



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

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

Lahinch

Associated Documents

None of the above

Environmental Reports

Appropriate Assessment

Your Submission

The Applicant seeks to maintain the current zoning of circa 0.67ha of land at Crag, Lahinch, Co. Clare. Currently the lands are zoned as Low Density Residential Use as per the Clare County Development Plan (2017-2023). According to the draft Clare County Development Plan (2023-2029), the lands are scheduled to be re-designated as Agricultural Use as per the proposed Lahinch Settlement Plan. However, based on the site's current designation, the Applicant who is a lifelong local, has been investing time and resources by engaging with various third-party specialists with regard to preparing a site development plan, and is now in a position to contribute financial resources in order to commence the developmental works, ASAP.

Location Map



Earthstar Geographics | Esri, FAO, NOAA

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Upload Files

1442 - Zoning Report 2-merged.pdf, 2MB



DIARMUID KEANE + ASSOCIATES LTD

Architecture

| Engineering

| Surveying

Submission: Draft Clare County Council Development Plan (2023-2029)

Location: Crag, Lahinch
Co. Clare

Applicant: Sarah Lehane

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Document Control Sheet

Applicant	Sarah Lehane
Project Title	Rezoning of Agricultural Lands at Crag, Lahinch, Co. Clare
Document Title	Submission to the Draft Clare County Development Plan (2023-2029)
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Issue

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1.0 GENERAL

Diarmuid Keane & Associates (Agent), on behalf of our Client Sarah Lehane (Applicant), have prepared and issued the following submission with respect to the draft Clare County Development Plan (2023-2029).

It should be noted that the currently, the applicable site at Crag, Lahinch, Co. Clare is currently in ownership of the Applicant's Mother, Mrs. Mary Lehane, however the process of transferring these lands is currently in progress, meaning that soon the Applicant shall be full ownership of the lands at Crag, Lahinch, Co. Clare as delineated in the following report, which are currently zoned as Low Density Residential Use as per the Clare County Development Plan (2017-2023). According to the draft Clare County Development Plan (2023-2029), the lands are scheduled to be re-designated as Agricultural Use as per the proposed Lahinch Settlement Plan which is enclosed. Therefore, while this report is presented as a "rezoning" of lands, effectively it seeks to maintain the current designation which has been in place since 2017.

For the purposes of this report, the applicable lands have been limited to the landholdings as defined by the Property Registration Authority as per Appendix A, specifically [REDACTED].

The Applicant seeks a maintain the current zoning of circa 0.67ha of land, from proposed Agricultural Use to existing Low Density Residential Use, in order to facilitate optimal use of the land based on the following material considerations:

1. Due to the development and expansion of the main town centre over a number of years, the applicable site can be considered as central, having close proximity to the town centre, and inherent public facilities provided therein, offering the potential for the site to be redeveloped an ideal location to contribute to the much-needed low density residential housing in the immediate area.
2. In recent years, the town of Lahinch has experienced a significant growth, primarily to tourism related developments in the form of holiday homes, apartments, hotels and serviced accommodation, and tourism related leisure facilities. This seasonal surge has resulted to a shortfall in the provision of permanent, social, and affordable housing in the town. Furthermore, the reliance on the tourism industry, which at present is seasonal in nature, has resulted in the town being seasonally quiet, which can have a negative impact on the character of the area. Therefore, it is the aim of the Applicant to provide a small number of residential houses for permanent occupation, to further mitigate this accommodation shortfall that is prevalent in the area.
3. Currently, there is a significant amount of lands zoned as Existing Residential Use located at the adjacent field to the East and North, while lands zoned as Tourism Use lie to the immediate West. This haphazard approach and resultant mix of development is not optimal, particularly as access to, and typical activities of agricultural machinery could be considered a potential health risk to the existing residents who already reside here, especially to tourist related visitors unfamiliar with the surroundings. Therefore, by consolidating these

lands to a similar occupancy, it is the aim of the Applicant to maximise the potential of the lands, and to enhance the quality of the surrounding areas.

