



Clare County  
Development Plan  
**2023-2029**

## **Draft Clare CDP 2023-2029 - Public Consultation Portal**

**Submitted By: Anonymous user**

**Submitted Time: March 20, 2022 9:28 PM**

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[REDACTED]

### **Volume 1**

None of the above

### **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**

Ennistymon

### **Associated Documents**

None of the above

### **Environmental Reports**

None of the above

### **Your Submission**

Please find attached document in relation to a change of zoning request for the Ennistymon area in regard to the "Old Convent Building and Site" located beside the catholic church.

### **Location Map**



Earthstar Geographics | Esri, FAO, NOAA

Powered by [Esri](#)

## Upload Files

AH Change of Zoning Use from Commercial to Mixed Use Residential.docx, 1.52MB

Liam Connelly  
Director of Services  
Clare County Council  
Ennis  
Co. Clare

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
Email: [REDACTED]

7<sup>th</sup> March 2022

Dear Liam,

Re: Change of current Zoning of the site known as Former Convent Site in Ennistymon.

- **Current Zoning: Zoned for Community Use.**
- **Proposed requested change to zoning: Mixed Use Residential Zoning**

**Site and Property described in the draft County Development Plan as follows;** “OP1 Former Convent site This substantial site, adjoining the town centre, is ideally suited for accommodation use. There is an existing planning permission for the refurbishment of the Convent building and construction of an extension for living accommodation, valid until January 2025.”

In this description, while saying it is ideally suited for residential use, it does not say that the site is currently zoned for Community Use only. Ideally suited for accommodation use would intimate that the site is already zoned mixed use residential.

**Currently we Banna Development have planning permission (Planning Reference Number 19333) on the site known as the Convent Building in Ennistymon for a retirement village for retirees to include:**

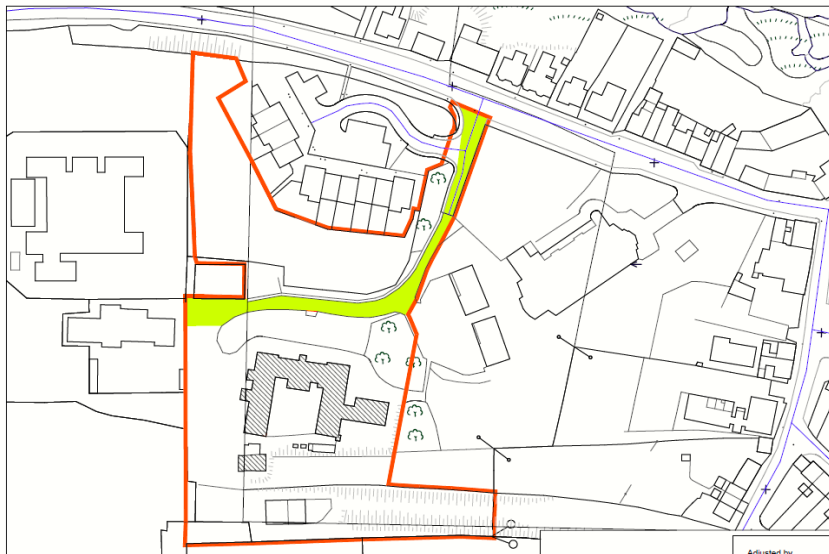
- The refurbishment of original convent building and the construction of an extension to same to include 12 two-bedroom apartments with a doctor’s room, day room and laundry facilities.
- The construction of a new three storey building to the rear of existing convent building consisting of 18 two-bedroom apartments.
- The demolition of outbuilding to the rear of existing convent building. All in connection with the development of a retirement village.

**We would like to request a change of zoning from Community zoning to Mixed Use Residential zoning. We have the support of the local elected members who are in favour of the derogation change. The reasons for the request to change of use of zoning, to Mixed Use Residential are as follows.**

- Current zoning which is community zoning is very restrictive. Clare County Council Housing Department do not have the numbers of eligible seniors on a housing list to occupy the site as a retirement village managed by a housing body with the support of the HSE.
- There are a larger number of small families or single people that are in a housing need, who would benefit from this development. Both cohorts could compliment the other.
- Clare County Council Housing Department will not currently support the development of the property as both a retirement village and residential housing village due to the existing zoning.
- Inagh Housing Association and Inis Housing Association CLG in collaboration are willing to manage this property for mixed use residential for retirees, single occupancy or young families living and working in the area with a housing need.
- A new secondary school is under construction next door with a separate vehicular access. The separate access on the Lahinch Road to the school will be the main vehicular school entrance freeing up vehicular access to the Convent site.
- The convent building sits behind a residential housing estate, beside a school and beside the catholic church to the other side, making it an ideal location for a mixed-use residential development.

- The site was zoned previously for residential use and the owners were not engaged with or notified directly by services when the zoning was changed from residential use to community use in the last County Development Plan. This greatly reduced the option to develop the site which has since gone into disrepair at great cost and stress to the owners, due to vandalism and delays associated with development due to the Community zoning.
- Local developers are unwilling to get involved in developing the site due to community zoning.

**Site Maps Showing site layout:**



Many thanks for your attention to this matter.

Yours sincerely,

Áine Hussey  
Director Banna Development