



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

Submitted Time: March 27, 2022 10:01 PM

Name

Pat Quinn c/o Andrew Hersey Planning

Address

3 Atlantic View West End Kilkee Co. Clare V15 PH32

Email Address

hersey.andrew@gmail.com

Please confirm your Email Address

hersey.andrew@gmail.com

Volume 1

Economic Development & Enterprise, Retail, Towns & Villages, Design & Placemaking

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

Ennis/Clarecastle

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 Clare County Development Plan pat quinn.pdf, 1.02MB

Draft Clare County Development Plan 2023-2029,
Planning Department,
Clare County Council,
New Road,
Ennis,
Co Clare.
V95 DXP2

Date: 22nd March 2022

Re: Submission to Draft Clare County Development Plan 2023-2029 regarding lands at Lissane Business Park, Clarecastle , Co. Clare



Figure 1 - Lissane Business Park

1.0 Introduction



I, Andrew Hersey Chartered Town Planning Consultant MIPI am acting on behalf of my client Pat Quinn, whom owns Lissane Business Park at Lissane, Clarecastle, Co. Clare lands marked on the map above. I have been asked by my client to examine the Draft Clare County Development Plan 2023-2029 and prepare a submission seeking to zone the existing lands in the estate for commercial, light industrial or enterprise use and furthermore to zone further lands at the west of the estate to accommodate further development which my client has a demand for

My client notes the Draft Clare County Development Plan 2023-2029 and in particular Volume 3a Ennis Municipal District Settlement Plans which contains a zoning map, and various policies and objectives which relate to Clarecastle. It is noted that Lissane Business Park is not presently zoned in the draft plan

I understand from my client that Lissane Business Park has been in existence for at least 70 years and in this respect my client considers that this should be recognised by the planning authority and the lands zoned for commercial or light industrial use or enterprise use..

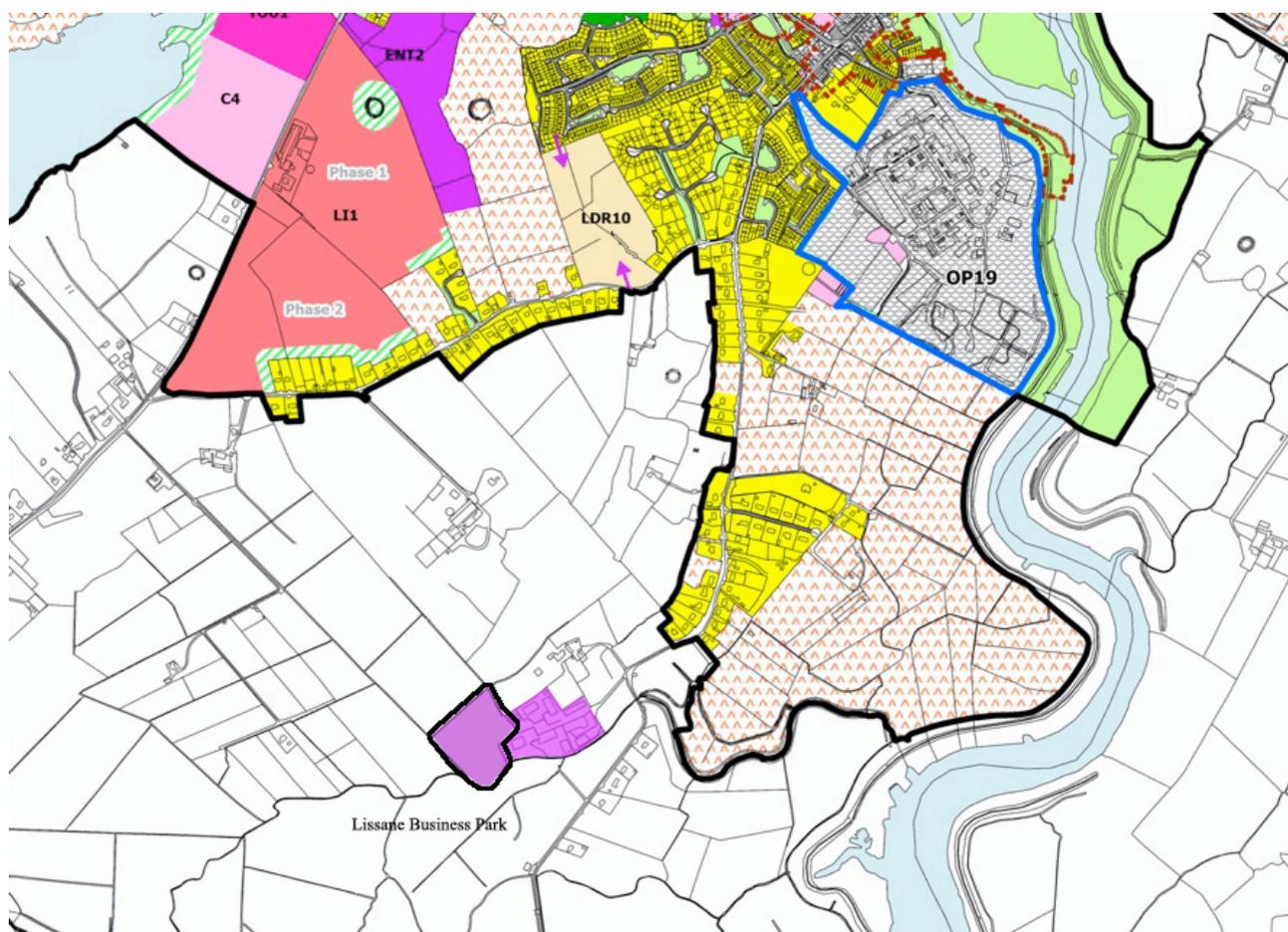


Figure 2 - Lissane Business Park and proposed extended lands (outlined in black) in the context of the zoning map for Clarecastle