4. Due to its rural nature, Lahinch town is surrounded by significant amount of lands already designated as Agricultural Use, while only a small portion of lands are proposed as Residential & Strategic Residential Reserve, with an even smaller percentage of these designated lands actually expected to be developed in the near future. From a recent article published 10/12/2021, Minister Peter Burke argues that, “a huge population growth expected in all of Clare’s major towns,” and that in order to realistically provide an adequate housing supply to locals, “housing output needs to be increased by 130 percent over the next seven years.” Furthermore, Table 3.2-Transitional Local Authority Population Projections To 2031 of the draft Clare County Development Plan (2023-2029) Written Statement document estimates a natural increase of the local population from 2016 to 2031 of between 15,000-18,000 persons living with the county limits. Therefore, the Applicant hopes to increase the overall residential designated lands in accordance with estimated growth rate predictions in order to meet the necessary targets set out by the Local Authority.
5. The opportunity potential with regard to permanent, low density residential has already been recognized at the proposed site by the Local Authority, having designated the site as such in the previous Local Development Plan 2017-2023. Therefore, while this report is presented as a “rezoning” of lands, effectively it seeks to maintain the current designation which has been in place since 2017. Based on the site’s current designation, the Applicant who is a lifelong local, has been investing time and resources by engaging with various third-party specialists with regard to preparing a site development plan. While the current owner was unable to gather adequate project funding, the Applicant has been arranging financial resources in order to commence the developmental works, which is now available and in place, meaning that development on site can commence ASAP.
6. The provision of site access for future development is already in place, as, via the recently developed adjacent housing development along the Western site boundary, and via the right of way that has been retained by the Applicant, to provide additional site access to accommodate the developmental works if required.

2.0 SITE LOCATION & CONTEXT

2.1 Site Context

The subject land comprises of circa 0.67ha lands, located to the South Western boundary of Lahinch town Settlement delineation, at a distance of circa 900 meters to the town centre as illustrated in Figures 1.0 – 2.0 below.

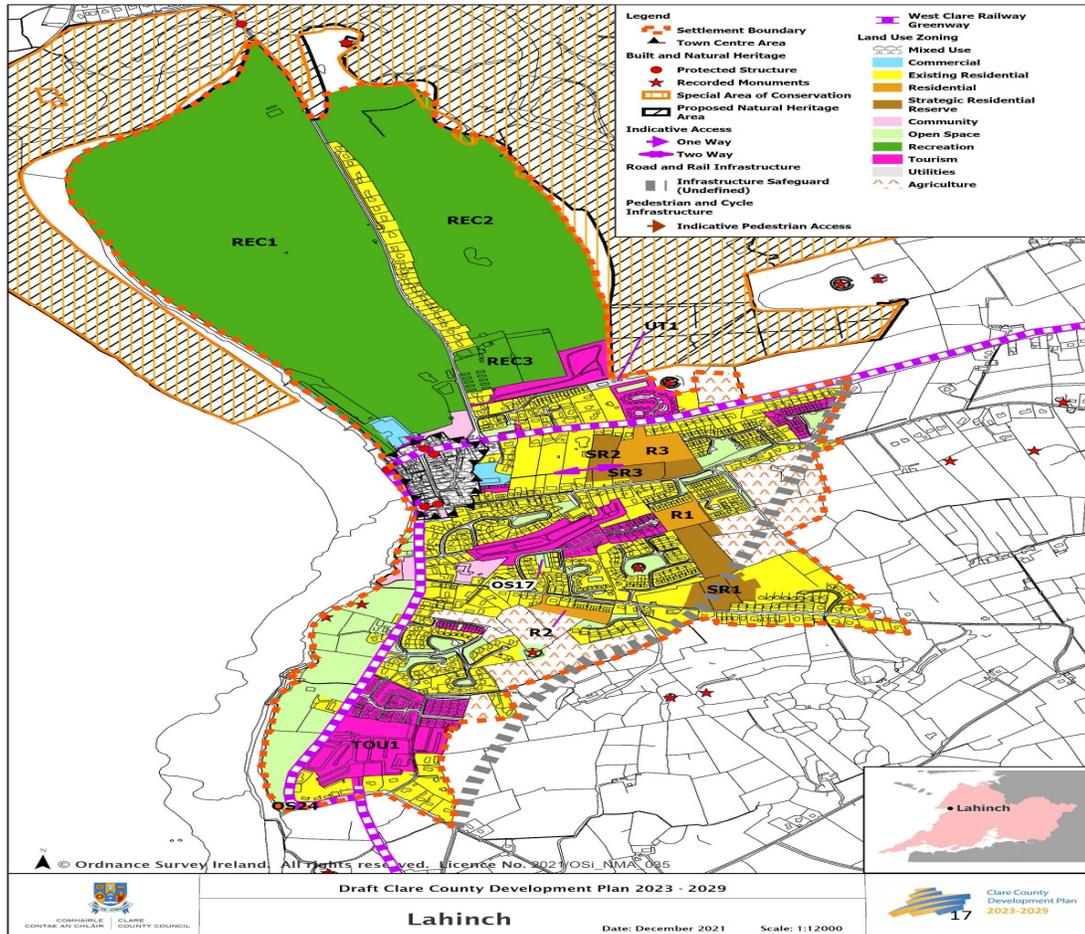


Figure 1.0 Location of the overall site in context of surrounding land uses.

