



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

Submitted Time: March 15, 2022 2:24 PM

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Volume 1

Economic Development & Enterprise, Retail, Towns & Villages, Design & Placemaking

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

Submission Clare County Development Plan John Hennessy, Quin.pdf, 2.09MB

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

Date: 14th March 2022

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

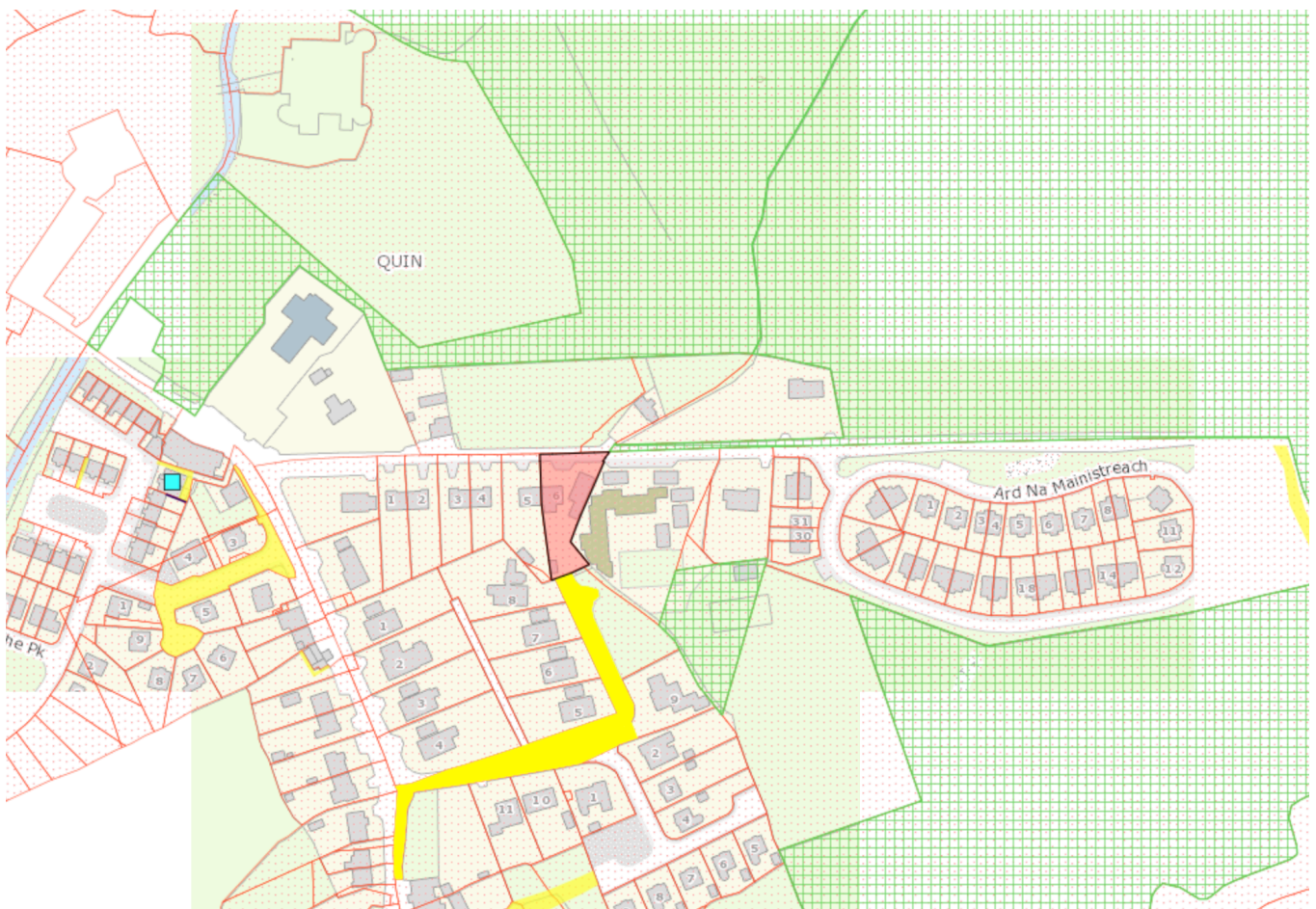


Figure 1 - John and Patricia Hennessy's Landholding at Quin



1.0 Introduction

I, Andrew Hersey Chartered Town Planning Consultant MIPI am acting on behalf of my clients John and Patricia Hennessy [REDACTED]. My clients own the property marked on the map above and operate a creche at this location known as Paisti Beaga. I have been asked by my clients to examine the Draft Clare County Development Plan 2023-2029 and prepare a submission seeking to zone these lands for community use.

My client's own 0.13 hectares at this location which comprises of a detached creche building, a semi-detached dwelling house, ancillary building and gardens and parking areas to the front and rear.

