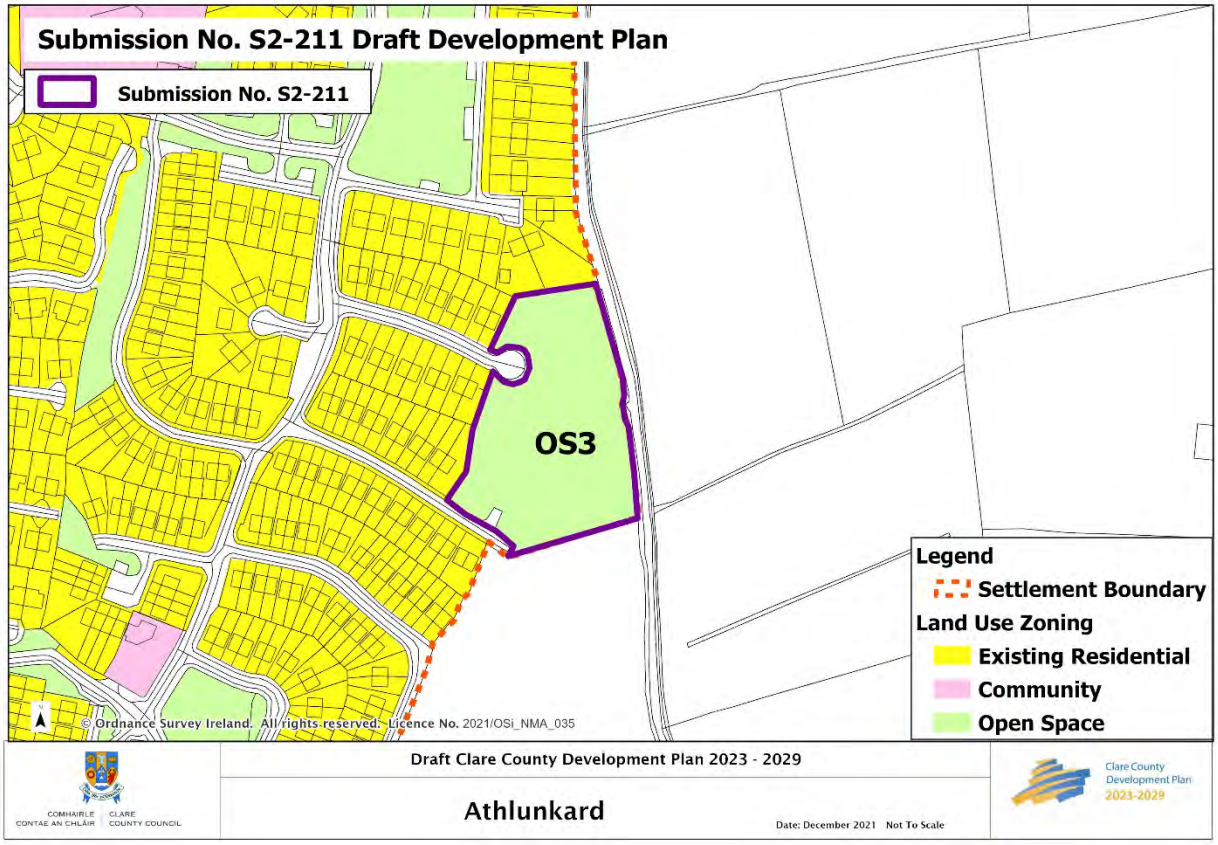

Submission No. S2-194 Chief Executive's Recommendation
OS2
REC2
R1
REC1
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

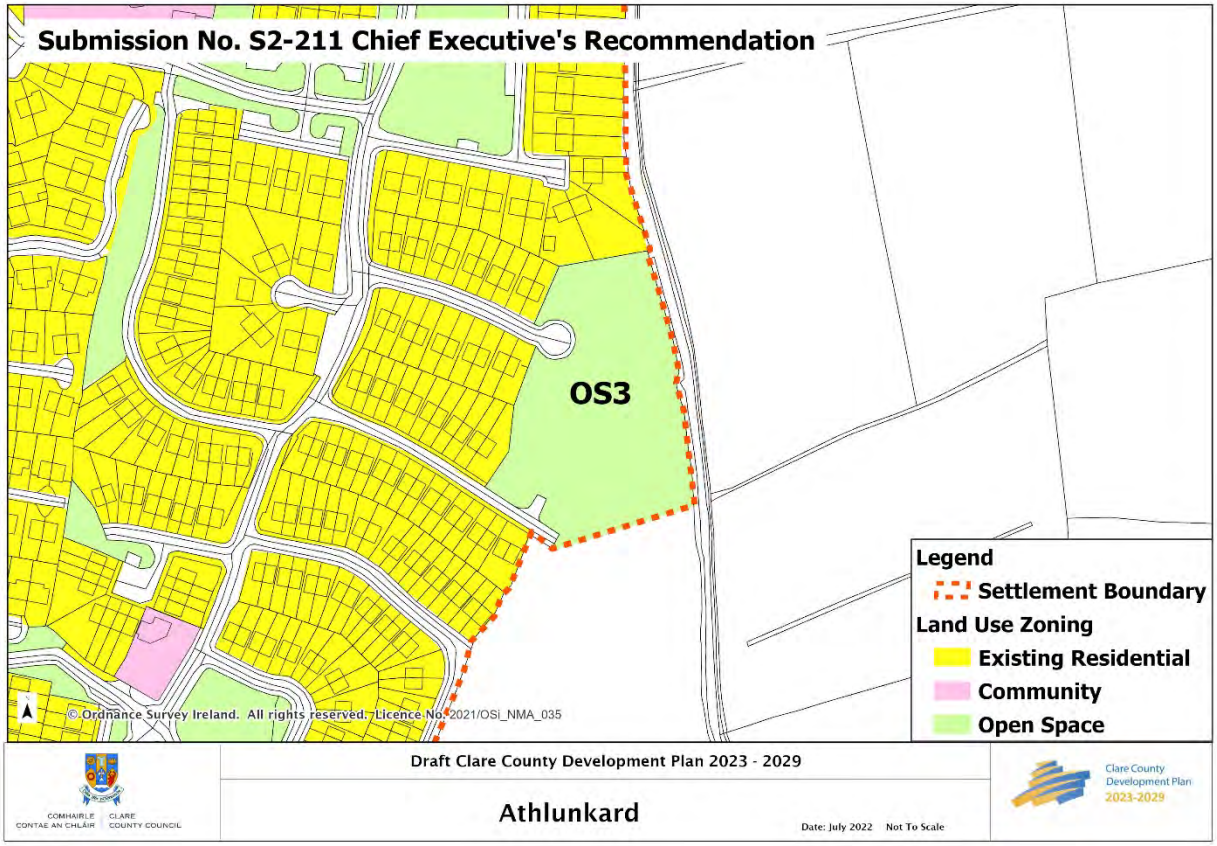
Submission No: S2/210 –Cathal Crowe	
Relevant Chapters / Topics	• **Athlunkard/Westbury Zoning** • **Open space**
Summary of Issues Raised in Submission	
The submission states that it is essential that OS3 (at the bottom of Riverdale, Westbury) be retained as open space.	
Chief Executive's Response	
I wish to thank Cathal Crowe for this submission and I would like to respond as follows. In the interest of clarity the submission specifies OS3, however the map accompanying the submission identifies a larger area. In the interest of fairness, it is my intention to address this submission as comprehensively as possible based the information presented. In order to do so I am making an assumption, based on the content of the submission, that the submission relates to OS3 as identified in the settlement plan. I can confirm that the Draft Plan maintains the Open Space zoning OS3 referred to above and I welcome for support for the zoning of these lands as Open Space in the Westbury estate.	
Chief Executive's Recommendation	
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-210 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale
Clare County Development Plan 2023-2029

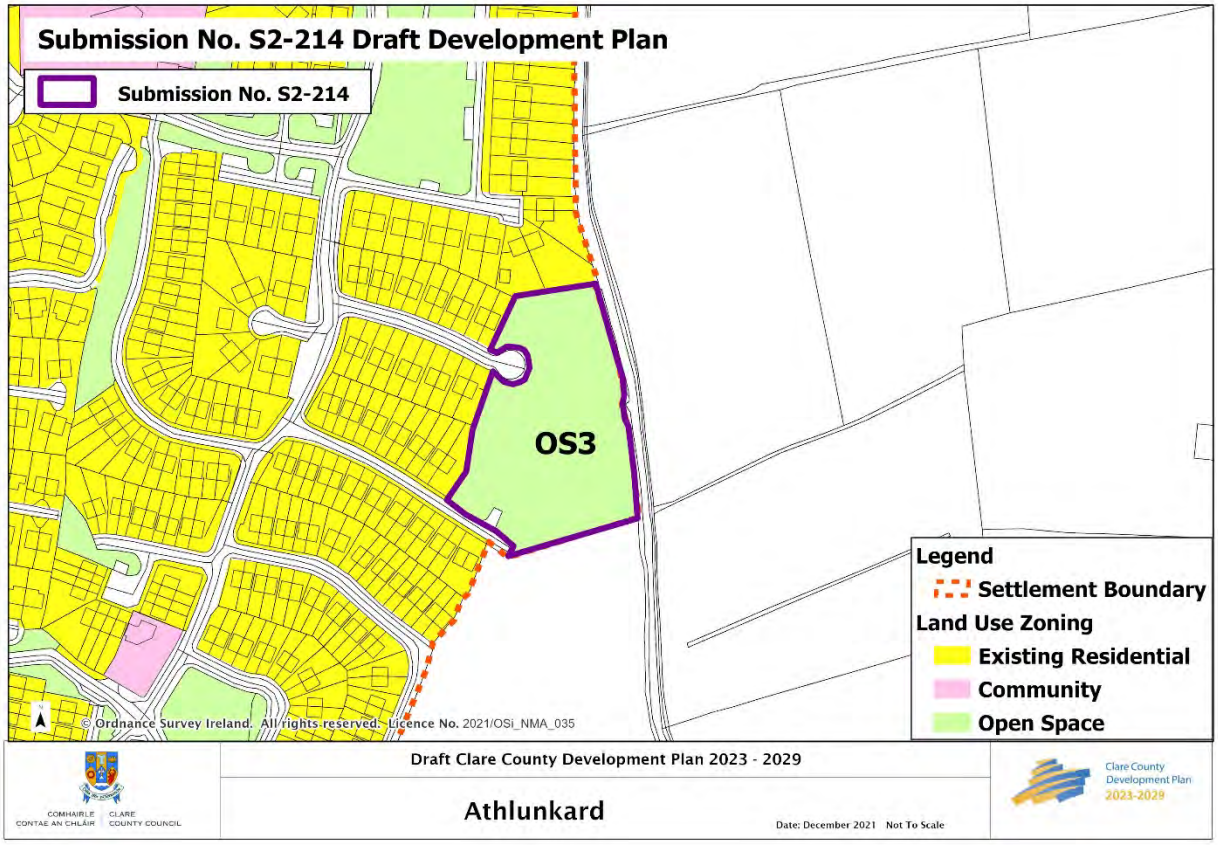

Submission No. S2-210 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale
Clare County Development Plan 2023-2029

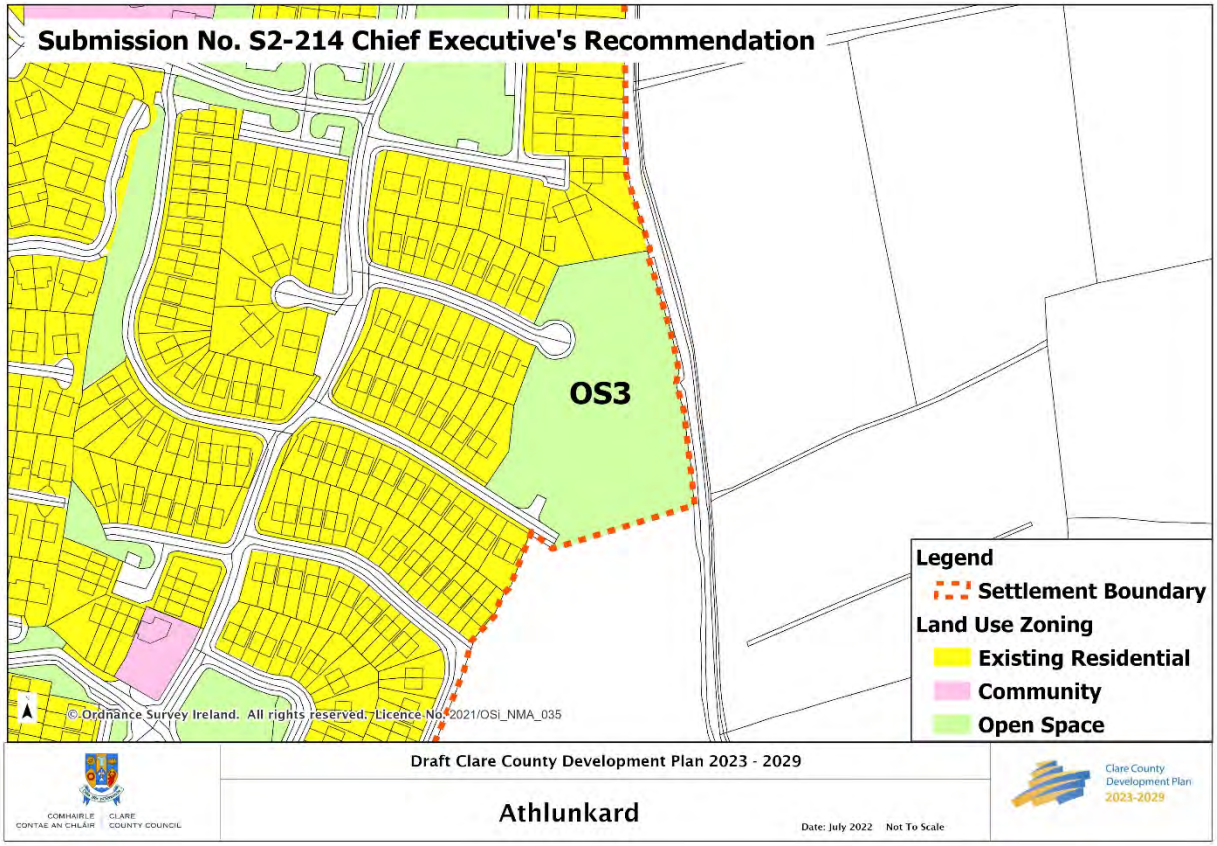
Submission No: S2/211 –Kelly McAuliffe	
Relevant Chapters / Topics	• **Athlunkard/Westbury** • **Zoning**
Summary of Issues Raised in Submission	
The submission refers to OS3 in Westbury designated open space and it is stated that it should remain zoned as open space as it is used widely by the community and for the children having a green space to play in and contains lots of wildlife. It is also quite prone to flooding and should not be rezoned as anything other than open space.	
Chief Executive's Response	
I wish to thank Kelly McAuiliffe for this submission and I would like to respond as follows. I can confirm the lands in question remain with an open space zoning objective. I welcome the support for the zoning of these lands as Open Space in the Westbury estate.	
Chief Executive's Recommendation	
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-211 Draft Development Plan
Submission No. S2-211
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-211 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/214 –Rebecca Berkery	
Relevant Chapters / Topics	• **Athlunkard/ Westbury** • **Open Space**
Summary of Issues Raised in Submission	
The submission states that the open space area OS3 in Westbury must be retained and protected as Open Space for enjoyment of the residents.	
Chief Executive's Response	
I wish to thank I wish to thank Rebecca Berkery for this submission and I would like to respond as follows. I can confirm the lands in question OS3 remain with an open space zoning objective. I welcome the support for the zoning of these lands as Open Space in the Westbury estate.	
Chief Executive's Recommendation	
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-214 Draft Development Plan
Submission No. S2-214
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-214 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/216 –Tony Massey

Relevant Chapters / Topics

- **Athlunkard**
- **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Westbury, Athlunkard, and a map has been submitted.

Open Space OS3

The lands are zoned Open Space OS3 in the current Clare County Development Plan 2017-2023. No change is proposed in the Draft Clare County Development Plan 2023-2029.

In the submission it is requested that Open Space OS3 is retained as such for the following reason:

- The submitter has been a resident of Riverdale for 15 years, this is an important open space for the local residents as a welcome and safe area away from traffic where kids can play.

Residential R1 & R2

The lands are zoned Residential R1 & R2 in the current Clare County Development Plan 2017-2023. No change is proposed in the Draft Clare County Development Plan 2023-2029.

It is further requested that Residential R1 & R2 lands are rezoned for community use for the following reasons:

- Should not be allowed for new housing as there is already too much traffic and housing in Westbury area.
- Area should be rezoned for community buildings and playgrounds etc as there is nothing in the local area for community use. This is not good enough for such a large community.

Chief Executive's Response

I wish to thank Tom Massey for the submission and I want to respond as follows.

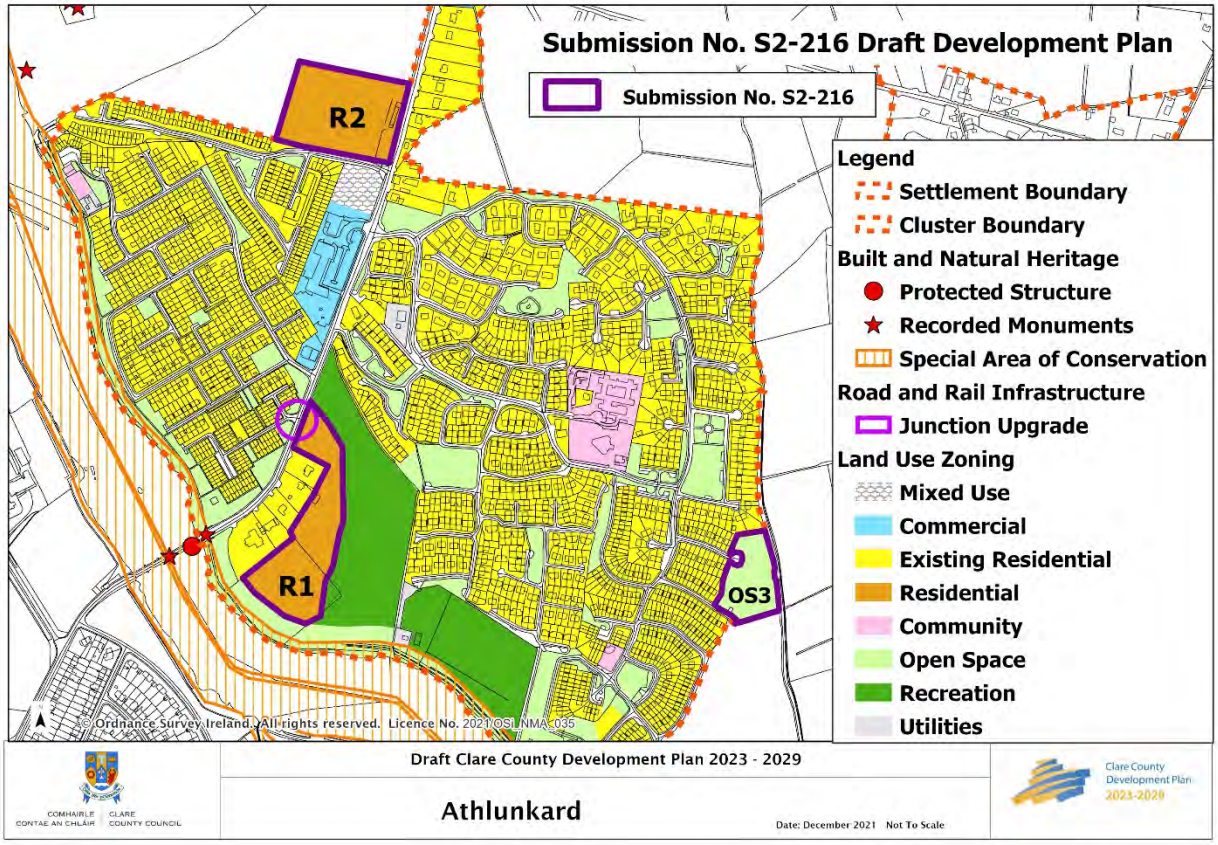
I can confirm the lands in question 'OS3' remain with an open space zoning objective in the Draft Plan. I welcome the support for the zoning of these lands as Open Space in the Westbury estate.

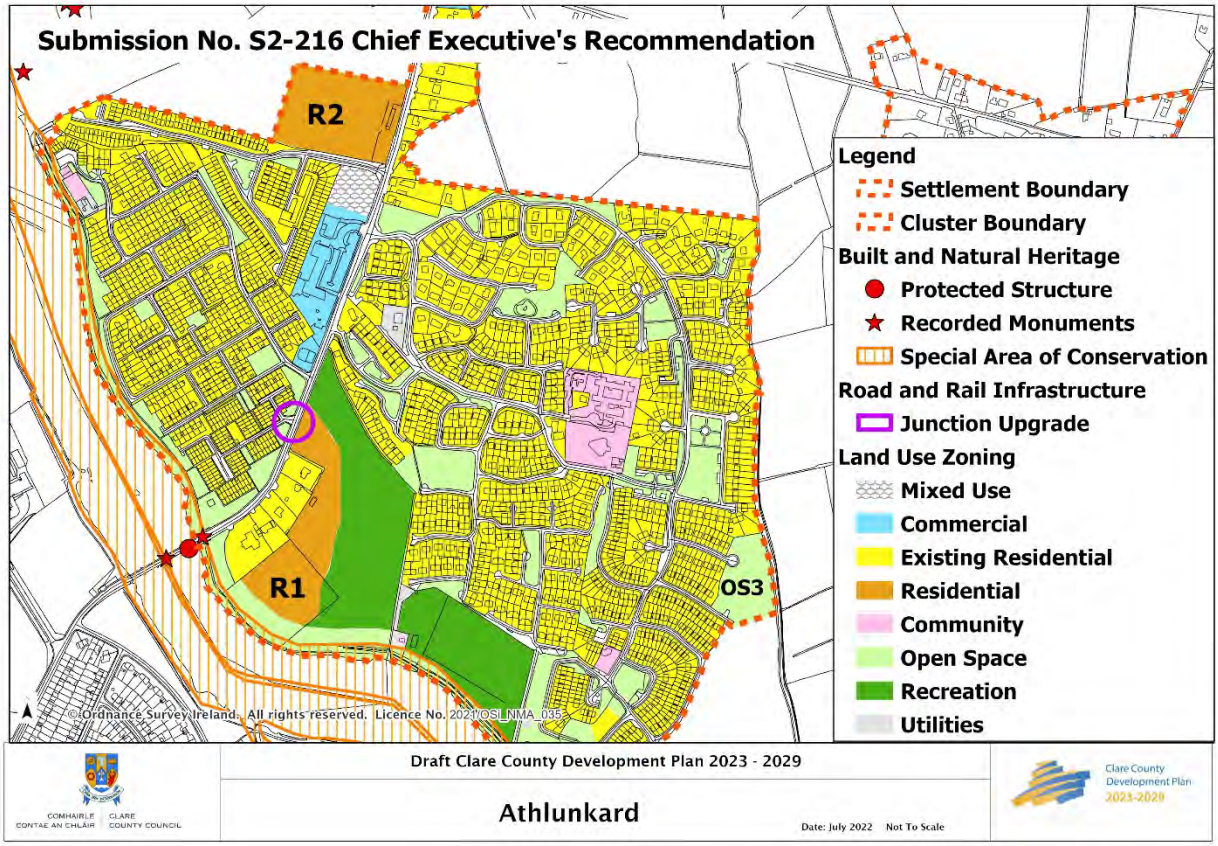
I note the concerns expressed in relation to the level of existing residential development in the area and the perceived lack of facilities. In this regard I would like to point out that there is a significant piece of ground zoned Recreational adjacent to REC2 which provides for a new recreation area to serve this neighbourhood. This may also provide connectivity to the existing river bank and the Parteen GAA club lands.

Athlunkard is within the Limerick City suburbs and as such is identified for population growth, thereby R1 and R2 are zoned to accommodate such growth, and should remain as such.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-216 Draft Development Plan
Submission No. S2-216
R2
R1
OS3
Legend
Settlement Boundary
Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-216 Chief Executive's Recommendation
R2
R1
OS3
Legend
Settlement Boundary
Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/224 –Sandra & Shane Kelly	
Relevant Chapters / Topics	• **Athlunkard- Westbury** • **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Riverdale, Westbury, Athlunkard. A map has been submitted.

The submission requests that the lands remain zoned Open Space for the following reasons:

- The land is used continuously by the residents of Westbury, which has 1000 houses and their children.
- The community has gotten together over the years and maintained this piece of land which is situated right in front of the submitters home, children love to play in the grass and climb the trees having harmless fun.
- The loss of this land would be detrimental to the residents and their children as its the safest place for them to play.
- The land is home to many organisms such as foxes, badgers, frogs, snails and a variety of birds.

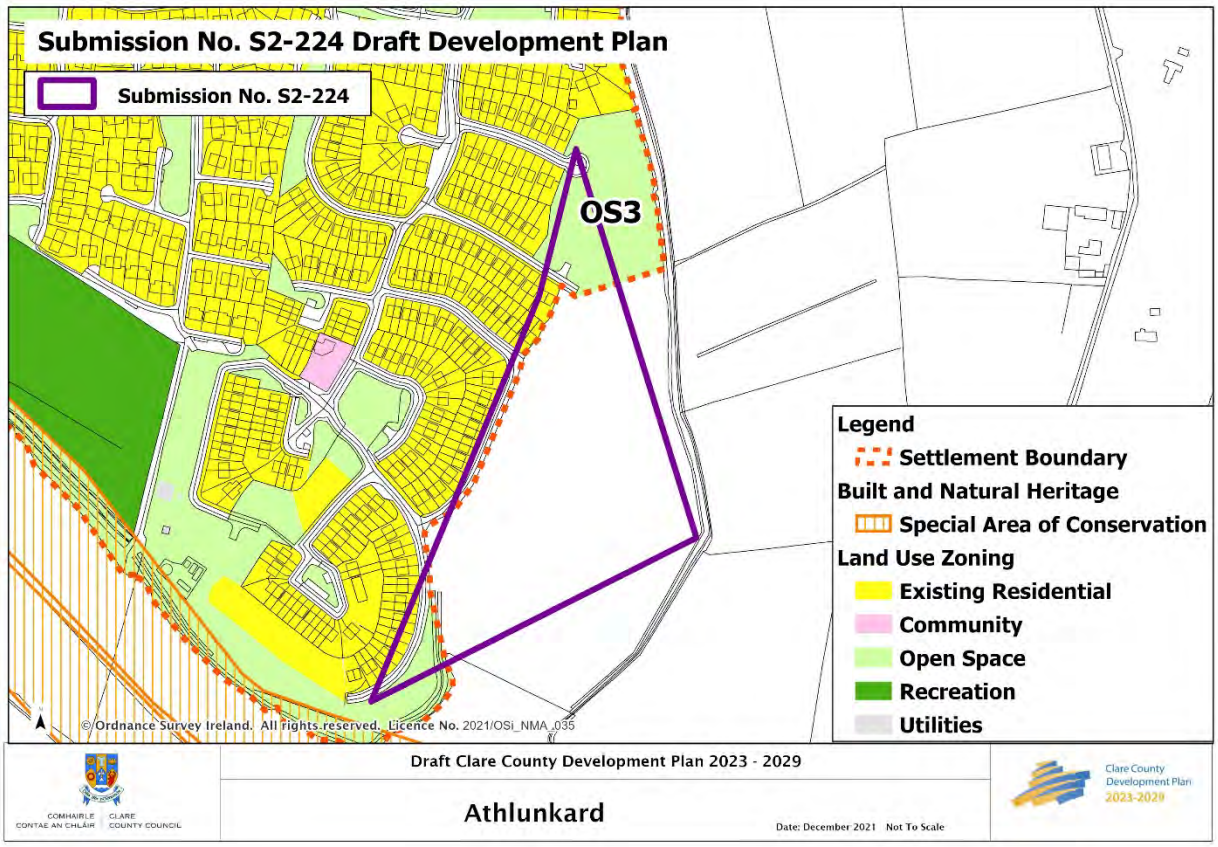
Chief Executive's Response

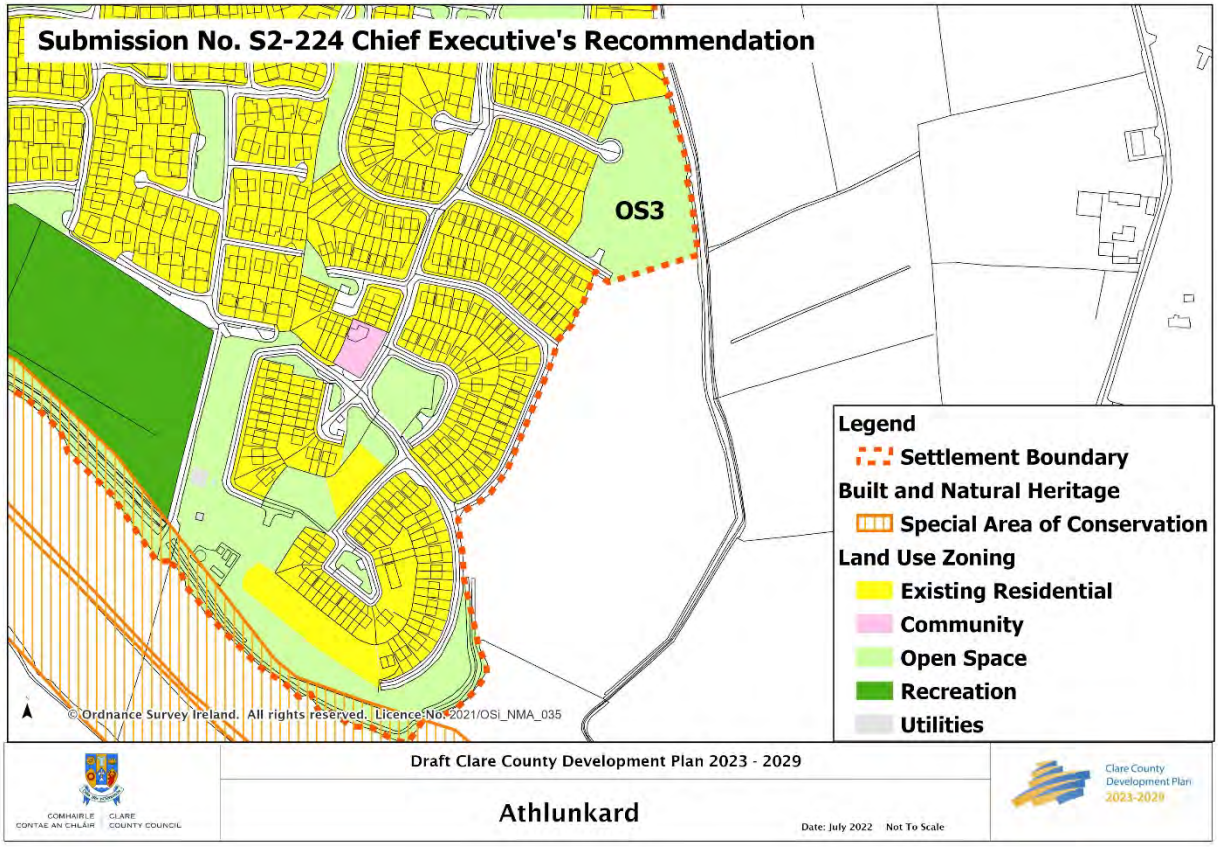
I wish to thank Sandra and Shane Kelly for their submission and I want to respond as follows.

The land as identified in the submitted map includes lands zoned Open Space 0S3 which I can confirm remains as an Open Space zoning objective in the Draft Plan. The map also includes land south of OS3 which is outside the Athlunkard settlement boundary and therefore not zoned for development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-224 Draft Development Plan
Submission No. S2-224
OS3
Legend
Settlement Boundary
Built and Natural Heritage
Special Area of Conservation
Land Use Zoning
Existing Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-224 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Built and Natural Heritage
Special Area of Conservation
Land Use Zoning
Existing Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/225 –Ian Ford	
Relevant Chapters / Topics	• **Athlunkard – Westbury** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Westbury and a map identifying the subject site forms part of the submission.

The submission requests that the lands remain as is and notes that there is too much traffic in this estate and too many houses in the estate. Also the wild life is at risk.

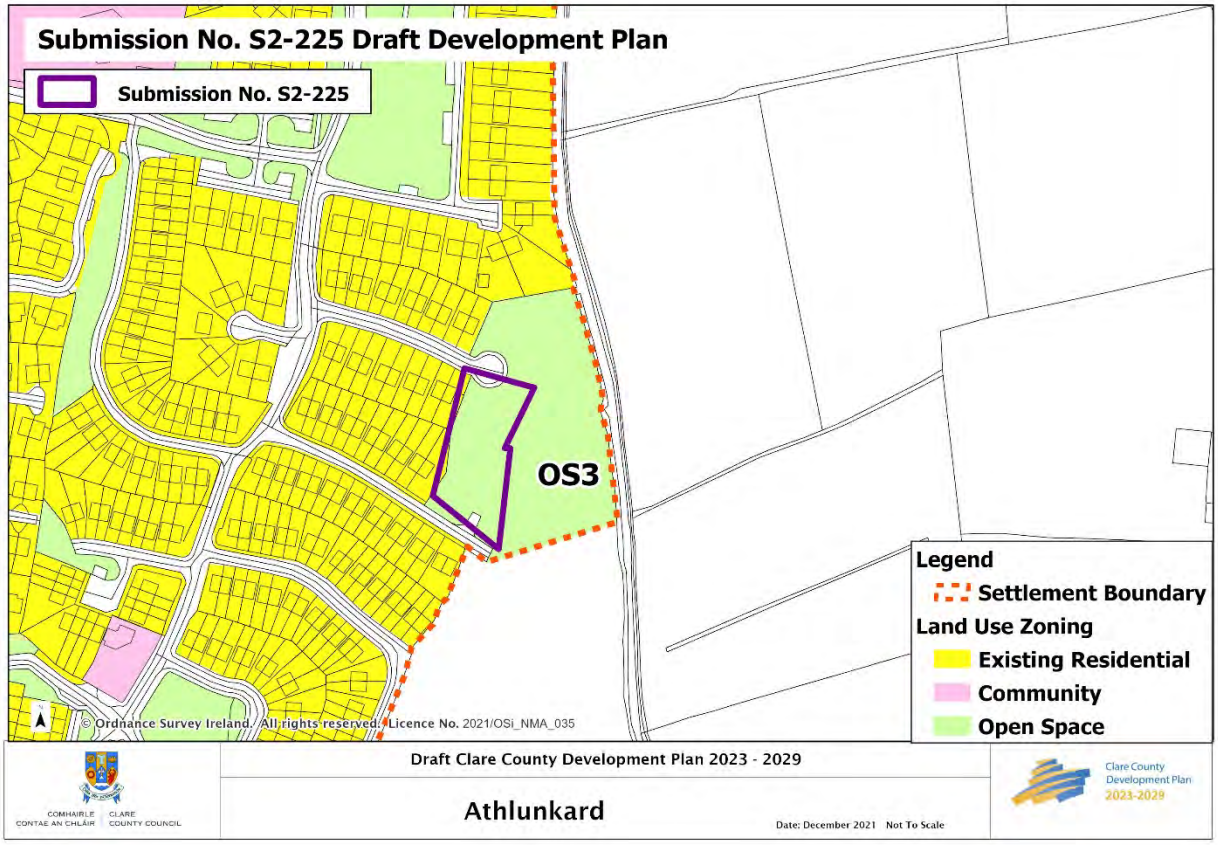
Chief Executive's Response

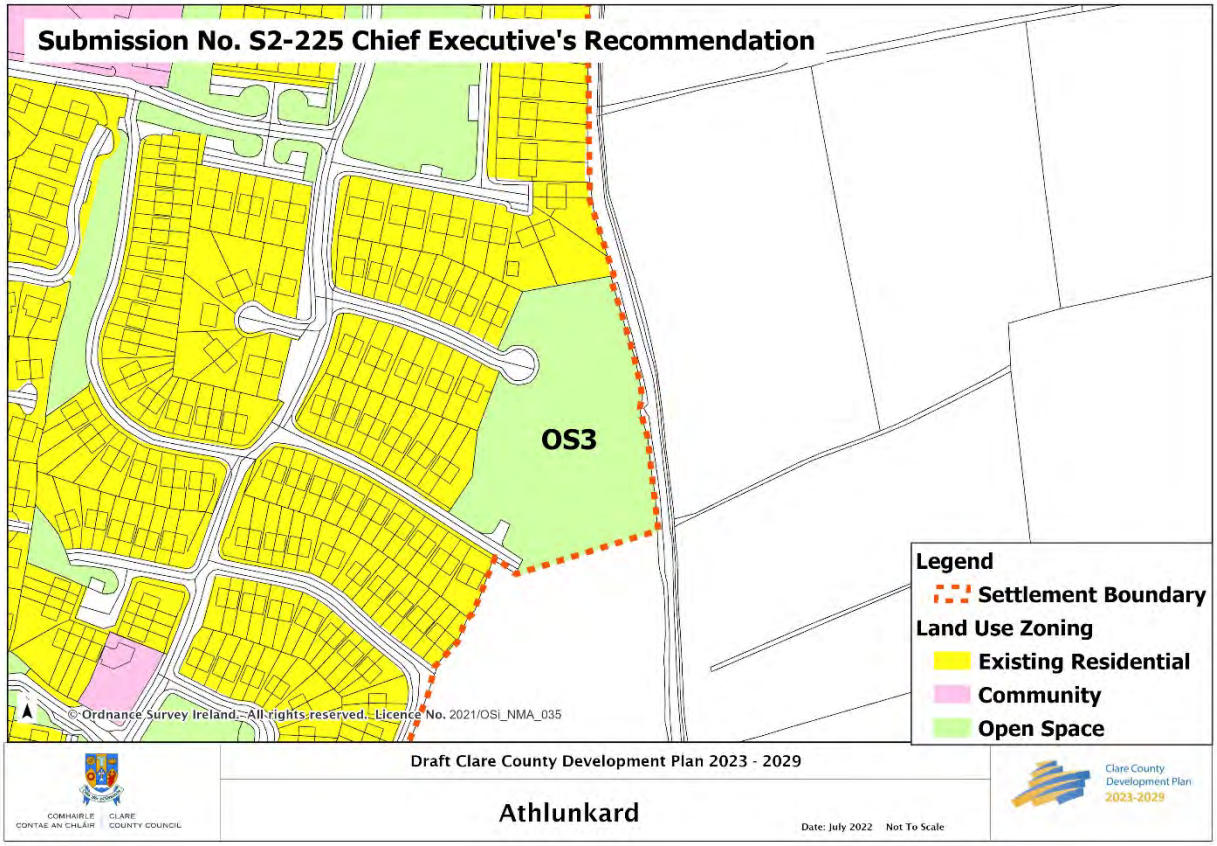
I would like to thank Ian Ford for this submission and I wish to respond as follows.

The land as identified in the accompanying map is a portion of the land zoned for Open Space OS3 in the settlement plan. I can confirm that this Open Space zoning is maintained in the Draft Plan and I welcome the support for the proposed zoning of these lands at Westbury, Athlunkard for Open Space.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-225 Draft Development Plan
Submission No. S2-225
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-225 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/226 –Thomas O'Brien	
Relevant Chapters / Topics	• **Athlunkard - Westbury** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Riverdale, Westbury, Athlunkard. A map has been submitted.

The submission requests that the lands remain zoned Open Space for the following reasons:

- There are two other areas within the estate zoned for residential purposes, the estate has more than enough houses here already.
- This is one of the largest housing estates in the region with only the one road resulting in traffic and long delays in mornings and evenings.
- Level of infrastructure hasn't matched housing development in recent years.
- This is a lovely wild area that is home to all sorts of wildlife which the residents and children enjoy.
- There are no play areas in the estate so this is one of the few children get to enjoy.

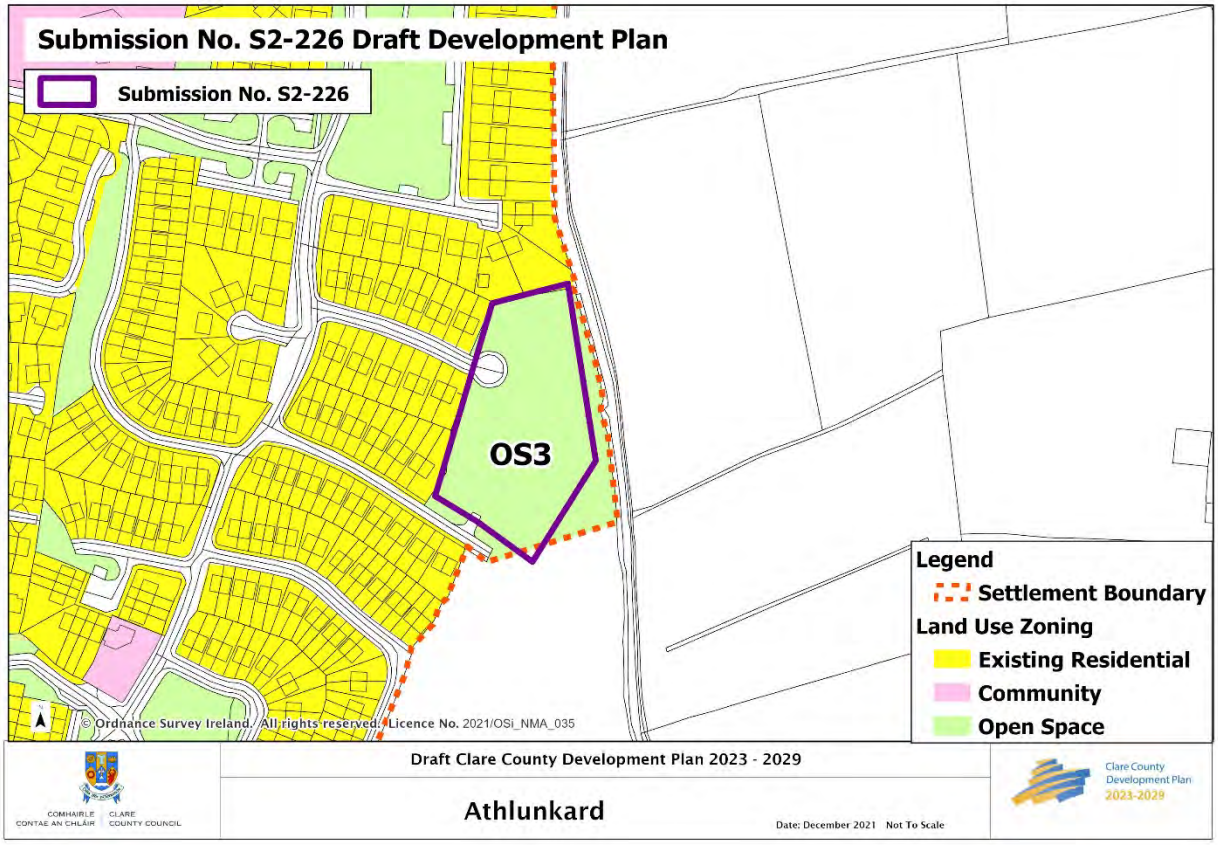
Chief Executive's Response

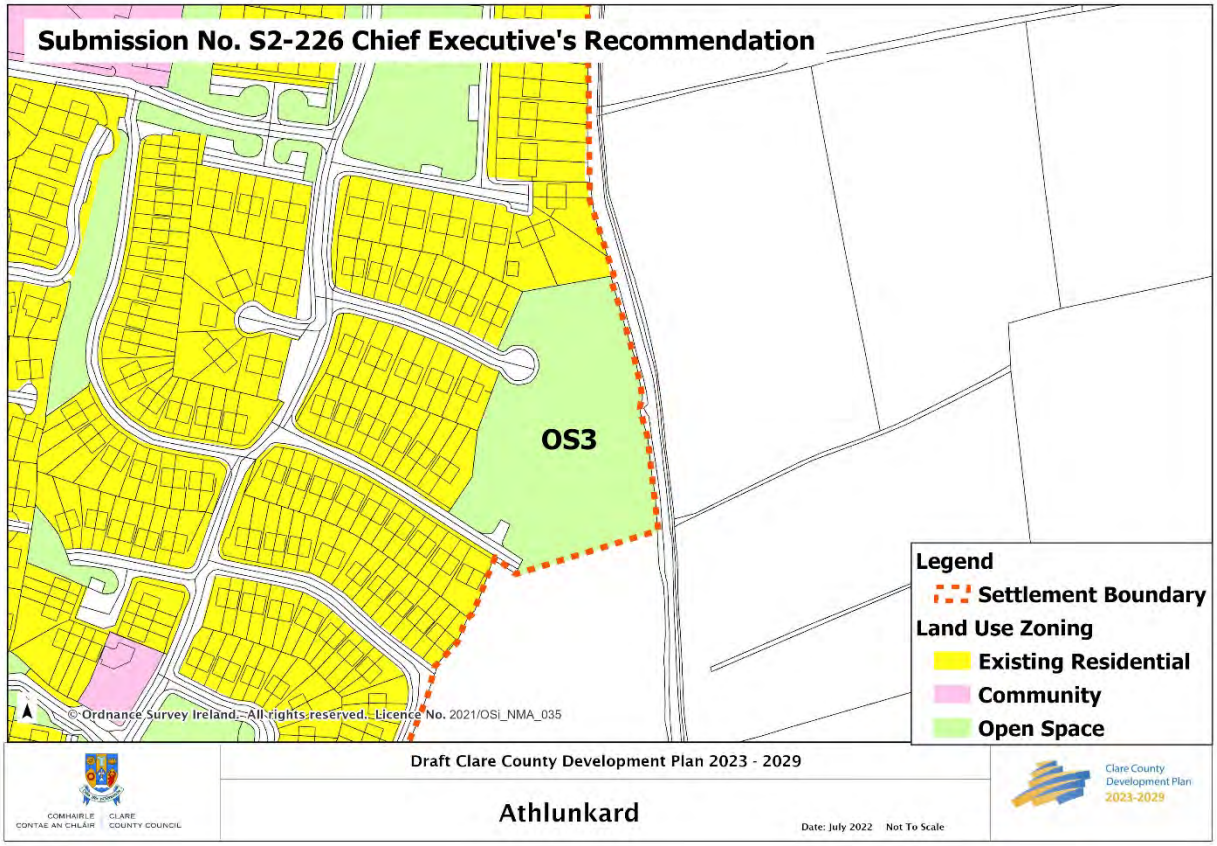
I would like to thank Thomas O'Brien for this submission, and I would like to respond as follows.

The land as identified in the accompanying map relates to Open Space OS3 zoning in the settlement plan. I can confirm that this Open Space zoning objective is maintained in the Draft Plan and I welcome the support for the proposed zoning of these lands at Westbury, Athlunkard.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-226 Draft Development Plan
Submission No. S2-226
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-226 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/227 –Anne Marie Fitzgerald

Relevant Chapters / Topics

- **Athlunkard**
- **Land Use Zoning**
- **Chapter 11 Transport - Access & Movement**

Summary of Issues Raised in Submission

Residential R1 and R2 lands at Corbally

The proposed zoning of these lands for residential development is not supported in the submission for the following reasons:

- Given the current traffic congestion issues, continuous water issues, sewage issues, lack of amenities.
- The addition of two further housing developments with the generation of additional traffic with no improvements currently under development and the pressure on our water system, sewage.

Chief Executive's Response

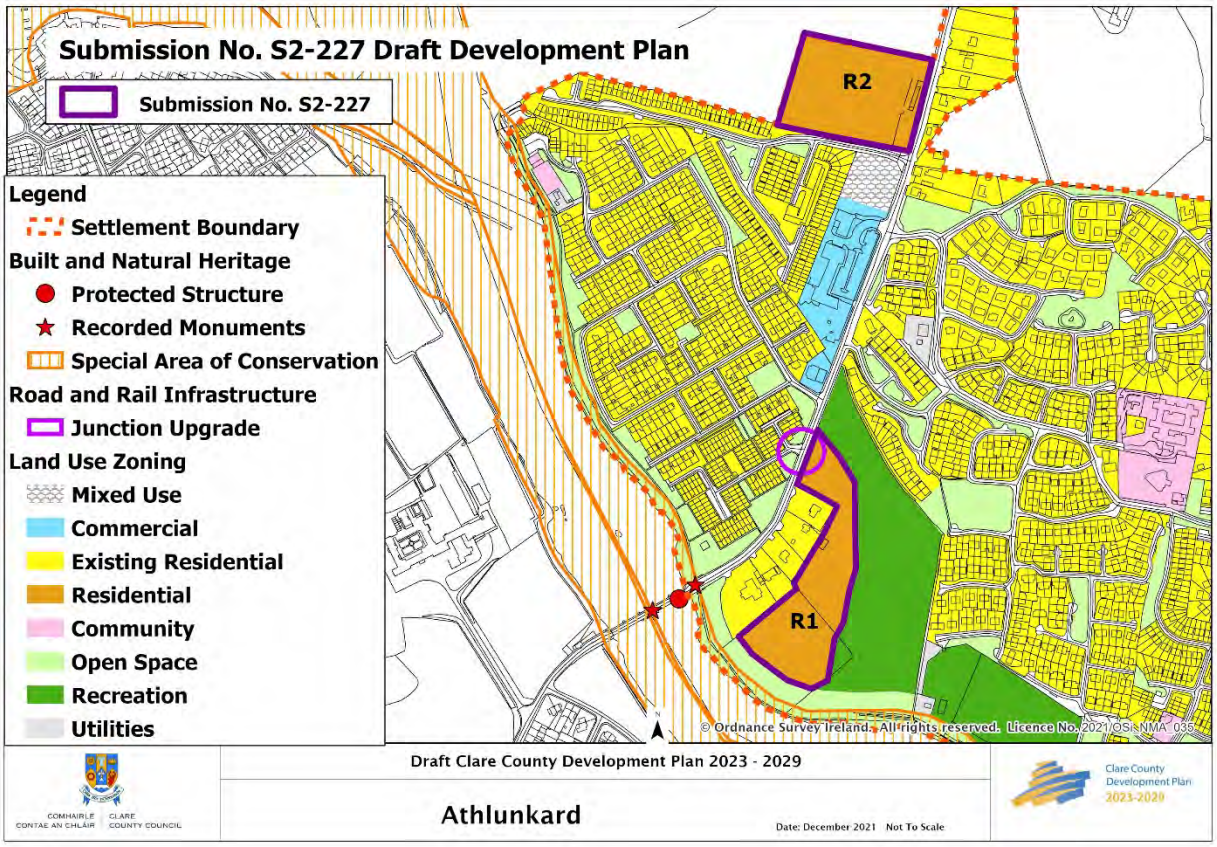
I would like to thank Anne Marie Fitzgerald for this submission, and I would like to respond as follows.

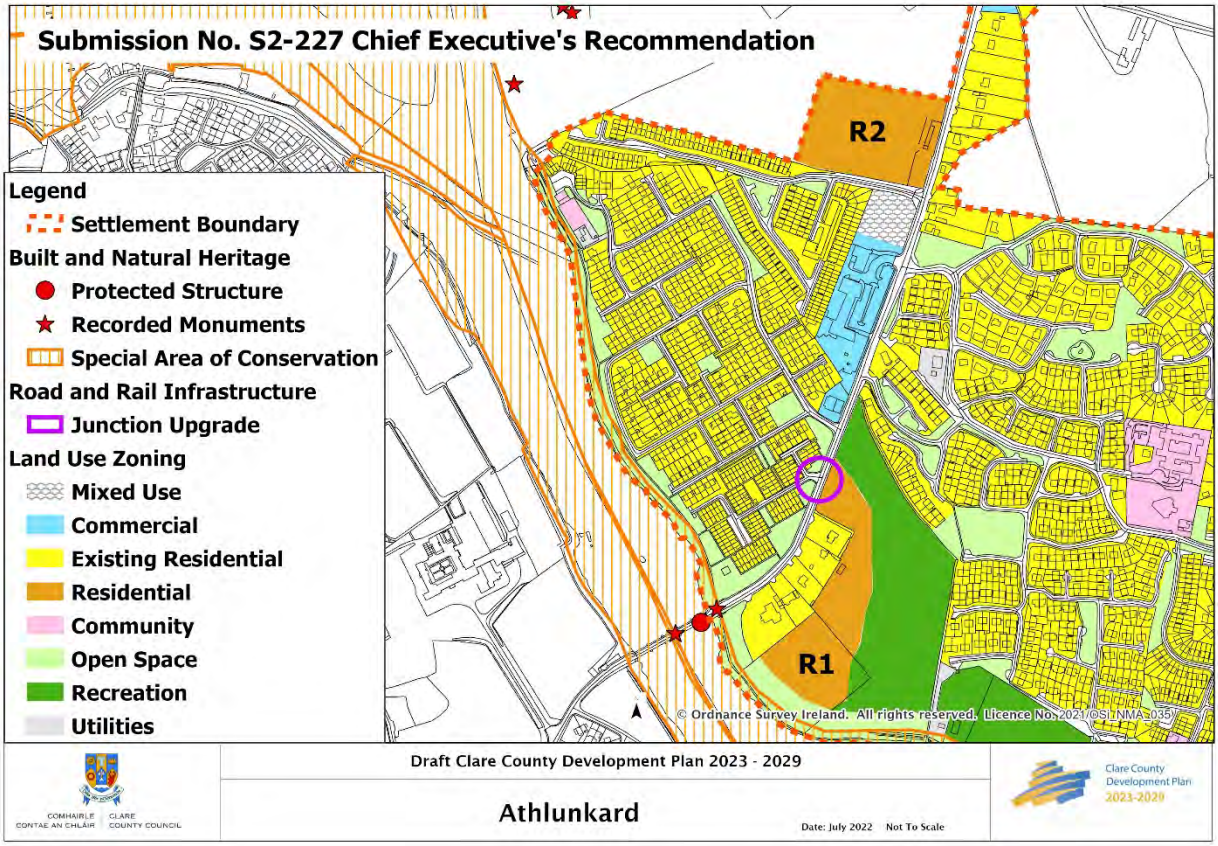
Athlunkard is located within the Limerick City Suburbs and is identified for significant growth as part of the Limerick Shannon Metropolitan Area in the Regional Spatial and Economic Strategy (RSES) for the Southern Region. I acknowledge that there are some constraints in Athlunkard and therefore the Draft Plan has catered for a modest growth for this plan period at this location relative to what the RSES has prescribed. It is believed that the Limerick Northern Distributor Road (LNDR) would need to be in place/in progress to facilitate larger growth in future plan cycles.

R1 and R2 are currently zoned in the existing CDP 2017-2023 and this zoning is carried forward to the Draft Plan. Should planning applications come forward on these sites they would be dealt with on their own merits. Irish Water have confirmed that there is sufficient capacity (see submission reference S2-013) for water and waste water to serve the population target/ housing units for this area. Furthermore there is a cross cutting theme in the Draft Plan of climate action and promoting a modal shift to active travel and the use of public transport and in turn the achievement of compact growth which will help sustain public transport options. Therefore, I am satisfied that the level of residential zoning proposed is appropriate to the Athlunkard settlement.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-227 Draft Development Plan
Submission No. S2-227
R2
R1
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-227 Chief Executive's Recommendation
R2
R1
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/229 – Bryan Doherty	
Relevant Chapters / Topics	• **Athlunkard** • **Residential Zoning** • **Chapter 11 Transport - Access & Movement**

Summary of Issues Raised in Submission

As a resident of Athlunkard, the submitter does not believe that any further residential development should be allowed for the following reasons.

- Traffic congestion - The Corbally Road, particularly in the morning is now a car park as it can sometime take up to 5 minutes to take a right turn out of Carraig Midhe.
- Proposed further development planned for Pa Healy Road which will make traffic into Limerick city far worse than it is already.
- A distributor road is a vital necessity in the area to connect to the Dublin Road.

Chief Executive's Response

I would like to thank Bryan Doherty for this submission, and I would like to respond as follows.

Athlunkard is located within the Limerick City Suburbs and is identified for significant growth as part of the Limerick Shannon Metropolitan Area in the Regional Spatial and Economic Strategy (RSES) for the Southern Region. I acknowledge that there are some constraints in Athlunkard and therefore the Draft Plan has catered for a modest growth for this plan period at this location relative to what the RSES has prescribed. It is believed that the Limerick Northern Distributor Road (LNDR) would need to be in place/in progress to facilitate larger growth in future plan cycles.

R1 and R2 are currently zoned in the existing CDP 2017-2023 and this zoning is carried forward to the Draft Plan. Should planning applications come forward on these sites they would be dealt with on their own merits. Furthermore, there is a cross cutting theme in the Draft Plan of climate action and promoting a modal shift to active travel and the use of public transport and in turn the achievement of compact growth which will help sustain public transport options. Therefore, I am satisfied that the level of residential zoning proposed is appropriate to the Athlunkard settlement.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Submission No: S2/230 –Leanne Deere	
Relevant Chapters / Topics	• **3B Shannon Municipal District** • **Athlunkard** • **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Riverdale, Westbury, Athlunkard. A map has been submitted.