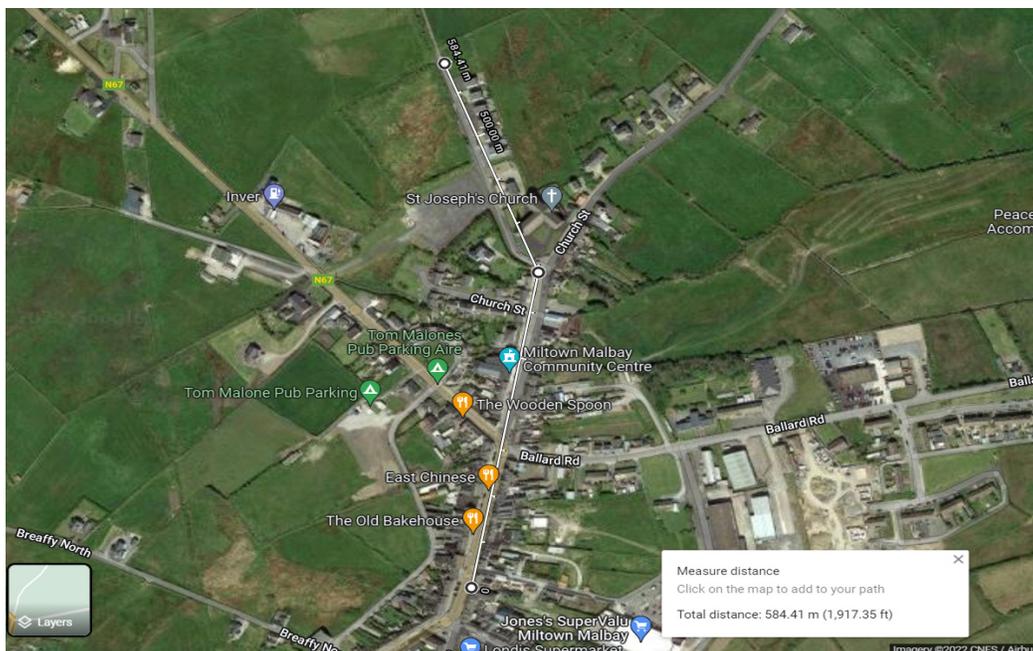


Figure 2.0 Satellite imagery of overall site in context of adjacent townland

The site is well serviced by the 333 & 350 bus routes, which provides a bus stop (350961) at a distance from the site of approximately 900m, meaning that the site is easily accessible to pedestrians and within acceptable walking distance. Additionally, a bus between Lahinch and various surrounding townlands and Ennis is available multiple times day as follows:

- | | |
|---------------------------|---|
| • Lahinch – Kilkee | 9:00AM, 12:00PM, 3:00PM |
| • Lahinch – Galway | 11:07AM, 1:08PM, 3:07PM, 6:10PM |
| • Lahinch – Doonbeg | 6:00PM |
| • Lahinch – Lisdoonvarna | 7:05PM |
| • Lahinch – Tobarteascáin | 8:17AM, 8:29AM, 9:12AM,
11:27AM, 12:31PM, 2:27PM,
3:31PM, 5:06PM, 5:31PM, 7:05PM,
9:12PM |

2.2 Planning History

To date, no Planning Applications are on record with the local Planning Authority register, as having been submitted on the portion of lands delineated as Agricultural. It should also be noted that while an Infrastructure Safeguard (Undefined) delineation is present within the surrounding area, the site does not form part of this delineation, and is completely outside any potential required areas.

3.0 DEVELOPMENT INTENT

The draft Clare County Development Plan (2023-2029) Plan delineation of proposed land zones is detailed above in Figure 1.0.

