



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

Submitted Time: March 1, 2022 2:53 PM

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Volume 1

Core Strategy, Settlement Strategy and Housing

Volume 3(a) Ennis Municipal District Written Statements and Settlement Maps

Volume 3(b) Shannon Municipal District Written Statements and Settlement Maps

Volume 3(c) Killaloe Municipal District Written Statements and Settlement Maps

Quin

Volume 3(d) West Clare Municipal District Written Statements and Settlement Maps

Associated Documents

None of the above

Environmental Reports

None of the above

Your Submission

Location Map



Upload Files

Final Submission Clare County Development Plan Theresa Reddan Quin.pdf, 0.76MB

Theresa Reddan [REDACTED]

Draft Clare County Development Plan 2023-2029,
Planning Department,
Clare County Council,
New Road,
Ennis,
Co Clare.
V95 DXP2

Date: 25th February 2022

Re: Submission to Draft Clare County Development Plan 2023-2029 regarding lands at Rine, Quin, Co. Clare



Figure 1 - Theresa Reddan's Landholding at Quin



1.0 Introduction

I, Andrew Hersey Chartered Town Planning Consultant MIPI, am acting on behalf of my client Theresa Reddan of [REDACTED], who owns the lands marked on the map above. I have been asked by my client to examine the Draft Clare County Development Plan 2023-2029 and prepare a submission seeking to zone these lands for residential use.

My client owns 7.75 acres at this location which is located to the rear of her house [REDACTED] which fronts onto the adjoining public road. The river Rine is located to the west of the site and the housing estate known as The Park is located to the north of the site. The site for the most part is level pastureland and is currently used for agricultural purposes.

My client notes the Draft Clare County Development Plan 2023-2029 and in particular Volume 3c Killaloe Municipal District Settlement Plans which contains a zoning map, and various policies and objectives which relate to Quin Village. She notes that her particular site is not zoned for development nor is it located within the settlement boundary of the village despite the fact that her lands are closer to the village centre than other lands zoned for development. My client considers that her site is appropriate for residential use and would consider that it is more suitable than other sites zoned for residential use in the zoning plan.

My client's site could provide substantial residential accommodation in a village centre location as well as providing for a significant quantum of parkland adjacent to the River Rine. There is also potential to provide a pedestrian and cycle path connection from these lands to the village centre via an existing pedestrian connection through The Park housing estate to the north.

With respect of same my client's lands are :

- (a) **More central to the village than other lands which are zoned for residential use in the Draft Clare County Development Plan 2023-2029.**
- (b) **Can accommodate a pedestrian and cycle path connection to the village centre.**
- (c) **Can provide a significant quantum of open space in a riverside setting.**

The following document therefore sets out a rationale as to why my client's lands are suitable for residential use and why these lands are more suitable than other lands currently zoned in the draft plan. With respect of same, zoning my client's lands would comply with National and Regional Development Plans and Section 28 (Planning & Development Act 2000 as amended) Planning Guidelines issued by the Department of the Environment, Heritage and Local Government.



2.0 Policy Context

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009. A fundamental principal of proper planning and sustainable development is that sustainable transport is inextricably linked to land use. Residential housing should be located where there is good public transport, and safe pedestrian and cycle links to town and city centres, transport hubs, services and amenities. This principal encourages walking, cycling and a reduction of dependence on the private motor vehicle. This fundamental planning principal is set out in ministerial *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009*. The principal focus of these guidelines is the provision of sustainable residential development and the promotion of development that prioritises walking, cycling and public transport, and minimises the need to use cars.

The National Planning Framework 2040 is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040.

Regional Spatial and Economic Strategy for Southern Region 2019-2031 provides a high-level development framework for the Southern Region that supports the implementation of the National Planning Framework (NPF) and the relevant economic policies and objectives of the Government.

Both of the above plans support the *Sequential Approach* when it comes to the zoning of land. Brownfield and Greenfield sites in the town or village centre should be prioritised for development, and once they are developed, Greenfield sites at the outer edge of the centre of the village should then be developed.

The ***Planning System and Flood Risk Management Guidelines for Planning Authorities*** (November 2009 Department of Environment Heritage and Local Government). The core objectives of the Guidelines are to: (a) Avoid inappropriate development in areas at risk of flooding and (b) Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off.

