



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, Economic Development & Enterprise, Retail, Towns & Villages, Design & Placemaking, Rural Development and Natural Resources, Sustainable Communities, Transport, Service Infrastructure and Energy, Landscape, Biodiversity, Natural Heritage and Green Infrastructure

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

Volume 3(b) Shannon Municipal District Written Statements and Settlement Maps

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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

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Location Map



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A submission to county development plan review.pdf, 1.38MB

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

Re: Portdrine Industrial Park

25th March 2022

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1 INTRODUCTION

This submission is made on behalf of John Finn. The submission is made to 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 Portdrine Industrial Park which is adjacent to the Portdrine settlement cluster and close to Cratloe Village in the Shannon Municipal District (Figs 1 and 2). Appendix 1 summarises current infrastructural status of the park. Appendix 2 is an indicative master plan for the park.

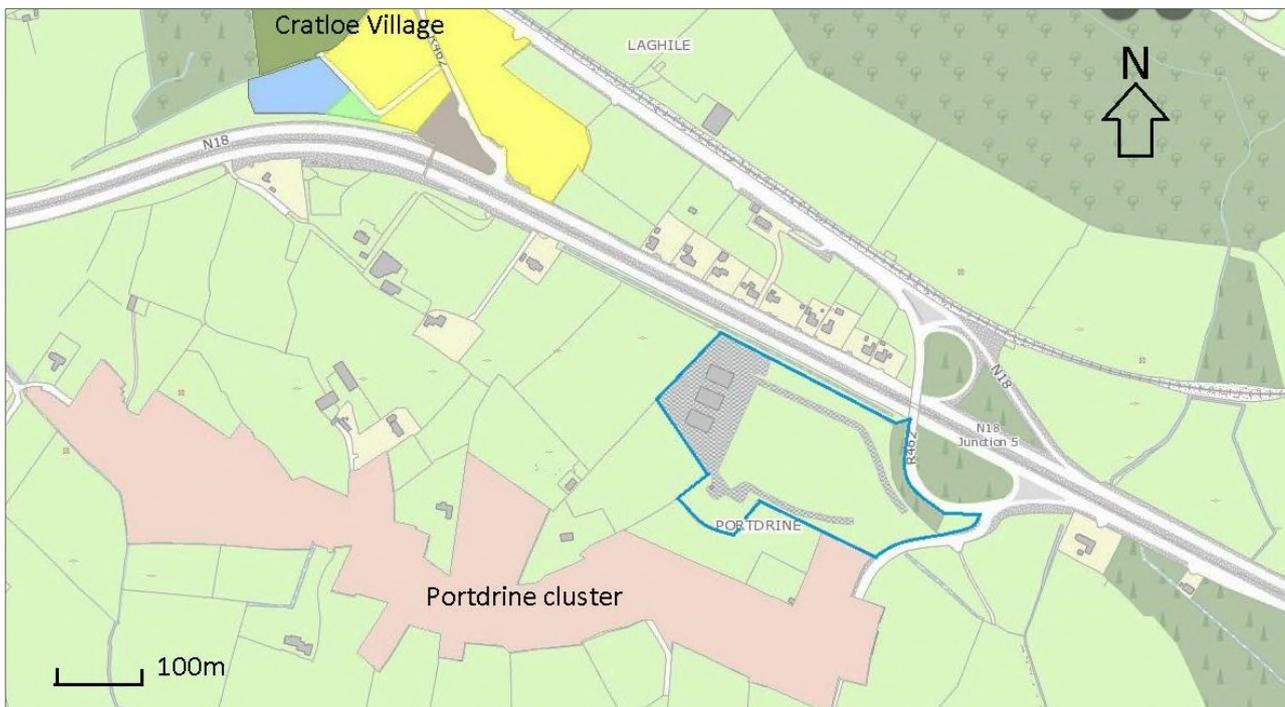


Figure 1 Zoned lands near Cratloe and the location of Portdrine Industrial Park (outlined in blue)

Source: www.myplan.ie



Figure 2
Entrance to Portdrine Industrial Park

2 HISTORICAL CONTEXT

Planning permission was given for a serviced industrial park in 2000 (reg. ref. 99 2307) with a site area of 5.035 hectares (Table 1). Three warehouse units, an access road and an on-site wastewater treatment system were built in 2005. There were subsequent permissions for a revised warehouse design (reg. ref. 07 1980) and an upgraded park entrance (reg. ref. 08 59). There was also permission to increase the size of the existing units in 2019 (reg. ref. 19 273) . The western end of the park is now defined by a terrace of industrial units. The gross floor area of the constructed units is 2924m². Condition 2 of the 2019 permission requires that the units be used solely for warehousing purposes. The greater part of the park remains undeveloped. The site has always been zoned 'agriculture'. The 2019 permission was granted on the basis that the site was part of the Western Corridor Working Landscape where, under development plan objective CDP 13.3 , favourable consideration is given to economic development proposals subject to a number of criteria (See fig.5).