The submission requests that the lands remain zoned Open Space OS3 for the following reasons:

- This area is important for the residents of Westbury to continue to enjoy as a green area where local children can play safely every day.
- There is a beautiful walkway and important wildlife in the area.

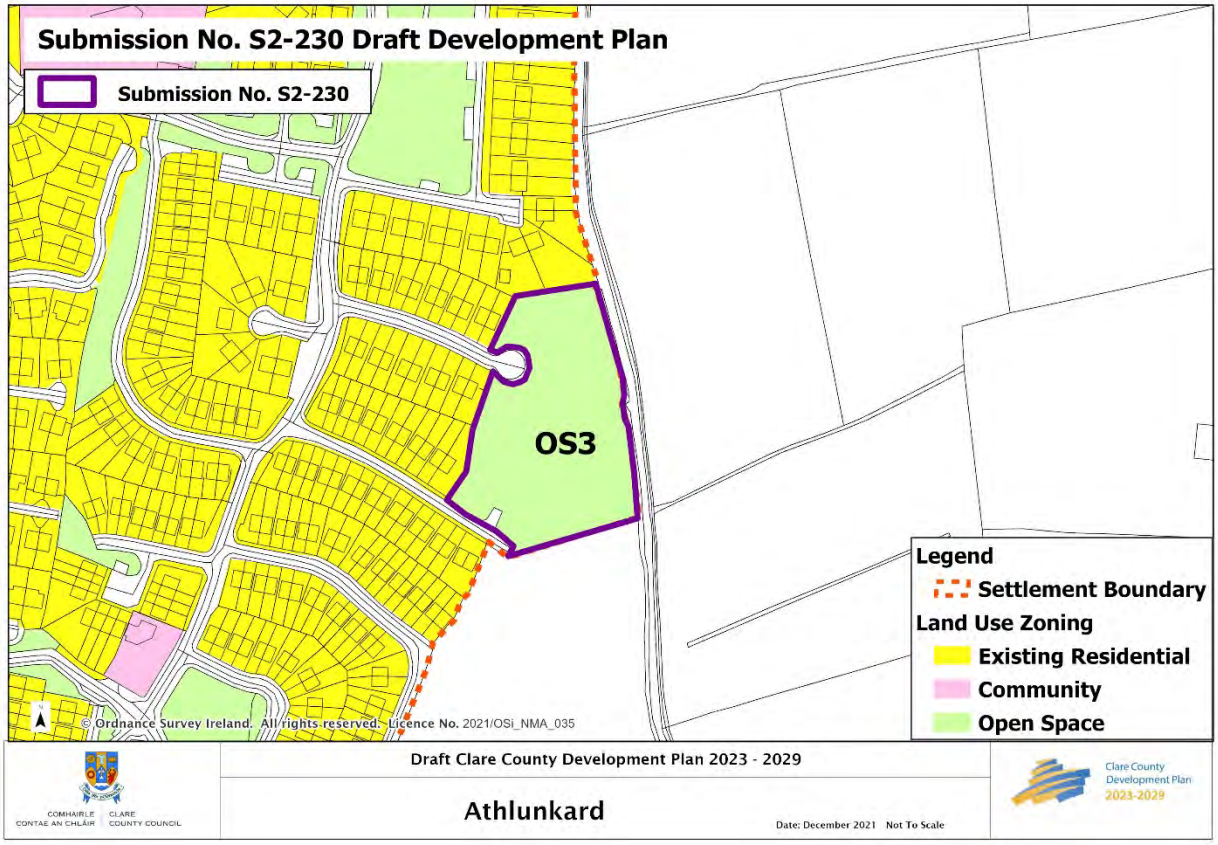
Chief Executive's Response

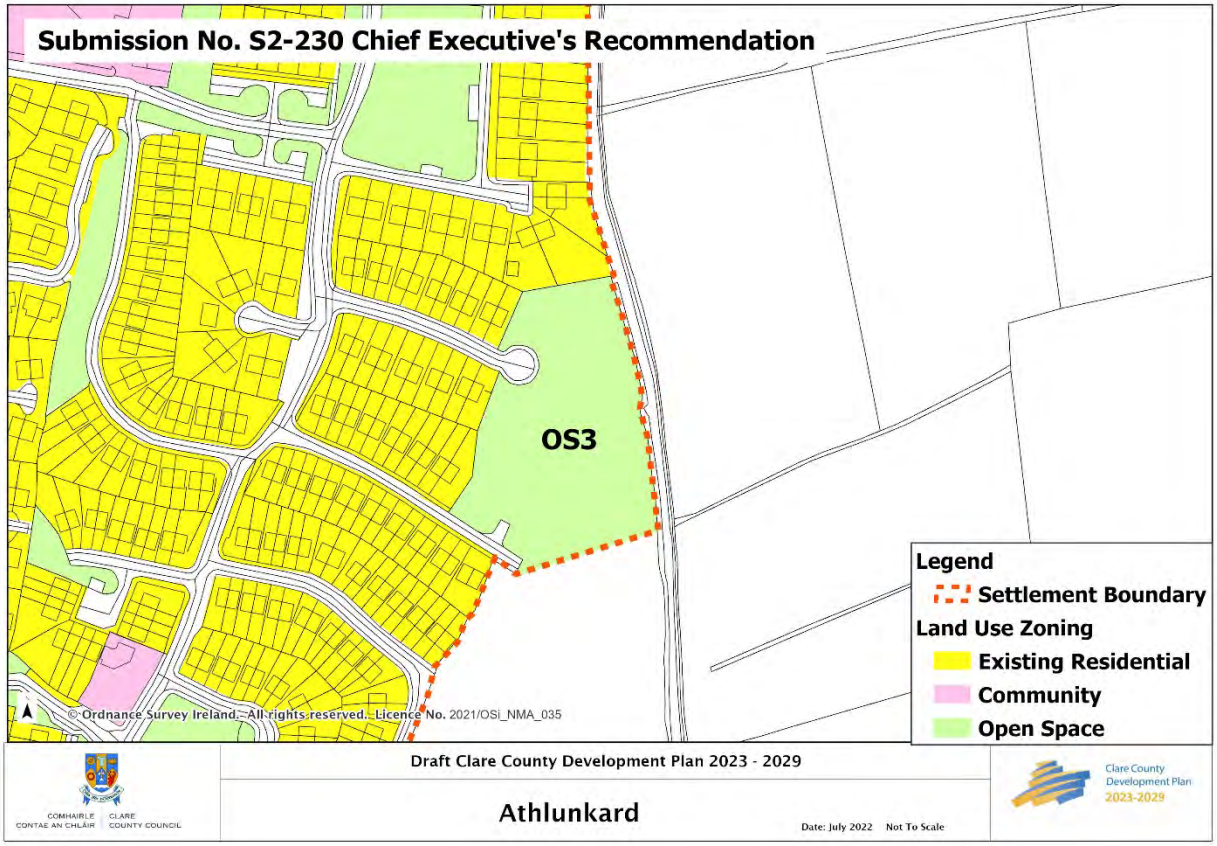
I wish to thank Leanne Deere for this submission and I would like to respond as follows.

I can confirm that OS3 is maintained as Open Space in the Draft Plan and I welcome the support for the proposed zoning objective of these lands at Westbury, Athlunkard for Open Space.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-230 Draft Development Plan
Submission No. S2-230
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-230 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/515 –Charles Campbell

Relevant Chapters / Topics

- **Athlunkard**
- **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to lands adjacent to the Carraig Midhe Estate, Athlunkard zoned Residential R2. A map has been submitted.

The proposed zoning of the subject lands as Residential is strongly objected to for the following reasons:

- The infrastructure of the surrounding area (roads, water pipes, etc) is not suited for continued development of the area.
- Resources should be reallocated to ensure adequate provisioning of the existing residential area and not at increasing the number of homes.

Chief Executive's Response

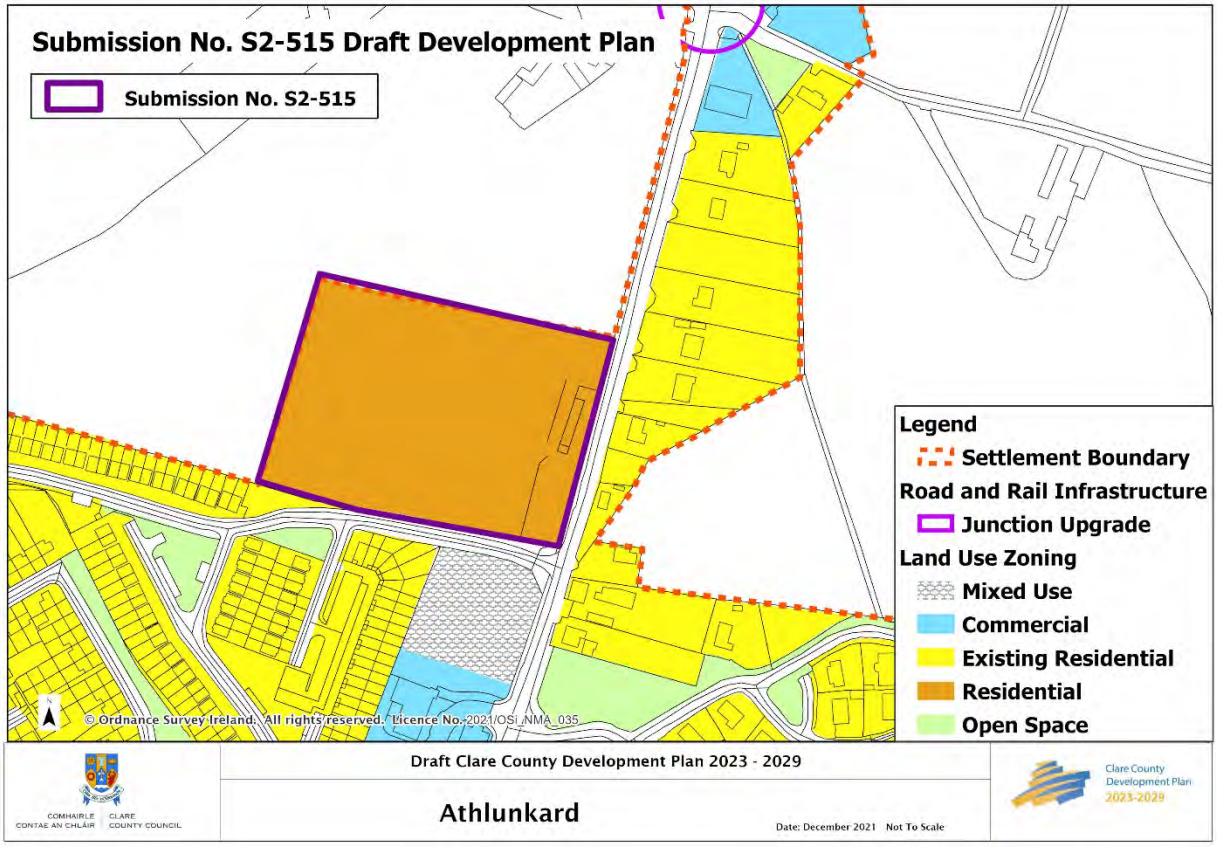
I would like to thank Charles Campbell for this submission, and I would like to respond as follows.

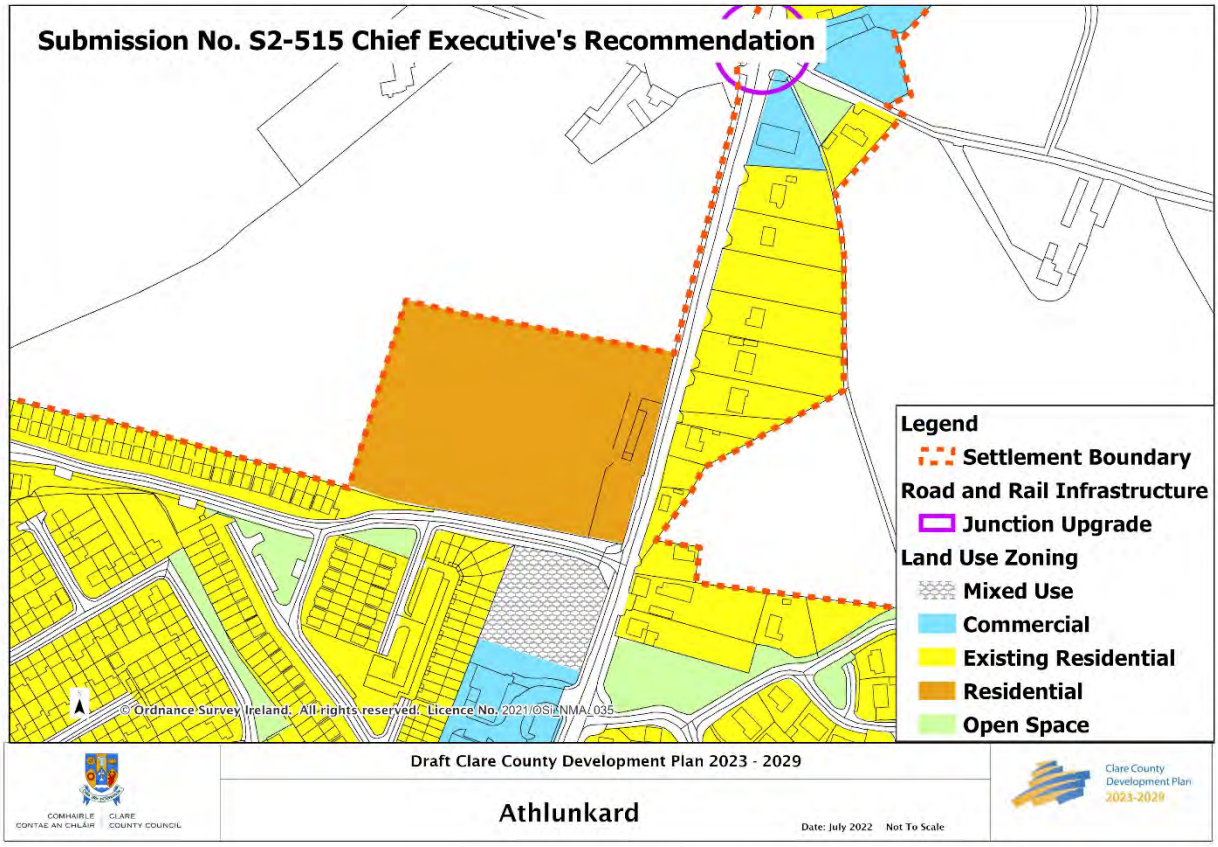
Athlunkard is located within the Limerick City Suburbs and is identified for significant growth as part of the Limerick Shannon Metropolitan Area in the Regional Spatial and Economic Strategy (RSES) for the Southern Region. I acknowledge that there are some constraints in Athlunkard and therefore the Draft Plan has catered for a modest growth for this plan period at this location relative to what the RSES has prescribed. It is believed that the Limerick Northern Distributor Road (LNDR) would need to be in place/in progress to facilitate larger growth in future plan cycles.

R1 and R2 are currently zoned in the existing CDP 2017-2023 and this zoning is carried forward to the Draft Plan. Should planning applications come forward on these sites they would be dealt with on their own merits. Irish Water have confirmed that there is sufficient capacity (see submission S2-013) for water and wastewater to serve the population target/housing units for this area. Furthermore, there is a cross cutting theme in the Draft Plan of climate action and promoting a modal shift to active travel and use of public transport and in turn the achievement of compact growth which will help sustain public transport options. Therefore, I am satisfied that the level of residential zoning proposed is appropriate to the Athlunkard settlement.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-515 Draft Development Plan
Submission No. S2-515
Legend
Settlement Boundary
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-515 Chief Executive's Recommendation
Legend
Settlement Boundary
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/617 –Tom Nix	
Relevant Chapters / Topics	• **Athlunkard** • **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Westbury, Athlunkard, and a map has been submitted.

In the submission it is requested that Open Space OS3 remains undeveloped or if developed it should be for recreational purposes for the following reasons:

- The area is already over developed with existing infrastructure under enormous pressure.
- Would be detrimental to the quality of life of local residents.

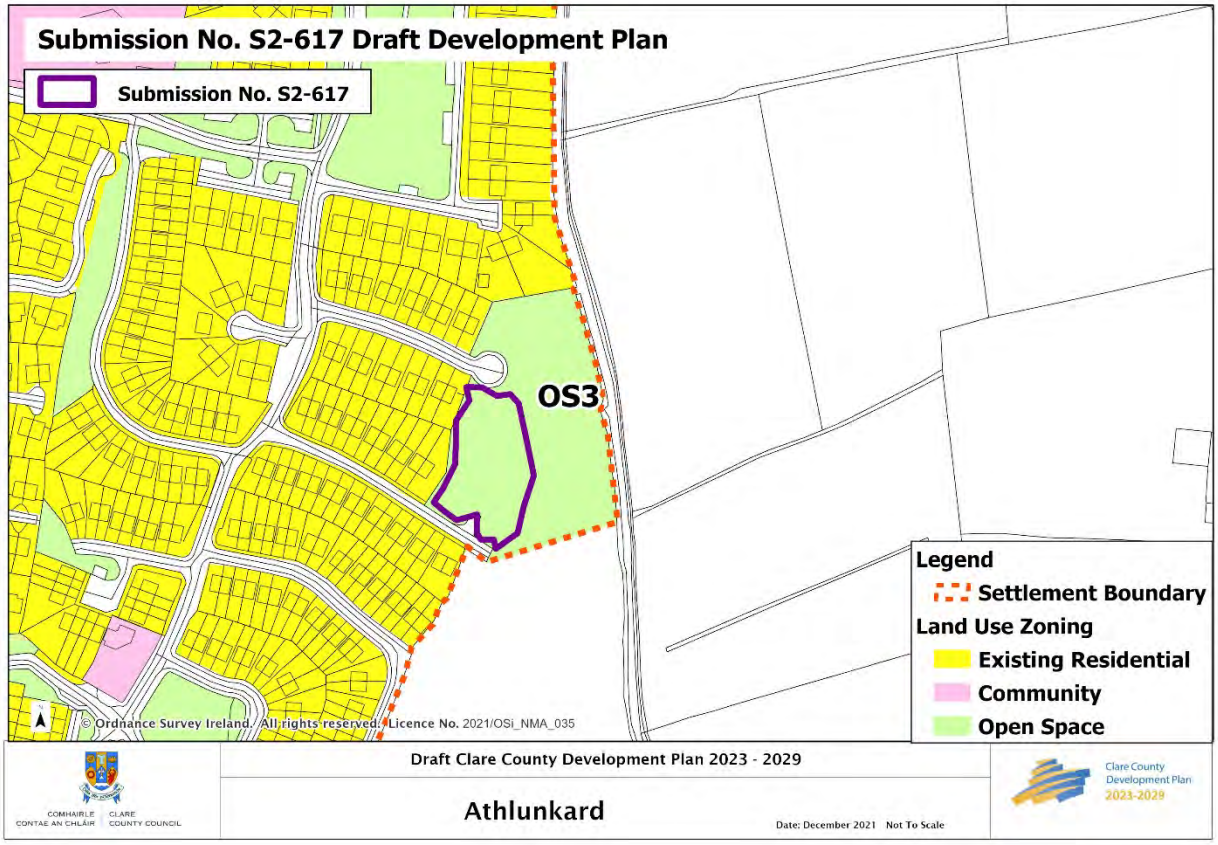
Chief Executive's Response

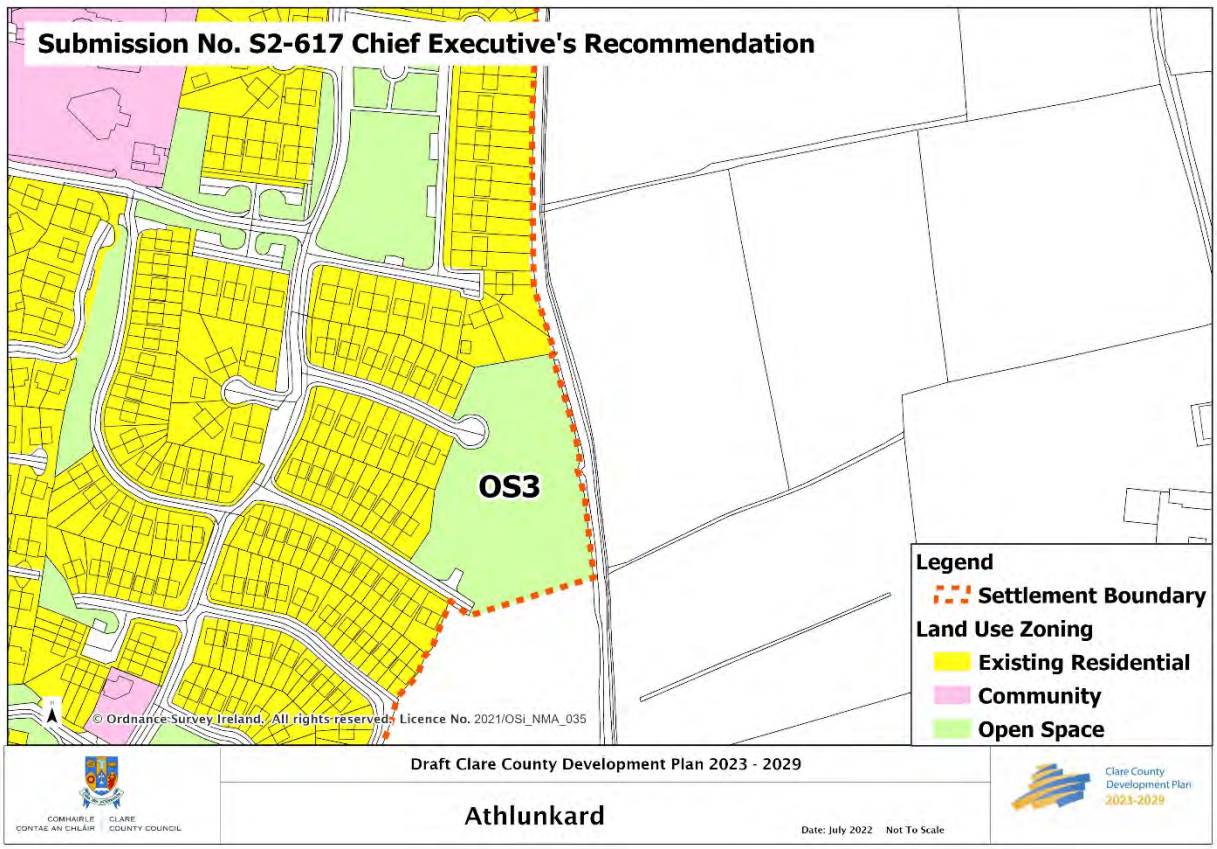
I wish to thank Tom Nix for this submission, and I would like to respond as follows.

The land as identified in the accompanying map is a portion of the land zoned for Open Space OS3 in the settlement plan. I can confirm that this Open Space zoning objective is maintained in the Draft Plan and I welcome the support for the proposed zoning of these lands at Westbury, Athlunkard for Open Space.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-617 Draft Development Plan
Submission No. S2-617
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-617 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/714 –David & Yvonne Ryan	
Relevant Chapters / Topics	• **Athlunkard** • **Zoning Land Use**

Summary of Issues Raised in Submission

This submission relations to lands (R1) in Athlunkard and a map was not included as part of this submission.

- Lands should not be zoned for residential as there is enough residential development in this area.
- Even though it is zoned Residential it has been used as agricultural land for the last 33 years.
- The proposed entrance to this site is off the main Corbally Road which is already heavy congested.

Chief Executive's Response

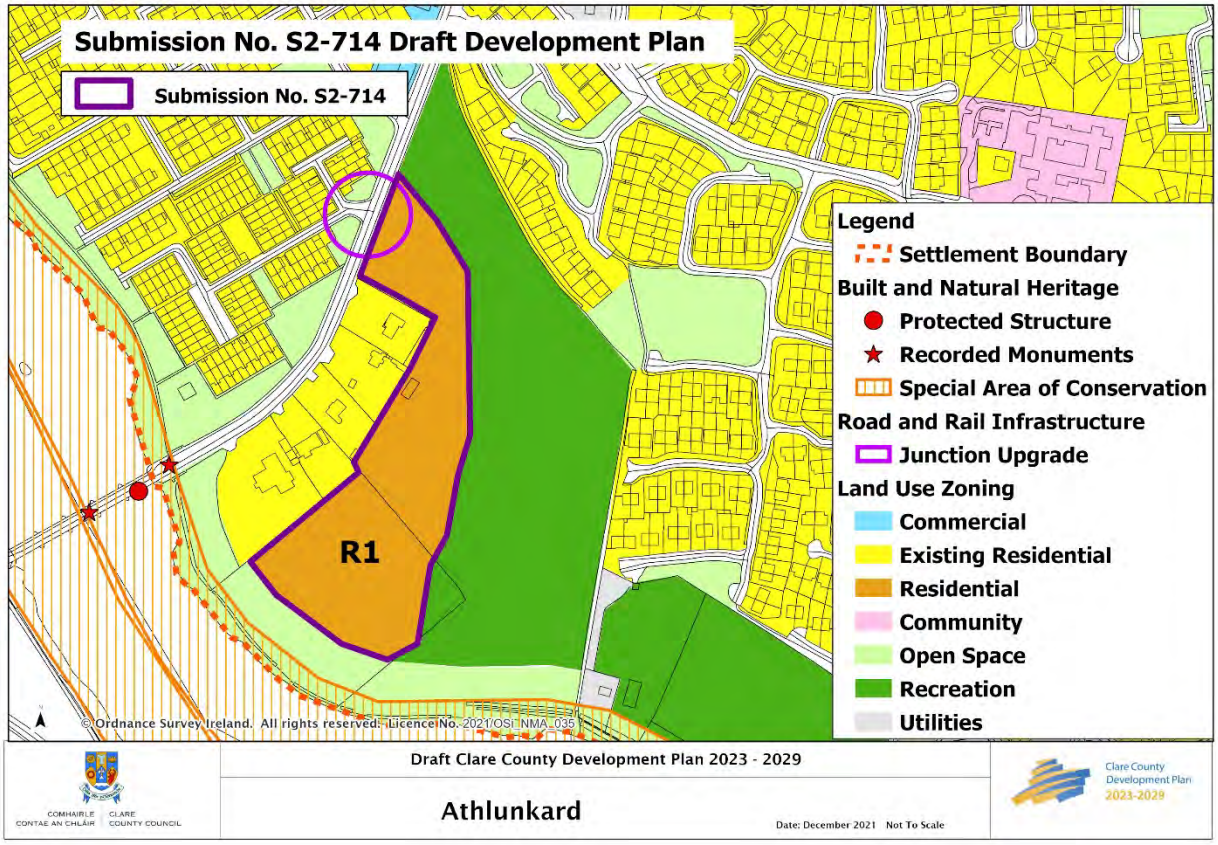
I would like to thank David & Yvonne Ryan for this submission, and I would like to respond as follows.

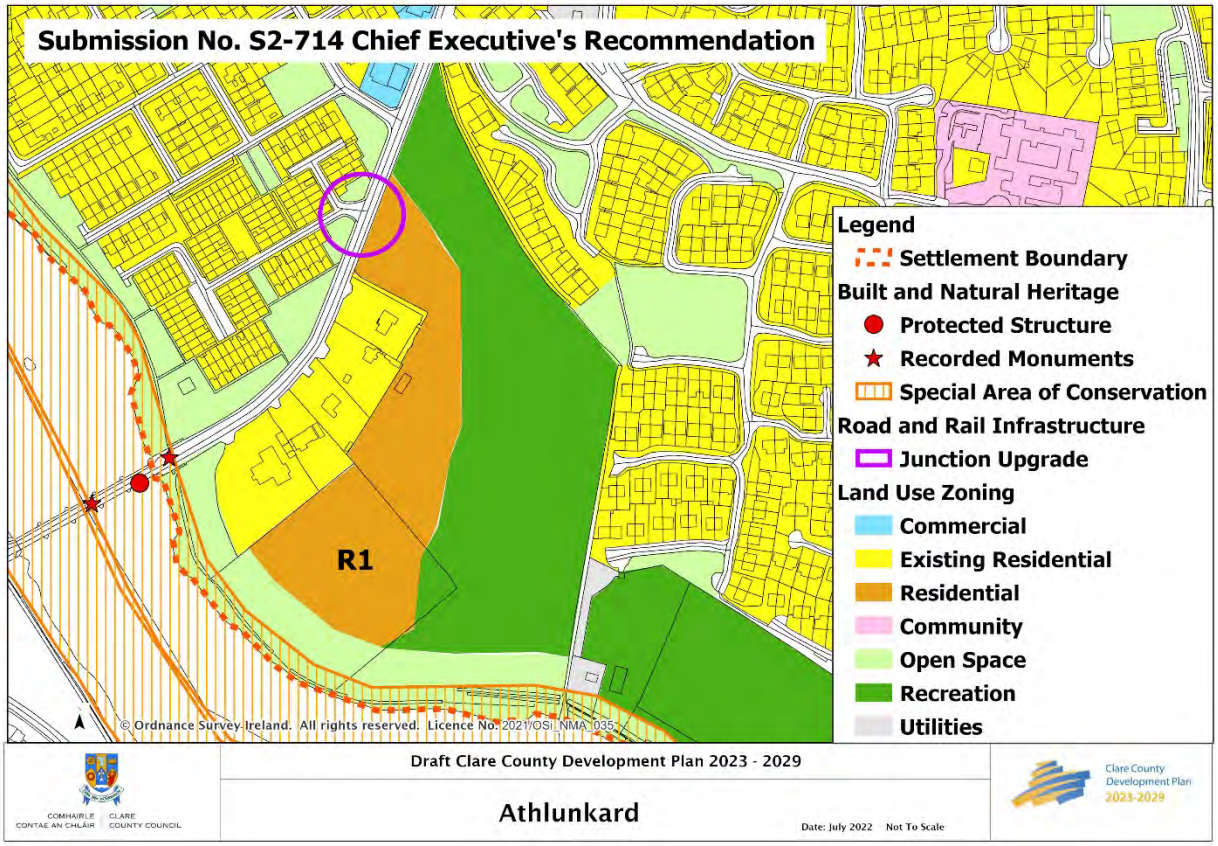
Athlunkard is located within the Limerick City Suburbs and is identified for significant growth as part of the Limerick Shannon Metropolitan Area in the Regional Spatial and Economic Strategy (RSES) for the Southern Region. I acknowledge that there are some constraints in Athlunkard and therefore the Draft Plan has catered for a modest growth for this plan period at this location relative to what the RSES has prescribed. It is believed that the Limerick Northern Distributor Road (LNDR) would need to be in place/in progress to facilitate larger growth in further plan cycles.

R1 is currently zoned in the existing CDP 2017-2023 and this zoning is carried forward to the Draft Plan. Should planning applications come forward on these sites they would be dealt with on their own merits. Irish Water have confirmed that there is sufficient capacity (see submission S2-013) for water and wastewater to serve the population target/housing units for this area. Furthermore, there is a cross cutting theme in the Draft Plan of climate action and promoting a modal shift to active travel and use of public transport and in turn the achievement of compact growth which will help sustain public transport options. Therefore I am satisfied that the level of residential zoning proposed including R1 is appropriate to the Athlunkard settlement.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-714 Draft Development Plan
Submission No. S2-714
R1
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-714 Chief Executive's Recommendation
R1
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/718 –Karen Hughes	
Relevant Chapters / Topics	• **Athlunkard** • **Zoning Land Use**

Summary of Issues Raised in Submission

This submission relates to Westbury Estate, Athlunkard. A map has been submitted.

In the submission it is requested that Open Space OS3 remains as open space and that Residential R1 and R2 lands should be rezoned due to excessive traffic congestion.

Chief Executive's Response

I wish to thank Karen Hughes for this submission, and I would like to respond as follows.

I can confirm that this Open Space zoning (OS3 is maintained in the Draft Plan and I welcome the support for the proposed zoning objective of these lands at Westbury, Athlunkard for Open Space.

Athlunkard is located within the Limerick City Suburbs and is identified for significant growth as part of the Limerick Shannon Metropolitan Area in the Regional Spatial and Economic Strategy (RSES) for the Southern Region. I acknowledge that there are some constraints in Athlunkard and therefore the Draft Plan has catered for a modest growth for this plan period at this location relative to what the RSES has prescribed. It is believed that the Limerick Northern Distributor Road (LNDR) would need to be in place/in progress to facilitate larger growth in future plan cycles.

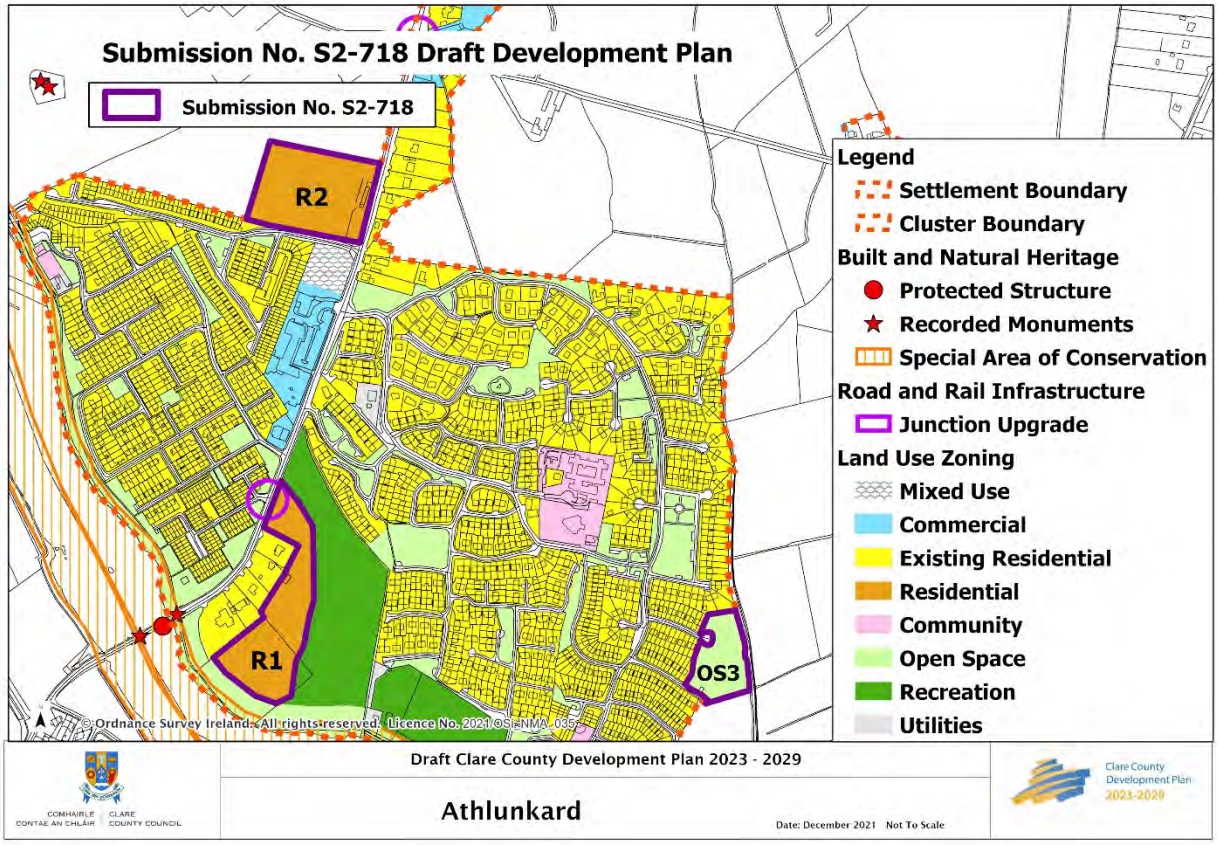
R1 and R2 are currently zoned in the existing CDP 2017-2023 and this zoning is carried forward to the Draft Plan. Should planning applications come forward on these sites it would be dealt with on their own merits, this is further acknowledged in the specific objective R1 which states,

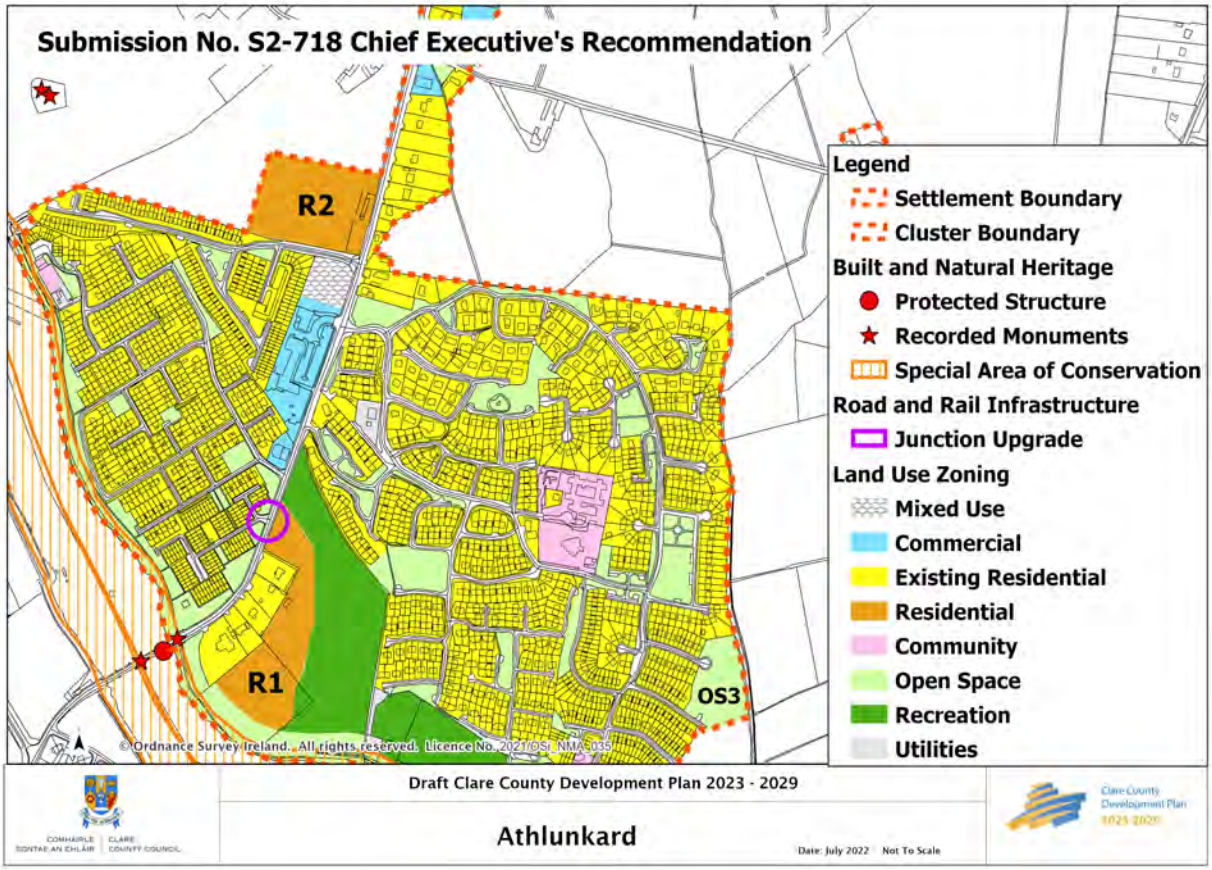
> *"Access shall be directly onto the R463, and development as indicated on the Settlement Plan map, possibly including a roundabout. The development of R1 shall also be contingent on demonstrating that the additional traffic volumes that will be generated can be satisfactorily accommodated on the existing network in the absence of the Limerick Northern Distributor Road"*

Similarly, R2 would also be subject to traffic management assessment. Furthermore, there is a cross cutting theme in the Draft Plan of climate action and promoting a modal shift to active travel and use of public transport and in turn the achievement of compact growth which will help sustain public transport options. Therefore, I am satisfied that the level of residential zoning proposed including R1 is appropriate to the Athlunkard settlement.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-718 Draft Development Plan
Submission No. S2-718
R2
R1
OS3
Legend
Settlement Boundary
Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
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Submission No. S2-718 Chief Executive's Recommendation
R2
R1
OS3
Legend
Settlement Boundary
Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
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Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/723 –Martin Allen	
Relevant Chapters / Topics	• **Athlunkard- Westbury** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to Riverdale, Westburry, Athlunkard. A map has been submitted.

In the submission it is requested that Open Space OS3 remains as open space for the following reasons:

- Residents maintain this green area through resident contributions and grants.
- There is no access to it other than via the two cul-de-sacs'.
- It is the only green space in Riverdale for children to use.
- The area is a flood zone and regularly floods each year.
- The area is already overbuilt with houses and heavy traffic congestion.

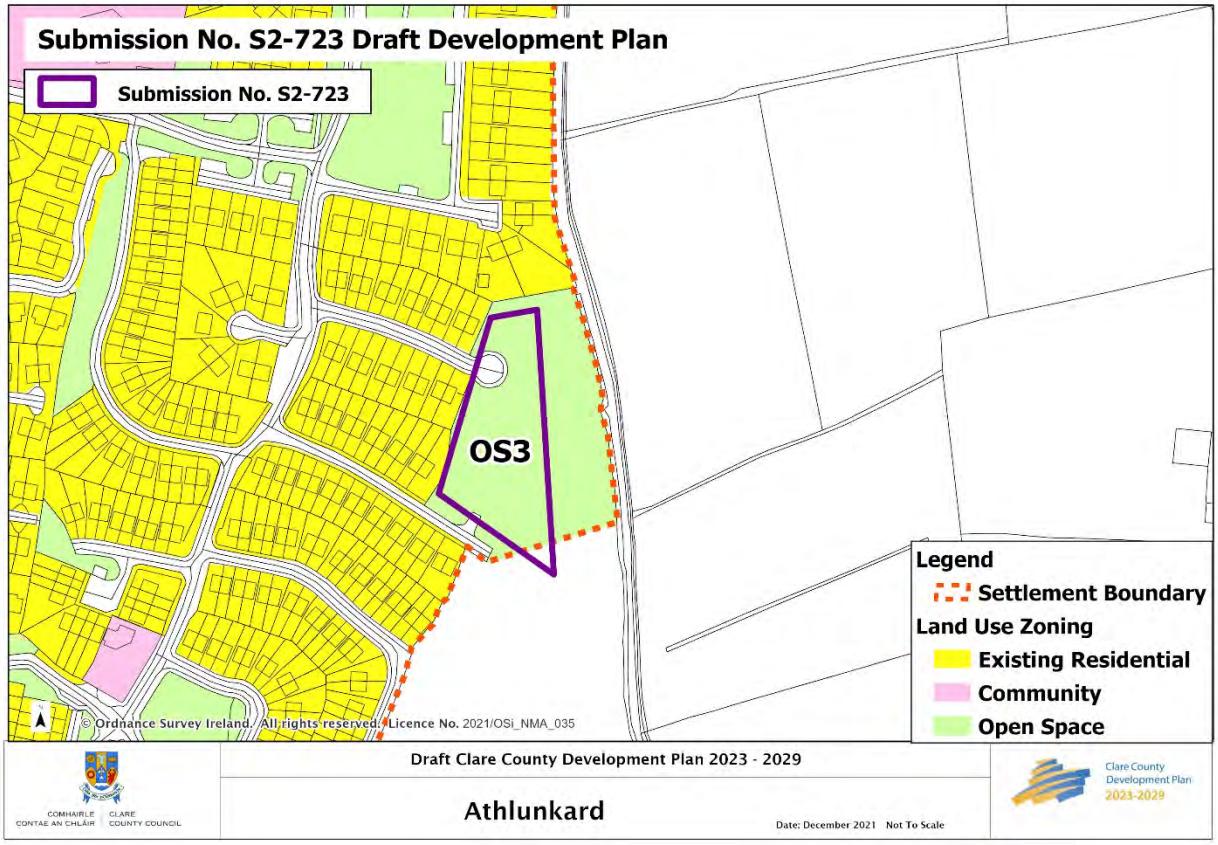
Chief Executive's Response

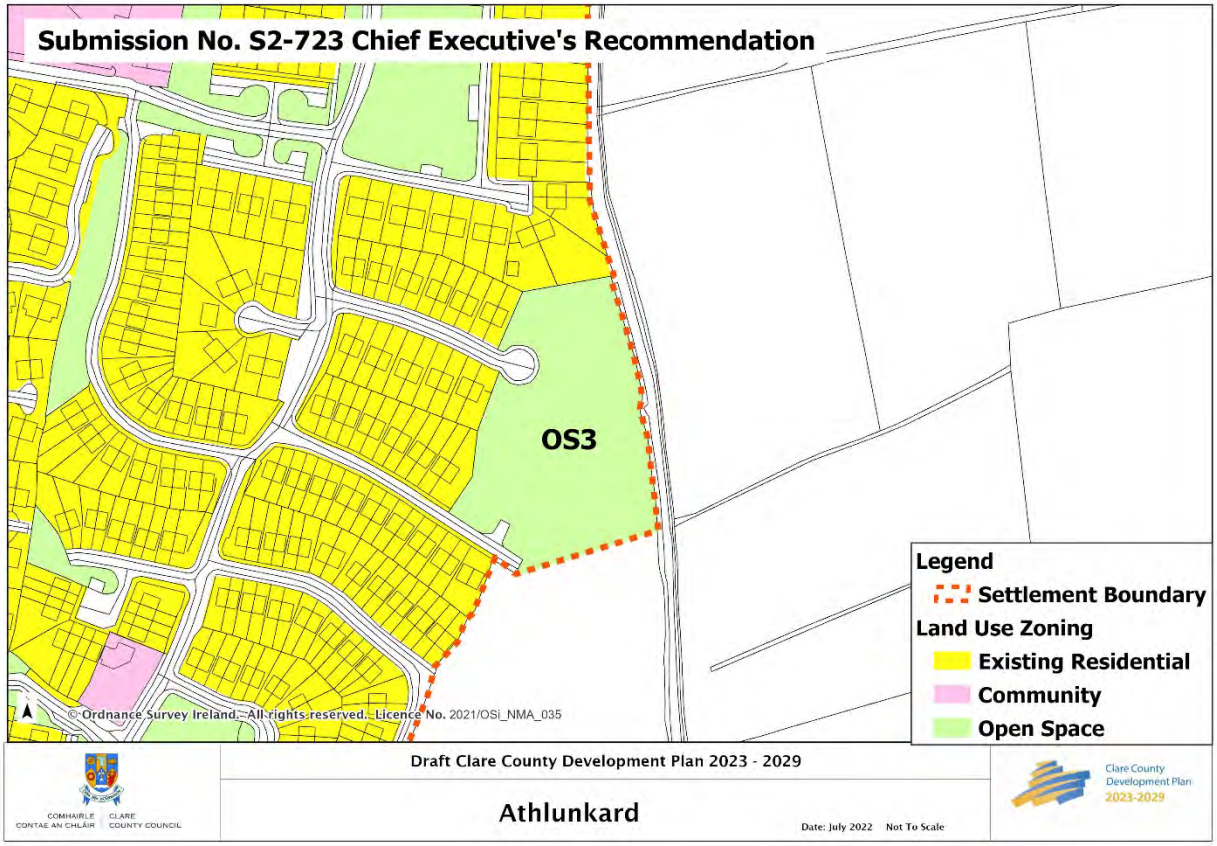
I wish to thank Martin Allen for the submission and I would like to respond as follows.

I can confirm that this Open Space zoning objective (OS3) is maintained in the Draft Plan and I welcome the support for the proposed zoning of these lands at Westbury, Athlunkard for Open Space.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-723 Draft Development Plan
Submission No. S2-723
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
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Submission No. S2-723 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/724 –Elizabeth Allen	
Relevant Chapters / Topics	• **Athlunkard** • **Zoning Land Use**

Summary of Issues Raised in Submission

This submission relates to Open Space lands at Westbury, Athlunkard. A map has been submitted. In the submission the following is highlighted:

- The area is already overbuilt.
- Concerns about flooding and traffic congestion.
- In the winter that area is regularly underwater which helps prevent flooding of adjacent homes. Any houses built in this green zone would flood.

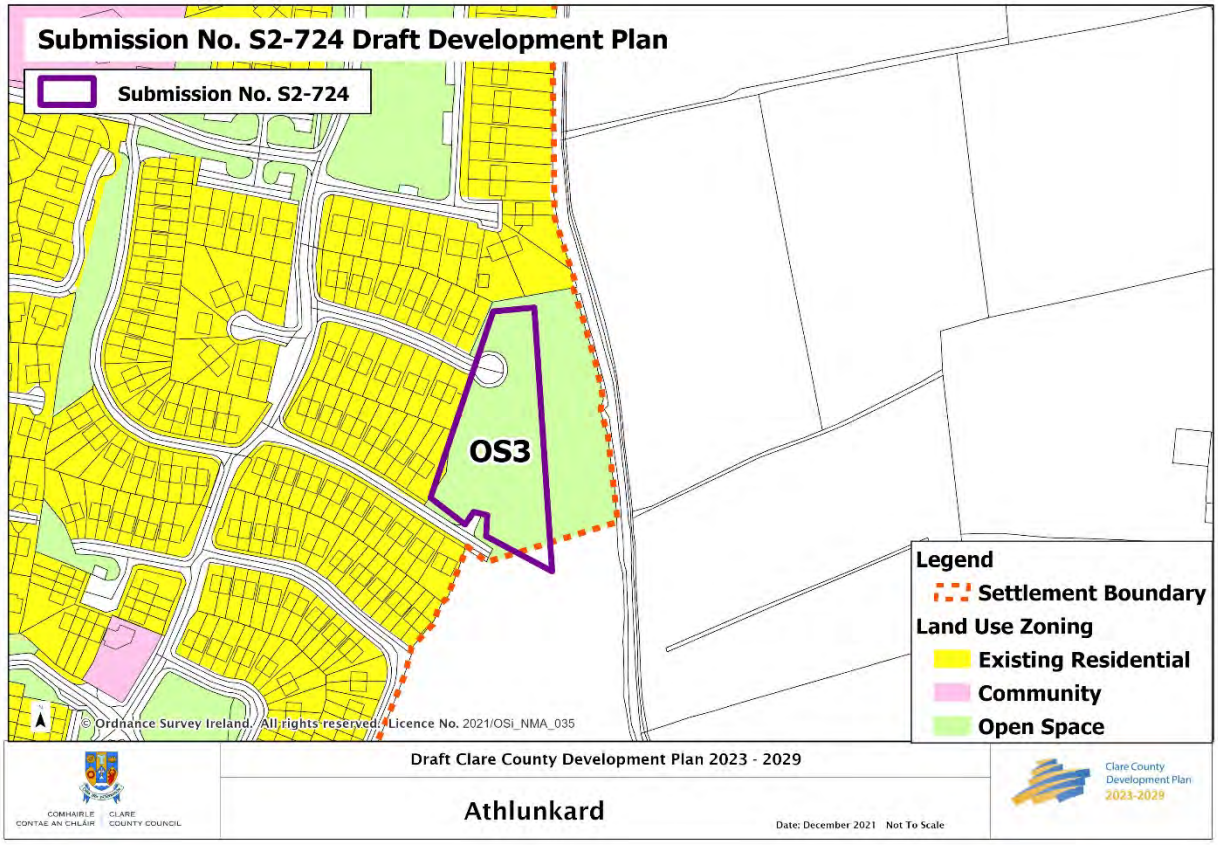
Chief Executive's Response

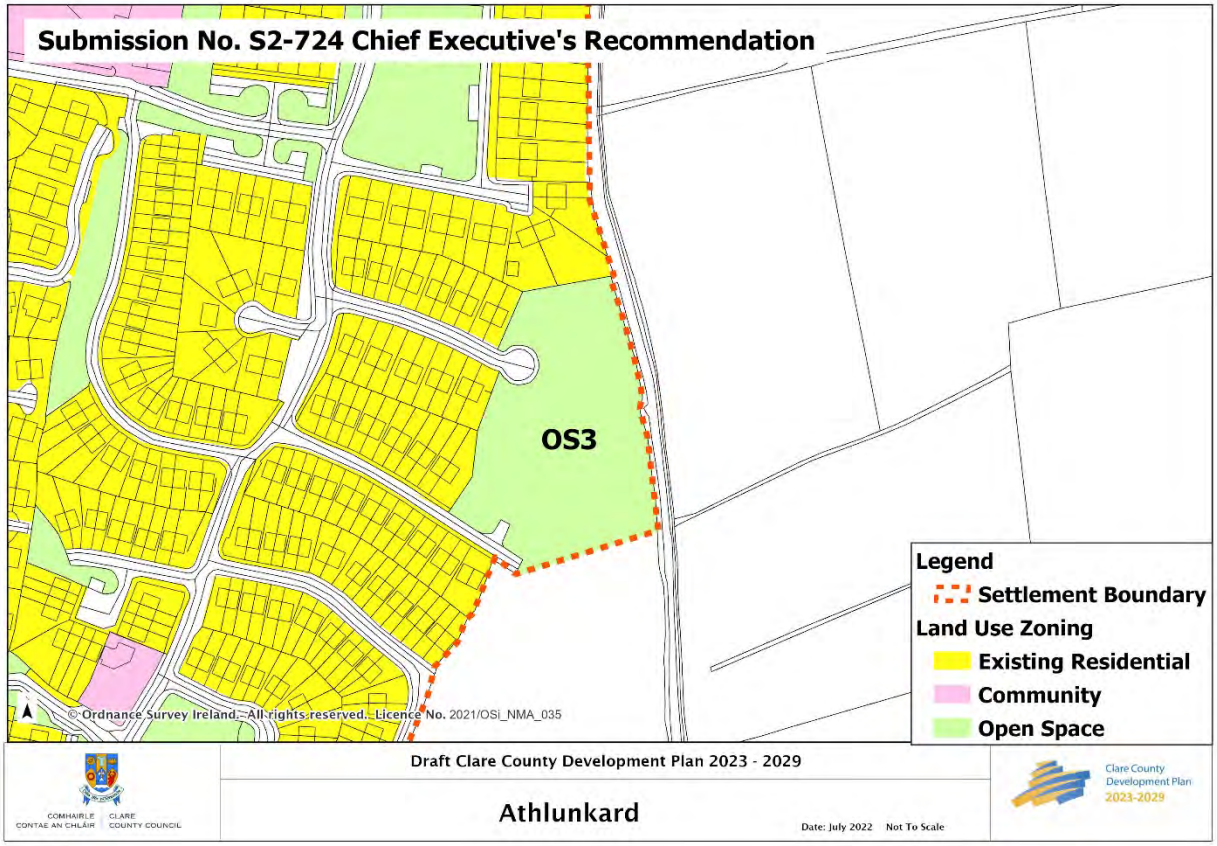
I wish to thank Elizabeth Allen for this submission and I would like to respond as follows.

I note it relates to Open Space OS3 lands at Westbury, Athlunkard as per the map attached. I can confirm that this Open Space zoning objective (OS3) is maintained in the Draft Plan and I welcome the support for the proposed zoning of these lands at Westbury, Athlunkard for Open Space.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-724 Draft Development Plan
Submission No. S2-724
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-724 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
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Submission No: S2/725 –Mary Allen	
Relevant Chapters / Topics	• **Athlunkard - Westbury** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Westbury, Athlunkard and a map has been submitted.

In the submission it is requested that the Open Space area remain undeveloped or if developed it should be for recreational purposes for the following reasons:

- Riverdale and Clonard estates are under severe threat of flooding and this open green space is needed to absorb the overflowing water from the River Shannon which backs up into the estate in winter. Without this open green space for the overflow water, the existing residences would be flooded.
- The area is tidied and maintained by local residents of Riverdale and used for recreation activities.
- More traffic into this narrow area will put local children at risk including those from Riverdale and Westbury.