The ***Housing for All*** published by the Irish Government on 2 September 2021, will replace the 'Rebuilding Ireland Strategy' launched in 2016. It has been dubbed the "Single largest investment in housing since the 1960's".

In order to address Ireland's continuing housing crisis, the Plan will require the public and private sector to work together to reach the overall target of 300,000 homes by 2030, the breakdown of which is as follows:

- 170,000 homes for the private market;
- 90,000 social housing units;
- 36,000 affordable housing units; and
- 18,000 cost rental properties.



In order to reach the above lofty goals the State intends to spend €4 billion a year to 2030 on various State interventions and capital investments.

The Department of Housing commissioned a report from the Economic and Social Research Institute (ERSI), which indicated that an average of 33,000 new homes needed to be built a year in order for the housing crisis to be successfully addressed by the Government. In order to achieve the goal of 33,000 new homes per year, the Plan provides four pathways to achieving four overarching objectives:

- Supporting home ownership and increasing affordability;
- Eradicating homelessness, increasing social housing delivery and supporting social inclusion;
- Increasing new housing supply; and
- Addressing vacancy and efficient use of existing stock.

Settlement Typology	Settlement	2016 as a % of County	2016 Population	Core Strategy 2023-2029 Population Allocation	Housing Units	Brown Field (30%)	Density Units/ha	Housing Land Required in Ha	Zoning as per map in Ha
	Quin	0.8	984	85	44	0	20/15	3.52	5.21
	Whitegate	0.2	207	17	9	0	15/10	0.99	1.42
	Liscannor	0.2	182	17	9	0	15/10	0.99	1.44
	Kilfenora	0.2	290	25	13	0	15/10	1.43	1.47
	Kilimer	0.1	146	12	6	0	15/10	0.66	1.12
Totals		4.5	5,379	459	239	0		22.99	34.23
Unserviced: Tier 2 Large Village & Small Village		46.3	54,991	1600	832	250			VGA's
Totals		46	54,991	1600	832	250			
Totals		100.0	118,817	11,637	4500	1278		282.42	537.85

Figure 2 - Screenshot of Table 3.4 Core Strategy Table Clare County Development Plan 2023-2029



