



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

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Volume 1

Climate Action and Renewable Energy, Economic Development & Enterprise, Retail, Towns & Villages, Design & Placemaking, Rural Development and Natural Resources, Landscape, Biodiversity, Natural Heritage and Green Infrastructure

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

Associated Documents

None of the above

Environmental Reports

None of the above

Your Submission

General Development Policy and Objective Submission/Observation associated with Cliffs of Moher Visitor Experience and the Cliffs of Moher Strategy 2040 currently being prepared, to ensure clarity that further proposed development can be facilitated in principle and in line with the Cliffs of Moher Strategy 2040 and the Burren and Cliffs of Moher Visitor Experience Development Plan, subject to due diligence and the findings of technical assessments as provided for in statute. 1. To ensure clarity that the Council's Natural Resources and Cultural Infrastructure objectives allow for activities and initiatives that may go beyond a narrow interpretation of the 'protection' of the Burren and Cliffs of Moher Geopark, we request that Section 2.6.5 Natural Resources and Cultural Infrastructure on page 34 of the draft Plan be amended as per details in attached document uploaded. 2. To

confirm the relevance and applicability of the Cliffs of Moher Strategy 2040 document, we request that

paragraphs 3 and 4 under Section 9.2.5 Wild Atlantic Way on pages 183 and 184 of the draft Plan be amended as per details in attached document uploaded. 3. To extend the application of Development Plan Objective Tourism Corridors 9.6 to include further development/enhancement of the Cliffs of Moher Visitor Experience, we request that Development Plan Objective Tourism Corridors CDP9.6 on pages 184 and 185 of the draft Plan be amended as per details in attached document uploaded. 4. To maintain the Cliffs of Moher as one of Ireland's Premier Tourist Attractions, the principle needs to be established that the Visitor Experience must be open to improvement through enhanced development of the Visitor Experience which could comprise physical, management, and other potential development enhancements, we request that that Development Plan Objective Tourism in North Clare and The Burren CDP9.24 on page 199 of the draft Plan be amended as per details in attached document uploaded.

Location Map

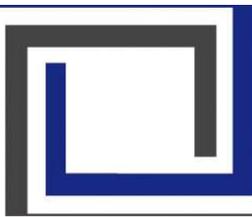


Earthstar Geographics | Esri, FAO, NOAA

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Upload Files

final CCDP Draft Plan General Submission COM 28.03.2022.pdf, 0.15MB



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

Monday, 28th March 2022
[By Online submission]

Dear Sir / Madam

RE: SUBMISSION/OBSERVATION TO THE DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

General Development Policy and Objective Submission/Observation associated with Cliffs of Moher Visitor Experience and the *Cliffs of Moher Strategy 2040* currently being prepared, Lislorkan North/Slievenageeragh, Liscannor, Co. Clare

1.0 INTRODUCTION - Focus of Submission

The Planning Partnership, The Coach House, Dundanion, Blackrock Road, Cork, prepared this Submission/Observation in relation to the published *Draft Clare County Development Plan 2023-2029*.

It is acknowledged that the new Development Plan aims to achieve the recovery in response to the Covid-19 pandemic, and “*deliver on aspirations for a healthy and inclusive society with a high quality of life for all people, fostering an environment to encourage job creation, innovation and economic growth, while ensuring balanced development in our towns, villages and rural areas.*”¹

Once adopted, the *Clare County Development Plan 2023-2029* will constitute the primary planning instrument used for the management of development throughout the administrative area of Clare County Council, including the Cliffs of Moher and its hinterland. Therefore, given the prospect of future proposed development at the Cliffs of Moher being undertaken in terms of the *Cliffs of Moher Strategy 2040* (Clare County Council, 2022) and/or the *Burren and Cliffs of Moher Visitor Experience Development Plan* (Fáilte Ireland, 2021), it is important to assess how such prospective development may be viewed (hindered or facilitated) in the light of the strategic proposals and policies contained in the *Draft Clare County Development Plan 2023-2029*.

