



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

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Volume 1

Rural Development and Natural Resources, Sustainable Communities, Landscape, Biodiversity, Natural Heritage and Green Infrastructure

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

Doora

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

Associated Documents

None of the above

Environmental Reports

None of the above

Your Submission

Location Map



Earthstar Geographics | Esri, FAO, NOAA

Powered by [Esri](#)

Upload Files

DooraCDG_CDP Review Submission.pdf, 0.31MB

Doora Village Feedback Analysis.pdf, 0.1MB

Doora Community Development Group

Draft Clare Draft Development Plan 2023-2029

Submission from **The Doora Community Development Group**

Relating to Noughaval Cluster, located within Volume 3a Ennis Municipal District Settlement Plans, page 13, within the Draft Clare County Development Plan 2023-2029

The Doora Community Development Group would like the following submissions to be considered under the Clare County Development Plan Review for 2023 – 2029.

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 zones as Village Growth Areas.

Doora Community Development Group

The Doora Community Development Group was recently established following a local need to have a strong and proactive representative group for the village. The group was established as a voluntary community group, representing the interests of the community. The groups' objective is to develop and promote the village and to make the area a better place to live, work and visit by initiating, organising and implementing targeted projects and programs to address problems affecting the local community.

The Rationale for the Submission

1. 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, Ballyvonnavau, 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 preschool and afterschool facility are also thriving, reaching full capacity levels of 55 children for the preschool, 24 children attending the afterschool program.

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. This area also contains a gathering of single houses located along the roadside located at the school. 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

Doora Community Development Group

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.

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.

Following a recent needs analysis of the village, opportunities were identified by the community for the development of a community farmers market, along with a community Café/Shop. 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 Café within the village.

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 Doora Community Development Group, together with the community, would like to explore the development of both the walkways/trails and possible biodiversity initiatives within the village.

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.

2. Safety Concerns and Challenges

Proximity to the Motorway

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.

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

Doora Community Development Group

and safety of access for those living within the village.

Under the current County Development Plan, areas with Clusters 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.

3. 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.

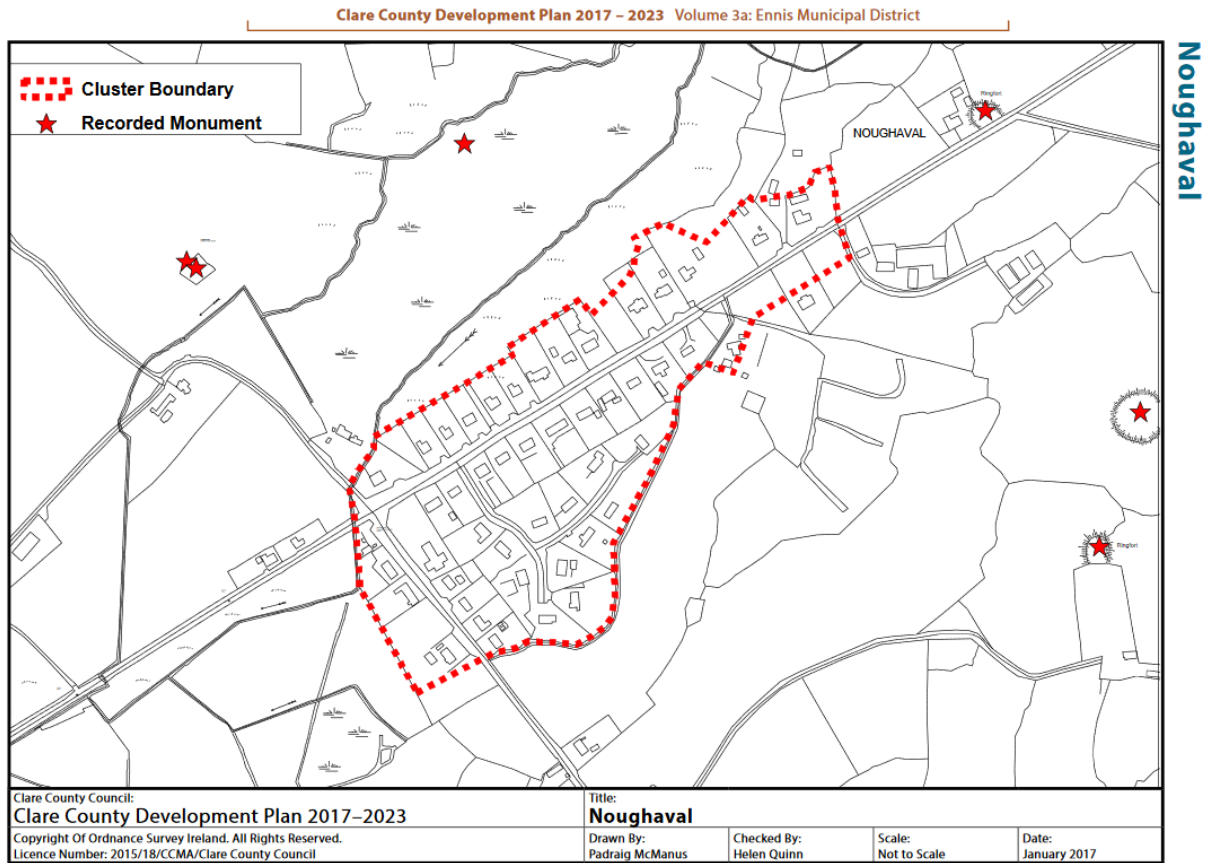
In comparison to **Toonagh**, which has Small Village status. A similar settlement to Doora due to its existing facilities and its proximity to Ennis. However, the village has a **population of 99 people** (figures taken from Census 2016, to include the settlement of Toonagh, Ballyteenan and Ballybrody). 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.