Fig 3 View south-west from the eastern end of the park, looking over the undeveloped area , towards the Portdrine settlement cluster



Fig 4 Line of existing industrial units at the western end of the park

Table 1 Planning History of the Park

File reg. reference	Development	Decision
99 2307	Serviced industrial park with 3 warehouse units	Grant
07 1980	Modification of warehouses granted previously	Grant
08 59	New entrance	Grant
13 500	Extension of duration of reg. ref. 08 59	Grant
17 200	Retain canteen and office in unit 1	Grant
19 273	Extensions of existing 3 warehouse units	Grant

3 PROPOSAL

The present status of the park, an unzoned but serviced industrial park, at a highly accessible location, is a planning anachronism. I request the council to now incorporate the park into an adjacent settlement, either the contiguous Portdrine settlement cluster or, more suitably, nearby Cratloe Village (970m from the park via the R462). If the park were to be included in the village zoning framework, it would be zoned Industry or Light Industry, but with a stipulation that potential new uses are confined to warehousing and distribution.

It should be noted that there are a number of existing settlements plans in the draft county development plan which include zoned areas outside the designated settlement area e.g. Doolin and Doonbeg piers and the OP1 site at Ballyvaughan.

4 THE RATIONALE

I believe it is both desirable and necessary to more clearly define the planning status of this partially developed industrial park. Ideally, this should be done by a zoning designation and accompanying text specifying the types of use that would be permitted on the park.

The last planning application on the park (reg. ref 19 273) was granted permission on the basis of the site being in the 'Western Corridor Working Landscape', defined as an area within 10km of the M19/N18 (fig 5). This is an extensive swathe of the county, most of which is unsuitable for significant development.

Objective CDP 14.3 in the draft plan is the relevant objective for 'working landscapes'¹. It states the following:- It is an objective of Clare County Council:

- a. To permit development in these areas that will sustain economic activity, and enhance social well-being and economic activity and quality of life-subject to conformity with all other relevant provisions of the Plan and the availability and protection of resources;
- b. To ensure that selection of appropriate sites in the first instance within this landscape, together with consideration of details of siting and design, are directed towards minimising visual impact;
- c. To ensure that particular regard should be had to avoiding intrusions on scenic routes and on ridges or shorelines. Developments in these areas will need to demonstrate:
 - i. That the site has been selected to avoid visual prominence
 - ii. That site layouts avail of existing topography and vegetation to reduce visibility from scenic routes, walking trails and public amenities and roads
 - iii. That design of buildings and structures reduces visual impact through careful choice of form, finishes and colours and that any site works seek to reduce the visual impact of the development.

Whilst part a) of the objective is directly applicable to this park, parts b) and c) are not. The park is a long established focus of economic activity on a site which is very well located in terms of access to the national road network (See Appendix 1 for summary of current park infrastructure). Development in the park has very limited adverse environmental impacts, including visual impact (Fig 6), that would arise from the further development for warehousing and distribution uses.

¹ This is the same objective as 13.3 in the current plan, the basis of the grant of permission to extend the existing warehouse units (reg. ref.19 273)