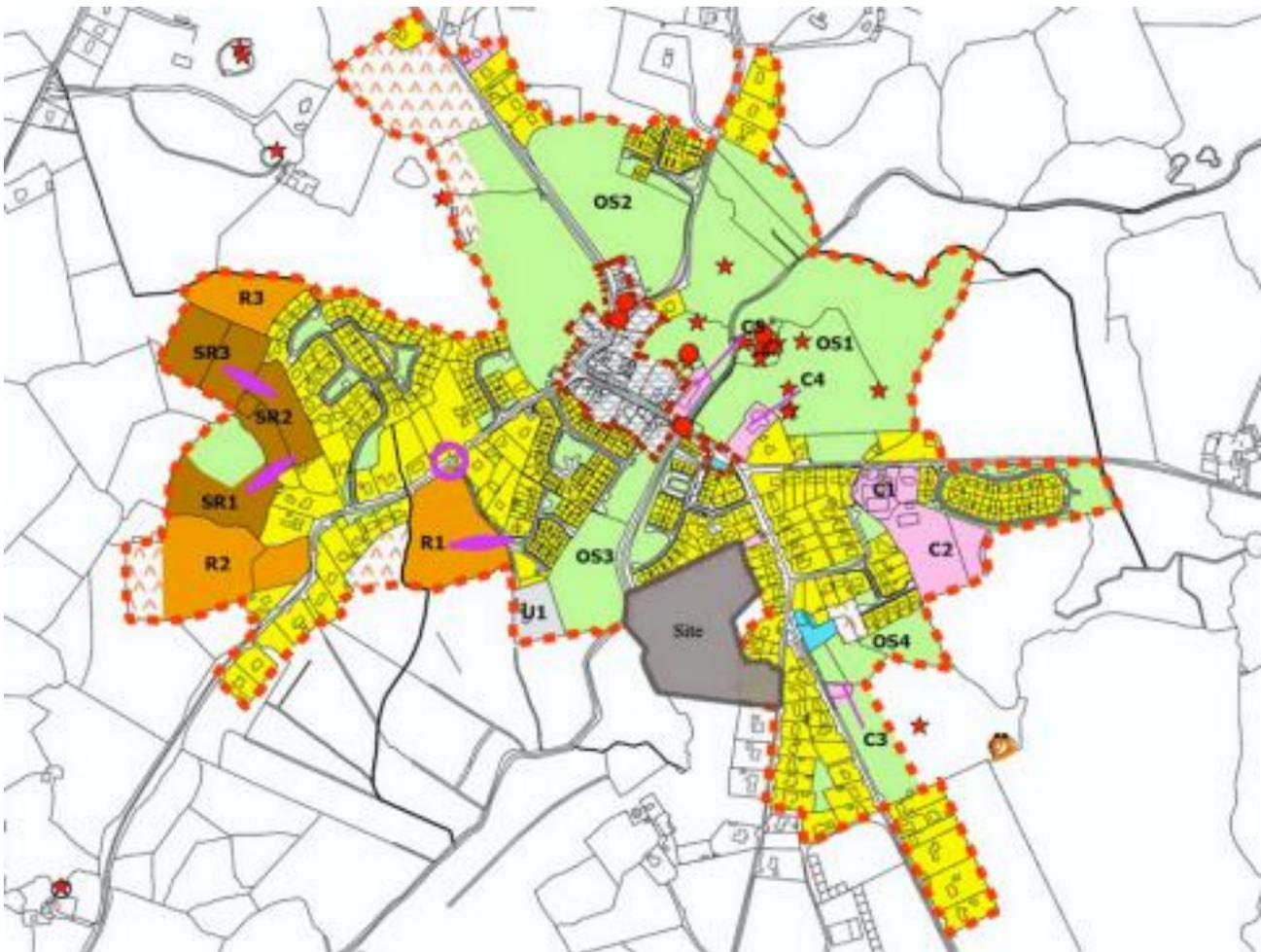


Figure 3 - Screenshot of Zoning Map for Quin Village showing Theresa Reddan's lands (marked in grey). R1, R2, R3 refer to land zoned for residential use and SR1, SR2 and SR3 refer to land zoned for Strategic Reserve Residential use

3.0 Draft Clare County Development Plan 2023-2029

The Draft Clare County Development Plan 2023-2029 sets out the overall strategy for the proper planning and sustainable development of County Clare for the six year period 2023-2029. The document comprises a written statement which sets out the development strategy consisting of policies and objectives supported by mapping and in particular zoning plans for each of the settlements within the county.

The core strategy for the county, as set out in Chapter 3 of the draft plan, proposes population targets for each town and village within the county and that sufficient lands are zoned for residential use to meet those targets. It is noted that the population allocation for Quin between 2023-2029 is an increase of 85 persons which equates to 44 houses. With respect of same, 3.52ha of land are required to be zoned to construct 44 houses.