Within 'Our Rural Future' (2021 – 2025) policy, it advocates a holistic, place-based approach to rural development, which encourages and supports rural communities to develop cohesive and integrated plans to meet the long-term needs of their own particular area. This approach recognises that there is no one-size-fits-all solution to meet the developmental needs of every area.

Noughaval Cluster Settlement Boundary Map

[Settlement Boundary Map - To explore with the group areas where the settlement boundary line can be extended to show potential lands, which can be identified as Village Growth Areas]



Doora Village Community Analysis

The below information was obtained following a public consultation meeting to assess the needs of the community, identify potential opportunities for the area and to explore the development of a representative group for the village. The meeting took place on the 1st of March 2022 and was facilitated by Clare County Council, the Rural & Community Development Directorate, in conjunction with the Ennis Municipal District Office.

Internal Analysis	
Q1 Strengths	Q2 Challenges
<p><i>What do we do well? What unique resources do we have? What do others see as our strengths?</i></p> <ul style="list-style-type: none"> • The proximity to Ennis and the surrounding villages and Motorway. • Strong community spirit, quiet and nice rural place to live. • Good broadband infrastructure • Beautiful walking trails (locally called ‘The Block’) with 7KM of interconnecting walking routes • A church (St. Breacan’s Church) • A vibrant National School (grown from 75 to 98 students and now extended to include a ASD classroom) • A newly renovated community centre, formally an old school, located opposite the National School. • A preschool, located in the community centre. • The proximity St Joseph's Doora Barefield GAA Sporting facility at Gurteen, (they recently secured funding €150,000 under the Sport Capital Grant). • Local business included a pub, two commercial businesses, and an equestrian centre. • The village is adjacent to a wild bog and a disused mine. • Ennis Town Water Scheme 	<p><i>What do we see as the challenges in our community? Where can we improve?</i></p> <ul style="list-style-type: none"> • Due to the proximity to the M18 Motorway and the roundabout at Kilbrecken, the R469 road leading into the Doora has caused an increase in vehicles through the village. The speeds of those vehicles coming through the village is now a serious issue for public safety. The village requires future planning investment to tackle this issue. • Footpaths/walk and cycle lanes, which in turn would slow the speeding traffic. • The absence of village signage as you arrive at Doora Village, to mark a sense of arrival into the village. • No footpaths on Noughaval Church to Monanoe Cross. • Street lighting, lighting at the Church and School and Community Centre/Creche needed. • Proposed lighting around the local walk/block 7km route. • Litter an issue, bins in the village required. • Traffic issues at the National School, speeding safety issue. • No pedestrian crossing at the National School to Preschool/Community Centre. • Suggested connection from National School to Church to Noughaval • Difficult getting children from the Cross to Doora National School, suggested cycling and walking lanes to start at Doora Church to the National School. • No road markings, this road is extremely dangerous. • No link to Clarecastle. • Issue with heavy vehicles using Ailwee route to the Motorway. • Regular hedge cutting required along these roads. • Flooding at Noughaval a huge issue. • Cycle path required to link the sporting facility at Gurteen and on the Quin Road. • Opportunity to connect local walkways through linking existing service roads.