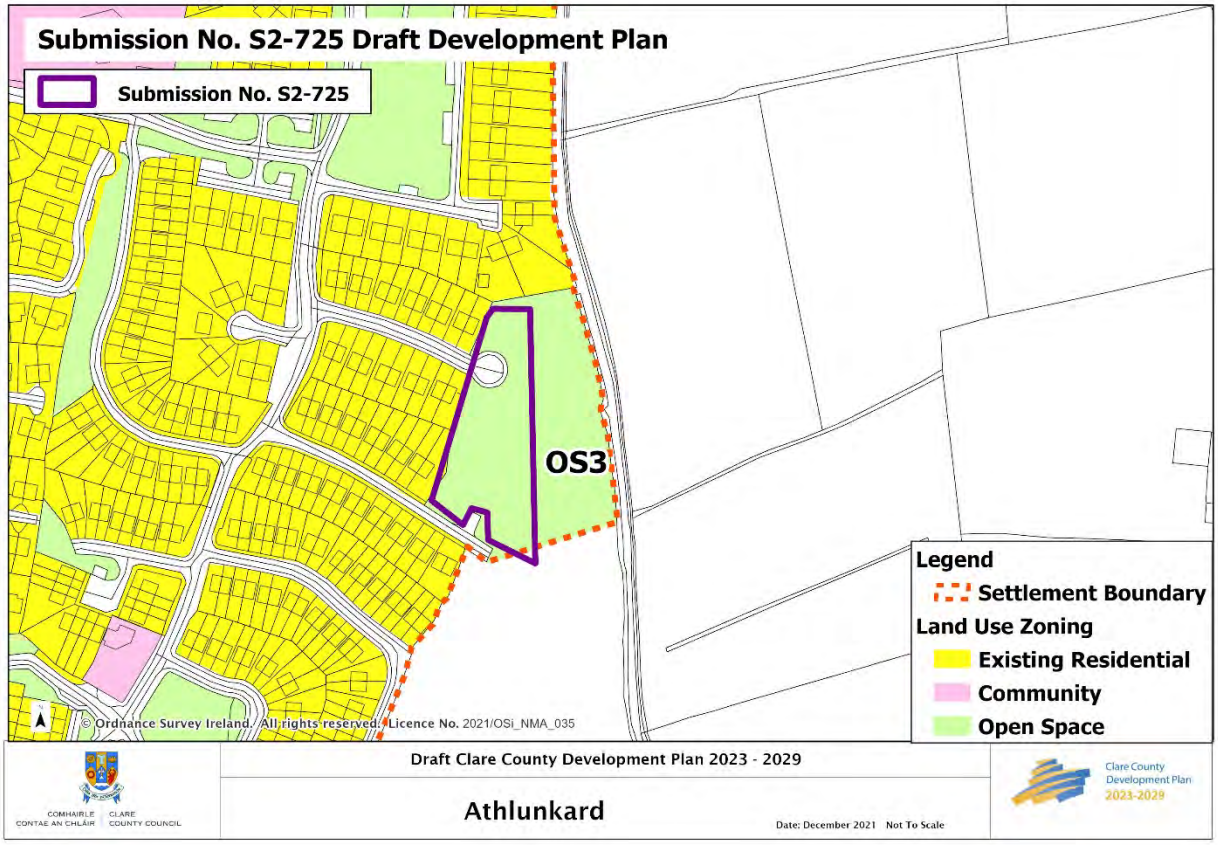
Chief Executive's Response

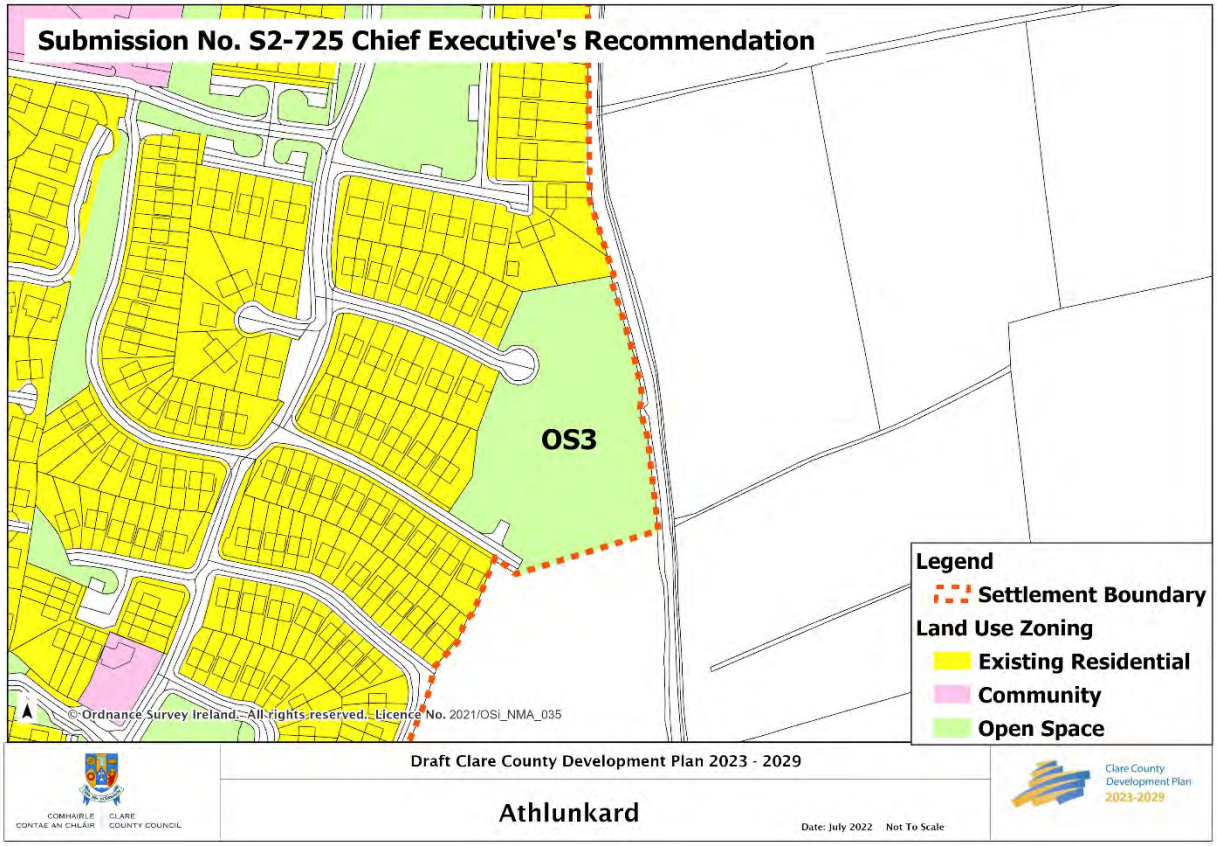
I wish to thank Mary Allen for the submission and I would like to respond as follows.

I note it relates to Open Space OS3 lands at Westbury, Athlunkard as per the map attached. I can confirm that this Open Space zoning objective (OS3) is maintained in the Draft Plan and I welcome the support for the proposed zoning of these lands at Westbury, Athlunkard for Open Space.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-725 Draft Development Plan
Submission No. S2-725
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-725 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/731 –Nicola le Gear	
Relevant Chapters / Topics	• **Athlunkard** • **Land Use Zoning** • **Chapter 10 Sustainable Communities** • **Cycle lanes** • **Community infrastructure and facilities**

Summary of Issues Raised in Submission

The submission makes several requests in relation to lands at Athlunkard and a map has been submitted.

Proposed Residential R2 and R3

In the submission, the proposed zoning of the subject lands as Residential R2 & R3 is strongly objected to as existing infrastructure for travelling is not fit for purpose with abundance of cars, massive congestion at peak times and no safe way to cycle.

Proposed Open Space OS2 & OS3

In the submission it is requested that the proposed Open Spaces OS2 & OS3 remain zoned for open space. It is noted in the submission that there are many open spaces in Westbury which could be developed further for biodiversity, more diverse planting and in the larger ones, some paths so kids and the elderly can do exercise loops.

Provision of Cycle lanes

In the submission it is requested that cycle lanes are provided on the Corbally Road to allow safe and quick travel to the city centre. The submission notes that the greenway at Shannon Fields is fantastic but there is no safe way to get there by bicycle from Westbury or Shannon Banks. The bridge is extremely dangerous for families to cycle across and can encourage drivers to take risks to pass you out.

Provision of Benches

There is also a lack of benches in the area which would be useful to both the elderly (nursing home residents) and young families and kids and would make walking in the estate more accessible.

Provision of Bins

Requests that bins are provided in the area. Particularly near the bus stops where people congregate. It would help those in the community to have a nicer cleaner area.

Community Facility

Requests a facility like a community centre in the neighbourhood to allow groups to meet and further community recreational options. This could also help to give teenagers somewhere to go and fight against anti-social behaviour.

Chief Executive's Response

I wish to thank Nicola le Gear for this submission and I respond as follows;

Residential Development

Athlunkard is located within the Limerick City Suburbs and is identified for significant growth as part of the Limerick Shannon Metropolitan Area in the Regional Spatial and Economic Strategy (RSES) for the Southern Region. I acknowledge that there are some constraints in Athlunkard and therefore the draft plan has catered for a modest growth for this plan period at this location relative to what the RSES has prescribed. It is believed that the LNDR would need to be in place/in progress to facilitate larger growth in future plan cycles.

R1 and R2 are currently zoned in the existing CDP 2017-2023 and this zoning is carried forward to the Draft Plan. Should planning applications come forward on these sites they would be dealt with on their own merits. I accept the issues surrounding traffic in Athlunkard and this is further acknowledged in the specific objective R1 which states,

"Access shall be directly onto t the R463, and development as indicated on the Settlement Plan map, possibly including a roundabout. The development of R1 shall also be contingent on demonstrating that the additional traffic volumes that will be generated can be satisfactorily accommodated on the existing network in the absence of the Limerick Northern Distributor Road"

Similarly, R2 would also be subject to a traffic management assessment. Furthermore, there is a cross cutting theme in the Draft Plan of climate action and promoting a modal shift to active travel and use of public transport and in turn the achievement of compact growth which will help sustain public transport options. Therefore, I am satisfied that the level of residential zoning proposed is appropriate to the Athlunkard settlement.

Open Space

I can confirm that the Open Space zoning objective (OS3) and OS2 are maintained in the Draft Plan and I welcome the support for the proposed zoning of these lands at Westbury, Athlunkard for Open Space.

Provision of Cycle lanes

The Draft Limerick Shannon Metropolitan Area Transport Strategy 2040 seeks to deliver a high quality, accessible integrated and more sustainable transport network that supports the role of the Limerick-Shannon Metropolitan Area. The Draft Plan promotes walking and cycling as part of linked trips with public transport. It is an objective of the Athlunkard settlement Plan to

- Secure improvements to the walking and cycling network in tandem with the implementation of Bus Connect to prioritise multi-modal travel.

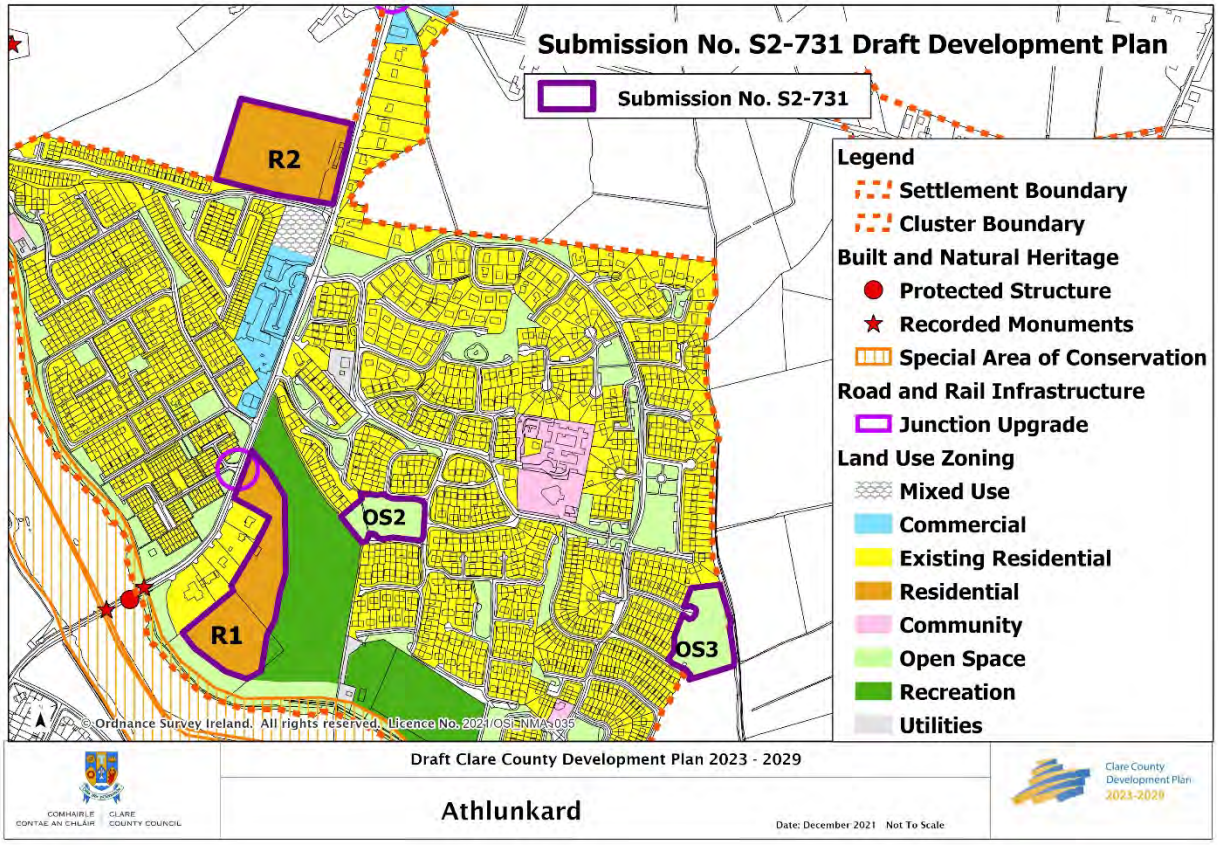
The issues highlighted in relation to the provision of bins and benches are noted however these are operational issues and not within the remit of the Development Plan.

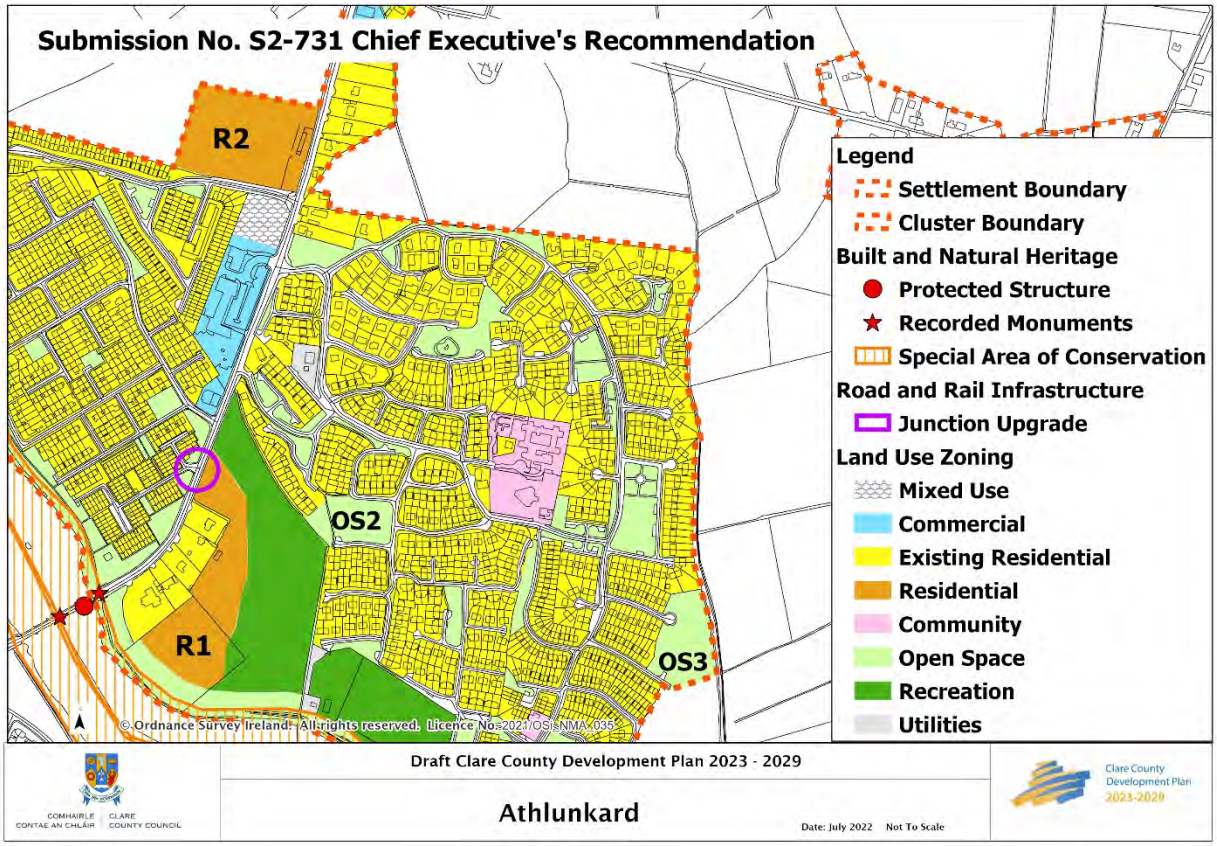
Community Facility

There are substantial lands zoned REC2 adjacent to R1 which provides for new recreation areas to serve the neighbourhood. The Indicative land use matrix as set out in Appendix 2 of Volume Written Statement provides that a community facility is open to consideration on this zoning objective.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-731 Draft Development Plan
Submission No. S2-731
R2
OS2
R1
OS3
Legend
Settlement Boundary
Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-731 Chief Executive's Recommendation
R2
OS2
R1
OS3
Legend
Settlement Boundary
Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/778 –Alfie Flanagan	
Relevant Chapters / Topics	• **Athlunkard – Westbury** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Westbury, Athlunkard, and a map has been submitted.

In the submission it is requested that the Open Space OS3 is retained as Open Space for the following reasons:

- Flood Zone – The lands have completely flooded on numerous occasions when the River Shannon has flooded including in 2009/2011/2020. The area holds back the flood water preventing this and adjacent estates from flooding. The area is considered to be in a flood area for house insurance and the Council have installed pumps to prevent this reoccurring. Climate change may lead to more flooding from rising sea levels.
- The local grass cutting committee maintains the area which provides the only play area for the children of Riverdale. In summertime this area reduces greatly the risk of children been struck by cars or bicycles when out playing and the area is also a meeting point for the adults of the children.
- Wildlife Inhabitants – The area provides different wildlife activity different times of the year including owls, wild pheasants, foxes and a variety of birds including blue tit, chaffinch, goldfinch, greenfinch and the song thrush.

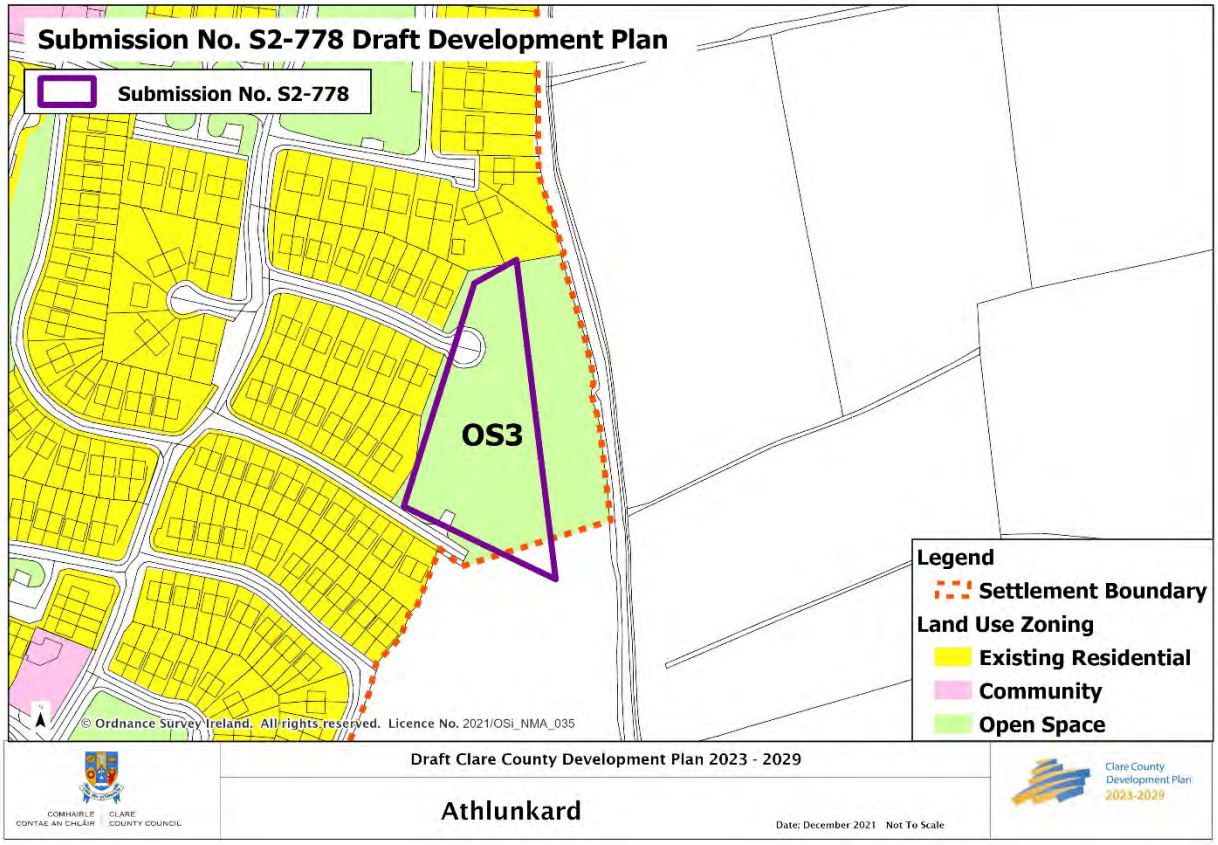
Chief Executive's Response

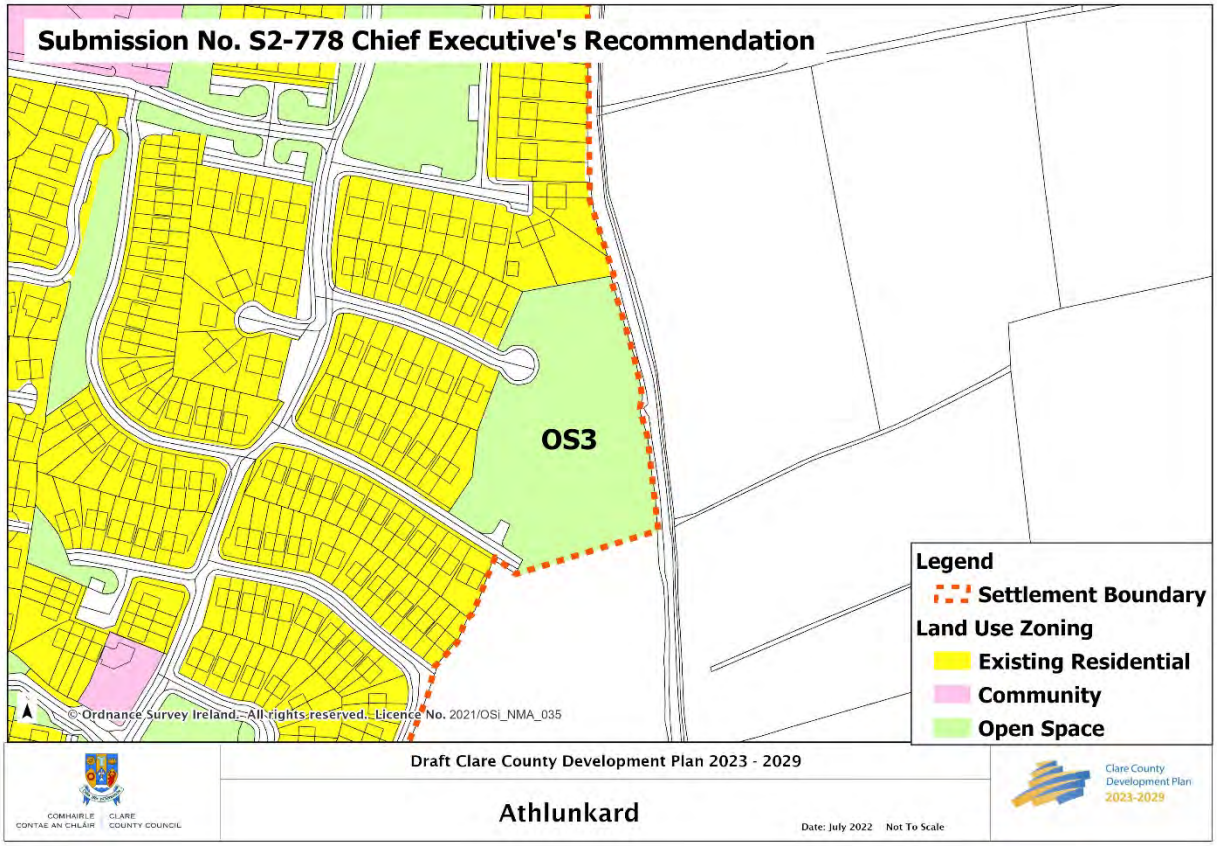
I wish to thank Alfie Flanagan for this submission, and I would like to respond as follows.

I can confirm that the Open Space zoning objective (OS3) is maintained in the Draft Plan and I welcome the support for the proposed zoning of these lands at Westbury, Athlunkard for Open Space.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-778 Draft Development Plan
Submission No. S2-778
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-778 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/782 –Jonathan Ring	
Relevant Chapters / Topics	• **Athlunkard - Westbury** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Westbury, Athlunkard, and a map has been submitted.

In the submission it is requested that the areas identified in the attached map are retained as a green zone and free of any housing or commercial development for the following reasons:

- Located within a highly populated area struggling under the burden of a growing population with through traffic to and from the area which is already unsustainable and impedes on inhabitants.
- Located on a flood plain and while some work has been carried out to relieve this threat in recent years, excessive rainfall still leads to excessive water in this area. Further development can only lead to further degradation of the areas flood defenses.
- Highly utilised by the kids of the area as a green space for playing and socialising and by its very nature and is a much safer environment for such activities as opposed to playing on the streets. Increased development of this area would impact on the safety of children playing on streets as they would be significantly busier.

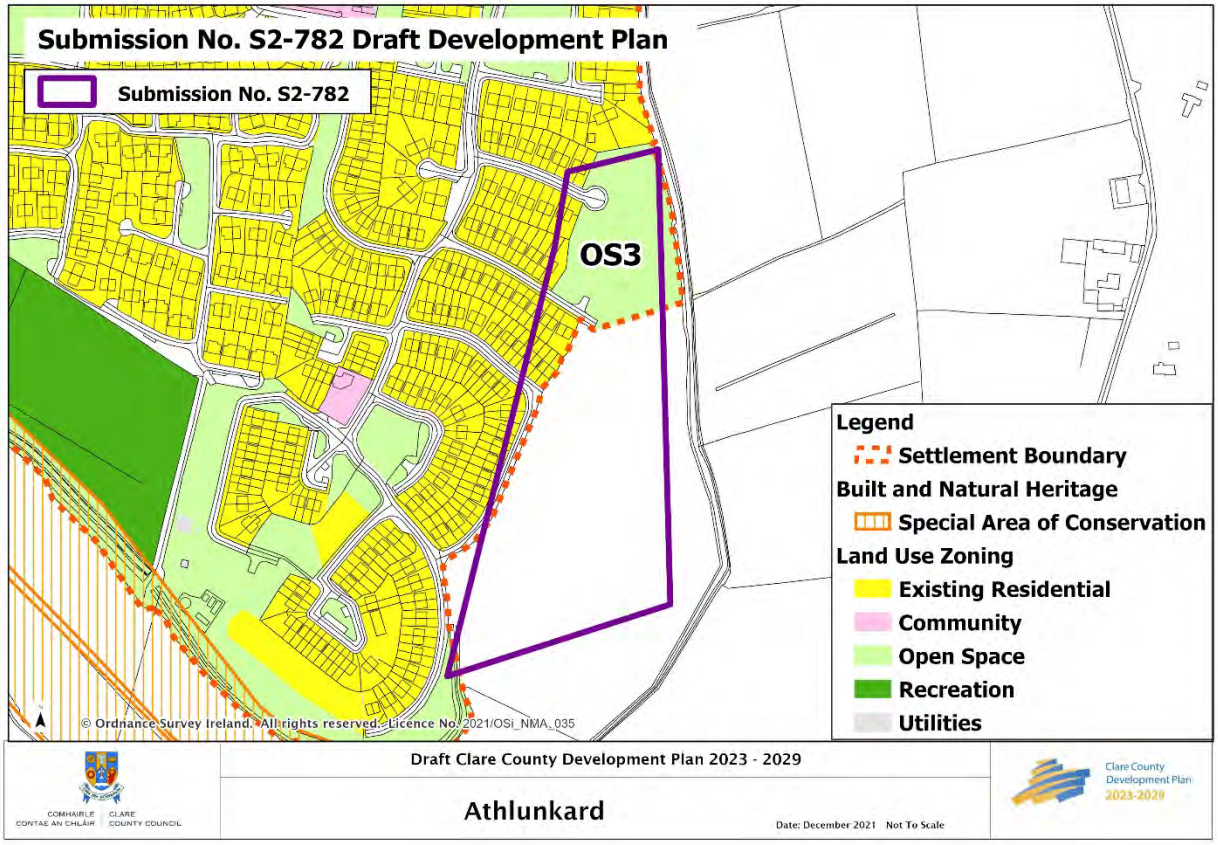
Chief Executive's Response

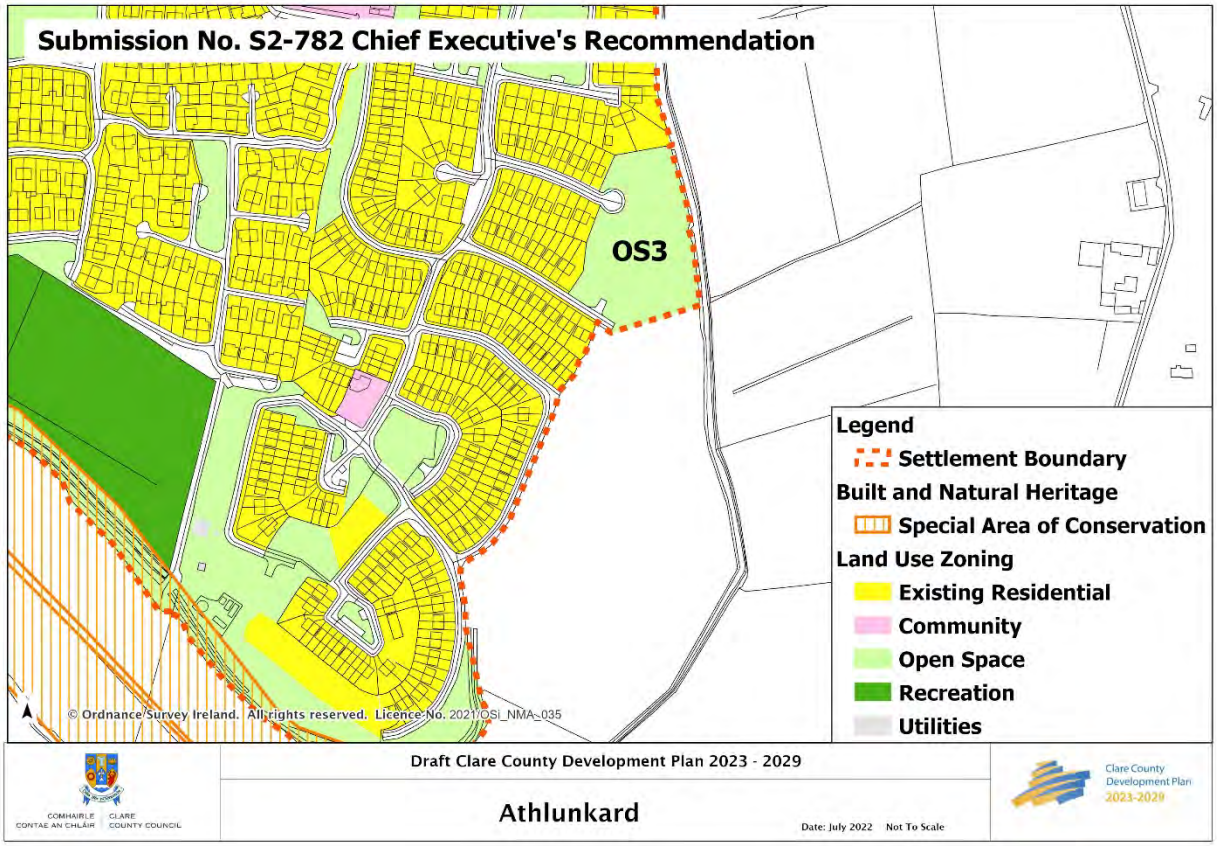
I wish to thank Jonathon Ring for this submission and I would like to respond as follows.

The land as identified in the submitted map includes lands zoned Open Space 0S3 which I can confirm remains as Open Space zoning in the Draft Plan. The map also includes land south of OS3 which is outside the Athlunkard settlement boundary and therefore not zoned for development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-782 Draft Development Plan
Submission No. S2-782
OS3
Legend
Settlement Boundary
Built and Natural Heritage
Special Area of Conservation
Land Use Zoning
Existing Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-782 Chief Executive's Recommendation
OS3
Legend
Settlement Boundary
Built and Natural Heritage
Special Area of Conservation
Land Use Zoning
Existing Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/979 –John deCourcy	
Relevant Chapters / Topics	• **3B Shannon Municipal District** • **Athlunkard** • **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Athlunkard, and a map has been submitted.

In the submission, the proposed zoning of the subject lands as Recreation REC2 (adjacent to Residential R1) is strongly objected to. The submitter indicates that he has farmed the lands since 1965, has no intention to sell them and lives beside the adjacent lands.

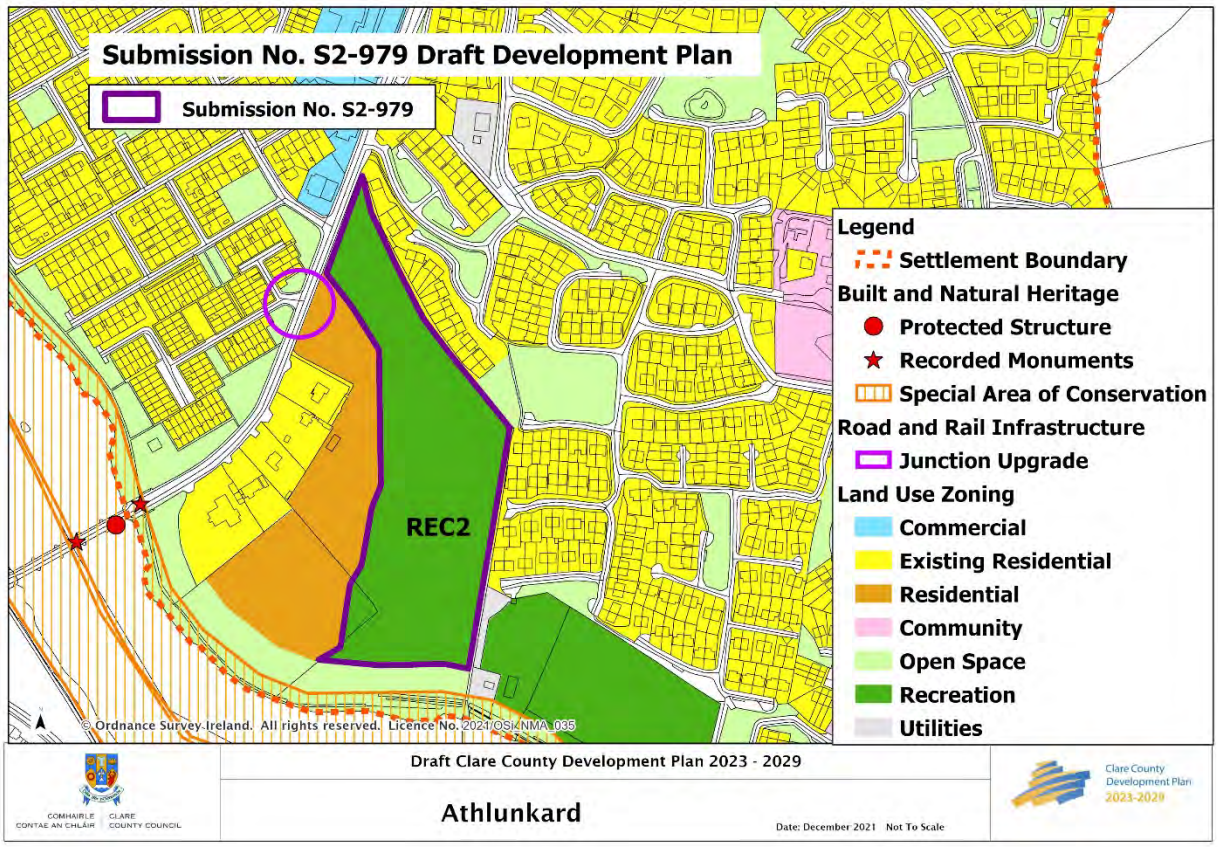
Chief Executive's Response

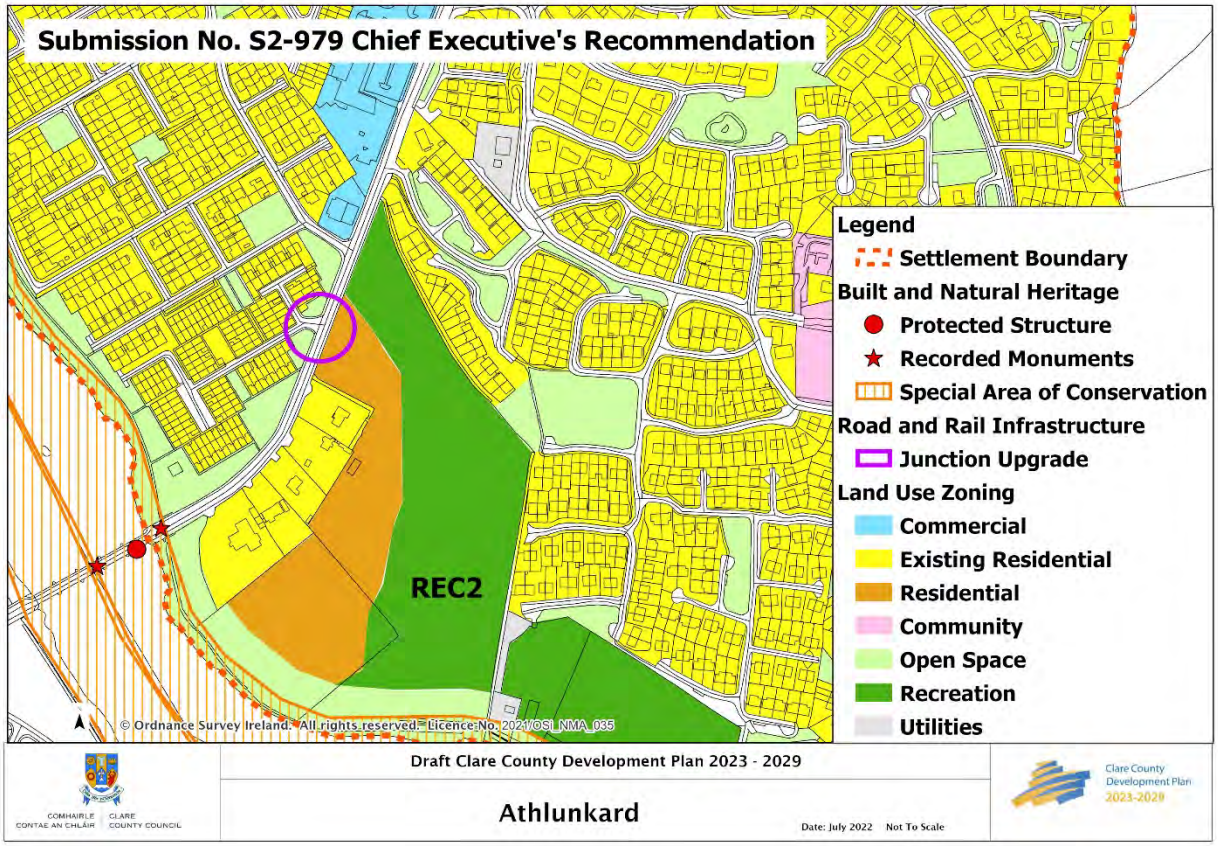
I wish to thank John DeCourcy for the submission, and I would like to respond as follows.

One of the purposes of the plan is to identify a vision for the overall potential development of Athlunkard. While some aspects of this vision may be realised, and others not I think it is important to show the potential in the plan for sustainable movement and recreational opportunities. Often ideas and concepts for development may be in a plan for a number of years before they are realised. It is important to keep such options open for consideration.

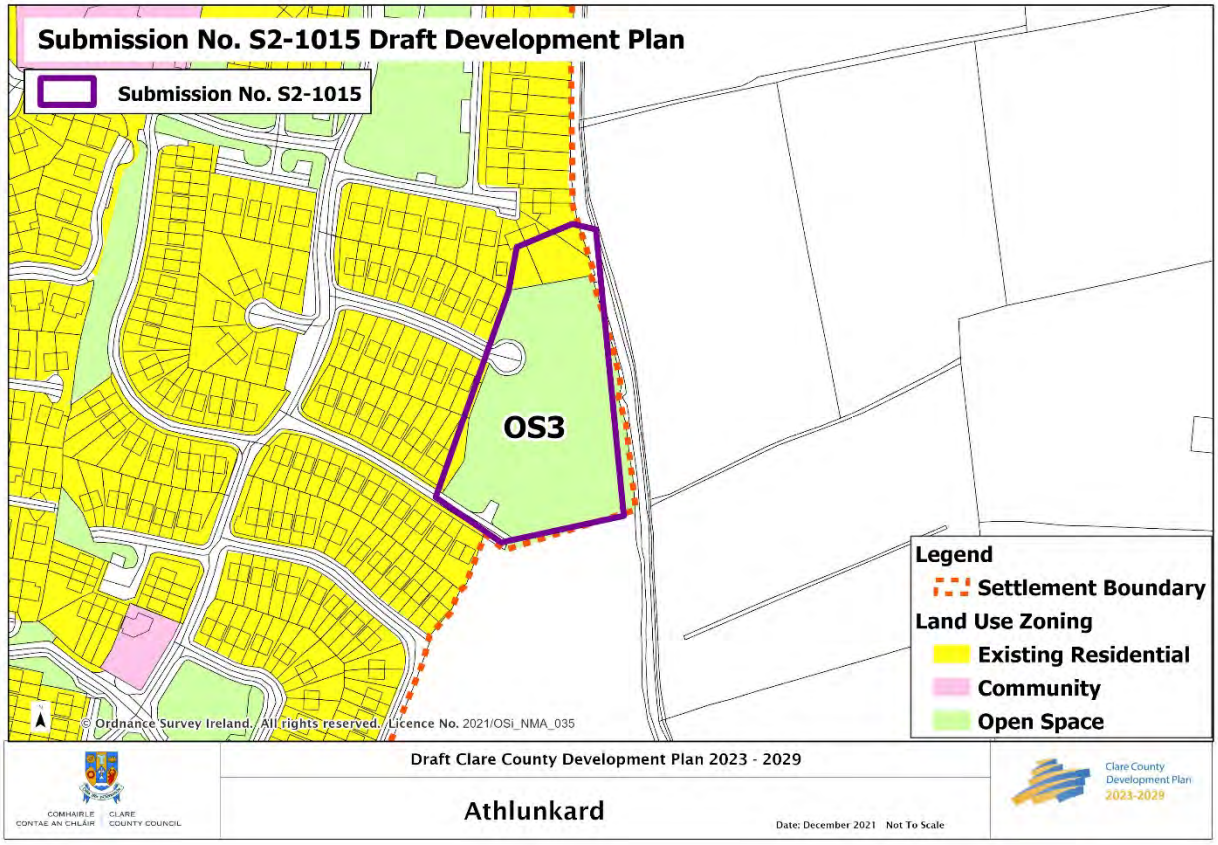
Chief Executive's Recommendation

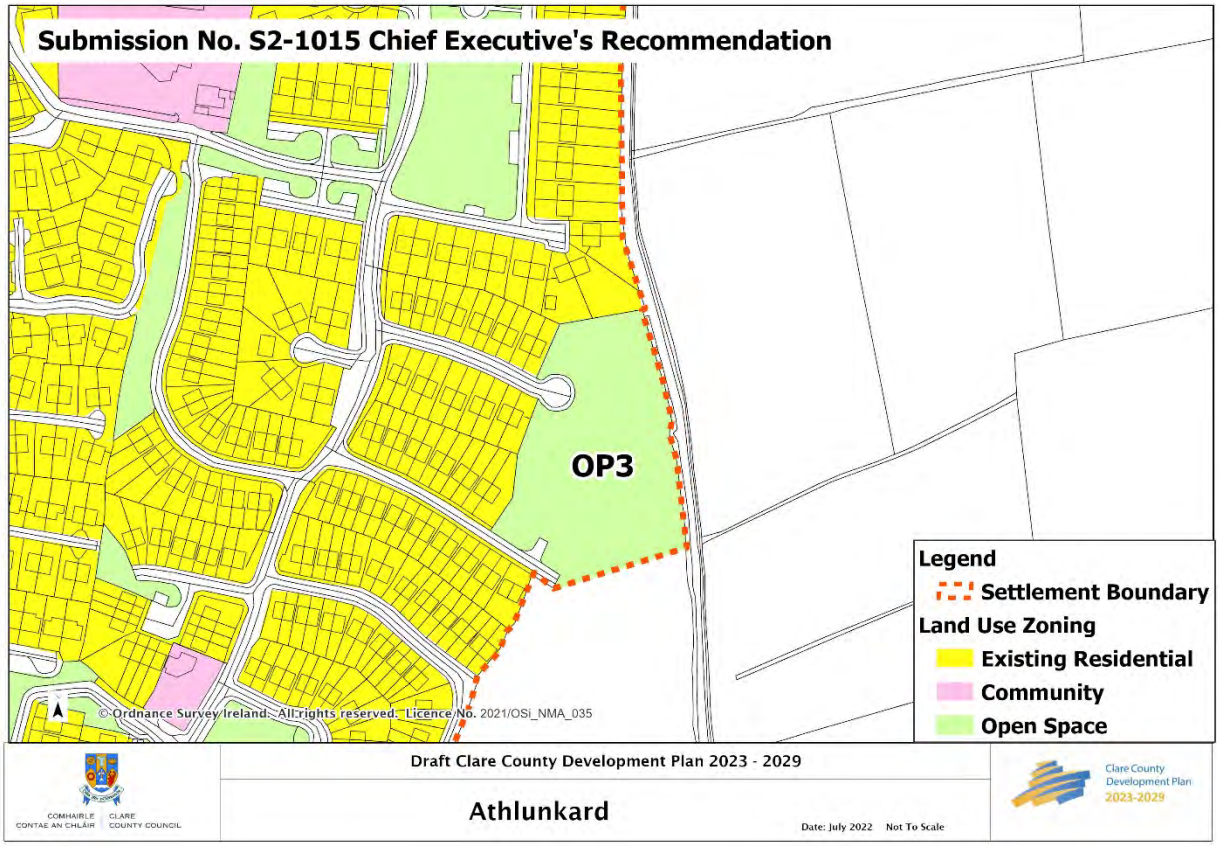
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-979 Draft Development Plan
Submission No. S2-979
REC2
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-979 Chief Executive's Recommendation
REC2
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Commercial
Existing Residential
Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Submission No: S2/1015 –Maria Curtin	
Relevant Chapters / Topics	• **Athlunkard - Westbury** • **Zoning**
Summary of Issues Raised in Submission	
This submission states that the Recreational Areas and Open Space Areas in Westbury should be maintained as their existing designated land use. Any further residential or commercial development is not sustainable in this area. The recreational areas are close to the River Shannon making them highly susceptible to flooding. The constant issues with the drainage system and water supply in the region will likely be exacerbated by any further development or change in land use. These designated areas are essential for quality of life for existing residents and also for wildlife habitats.	
Chief Executive's Response	
I wish to thank Maria Curtain for her submission, and I would like to respond as follows. I confirm that the Draft Plan maintains all open space and recreational zoning objectives for lands in Westbury and I welcome the support for the proposed zoning objective of these lands.	
Chief Executive's Recommendation	
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.	


Submission No. S2-1015 Draft Development Plan
Submission No. S2-1015
OS3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: December 2021 Not To Scale


Submission No. S2-1015 Chief Executive's Recommendation
OP3
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Athlunkard
Date: July 2022 Not To Scale

Ballycannon North (Meelick)

Submission No: S2/147 –Gilleece McDonnell OShaughnessy Ltd on behalf of Therese Hunt (Meelick)	
Relevant Chapters / Topics	• **Moneennagliggin South, Meelick** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands(1.43ha) at Moneennagliggin South, Meelick and a map identifying the subject lands form part of the submission.

In the submission it is requested that the lands are rezoned from their existing zoning of agricultural land to residential one-off housing development land to extend the existing one-off housing cluster.

Chief Executive's Response

I wish to thank Gilleece McDonnell OShaughnessy Ltd on behalf of Therese Hunt for this submission and I would like to respond as follows:

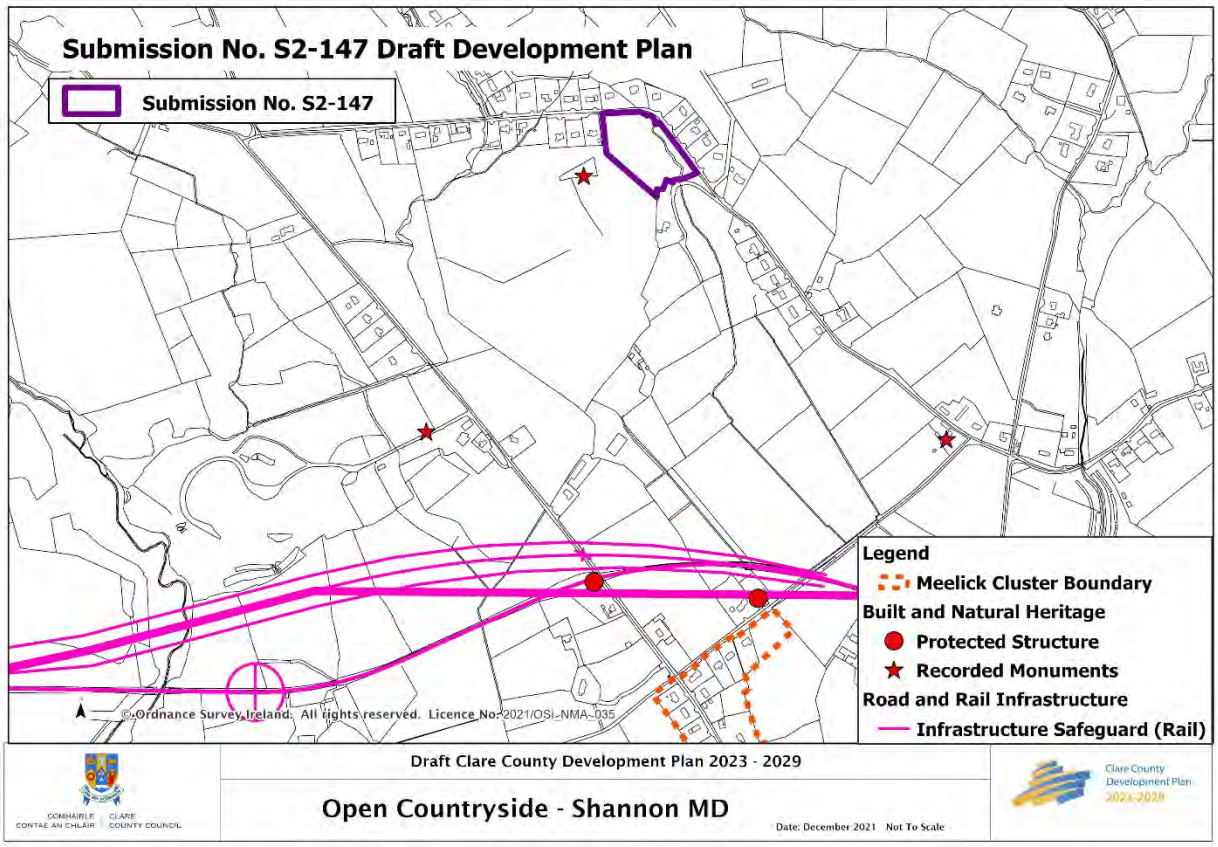
The lands are located in the open countryside at Moneennagliggin South, Meelick which is not a designated rural cluster in the current Clare County Development Plan 2017-2023 or in the Draft Plan 2023-2029.

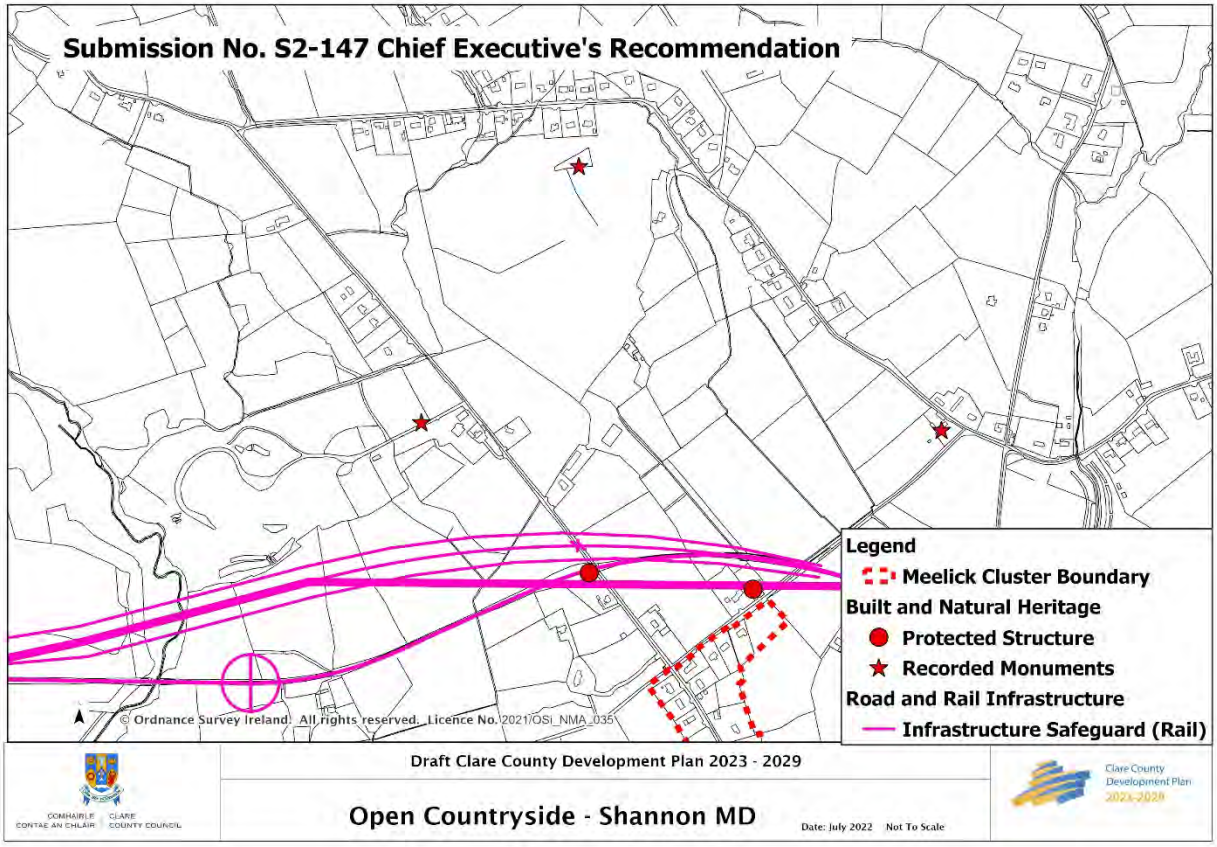
This is an unserviced rural area relying on individual wastewater treatment systems. The lands are in the open countryside in an area designated as a Rural Area Under Strong Urban Pressure, where the rural housing policy applies.

Beyond those who comply with the rural housing policy in this area additional growth is targeted to serviced settlements in the vicinity such as Ballycannon North. Therefore, I consider that the zoning of the lands for development purposes is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-147 Draft Development Plan
Submission No. S2-147
Legend
Meelick Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Road and Rail Infrastructure
Infrastructure Safeguard (Rail)
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: December 2021 Not To Scale


Submission No. S2-147 Chief Executive's Recommendation
Legend
Meelick Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Road and Rail Infrastructure
Infrastructure Safeguard (Rail)
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: July 2022 Not To Scale

Submission No: S2/175 –James Duffy	
Relevant Chapters / Topics	• **Meelick/Ballycannon North** • **Zoning** • **Rural Housing**

Summary of Issues Raised in Submission

This submission relates to Meelick village developments.

