



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

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Name

Jan and Paul Godfrey

Address

c/o Brendan McGrath and Associates Planning Consultants Riverstown Cottage,
Corrofin Co. Clare V95 W8 N4

Email Address

brendan@bmcgrathplanning.ie

Please confirm your Email Address

brendan@bmcgrathplanning.ie

Volume 1

Core Strategy, Settlement Strategy and Housing, Sustainable Communities

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

Liscannor

Associated Documents

Volume 8 Clare Housing Strategy

Environmental Reports

None of the above

Your Submission

Location Map



Upload Files

Submission to development plan review re Liscannor.pdf, 0.66MB

A submission to the Review of the Draft Clare
County Development Plan 2023-2029

Re: AG5 in Liscannor

23rd March 2022

Brendan McGrath and Associates

Planning Consultants

'Riverstown Cottage',

Corrofin,

Co. Clare

Ireland

Tel: 065 6837555

brendan@bmcgrathplanning.ie



**BRENDAN McGRATH
AND ASSOCIATES**
PLANNING CONSULTANTS

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1 INTRODUCTION

This submission is made on behalf of Paul and Jan Godfrey. The submission is made in respect of the review of the draft Clare County Development Plan 2023-2029 during the public consultation period running from the 10th December 2021 to the 28th March 2022.

I am a planning consultant with masters’ degrees in town planning and environmental science and with more than forty years of professional experience. Please send any communication in relation to this submission to the address on the cover page.

The submission concerns the future development of Liscannor as set out in Volume 3d of the draft plan. Liscannor is a Tier 2 Large Village allocated growth totalling 9 new dwellings over the next 6 years.¹ The submission specifically concerns the agriculture zoning labelled AG5 (See Fig 1). The bulk of this area is owned by the Godfreys. By deed of grant of a right of way, signed in 2006, there is a right of access for the carrying out of residential development and subsequent occupation of the AG5 lands, via the Clochán na Mara access road (See figs 5 and 6).