It is within this context that this Submission/Observation is made, focussing on policies and objectives within the *Draft Clare County Development Plan 2023-2029*.

¹ Extract *Draft Clare County Development Plan 2023-2029*, Message from Councillor PJ Ryan, Cathaoirleach of Clare County Council

2.0 COMMENTS AND PROPOSED AMENDMENTS TO THE *DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029* IN RELATION TO FUTURE DEVELOPMENT AT THE CLIFFS OF MOHER AND WIDER RECEIVING ENVIRONMENT

Following an examination of the *Draft Clare County Development Plan 2023-2029*, the following comments and suggestions (proposed text amendments) are presented for consideration:

1. To ensure clarity that the Council's *Natural Resources and Cultural Infrastructure* objectives allow for activities and initiatives that may go beyond a narrow interpretation of the 'protection' of the *Burren and Cliffs of Moher Geopark*, we respectfully request that **Section 2.6.5 Natural Resources and Cultural Infrastructure** on page 34 of the draft Plan be amended (**additional text in red** with text to be omitted ~~striktethrough~~) as follows:

2.6.5 Natural Resources and Cultural Infrastructure

It is an objective of the Council to protect the natural and cultural heritage assets of the County from the impacts of climate change and to undertake a risk assessment of these assets so as to inform the measures required to build their resilience. In accordance with the Clare Climate Change Adaptation Strategy the Development Plan also includes objectives regarding the preparation and implementation of a tree planting programme in the County, the inclusion of natural buffer zones (where appropriate) along existing/proposed trails and amenity areas, effective bio-diversity management, the harnessing of renewable energy sources (see Volume 5), the achievement of a low carbon county, the **management and** protection of the Burren and Cliffs of Moher Geopark, the appropriate management of water resources and the expansion of the cultural infrastructure of the County.

2. To confirm the relevance and applicability of the *Cliffs of Moher Strategy 2040* document, we respectfully request that paragraphs 3 and 4 under **Section 9.2.5 Wild Atlantic Way** on pages 183 and 184 of the draft Plan be amended (**additional text in red** with text to be omitted ~~striktethrough~~) as follows:

The central location of County Clare along the Wild Atlantic Way is playing a significant role in raising the profile and visitor numbers along the Clare coastline. Fáilte Ireland is developing and implementing a series of visitor experience development plans that aim to extend the length of stay and increase the visitor expenditure within the area, and this will be informed by the Burren and Cliffs of Moher Visitor Experience Development Plan. **Clare County Council is developing the Cliffs of Moher Strategy 2040 to be implemented as part of the overall development and management of the Cliffs of Moher Visitor Experience.**

Once travelling the route, visitors are encouraged to further explore and engage with tourism experiences and communities in the wider geographic area. In this regard there are numerous towns and villages located close to the Wild Atlantic Way and it is important that visitors are aware of these 'Secrets of the Wild Atlantic Way'. Clear signage is required at optimum locations to raise awareness of the amenities and services available in these areas to increase visitor numbers in the adjacent settlements **as envisaged by the Burren and Cliffs of Moher Visitor Experience Development Plan and the Cliffs of Moher Strategy 2040.**

3. To extend the application of *Development Plan Objective Tourism Corridors 9.6* to include further development/enhancement of the Cliffs of Moher Visitor Experience, we respectfully request that **Development Plan Objective Tourism Corridors CDP9.6** on pages 184 and 185 of the draft Plan be amended (**additional text in red** with text to be omitted ~~striktethrough~~) as follows:

It is an objective of Clare County Council:

