



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

Submitted Time: March 15, 2022 9:06 AM

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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

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

Lahinch

Associated Documents

None of the above

Environmental Reports

None of the above

Your Submission

Location Map



Upload Files

Submission Clare County Development Plan diane byrne.pdf, 6.05MB

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

Date: 7th March 2022

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

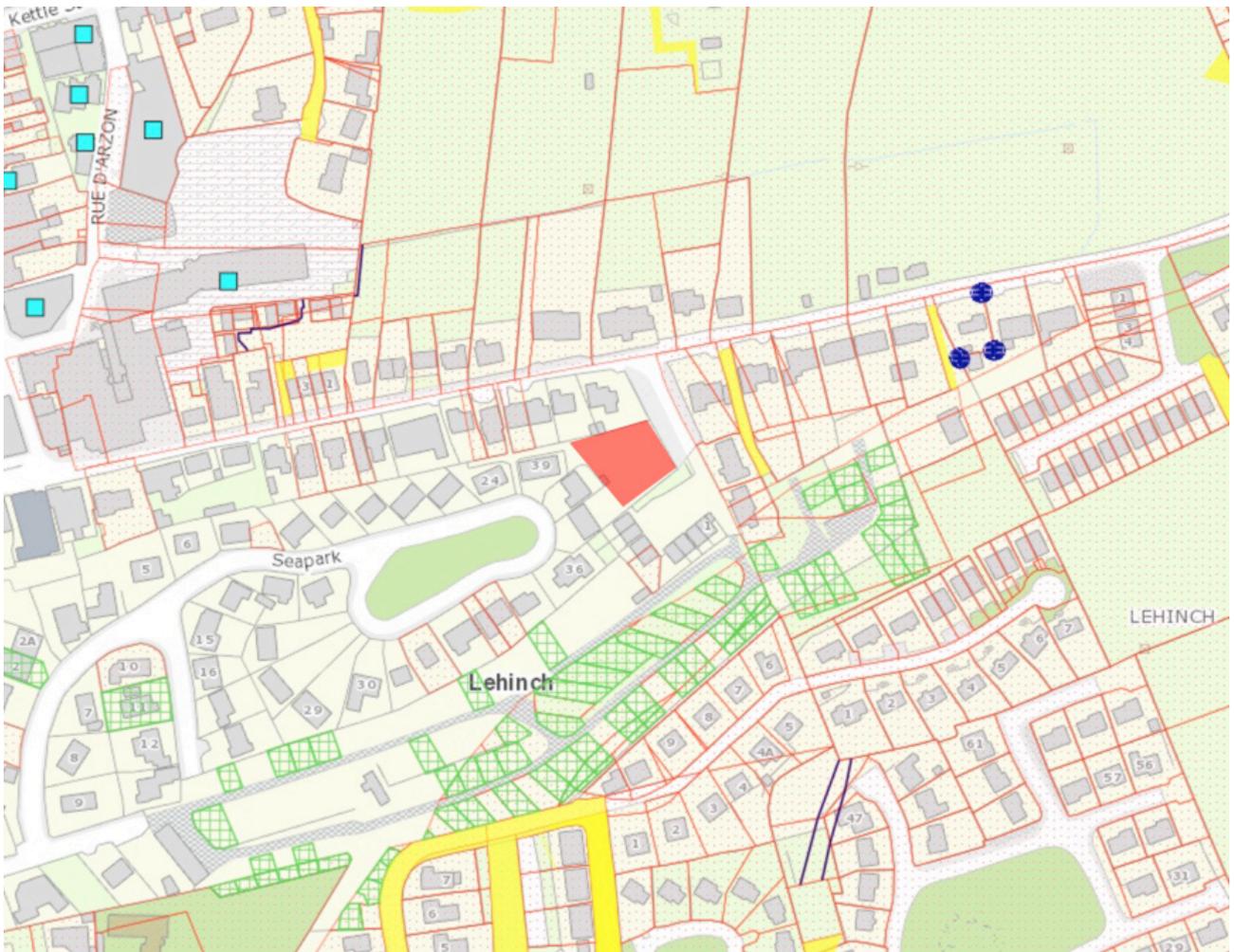


Figure 1 - Diane Byrne's Family Landholding at Lahinch





Figure 2 - Photograph of Diana Byrne's landholding at Lahinch

1.0 Introduction

I, Andrew Hersey Chartered Town Planning Consultant MIPI am acting on behalf of my client Diana Byrne,, whose family 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 approximately 0.1ha of lands at this location which is located to the rear of properties and to the east of houses at Seapkark Estate, Lahinch Co. Clare. It is understood that there was planning permission on the said lands for two sites for houses. This permission has now since expired