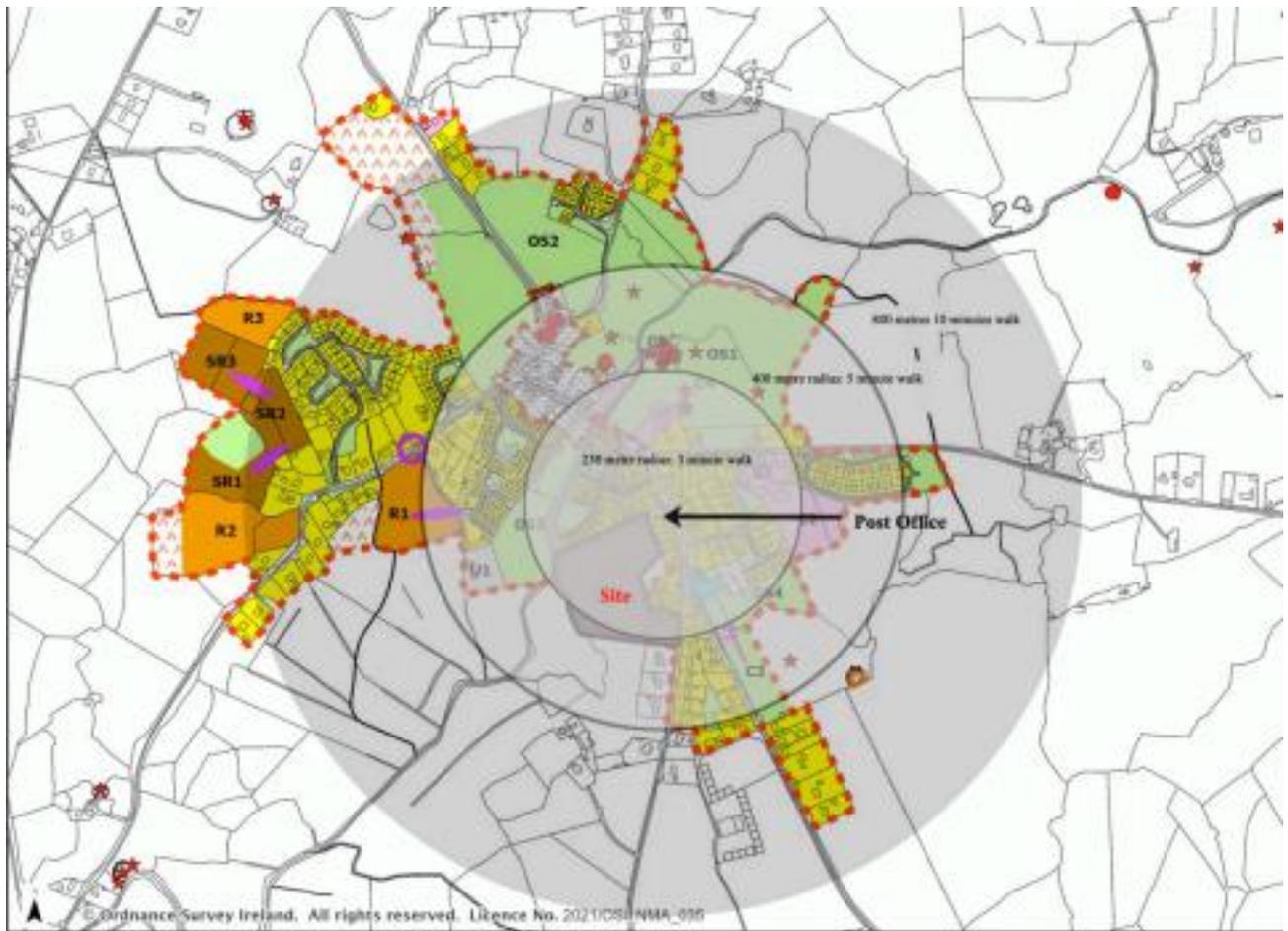


Figure 4 - Screenshot of Zoning Map for Quin Village showing Theresa Reddan's lands (marked in grey) and walking distances to the village from Theresa Reddan's lands compared with other lands zoned for residential use

4.0 Site Location

The site is located proximate to the village centre which in this case is taken as the Post Office.

In terms of proximity to the village, my client's site is located **adjacent to the centre of the village** which equates to **a 3 minute walk from my client's site**. This would be less in the case where my client's site is developed for residential purposes and a connection is made via the existing riverside walk through the Park Housing Estate to the north of the site.

The zoning map for Quin Village as set out in the Draft Clare County Development Plan 2023-2029, shows for lands designated for residential purposes. **R1 zoned lands** are located **within a 400 metre** radius of the village centre. Though in order to walk to the village centre from this location **it will take 8 minutes**. Other



lands zoned **R2 and R3** are located in the outer periphery of the village and are located **within an 800 metre** radius of the village centre. Walking time to these sites is at least **10 minutes from the village centre.** (see Figure 4 above)

With respect of same, my client's site is located much closer to the village centre than other sites zoned for residential development in the draft plan. Having regard to same and having regard to the core objectives set out in:

- (a) Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009
- (b) The National Planning Framework 2040
- (c) Regional Spatial and Economic Strategy for Southern Region 2019-2031
- (d) Housing for All

and with particular regard to the *Sequential Approach* when it comes to the zoning of lands, then logically my client's lands are more suitable than the lands zoned for residential development in the Draft Clare County Development Plan 2023-2029.

5.0 Planning History

Planning Reg. Ref. P18-102 Planning permission was sought on the said site to construct 5 new two storey dwellings, site boundaries, site entrance to each dwelling, access road, main site entrance and all associated site works. I note that a decision was never issued as the application was withdrawn. Planning Reg. Ref. P19-33 Outline Permission granted on applicant's lands directly to the south of her house to construct a dwelling house, garage, ancillary site works, connection to public services and access to public road