- a) To work with all relevant stakeholders to ensure the sustainable improvement and expansion of tourist services, infrastructure, visitor management and interpretative information and

transport networks and amenities for Ireland's Hidden Heartlands, the Shannon Estuary Way, at the identified Wild Atlantic Way Signature Points and Discovery Points, and for all of the key tourism corridors in the County subject to robust feasibility studies to reduce impacts on the environment and to required appraisal, planning and environmental assessment processes;

b) To provide coordinated signage, navigational aids (including digital apps) and information on surrounding services, amenities and activities at key points along County Clare's tourism corridors to raise awareness of services and amenities available in close proximity to these routes, to enhance the overall visitor experience, and to ensure that businesses in the wider area benefit from the increased visitor numbers;

c) To develop the potential of Loop Head as a key destination on the Wild Atlantic Way and Inis Cealtra (Holy Island) as a key destination for Ireland's Hidden Heartlands;

d) To develop the potential of the Cliffs of Moher as a key destination on the Wild Atlantic Way as envisaged by the Cliffs of Moher Strategy 2040;

e) To work with Fáilte Ireland and other key stakeholders to ensure the sustainable delivery of the Tourism Masterplan for the River Shannon 2020 - 2030;

f) To work to develop linkages between the tourism corridors in the County and to the Key Town of Ennis which acts as a tourism hub for the County;

g) To support and facilitate the preparation and delivery of the Doolin Pier Masterplan and a visitor services centre at Doolin Pier during the lifetime of this Plan; and

h) To implement the mitigation measures and recommendations as they apply to the County, in particular for the Cliffs of Moher and Loop Head arising from the Wild Atlantic Way Operational Monitoring Programmes.

4. To maintain the *Cliffs of Moher as one of Ireland's Premier Tourist Attractions*, the principle needs to be established that the Visitor Experience must be open to improvement through enhanced development of the Visitor Experience which could comprise physical, management, and other potential development enhancements, we respectfully request that that **Development Plan Objective Tourism in North Clare and The Burren CDP9.24** on page 199 of the draft Plan be amended (**additional text in red** with text to be omitted ~~strikethrough~~) as follows:

It is an objective of Clare County Council:

a) To maintain **and enhance** the Cliffs of Moher as one of Ireland's premier tourist attractions and harness its potential as a driver of tourism in County Clare through the implementation of the Cliffs of Moher Strategy 2040 in accordance with the recommendations and mitigation measures as outlined in the accompanying SEA Environmental Report and Natura Impact Report;

b) To enhance and promote established attractions in the towns and villages of North Clare and the surrounding hinterland;

c) To consolidate and improve the Burren as a vibrant, sustainable, world-class destination in order to retain its UNESCO Global Geopark status;

d) To promote the development of ecotourism and agritourism and support the work of the Burren Ecotourism Network;

e) To develop a year-round sustainable tourism product by ensuring linkages to other tourist products in the area;

f) To support and promote, with the co-operation of private landowners, public access and interpretive signage at heritage sites and features where appropriate.

- g) To maximise the opportunities and benefits of natural amenities such as the Atlantic Ocean and the Burren and to enhance and manage outdoor activity and specialised tourist products such as surfing, rock climbing and water-sports activities;
- h) To work with key stakeholders such as the National Parks and Wildlife Service to promote tourism initiatives within the Burren including the park and ride service operating from Corofin; and
- i) To deliver an Enhancement Strategy for Corofin which will provide for an integrated tourism experience associated with the Burren within the lifetime of the Plan.

3.0 CONCLUDING COMMENTS/OPINION FROM A PLANNING PERSPECTIVE

The above comments and suggestions (proposed text amendments) to the *Draft Clare County Development Plan 2023-2029* are put forward to ensure clarity from a planning perspective that further proposed development at the Cliffs of Moher Visitor Experience/Wild Atlantic Way Signature Discovery Point, can be facilitated in principle and in line with proper planning and sustainable development as set out in the *Cliffs of Moher Strategy 2040* and the *Burren and Cliffs of Moher Visitor Experience Development Plan*, subject to due diligence and the findings of technical assessments as provided for in statute.

Should you have any queries or require any further information in relation to the above please do not hesitate to contact me.

Yours faithfully



Wessel Vosloo
Principal
The Planning Partnership