- There is proposed developments in the new area around the pub and Elton Court.
- There also is a need for one off houses for locals who own land for generations.
- There has been lots of refusals dating back 20 years which is forcing debt on people while developers profit from large developments. If this area is re zoned local people should also be allowed develop on their own land instead of using locals land as supposedly green areas etc. Local people first should be the mantra.

Chief Executive's Response

I wish to thank James Duffy for this submission, and I would like to respond as follows.

The subject lands are a small parcel of ground outside the settlement boundary of Ballycannon North, however the written submission relates to the settlement in general.

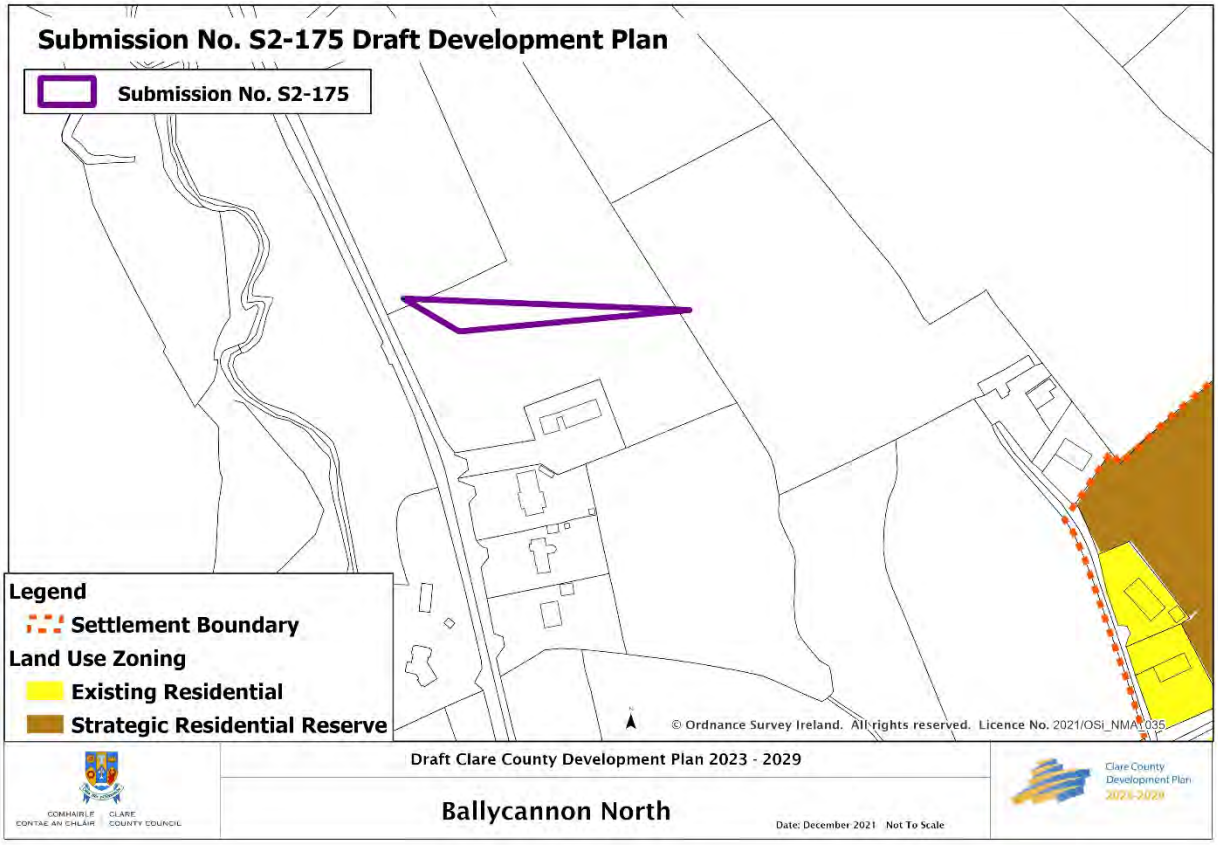
It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF) and regional (RSES) policy. The core strategy, settlement strategy and settlement hierarchy are central components of the development plan in terms of identifying the amount and location of population growth to be delivered during the plan period. They link in with and support policies and objectives throughout the plan to ensure that in addition to being centres of population, the settlements also deliver on their roles as employment and service centres.

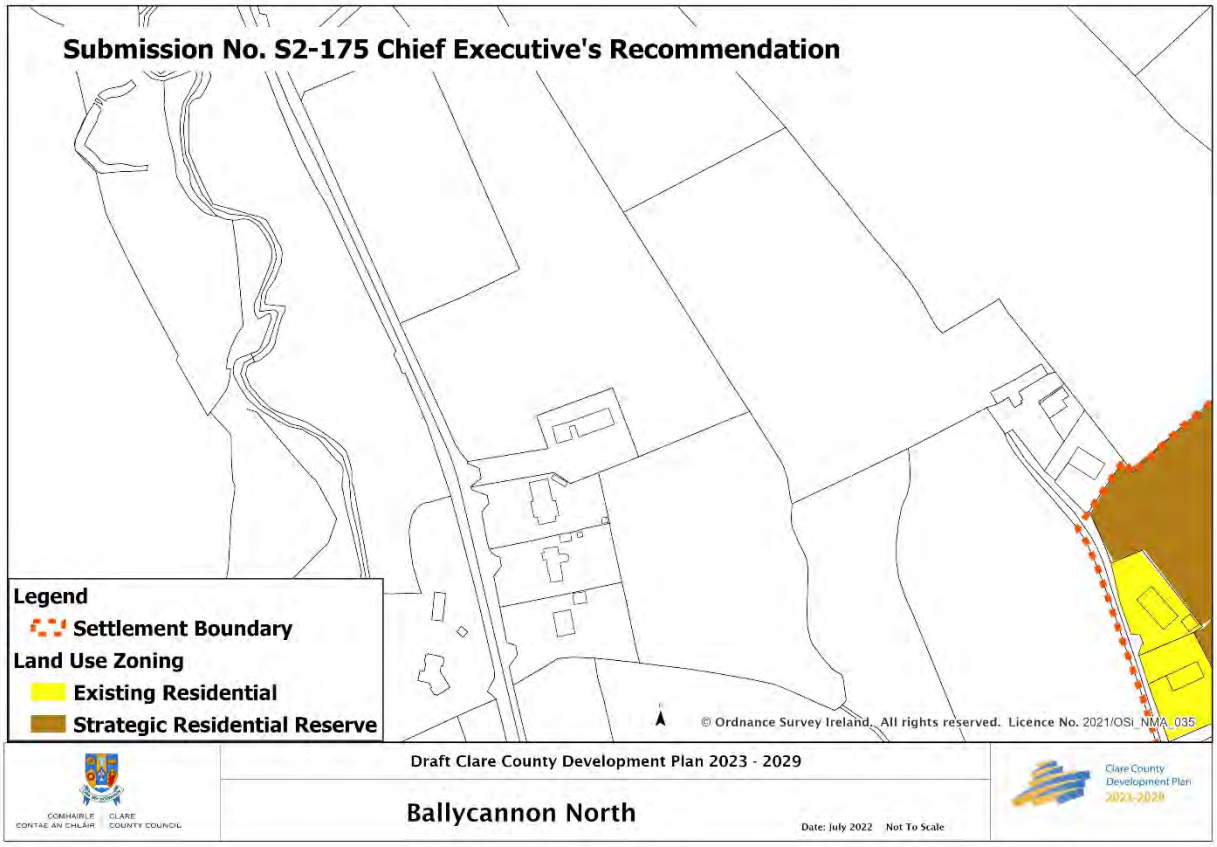
The settlement strategy aims to ensure that future development is directed in a balanced and plan-led approach, recognising the role of the Limerick Shannon Metropolitan Area and each of the designated towns, villages and clusters in the county.

Ballycannon North is identified as a Large Village within the Metropolitan Area which has essential services such as wastewater that can facilitate growth. Therefore, residential land is zoned within the settlement to facilitate the development of new homes. The area outside the settlement boundary is the open countryside and any development proposals of that land would be subject to the Rural Housing Policy which facilitates local people who comply with the policy.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-175 Draft Development Plan
Submission No. S2-175
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Strategic Residential Reserve
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Draft Clare County Development Plan 2023 - 2029
Ballycannon North
Date: December 2021 Not To Scale


Submission No. S2-175 Chief Executive's Recommendation
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Strategic Residential Reserve
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Draft Clare County Development Plan 2023 - 2029
Ballycannon North
Date: July 2022 Not To Scale

Submission No: S2/497 –AK Planning on behalf of Jamie Daly (Meelick)	
Relevant Chapters / Topics	• **Ballycannon North (Meelick)** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to the Meelick Tavern Premises at Ballycannon North (Meelick) which is vacant since 2017 and zoned Commercial. The observer wishes to avail of the planning exemption relating to vacant public houses to reconfigure the premises to residential apartments, however it is stated that there is further potential on the site. The submission seeks a change of zoning of the entire site from Commercial to Residential or to Mixed Use once the latter designation allows for the aforementioned now-exempt residential proposal.

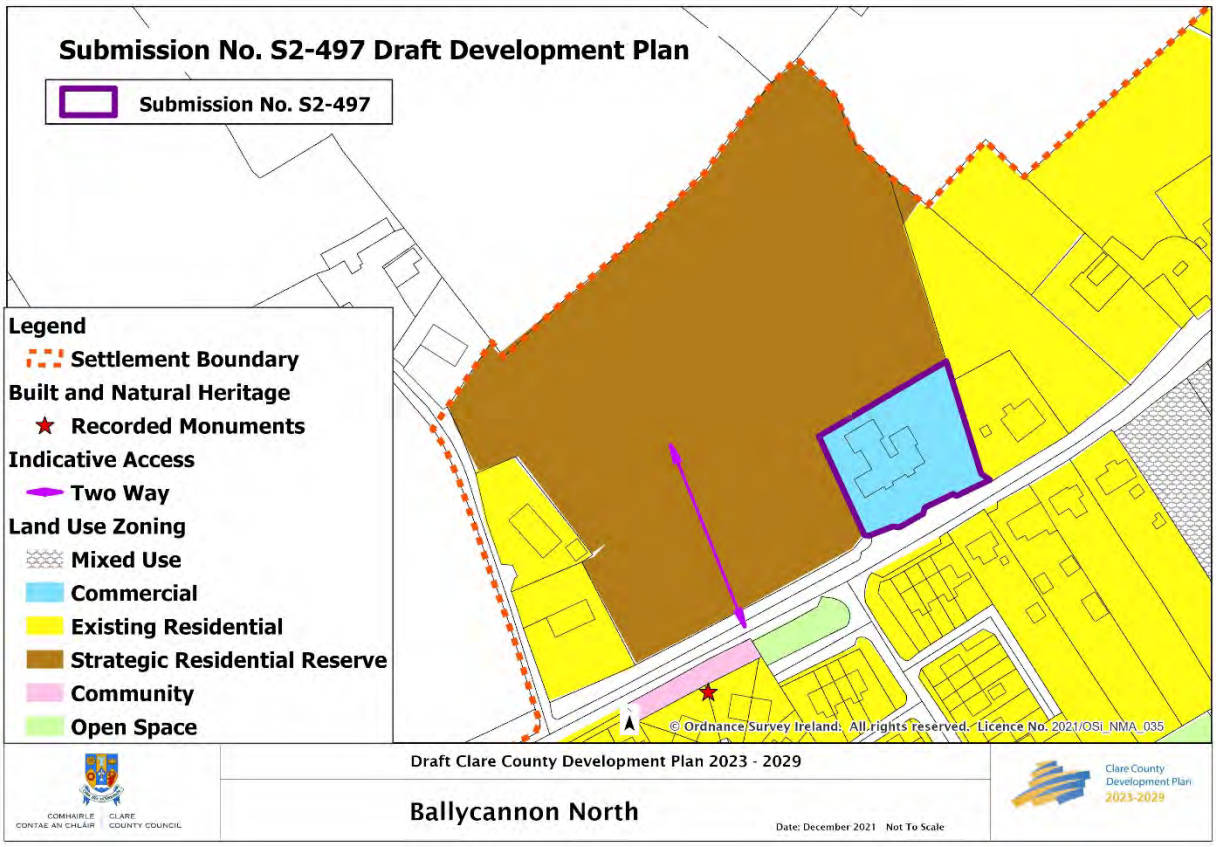
Chief Executive's Response

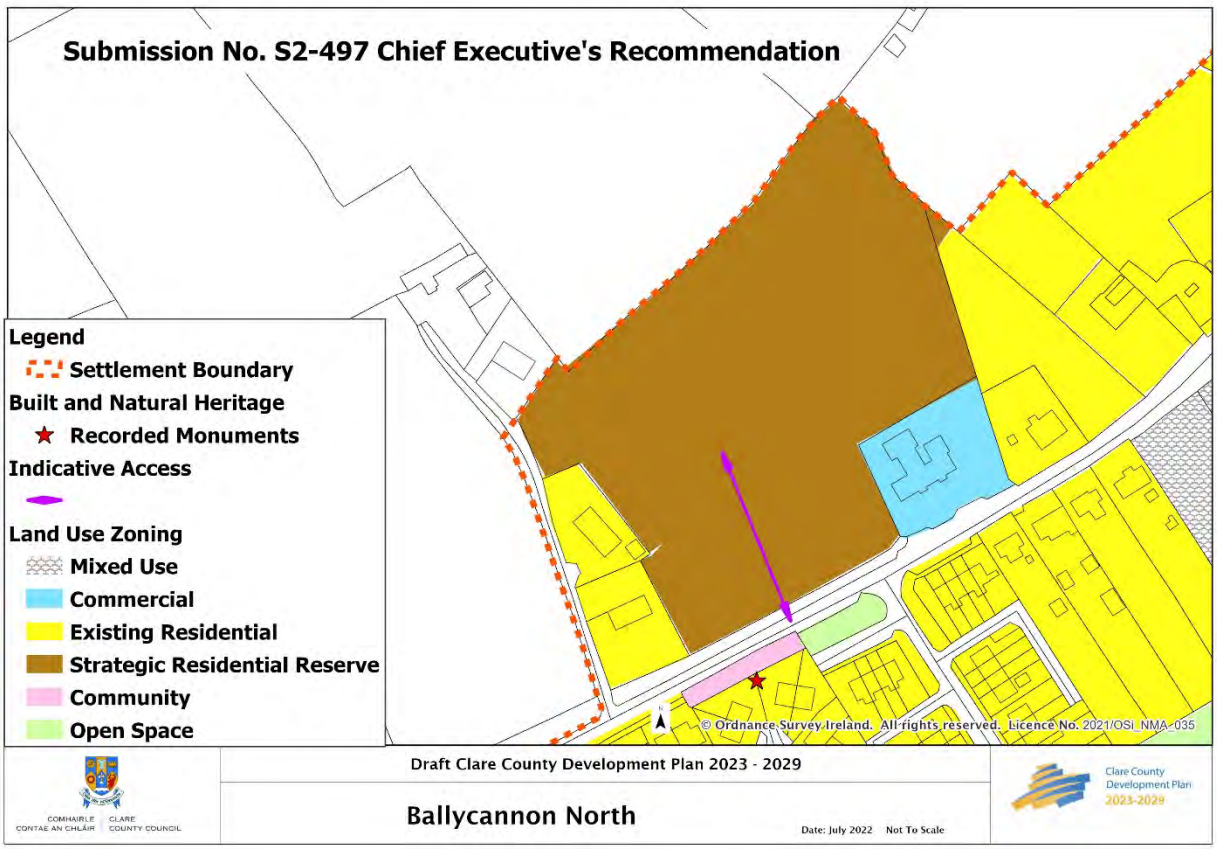
I would like to thank AK Planning on behalf of Jamie Daly for this submission and I would like to respond as follows.

The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ballycannon North to accommodate the required amount of housing units to meet the needs of the allocated population growth for the settlement over the plan period 2023-2029. Therefore, there is adequate provision of zoned land within the settlement area to cater for residential development and I consider the zoning of these lands residential or mixed use is neither necessary or appropriate. The planning exemption relevant to vacant public houses will still remain unaffected.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-497 Draft Development Plan
Submission No. S2-497
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Indicative Access
Two Way
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Strategic Residential Reserve
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Ballycannon North
Date: December 2021 Not To Scale


Submission No. S2-497 Chief Executive's Recommendation
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Indicative Access
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Strategic Residential Reserve
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Ballycannon North
Date: July 2022 Not To Scale

Submission No: S2/639 –Mark Quinn, QCon	
Relevant Chapters / Topics	• **Meelick** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to 4.85ha of lands at Meelick and a folio map identifying the subject site forms part of the submission.

In the submission it is requested that 2.15ha of the lands (marked "A" on the accompanying map) is zoned for Low Density Residential. The lands are accessed via the R445 adjacent to the Radisson Hotel.

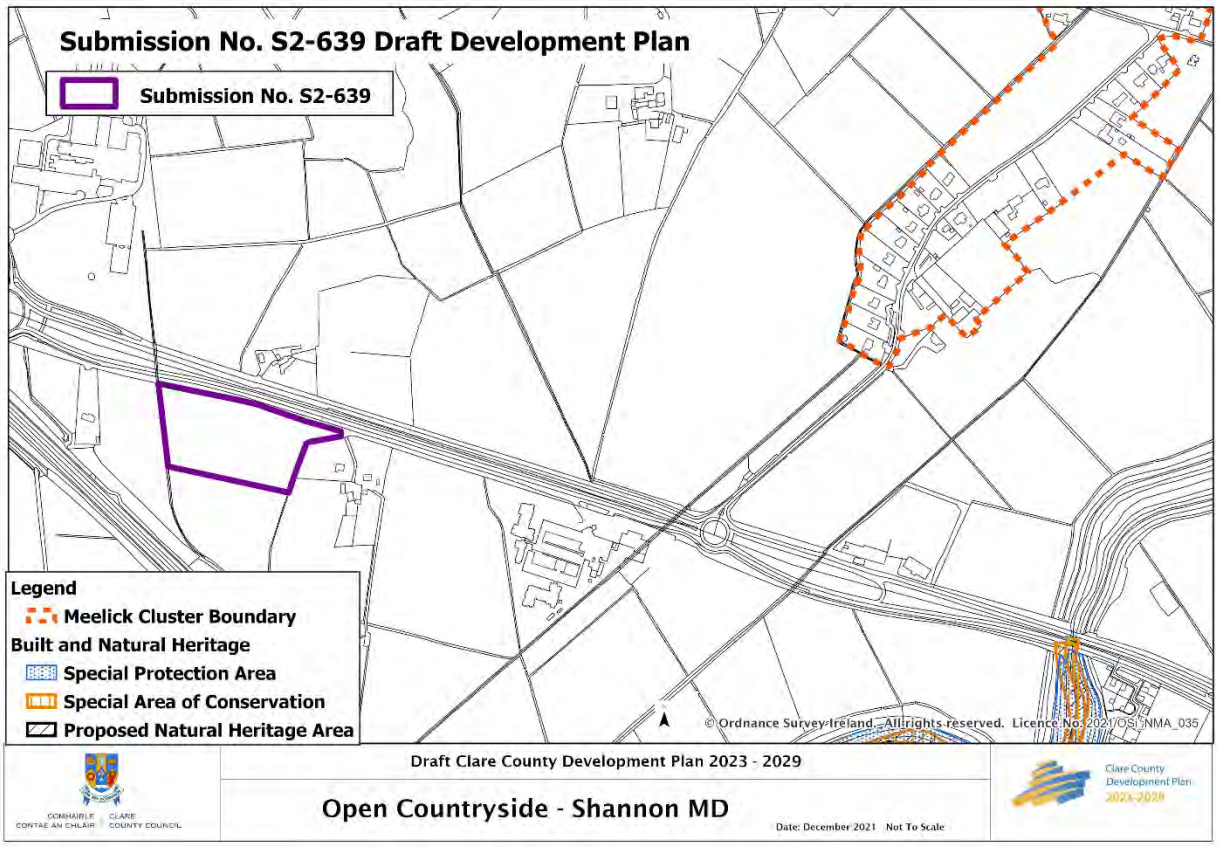
Chief Executive's Response

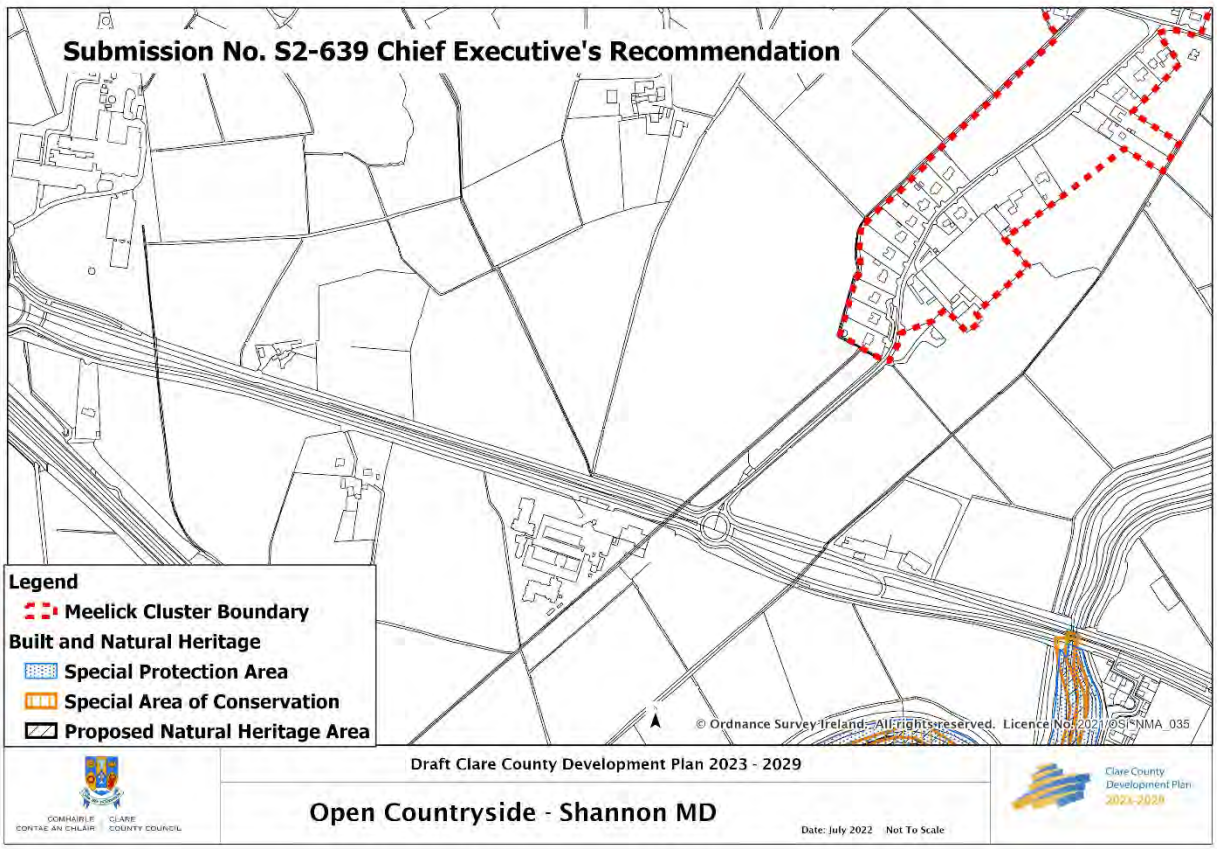
I wish to thank Mark Quinn, QCon for this submission and I would like to respond as follows. The land (4.85ha) identified in this submission is located outside of any settlement and is part of the open countryside designated as a Rural Area Under Strong Urban Pressure.

It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF) and regional (RSES) policy. This parcel of land, on the side of the R445 Limerick to Ennis Road, is remote from any settlement or cluster. It is not consistent with proper planning and sustainable development to zone isolated parcels of land for development in an adhoc manner. It is both important and appropriate to focus development of this nature in settlements identified for growth such as Shannon or Limerick where they will contribute to the consolidation and sustainable growth of these service centres.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-639 Draft Development Plan
Submission No. S2-639
Legend
Meelick Cluster Boundary
Built and Natural Heritage
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: December 2021 Not To Scale


Submission No. S2-639 Chief Executive's Recommendation
Legend
Meelick Cluster Boundary
Built and Natural Heritage
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: July 2022 Not To Scale

Submission No: S2/640 –QCon	
Relevant Chapters / Topics	• **Meelick** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to 15.11ha of lands at Meelick and a folio map identifying the subject site forms part of the submission.

In the submission it is requested that c.2.75ha of the lands (marked "A" on the accompanying map) is zoned for Light Industrial Use and that c.2.2.5ha of the lands (marked "B" on the accompanying map) is zoned for Low Density Residential. In the submission it is noted that the lands are accessed via the R445 adjacent to Radisson Hotel and that the intention is to restore the old dwelling and farmyard buildings to their original state and provide some additional residential elements on the property.

Chief Executive's Response

I wish to thank Mark Quinn, QCon for this submission and I would like to respond as follows

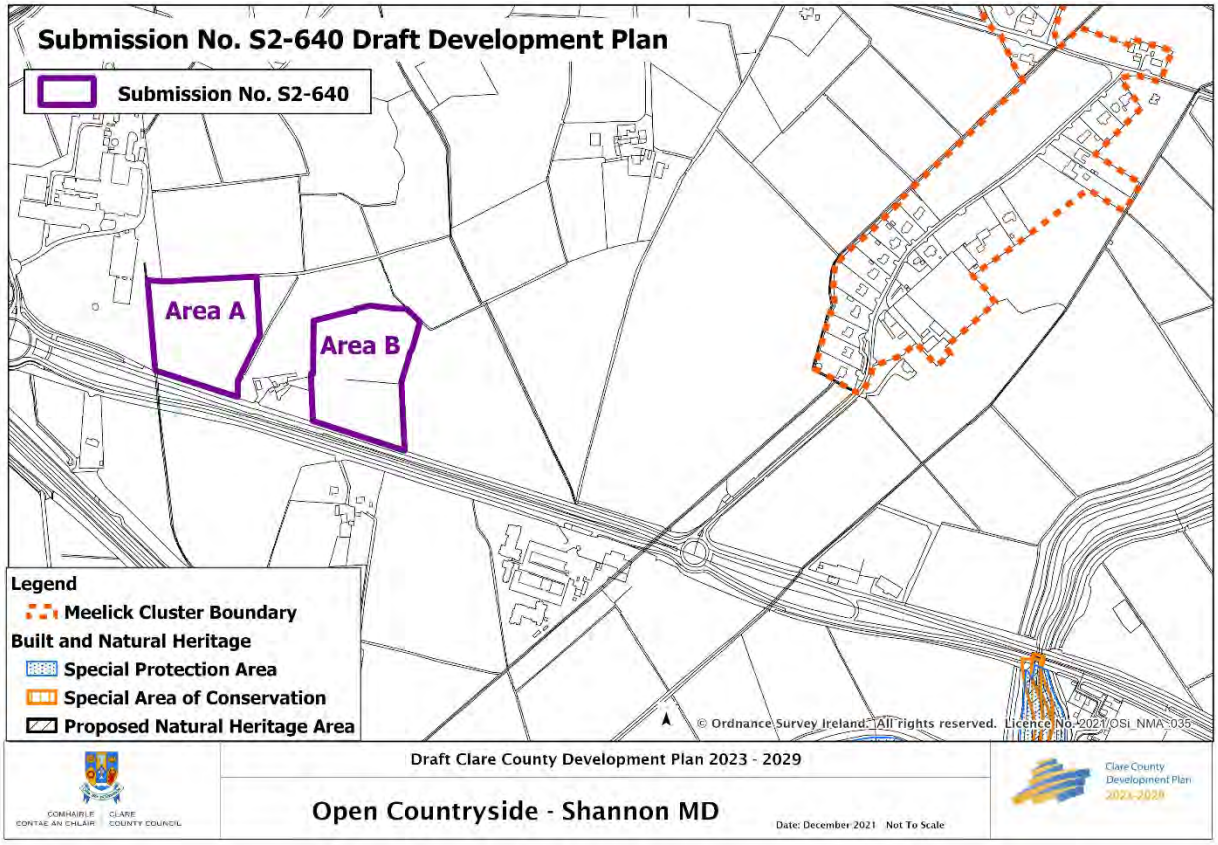
The land identified is located outside of any settlement and is part of the open countryside designated as a Rural Area Under Strong Urban Pressure.

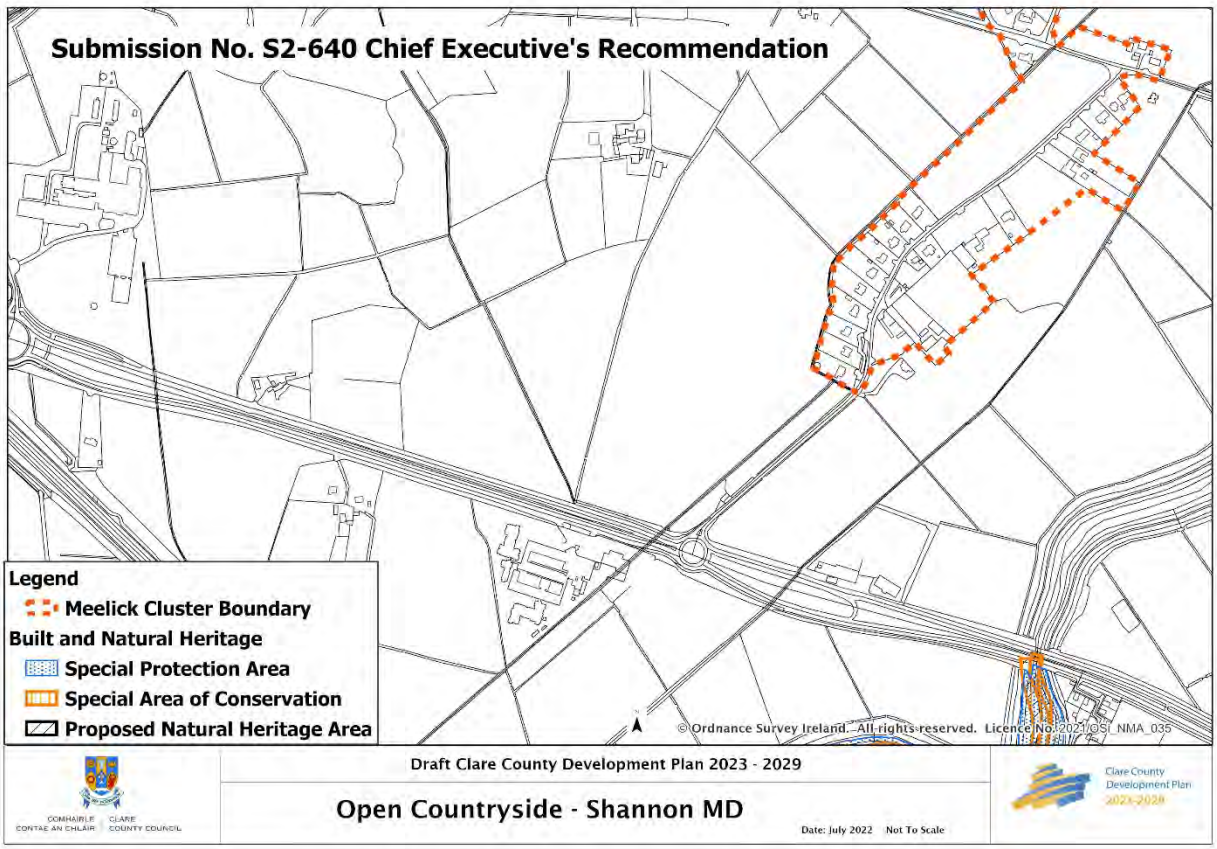
It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF) and regional (RSES) policy.

This parcel of land, on the side of the R445 Limerick to Ennis road, is remote from any settlement or cluster. It is not consistent with proper planning and sustainable development to zone isolated parcels of land for development in an adhoc manner. It is both important and appropriate to focus development of this nature in settlements identified for growth such as Shannon or Limerick where they will contribute to the consolidation and sustainable growth of these service centres.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-640 Draft Development Plan
Submission No. S2-640
Area A
Area B
Legend
Meelick Cluster Boundary
Built and Natural Heritage
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: December 2021 Not To Scale


Submission No. S2-640 Chief Executive's Recommendation
Legend
Meelick Cluster Boundary
Built and Natural Heritage
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: July 2022 Not To Scale

Submission No: S2/652 –Kieran Ahern	
Relevant Chapters / Topics	• **Ballycannon North, Meelick** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Ballycannon North, Meelick. No map has been submitted.
In the submission it is requested that the proposed zoning of Strategic Residential Reserve and Agriculture is amended to Low Density Residential for the following reasons:

- Zoned Low Density Residential in the current Plan and located within the settlement boundary of Ballycannon North.
- Development was not possible during the lifetime of the current Plan due to inadequate sewerage infrastructure. Irish Water has committed to upgrading the sewerage plant due to be completed in 2024. The holding tank and pumping system is located beside the site.
- Commitment in writing from Irish Water for a feasible connection for 71 dwellings following sewerage upgrade.
- High demand for housing in area with 2 no. recent applications within 500m.
- Traffic safety issues at Brennan's Cross can be solved by realigning the road as indicated by dotted line on the current zoning map (previous submission on current Plan refers).
- A playground could be developed as part of planning on this site.
- Notes the Council Housing Dept. considered purchasing site but was not supported by Government due to lack of sewerage.

Chief Executive's Response

I wish to thank Kieran Ahern for the submission, and I would like to respond as follows.

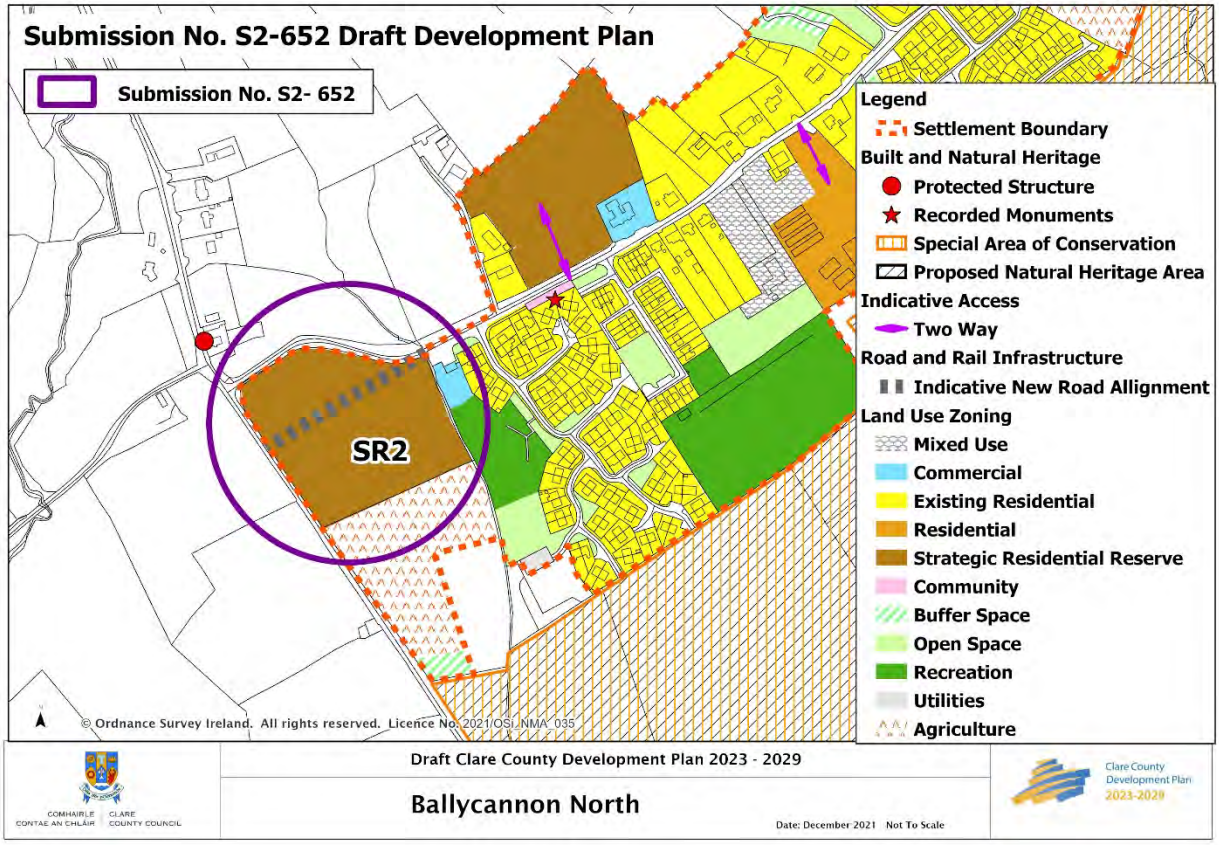
I note that no map was submitted with this submission. In the interest of fairness, it is my intention to address this submission as comprehensively as possible based the information presented. In order to do so I am making an assumption, based on the content of the submission, (and in the absence of a map) that the submission relates to SR2 land in Ballycannon North as this has the indicative road alignment referred to in the submission.

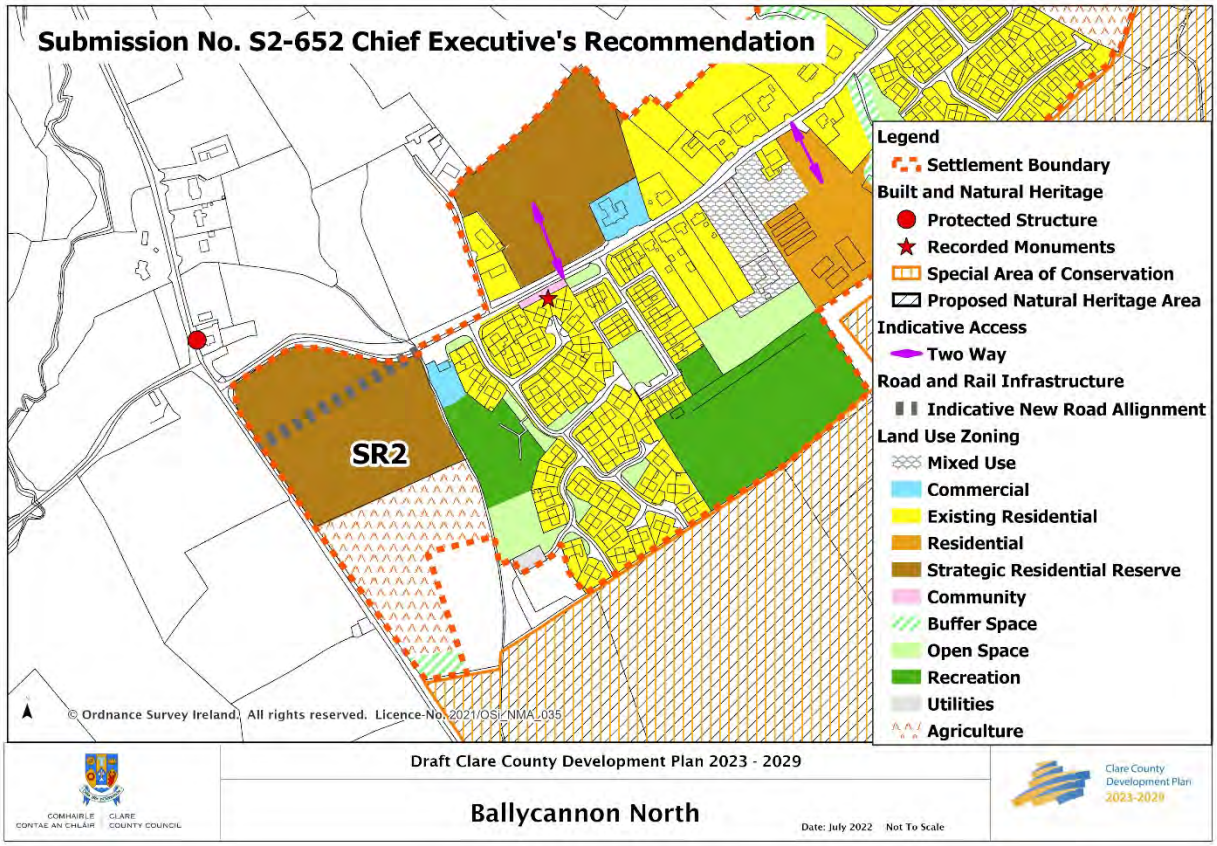
The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ballycannon North to accommodate the required amount of housing units to meet the needs of the allocated population growth for the village over the plan period 2023-2029. Therefore, given the land is on the periphery of village, that there is adequate provision of zoned land within the settlement area I consider the zoning of these lands as residential is neither necessary or appropriate and would be contrary to proper planning and sustainable development. Furthermore, the proposed zoning of the lands as Strategic Residential Reserve forms part of the long-term sequential expansion of the settlement. In addition to protecting the lands for the long term expansion of Ballycannon North, consideration may be given to the development of some of the strategic residential reserve before the end of the current plan period where the Planning Authority is satisfied that the development of zoned land is progressing faster than expected and a shortage of available lands

may arise or residential zoned land may not be delivered as expected and a shortage may arise during the plan period. The development of such lands will only be considered from the beginning of year four of the Plan (April 2027) in order to give an opportunity for zoned land to be brought forward for development, and where it can be clearly demonstrated to the satisfaction of the planning authority that a zoned parcel of land will not be brought forward for development due to infrastructural or other demonstrable constraints during the remaining period of the Plan.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-652 Draft Development Plan
Submission No. S2- 652
SR2
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
Two Way
Road and Rail Infrastructure
Indicative New Road Allignment
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ballycannon North
Date: December 2021 Not To Scale


Submission No. S2-652 Chief Executive's Recommendation
SR2
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
Two Way
Road and Rail Infrastructure
Indicative New Road Allignment
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Strategic Residential Reserve
Community
Buffer Space
Open Space
Recreation
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ballycannon North
Date: July 2022 Not To Scale

Parteen

Submission No: S2/135 –Edmund Irwin (Parteen)	
Relevant Chapters / Topics	• **Parteen** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to c.1ha of lands at Firhill, Parteen and a map identifying the subject lands forms part of the submission including land registry details.

In the submission it is requested that the subject lands are rezoned for Residential use for the following reasons:

- Previous planning permission, 09-497, for residential development on the site which was not developed due to the economic downturn.
- The land was recommended to be rezoned to residential use in the Chief Executive's report for the 2017 -2023 draft development plan under Submission No 269 [extract attached].
- To provide sites for families to build individual homes (serviced sites), relieving pressure for one off housing in the countryside and helping to address the housing crisis in the County.
- The County Development Plan refers to "developing serviced sites that will attract some of the urban generated development pressure from Limerick and offset the demand for rural builds in the surrounding open countryside". This land is perfect for such use as it has good road access, mains water/sewerage and is in an area with demand for housing.
- Huge demand for housing and sites in the Parteen area and no housing scheme in the village for over 25 years.
- Other lands proposed to be zoned Residential in the Draft Plan have been so zoned in the past two plans (namely RF1, R2, SR1 and SR2). These are family-owned lands which are intensively farmed and appear unlikely to be developed. As a direct result housing demand is instead being met by ribbon development of one-off builds along the local roads with all associated problems. In contrast Parteen village has mains services, good road access and a regular bus service.
- Intention to develop the lands as serviced sites for individual families to build on.

Chief Executive's Response

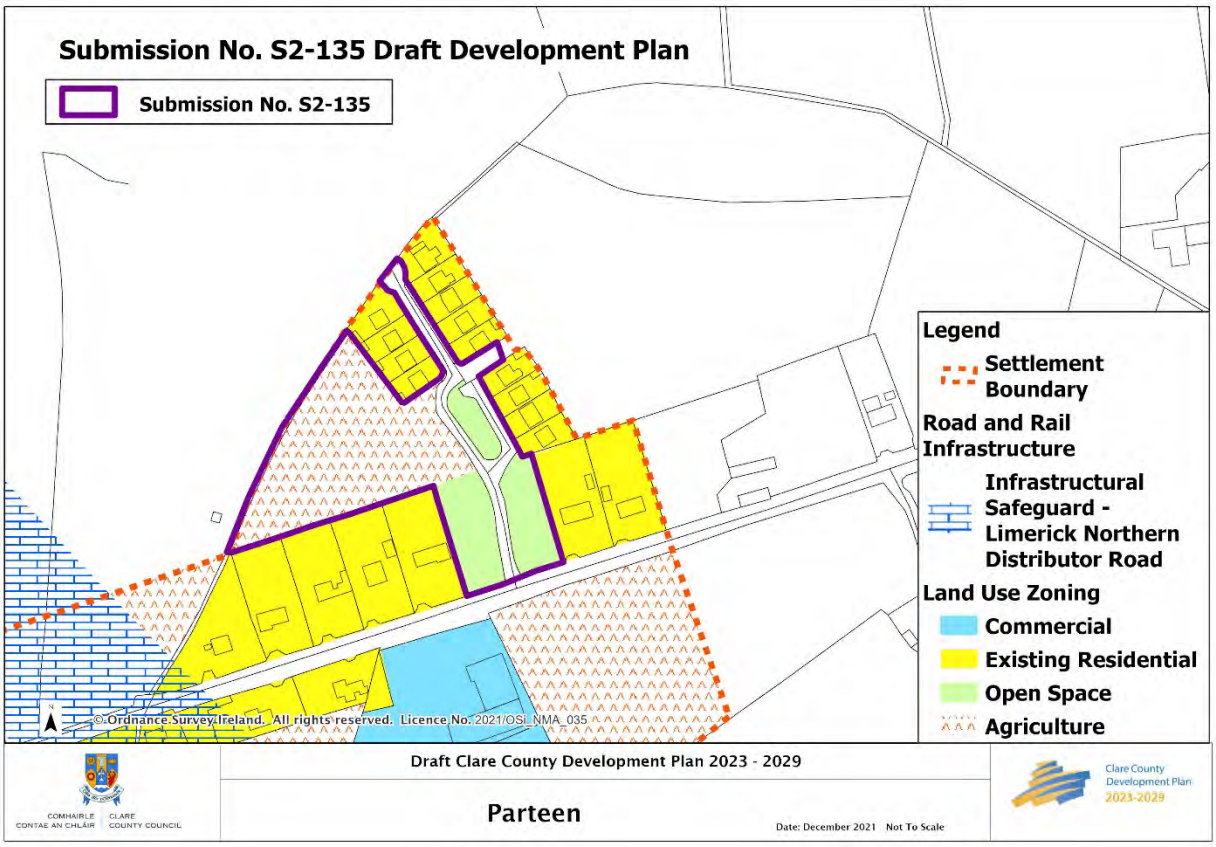
I would like to thank Edmund Irwin for this submission and I would like to respond as follows.

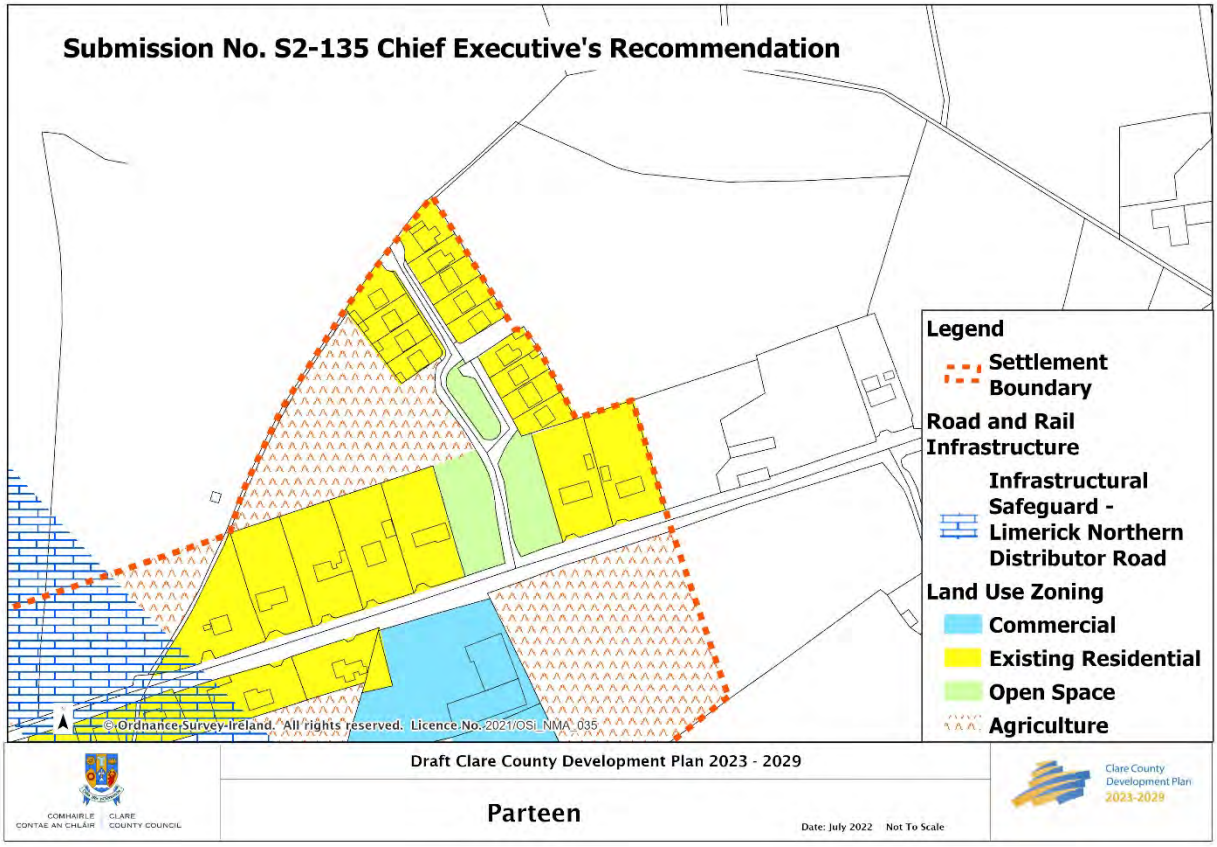
The lands are zoned a mix of Agriculture and Open Space in the current Clare County Development Plan 2017-2023. No change is proposed in the Draft Clare County Development Plan 2023-2029. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with

same I am satisfied that a sufficient quantum of land has been zoned within Parteen to accommodate the required amount of housing units to meet the needs of the allocated population growth for the village over the plan period 2023-2029. Therefore, given that there is adequate provision of zoned land within the settlement area having regard to the location of the site, I consider that the zoning of the lands for development purposes would be contrary to the guiding principles of the core strategy where a sequential approach to development is recommended. I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-135 Draft Development Plan
Submission No. S2-135
Legend
Settlement Boundary
Road and Rail Infrastructure
Infrastructural Safeguard - Limerick Northern Distributor Road
Land Use Zoning
Commercial
Existing Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Parteen
Date: December 2021 Not To Scale


Submission No. S2-135 Chief Executive's Recommendation
Legend
Settlement Boundary
Road and Rail Infrastructure
Infrastructural Safeguard - Limerick Northern Distributor Road
Land Use Zoning
Commercial
Existing Residential
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Parteen
Date: July 2022 Not To Scale

Submission No: S2/755 –Mary Browne

Relevant Chapters / Topics	• **Parteen** • **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to 2 no. parcels of lands at Parteen. A map has been submitted however the extent of the subject lands have not been identified.

1. Recreation REC 1 and adjacent Lands

It is requested that the lands outside the boundary below and beside SR2 & REC1 including REC1 are zoned residential, for the following reasons:

- The lands are beside SR2 and REC 1 and extend to the boundary with the LNDR.
- Will assist in consolidating the core of the village.
- No longer a recreational use on REC1 (formerly pitch and putt).
- Bounds residential zoned lands and benefit from road, path, sewerage, electrical and water infrastructure with most situated within the settlement boundary.

2. Lands on School Road

It is requested that the lands on the school road, before the settlement boundary and between it and the Limerick Blowmoulding Factory, across (north) of C1, which is currently agriculture is zoned residential, for the following reasons:

- Within the urban speed limit, has road frontage, water, sewerage and electric to hand, and its boundary is to be enhanced as part of the proposed Parteen Footpath Upgrade Project.
- The school road is to be realigned as part of a road upgrade going forward. A letter from the Shannon MD Senior Executive Engineer outlining forthcoming upgrades has been submitted.

Chief Executive's Response

I wish to thank Mary Brown for this submission and I would like to respond as follows.

I note that all lands referred to in the submission with the exception of REC1 are outside the settlement boundary. In the interest of fairness it is my intention to address this submission as comprehensively as possible based the information presented as the exact parcels of land to which the submission refers have not been identified on a map. To do so I am making an assumption, based on the content of the submission, that the zoning request relates to the land outside the settlement boundary to the south of the LNDR safeguard and to the west of SR2 and REC1 as per point 1 above. In relation to Point 2 the zoning request appears to relate to the lands north of Limerick Blowmoulding Factory.

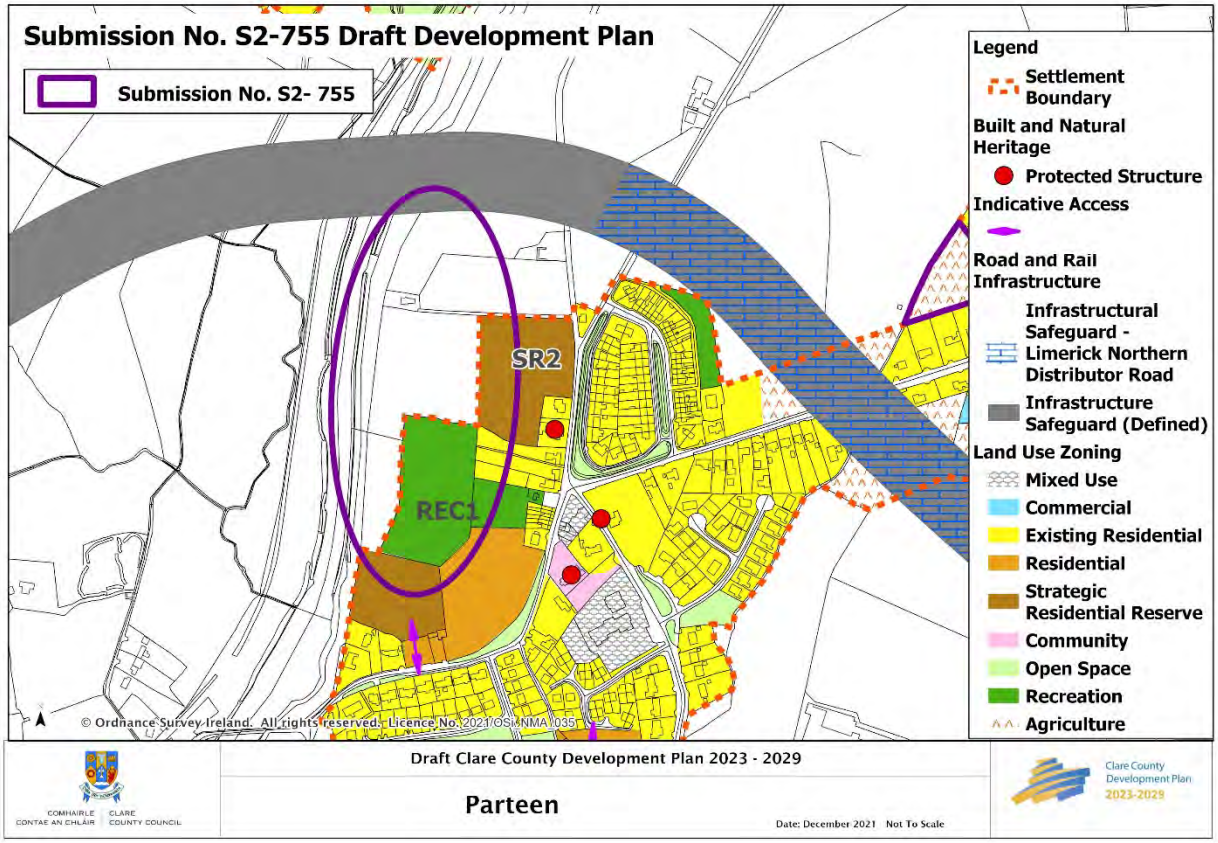
The lands referred in point 1 and 2 above relate to a very large portion of land which is located outside the settlement boundary of the village of Parteen. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume

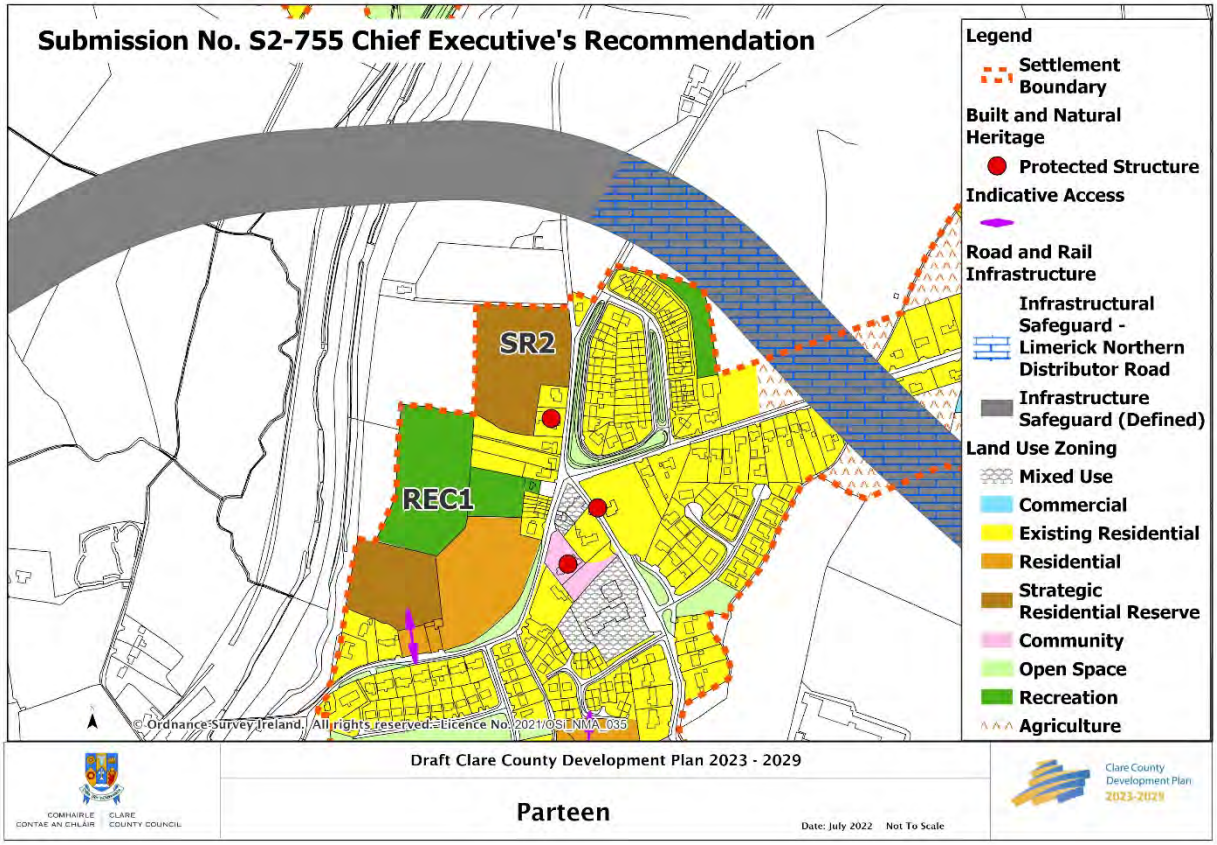
1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Parteen to accommodate the required amount of housing units to meet the needs of the allocated population growth for the village over the plan period 2023-2029. Therefore, given the land is located outside of the settlement boundary and that there is adequate provision of zoned land within the settlement area I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development. I acknowledge that the pitch and put course is no longer in existence however the role of the County Development Plan is to take a long term view. I note the letter included in relation to the upgrade of the footpath network however the lands do not need to be zoned for this to proceed.

