



Planning Department
Clare County Council
New Road,
Ennis,
Co Clare.
V95 DXP2

Our Ref: 220336
Your Ref: N/A

25th March 2022

Re: Submission to the Draft Clare Draft Development Plan 2023-2029

Dear Sir/Madam,

We acknowledge that Clare County Council are in the review process of the Clare County Development Plan 2017-2023 and preparation of a new development plan for the period 2023-2029. On behalf of our client, Mr. Pat Foudy, we wish to make a submission regarding Stage Two (Draft) of the Clare County Development Plan 2023-2029 (hereinafter referred to as the Draft Plan) which was published on the 10th of December 2021.

The purpose of this submission is to present a case to Clare County Council to extend the town boundary to include our client's site, and for the zoning of this site for 'Community' use and specifically to facilitate the future development of a school.

1. Introduction

This submission will address the following:

- Set out the background of the site at Lisdoonvarna, Co. Clare.
- Outline the relevant policies set out in the Draft Plan in respect of educational facilities.
- Respond to land use zoning policies set out in the Draft Plan.
- Request that the plan boundary of Lisdoonvarna be extended to incorporate the subject site and that the site is zoned for Community use.

2. Description of the Subject Site

The subject site is located along the R478 to the south of Lisdoonvarna town centre. The subject site is a greenfield site measuring approximately 9 acres (3.6 hectares). There are very few constraints associated with the subject site. There are no designated areas, no national monuments and no protected structures directly on the subject site. A small section to the north of the subject site is at risk of flooding adjacent to the Aille River. This will be taken into consideration in any future development proposals. There is potential for direct access to the subject site along the R478. The subject site is located on the edge of the plan boundary in both the extant *Clare County Development Plan 2017-2023* and the Draft Plan, and as such is currently located on unzoned land. This lack of



zoning is the primary constraint associated with the subject site at present. It is considered that this site has great potential for educational use, which is discussed further in section 4 of this submission.



Figure 1: Indicative Location of the Site subject to this zoning request (Source: MyPlan.ie, Edited by MKO)

3. Draft Clare County Development Plan 2023-2029

10.17.2 Primary and Secondary School Facilities

“Schools are a key element of the social and community infrastructure of an area and in many instances act as anchors of wider social and community facilities. The County is currently well-served in relation to primary and secondary school facilities. However, as per the Provisions for Schools and the Planning System – Code of Practice 2008, the Council must ensure that adequate serviced lands are available in appropriate locations, to facilitate the development of primary and secondary schools. There are a number of locations throughout the County, including Ennistymon, Killaloe and Kilrush where new schools are required, and these will be provided for in this Plan.

New residential developments and the natural growth of the population of an area can generate a demand for a significant number of new school places. To support sustainable communities the planning system must facilitate the timely expansion of existing schools and the development of new school buildings where required. Where a need for additional facilities has been identified, suitable lands are zoned in the relevant settlement plan. In addition to the 2008 Code of Practice, in the assessment of applications for school development the Planning Authority will also have regard to the Sustainable Residential Development in Urban Area – Guidelines for Planning Authorities (2009) and the Department of Education and Skills technical guidance documents Identification and Suitability of Sites for Post primary Schools and General Design Guidance for Schools.”



CDP10.16 Primary and Secondary Education

It is an objective of Clare County Council:

- a) To facilitate the provision of schools by zoning suitable lands in settlement plans and local area plans capable of meeting the demands of the projected populations and in line with the 2008 Code of Practice, The Provision of Schools and the Planning System;*
- b) To ensure that land developed for educational purposes is located as close as possible to the area experiencing population growth that it is intended to serve, are along public transport corridors where available and in close proximity to complementary services/facilities to allow for shared use;*
- c) To assess and ensure the adequacy of school capacity when dealing with planning applications for large residential developments; and*
- d) To require the provision of cycle lanes, pedestrian footpaths and crossings and to promote the idea of a ‘walking school bus’ serving primary and secondary school facilities to support safe and convenient active travel modes.*

10.18 Dual Use of Community Facilities

“Schools and other educational premises represent a valuable resource in terms of land and buildings, which generally are used on a partial basis only. The dual use of educational facilities, where it does not conflict with the delivery of the education service i.e., outside school hours and during school holidays, can contribute to meeting the wider needs of the community, by helping to accommodate a variety of activities. The DoEHLG Childcare Facilities Guidelines for Planning Authorities (2001) recommend the use of school premises to cater for after school care and schools are encouraged to examine how they can cater for such activities. Where new schools and other community facilities are proposed, opportunities will be sought to ensure that they are designed in such a way as to facilitate dual use.”