According to the draft Clare County Development Plan report (2023-2029), the General Objectives have been highlighted as follows:

- To facilitate the consolidation and regeneration of Lahinch to ensure a strong and vibrant community that will allow for its future sustainable growth as the service town in North Clare.

According to the draft Clare County Development Plan (2023-2029), Lahinch is identified in the settlement hierarchy of this Plan as a 'linked service town. The Urban and Rural Settlement Strategy contained in Volume 1 of this Plan indicates that the objective for linked service town is *“to promote the development of the towns, as a driver of social and economic growth for the hinterlands. Clare County Council will support development that will strengthen the role and function of service towns as residential, economic, commercial, tourism, educational and amenity centres.”*

Similarly, Table CDP5.14 of the draft Clare County Development Plan (2023-2029) Written Statement states, *“In settlements where an overconcentration of holiday homes has been identified, namely Ballyvaughan, Bellharbour, Bunratty, Carrigaholt, Doolin, Doonbeg, Fanore, Kilkee, **Lahinch**, Liscannor, Mountshannon, Querrin and Spanish Point to permit new residential development for permanent occupancy only.”*

Therefore, it is the intent of the Applicant to utilise the existing network of public infrastructure, specifically public footpaths, roads and ancillary site services, to develop a small number of low-density housing units for permanent occupation only.

Proximity is a key factor, and it is only through the fortunate location of the site relative to the existing town centre, which offers significant potential as a low-density residential development site. The adjacent beach and coastal area are a visually strong element to the North-West, and therefore consideration with regard to visibility has been a part of the general design philosophy for all future proposals. It is the intent of the Applicant to deliver a small scaled low-density residential development which is sensitively located and effectively screened as much as possible from the adjacent roadside contiguous elevation. Furthermore, the development and necessary visual improvements from an agricultural site, into a low-density residential site, through general landscaping, improvements to access routes etc would benefit the public and surrounding areas significantly. The general surrounding public areas, in and around this site, would also benefit from a design which improves the management and movement of traffic, in order to provide for a balance of typical pedestrian users in a visually attractive and safe manner.

5.0 MATERIAL CONSIDERATIONS

There are a number of material considerations put forward for consideration by the Applicant which, it is submitted, will need to be considered by the Council, including the need for compact and sustainable growth; sequential approach to development; and the lack of provisions for realistic low-density residential requirements.

The recently published Draft Development Plan Guidelines by the Department of Housing, Local Government & Heritage clearly states that *“planning authorities should approach the development plan with a clear focus on the delivery of expected development outcomes”*. The Applicant has a plan to revitalise and regenerate the Local/ Neighbourhood Centre, and fully commits to the regeneration of the site in the short-term subject to securing appropriate zoning on the land.

The National Planning Framework (NPF) seeks to achieve more compact and sustainable growth through consolidating a greater share of future development within the existing built footprint of settlements, to include new homes, businesses and amenities. The NPF sets national targets for brownfield/infill housing development, to support the regeneration of existing urban areas. NPF compact growth objectives together with Town Centres First principles are focused on the reuse of previously developed buildings and land and building up ‘infill’ sites, especially those that are centrally located in settlements at all scales.

The subject site is best described as an ‘underutilised’ site in a developed urban area, surrounded by residential development, access to nearby public transport stops, which, can be comprehensively regenerated thereby making the most efficient use of valuable serviced, urban land, all in accordance with national planning objectives for compact growth as set out in the NPF.

The proposal to provide for a limited residential development offers diversity in housing mix and tenure. With little alternative development opportunity sites in the area to accommodate similar developments, it is submitted that the subject site provides a realistic opportunity for delivery. The existing site has not fully utilised its potential, and it is therefore the opinion of the Applicant that the site must be re-adapted to become a functional and usable space. Zoning the subject land for Low density residential use demonstrates how such land can be readapted for the benefit of all. Furthermore, it is the intent of the Applicant to carry out all works on site personally with an experienced, local construction team, with an aim of completing the entire proposed development works before the next Local Development Plan cycle in 2029.

6.0 THE REQUEST

It is requested that the Local Authority does not re-designate the land use zoning in respect of the 0.67ha of land from current designation of Low-Density Residential Use to the proposed Agricultural Use as per the draft Clare County Development Plan (2023-2029). Instead, it is requested that the Local Authority maintain the current designation of Low-Density Residential Use, in order to allow the Applicant to complete the development works that have been planned over a number of years and scheduled to commence ASAP. The full extent of the land is detailed in Appendix B enclosed.