One of the purposes of the plan is to prepare a vision for the overall potential development of the village. While some aspects of this vision may be realised, and others not I think it is important to show the potential in the plan for sustainable development. Often ideas and concepts for development may be in a plan for a number of years before they are realised. It is important to keep such options open for consideration. Therefore, I consider it appropriate to maintain the recreational zoning REC1 for this plan cycle to provide potential to cater for the needs of the community.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-755 Draft Development Plan
Submission No. S2- 755
SR2
REC1
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Indicative Access
Road and Rail Infrastructure
Infrastructural Safeguard - Limerick Northern Distributor Road
Infrastructure Safeguard (Defined)
Land Use Zoning
Mixed Use
Commercial
Existing Residential
Residential
Strategic Residential Reserve
Community
Open Space
Recreation
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Parteen
Date: December 2021 Not To Scale


Submission No. S2-755 Chief Executive's Recommendation
SR2
REC1
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Indicative Access
Road and Rail Infrastructure
Infrastructural Safeguard - Limerick Northern Distributor Road
Infrastructure Safeguard (Defined)
Land Use Zoning
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Open Space
Recreation
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Parteen
Date: July 2022 Not To Scale

Submission No: S2/763 –Kieran Hartigan

Relevant Chapters / Topics

- **Parteen**
- **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Fairyfield, Parteen. A map has been submitted.

It is requested that the majority of the lands be zoned Existing Residential for the following reasons:

- Notes the lands are proposed to be zoned a mix of Buffer Space, Existing Residential and Open Space.
- Acknowledges and accepts the environmental requirement for the buffer beside the river.
- Purchased in 1998 with planning on it (Ref: 90705) with a view to building a family home, circumstances mitigated against this. Family member returning home from USA permanently wishes to build a family home on it now.
- The proposed zoning would not enable a development (home and garden) to avail of the full area of the site.
- Notes there is no existing boundary between the proposed Open Space and Residential zones on the site, an existing stone wall further west serves as a natural boundary between the site and the adjacent open space photos attached). The area west of the stone wall provides access to the river by a well-established pathway (photos attached). There is no discernible rationale for the partial Open Space zoning on the site.
- Supports the stated objective of consolidating "the existing residential development in the area". (p55 Vol3 Shannon Municipal District Settlement Plans).

Chief Executive's Response

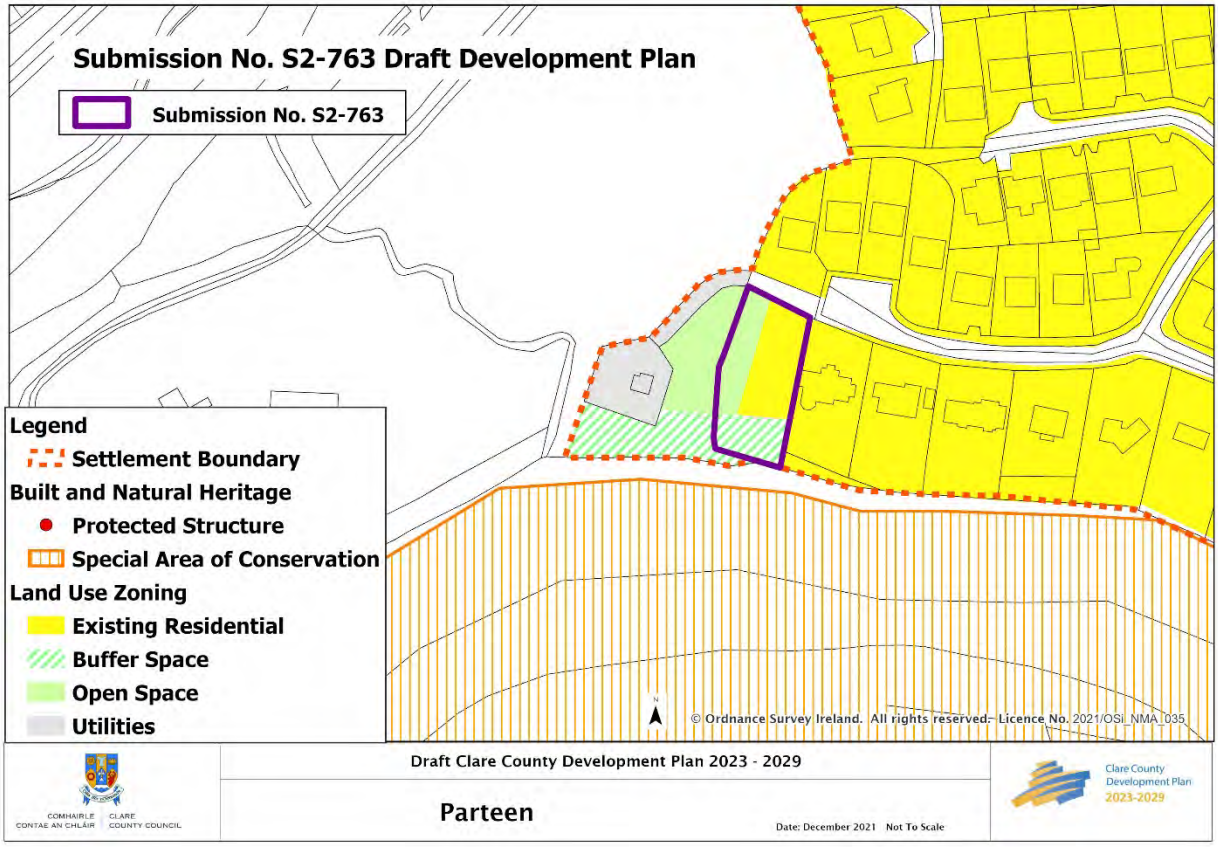
I wish to thank Kieran Hartigan for this submission and I would like to respond as follows.

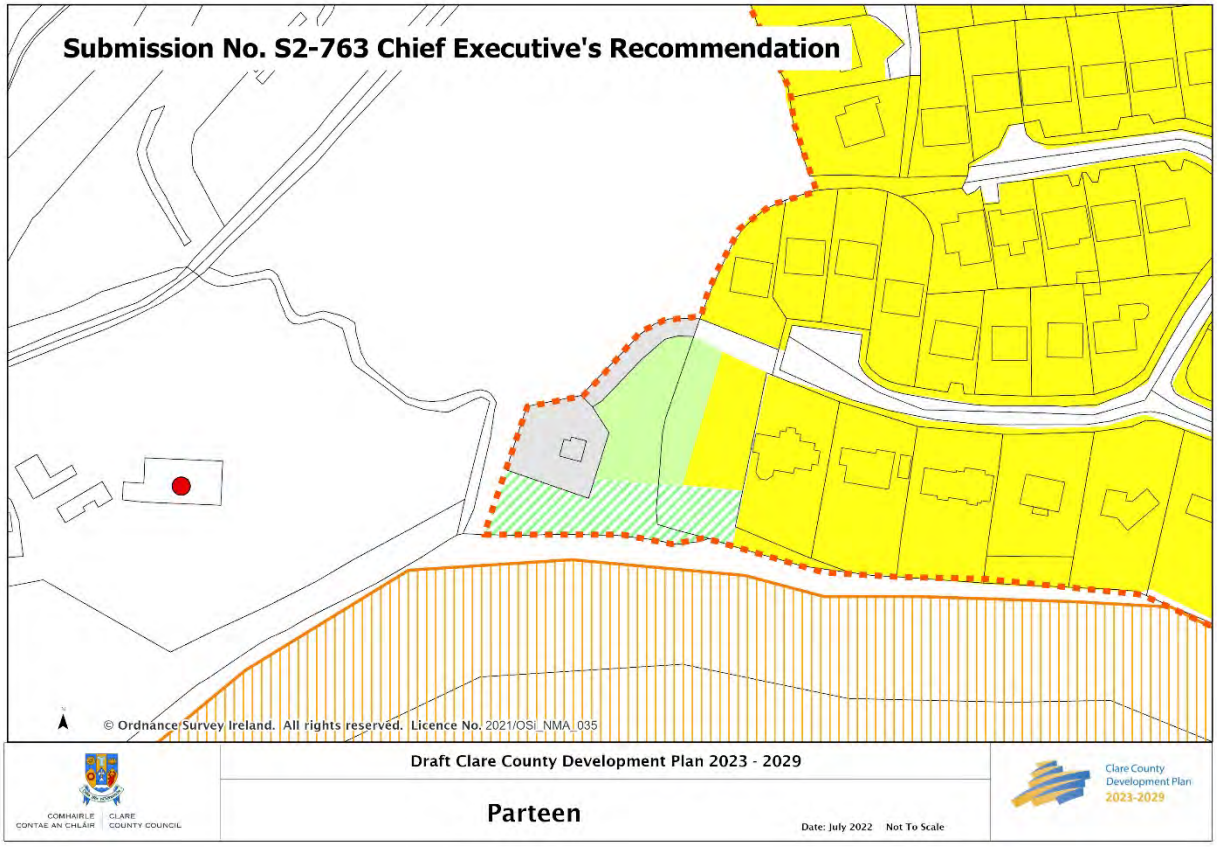
That part of the site zoned Open Space is within Flood Zone B and therefore cannot not be considered for high risk development such as Residential use.

Therefore, having regard to the need for a buffer space along the river and the flood zone designations that apply to the subject lands it is not appropriate to amend the zoning as it would be contrary to proper planning and sustainable development of the area.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-763 Draft Development Plan
Submission No. S2-763
Legend
Settlement Boundary
Built and Natural Heritage
Protected Structure
Special Area of Conservation
Land Use Zoning
Existing Residential
Buffer Space
Open Space
Utilities
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Draft Clare County Development Plan 2023 - 2029
Parteen
Date: December 2021 Not To Scale


Submission No. S2-763 Chief Executive's Recommendation
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Draft Clare County Development Plan 2023 - 2029
Parteen
Date: July 2022 Not To Scale

Submission No: S2/808 –Mary T Ryan	
Relevant Chapters / Topics	• **Parteen** • **Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Parteen. No map has been submitted, however an Eircode has been supplied.

In the submission it is requested that the industrial expansion in the Gortatogher and Parteen area (Eircode V94FK00) is halted, and the area is zoned as rural housing and not any further industry, for the following reasons:

- Creating congestion in the area with huge articulated trucks down the Parteen school road because of the ongoing expansion of the existing industry.
- This area has ecological significance for migratory birds and any further planning requests need to be referred for ecological assessment.
- There is continued expansion at this site over the last 10 years
- It is necessary to have regard to the rights of the residents and not allow further expansion.
- Refers to planning permissions for retention of farm sheds as industrial sheds over the last 10 years.

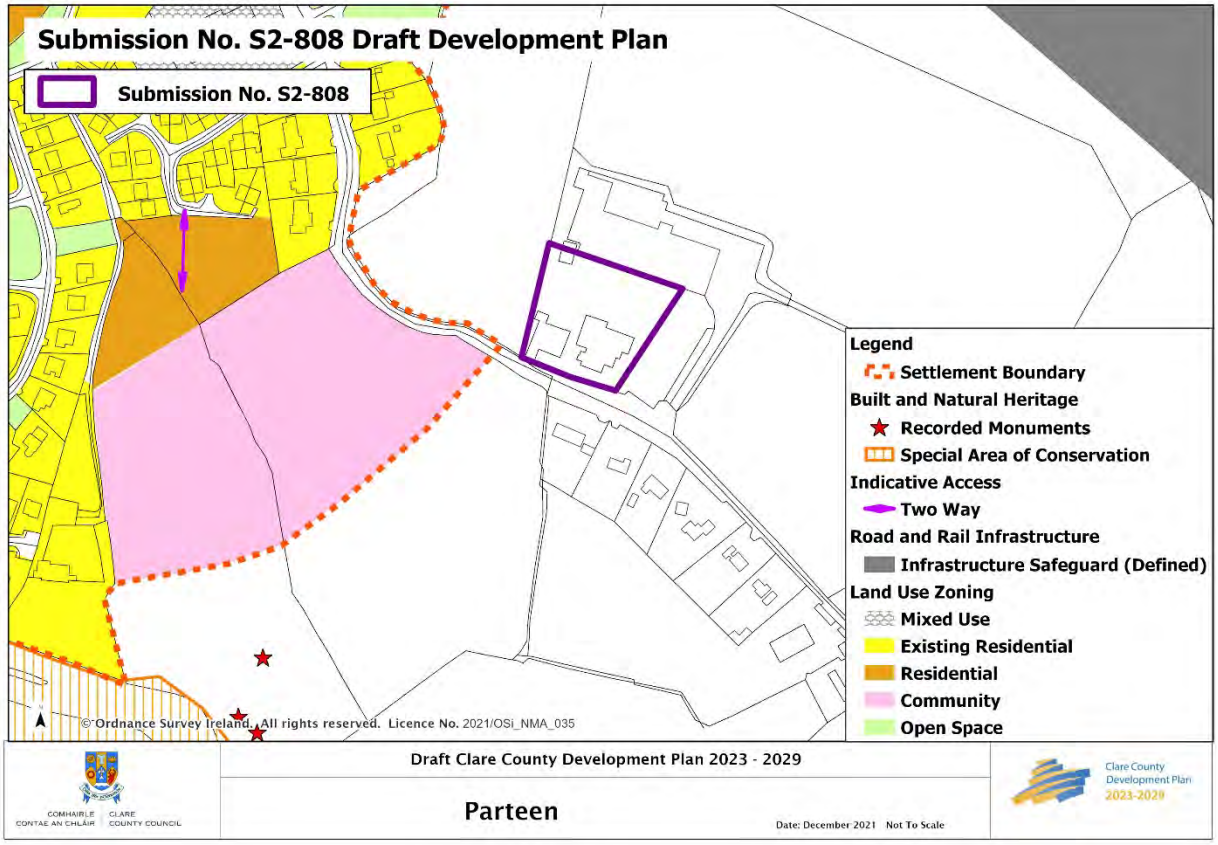
Chief Executive's Response

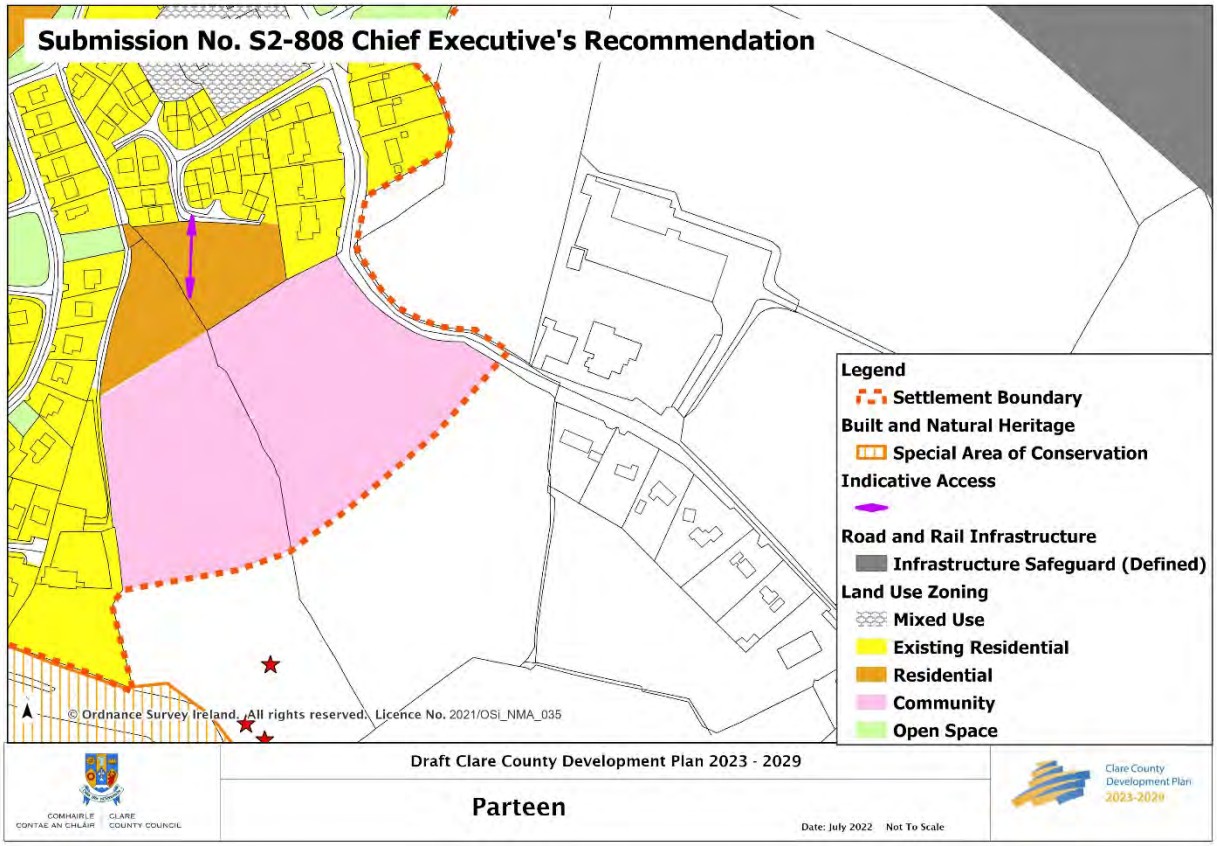
I wish to thank Mary T Ryan for this submission, and I would like to respond as follows.

I note the Eircode provided relates to Limerick Blow Moulding which is outside of the settlement boundary of Parteen. This site is located in the open countryside and the land at this location does not have a zoning objective. The lands are designated as Rural Areas Under Strong Urban Pressure for the purpose of the rural housing policy. Limerick Blow Moulding has an established use on site and any future expansion of same would be dealt with on its own merits through the Development Management System where all aspects would be assessed including traffic, and residential amenity of those in the area. I do not consider that any changes are required to the draft plan on foot of this submission.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-808 Draft Development Plan
Submission No. S2-808
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Special Area of Conservation
Indicative Access
Two Way
Road and Rail Infrastructure
Infrastructure Safeguard (Defined)
Land Use Zoning
Mixed Use
Existing Residential
Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Parteen
Date: December 2021 Not To Scale


Submission No. S2-808 Chief Executive's Recommendation
Legend
Settlement Boundary
Built and Natural Heritage
Special Area of Conservation
Indicative Access
Road and Rail Infrastructure
Infrastructure Safeguard (Defined)
Land Use Zoning
Mixed Use
Existing Residential
Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Parteen
Date: July 2022 Not To Scale

Submission No: S2/885 –Corbally United FC	
Relevant Chapters / Topics	• **Parteen** • **Land Use Zoning**

Summary of Issues Raised in Submission

This submission relates to 0.6 acres of lands at Parteen and a map identifying the subject site forms part of the submission.

In the submission it is requested that the lands are zoned Residential. The lands form part of Corbally United Football Club. The submission sets out the following.

- Existing culture of providing the facilities of the club to elderly members of the community with tea and a chat and also set dancing already in place over the last number of years.
- Excellent relationship between younger and older generations in this community and this will provide a living model where the youth and elderly can mutually participate in each other's activities and everyday lives.
- Within walking distance to the local shops, services and facilities and a frequent bus service to Limerick city, Killaloe, Ardnacrusha and Clonlara.
- 9 acres of club grounds can adequately facilitate a suitable effluent treatment works to EPA requirements until such time as the public road is connected.
- Sees future inhabitants of this development as people who take an active role in the club whether as committee members, fans of the teams or participating in the activities and events that the club provides.
- Would promote social inclusion as opposed to social segregation and is the way forward

Chief Executive's Response

I wish to thank Corbally United FC for this submission and I wish to respond as follows.

Firstly I would like to acknowledge the valuable work of the club in the community.

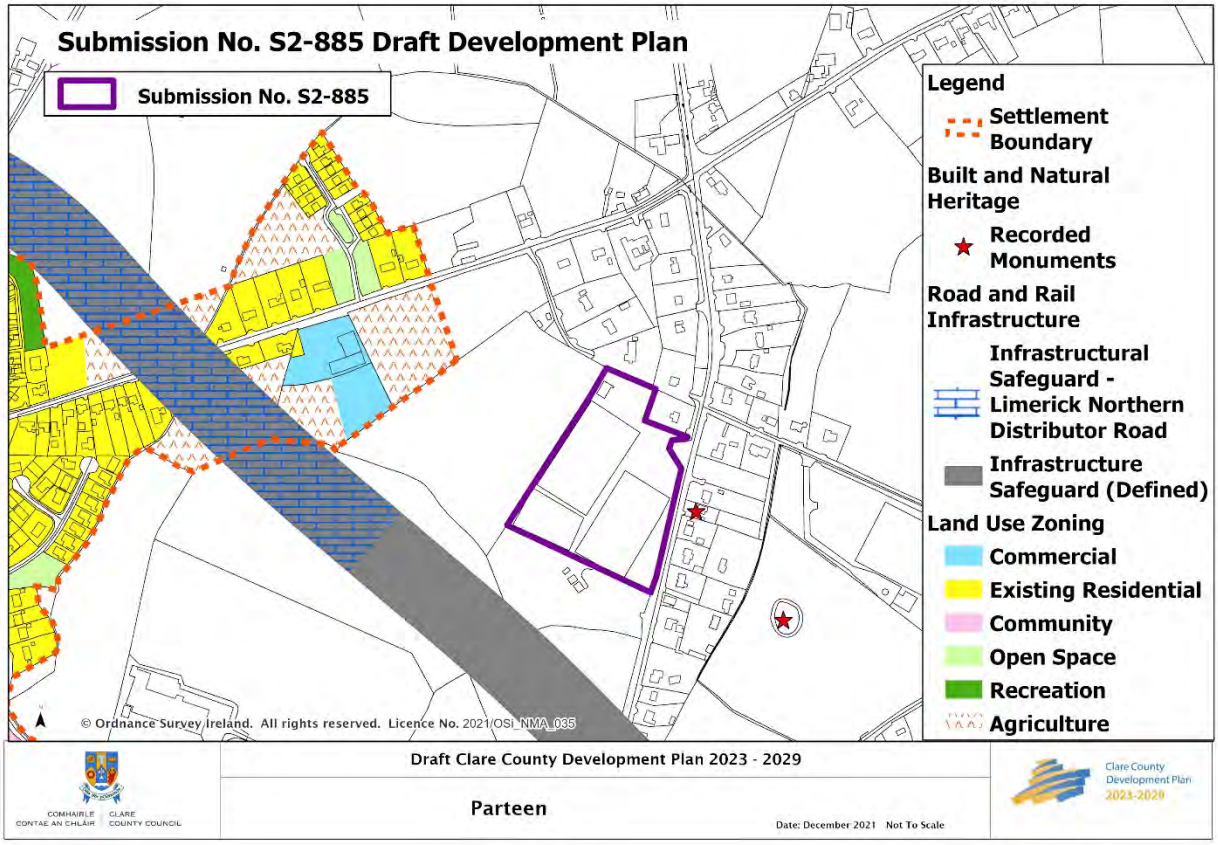
I note that the site is located outside and at a distance from the village of Parteen and similarly Athlunkard in an area that is classified as open countryside. It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF and regional (RSES policy. The core strategy, settlement strategy and settlement hierarchy are central components of the development plan in terms of identifying the amount and location of population growth to be delivered during the plan period. The settlement strategy aims to ensure that future development is directed in a balanced and plan-led approach, recognising the role of each of the designated towns, villages and clusters in the county.

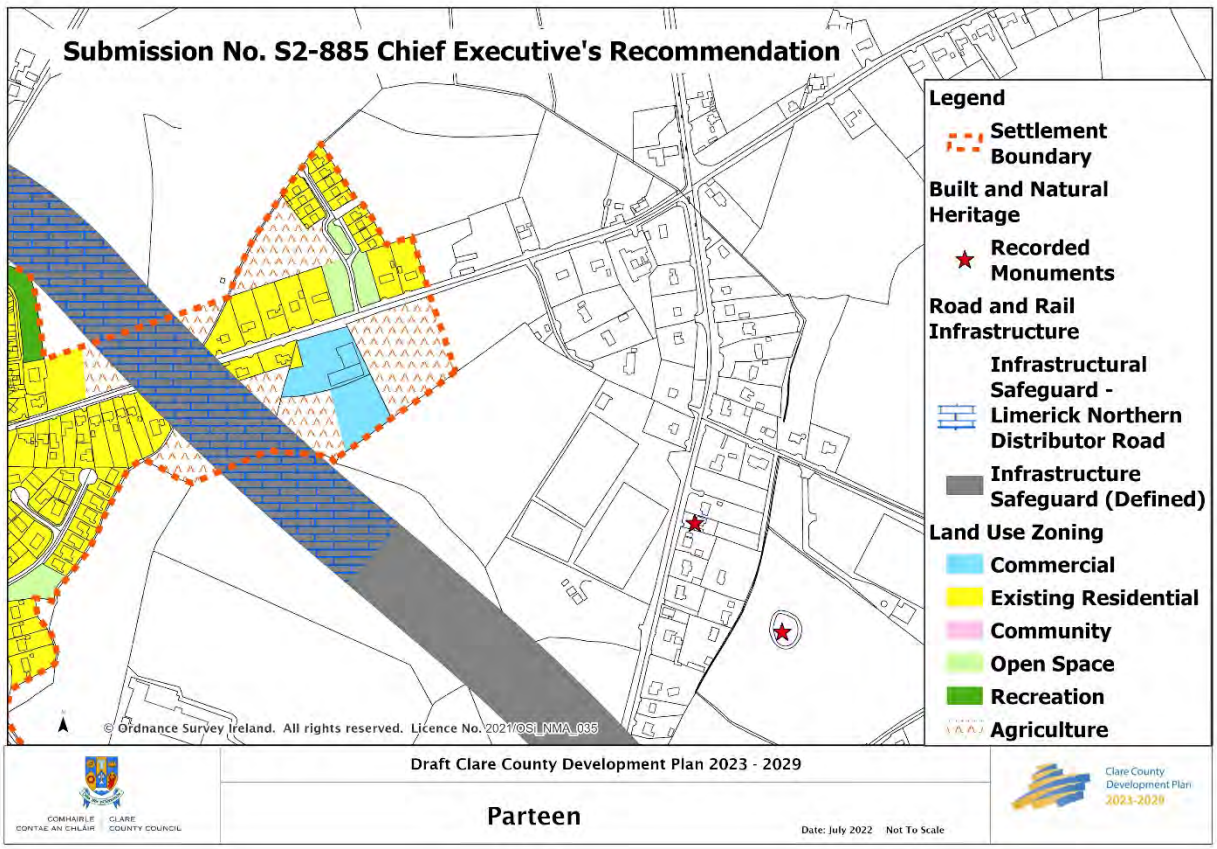
Provision has been made to meet the development needs for housing through the appropriate zoning of lands within serviced settlements and by the designated Village Growth Areas within smaller settlements that do not have the benefit of public service infrastructure. Zoning land

outside of the settlement area would not be in accordance with national policy as set out in the NPF and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-885 Draft Development Plan
Submission No. S2-885
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Road and Rail Infrastructure
Infrastructural Safeguard - Limerick Northern Distributor Road
Infrastructure Safeguard (Defined)
Land Use Zoning
Commercial
Existing Residential
Community
Open Space
Recreation
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Parteen
Date: December 2021 Not To Scale


Submission No. S2-885 Chief Executive's Recommendation
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Road and Rail Infrastructure
Infrastructural Safeguard - Limerick Northern Distributor Road
Infrastructure Safeguard (Defined)
Land Use Zoning
Commercial
Existing Residential
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Draft Clare County Development Plan 2023 - 2029
Parteen
Date: July 2022 Not To Scale

Ardnacrusha and Parkroe

Submission No: S2/141 –Edmund Irwin (Parkroe)	
Relevant Chapters / Topics	• **Ardnacrusha (Parkroe)** • **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to lands at Parkroe, Ardnacrusha and maps identifying the subject lands form part of the submission.

The author is a qualified Civil Engineer with road and junction design experience. The Draft Development Plan proposes zoning for this land close to Barry Shop (VGA1) as the only future area for development of Ardnacrusha village. The submitter believes this is flawed as safe road access is not possible for this site without extensive realignment of the public road significantly impacting adjoining properties and requiring the purchase of their lands. This site has road frontage where the road is curving and it does not have the required site distance.

In the submission it is requested that an alternative site is designated as Village Growth Area for the following reasons:

- Significant difficulties in accessing the proposed VGA1 lands safely from the public roadway.
- Two no. potential access points are identified on the submitted maps and accompanying text indicates that neither are suitable access points.
- If the lands cannot be developed, housing demand will continue to be met by ribbon development of one-off housing along the local roads with all associated problems. Community facilities including pre-school and medical facilities identified in the development plan will not be met.
- In light of these difficulties in developing VGA1 lands, the submitter believes that the council must zone other lands in Ardnacrusha to meet the development objectives of Ardnacrusha during the lifetime of the development plan.

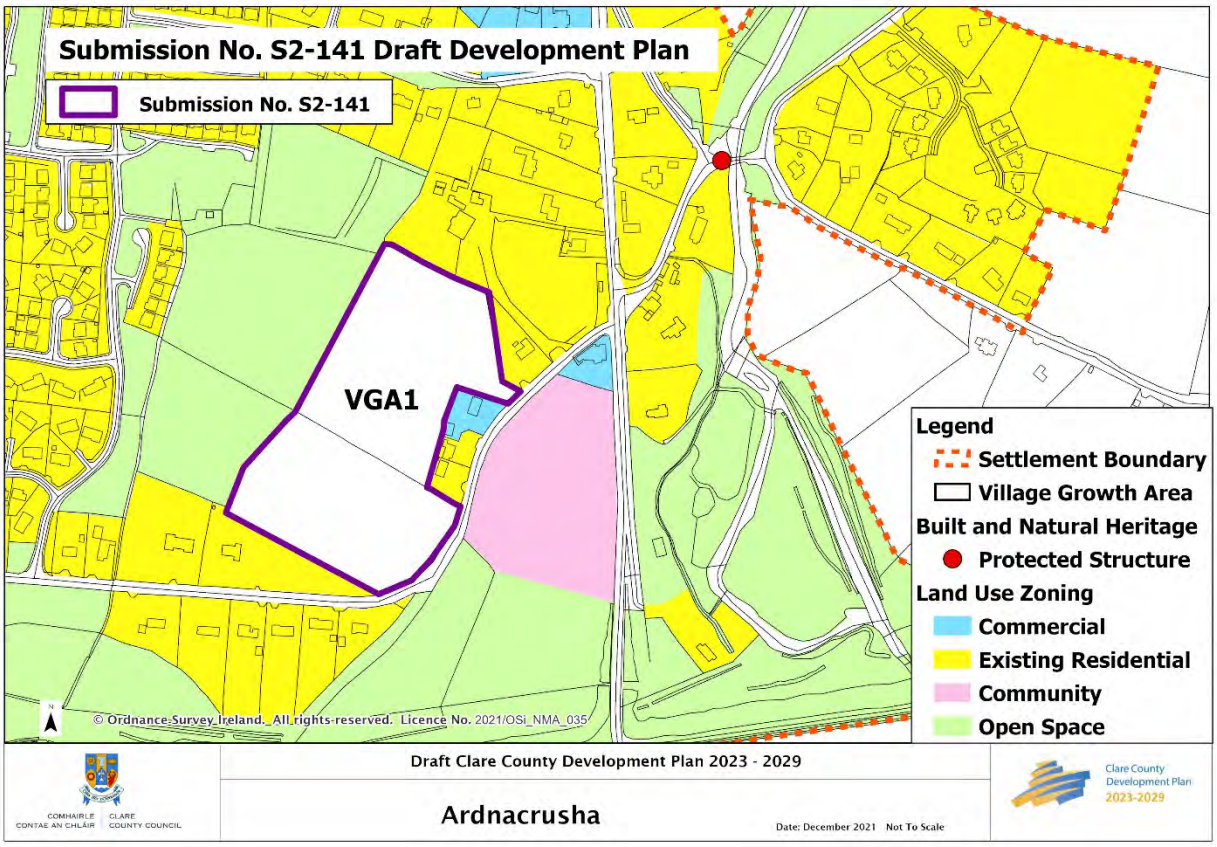
Chief Executive's Response

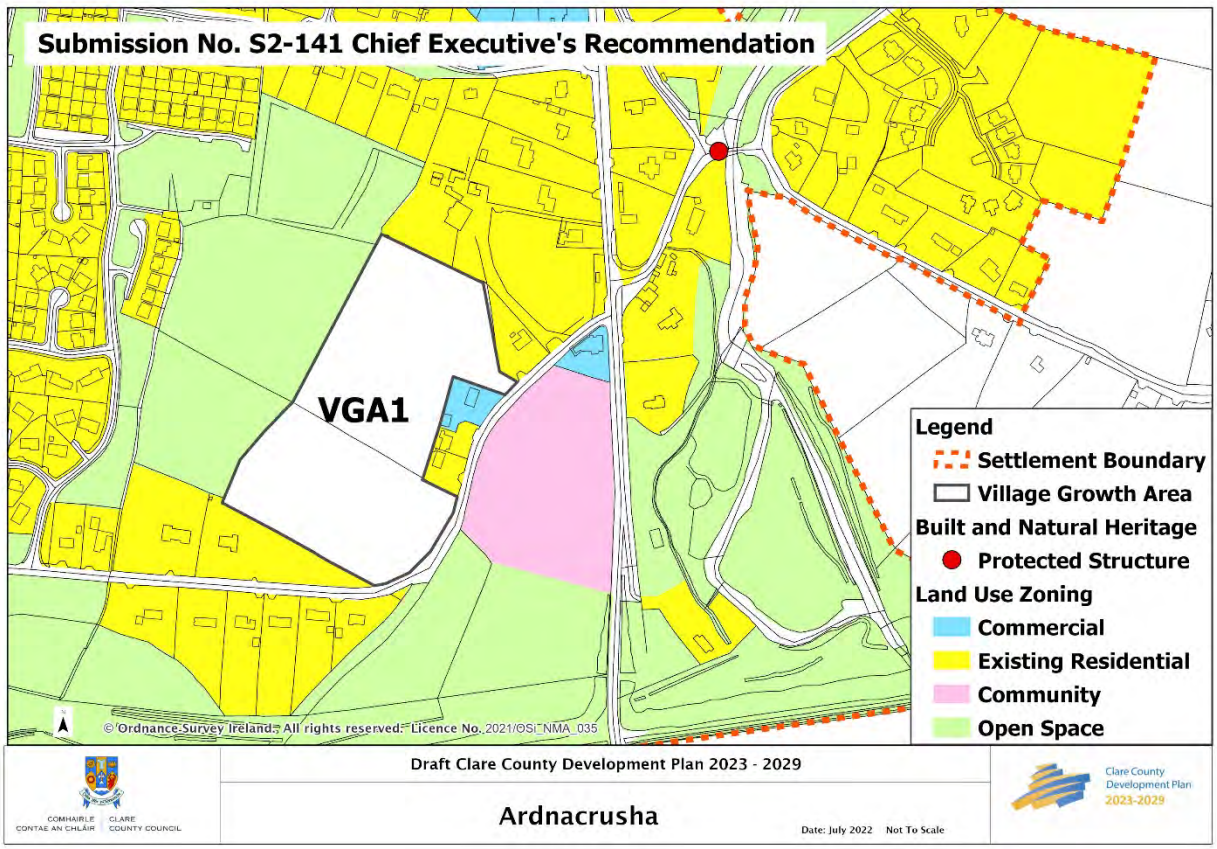
In accordance with the provisions of the National Planning Framework (NPF), zoning of lands cannot occur without appropriate public service infrastructure to facilitate the development of the lands. Consequently, Small Villages (such as Ardnacrusha) cannot accommodate Residential or Strategic Residential Reserve zoning and are only suitable for small-scale growth within the designated Village Growth Areas. Confining new development to Village Growth Areas will ensure that the principles set out Objective CDP4.8 'Small Villages' of the draft CDP are adhered to, including ensuring that future growth is incremental and small scale in nature, and is relative and appropriate to the scale, size and character of the villages, as well as promotion of the consolidation of existing small villages through compact growth within the designated village growth areas.

In order to consolidate the settlement and achieve compact growth VGA1 near Barrys Shop is deemed the most appropriate place for a Village Growth Area which would in turn have the ability to establish a core area in Ardracrusha. I note the concerns raised in relation to the achievement of access to VGA1 and this was looked at by the Roads Department of CCC who are satisfied that an acceptable outcome can be achieved should a development proposal come forward for these lands.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-141 Draft Development Plan
Submission No. S2-141
VGA1
Legend
Settlement Boundary
Village Growth Area
Built and Natural Heritage
Protected Structure
Land Use Zoning
Commercial
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Ardnacrusha
Date: December 2021 Not To Scale


Submission No. S2-141 Chief Executive's Recommendation
VGA1
Legend
Settlement Boundary
Village Growth Area
Built and Natural Heritage
Protected Structure
Land Use Zoning
Commercial
Existing Residential
Community
Open Space
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Draft Clare County Development Plan 2023 - 2029
Ardnacrusha
Date: July 2022 Not To Scale

Submission No: S2/153 –Edmund Irwin, Castlebank	
Relevant Chapters / Topics	• **Ardnacrusha** • **Zoning** • **Physical Infrastructure - Wastewater Treatment**

Summary of Issues Raised in Submission

The submission relates to lands at Castlebank, Ardnacrusha and a map identifying the subject lands forms part of the submission.

The author requests his lands which are currently zoned low density residential LDR 2 and Mixed Use MU1 at Castlebank, Ardnacrusha, Co Clare retain their zoning be it as village growth area or strategic reserve

Zoning

The need for the lands to be designated Village Growth Area or zoned Strategic Residential Reserve is set out below:

- Previous planning permission, 08-1656, for residential development on the site which was not developed due to the economic downturn.
- The current and the draft development plans identify the need for community facilities including pre-school, medical facilities and cluster type housing for the village. These can best be accommodated on the lands.
- The land is centrally located in the village with safe road access within walking distance to the village core and existing housing estates.
- The only Village Growth Area lands (VGA1) near Barry Shop has no safe road without extensive realignment of the public road requiring purchase of private property. The road curves along the site and it does not have required site distance. A separate submission has been submitted on this (Ref. No. S2 - 141). If VGA1 lands cannot be developed due to inadequate road access then housing demand in the area will continue to be met by ribbon development of one off builds along the local roads with all associated problems.
- The mid-west region is suffering a severe housing shortage, zoning on lands which can potentially provide much needed housing and services during the lifetime of the plan should be retained.

The following items are also highlighted in relation to the subject site:

- Planning permission has been granted for 2 houses (20-103 and 21-1098) on MU1 and LDR2, one of which has been completed, the draft plan should be updated to accurately reflect this.
- A planning application has been made for a pre-school facility on MU1 lands (P22-98).
- The landowner requested preplanning PPI 21-317 in October 2021 for a residential development on the lands and is in discussions with Irish Water regarding provision of a wastewater connection for the lands (reference CDS 21007821).

Wastewater Treatment

The Draft Plan states that there is no public sewerage in Ardnacrusha and it is included in the list of unserviced villages. Lackyle treatment plant which has been upgraded is now in charge of Irish Water and the submitter requests that Clare County Council clarify the situation in Ardnacrusha in regard to public sewerage and the future connection of Lackyle Treatment Plant to Limerick Main Drainage.

Chief Executive's Response

I thank Edmund Irwin for this submission and I wish to respond as follows.

It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF and regional (RSES policy. The core strategy, settlement strategy and settlement hierarchy are central components of the development plan in terms of identifying the amount and location of population growth to be delivered during the plan period. They link in with and support policies and objectives throughout the plan to ensure that in addition to being centres of population, the settlements also deliver on their roles as employment and service centres.

The settlement strategy aims to ensure that future development is directed in a balanced and plan-led approach, recognising the role of the Limerick Shannon Metropolitan Area and each of the designated towns, villages and clusters in the county. The position of a settlement within the settlement hierarchy provides an indication of the potential scale of population growth for the plan period that it has the capacity to deliver, based on the services and public infrastructure available amongst other considerations. Chapter 4 of Volume 1 - Written Statement sets out clear objectives for the future growth of all the settlement tiers in the settlement hierarchy, including the countryside. The focus is to facilitate the planned growth of all settlements, including clusters whilst also recognising the role of the countryside.

The provisions of the National Planning Framework (NPF Appendix 3 - A Methodology for Tiered Approach to Land Zoning states that lands cannot be zoned for residential development which are not serviced or serviceable by key service infrastructure within the lifetime of the plan. The lands subject of this submission are located in Ardnacrusha and are not served by key service infrastructure such as public waste water. While Ardnacrusha may have the potential to be serviced by Limerick Main Drainage in the future it is not currently part of the Irish Water Investment Plan 2020-2024, and no time period is available from Irish Water as to when such a connection may become feasible/available. In this regard the Irish Water Submission to the Draft Plan (S2-013 provides additional information and confirms that Ardnacrusha is unserviced in terms of wastewater but is included in the DHLGH-led pilot study identifying potential solutions and costings for unsewered settlements with failing Developer Provided Infrastructure (DPI.

In accordance with the provisions of the National Planning Framework (NPF, zoning of lands cannot occur without appropriate public water infrastructure to facilitate the development of the lands. Consequently, Small Villages (such as Ardnacrusha cannot accommodate Residential or Strategic Residential Reserve zoning and are only suitable for small-scale growth within the designated Village Growth Areas. Confining new development to Village Growth Areas will ensure that the principles set out Objective CDP4.8 'Small Villages' of the Draft CDP are adhered to, including ensuring that future growth is incremental and small scale in nature, and is relative and appropriate to the scale, size and character of the villages, as well as promotion of the

consolidation of existing small villages through compact growth within the designated village growth areas.

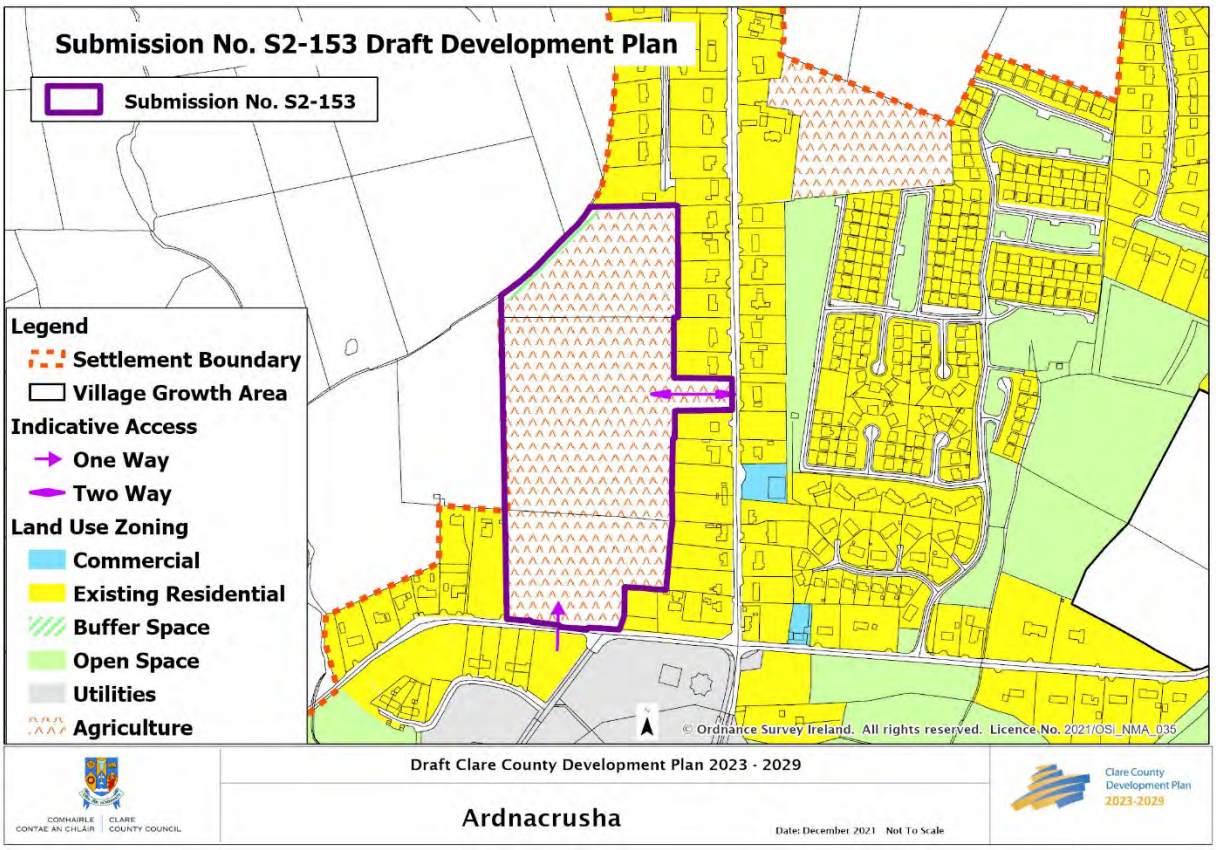
In order to consolidate the settlement and achieve compact growth VGA1 near Barrys Shop is deemed the most appropriate place for a Village Growth Area which would in turn have the ability to establish a core area in Ardracrusha. I note concerns raised in relation to the achievement of access to VGA1 and this was looked at by the Roads Department who are satisfied that an acceptable outcome can be achieved.

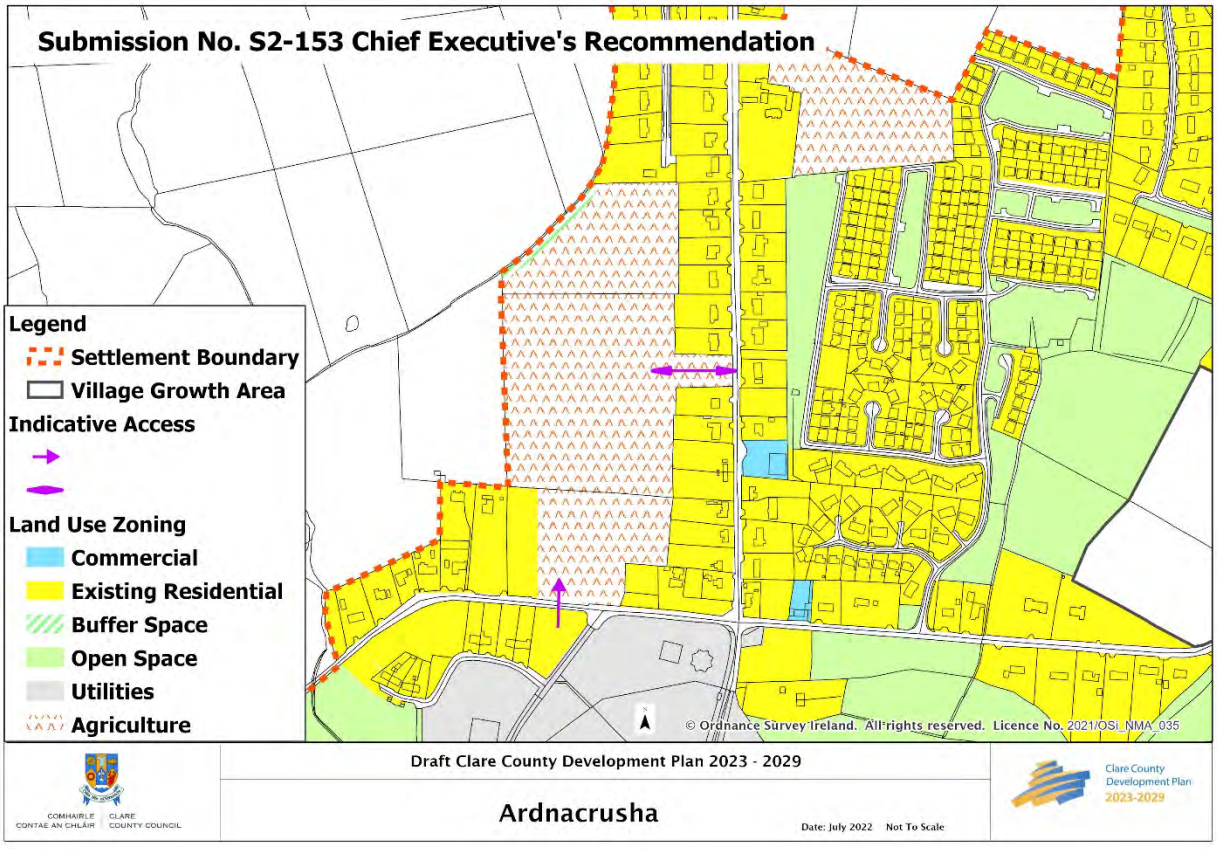
I am satisfied that a sufficient quantum of VGA land within Ardnacrusha to accommodate the housing units to meet the needs of the allocated population growth over the plan period 2023-2029 has already been identified in the draft plan. Therefore, given that there is adequate provision of land within the settlement area and having regard to the location of the site on the periphery, I consider that the designation of addition VGA would be contrary to the guiding principles of the core strategy where a sequential approach to development is recommended. I consider no amendment to the settlement map is either necessary or appropriate in this regard and would be contrary to proper planning and sustainable development.

The construction of a new dwelling on LDR2 and MU1 is noted, and the settlement map will be updated to reflect this.

Chief Executive's Recommendation

The Ardnacrusha settlement map shall be updated to reflect the recently completed house as set out in this submission.


Submission No. S2-153 Draft Development Plan
Submission No. S2-153
Legend
Settlement Boundary
Village Growth Area
Indicative Access
One Way
Two Way
Land Use Zoning
Commercial
Existing Residential
Buffer Space
Open Space
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ardnacrusha
Date: December 2021 Not To Scale


Submission No. S2-153 Chief Executive's Recommendation
Legend
Settlement Boundary
Village Growth Area
Indicative Access
Land Use Zoning
Commercial
Existing Residential
Buffer Space
Open Space
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ardnacrusha
Date: July 2022 Not To Scale

Submission No: S2/203 –Gilleece McDonnell O'Shaughnessy Ltd on behalf of Raymond McMahon (Parkroe)

Relevant Chapters / Topics

- **Ardnacrusha**
- **Land Use Zoning**

Summary of Issues Raised in Submission

The submission relates to lands, c.0.3ha, at Parkroe, Ardnacrusha and a map identifying the subject lands forms part of the submission.

The submission seeks that the lands are rezoned from Commercial to Mixed Use for commercial and residential use.

Chief Executive's Response

I wish to thank Gilleece McDonnell O'Shaughnessy Ltd on behalf of Raymond McMahon for this submission and I would like to respond as follows.

The site is located within the Ardnacrusha Settlement boundary and is zoned Commercial in the current Clare County Development Plan 2017-2023b as varied. No change is proposed in the Draft Clare County Development Plan 2023-2029. I note also that there is a planning history on site (pl.ref 20/798) for a change of use of the existing unit from commercial use to residential use to include for 2 No. two bedroom apartments together with all associated site works. That application was refused permission as the provision of residential units is not normally permitted in a commercial zoning and for the poor standard of residential accommodation being provided.

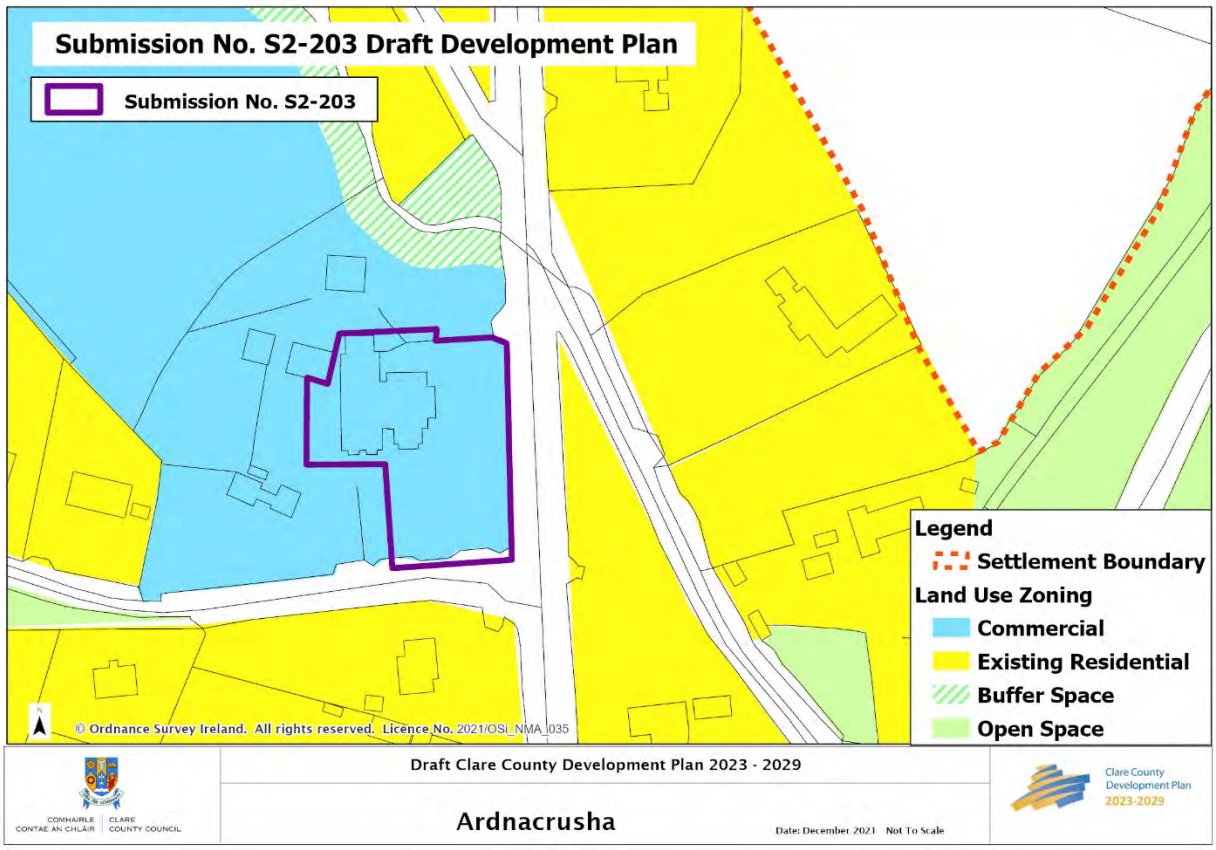
It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF) and regional (RSES) policy. The core strategy, settlement strategy and settlement hierarchy are central components of the development plan in terms of identifying the amount and location of population growth to be delivered during the plan period. The settlement strategy aims to ensure that future development is directed in a balanced and plan-led approach, recognising the role of each of the designated towns, villages and clusters in the county.

