

HASSETT LEYDEN & ASSOCIATES

ARCHITECTS ♦ CIVIL ENGINEERS ♦ PROJECT MANAGERS

SUBMISSION 1 of 2 TO

Clare County Council To Request

Proposed zoning of land under the new Clare County Development Plan 2023-2029

On Behalf of Mr. Patrick Keogh

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HASSETT LEYDEN & ASSOCIATES
4 BINDON STREET ENNIS
COUNTY CLARE
T. 065 6828422
hlamail@hassettleyden.ie



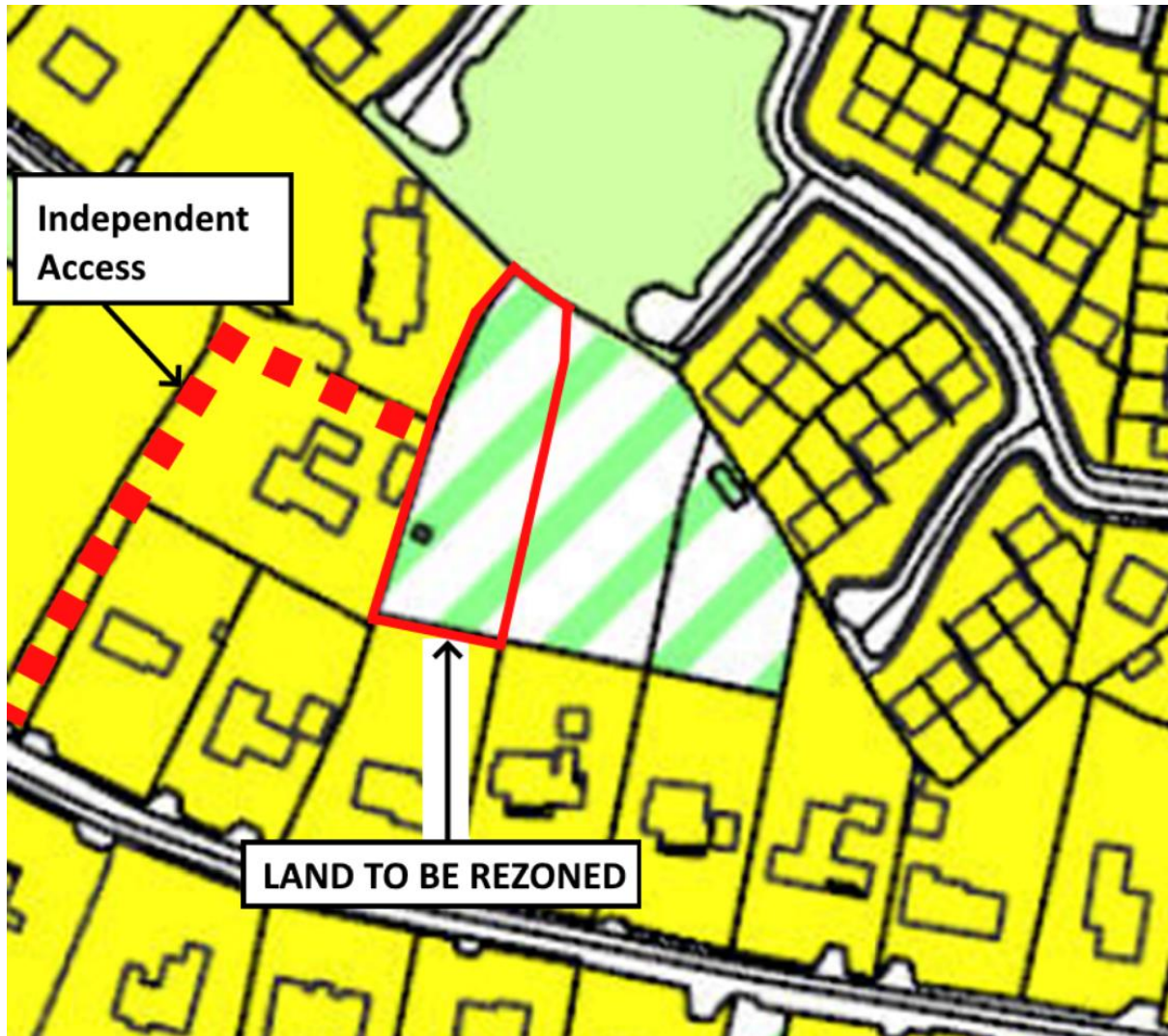
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1. Introduction

This submission to Clare County Council has been prepared by Hassett Leyden & Associates on behalf of Mr. Patrick Keogh.