7.0 APPENDIX

The Property Registration Authority An tÚdarás Clárúcháin Maoiné



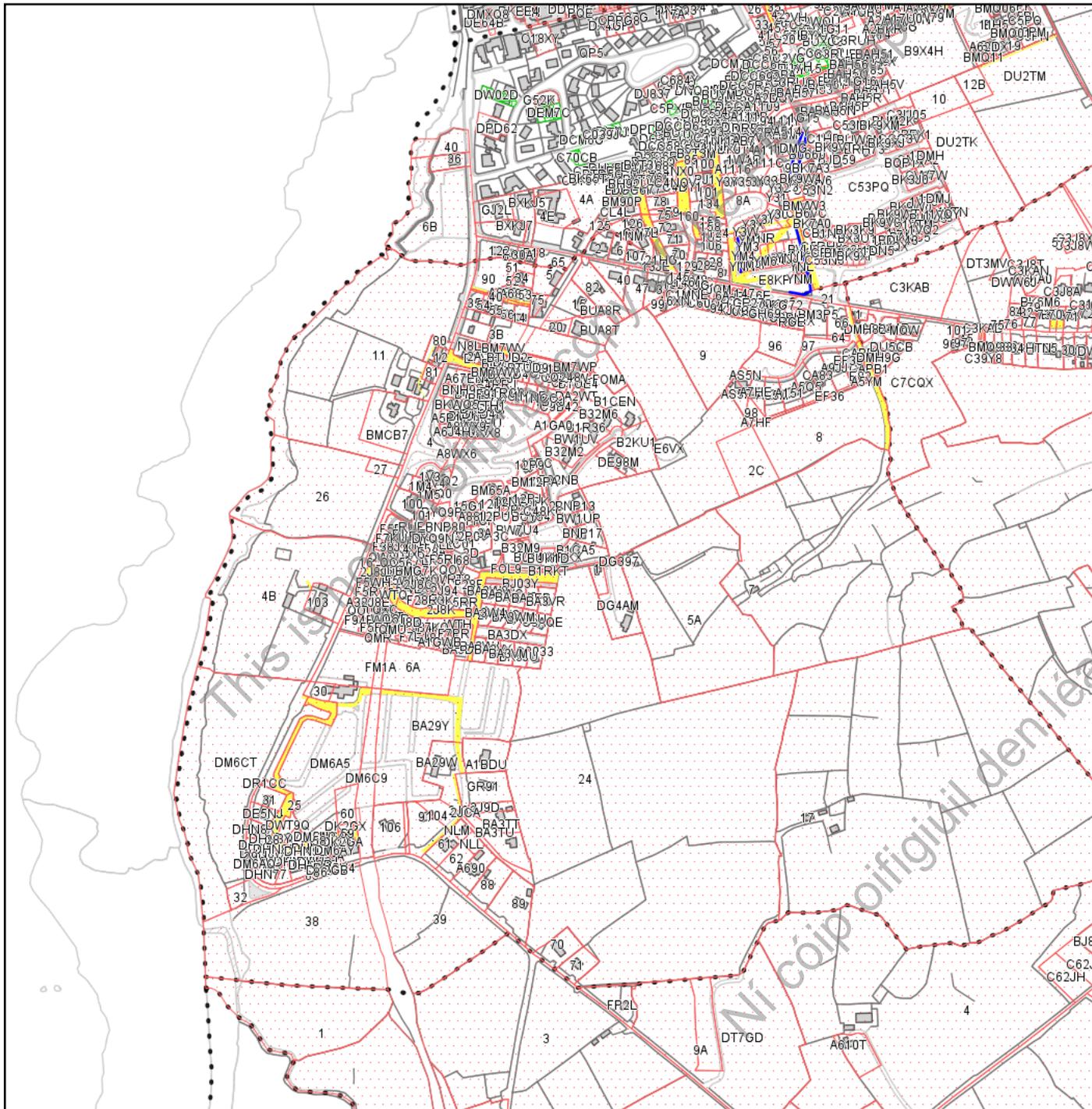
Official Property Registration Map

This map should be read in conjunction with the folio.

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- (centre-line of parcel(s) edged)
- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

- Burdens** (may not all be represented on map)
- Right of Way / Wayleave
 - Turbary
 - Pipeline
 - Well
 - Pump
 - Septic Tank
 - Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.