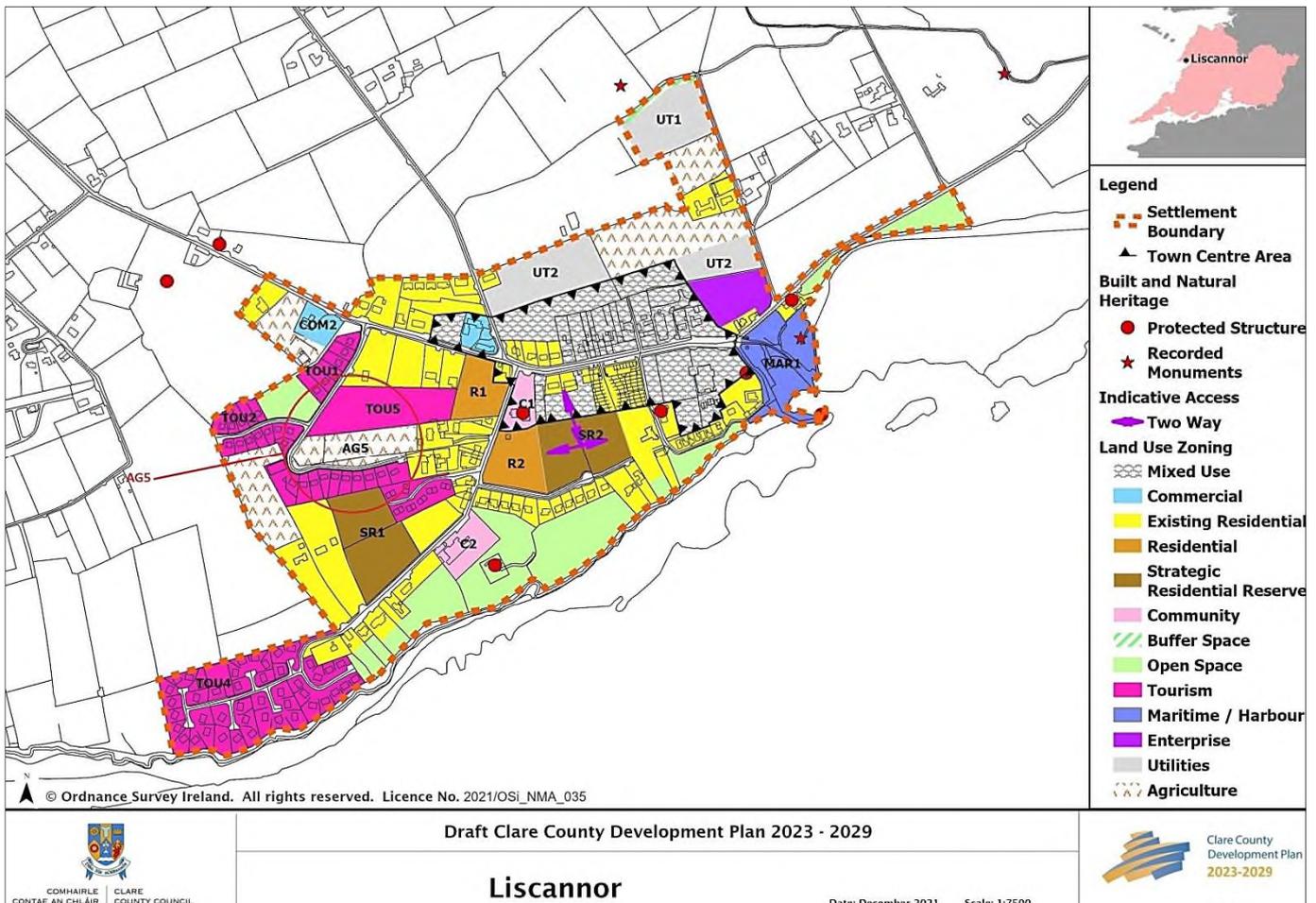


Figure 1 Proposed zoning plan for Liscannor

¹ Table 3.4 Core Strategy Table, Chapter 3 of the Written Statement of the draft plan.

2 HISTORICAL CONTEXT

Liscannor had a population of 71 in 2006 which had increased to 113 in 2016 (Census of Population). When the first plan was made for the village in 2005 AG 5 was part of the generalised zoning ‘other settlement land’, coloured pale yellow on the map and was close to the designated village centre (Fig 2). The extent of the designated central area has changed little since 2005, but, in general, and especially in relation to commercial (predominantly tourism related) and permanent residential development, less development has taken place than was zoned for in 2005. The designated settlement area has been reduced in size on the east side of the village.