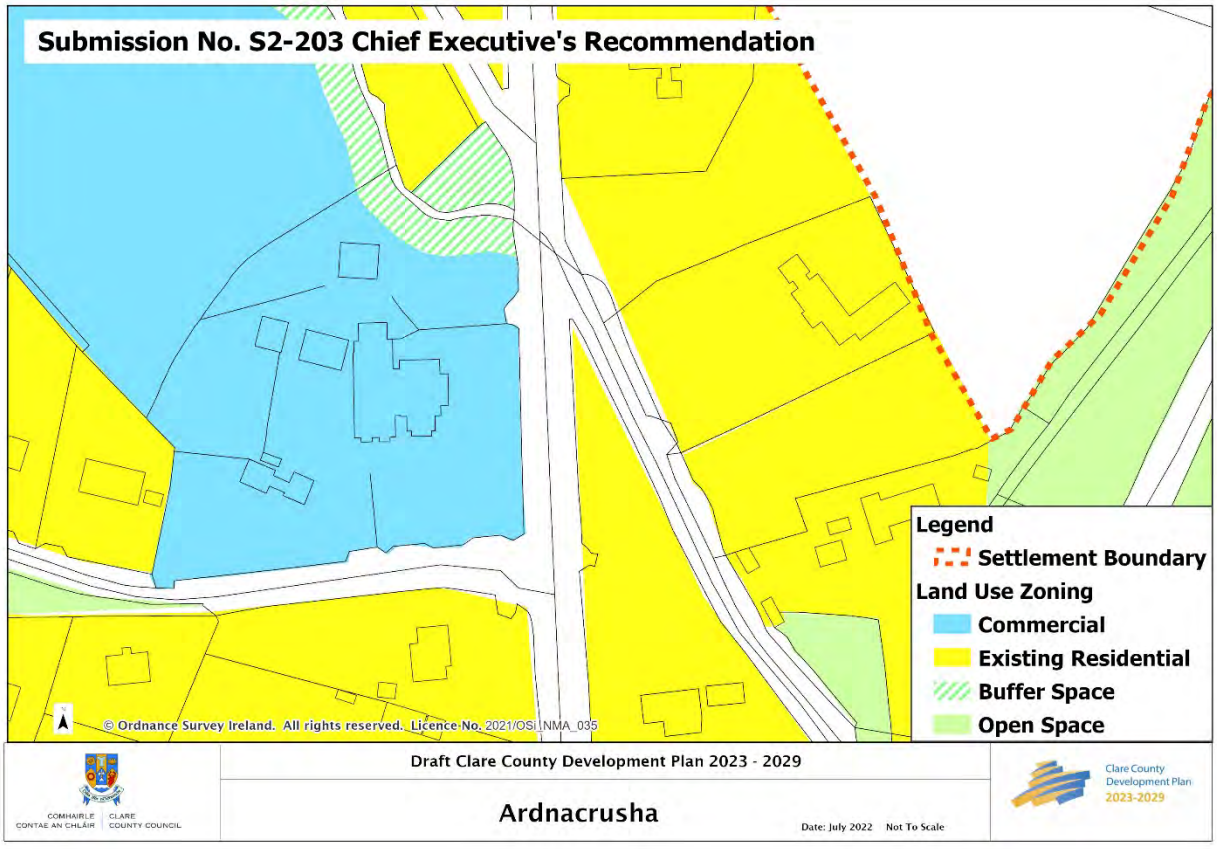
Provision has been made to meet the development needs for housing through the appropriate zoning of lands within serviced settlements and by the designated Village Growth Areas within smaller settlements such as Ardnacrusha that do not have the benefit of public service infrastructure.

I am satisfied that a sufficient quantum of land is designated as Village Growth Area within Ardnacrusha to accommodate the required amount of housing units to meet the needs of the allocated population growth for the settlement over the plan period 2023-2029 (VGA1). Therefore, I consider it preferable that the subject land remain as commercial zoning and that the zoning of these lands residential or mixed use is neither necessary nor appropriate.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-203 Draft Development Plan
Submission No. S2-203
Legend
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Buffer Space
Open Space
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Ardnacrusha
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Submission No. S2-203 Chief Executive's Recommendation
Legend
Settlement Boundary
Land Use Zoning
Commercial
Existing Residential
Buffer Space
Open Space
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Ardnacrusha
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Clare County Development Plan 2023-2029

Submission No: S2/501 –Edmund Irwin (Castlebank)

Relevant Chapters / Topics

- **Ardnacrusha**
- **Village Growth Area**

Summary of Issues Raised in Submission

This submission requests that the subject lands which are currently zoned low density residential LDR 2 and mixed use MU1 at Castlebank, Ardnacrusha, Co Clare retain zoning be it as village growth area or strategic reserve.

The land holding is identified by an accompanying map.

Planning was granted on this site to the previous owners for a large residential development, planning permission reference 08-1656. The planning was never acted upon because of the economic downturn

1. Zoning
   The current and the draft development plans for Ardnacrusha identify the need for community facilities including pre school, medical facilities and cluster type housing for the village. These future developments can be best accommodated on the submitters lands which are centrally located in the village and have safe road access to both the main Ardnacrusha road L3056 and the minor roadway through Castlebank / Lackyle Heights. The village core in Ardnacrusha has traditionally been close by at the power station and former site of the post office. In addition the land is within a short walking distance of the large housing estates in Ardnacrusha. The draft development plan proposes zoning an area of land close to Barry Shop (VGA1) as the only future area for development of the village. The submitter believes this is flawed as safe road access is not possible for this site without extensive realignment of the public road requiring purchase of private property. A separate submission on the zoning of this (Submission ref: S2-153) site which demonstrates the difficulties in safely accessing this site from the public road was made. If VGA1 lands cannot be developed due to inadequate road access, then as a direct result housing demand in the area will continue to be met by ribbon development of one off builds along the local roads with all associated problems.

2. Existing and future Planning permissions on LDR2 and MU1.
   Planning permission has been granted for 2 houses (20-103 and 21-1098) on MU1 and LDR2, one of which has been completed. The submitter requested that the settlement drawing in the draft plan should be updated to accurately reflect this.
   A preplanning submission was made to Clare county council PPI 21-317 in October 2021 for a residential development on the lands. In parallel the submitter is in discussions with Irish Water regarding provision of a wastewater connection for the lands (reference CDS 21007821). A planning application has also been made for a preschool facility on MU1 lands. Considering the mid-west region in particular is suffering from a severe housing shortage the submitter urges the council to retain zoning on lands which can potentially provide much needed housing and services in the area during the lifetime of the next development plan.

3. Public sewerage
   The draft development plan states that there is no public sewerage system in Ardnacrusha and it is included in the list of unserviced villages. It is the submitters understanding that the Lackyle treatment plant which has been upgraded is now in charge of Irish Water. I ask that Clare County Council clarify the situation in Ardnacrusha in regard to public sewerage and the future connection of Lackyle Treatment Plant to Limerick Main Drainage.

4. Phased development
   The current development plan requires that the lands MU1 and LDR 2 be developed concurrently. I request that this requirement be removed to facilitate phased development in line with available services in the area.

Chief Executive's Response

It is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF) and regional (RSES) policy. The core strategy, settlement strategy and settlement hierarchy are central components of the development plan in terms of identifying the amount and location of population growth to be delivered during the plan period. They link in with and support policies and objectives throughout the plan to ensure that in addition to being centres of population, the settlements also deliver on their roles as employment and service centres.

The settlement strategy aims to ensure that future development is directed in a balanced and plan-led approach, recognising the role of the Limerick Shannon Metropolitan Area and each of the designated towns, villages and clusters in the county. The position of a settlement within the settlement hierarchy provides an indication of the potential scale of population growth for the plan period that it has the capacity to deliver, based on the services and public infrastructure available amongst other considerations. Chapter 4 of Volume 1 - Written Statement sets out clear objectives for the future growth of all the settlement tiers in the settlement hierarchy, including the countryside. The focus is to facilitate the planned growth of all settlements, including clusters whilst also recognising the role of the countryside.

The provisions of the National Planning Framework (NPF) Appendix 3 - A Methodology for Tiered Approach to Land Zoning states that lands cannot be zoned for residential development which are not serviced or serviceable by key service infrastructure within the lifetime of the plan. The lands subject of this submission are located in Ardnacrusha and are not served by key service infrastructure such as waste water. While Ardnacrusha may have the potential to be serviced by Limerick Main Drainage in the future it is not currently part of the Irish Water Investment Plan 2020-2024 and no time period is available from Irish Water as to when such a connection may become feasible/available. In this regard the Irish Water Submission to the Draft Plan (S2-013) provides additional information and confirms that Ardnacrusha is unserviced in terms of wastewater but is included in the DHLGH-led pilot study identifying potential solutions and costings for unsewered settlements with failing Developer Provided Infrastructure (DPI).

In accordance with the provisions of the National Planning Framework (NPF), zoning of lands cannot occur without appropriate public water infrastructure to facilitate the development of the lands. Consequently, Small Villages (such as Ardnacrusha) cannot accommodate Residential or Strategic Residential Reserve zoning and are only suitable for small-scale growth within the designated Village Growth Areas. Confining new development to Village Growth Areas will ensure

that the principles set out Objective CDP4.8 'Small Villages' of the draft CDP are adhered to, including ensuring that future growth is incremental and small scale in nature, and is relative and appropriate to the scale, size and character of the villages, as well as promotion of the consolidation of existing small villages through compact growth within the designated village growth areas.

In order to consolidate the settlement and achieve compact growth VGA1 near Barry Shop is deemed the most appropriate place for a Village Growth Area which would in turn have the ability to establish a core area in Ardracrusha. I note concerns raised in relation to the achievement of access to VGA1 and this was looked at by the Roads Department who are satisfied that an acceptable outcome can be achieved.

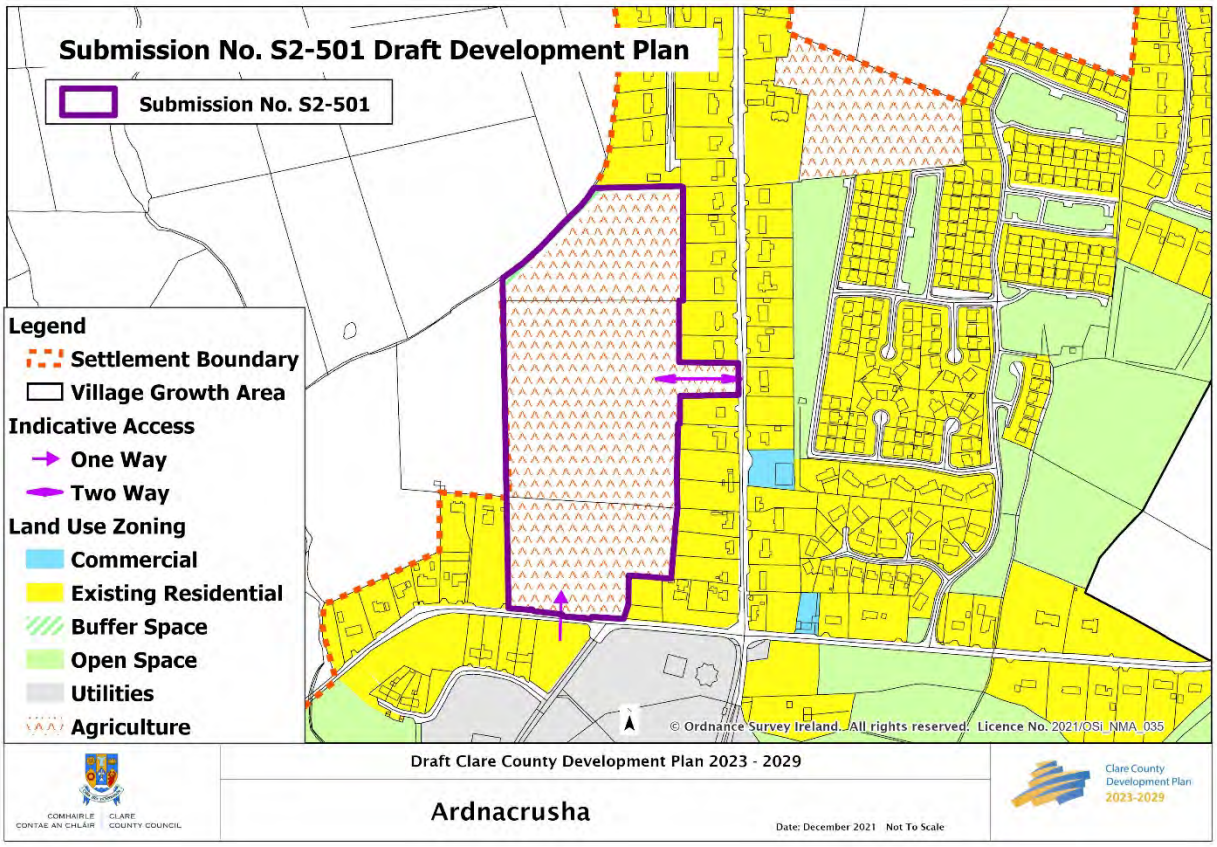
I am satisfied that a sufficient quantum of VGA land within Ardnacrusha has been identified to accommodate the number of housing units required to meet the needs of the allocated population growth over the plan period 2023-2029. Therefore, given that there is adequate provision of land within the settlement area and having regard to the location of the site on the periphery, I consider that the designation of addition VGA would be contrary to the guiding principles of the core strategy where a sequential approach to development is recommended. I consider no amendment to the settlement map is neither necessary or appropriate in this regard and would be contrary to proper planning and sustainable development.

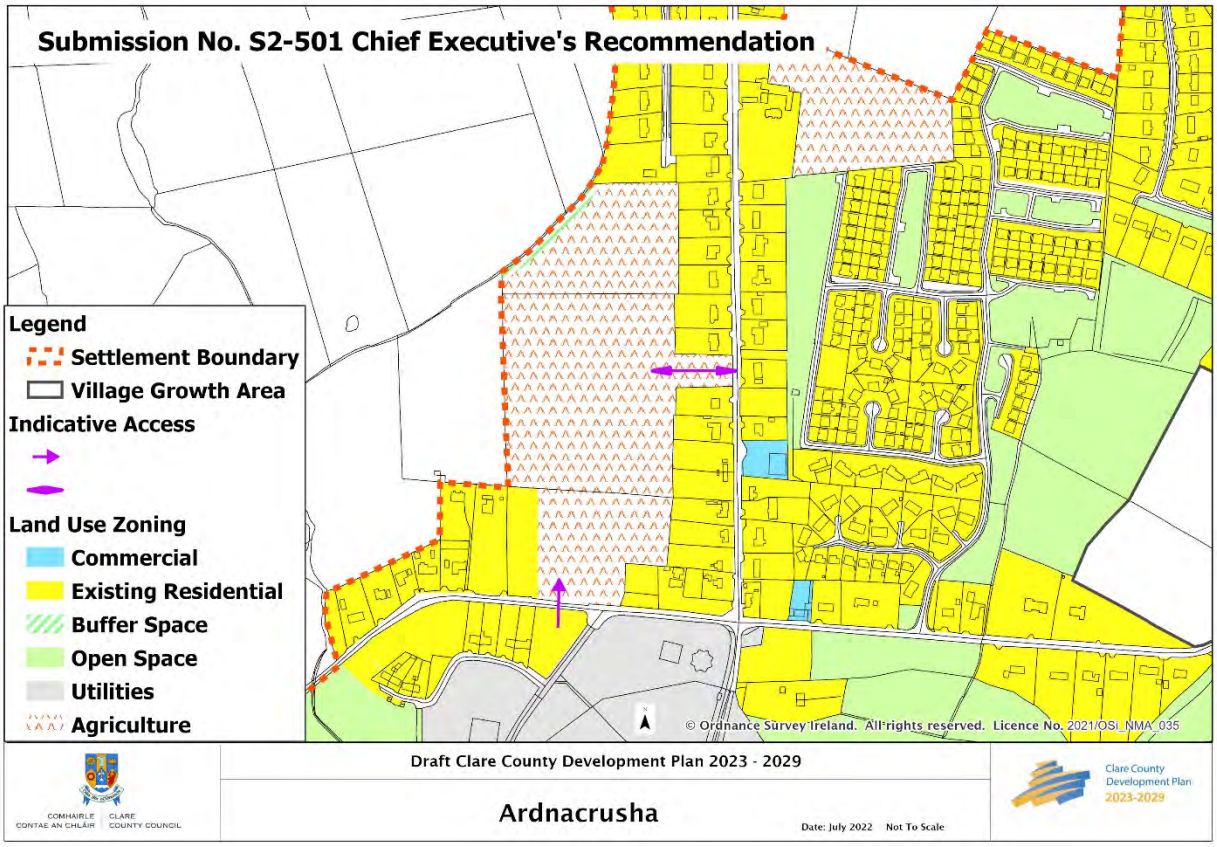
The construction of a new dwelling on LDR2 and MU1 is noted, and the settlement map will be updated to reflect this.

Having regard to the proposed zoning in the Draft Plan I do not consider it necessary to include any masterplanning policy objective around the future development of the subject lands.

Chief Executive's Recommendation

Update the settlement map to reflect the construction of a new dwelling as per this submission.


Submission No. S2-501 Draft Development Plan
Submission No. S2-501
Legend
Settlement Boundary
Village Growth Area
Indicative Access
One Way
Two Way
Land Use Zoning
Commercial
Existing Residential
Buffer Space
Open Space
Utilities
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Ardnacrusha
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Clare County Development Plan 2023-2029


Submission No. S2-501 Chief Executive's Recommendation
Legend
Settlement Boundary
Village Growth Area
Indicative Access
Land Use Zoning
Commercial
Existing Residential
Buffer Space
Open Space
Utilities
Agriculture
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Clare County Development Plan 2023-2029

Cratloe

Submission No: S2/504 –Deirdre Foran on behalf of Aoife Quinn and Cathal McInerney	
Relevant Chapters / Topics	• Cratloekeel, Cratloe

Summary of Issues Raised in Submission

This submission relates to land at Cratloekeel, Cratloe and relates to two sites identified as A and B on an accompanying map. The observers recently built a house to the front of the site on the original landholding and another family member has received a grant of planning permission. The submission seeks that Areas A & B be considered for zoning as low-Density Residential Use.

Chief Executive's Response

I wish to thank Deirdre Foran on behalf of Aoife Quinn and Cathal McInerney for this submission and I want to respond as follows.

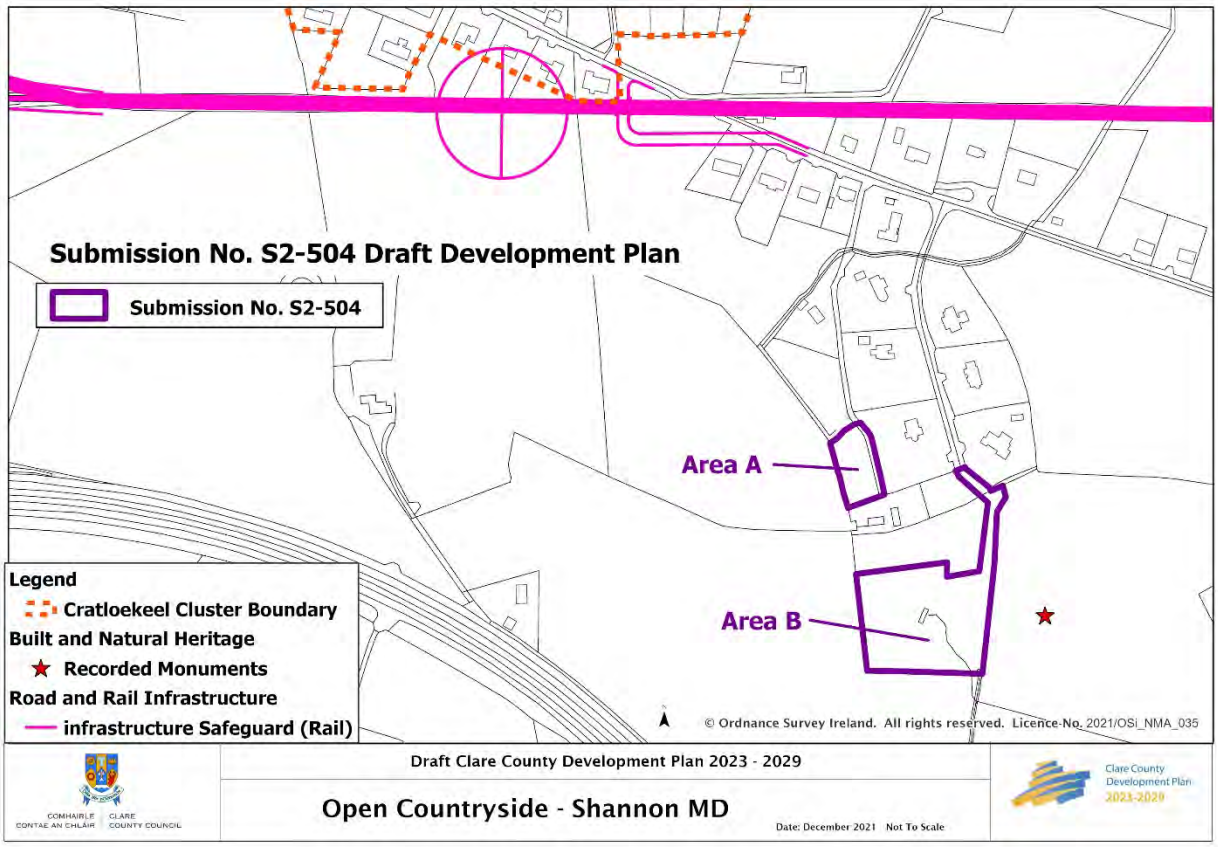
I note the subject lands are located in the open countryside and at a distance from a designated settlement and are located in an area designated as a Rural Area Under Strong Urban Pressure, where the rural housing policy applies.

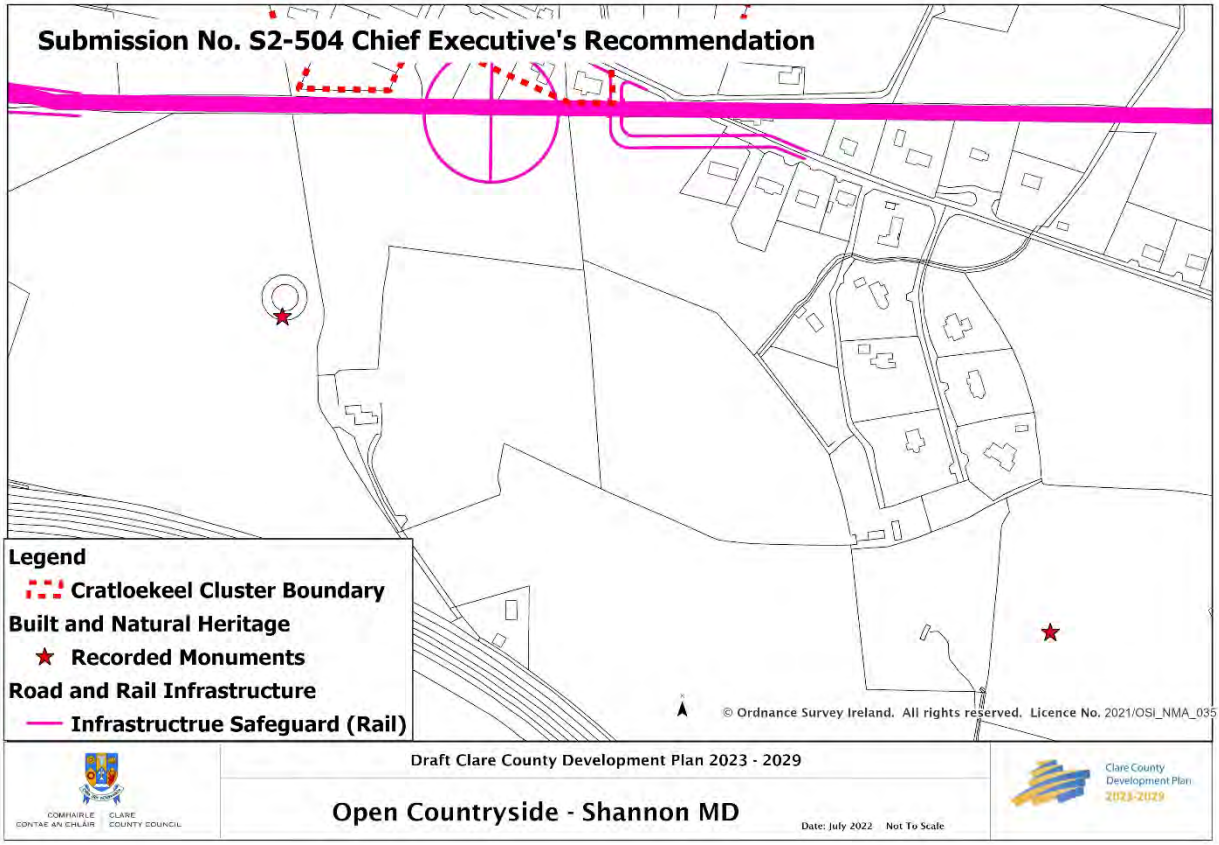
The provisions of the National Planning Framework (NPF) Appendix 3 - A Methodology for Tiered Approach to Land Zoning states that lands cannot be zoned for residential development which are not serviced or serviceable by key service infrastructure within the lifetime of the plan. The lands subject of this submission are located outside of any settlement and are not served by key service infrastructure.

The lands subject of this submission cannot be zoned for low density residential development given that they are located outside of a designated settlement and are not serviced by necessary infrastructure. Provision has been made to meet the development needs for housing through the appropriate zoning of lands within serviced settlements and by the designated Village Growth Areas within smaller settlements that do not have the benefit of public service infrastructure. Zoning land outside of the settlement area would not be in accordance with national policy as set out in the NPF and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-504 Draft Development Plan
Submission No. S2-504
Area A
Area B
Legend
Cratloekeel Cluster Boundary
Built and Natural Heritage
Recorded Monuments
Road and Rail Infrastructure
infrastructure Safeguard (Rail)
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: December 2021 Not To Scale


Submission No. S2-504 Chief Executive's Recommendation
Legend
Cratloekeel Cluster Boundary
Built and Natural Heritage
Recorded Monuments
Road and Rail Infrastructure
Infrastructrue Safeguard (Rail)
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: July 2022 Not To Scale

Submission No: S2/626 –Brendan McGrath and Associates on behalf of John Finn	
Relevant Chapters / Topics	• **Land Use Zoning** • **Clusters**

Summary of Issues Raised in Submission

The submission relates to Portdrine Industrial Park, Cratloe and a map identifying the subject site forms part of the submission. The submission relates to both the developed land and the undeveloped land within the estate. A report outlining the current infrastructural status and an indicative park master plan have also been included.

It is requested that either

(1) the Portdrine Cluster boundary is extended to include the lands or

(2) the Cratloe Settlement boundary is extended to include same to be zoned Industry or Light Industry with a stipulation that potential new uses are confined to warehousing and distribution, for the following reasons:

- The present status of the park, a unzoned but serviced industrial park, at a highly accessible location.
- There are several existing settlements in the plan that include zoned areas outside the designated settlement area e.g. Doolin and Doonbeg piers and the OP1 site at Ballyvaughan.
- It is both desirable and necessary to define the planning status of this partially developed industrial park more clearly.
- Refers to Objective CDP 14.3 'Working Landscapes' and considers while part a) applies i.e. established park well located in terms of access; however parts b) and c) do not apply i.e. further development would have limited environmental impact including visual impact.

Chief Executive's Response

I thank Brendan McGrath and Associates on behalf of John Finn for the submission and I would like to respond as follows.

I am not in favour of extending the cluster boundary to include the subject lands. This is an unserviced rural area relying on individual private wastewater treatment systems. Intensifying development in such an area presents difficulties due to groundwater vulnerability and such Light Industrial activity may be better located in a serviced area. I am also not in favour of extending the boundary of Cratloe as it would not be reflective of the actual settlement. It is not consistent with proper planning and sustainable development to zone isolated parcels of land for development in an adhoc manner. It is both important and appropriate to focus development of this nature in settlements identified for growth such as Shannon or Limerick where they will contribute to the consolidation and sustainable growth of these service centres.

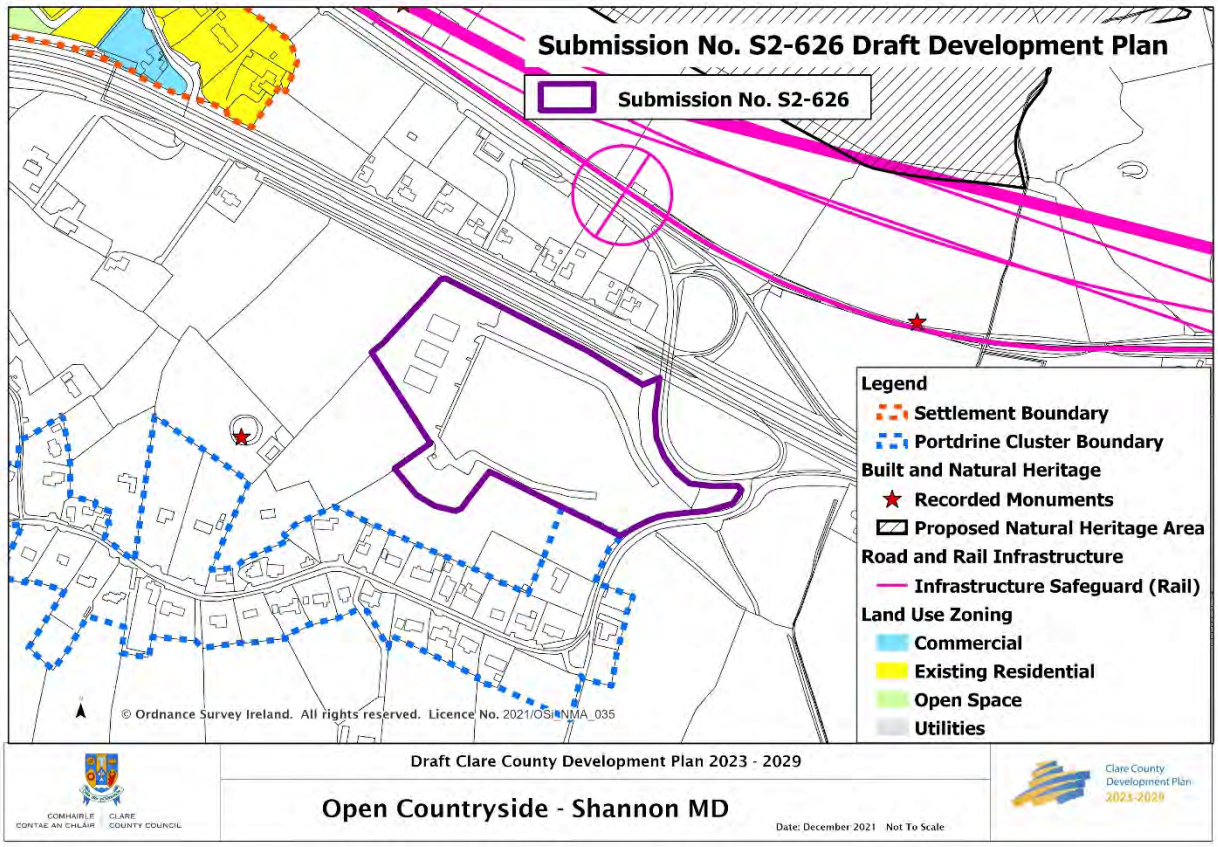
However, I do acknowledge that the Portdrine Business Pak is long established on part of the subject lands and should any future development happen in this area it would be best served for

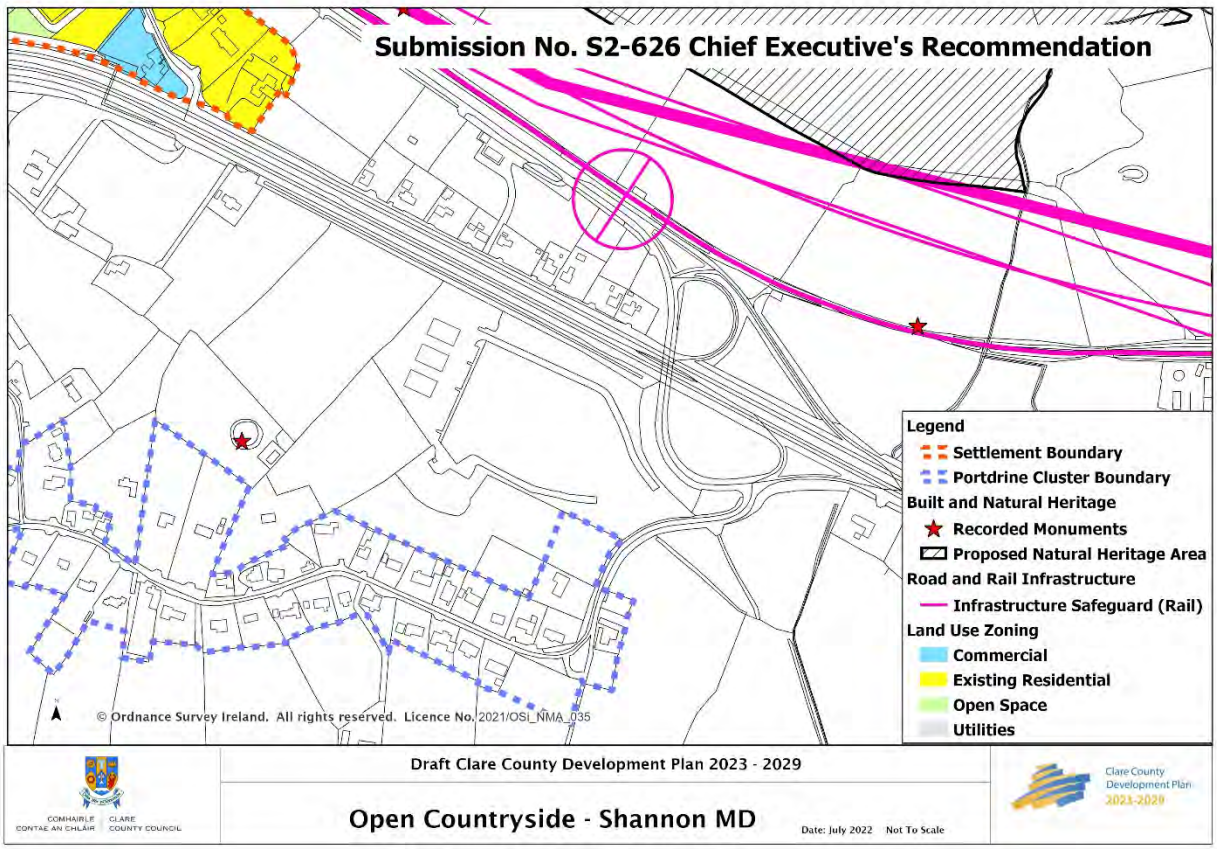
the appropriate organic growth of the established use within the Business Park of warehousing and logistics. In this regard I believe an objective should be added to support the potential future expansion of the existing use.

Chief Executive's Recommendation

Include objective in the Cratloe settlement Statement after the first paragraph of existing text on Employment and Enterprise as follows:

Within 1km of the village is the Portdrine Business Park located on the southern side of the N18, which provides an opportunity for local employment. Its location adjacent to the National Road Network presents a competitive advantage in relation to warehousing and transport logistics. The Council supports the appropriate growth of the site in relation to the established use subject to normal planning and environmental criteria.


Submission No. S2-626 Draft Development Plan
Submission No. S2-626
Legend
Settlement Boundary
Portdrine Cluster Boundary
Built and Natural Heritage
Recorded Monuments
Proposed Natural Heritage Area
Road and Rail Infrastructure
Infrastructure Safeguard (Rail)
Land Use Zoning
Commercial
Existing Residential
Open Space
Utilities
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: December 2021 Not To Scale


Submission No. S2-626 Chief Executive's Recommendation
Legend
Settlement Boundary
Portdrine Cluster Boundary
Built and Natural Heritage
Recorded Monuments
Proposed Natural Heritage Area
Road and Rail Infrastructure
Infrastructure Safeguard (Rail)
Land Use Zoning
Commercial
Existing Residential
Open Space
Utilities
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: July 2022 Not To Scale

Submission No: S2/846 –Jarlath O'Looney	
Relevant Chapters / Topics	• **Cratloe** • **Land Use Zoning**

Summary of Issues Raised in Submission

This submission relates to lands at Cratloe and includes a map identifying lands.

In the submission it is requested that the proposed Open Space zoning on part of the lands is amended to Existing Residential. The area forms part of a private open space adjacent to a private dwelling house owned by the submitter. The map should be amended to show the entire property as existing residential.

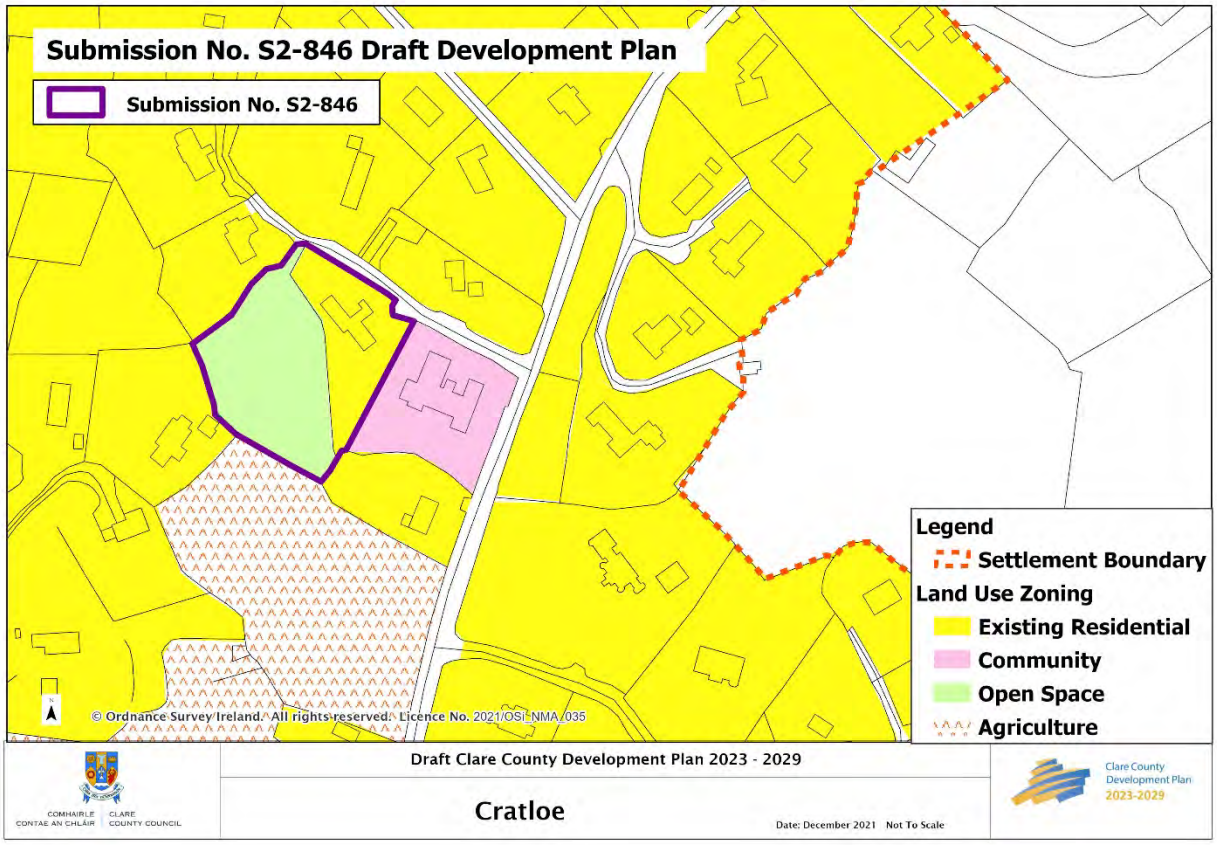
Chief Executive's Response

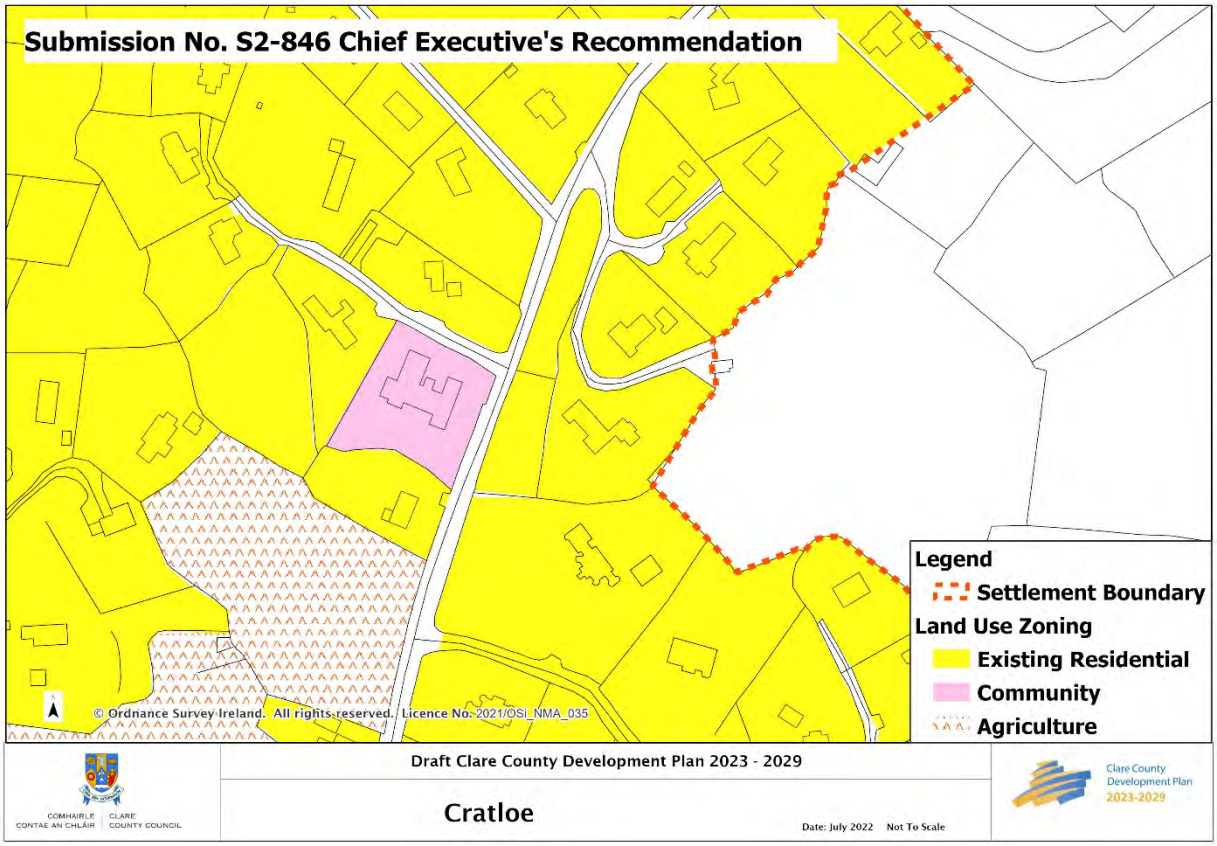
I would like to thank Jarlath O'Looney for this submission and I wish to respond as follows.

As the lands are part of the grounds of a private dwelling house I consider that the Cratloe settlement map should be amended to reflect this use. In that regard I consider that the most appropriate zoning objective to apply to this site would be 'Existing Residential'.

Chief Executive's Recommendation

To amend the settlement map for Cratloe so that the subject lands are zoned Existing Residential.


Submission No. S2-846 Draft Development Plan
Submission No. S2-846
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Open Space
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Cratloe
Date: December 2021 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Clare County Development Plan 2023-2029


Submission No. S2-846 Chief Executive's Recommendation
Legend
Settlement Boundary
Land Use Zoning
Existing Residential
Community
Agriculture
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Draft Clare County Development Plan 2023 - 2029
Cratloe
Date: July 2022 Not To Scale
COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Clare County Development Plan 2023-2029

Submission No: S2/955 –Naomi Smith

Relevant Chapters / Topics

- **Cratloe**
- **Zoning**

Summary of Issues Raised in Submission

This submission relates to 3.5 acres of lands at Cratloe. No map has been submitted.

In the submission it is requested that the proposed Agriculture zoning is amended to facilitate residential development on the site i.e., 4 no. detached style dwellings. It is noted that the land is situated at the rear of a development called "Woodbrook" - Planning Ref. P98/1820 and existing planning permission P94/392. In addition, all services are already in place i.e., water, electricity, storm water to existing stream, entrance to site from the roadway through Woodbrook housing development and a right of way entrance to the left of the development.

Chief Executive's Response

I wish to thank Naomi Smith for this submission, and I would like to respond as follows.

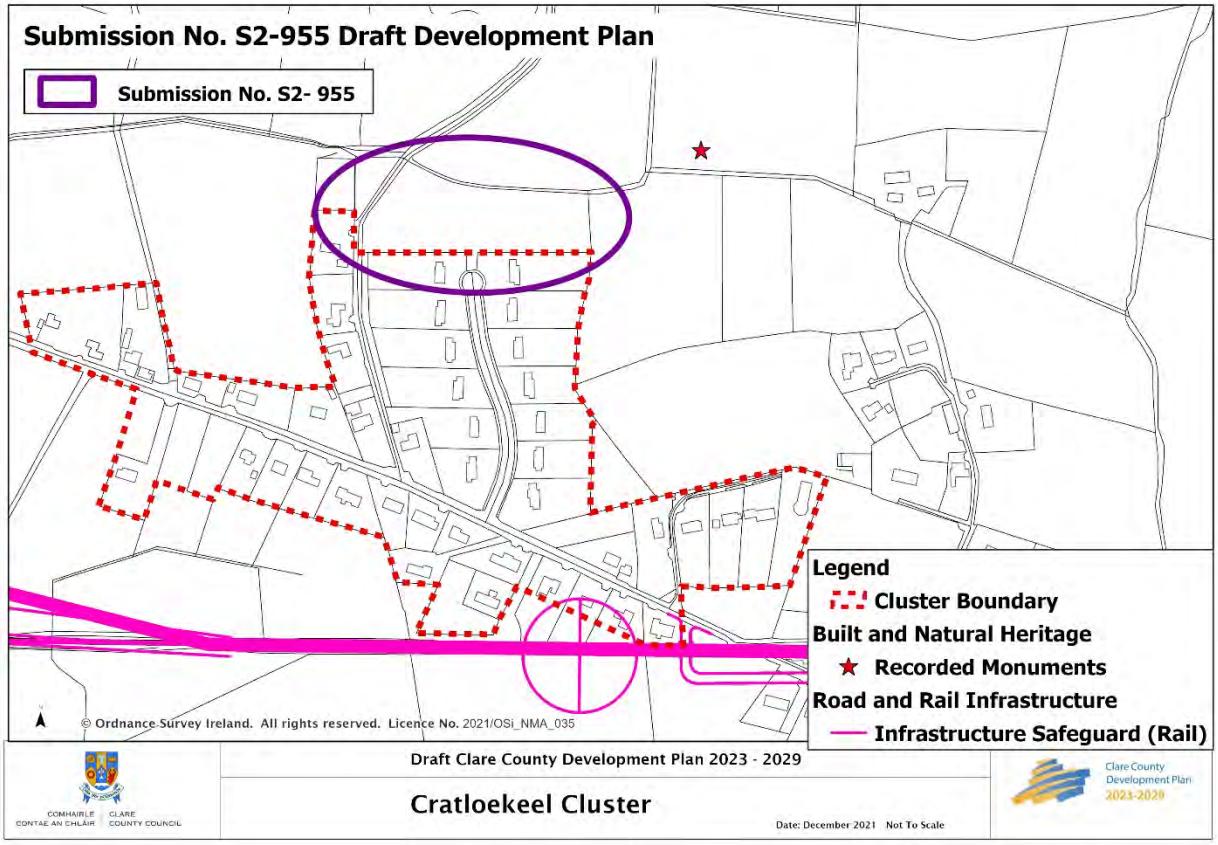
I note that no map was submitted however in the interest of fairness it is my intention to address this submission as comprehensively as possible based the information presented. In order to do so I am making an assumption, based on the content of the submission, and the location of planning references referred to in the submission that the land in question is to the rear of the Cratloekeel Cluster located circa 1 km to the south east of the settlement of Cratloe.

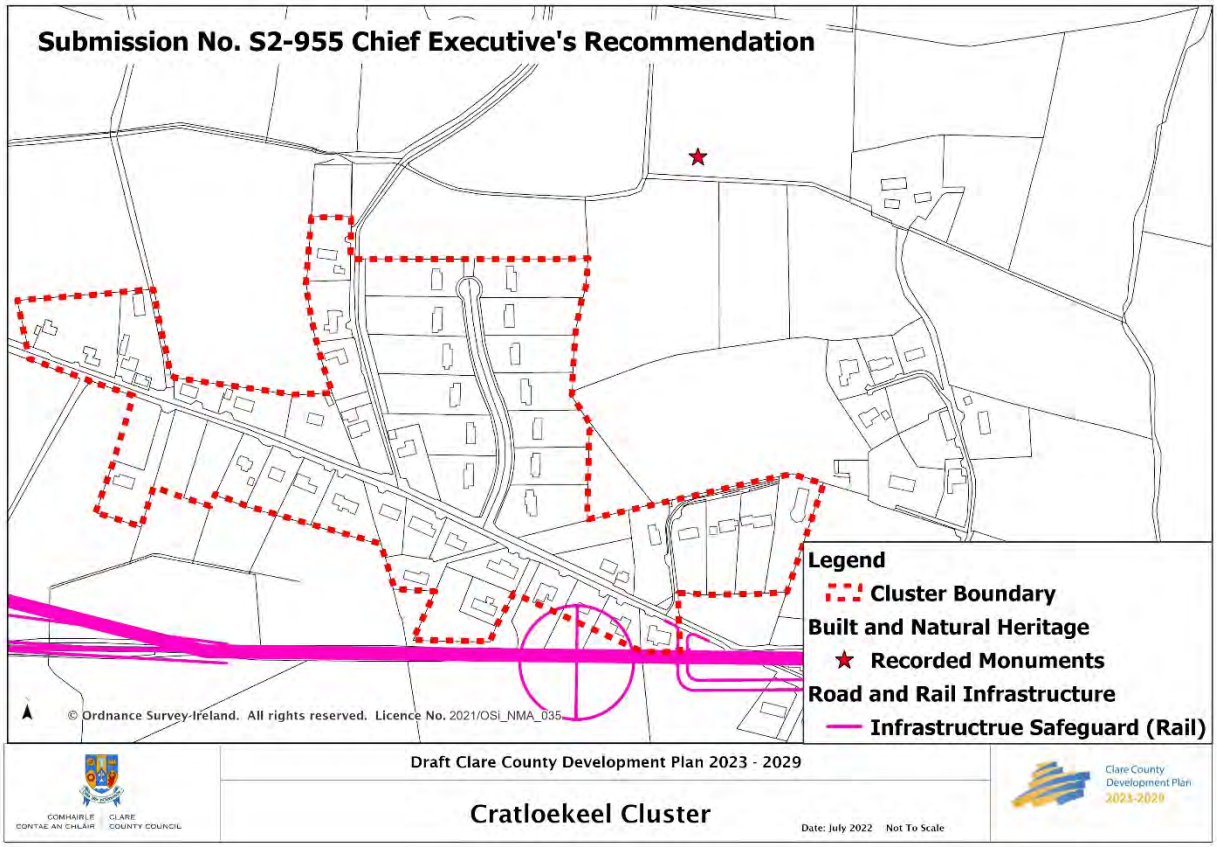
The lands in question were not included in the Cratloekeel Cluster in the current CDP 2017-2023. The lands are not included in the cluster boundary in the Draft CDP 2023-2029.

I note that there are further lands available for development within the existing cluster boundary that would take precedence ahead of enlarging the extent of the cluster, furthermore the cluster is less than 1km from the settlement of Cratloe where population growth is directed. As with many Clusters, Cratloekeel Cluster is an unserviced settlement relying on individual wastewater treatment systems. Intensifying development in such an area presents difficulties due to groundwater vulnerability. The lands are also in an area designated as a Rural Area Under Strong Urban Pressure. To provide for additional development through the extension of this cluster would be contrary to the proper planning and sustainable development of the area.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-955 Draft Development Plan
Submission No. S2- 955
Legend
Cluster Boundary
Built and Natural Heritage
Recorded Monuments
Road and Rail Infrastructure
Infrastructure Safeguard (Rail)
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Draft Clare County Development Plan 2023 - 2029
Cratloekeel Cluster
Date: December 2021 Not To Scale


Submission No. S2-955 Chief Executive's Recommendation
Legend
Cluster Boundary
Built and Natural Heritage
Recorded Monuments
Road and Rail Infrastructure
Infrastructrue Safeguard (Rail)
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Draft Clare County Development Plan 2023 - 2029
Cratloekeel Cluster
Date: July 2022 Not To Scale

Small Town

Newmarket on Fergus

Submission No: S2/097 –Aisling Halpin	
Relevant Chapters / Topics	• Newmarket on Fergus • Zoning

Summary of Issues Raised in Submission

The submission relates to a piece of land which takes access from the R472 and the old Knocksaggart road, is within walking distance of the village core and local amenities. It is stated that this land was initially zoned as residential Strategic Reserve in the 2006 adopted South Clare Local Area Plan. The site formed part of a larger area to the immediate north currently zoned OS2 which was previously zoned residential.

Newmarket on Fergus is located adjacent to the M18 and the above lands are well served by good road, pedestrian and drainage infrastructure, public water supply and the imminent upgrade of the sewerage infrastructure will allow the village to capitalise and grow as a central location on the Limerick – Shannon- Ennis Corridor.

The inclusion of these lands for zoning will help promote a balanced orderly and sustainable development of the village over time as there is currently no residential zoning in the southern part of the village.

