



Clare County  
Development Plan  
**2023-2029**

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

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### **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**

**Associated Documents**

None of the above

**Environmental Reports**

None of the above

**Your Submission**

**Location Map**



## Upload Files

submission to county development plan review re New Quay.pdf, 1.13MB

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

**Re: New Quay Cluster, West Clare**

22nd March 2022

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## **Table of Contents**

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
<b>2</b>	<b>THE PROPOSAL .....</b>	<b>2</b>
<b>3</b>	<b>THE RATIONALE .....</b>	<b>3</b>
<b>4</b>	<b>CONCLUSION .....</b>	<b>4</b>
	<b>APPENDIX: PHOTO SURVEY .....</b>	<b>5</b>

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# 1 INTRODUCTION

This submission is made on behalf of Gerry O’Halloran. The submission is for the review of the draft Clare County Development Plan 2023-2029 and is being made during the public consultation period running from the 10<sup>th</sup> December 2021 to the 28<sup>th</sup> 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 extent of the New Quay Cluster in West Clare as described in Volume 3d of the draft plan. The submission specifically concerns the north-west corner of cluster which, at the present time, omits the pier and adjacent buildings from the cluster (Fig. 1).

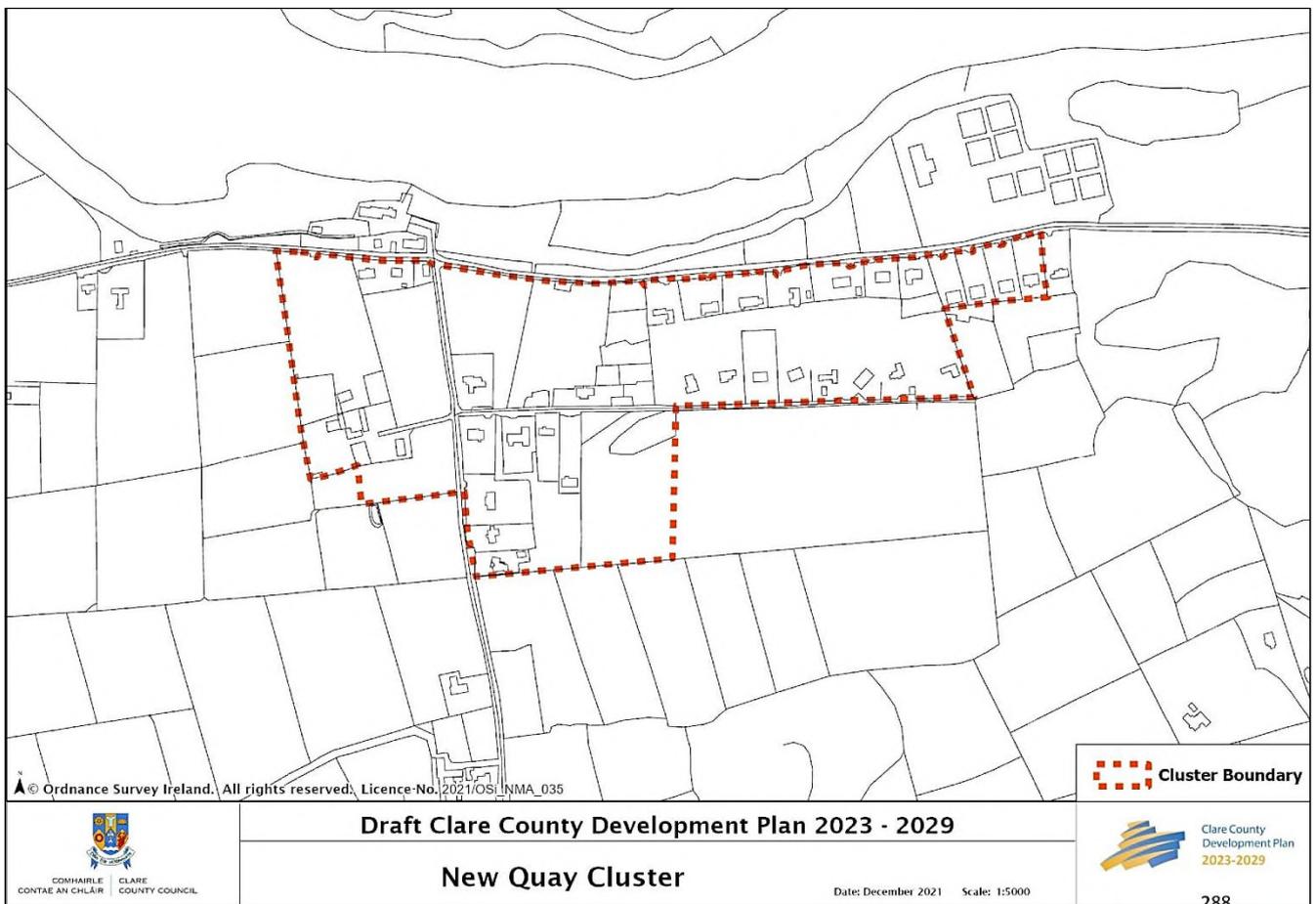


Fig 1 Proposed New Quay Cluster in draft development plan

## 2 THE PROPOSAL

We request the Council to change the boundary of the New Quay Cluster to include the quayside in the cluster. This had been the case when the cluster was first defined in the North Clare Local Area Plan, adopted in 2005 (Fig 2). The current and proposed cluster exclude from the cluster the pier and other property on the northern, sea side of the road, west of the cross-roads (Figs 1 and 3).

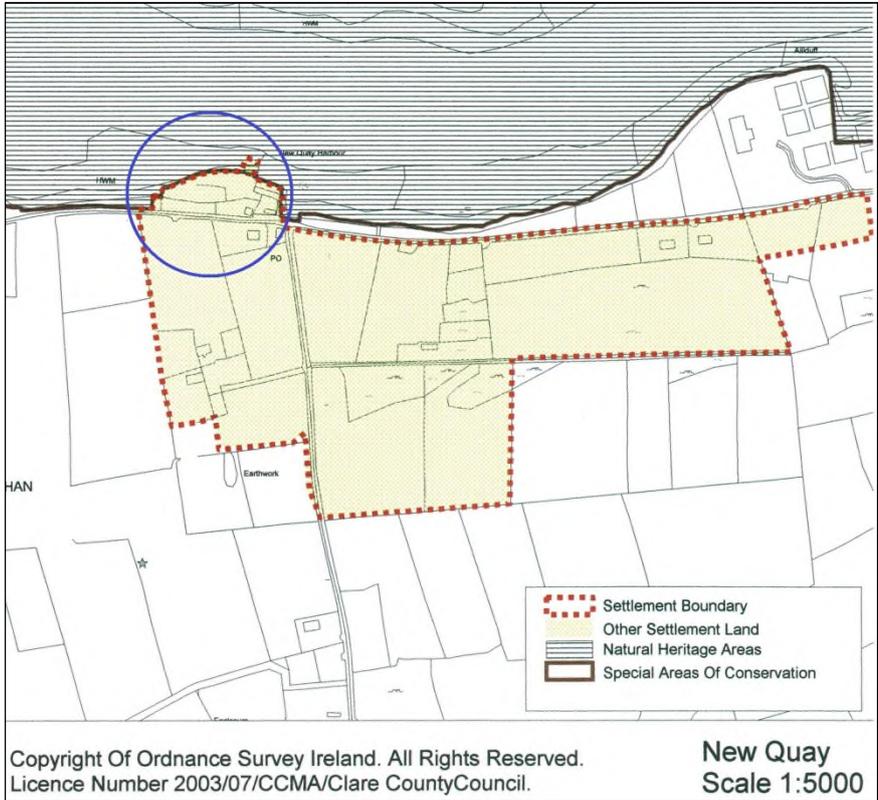


Fig 2 New Quay Settlement Cluster as originally defined in the North Clare Local Area Plan 2005. The area which is the subject of this submission is ringed in blue.