CDP10.19 Dual Use Facilities

It is an objective of Clare County Council:

- a) To encourage and promote the sharing of the use of school facilities with community groups where possible; and*
- b) To encourage the shared use of all community facilities for use by all groups in the Plan area.*

Zoning Objectives:

- **Community:** The development of lands for community uses shall be taken to include the use of lands for community, civic, health services, public or **educational uses** including the provision of **schools**, community halls, healthcare facilities and any other facility that is intended to provide some form of community service. A service may be delivered by either a public, community or private body.



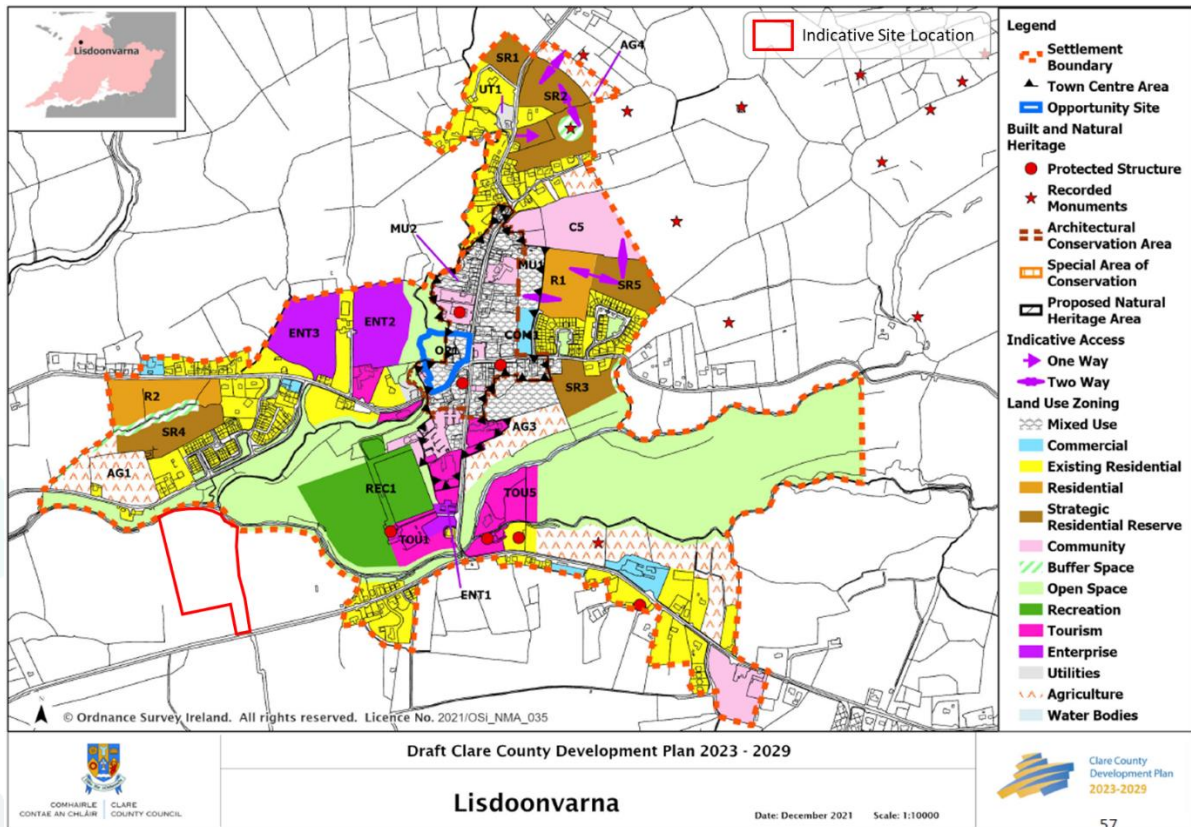


Figure 2: Indicative Location of the Subject Site on the edge of Lisdoonvarna's Settlement Boundary (Source: Draft Clare County Development Plan 2023-2029)

4. Submission Requests

Our client Mr. Pat Foudy wishes to make two key requests within this submission to the Draft Plan, as follows:

- a) To extend the Lisdoonvarna town boundary to incorporate the subject site.
- b) To have the subject site zoned for Community use.