My client notes the Draft Clare County Development Plan 2023-2029 and in particular Volume 3d West Clare Municipal District Settlement Plans which contains a zoning map, and various policies and objectives which relate to Lahinch. It is noted that her particular site is zoned as *Open space* in the said zoning map associated with Lahinch



My client nor her family will ever develop these lands as open space and considers that the lands are more appropriate for *Residential Use* or *Existing Residential Use*. This lands can be described as an 'Infill Development Site'

My client's family lands are more central to the village than other lands which are zoned for residential use in the Draft Clare County Development Plan 2023-2029

My client's family will develop these lands for residential use in the event that the zoning is changed to allow for the construction of dwellings on the same. This will aid in the alleviation of housing shortage in the village. According to daft.ie, there are currently no houses for rent in Lahinch or Ennistymon, both of which are becoming popular destinations for permanent living.

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 the same zoning my client's family lands would comply with national and regional development plans and Section 28 (of the 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 dependance on the private motor vehicle is reduced. 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. In particular the following applies

Section 4.5 Achieving Urban Infill/Brownfield Development states:

The National Planning Framework targets a significant proportion of future urban development on infill/brownfield development sites within the built footprint of existing urban areas. This is applicable to all scales of settlement, from the largest city, to the smallest village.



Section 1.2 Making the Vision a Reality states:

A major new policy emphasis on renewing and developing existing settlements will be required, rather than continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages. The target is for at least 40% of all new housing to be delivered within the existing built-up areas of cities, towns and villages on infill and/or brownfield sites. The rest of our homes will continue to be delivered at the edge of settlements and in rural areas.

National Policy Objective 35 (NPO 35) states

Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

Regional Spatial and Economic Strategy for Southern Region 2019-2031 which 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 Government.

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.