Fig 3 The cross-roads at New Quay viewed from the east. In the original designation, land both sides of the cross-roads was in the cluster. Now, on the far side of the cross-roads, the roadway is the cluster boundary and property on the seaside of the road is outside the cluster (Image from Google Street View, photographed in July 2019)

### 3 THE RATIONALE

Clusters are the smallest type of settlement in the settlement hierarchy of the draft Clare County Development Plan. The plan describes them as follows:-

*'----their character reflects traditional building patterns with a loose collection of rural dwellings clustered around one or more focal points. Focal points may include existing rural houses around a crossroad or a community or social facility such as a shop, school, church or post office. The strategy for these settlements is to facilitate a small number of additional dwellings and/or small enterprises to consolidate the existing pattern of development around the focal points and utilise existing services in the area. To meet the needs of those wishing to settle in rural areas, the provisions of Objective CDP 4.14 (i.e. Social or Economic Housing Need requirement) will not apply to applicants for single houses within the designated cluster boundaries'*

The relevant objective of the plan (CDP 4.9) is:-

*'To ensure that clusters throughout the County maintain their existing character providing only for very small scale growth of dwellings and/or small enterprises where they can be suitably integrated with respect to the setting and context'*

The New Quay cluster as defined in 2005 closely corresponds to the plan's description of a cluster, with the cross-roads and pier forming the focal point of the cluster (Figs 2 and 3). The cross-roads and pier at New Quay is both a visual focal point and a focus of economic and recreational activity. It seems bizarre that the physical feature which gives the cluster its name, i.e. the quay, is excluded from the cluster. From a landscape perspective the rationale for including the quayside area in the cluster seems unassailable. The appendix is a series of images making that case.

Several local businesses operate from the quayside and buildings beside the quay. These are as follows:-

Linnane's Lobster Bar,  
 Redbank Food Co/ Flaggy Shore Oysters,  
 Burren Seafoods (fish shop),  
 Jasconius Ltd – Aquaculture,  
 Pouldoody Oysters – Aquaculture, and  
 Clare Aquaculture Services.

About 15 years ago, at the time the New Quay cluster was designated or about to be designated, both Linnane's and the Redbank company secured planning permissions to enable business expansion. The cluster designation was then regarded as a useful, even necessary, policy platform to facilitate their growth.<sup>1</sup> In my opinion, therefore, inclusion of the quayside area in the cluster can facilitate:-

- the small-scale expansion of these and similar small enterprises, and
- the improvement of a public area which is a focal point in the settlement, contributing to the distinctive identity and amenity of New Quay.

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<sup>1</sup> Planning permission and extension of duration permission for replacement of fish factory with new factory, restaurant and ancillary development (reg. files 05 330 and 10 784) and planning permission for a rear extension to Linnanes (reg. file 06 2598). The pub-restaurant was subsequently extended but the more ambitious plan for the fish factory site foundered in the economic crash

The local environment for tourism-related business has significantly improved since the creation of the Wild Atlantic Way in 2015. The Way includes a spur through New Quay to the Flaggy Shore Discovery Point. It is likely that the tourism sector will rebound during the upcoming plan period. Therefore it is desirable that the new plan supports tourism-related businesses in suitable locations.

## 4 CONCLUSION

In summary, we request that the New Quay Cluster is restored to its original extent to include the pier and adjacent properties. As a result of a redrawn boundary the cluster

- Will be better aligned with the physical reality of the place,
- Will facilitate the protection and improvement of a prominent public space and
- Will benefit small-scale enterprise development in the cluster.



Brendan McGrath MIPI, MRTPI

22<sup>nd</sup> March 2022

## APPENDIX: PHOTO SURVEY

The following survey is derived from Google Street View images, photographed in July, 2019. The key shows the approximate position and direction of view of six photographs focused on the north-west corner of the designated New Quay cluster, the area which is the subject of this submission. The short text below summarises relevant aspects of each image.



Fig 4. Key to photographs

### 1. Approach road from the west

The quayside and sea inlet are key elements of the view. The cross-roads, framed by buildings and trees, is the focal point. As it stands, the cluster does not include the buildings and pier on the right side of the road

### 2. At the cross-roads

Linnanes bar and restaurant is an integral feature of the streetscape at the cross-roads. This building is outside the existing cluster designation.

### 3. Approach road from the west

The mature trees on the left, part of original cluster, now outside the cluster, frame the view

### 4. Approach road from the south (which is an Atlantic Way spur, within the cluster)

The buildings and mature trees in the immediate vicinity are a focus of interest in an otherwise largely open vista.

### 5. Approaching the crossroads from the south

The pier and sea inlet beyond become the focus of interest

### 6. Western boundary of cluster looking towards cross-roads at the quay

Atlantic Way spur connecting to Flaggy Shore Discovery Point



1



2



3



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