



Clare County  
Development Plan  
**2023-2029**

## **Draft Clare CDP 2023-2029 - Public Consultation Portal**

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### **Volume 1**

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

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

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

Shannon

**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**



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**Draft Clare County Development Plan 2023-29**

**Submission to Clare County Council**

**by**

**Shannon Town Centre**

**28 March 2022**

## 1. INTRODUCTION

This submission is being made by Shannon Town Centre (STC) to Clare County Council in relation to the Draft Clare County Development Plan 2023-29 (DCCDP) that was released for Public Consultation on 10 December 2021.

**STC welcomes the opportunity to make this submission and would be very happy to meet with the Elected Members or officials of Clare County Council if clarification is required on any part of this document.**

**Any correspondence in relation to this submission should be directed to Mr. Brian O’Leary, General Manager, Shannon Town Centre, Shannon, Co. Clare V14 YN12 (email: [bol@shannontowncentre.ie](mailto:bol@shannontowncentre.ie)).**

## 2. CONTEXT

Shannon Town Centre, in spatial terms, refers to both the former Sky Court Shopping Centre and to the wider town centre of Shannon which, according to the Clare County Development Plan 2017-2023, is a linked Gateway with Ennis.<sup>1</sup>

STC acknowledges that Shannon Town Centre requires revitalisation in order to perform the roles assigned to it in the Southern Regional Spatial and Economic Strategy; the Limerick Shannon Metropolitan Area Spatial Plan; and the forthcoming Clare County Development Plan 2023-29. STC has a long-term commitment to Shannon and wishes to contribute to its sustainable development. As such, it will co-operate with Clare County Council and other stakeholders on initiatives and projects that seek to achieve this end. In doing so, STC recognises the need for evidenced-based policies if the Shannon’s potential in relation to sustainable living, business and learning, coupled with an excellent quality of life, is to be realised.

STC has plans in preparation for the imaginative redevelopment of its landholding as a vibrant, mixed-use place that resonates with Shannon’s location within the third largest Metropolitan Area in Ireland. As such, it reserves the right to protect its legitimate interests, notwithstanding its commitment to cooperate with Clare County Council and other stakeholders in the development of Shannon.

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<sup>1</sup> Clare County Development Plan 2017-2023 paragraph 7.4.2

Figure 1 below shows the extent of STC's landholding (outlined in red) in the context of the wider Shannon Town Centre.



**Figure 1 Shannon Town Centre**

STC believes it is imperative that the Clare County Development Plan 2023-29 ensures that Shannon (or Clare for that matter) is positioned to take advantage from trends in Ireland and in the wider world. Shannon must be competitive, especially for mobile talent and mobile investment. Both will come to places which deliver an exceptional quality of life through *inter alia* attractive places, affordable accommodation, good education opportunities, employment choice and excellent connectivity.

In addition, success requires ambition on the part of all stakeholders, including Clare County Council. A clear pathway which demonstrates how objectives will be realised will, in turn, aminate interest and energise stakeholders in both the public and private sectors. Sustainable development must encompass economic and social elements, as well as the environmental. Otherwise, the impact of initiatives may be constrained and short-lived.

The next section sets out STC's detailed response to the DCCDP.

### **3. RESPONSES TO THE DRAFT CLARE COUNTY DEVELOPMNT PLAN 2023-29**

This section comprises a series of comments on the DCCDP. In preparing this submission, STC was guided by the professional advice of Patrick Ledwidge (MIPI) who has over 40 years' experience of urban development issues in local government, primarily in the spheres of policy, community development, economic development and development management. Mr. Ledwidge confirms that, in his professional opinion, the submission that STC is making to Clare County Council:

- is in accordance with the proper planning and sustainable development of Shannon;
- does not conflict with the statutory obligations of Clare County Council (or of any other local authority in the area);
- aligns with the wider policies and objectives of Government.

The detailed submission is set out below and is numbered for ease of reference. In some instances, a specific request is made to Clare County Council.

### **Vol. 1 Written Statement**

- 3.1 Development Plan Objective CDP2.16 Community Energy c) commits to exploring the potential of designating Shannon Town Centre as a “Sustainable Energy Community” during the lifetime of the Plan. STC requests more detail in the DCCDP on how this designation will be achieved in Shannon Town Centre and, once achieved, how it will be implemented.
- 3.2 Development Plan Objective CDP 4.4 Shannon b) states a new Shannon and Environs Local Area Plan will be prepared and implemented. It is also noted that d) commits Clare County Council to have regard to the Shannon Town Centre Masterplan in the preparation of the Local Area Plan. STC requests the timeline be set out for this new Shannon and Environs Local Area Plan.
- 3.3 Paragraph 7.3.2 Shannon suggests that the Shannon Town Centre Masterplan is being prepared. This contradicts Development Plan Objectives 4.4 Shannon and 7.5 Shannon Town Centre which suggest that the masterplan is in existence. STC requests that this dichotomy be resolved in the final plan.
- 3.4 Development Plan Objective CDP 17.3 Shannon Town Centre b) commits Clare County Council to the development of a Shannon Town Centre Masterplan. Again, this contradicts Development Plan Objectives 4.4 Shannon

and 7.5 Shannon Town Centre which suggest that the masterplan is in existence. STC requests that this dichotomy be resolved in the final plan.

- 3.5 STC requests Clare County Council to note that it retains major reservations in relation to the non-statutory Shannon Town Centre Masterplan. These have been communicated to Clare County Council in two submissions during the preparation of the masterplan. As the DCCDP does not contain detailed proposals for Shannon Town Centre and these are deferred to the forthcoming Shannon and Environs Local Area Plan, STC requests clarification on how the differences between the non-statutory Shannon Town Centre Masterplan and the statutory Shannon and Environs Local Area Plan will be dealt with by Clare County Council in its decision-making under planning legislation.

## **Vol. 2 Maps**

- 3.6 STC notes that this volume of the DCCDP does not contain any detailed zoning objectives for Shannon Town Centre. STC is assuming that there will be contained in the forthcoming Shannon and Environs Local Area Plan and request that this be confirmed in the DCCDP.

## **Vol. 3 Shannon Municipal District Settlement Plans**

- 3.7 STC notes the section on Shannon within this volume, particularly the preparation of the Shannon and Environs Local Area Plan. The references to Shannon Town Centre are not detailed and, as such, STC is not in a position to comment on them. However, in so far as the section contains references to the non-statutory Shannon Town Centre Masterplan, STC requests Clare County Council to note the reservation expressed in 3.5 above. STC also believes that the masterplan, as currently constituted, will be extremely difficult to implement as, in its opinion, the implications of the proposals have not been thought through properly. Thus, there will not be the clear pathway to implementation, referenced in Section 2 above, that is essential to the mobilisation of stakeholders necessary for the sustainable development of Shannon Town Centre.



#### **4. CONCLUSION**

STC requests that Clare County Council take this submission into account as it continues to prepare the Clare County Development Plan 2023-29.