Regarding request a), in assessing the Draft Plan, it has been noted that the Lisdoonvarna town boundary does not include the subject site which is located on the edge of the town centre, and as such is unzoned land. This is of concern to our client, and it is requested that the plan boundary is expanded to incorporate the subject site. The site is in a prime location within Lisdoonvarna on the approach to the town centre. As outlined Section 2: Description of the Subject Site of this submission, there are no constraints associated with the site, providing great potential for future development. Therefore, this submission respectfully requests that the boundary of the Draft Plan is extended in the Clare County Development Plan 2023-2029.

Regarding request b), our client would like to request that the subject site is zoned for 'Community' use in order to facilitate the future provision of a school on the subject site. It is noted that the zoning matrix as outlined in the Draft Plan provides a number of zoning objectives where schools are 'Permitted in Principle'. Community use is among the zoning objectives where schools are permitted in principle, and it is considered that this use would be the most appropriate for this type of development.



The subject site is considered to be located in an ideal location for an educational facility given its proximity to the town centre and the ample facilities serving the site. The subject site is located approximately 500m from the main street of Lisdoonvarna which links the site to a wide range of facilities including retail, public transport, recreational and other educational facilities. The site is also within close proximity to a number of residential developments in the area including at Rooska, Kincora Road, and Bog Road. Lisdoonvarna bus stop is located approximately a 12 minute walk from the subject site. This bus stop serves the 350 bus route which links Lisdoonvarna to Ennis and Galway. There is potential for direct access onto the subject site via the R478 regional road.

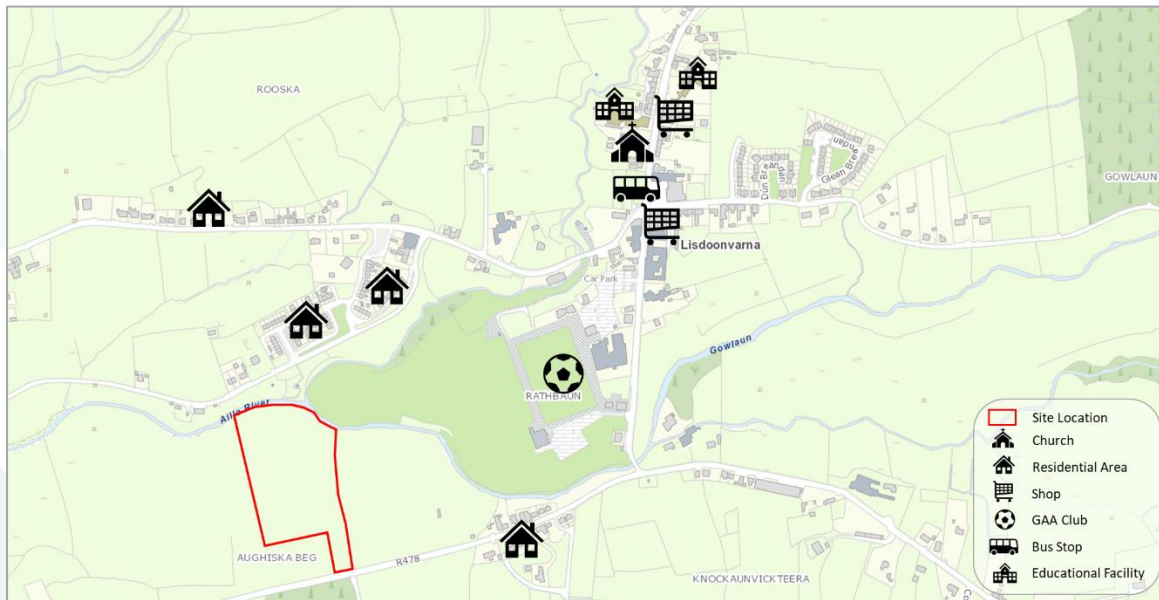


Figure 3: Provision of Facilities in the Area Surrounding the Subject Site (Source: MyPlan.ie, Edited by MKO)

5. Conclusion

The request of this submission is to extend the Lisdoonvarna town boundary to include the subject site, and for the zoning of the subject site for ‘Community’ use.

We respectfully request that the Planning Authority give due consideration to these matters in the preparation of the forthcoming plan. If you require any further detail or discussion relating to the information outlined within this submission, please do not hesitate to get in contact with MKO at the details below.

Yours sincerely,

Orla McCafferty

Orla McCafferty
Planner
MKO