It relates to a site in the Cahercalla area of Ennis and is submitted on foot of the preparation of the new County Development Plan of 2023-2029. The site in question consists of those lands zoned as “buffer space” in the draft Clare County Development Plan of 2023-2029.



Subject Lands of this submission outlined in red.

This submission seeks to have the lands which are already zoned as “buffer space” under the current Clare County Development Plan of 2017-2023 and to have them zoned for residential use or other settlement in the new Clare County Development Plan of 2023-2029. The lands which are the subject of this rezoning submission are in the ownership of Mr. Patrick Keogh and encompass an area of 0.17ha and are contained in [REDACTED]



2. Opportunity Presented by the Clare County Development Plan of 2023-2029

Clare County Council will in the near future be updating the Clare County Development Plan for 2023-2029.

The preparation of this Development Plan for the County of Clare provides a suitable opportunity for the presentation of submissions to Clare County Council in support of the case for the subject lands currently zoned "open space" within the current County Development Plan, for their zoning to be changed from open space use to residential or other settlement use.

This submission seeks to establish the context of the land with regard to:

- (a) The location, character and extent of the land.
- (b) The site's relationship with the town of Ennis and its hinterland.
- (c) The site in the context of a strategic development in the area of Ennis and its wider environs area.

The submission establishes within this context the manner in which the lands can make provision for the balanced growth of the town of Ennis in a sustainable manner making a contribution towards meeting both the current and future housing needs of the town of Ennis and its hinterland during the next 5 to 7 years.

3. Site Description

The subject site of 0.17Ha is level and is currently in open space use and is located in the Cahercalla area of Ennis. The site has been used over the years as a builders yard and is fully gravelled for a hardstand.

4. Site Accessibility

The subject lands have access from the public road via lands in the ownership of Mr. Patrick Keogh. In summary, the lands will be immediately accessible to and from the town of Ennis.

The access road to the lands has been reviewed and it appears that the access road will easily be compliant with all the requirements of DMURS and as such there are no technical obstacles.

5. Strategic & Local Opportunities

- The population and economy of Ennis and its environs has grown substantially over the last 5 years. In fact, there are currently many developments happening in the Ennis area with developers currently finishing a number of housing estates with a number of housing estates in the process of being built.

- From our interactions with Irish Water, it is clear that adequate foul and water services are available within practical connection distances of the subject lands which in turn provides the opportunity to accommodate the future growth in population in an orderly manner and in tandem with the provision of the necessary services.
- The subject land was previously used as builder's yard for Keogh Construction Ltd and is currently an unused ground and would provide zoned lands for a logical and orderly consolidation of the existing development in the Ennis area.
- Existing development in the vicinity of the subject lands comprise a mixture of long established mature residential development.
- Thus, the vicinity of the subject lands can be adequately served in terms of water supply and wastewater treatment.
- We would point out that the lands are also closer to the town centre than other proposed zoned lands and therefore should be developed first in order to achieve orderly and logical growth of the town.
- This reinforces the sustainability of the proposal with the close proximity to all services.
- The proposed residential zoning of the lands would afford full regard to the adjoining land use and the existing urban and built form and the requirements to protect the visual amenities of the area.

6. Conclusions

It is considered that the development of the subject land in the manner proposed will represent a high-quality single dwelling house in keeping with existing residential houses and which will not adversely impact on the visual environmental character of the area. The subject lands are currently unused grounds and if left in its current condition could lead to dumping of waste matter and lead to anti-social behaviour.

We request that Clare County Council should change the zoning as displayed in the current County Development Plan of 2017-2023 from "buffer space" to "residential" or "other settlement" for the upcoming Clare County Development Plan of 2023-2029.

This rezoning will be in keeping with the previously residential zoning in Ennis.

ANNEXE - 1 -PROPERTY MAP OF LANDS