Doora Village Community Analysis

	<ul style="list-style-type: none"> • The proposed development at Killow roundabout by Pat McDonagh will intensify traffic problems. • No public sewer, the public sewer will be coming to Pat McDonagh, opportunity to extend to Doora Village? • No structure for community groups. The need for a formal Tidy Towns/Garden group to for around the church and village area. • Need to increase facilities for the youth, Youth Club, Astro Turf at the School, No public space, playground • Bus route, no bus stop in the village. • Improvements to the R4116, the Beg Line, School Road, Ailwee Road, Lynches Bend. • Need for a local community shop/development of a community farmers market (opportunities to develop a community social enterprise). • The Doora Barefield GAA Sporting Centre facilitate is full to capacity and are looking to expand to accommodate more children. • A bus urgently required to Tulla Secondary School. No school transport from the area available to local children who want to attend Tulla Secondary School. (There are currently more children attending Tulla Secondary School than into schools in Ennis).
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External Analysis

Q3 Opportunities	Q4 Threats
<p><i>Do people have a need? Are there changes in Technology or Government Policy that have created opportunities?</i></p> <ul style="list-style-type: none"> • Opportunities to review and address traffic issues. • Opportunities to enhance the public realm, footpaths, lighting in Noughaval, introduce traffic calming measures. • Opportunities to designate the wild bog, located at the village as an area of biodiversity, and have public access and the development of a community bog walk. • Opportunities to develop a coffee/shop and a community farmers market. • Opportunities to have a playground, Astro turf at the School and a Youth Club. Opportunities to further develop sporting facilities for youth. 	<p><i>What challenges do you face as a community/ Is changing technologies making things difficult?</i></p> <ul style="list-style-type: none"> • Environmental challenges – Flooding and narrow roads. • Roads – increased traffic (cars and HGV’s), speed and pollution. • Children’s Safety • Loss of biodiversity • Location – its proximity to Ennis, shops and businesses • Lack of high-speed broadband – challenges to the development of working remotely ‘Slower working’ conditions or to running a business. • Illegal dumping at the Mine, fly tipping on Aillwee Hill.

Doora Village Community Analysis

- To develop the existing 7KM walkways/trails to promote fitness and mental health.
- To identify the area as ‘cycle friendly’, through the development of a network of cycle lanes, to install facilities such as a Pump Station.
- To develop a cycleway along the School Road, linking the National School, the Community Hall and Creche to Doora Village and Church.
- Further linkage opportunities to the Green Way.
- To identify/showcase local historical sites
- To identify the area as a ‘Community’ where people can walk out of their houses safely.
- Opportunities to showcase the village through signage. No signs exist off the Motorway for Doora Village, need to approach TII.
- Through the development of a representative community group, i.e., Tidy Towns or Community Development group.
- Opportunity to involve the National School in local community projects, help get parents involved.
- Extend the use of the Community Centre.
- Government Policy on Carbon Friendly and Climate Change Action
- Opportunity for the development of biodiversity - a green belt/to sow trees coming off the Motorway.
- Opportunity for the development of a Community Orchard.
Opportunity for a Community Garden ‘herb garden’ in the National School.
- Community Sustainable Energy Audit
- To explore grants for retro fitting old houses
- Opportunity to link in and learn from other communities
- Electric Charge Points
- Access from the Motorway to the Quin Road.
- High speed broadband
- County Development Plan (2023 – 2029) review – changing the village status from a ‘Cluster’ to a ‘Small Village’.
- Supermac’s development – need to explore can the community seek funding from the developer Pat McDonnagh, for the future development of Doora Village, before other villages do?
- To secure a bus route to service children going to Tulla Secondary School.