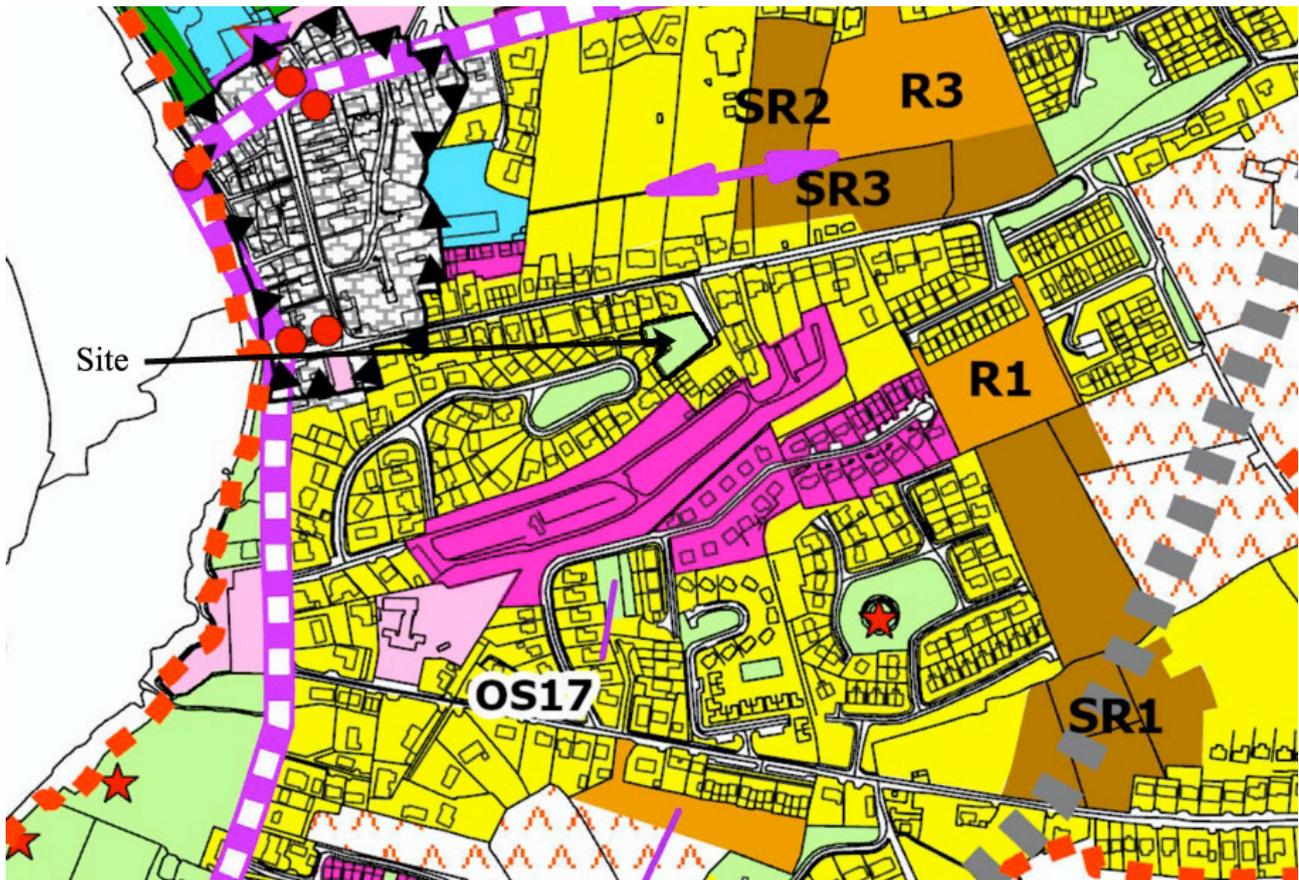


Figure 3 - Screenshot of Zoning Map for Lahinch showing Diane Byrnes lands (marked in black).

4.0 Site Location

The site is located within a few minutes walk of the village centre and comprises of a small overgrown parcel of land comprising of 0.1ha. My client's family lands can be described as an 'Infill Site'. From the lands to the village post office in the village centre is just 400 metres or a 5 minute walk

The zoning map for Lahinch as set out in the Draft Clare County Development Plan 2023-2025 shows for lands designated for residential purposes. R1 and R3 zoned lands are located 800 metres from the village centre which will take 9 minutes to walk to the post office in the village centre. Both of these sites are greenfield development sites as per the National Planning Framework 2040 should not be developed until such a time as infill and brownfield sites are developed.



With respect of the same, my client's lands can be described as an 'Infill Site' and is located much closer to the village centre than other sites zoned for residential development in the draft plan. Having regard to the 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 and
- (d) Housing for All

and with particular regard to the sequential approach when it comes to the zoning of lands then logically my clients lands are more suitable than the lands zoned for residential development in the Draft Clare County Development Plan 2023-2029.

6.0 Services

It is noted that there is mains water and mains sewer located on the adjacent public road which my client's family can connect into. 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 Statement of Suitability of Use

I, Andrew Hersey MIPI considers that the use of these lands for residential purposes is highly appropriate in the context of the village and having regard to national and regional planning policy.. My client's family has approximately 0.1ha of land at this location. A residential development at this location will:

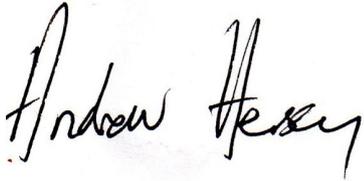
- (i) Have direct access onto an adjacent public road where there is access to a public water mains and access to the public sewer
- (ii) Make good use of a derelict Infill Development site which is located within 400 metres of the village centre (Post Office)

My client would consider that the lands would be more suitable for residential use and that in this respect, should be zoned as *Residential* or *Existing Residential*. in the adopted Clare County Development Plan 2023-2029.

With respect of the foregoing I, Andrew Hersey MIPI on behalf of my client Diana Byrne, urges 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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