5.0 Flooding Constraints

I note that part of the said site is located within an area designated as Flood Zone A in the Draft Clare County Development Plan 2023-2029 especially along the margins of the River Rine. In this respect, it is suggested that the areas, zoned as Flood Zone A, be utilised for amenity space to serve any development. The *Planning System and Flood Risk Management Guidelines for Planning Authorities* recommends (a) types of development that are water compatible and (b) appropriate land uses on sites zoned as Flood Zone A. Table 3.1 of the guidelines suggest that *Amenity Open Space* is an appropriate use for lands zoned as Flood Zone A. In respect of the above any proposed development on this site will take cognisance of the Flood Zone and amenity open space will be proposed on the Flood Zone designation. **The remainder and majority of the site is not designated Flood Zone A or B and as such under the guidelines is suitable for the development of housing.**



6.0 Services

It is noted that there is mains water and mains sewer located on the adjacent public road which my client can connect into. In addition, I understand that there is capacity in the municipal wastewater treatment plant to cater for future residential developments in Quin. In this respect, **the lands are serviced and therefore in accordance with the National Planning Framework should be prioritised over lands which are not served by water and sewerage connections.**

7.0 Vehicular Access

My client proposes vehicular access will be from the adjacent public road on which there is up to 75 metres of road frontage available to facilitate safe vehicular access to the lands. There is also scope to provide for a footpath from my client's lands to be connected up to an existing footpath further to the north along this road.

8.0 Potential for Serviced Sites

By virtue of the central location of her lands, my client first and foremost considers that her lands are suitable for **Medium to High Density Housing** and certainly of a density similar to the Park Housing Estate located directly to the north of the site. In this respect, it is recommended that a density of 20-30 units/ha is an appropriate density for this village centre site.

However, if the planning authority does not consider this appropriate, then my client would consider that her lands may be suitable for the purposes of **Serviced Sites**. It is a policy of the draft plan under CDP 4.7 *to seek investment in the sustainable development of a 'New Homes in Small Towns and Villages' initiative in the County and the provision of services and serviced sites to create "build your own home" opportunities within the existing footprint of large villages;*

This policy is further strengthened in the National Planning Framework 2040 under NPO 18(b) which seeks *to develop a programme for 'new homes in small towns and villages' with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.*

With respect of same, both National Planning policy and Local Planning policy seek to promote serviced sites in villages. There are no lands allocated in the draft plan for serviced sites in Quin village. With respect of same, my client considers that her lands would be appropriate for serviced quarter acre sites. My client's lands comprise of 7.75 acres and therefore is suitable for up to 30 sites which would be served by



public water and sewerage facilities and would be served by a direct access to the village centre by a riverside walkway. Serviced sites at this location, in proximity to the village core would alleviate pressure for single rural houses in the countryside.

With respect of same, it is suggested that the lands be zoned for **Low Density Residential Use**.

8.0 Statement of Suitability of Use

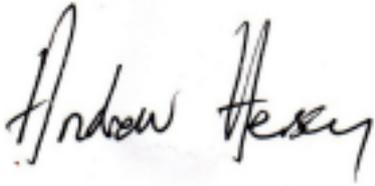
I, Andrew Hersey MIPI, consider that the use of the proposed development site for residential purposes is highly appropriate in the context of the village and having regard to national and regional planning policy.. My client has approximately 7.75 acres or 3.14h of land at this location. A residential development at this location will:

- (i) Have direct access onto an adjacent public road where there is access to a public water mains and access to the public sewer
- (ii) Have lands which would be located adjacent to the River Rine which could be used for the purposes of open space. In this respect, it is noted that part of the site is located in an area designated as Flood Zone A in the Draft Clare County Development Plan 2023-2029. A portion of the lands could be used for the purposes of open space to serve a residential development.
- (iii) There is also potential to connect to and extend the riverside walkway which runs along the river through The Park housing estate which is located directly adjacent to the north of the site. In this respect this will allow for direct off road pedestrian and cycle access to the village centre.
- (iv) The site is suitable for the purposes of either **Medium Density Housing or Low Density Serviced Sites** and that in this respect, the lands could be zoned as **Residential or Low Density Residential** in the adopted Clare County Development Plan 2023-2029. Serviced sites at this location, in proximity to the village core, would alleviate pressure for single rural houses in the countryside.

With respect of the foregoing I, Andrew Hersey MIPI on behalf of my client Theresa Reddan, urge the Planning Authority to zone these lands for residential purposes in the Clare County Development Plan 2023-2029

If you have any queries regarding the same please contact me at 087-6870917 or by email at hersey.andrew@gmail.com.





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