The following report therefore sets out a rationale as to why my client's lands are suitable for commercial/light industrial/enterprise use. With respect of the same zoning my client's lands would comply with national and regional development plans and Section 28 (of the Planning & Development Act 2000 as amended) Planning Guidelines issued by the Department of the Environment, Heritage and Local Government.

2.0 Policy Context

National Planning Framework 2040

National policy Objective 21 - Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability

3.0 Site Location & Description

The business park is located within a 6 minute drive to the N85, a 10 minute drive to the M18 at Latoon, 21 minutes drive to Shannon Airport and 14 minutes drive to the centre of Ennis all along lightly trafficked roads.

The business park provides for a range of specialist and locally required services and storage solutions as follows:

- John Deere Dealership
- Clare Vehicle Testing Centre
- Europiping Engineering
- Lissane Engineering
- General Storage Facilities
- Clare NCT

4.0 Proposals for Zoning

The business park has been some 40 years in existence and comprises of existing well established businesses. In this respect, I am of the opinion that to zone is for either commercial, light industrial or enterprise use would be in accordance with the proper planning and sustainable development of the area.

In addition to the above, my clients has had enquires for further units (see attached letter setting out the requirements of an existing tenant in the business park) . With respect of the same my clients urgently require to expand the park. In this respect my client has allocated lands to the west of the NCT centre for this purpose. If my client cannot expand the park then his customer will look elsewhere for a larger facility.





Figure 3 - Land for Potential Expansion of Lissane Business Park

I am of the opinion by the very fact that this business park is in operation and has been for 40 years that expansion of it should be facilitated at this location rather than zone further lands elsewhere. In this respect I refer to the lands zoned Enterprise and Light Industrial at Ballaghafadda West, Clarecastle all on greenfield lands. I would have considered that it would be more appropriate to expand an existing business park rather than permit new development on virgin agricultural land.

5.0 Flood Designation

I note that the lands to the west of the business park are designated as Flood Zone A i.e. A High Probability of Flooding in the Clare County Development Plan 2017-2023. My client has never known these lands, which have been in his ownership for a considerable period, to flood. I note that these lands were designated after Preliminary Flood Risk Assessment Maps (PFRA) were prepared for the entire country. More recently CFRAM (Catchment Flood Risk Assessment and Management) maps have been prepared by the OPW which take into account coastal defences such as the embankments along the River Shannon Estuary. These maps are now the primary reference for flood risk mapping in Ireland.



A Flood Risk Assessment (FRA) was submitted with the application for a Solar Farm under Planning Reg. Ref. P17-1001.. The FRA shows, on the basis of a site specific FRA which was carried out, that the site of the proposed solar farm which includes lands directly to the west of the business park, was for the most part considered to be within Flood Zone C i.e. A Low Probability of Flooding. As per the guidelines, The Planning System and Flood Risk Management, any type of development is acceptable on lands designated as Flood Zone C.3

With respect of the above and having regard to the FRA submitted with the planning application for the solar farm then the planning authority can conclude that these lands are treated as Flood Zone C.

In any rate I would consider that the issue of lands being located within an area designated as Flood Zone A should not inhibit the Planning Authority from zoning these lands. Lands designated Flood Zone A are zoned for development including Ennis Town Centre. My client feels that he can prove by way of a Flood Risk Assessment that these lands will not flood. This would be done as part of any application for planning permission on the lands in question. With respect of the above therefore my client requires that the principal of an extended business park be considered at this location and issues regarding flooding and other other technical issues will be dealt with at application stage. The need to zone the existing business park therefore and the extra lands shown in Figure 3 above for commercial or light industrial or enterprise purposes is required

7.0 Statement of Suitability of Use

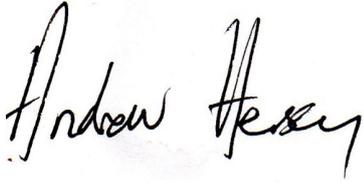
I, Andrew Hersey MIPI considers that the use of these lands for commercial/light industrial/enterprise uses are highly appropriate in this context and having regard to national planning policy. A expanded business park at this location will:

- (i) Expand on an already well established business park that has been in operation for some 40 years
- (ii) Allow existing businesses within the park to expand
- (iii) Result in more local employment opportunities.

With respect of the foregoing I, Andrew Hersey MIPI on behalf of my client Pat Quinn, urges the Planning Authority to zone these lands for commercial or light industrial purposes in the Clare County Development Plan 2023-2029

If you have any queries regarding the same please contact me at 087-6870917 or by email at hersey.andrew@gmail.com.





Andrew Hersey MRUP MIPI

Chartered Town Planning Consultant

3 Atlantic View

West End

Kilkee

Co. Clare

V15 PH32

www.andrewherseyplanning.com

Phone: 087 68709176