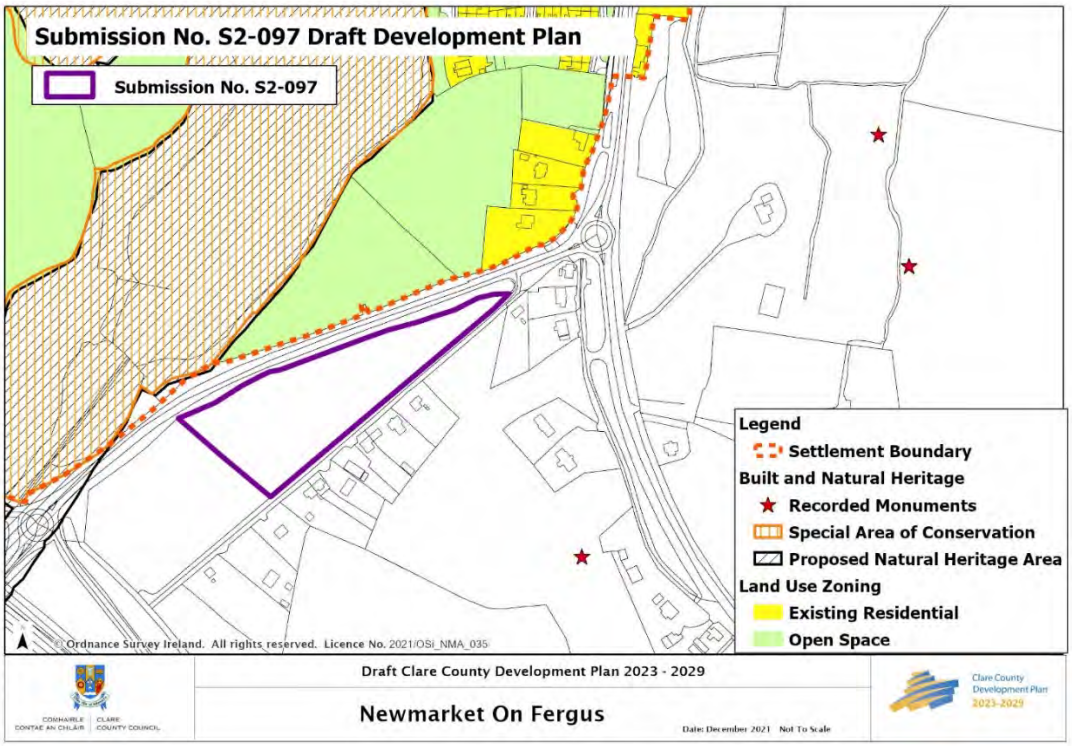
Chief Executive's Response

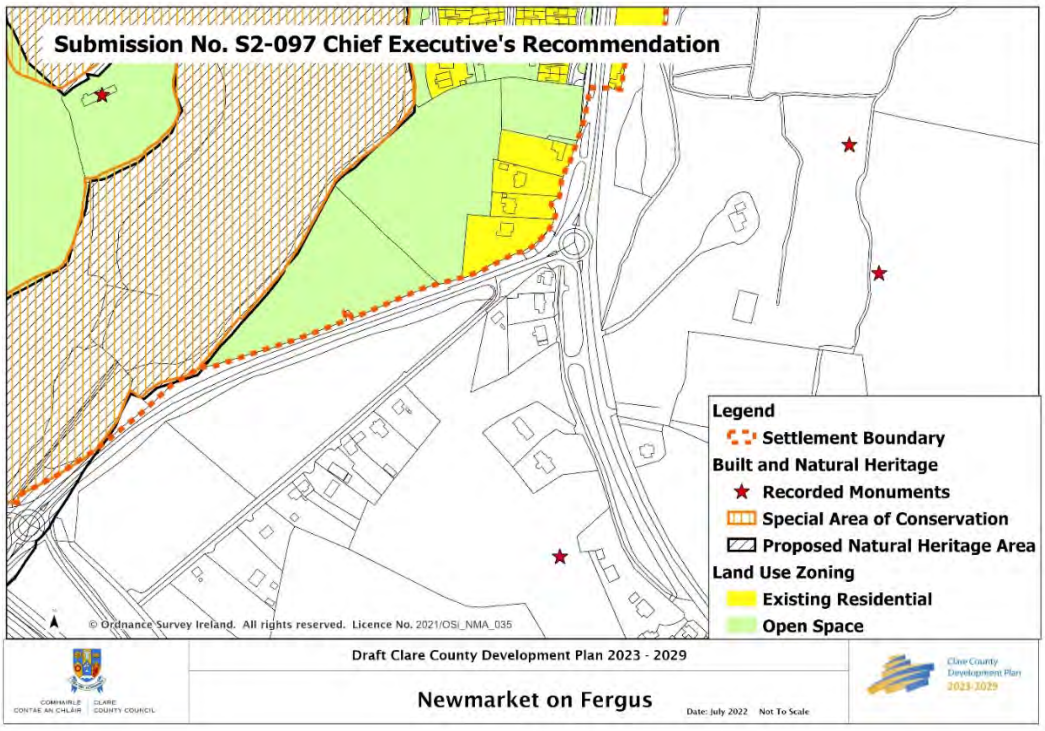
I would like to thank Aisling Halpin for this submission and I would like to respond as follows.

I note the submission relates to land to the south of Newmarket on Fergus outside the established settlement boundary. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Newmarket on Fergus to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. Therefore, given that there is adequate provision of zoned land within the settlement area having regard to the location of the site outside the settlement boundary, I consider that the zoning of the lands for development purposes would be contrary to the guiding principles of the core strategy where a sequential approach to development is recommended. I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-097 Draft Development Plan
Submission No. S2-097
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Existing Residential
Open Space
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Draft Clare County Development Plan 2023 - 2029
Newmarket On Fergus
Date: December 2021 Not To Scale


Submission No. S2-097 Chief Executive's Recommendation
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Existing Residential
Open Space
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Draft Clare County Development Plan 2023 - 2029
Newmarket on Fergus
Date: July 2022 Not To Scale

Submission No: S2/631 –Newmarket Architectural & Planning Services on behalf of Diarmuid O'Leary

Relevant Chapters / Topics

- **Newmarket on Fergus**
- **Zoning**

Summary of Issues Raised in Submission

The submission relates to 1.4 ha of lands at Boheraroan, Limerick Road, Newmarket on Fergus immediately adjacent to the settlement boundary on the southern edge of the settlement and a map identifying the subject site forms part of the submission.

It is requested that the lands are zoned for Low Density Residential or Residential for the following reasons:

- The lands are immediately adjacent to the settlement boundary and were previously zoned as commercial land and the village settlement boundary included the subject site in the South Clare Economic Corridor Local Area Plan 2003.
- The site is bounded by hardwood trees along the road giving a mature setting offering natural screening to any development proposal and could include additional landscaping.
- The site offers opportunities for pedestrian links to the existing road to ensure permeability within any development of the site and vehicular access including the possibility of a connection to the existing roundabout to create a single point of access to the site and to avoid proliferation of new entrances off the main road both from a visual and road safety perspective.
- Would consolidate the residential pattern of development in this area in tandem with the recent housing construction adjacent to the site.
- Located at the Gateway to the village and sensitive development of the site with a single point of access has the capacity to both preserve and enhance this area and improve pedestrian pathways and cycle lane access back to the main village.
- There is demand in the village for smaller single storey dwellings (downsizing) which could be accommodated on the site and free up existing housing stock in the village.
- Alternative to one-off housing in the open countryside where larger detached houses could be constructed to meet such demand and utilise a single point of access providing a greater housing mix within the village.

Chief Executive's Response

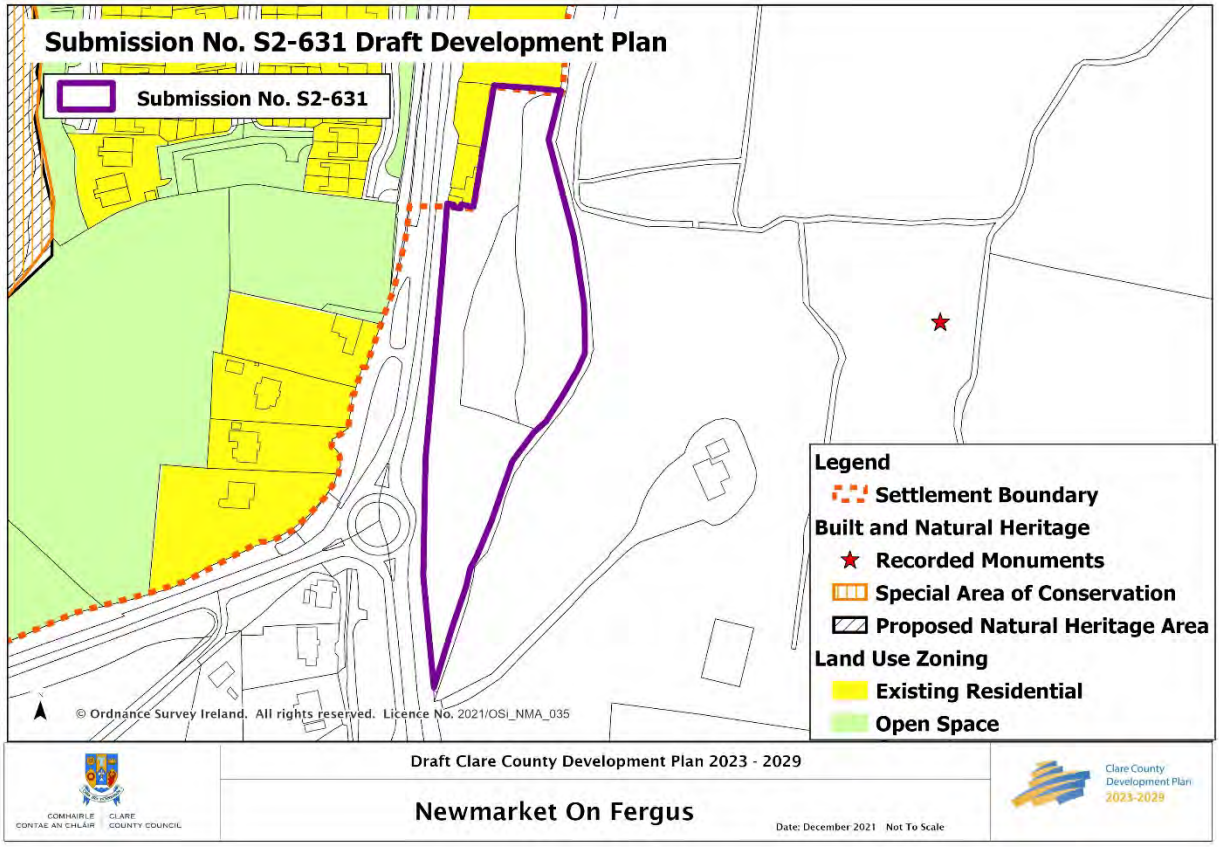
I would like to thank Newmarket Architectural & Planning Services on behalf of Diarmuid O'Leary for this submission and I would like to respond as follows.

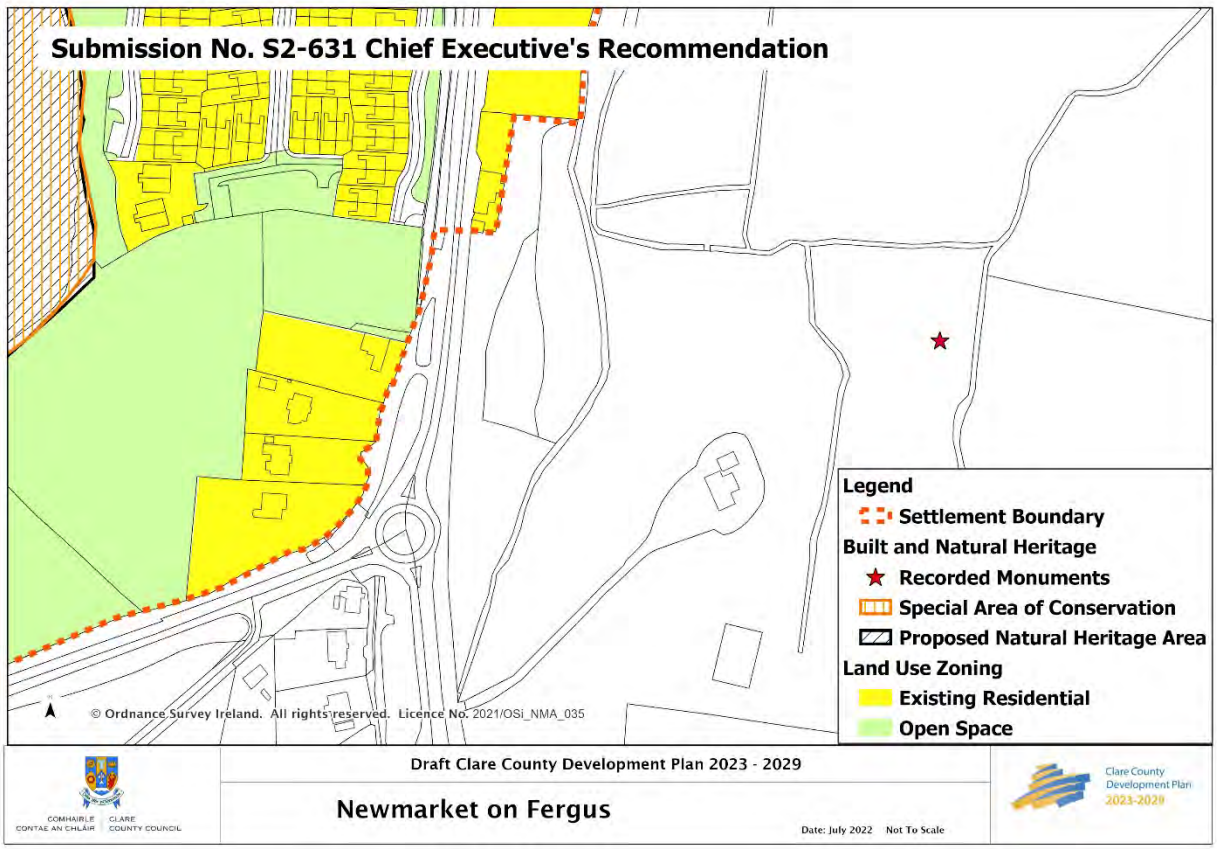
I note that the submission relates to land to the south of Newmarket on Fergus outside the established settlement boundary. The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Newmarket on Fergus to accommodate the required amount of housing

units to meet the needs of the allocated population growth for the town over the plan period 2023-2029. Therefore, given that there is adequate provision of zoned land within the settlement area, and having regard to the location of the site outside the settlement boundary, I consider that the zoning of the lands for development purposes would be contrary to the guiding principles of the core strategy where a sequential approach to development is recommended. I consider the zoning of these lands is neither necessary or appropriate and would be contrary to proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-631 Draft Development Plan
Submission No. S2-631
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Existing Residential
Open Space
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Draft Clare County Development Plan 2023 - 2029
Newmarket On Fergus
Date: December 2021 Not To Scale


Submission No. S2-631 Chief Executive's Recommendation
Legend
Settlement Boundary
Built and Natural Heritage
Recorded Monuments
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Existing Residential
Open Space
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Draft Clare County Development Plan 2023 - 2029
Newmarket on Fergus
Date: July 2022 Not To Scale

Submission No: S2/693 –Hassett Leyden & Associates on behalf of Mike Varden	
Relevant Chapters / Topics	• **Newmarket on Fergus** • **Zoning**

Summary of Issues Raised in Submission

This submission relates to 0.0815 Ha. of lands at Newmarket on Fergus and a map identifying the subject site forms part of the submission.

It is requested that the lands which are proposed to be zoned Open Space and a portion of un-zoned land to the West to be included in the Town Centre Area and Architectural Conservation Area and are rezoned residential or mixed use, for the following reasons:

- The population and economy of the area has grown only moderately in recent years with limited housing development apart from a local authority development of 18 no. dwellings.
- There is adequate foul and water services available within practical connection distance.
- Lands are well placed for future housing provision with growing demand of housing due to growing industrial base in the area and nearby towns of Shannon and Ennis.
- Would provide compact and sustainable consolidation of the existing village.
- The lands are also closer to the town centre than other proposed zoned lands and therefore should be developed first in order to achieve orderly, compact and sustainable growth of the village.
- Within close proximity to all services.
- Would afford full regard to the adjoining land use and the existing urban and built form and the requirement to protect the visual amenities of the area.
- Vehicular access to the land would be readily available from the existing public road.
- There have been issues with dumping of rubbish and anti-social behaviour, provision of high-quality housing in this area would deter this and provide passive surveillance.

Chief Executive's Response

I wish to thank Hassett Leyden & Associates on behalf of Mike Varden for this submission, I wish to respond as follows.

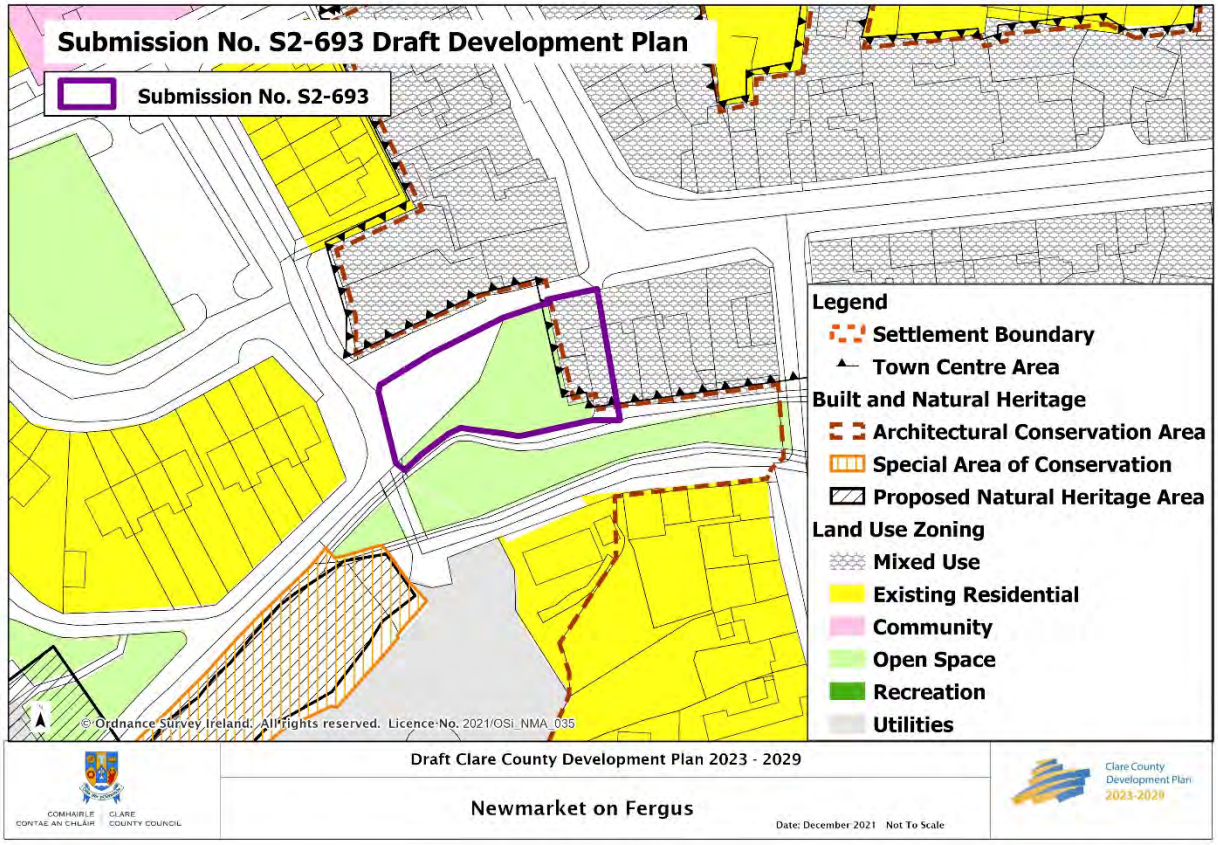
I note the location of the majority of the subject lands are outside of the boundary of both the Town Centre Area and Architectural Conservation Area. The land in question is currently private and informal public open space and adds significant value to the amenity of the area. Along the side of these lands is a pedestrian walkway to the main street and the presence of the open space which is devoid of development ensures that this important walkway is open with maximum visibility to enhancing the security of same.

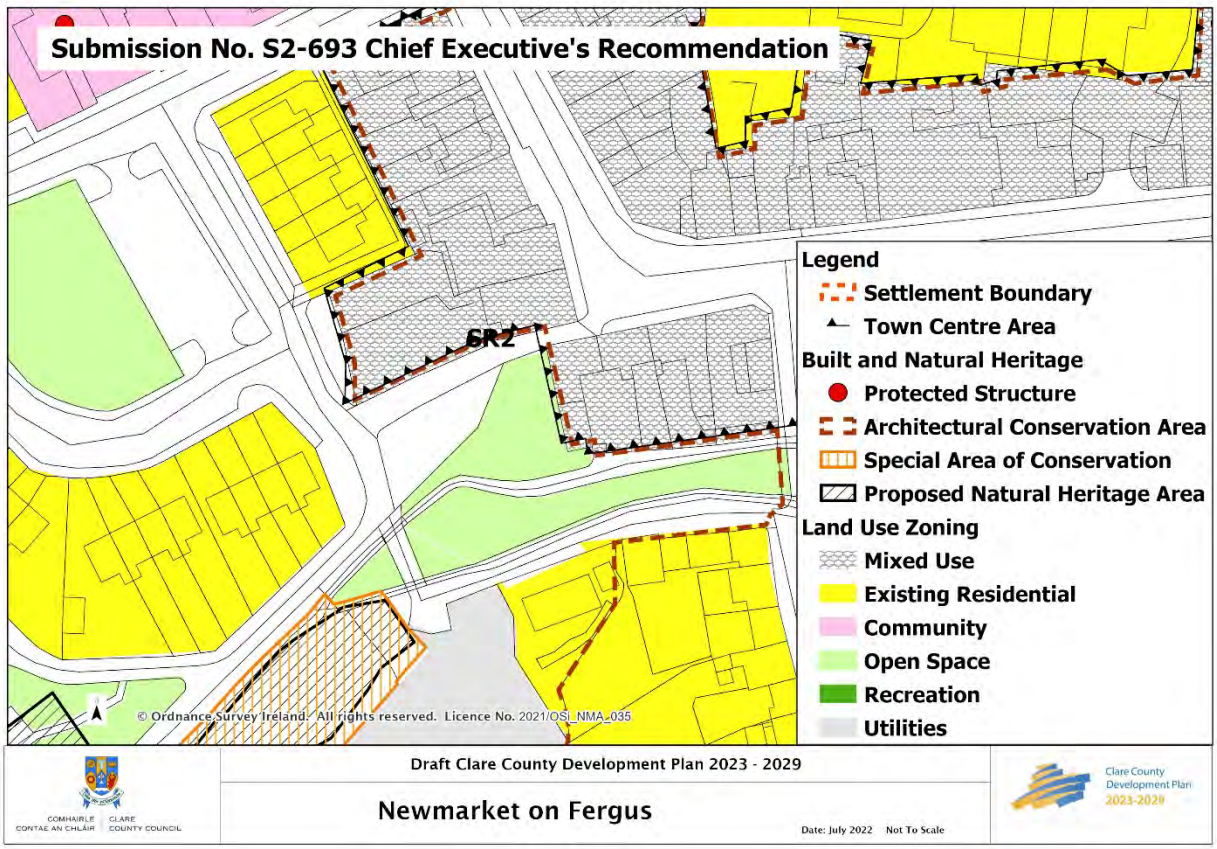
In addition, I am satisfied that a sufficient quantum of land has been zoned within Newmarket on Fergus to accommodate the required amount of housing units to meet the needs of the allocated

population growth for the town over the plan period 2023-2029. Therefore, given the land enhances the amenity of the area as open space and given that there is sufficient residential lands zoned to accommodate growth for the plan the plan period I do not consider it necessary or appropriate to zone the subject lands for either Residential or Mixed Use.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

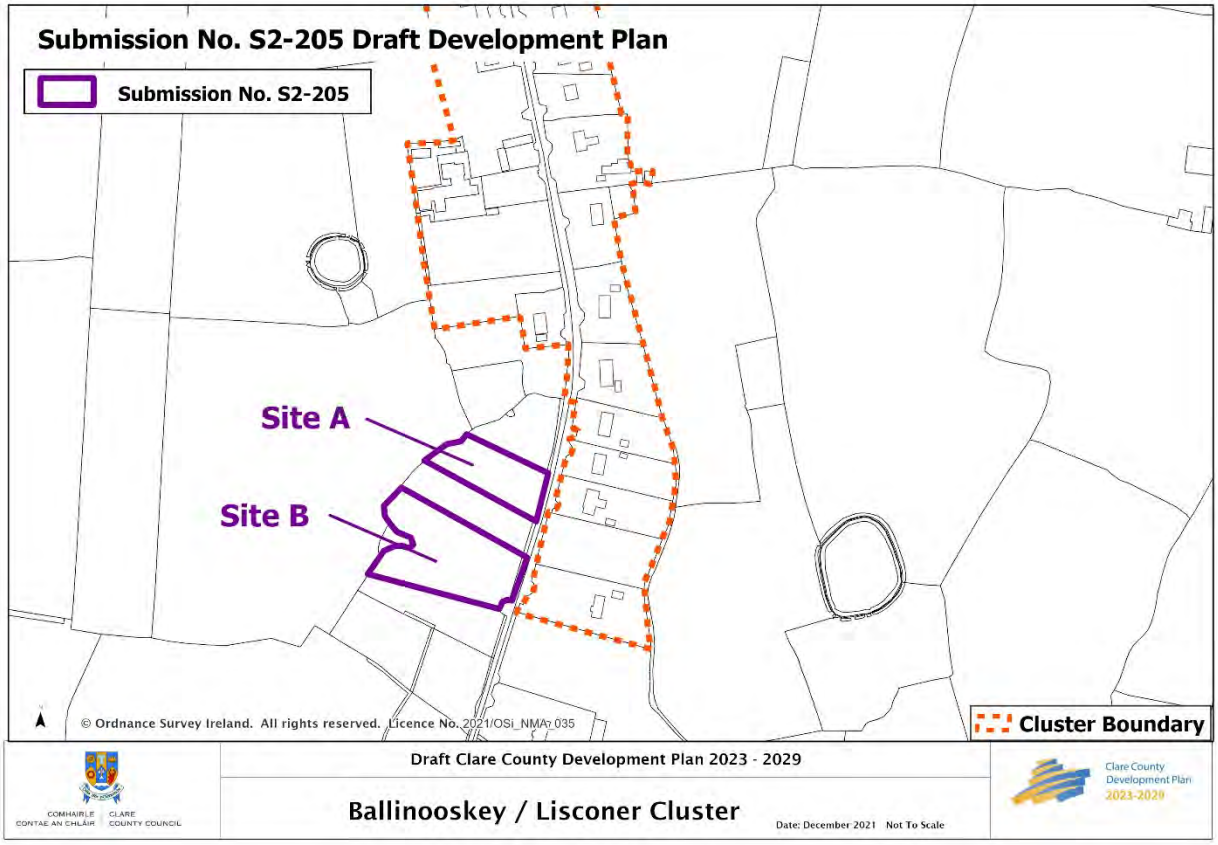

Submission No. S2-693 Draft Development Plan
Submission No. S2-693
Legend
Settlement Boundary
Town Centre Area
Built and Natural Heritage
Architectural Conservation Area
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Newmarket on Fergus
Date: December 2021 Not To Scale

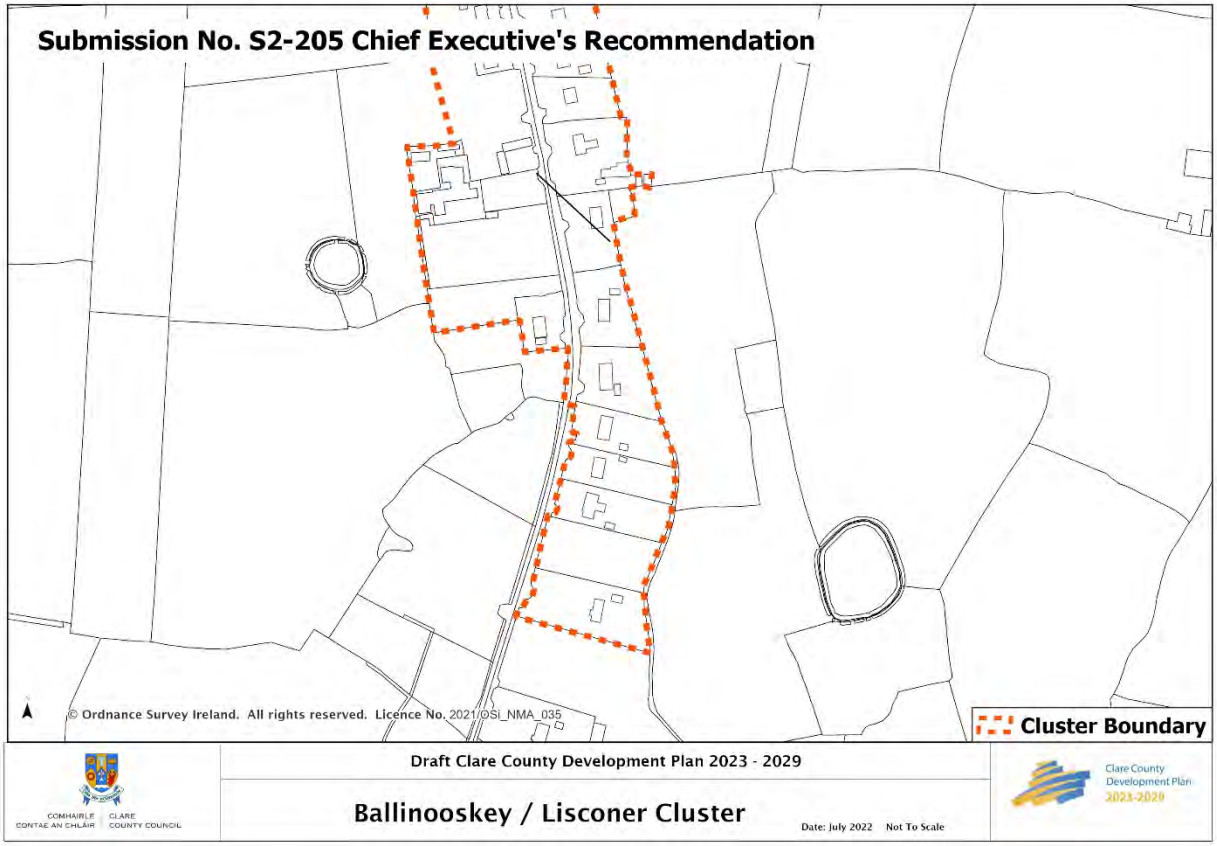

Submission No. S2-693 Chief Executive's Recommendation
GR2
Legend
Settlement Boundary
Town Centre Area
Built and Natural Heritage
Protected Structure
Architectural Conservation Area
Special Area of Conservation
Proposed Natural Heritage Area
Land Use Zoning
Mixed Use
Existing Residential
Community
Open Space
Recreation
Utilities
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Draft Clare County Development Plan 2023 - 2029
Newmarket on Fergus
Date: July 2022 Not To Scale

Clusters

Ballinooskey/Lisconor Cluster

Submission No: S2/205 –Vincent & Colette McInerney, care of Flynn & Shaw
Relevant Chapters / Topics • **Ballinoosky/Lisconor**
Summary of Issues Raised in Submission
The submission seeks the inclusion of additional lands at Lisconor, Newmarket-on Fergus, as identified on the submitted map. To achieve growth and sustainability it is necessary to provide for existing settlements and services. This cluster is located between Shannon Town and Newmarket-on Fergus but has its own identity, including a Primary School. The configuration of the existing Cluster supports the inclusion of the subject lands and its inclusion will ensure there is a rural population to justify and sustain the Primary school.
Chief Executive's Response
I would like to thank Vincent & Colette McInerney, care of Flynn & Shaw for this submission and I would like to respond as follows. I acknowledge the points made in the submission in relation to the request to extend the boundary of the Ballinooskey/Lisconnor cluster. The subject lands are located outside of the cluster boundaries and is an unserviced rural area. Therefore, any future development in the area would be reliant on individual wastewater treatment systems. The lands are also in an area designated as a Rural Area Under Strong Urban Pressure. To provide for additional development through the extension of the cluster boundaries would be contrary to the proper planning and sustainable development of the area. In addition, having regard to the level of development in the area, I am satisfied that planning permission for appropriate residential development has not been impeded by a lack of cluster designation in the area. I also note that there is scope for development within the existing cluster boundary. Having regard to the above, I do not consider it necessary or desirable to designate a Cluster in the area.
Chief Executive's Recommendation
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-205 Draft Development Plan
Submission No. S2-205
Site A
Site B
© Ordnance Survey Ireland. All rights reserved. Licence No. 2021/OSi_NMA_035
Cluster Boundary
Draft Clare County Development Plan 2023 - 2029
Ballinooskey / Lisconer Cluster
Date: December 2021 Not To Scale


Submission No. S2-205 Chief Executive's Recommendation
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Cluster Boundary
Draft Clare County Development Plan 2023 - 2029
Ballinooskey / Lisconer Cluster
Date: July 2022 Not To Scale

Ballintlea South 2 Cluster

Submission No: S2/220 –Darragh Collins (Shannon MD)

Relevant Chapters / Topics

- **Ballintlea South 2 Cluster**
- **Clusters**

Summary of Issues Raised in Submission

The submission relates to the Ballintlea South 2 Cluster and a map has been submitted.

It is requested that the Cluster boundary is amended to include 3 no. sites for individual development, for the following reasons:

- These sites form part of a cluster of houses that were developed in a controlled manner which integrates into the surrounding countryside in siting and design with proposed units retaining same standard.
- Services in place include service road, watermain, storm sewer, ESB and Telecoms, site suitability tests indicate ground conditions are suitable for individual wastewater treatment units, minimum 90m sight distances can be obtained.
- 3 no. alternative sites within the Cluster have been identified which have been included in the Cluster for several Plans and (A) has never been developed, (B) inadequate sight distance available, (C) is landscaped as part of a garden to a dwelling house.
- The proposed amendment can accommodate a small number of additional dwellings, that will integrate into the existing topography, with full services available, suitable ground conditions for onsite wastewater treatment units and adequate site distance and Draft Plan supports small scale development of clusters (p.89)
- Probably the only area in Cratloe that such services have been put in place and are available for connection.
- The proposal will create In-Depth Development. The Council in a number of publications discourage Ribbon Development, while on the other hand encourage In-Depth Development.

Chief Executive's Response

I wish to thank Darragh Collins for this submission and I want to respond as follows.

The lands in question were not included in the Ballintlea 2 cluster in the current CDP 2017-2023. The lands are not included in the cluster in the Draft CDP 2023-2029. The lands measure circa 2 acres in area.

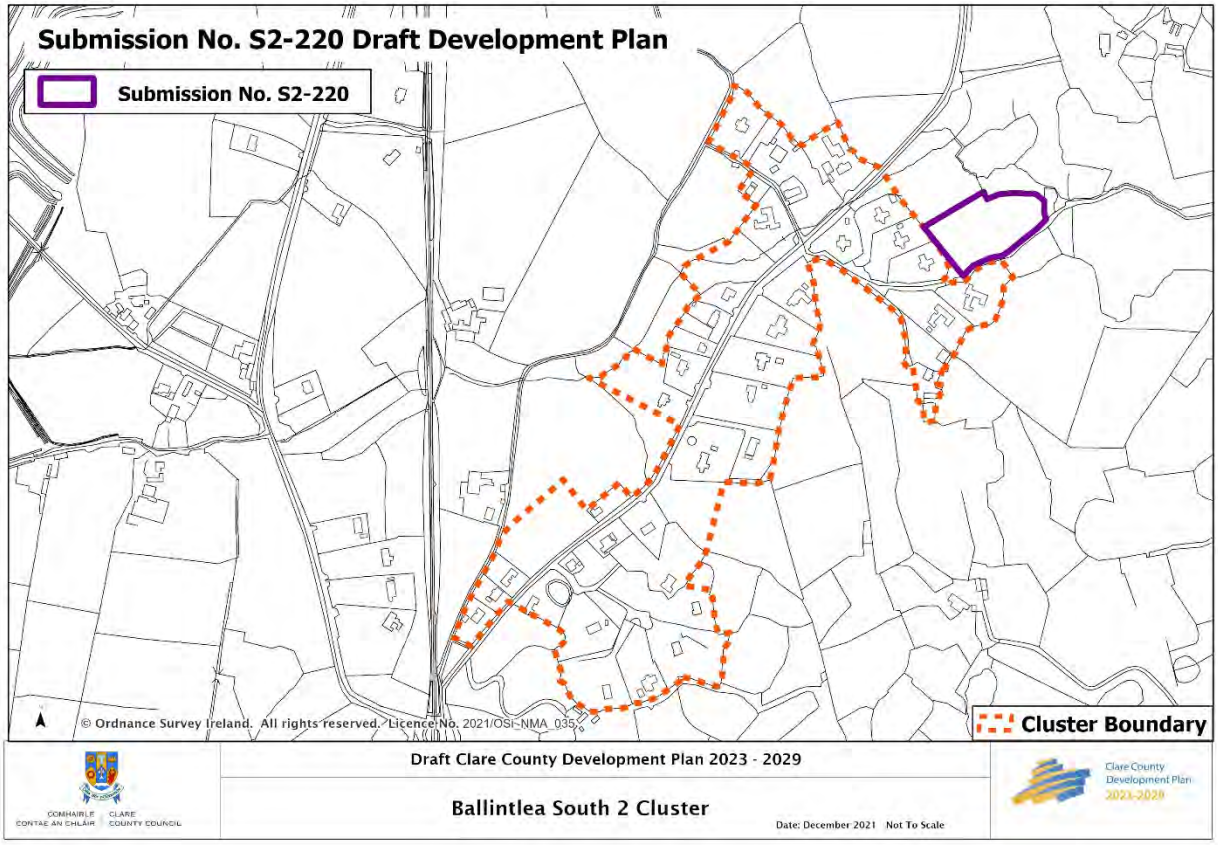
I note that there are further lands available for development within the existing cluster boundary that would take precedence ahead of enlarging the extent of the cluster all be it the author contents those undeveloped sites are unlikely to be come forward. Furthermore, the subject lands are less than 0.3km from the Castlequater cluster located to the north, again the Castlequater cluster has undeveloped sites that take precedence for development. To the east of the subject

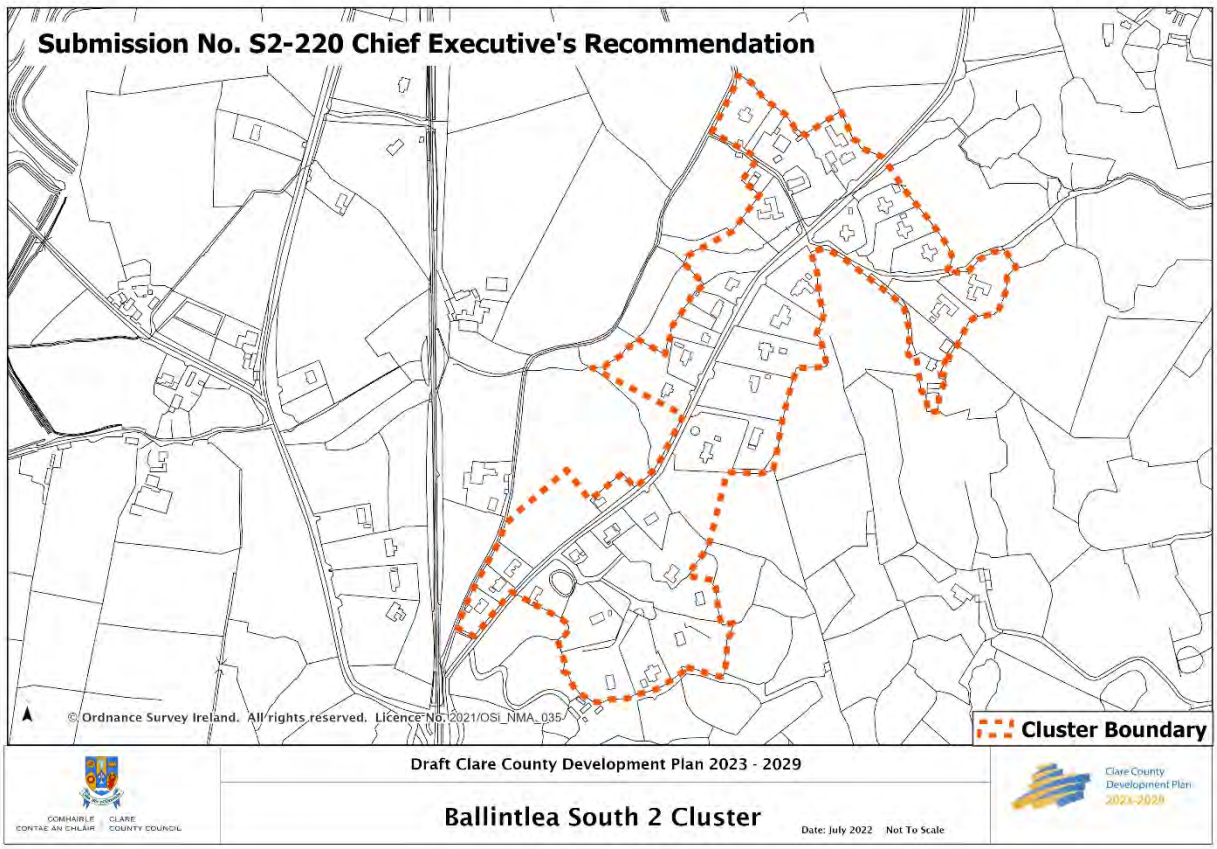
lands is the Ballintlea South cluster again with undeveloped sites. Finally, immediately south of the Ballinlea 2 Cluster is the settlement of Cratloe where population growth should be directed.

As with many Clusters, Ballinlea 2 Cluster is an unserviced settlement relying on individual wastewater treatment systems and its intensification is unwarranted and may be prejudicial to public health. The lands are also in an area designated as a Rural Area Under Strong Urban Pressure. To provide for additional development through the extension of this cluster would be contrary to the proper planning and sustainable development of the area.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-220 Draft Development Plan
Submission No. S2-220
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Cluster Boundary
Draft Clare County Development Plan 2023 - 2029
Ballintlea South 2 Cluster
Date: December 2021 Not To Scale


Submission No. S2-220 Chief Executive's Recommendation
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Cluster Boundary
Draft Clare County Development Plan 2023 - 2029
Ballintlea South 2 Cluster
Date: July 2022 Not To Scale

Submission No: S2/228 –Patrick Harkins & Deborah Deegan

Relevant Chapters / Topics

- **Ballintlea South 2 Cluster**

Summary of Issues Raised in Submission

The submission relates to 5 acres of lands at Ballintlea South, c. 0.5ha of which is located within the Ballintlea South 2 Cluster, the remainder is outside of the Cluster boundary. A map has been submitted.

It is requested that the Ballintlea South 2 Cluster boundary is extended to include the subject lands for the following reasons:

- These sites form part of a cluster of houses that were developed in a controlled manner.
- The lands are the submitters only family land it is intended to build their family home on the land.
- The lands include the access road which provides access to 4 other houses within the cluster.
- Including the lands would allow for the best positioning of the submitters proposed dwelling in line with the current layout of properties within the cluster.

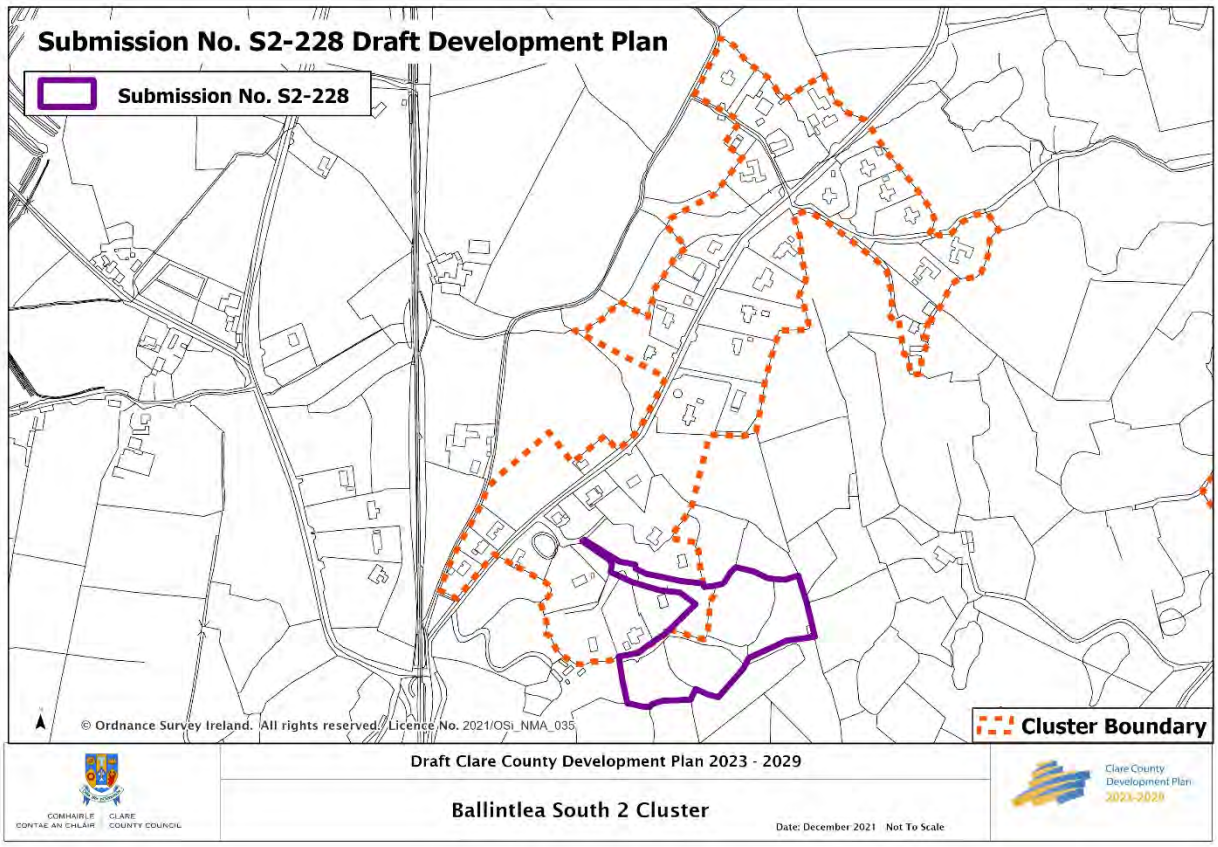
Chief Executive's Response

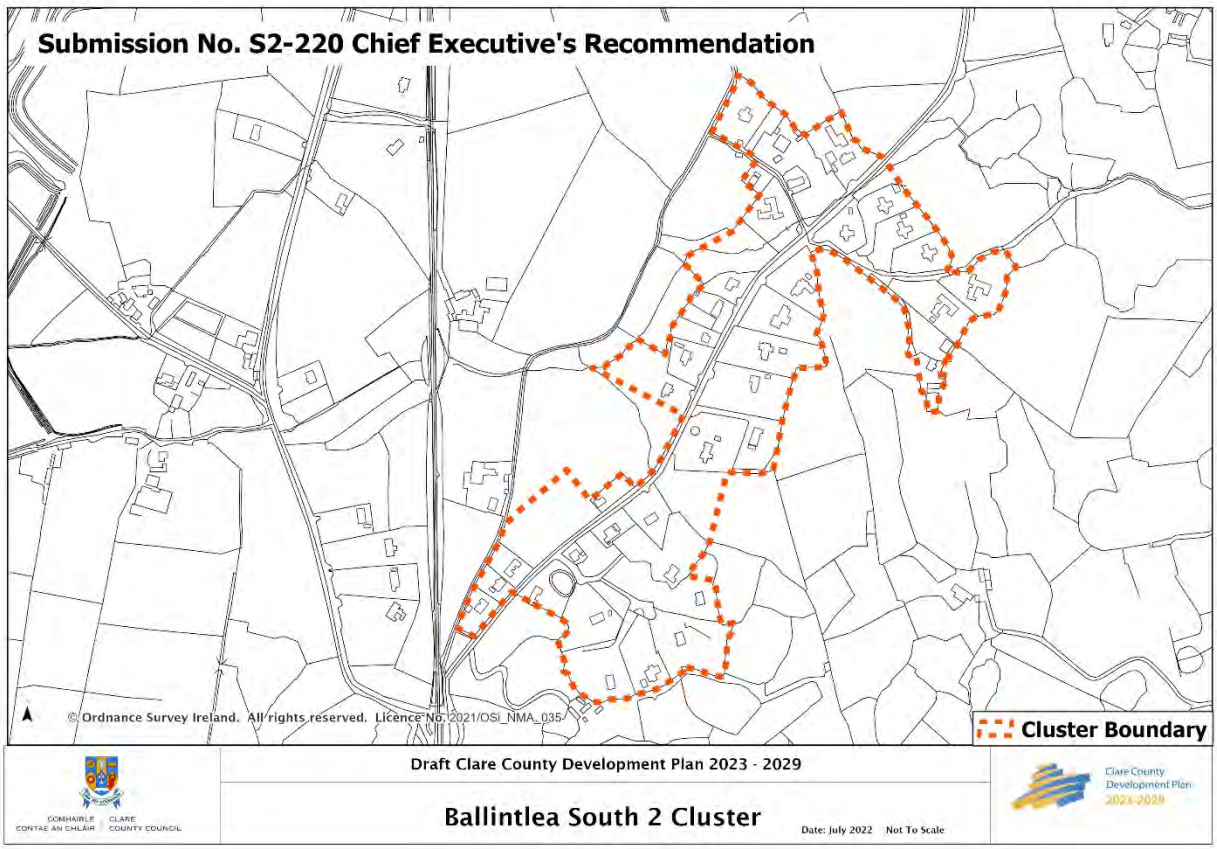
I wish to thank Patrick Harkins & Deborah Deegan for their submission, and I respond as follows.

The area outside the cluster boundary as per the submitted map is designated as a Rural Area Under Strong Urban Pressure and a single house would normally be acceptable here subject to compliance with the rural housing policy and normal planning criteria. Undeveloped areas in the cluster and in the clusters in the immediate vicinity (Castlequater and Ballintlea South) take precedence ahead of enlarging the extent of the subject cluster. Furthermore, having regard to the proximity of the subject cluster to the settlement of Cratloe, to provide for additional development through the extension of this cluster would be contrary to the proper planning and sustainable development of the area and additional growth should be directed into Cratloe.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-228 Draft Development Plan
Submission No. S2-228
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Cluster Boundary
Draft Clare County Development Plan 2023 - 2029
Ballintlea South 2 Cluster
Date: December 2021 Not To Scale


Submission No. S2-220 Chief Executive's Recommendation
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Cluster Boundary
Draft Clare County Development Plan 2023 - 2029
Ballintlea South 2 Cluster
Date: July 2022 Not To Scale

Lisduff Cluster

Submission No: S2/019 –Neal Meehan	
Relevant Chapters / Topics	• **Lisduff Cluster (Newmarket on Fergus)**

Summary of Issues Raised in Submission

This submission requests the extension of the existing cluster at Lisduff, Newmarket on Fergus for the purpose of housing and to finish off the existing cluster.

Chief Executive's Response

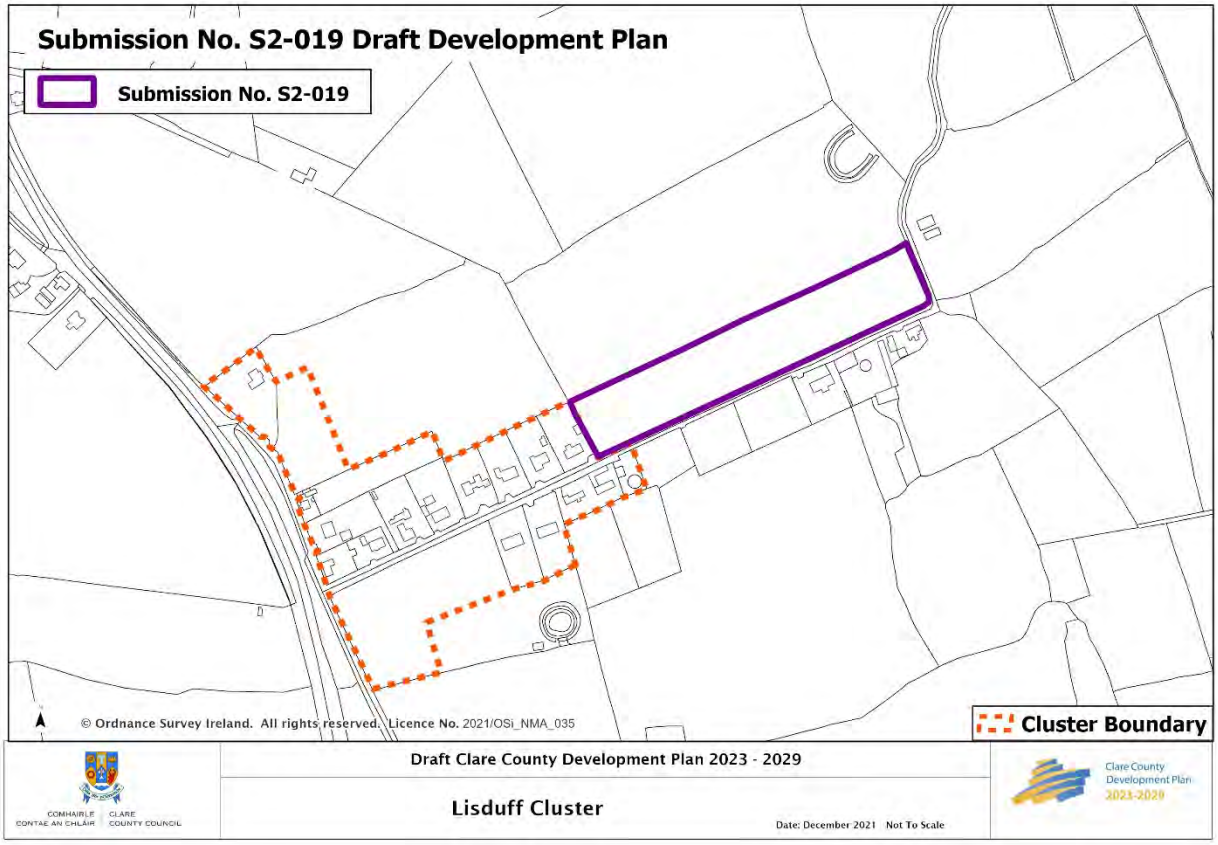
I wish to thank Neal Meehan for this submission and I want to respond as follows.

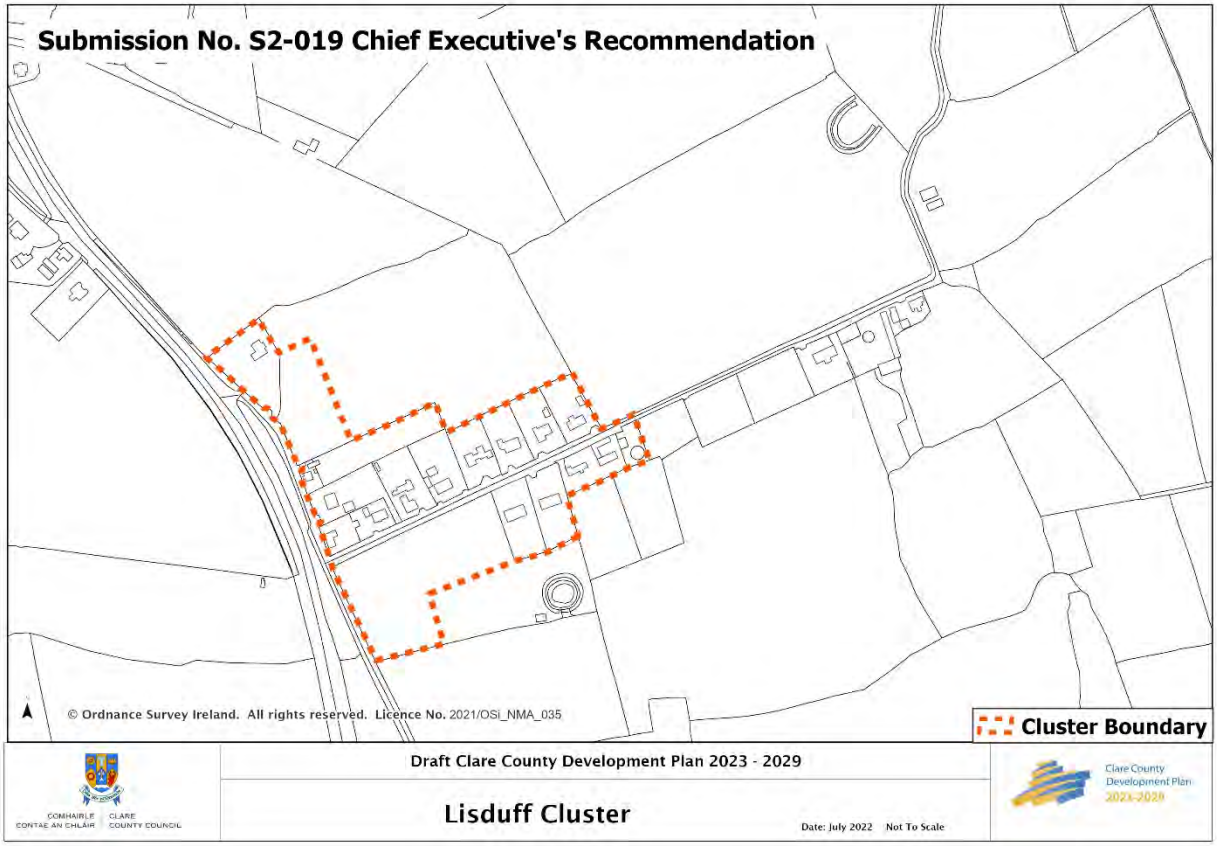
The lands in question were not included in the Lisduff cluster in the current CDP 2017-2023. The lands are not included in the cluster in the draft CDP 2023-2029. The lands measure circa 2ha in area.