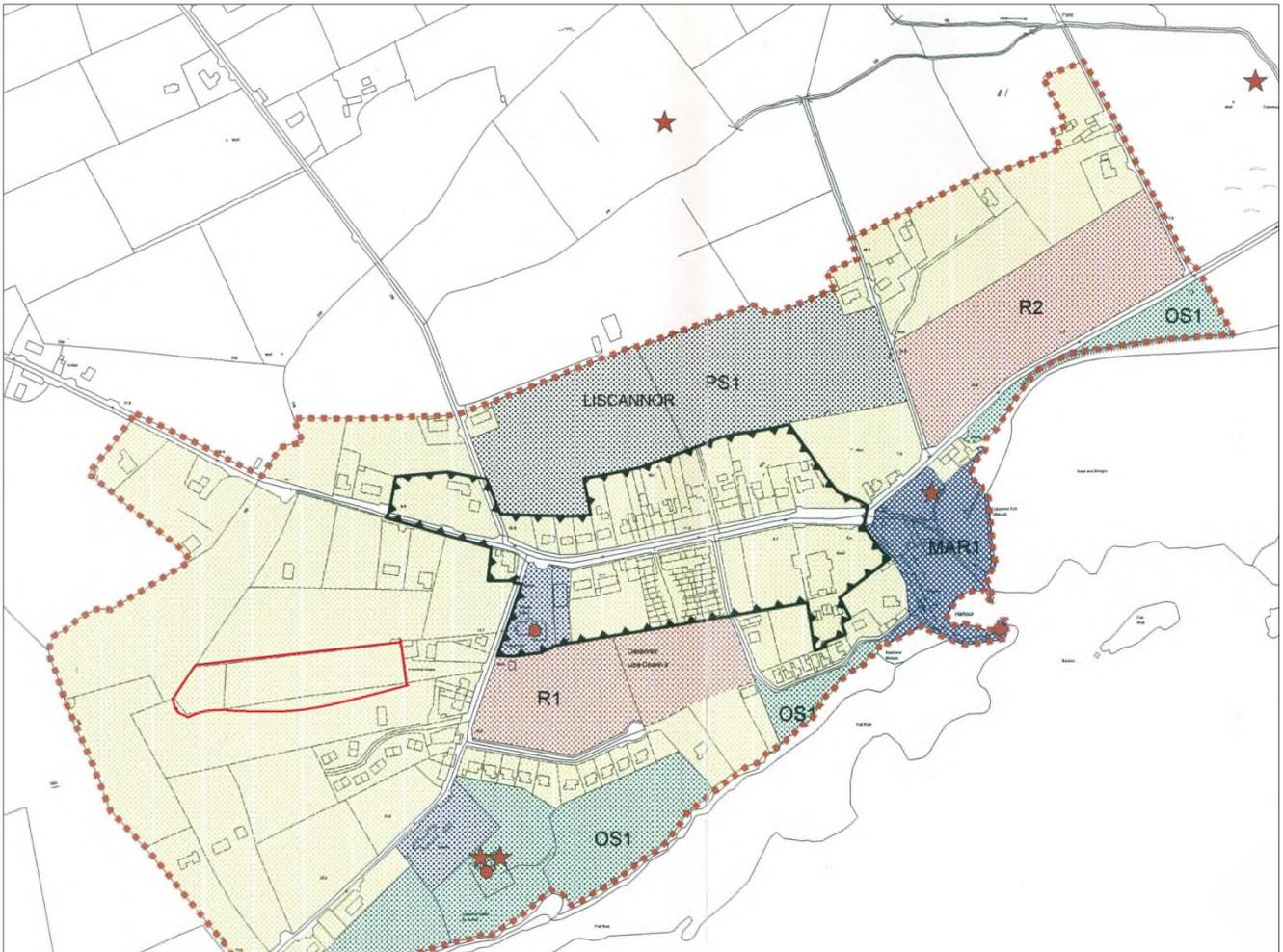


Fig 2 2005 Liscannor zoning plan with AG5 area outlined in red, village centre outlined by black line

3 THE PROPOSAL

We request the council to revise the draft zoning plan by changing AG 5 from an agriculture zoning to ‘strategic residential reserve.’ The area is 0.98 hectares in extent and comprises, in the main, a gently sloping field of rough pasture (See figs 3 and 4). The area excludes the area of the roadway which bounds the land on its southern and western sides, but, as set out in section 1 above, there is a right of way for residential development, utilising this roadway. The land is an elongated area, about 46m. wide (excluding the road) and between 176 and 197m. in length. It seems irrational to retain an agricultural zoning for land which is fully

serviced, is not in regular agricultural use and is bounded by zoned development land on all sides. The detailed rationale for the requested change is set out in section 4 below. My clients have no interest in developing the land in the short term but would like the new plan to appropriately reflect the development potential of the land in the longer term.



Fig 3 AG 5 and access road viewed from SE corner of AG 5



Fig 4 View north across AG5 and TOU 5 (beyond the furthest stone wall)

4 THE RATIONALE

- The land is fully serviced with a good quality road and footpath connection to the centre of the village. The road, which bounds the south and west sides of the site is lit, 6m wide and with a 1.5 m wide footpath on one side.
- The land is close to services and facilities (See Figure 6).
- AG5 is gently sloping without apparent physical constraints to development.
- The proposal would make for more efficient use of installed infrastructure.
- Other lands zoned for agriculture are contiguous with the settlement boundary and to lands in agricultural use, AG 5 is isolated from farmland



Figure 5 Clochán na Mara access road and footpath with street lights, connecting to the R478 and village centre. The boundary hedge of AG 5 is in the foreground on the right



Figure 6 Walking distances in metres from the AG5 lands (measurements taken from the 'O' symbol, rounded to nearest 10metres, using the www. myplan.ie measuring tool)

- The land and the residential estate access road are not suitable for agricultural purposes in the long term given the potential conflicts that may arise between residential and agricultural uses.
- Other potential uses within a village i.e. commercial and enterprise uses are not as well suited to this location, and we believe that there is already more than adequate provision for tourism-related development

Brendan McGrath

Brendan McGrath MIPI, MRTPI
23rd. March 2022