My client's note 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. My client's note that their particular lands are zoned in the draft plan as '*Existing Residential*'.

My client's consider that their lands which are currently been used for the purposes of operating a creche is not appropriate for an *Existing Residential* zoning use and would consider that it is more appropriate to zone these lands for '*Community Use*'

2.0 Policy Context

Childcare Facilities Guidelines for Planning Authorities 2001 - These Guidelines for Planning Authorities on Childcare Facilities provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals. Planning permission for premises for childcare had been identified as an area of concern for childcare service development. These Guidelines are intended to ensure a consistency of approach throughout the country to the treatment of applications for planning permission for childcare facilities

In particular and having regard to the above, the guidelines promote the development of childcare facilities in Residential Areas (Section 2.3 of the guidelines) and in the vicinity of schools so that parents can make one trip to drop children of school going age and toddlers to the creche (Section 2.4)



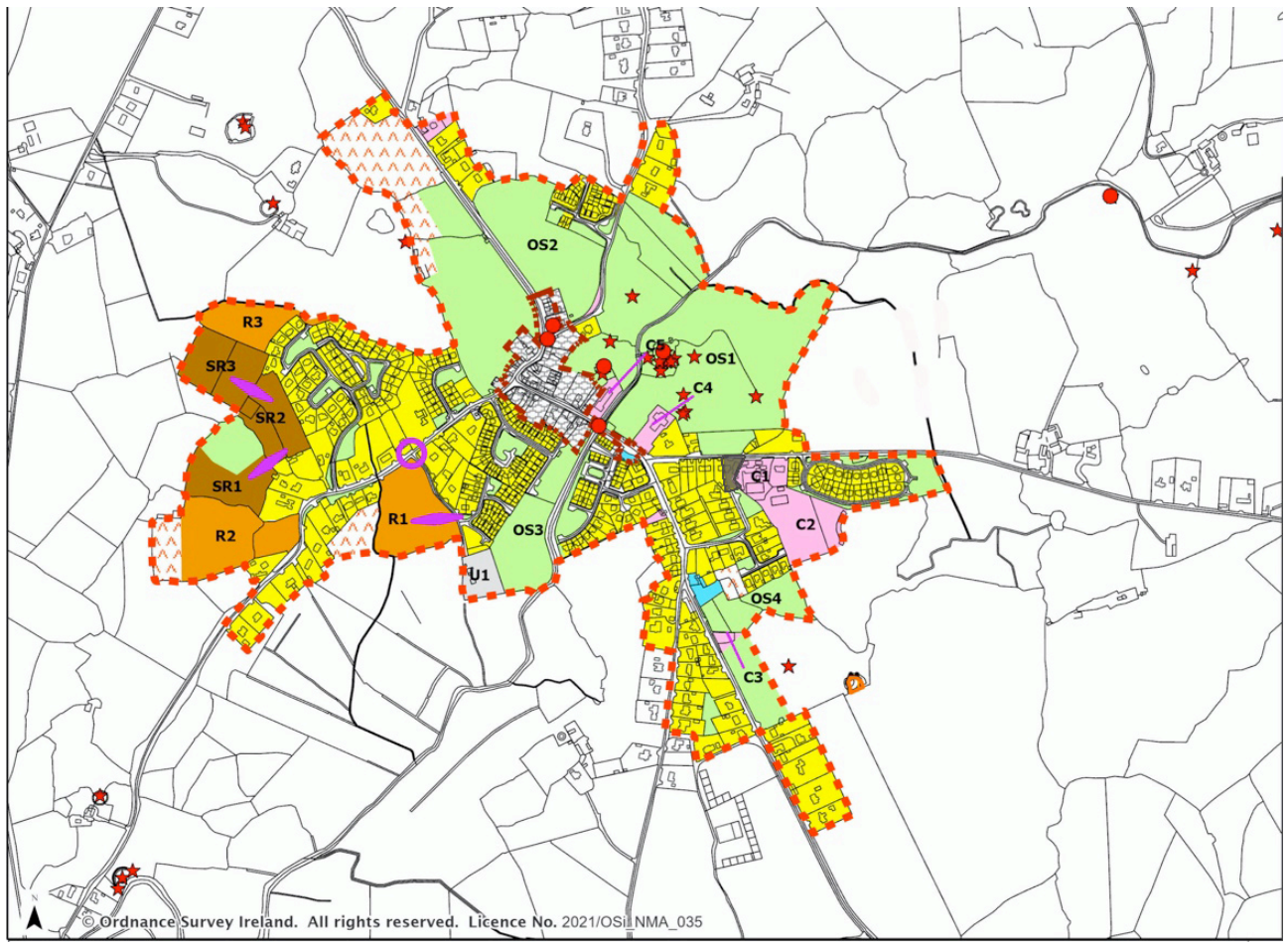


Figure 3 - Screenshot of Zoning Map for Quin Village showing John and Patricia Hennessys lands (marked in grey)