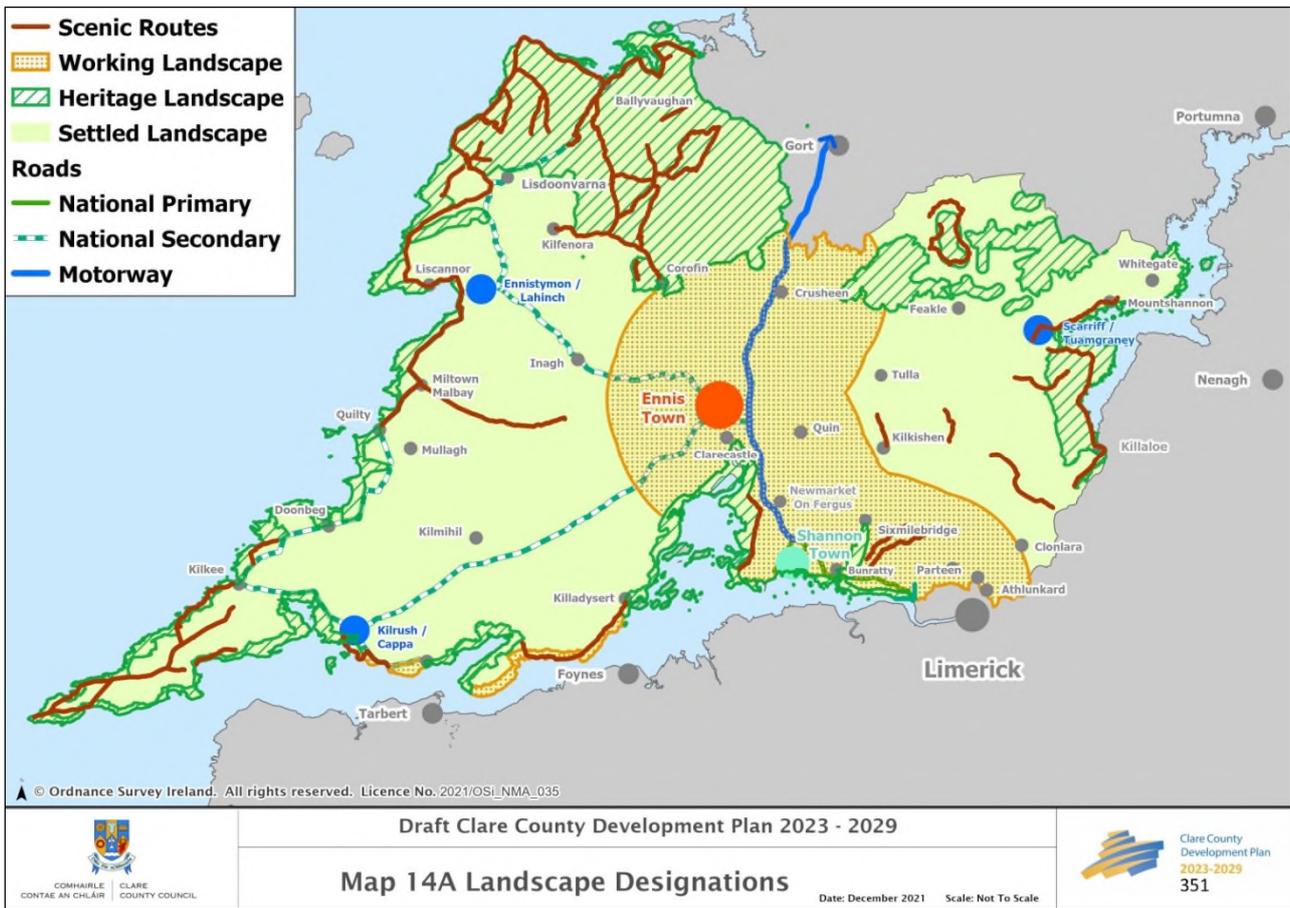


Fig 5 Landscape Designations, which include the Western Corridor Working Landscape which stretches from Crusheen to Parteen, and includes Portdrine



Fig 6 The N18 and industrial park viewed from bridge over the N18. The park is barely visible from the N18 or R462

Brendan McGrath

Brendan McGrath MIPI, MRTPI

APPENDICES

1. Garland Report: Current infrastructural status
2. Indicative park master plan



REPORT

Lands at Portdrine, Co. Clare

23 March 2023

GARLAND
Concepts Realised

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Description of change	Originator	Rev	Approval	Date
Initial Release	BL	1st	BL	23/03/22

1. INTRODUCTION

We have been requested by Mr. John Finn to review lands at Portdrine and prepare a report on the capacity for further development of these the lands. The lands are located directly to the South of the N18 Limerick to Galway Road and are located in the townland of Portdrine.

Directly to the West of the lands owned by Mr. Finn, there are 3 No. operational warehouse units which were developed circa 2004.



Figure 1 - Lands at Portdrine

The overall site contains three warehouse units as per planning permission 99/2307. Permission was granted to modify the 1999 permission in 2007 via planning application reference 07/1980. Planning permission to construct a new entrance and associated site works to facilitate/service warehouse was granted in 2008 via planning reference 08/59. The warehouse units were further extended for an increase in storage purposes via planning permission 19/273.

2. ROADS AND ACCESS

There is an existing entrance to the lands which are located some 200m from exit 5 on the N18 Limerick to Galway road. There is an approx 7.5m wide existing road through the lands which serves the existing warehouse units to the West.

3. SERVICES

There are existing warehouses to the West of the lands and these are fully operational.

3.1. Watermain

There is an existing public watermain to the north east of the lands. The existing warehouses to the West are serviced via a 150mm diameter connection to the public main through these lands.

3.2. Waste Water

The existing warehouse units to the West are currently serviced by a wastewater treatment plant and associated percolation area, both of which are located within these lands. The current treatment system has a capacity for 60 population equivalent within an office or factory setting. This is well in excess of the current population it serves and therefore has available capacity for additional loading without requiring upgrade works. When the lands are developed to a population greater than the existing 60 factory workers, the existing treatment system principle can be applied and an additional treatment area and percolation provided within the lands to the required capacity.

3.3. Surface Water

The lands are serviced by a 750mm diameter sewer which discharges to a 900mm diameter sewer present along the N18 to the North of the lands.

3.4. Telecoms

The site is already serviced by telecoms ducting and cables. There are currently 2 No.100mm ducts through the lands. These ducts are connected in two different locations to the infrastructure along the N18 road.

3.5. Gas

The existing warehouses to the West are serviced by a 125mm diameter gas main fed from the 315mm diameter main along the N18 between the lands and the road.

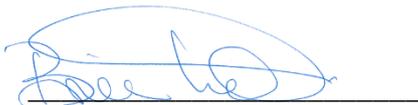
3.6. Electricity

The existing warehouses to the West are connected to the ESB network via a substation local to same.

4. CONCLUSION

As is apparent from the above, the lands are serviced and readily capable of supporting additional development.

Signed:



BRIAN LAHIFF
CHARTERED ENGINEER

Date:

23 March 2022

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GARLAND
Concepts Realised

Proposed Masterplan,
Scale 1:1500



PROPOSED MASTERPLAN AND FACILITY AT PORTDRINE, CRATLOE
20-045_MAY 2020