I note that there are significant further lands available for development within the existing cluster boundary that would take precedence ahead of enlarging the extent of the cluster, furthermore the cluster is less than 1km from the settlement of Newmarket on Fergus where population growth is directed. As with many Clusters, the Lisduff Cluster is an unserviced settlement relying on individual wastewater treatment systems. Intensifying development in such an area presents difficulties due to the high groundwater vulnerability in this cluster. The lands are also in an area designated as a Rural Area Under Strong Urban Pressure. To provide for additional development through the extension of this cluster would be contrary to the proper planning and sustainable development of the area.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-019 Draft Development Plan
Submission No. S2-019
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Cluster Boundary
Draft Clare County Development Plan 2023 - 2029
Lisduff Cluster
Date: December 2021 Not To Scale


Submission No. S2-019 Chief Executive's Recommendation
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Cluster Boundary
Draft Clare County Development Plan 2023 - 2029
Lisduff Cluster
Date: July 2022 Not To Scale

Portdrine Cluster

Submission No: S2/783 –Tekelek Group Holdings Ltd (Cratloe)	
Relevant Chapters / Topics	• **Portdrine** • **Specific Objective**

Summary of Issues Raised in Submission

The submission relates to lands at Portdrine and a map has been submitted. It is requested that a development objective is included in the new plan which will facilitate the future expansion of the Portdrine Business Park, as follows or similar:

'It is an objective of Clare County Council to facilitate the provision of additional floorspace in the Portdrine Business Park for the purpose of accommodating light industrial uses and similar'.

The following reasons are provided for the inclusion of same:

- Principle of development established on the site and refers to planning history on the site – P99/2307, 07/1980, 08/59,13/500 and 19/273. Notes 4 no. future development units were identified in the 1999 planning application.
- Established manufacturing, logistical, storage uses on the site and is strategically located on the N18 in close proximity to Limerick City, Shannon Airport and Foynes Port.
- Will provide much-needed strategically located logistical services and other employment uses in the Limerick- Shannon corridor.
- Expansion of light industrial uses at the site is in keeping with Regional Spatial and Economic Strategy objectives for the Limerick-Shannon MASP, where an increase in employment locations and growth opportunities is identified.
- The site is located in an area located in the Western Corridor which is seen as the economic driver of County Clare and an important area of the Mid-West and Southern Region and is defined as all lands within 10km of the M18/N18.
- Located in close proximity to the village of Cratloe and its future expansion could facilitate significant employment opportunities for the settlement.
- The Park is well served by an existing access road, external road infrastructure as well as drainage infrastructure.
- The existing treatment plant was designed to accommodate the full site development and as such has significant excess capacity, well beyond what would be required for future development.

Chief Executive's Response

I wish to thank Tekelek Group Holdings Ltd (Cratloe) for this submission and I wish to respond as follows.

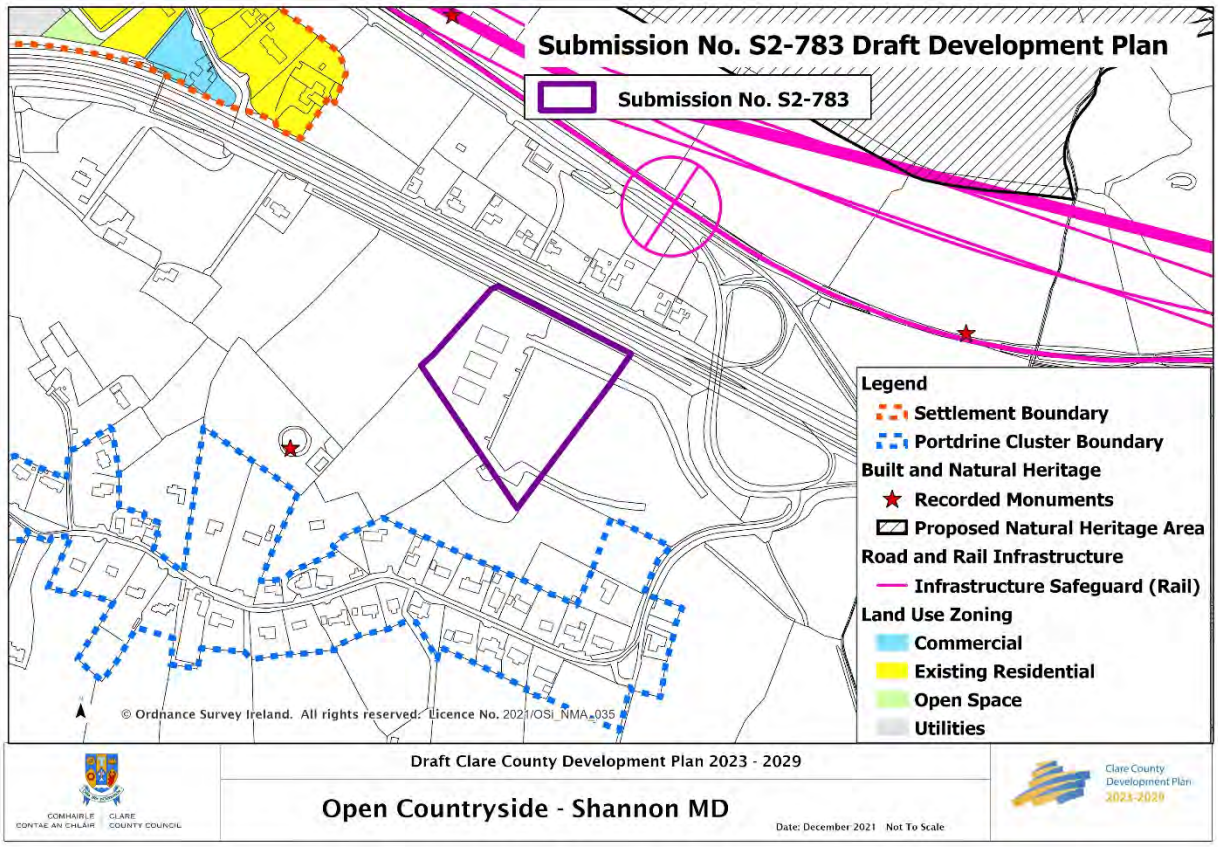
I note the subject lands are located outside any settlement but in close proximity to Cratloe village. I acknowledge that the principle of development is long established at this location and its location adjacent to the National Road Network presents many advantages in relation to

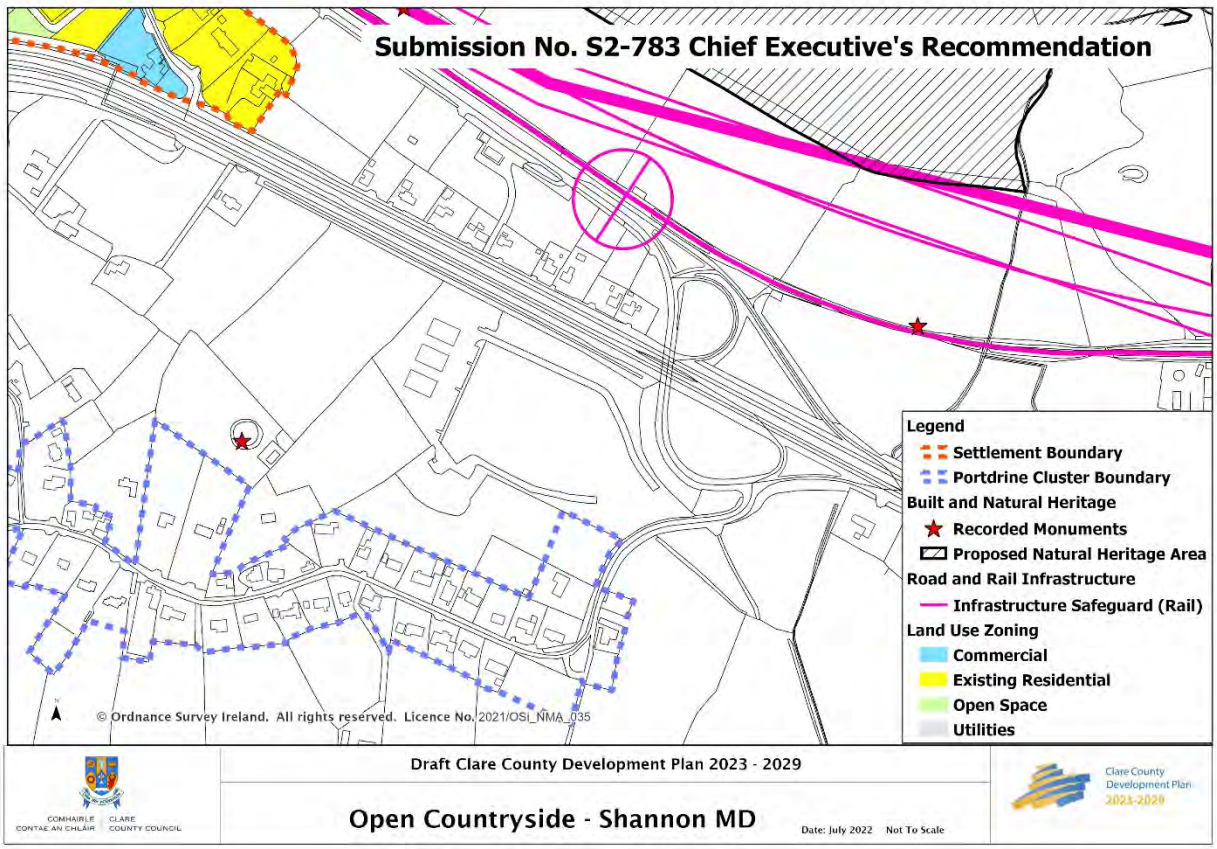
transport logistics. Therefore, the Council will support the organic growth of the site in relation to the established use and an objective should be added within the Cratloe settlement plan relating to same.

Chief Executive's Recommendation

Include an objective in the Cratloe settlement Statement after the first paragraph of existing text on Employment and Enterprise as follows:

Within 1km of the village is the Portdrine Business Park located on the southern side of the N18, which provides an opportunity for local employment. Its location adjacent to the National Road Network presents a competitive advantage in relation to warehousing and transport logistics. The Council supports the appropriate growth of the site in relation to the established use subject to normal planning and environmental criteria.


Submission No. S2-783 Draft Development Plan
Submission No. S2-783
Legend
Settlement Boundary
Portdrine Cluster Boundary
Built and Natural Heritage
Recorded Monuments
Proposed Natural Heritage Area
Road and Rail Infrastructure
Infrastructure Safeguard (Rail)
Land Use Zoning
Commercial
Existing Residential
Open Space
Utilities
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: December 2021 Not To Scale


Submission No. S2-783 Chief Executive's Recommendation
Legend
Settlement Boundary
Portdrine Cluster Boundary
Built and Natural Heritage
Recorded Monuments
Proposed Natural Heritage Area
Road and Rail Infrastructure
Infrastructure Safeguard (Rail)
Land Use Zoning
Commercial
Existing Residential
Open Space
Utilities
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: July 2022 Not To Scale

Submission No: S2/868 –Anchorlane Limited

Relevant Chapters / Topics

- **Portdrine**
- **Clusters**

Summary of Issues Raised in Submission

This submission relates to lands at Portdrine and a map has been submitted.

In the submission it is requested that further development be permitted on the lands. A preliminary sketch has been included in the submission which identifies potential for Light Industrial Use adjacent to the existing Logistic services operating on the site, a community use near the entrance and a proposed residential development of a similar nature/scale where the boundary backs onto existing residences. The following is also noted:

- Adjacent to existing warehouses permitted in 1999 with further extensions and a new entrance permitted since then.
- The lands are well serviced in terms of road infrastructure, foul waste drainage and surface water services, gas, electricity and telecoms ducting, and cables is available nearby.
- The entrance to the overall development could be a focal point building with perhaps a community use accommodated at that location.
- The site can be served by neighbouring wastewater treatment plant and associated percolation area, both of which has adequate capacity.
- Concludes that the lands are serviced and readily capable of supporting additional development.

Chief Executive's Response

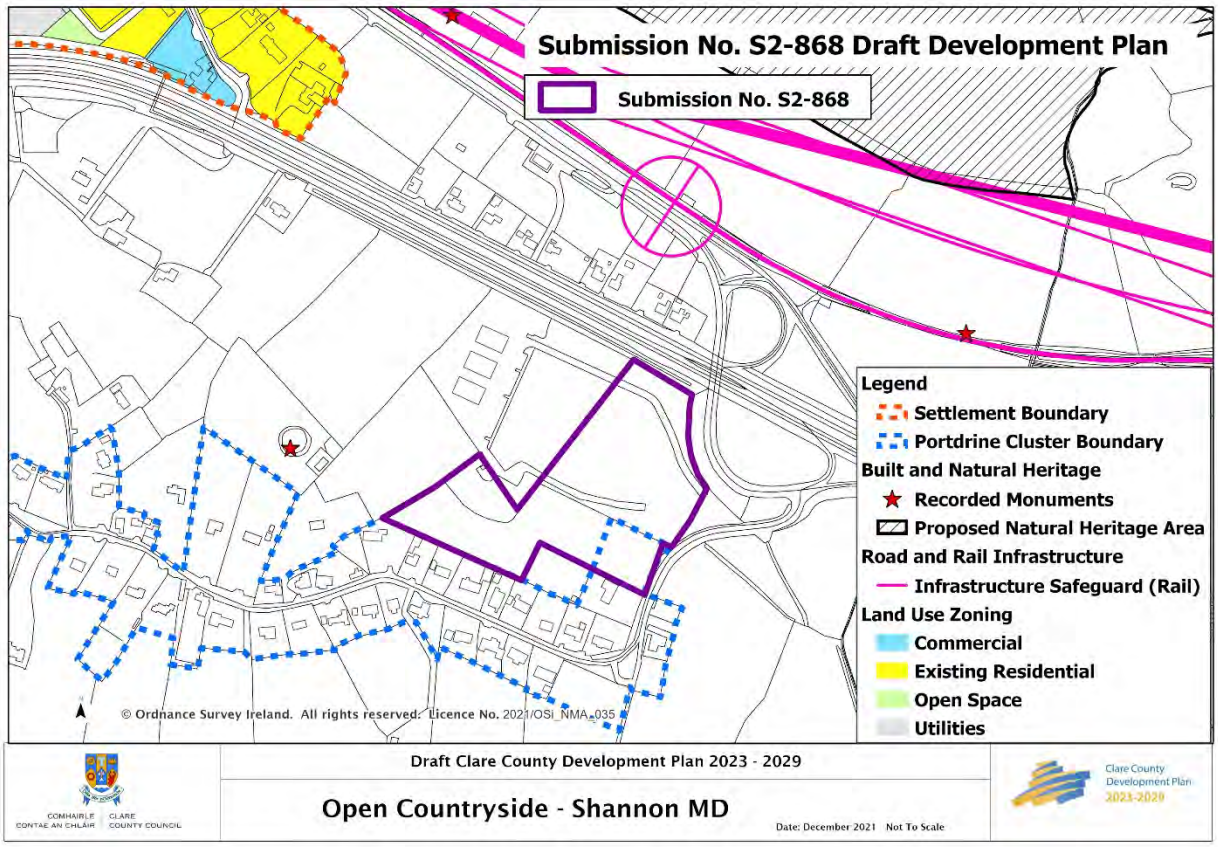
I wish to thank Anchorlane Limited for this submission and I would like to respond as follows.

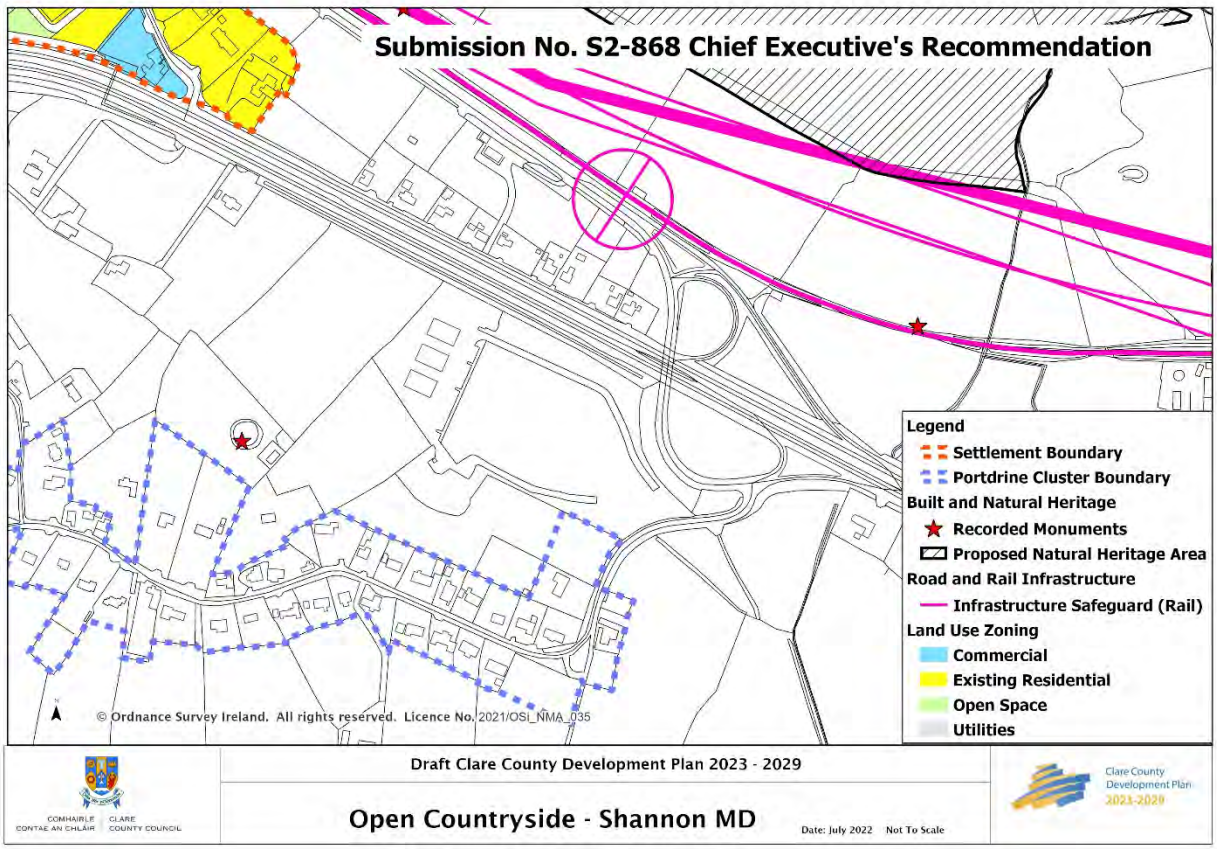
I note that this submission relates to lands between the Portdrine rural cluster and the Portraine Business Park. The request seeks a degree of Light Industrial use and residential development on the subject lands. I note that the subject lands are outside any designated settlement and is within the open countryside.

I note that there are further lands available for development within the existing cluster boundary that would take precedence ahead of enlarging the extent of the cluster. In addition these lands are less than a kilometer from Cratloe village where population growth should be targeted. This is an unserviced rural area relying on individual wastewater treatment systems. Intensifying development in such an area presents difficulties due to groundwater vulnerability. The lands are also in an area designated as a Rural Area Under Strong Urban Pressure. To provide for additional development through the extension of this cluster would be contrary to the proper planning and sustainable development of the area.

Similarly, I am not in favor of light industrial development at this location, the Portdrine Business Pak is long established on the adjacent site and should any future development happen in this area it would be best served for the appropriate organic growth of the established use within the Business Park.

Chief Executive's Recommendation
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-868 Draft Development Plan
Submission No. S2-868
Legend
Settlement Boundary
Portdrine Cluster Boundary
Built and Natural Heritage
Recorded Monuments
Proposed Natural Heritage Area
Road and Rail Infrastructure
Infrastructure Safeguard (Rail)
Land Use Zoning
Commercial
Existing Residential
Open Space
Utilities
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: December 2021 Not To Scale


Submission No. S2-868 Chief Executive's Recommendation
Legend
Settlement Boundary
Portdrine Cluster Boundary
Built and Natural Heritage
Recorded Monuments
Proposed Natural Heritage Area
Road and Rail Infrastructure
Infrastructure Safeguard (Rail)
Land Use Zoning
Commercial
Existing Residential
Open Space
Utilities
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Draft Clare County Development Plan 2023 - 2029
Open Countryside - Shannon MD
Date: July 2022 Not To Scale

South of Rossmanagher Bridge Cluster

Submission No: S2/974 –Zoe Hook	
Relevant Chapters / Topics	• **South of Rossmanagher Bridge Cluster** • **Clusters**

Summary of Issues Raised in Submission

The submission relates to lands at Rossmanagher Bridge. A map has been submitted. In the submission it is requested that the Cluster boundary is extended to include the subject lands.

Chief Executive's Response

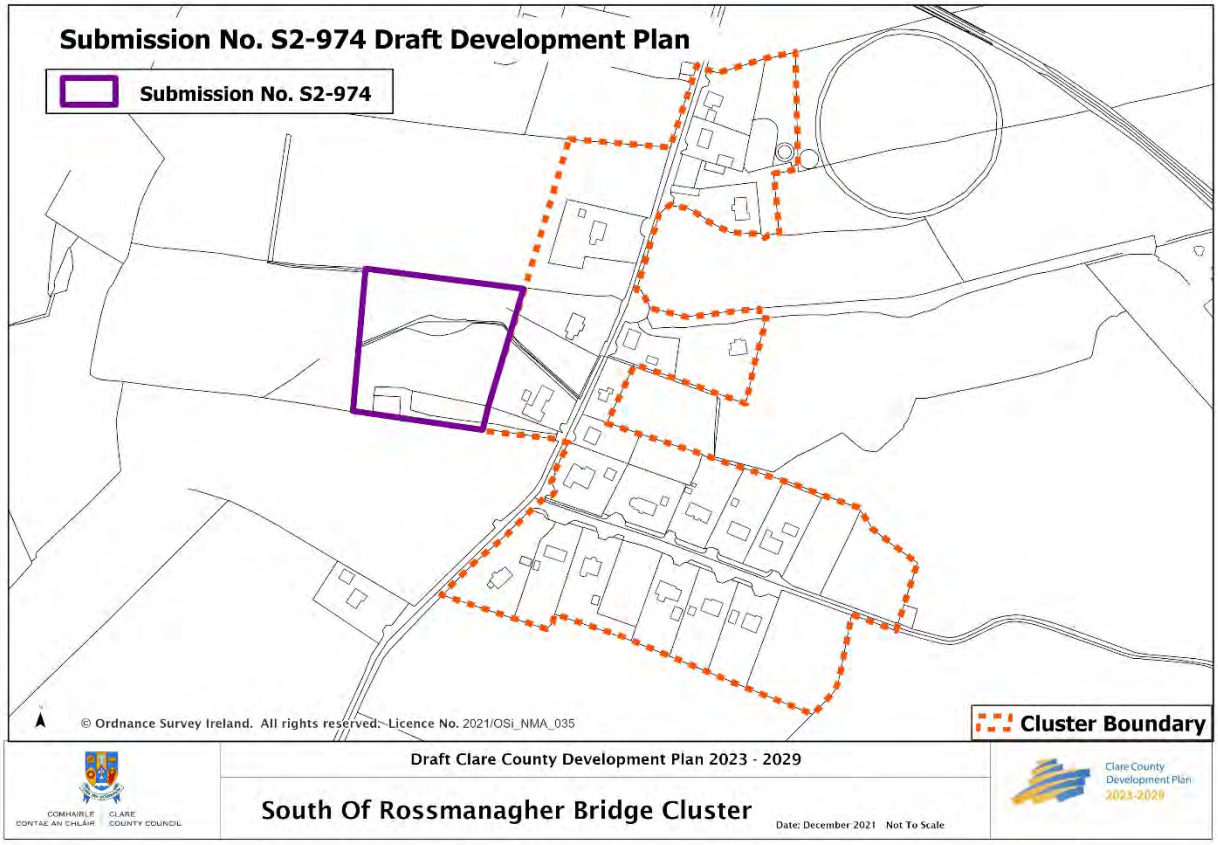
I wish to thank Zoe Hook for this submission and I wish to respond as follows.

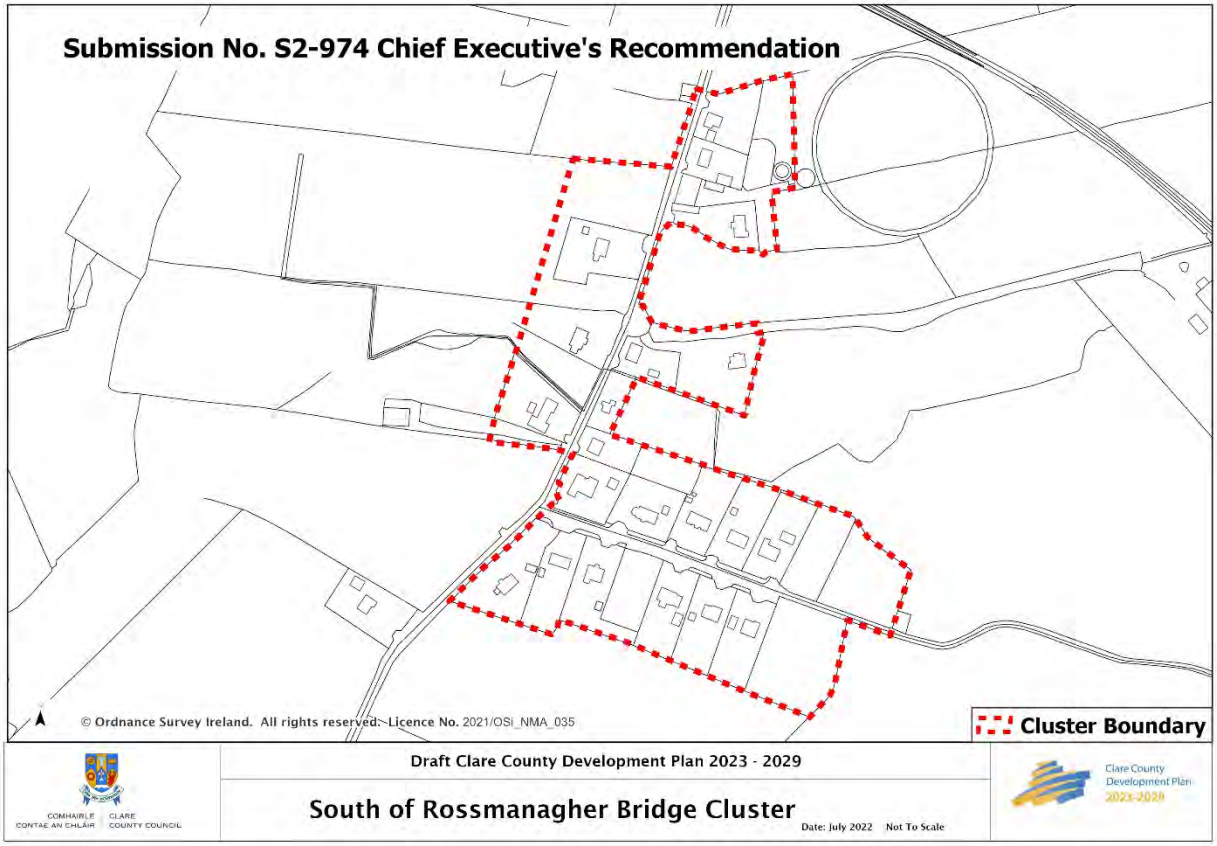
The lands in question were not included in the South of Rossmanagher Bridge cluster in the current CDP 2017-2023. The lands are not included in the cluster in the Draft CDP 2023-2029. The lands measure in excess of 1ha in area.

I note that there are significant further lands available for development within the existing cluster boundary that would take precedence ahead of enlarging the extent of the cluster, furthermore the cluster is less than 0.2km from the settlement of Sixmilebridge where population growth should be directed. The lands are also in an area designated as a Rural Area Under Strong Urban Pressure. To provide for additional development through the extension of this cluster would be contrary to the proper planning and sustainable development of the area.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-974 Draft Development Plan
Submission No. S2-974
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Cluster Boundary
Draft Clare County Development Plan 2023 - 2029
South Of Rossmanagher Bridge Cluster
Date: December 2021 Not To Scale


Submission No. S2-974 Chief Executive's Recommendation
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Cluster Boundary
Draft Clare County Development Plan 2023 - 2029
South of Rossmanagher Bridge Cluster
Date: July 2022 Not To Scale

Countryside

Submission No: S2/077 –Stephanie O'Shea

Relevant Chapters / Topics

- **Cluster (Clonlara)**
- **Zoning**

Summary of Issues Raised in Submission

This submission relates to the area of Lisduff, Clonlara. A large-scale map of the general area has been provided.

In the submission it is queried why the area of Lisduff has been excluded from cluster development while other areas such as Coolasteuige, Doonass, have been included which are in proximity to their lands. It is requested that the subject lands are included for the following reasons:

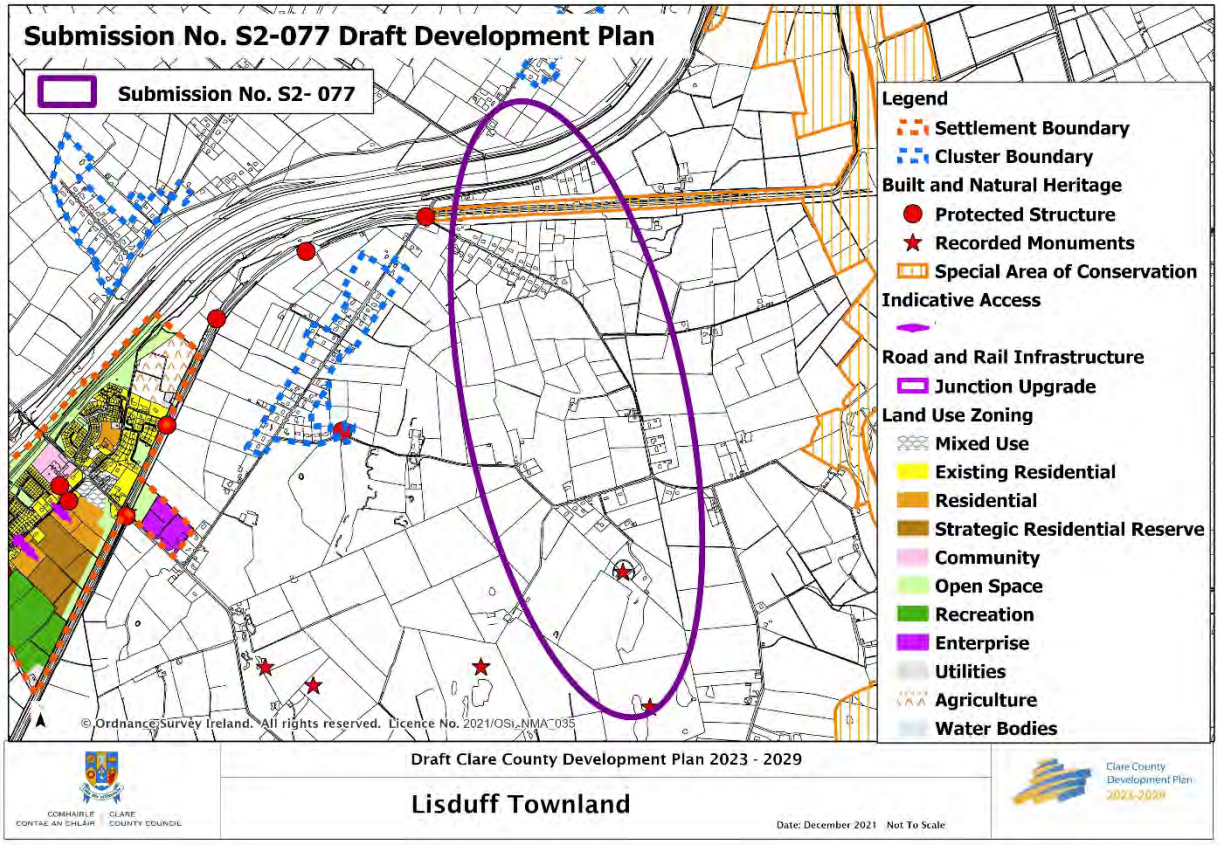
- The lands are in proximity to other lands included in the Cluster boundary.
- Lands within the Cluster are not available for development while the subject lands have large tracts of lands with road frontage currently for sale.
- Lisduff is designated as a rural area under strong urban pressure.
- The exclusion of the lands is clearly biased and planned without looking at actual land available for building.
- Contravenes previous EU rulings

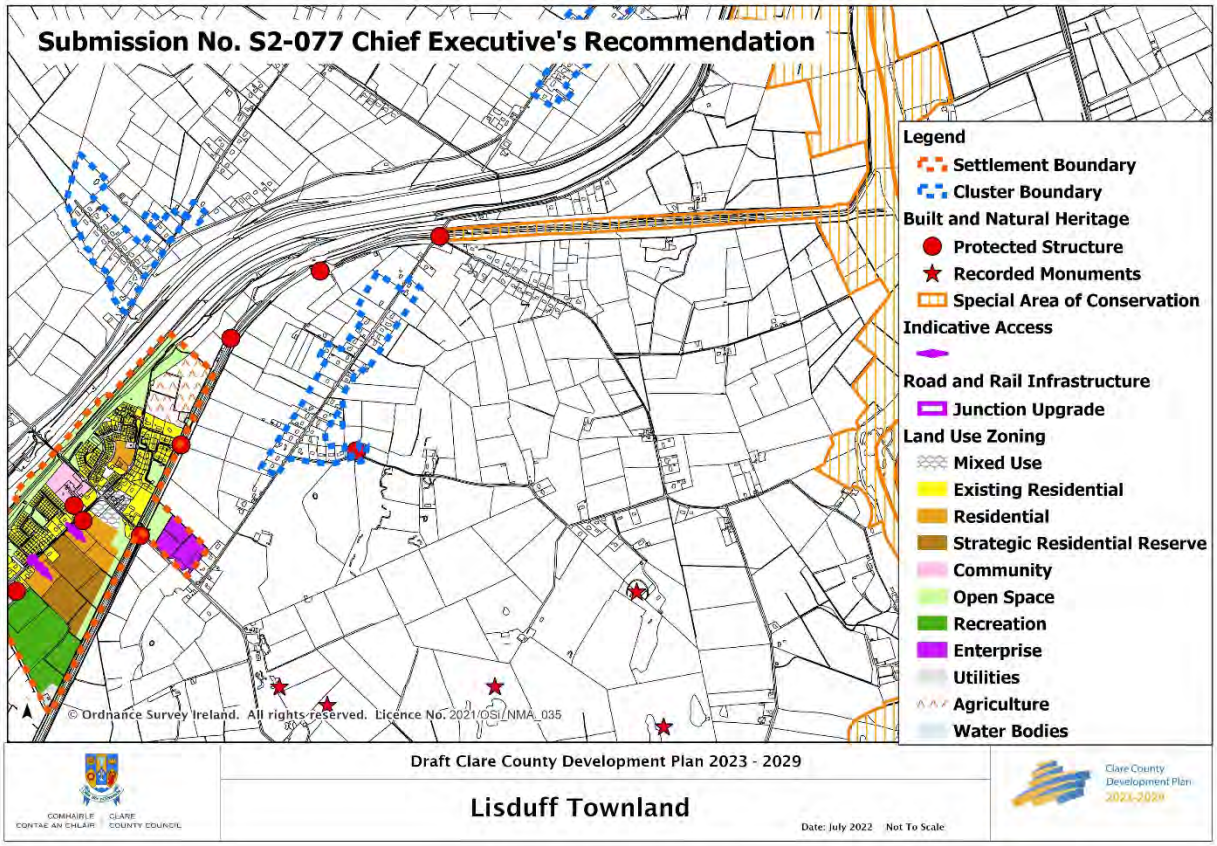
Chief Executive's Response

I which to thank Stephanie O'Shea for this submission and I would like to respond as follows.

I acknowledge the points made in the submission in relation to the request to designate the area of Lisduff, Clonlara, as a Cluster. The submission includes a large-scale map and does not identify a specific area of land for designation as a cluster, therefore I will formulate my response in general terms having regard to the overall area within the Lisduff townland boundary. This area is not within or adjoining a settlement or identified cluster and is an unserviced rural area. Therefore, any future development in the area would be reliant on individual wastewater treatment systems. Intensifying development in such an area presents difficulties due to the high groundwater vulnerability in the area. The lands are also in an area designated as a Rural Area Under Strong Urban Pressure. To provide for additional development through the designation of a cluster would be contrary to the proper planning and sustainable development of the area. In addition, having regard to the level of development in the area, I am satisfied that planning permission for appropriate residential development has not been impeded by a lack of cluster designation in the area. Having regard to the above, I do not consider it necessary or desirable to designate a Cluster in the area.

Chief Executive's Recommendation
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-077 Draft Development Plan
Submission No. S2- 077
Legend
Settlement Boundary
Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Indicative Access
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Existing Residential
Residential
Strategic Residential Reserve
Community
Open Space
Recreation
Enterprise
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Lisduff Townland
Date: December 2021 Not To Scale


Submission No. S2-077 Chief Executive's Recommendation
Legend
Settlement Boundary
Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Indicative Access
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Existing Residential
Residential
Strategic Residential Reserve
Community
Open Space
Recreation
Enterprise
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Lisduff Townland
Date: July 2022 Not To Scale

Submission No: S2/078 –Stephanie & Lavinia O'Shea

Relevant Chapters / Topics

- **Cluster (Clonlara)**
- **Zoning**

Summary of Issues Raised in Submission

This submission relates to the area of Lisduff, Clonlara. A large-scale map of the general area has been provided.

In the submission, it is requested that Lisduff, Clonlara is included as a designated cluster in the Draft Plan, for the following reasons:

- The immediately adjoining areas of Coolasteuige and Doonass have been assigned cluster area status despite the fact that no land is available in these areas.
- Plenty of available land with good percolation and road frontage.
- A viable plan should focus on what's available not aspirational.
- Demonstrates a bias and poor planning practice.
- Applying local connection rule contravenes the Flemish case based on EU Directive 2004/38.

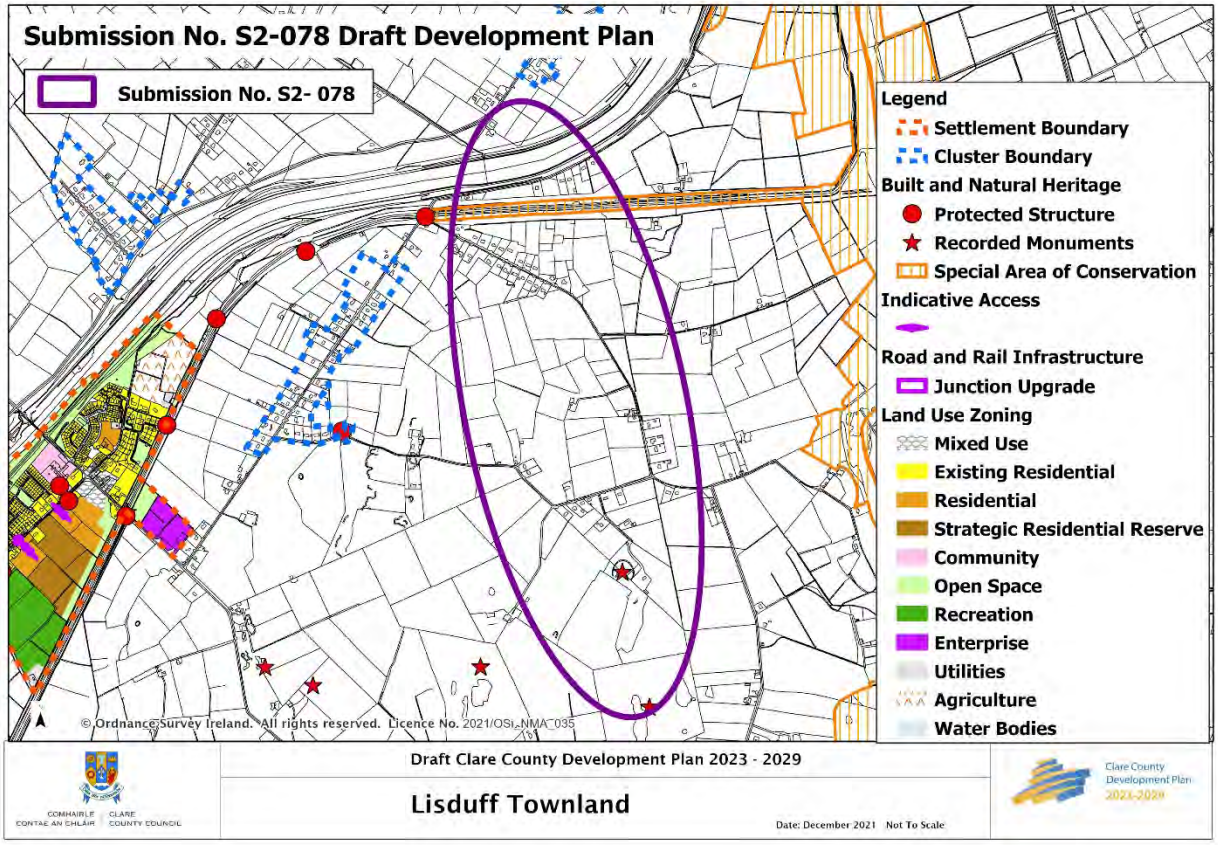
Chief Executive's Response

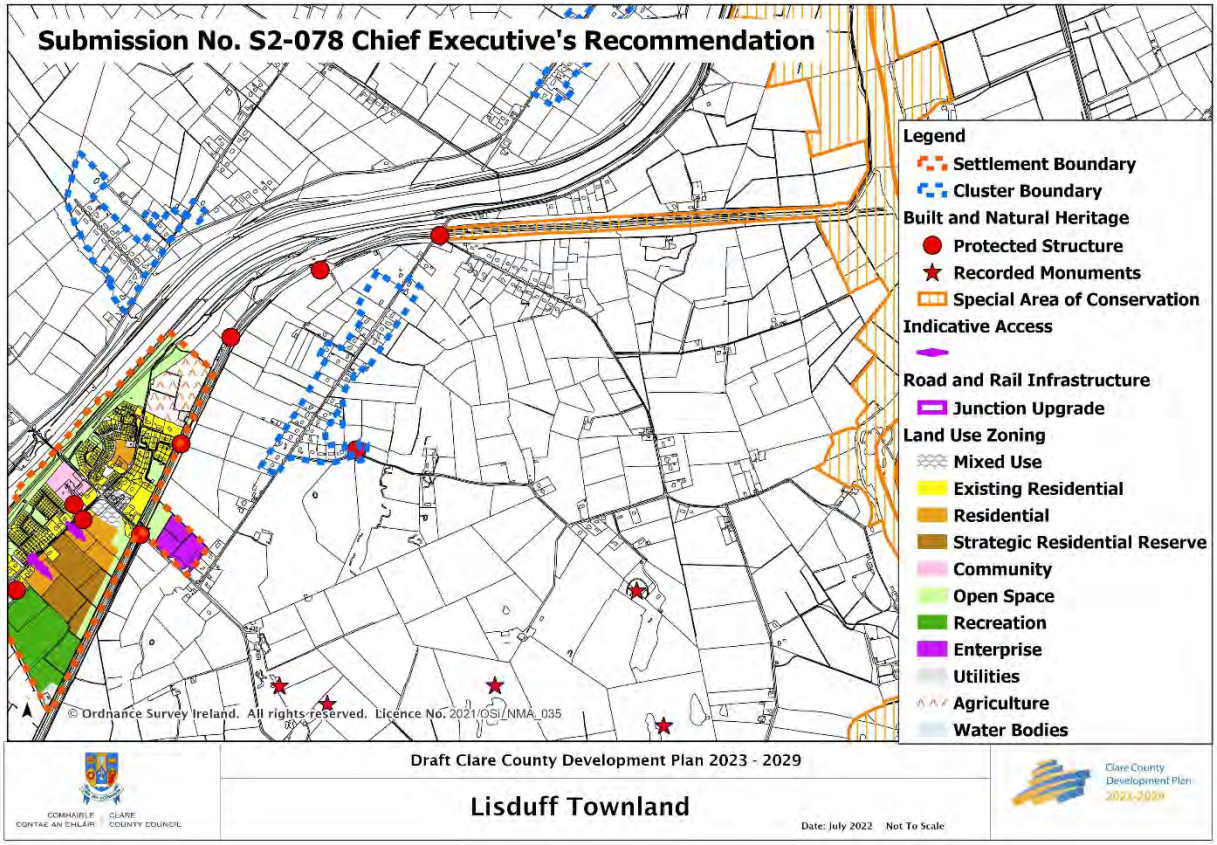
I which to thank Stephanie and Lavinia O'Shea for this submission and I would like to respond as follows.

I acknowledge the points made in the submission in relation to the request to designate the area of Lisduff, Clonlara, as a Cluster. The submission includes a large-scale map and does not identify a specific area of land for designation as a cluster, therefore I will formulate my response in general terms having regard to the overall area within the Lisduff townland boundary. This area is not within or adjoining a settlement or identified cluster and is an unserviced rural area. Therefore, any future development in the area would be reliant on individual wastewater treatment systems. Intensifying development in such an area presents difficulties due to the high groundwater vulnerability in the area. The lands are also in an area designated as a Rural Area Under Strong Urban Pressure. To provide for additional development through the designation of a cluster would be contrary to the proper planning and sustainable development of the area. In addition, having regard to the level of development in the area, I am satisfied that planning permission for appropriate residential development has not been impeded by a lack of cluster designation in the area. Having regard to the above, I do not consider it necessary or desirable to designate a Cluster in the area.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.


Submission No. S2-078 Draft Development Plan
Submission No. S2- 078
Legend
Settlement Boundary
Cluster Boundary
Built and Natural Heritage
Protected Structure
Recorded Monuments
Special Area of Conservation
Indicative Access
Road and Rail Infrastructure
Junction Upgrade
Land Use Zoning
Mixed Use
Existing Residential
Residential
Strategic Residential Reserve
Community
Open Space
Recreation
Enterprise
Utilities
Agriculture
Water Bodies
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Draft Clare County Development Plan 2023 - 2029
Lisduff Townland
Date: December 2021 Not To Scale


Submission No. S2-078 Chief Executive's Recommendation
Legend
Settlement Boundary
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Draft Clare County Development Plan 2023 - 2029
Lisduff Townland
Date: July 2022 Not To Scale

Mixed Issues

Submission No: S2/534 –Clonlara Development Association	
Relevant Chapters / Topics	• Housing • Sustainable Communities

Summary of Issues Raised in Submission

This submission relates to the development of age friendly homes in Clonlara.

In the submission, reference Is made to Clare Rural Development Strategy 2029 and the opportunity to address the housing needs by providing the following:

- A retirement village or a scheme of co-operative housing in centre of village for retired residents wishing to downsize.
- Customized age friendly accommodation within new developments suitable for elderly.
- Independent supervised living accommodation for less active.

This strategy could be expanded county wide ensuring future housing developments include a number of custom-built units to facilitate an aging population. Notes increased life expectancy and the Irish Longitudinal Study on Ageing (TILDA) identifying housing problems such as damp/mould, structural and heating issues. Considers many advantages to including these types of arrangements in any future housing developments, free up existing housing stock that is more suitable for families, prevent isolation and exclusion of our elderly, allow our vulnerable residents "safety and security at home" and also most importantly remain in their own community.

Chief Executive's Response

I would like to thank Clonlara Development Association for the submission which relates to the housing needs of the older generation in Clonlara, and I would like to respond as follows.

I acknowledge the points made in the submission and I consider it is important that the Draft Plan provides for appropriate age friendly housing options in all our town and villages including Clonlara. In this regard, the Draft Plan contains many age-friendly policies and objectives including Section 5.2.9 Housing and Accommodation for an Ageing Population and its associated Objective CDP5.11 Lifelong Housing, in Chapter 5 of Volume 1) which aims to ensure that new housing developments are attractive, safe and provide a range of house types and that accessibility and lifetime adaptability that can accommodate the changing needs of a household over time are key elements in house design. In addition, the Draft Plan promotes 'aging in place' opportunities for 'downsizing' or 'right sizing' within the community.

In Section 10.7.1 Ageing in Place in Chapter 10 of the Draft Plan promotes 'Ageing in Place' means that older people can continue living in their communities and homes for as long as their health and financial situation allows and should have continued access to educational, cultural, and recreational facilities. In this regard, Objective CDP10.6 indicates the Council's commitment to work with developers, communities, and relevant stakeholders to achieve accessible and age-friendly built environments across the County including housing, transport

infrastructure and leisure amenities and facilities and to have regard to the Age Friendly Principles and Guidelines for the Planning Authority in the assessment of proposed developments.
Chief Executive's Recommendation
I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Submission No: S2/535 –Clonlara Development Association (Place making)	
Relevant Chapters / Topics	• **Clonlara** • **Design and Placemaking**

Summary of Issues Raised in Submission

This submission relates to traffic issues and safety at Clonlara bridge.

In the submission, it is requested that improved signage and signalled controls are provided on either side of the bridge (over the Headrace Canal) to inform users of the proximate main Junction, for the following reasons:

- Essentially a single lane bridge, resulting in congestion and frustration for users.
- Health and safety issue – particularly in mornings and evenings during creche and school drop-off and collections it becomes very congested in the village and not all drivers respect the "first on the bridge" rule.
- To facilitate first responders such as the National Ambulance Service and volunteers to traverse the bridge without impediments and delays.
- Considers as Clonlara grows and expands the requirement for a new bridge will have to be included in future long term plans.

Chief Executive's Response

I would like to thank Clonlara Development Association and I acknowledge the importance of the points made in the submission and I wish to respond as follows.

The Draft Plan recognises the constraints in the area including traffic congestion at the narrow bridge which is exacerbated by inadequate signage, traffic calming and a drop off/setdown point for the nearby school. The Draft Plan supports improvements to the road infrastructure in the village and an objective is included in the Clonlara Settlement Plan, under Place Making and Regeneration, to provide for improved signage and signalled controls on either side of the bridge to inform users of the proximate main junction (northwest bound) and the school (southeast bound). I note the points made in relation the potential need for a new bridge in the long-term.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Submission No: S2/537 –Clonlara Development Association	
Relevant Chapters / Topics	• **Chapter 10 Sustainable Communities** • **Tourism** • **Greenways**

Summary of Issues Raised in Submission

This submission relates to OS3 Errina Canal at Clonlara and the Limerick to Scariff Greenway.

In the submission it is noted that health and well-being are human rights that are put at risk by sedentary behaviours and lack of physical activity. The provision of a greenway has been proven to increase health & wellbeing in communities. In this regard, while not specifically stated in the submission, it appears that a request is being made to include a number of objectives in the Draft Plan as follows:

- Clare County Council to work closely with Waterways Ireland and Limerick Co Co to ensure that the Greenway between Limerick and Scariff gets priority and is implemented according to plans.
- Ensure that the route chosen will be along the Plassey, Errina canal running through Clonlara, allowing direct access to UL from East Clare for students and employees, thus reducing the volume of motorised traffic to UL.
- To facilitate appropriate development along the Errina canal subject to all required environmental and safety measures, in order to support tourism and encourage restoration and reuse of the canal.
- To support the delivery of the Limerick to Scarriff Greenway recognising its potential for tourism and enhanced sustainable transport linkages to and from Clonlara and especially UL.

In addition, again not specifically stated, it would appear that an amended objective is proposed to be included under Objective CDP9.23 as follows:

- To support the development of the Limerick to Scarriff Greenway as a tourism and sustainable transport asset.

Chief Executive's Response

I would like to thank Clonlara Development Association and I acknowledge the importance of the points made in the submission and I would like to respond as follows.

The Draft Plan recognises the importance of recreational routes including greenways and contains various policies and objectives supporting the development of recreational routes including greenways. Section 10.13 Recreational Routes notes the County's off-road walking and cycling routes provide recreational opportunities and amenities for both local residents and visitors to the County. In addition, the following objectives are included in the Draft Plan:

- **Objective CDP9.8 (d)** To sustainably develop greenways, blueways and peatways and walking and cycling trails including the West Clare Railway Greenway to achieve greater

accessibility to the countryside and the marine environment by sustainable modes and to achieve maximum benefit and connectivity at the local, regional and national levels;

- **Objective CDP10.11** to support investment in the sustainable development of walking and cycling facilities, greenway and blueway corridors within the County and region extending into and between our County's settlements.
- **Objective CDP11.5 (c)** to support the development and enhancement of long distance cycling routes in County Clare, in accordance with the Strategy for the Future Development of National and Regional Greenways;
- **Objective CDP11.13** to subject any proposals for greenways, new routes and trails to be screening for appropriate assessment and an ecological impact assessment where appropriate to ensure that the design and operation of the proposal is in full compliance with the EU Habitats Directive.

In relation to the reopening of the Errina Canal, as noted in Section 6.9.1 South Clare/University of Limerick Economic Strategic Development Zone of the Draft Plan, the Planning Scheme for the proposed SDZ in the University Zone will also facilitate the redevelopment and integration of the Errina Canal and its associated water-based developments into the proposed SDZ by means of canal/riverside water-related uses. In addition, the following objective is contained in this section:

- **Objective CDP6.8 (e)** To support and promote the future reopening of the Errina Canal as a piece of functioning waterway infrastructure facilitating water-borne access to the Clare Campus, and to support any development proposals the University may have to maximise its strategic position adjacent to the River Shannon, River Blackwater and Errina Canal, including the reinstatement of the riverside walkway;

Having regard to the above, I do not consider there is a need for additional objectives as outlined in the submission.

Chief Executive's Recommendation

I recommend that no amendment is made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.

Submission No: S2/709 –Stephanie O Shea	
Relevant Chapters / Topics	• **Clonlara** • **Housing** • **Sub Ref Nos. S2-077 & S2-078**

Summary of Issues Raised in Submission

The submission relates to housing needs in the County and notes that it is a further addition to a recent submission.

The plan in its current form is vehemently opposed in the submission, for the following reasons:

- The impacts of the current Housing Crisis including 'generation rent' and the high homelessness figures.
- Reference is made the Governments' ambitions plans to build 33,000 houses per year to 2030.
- Limited housing developments in the Clonlara area while application for 70 houses in Clonlara village was approved despite opposition.
- The Council is encouraging developer speculation.
- The Plan is not in line with the Governments housing plan to increase affordable housing.
- Reliance on private developers leads to higher prices and a lack of supply.
- Intention to sell sites to assist those in housing need which has been opposed by the Council and concerns are outlined that her children cannot build a house on the family farm.
- Housing estates in rural areas will have the long term effect of excluding those in the community from being able to afford a house resulting in the breakdown of communities and families and the support that such housing would offer to groups such as the elderly.

Chief Executive's Response

I which to thank Stephanie O'Shea for the submission and acknowledges the importance of the issues raised and I would like to respond as follows.

Reference is made in this submission to a previous submission although no submission number is provided. I note that Submission S2-077 has been submitted from a Stephanie O'Shea which relates to lands at Lisdiff, Clonlara, which I consider is most likely the submission referred to. In the interests of fairness it is my intention to address this submission as comprehensively as possible based the information presented. Therefore, I am making an assumption, based on the content of the submission that Submission S2-077 is the submission referred to.

In relation to residential development in the County, it is the role of the Clare County Development Plan 2023-2029 to provide a plan-led approach for the balanced and sustainable development of the County which is in accordance with national (NPF) and regional (RSES) policy. The core strategy, settlement strategy and settlement hierarchy are central components of the development plan in terms of identifying the amount and location of population growth to be delivered during the plan period. The village of Clonlara, which is serviced and located within the

Limerick Shannon Metropolitan Area, has therefore been identified for growth over the period of the plan.

In addition, the provisions of the National Planning Framework (NPF) Appendix 3 - A Methodology for Tiered Approach to Land Zoning states that lands cannot be zoned for residential development which are not serviced or serviceable by key service infrastructure within the lifetime of the plan. In this regard, lands in the countryside, including lands identified in Submission S2-077 at Lisduff, are not currently served by key service infrastructure, in particular public wastewater treatment facilities. As per my response to S2-077, any future development in the area would be reliant on individual wastewater treatment systems and intensifying development in such an area presents difficulties due to the high groundwater vulnerability. The area is also designated as a Rural Area Under Strong Urban Pressure. As noted in this submission, a significant number of planning applications for dwellings have been permitted in the area, albeit less than in Clonlara village which is serviced. In this regard, I am satisfied that future residential proposals can be adequately dealt with through the Development Management process.

In relation to specific concerns outlined in the submission in relation to the provision of permanent housing for locals, including the submitter's children, Section 4.2.5 Single Houses in the Countryside in Chapter 4, Volume 1 of the Draft Plan, contains policies and objectives in relation to rural housing including two specific Categories of need, 'Category A - Economic' and 'Category B - Social Need'. I note that Category B – Social Need provides for persons who were born or lived in a rural area for substantial periods of their lives, including returning emigrants, and who have not already own or have owned a house in the surrounding rural area.

Chief Executive's Recommendation

I recommend that no amendments are made to the Draft Clare County Development Plan 2023-2029 on the basis of this submission.



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