3.0 Draft Clare County Development Plan 2023-2029

3.1 Parking Standards

The draft plan sets out parking standards in Table A3 page 452 of the plan. For creches/pre-schools the standards are: 1 space per 8 employees and 0.25 spaces per child space. I would consider this excessive in a town centre location and I would consider in this regard that this requirement be relaxed in the plan. Parents of preschoolers and creche users do not stay and park on the site. They drop off their children and then move on. In this respect, I therefore question the need for the required 0.25 spaces per child. An average facility of 30 children therefore requires 7.5 spaces which is very difficult to achieve in a village centre location. It is argued that the only way to achieve these required spaces is to locate the childcare facility at an edge of centre location or outside of the settlement. With respect of the same, these standards actively discourage childcare facilities to locate in village and town centre locations. I note in this regard that the Fingal County



Development Plan 2017-2023 only requires 0.5 spaces per classroom.. The proposed car parking requirements as stated in the draft plan are therefore overtly onerous.

In any rate and in order to reduce car dependancy, the council should be encouraging parents to walk and or cycle to school and creches. This is achieved by not providing car parking spaces on site and making access easier for pedestrians and cyclists and not encourage car use. Providing car parking spaces actively encourages car use.

With respect of the above, it is respectfully suggested that car parking requirements for creches and child care facilities be relaxed substantially.

I further note in this regard that pedestrian footpaths are currently undergoing improvement works down towards the national school in front of my clients premises.

3.2 Zoning

I note that the site in question is zoned as *Existing Residential* in the Draft Plan which objective of which is to

The objective for land zoned 'existing residential' is to conserve and enhance the quality and character of the areas, 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.

As stated above, the use of my clients site is that of a creche. There is an existing standalone creche on site and a semi-detached house on site which is also being used as a creche due to the demand for childcare places. These uses do not conform with the *Existing Residential* land use zoning and therefore is is respectfully suggested that these lands be changed to *Community* zoning

It is important for my clients to get the zoning changed to Community zoning in the event that at some time in the future, my clients may wish to extend the childcare facility on site. With respect of the same, and in order to facilitate the expansion of the existing facility, a community zoning is required. At present, under the current *Existing Residential* zoning objective, it is required that a primary residential use is maintained on site. A residential use on site as required by the current zoning objective will make expansion of the facility difficult.



It is therefore vitally important that the zoning be changed to Community Use. This is the only childcare facility in the village and provides a much needed service to the residents of the village. If my clients cannot expand the facility to allow for a growing population, then it may be the case that they may need to close the premises which will have a significant and detrimental impact upon the residents of the village.

With respect of the above therefore, and on behalf of my clients, it is strongly urged that this re-zoning submission be facilitated.

4.0 Site Location

The site is located within the settlement of Quin, adjacent to Quin National School and in an area characterised by low density residential development.

With respect of the same, and in accordance with **Childcare Facilities Guidelines for Planning Authorities 2001**, which states that childcare facilities should be located proximate to schools and in residential areas, it is considered that the site is suitable for a childcare facility.

5.0 Statement of Suitability of Use

I, Andrew Hersey MIPI considers that the use of the proposed development site for community purposes is highly appropriate in the context of the village and having regard to S28 Guidelines issued by the Department of the Environment, Heritage and Local Government... My client operates a childcare facility from this location and considers that the use is appropriate having regard to:

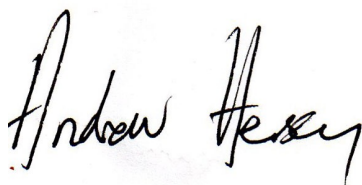
- (i) Its location within the settlement of Quin which is within walking distances of residential estates in the village. The appropriateness of the location is supported by Section 2.3 of the **Childcare Facilities Guidelines for Planning Authorities 2001**.
- (ii) Its location adjacent to the existing primary school again which is supported by Section 2.4 of the **Childcare Facilities Guidelines for Planning Authorities 2001**.
- (iii) the very fact that this childcare facility is operating successfully and serves the population of the village of Quin. The loss of this facility would have a profound impact upon the parents of those children

With respect of the foregoing I, Andrew Hersey MIPI on behalf of my clients John and Patricia Hennessy, urge the Planning Authority to zone these lands as 'Community' in the Clare County Development Plan 2023-2029.



In addition and on behalf of my clients, I urge the Planning Authority to relax the standards for car parking for childcare facilities. Relaxing these standards will discourage reliance on the private motor car and will encourage cycling and walking for parents dropping infants to school. Relaxing standards will also therefore reduce carbon emissions.

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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