

# SUBMISSION TO DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

**Parcel E Lands at Ashline, Kilrush Road, Ennis**

Harnett Homes & Estate Developers Limited and Jackie Harnett McGrath and John McGrath

Issue: A

Customer Project Number: 4951

Customer Document Number:

## Document Sign Off

# SUBMISSION TO DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

## Parcel E Lands at Ashline, Kilrush Road, Ennis

Harnett Homes and Estate Developers Limited and Jackie Harnett McGrath and  
John McGrath  
Issue A

File No: 4951

CURRENT ISSUE					
Issue No: A	Date: 25.03.22	Reason for issue: Submission to Draft Clare County Development Plan 2023-2029			
Sign Off	Originator	Checker	Reviewer	Approver	Customer Approval (if required)
Print Name	Mandy Coleman	Paddy Coleman		Mandy Coleman	
Signature	<b>Authorised Electronically</b>				
Date	25.03.22	25.03.22		25.03.22	

PREVIOUS ISSUES							
Issue No	Date	Originator	Checker	Reviewer	Approver	Customer	Reason for issue



## **1.0 INTRODUCTION**

P. Coleman & Associates, Architects, Engineers and Planners have been appointed by Harnett Homes and Estate Developers Limited and Jackie Harnett McGrath and John McGrath to prepare a submission to the Draft Clare County Development Plan 2023-2029 (Draft Plan) with specific reference to the land-use zoning proposed for Ennis town. Our Clients are seeking to (i) amend an area of proposed 'Residential' 'R16' and rezone to 'Agriculture', (ii) amend an area proposed 'Low Density Residential' 'LDR6' and rezone it as 'Agriculture', (iii) adopt the proposed 'Existing Residential' on the subject site identified as Parcel E.

The submission will be outlined as follows:-

### **Section 2: Subject Site**

This section provides a description of the subject site and its context.

### **Section 3: Planning Context**

This section outlines the current zoning objectives for the subject site.

### **Section 4: Zoning Objective of the Draft Plan**

This section outlines the proposed land use zoning for the subject site as defined in the Draft Plan.

### **Section 5: Requested Amendments**

This section sets out the case for provision of this submission request.

### **Section 6: Conclusion**

This section summarises our case for the requested amendments.

## **2. SUBJECT SITE**

The subject site, outlined in red in Figures 1 and 2 below and identified as Parcel E, is located in the townland of Cahircalla More, Ashline on the western side of Ennis town. The subject land forms part of a larger landholding owned by our Clients which was split by the development of the N85 Western Relief Road.

Parcel E is located on the eastern side of the N85 Western Relief Road. Parcel E includes a residential dwelling with a Saddlery business and private equestrian facilities which include an outdoor exercise arena and barn with stables with the remaining lands in use for agricultural purposes for the grazing of horses. The northern boundary of this parcel includes two other residential properties, Ashline House and Greenhill house and other lands in agricultural use. Neither of these two residential properties are within our Clients ownership. The newly constructed access road and footpaths/cycle paths serving the newly constructed Ennis National School form the eastern boundary. Parcel E has extensive road frontage to the N68 Ennis to Kilrush Road. The urban speed limit is located approximately half way long the southern boundary of this parcel.



Figure 1 – Site Location Map - Subject Site outlined in Red



Figure 2 – Aerial Image – Subject Site outlined in Red



### 3.0 PLANNING CONTEXT

#### 3.1 Local Planning Context

The subject site is located within the functional area of Clare County Council and the relevant policy document is the Clare County Development Plan 2017-2023 (CCDP).

##### 3.1.1 Zoning

The subject site has three particular zoning objectives – See Figure 3 below.

1. *Existing Dwelling House with Stables and Sand Arena Zoned as ‘Existing Residential’.*

The ‘Existing Residential’ zoning objective states as follows:-

*“The objective for land zoned ‘existing residential’ is to conserve and enhance the quality and character of the areas, to protect residential amenities and to allow for small scale infill development which is appropriate to the character and pattern of development in the immediate area and uses that enhance existing residential communities. Existing residential zoned land may also provide for small-scale home-based employment uses where the primary residential use will be maintained”.*

2. *Existing agricultural land running parallel to the newly constructed access road to the Ennis National School zoned as ‘Low Density Residential’ .* Measuring approximately 0.77 hectares.

The ‘Low Density Residential’ zoning objective states as follows:-

*“This zoning refers to the use of lands to accommodate a low-density pattern of residential development, primarily detached family dwellings. The underlying priority shall be to ensure that the character of the settlement/area is maintained and further reinforced by a high standard of design. Proposed developments must also be appropriate in scale and nature to the areas in which they are located”.*

3. *Existing agricultural land to north and west of existing dwelling house zoned as ‘Residential’* Measuring approximately 1.60 hectares.

We note the zoning objective of ‘Residential’ states as follows:-

*“Residential use shall be taken to primarily include the use of land for domestic dwellings. It may also provide for a range of other uses particularly those that have potential to foster the development of new residential communities e.g. schools, crèches, open spaces.”*

The subject site is located in the Cahircalla More Neighbourhood.

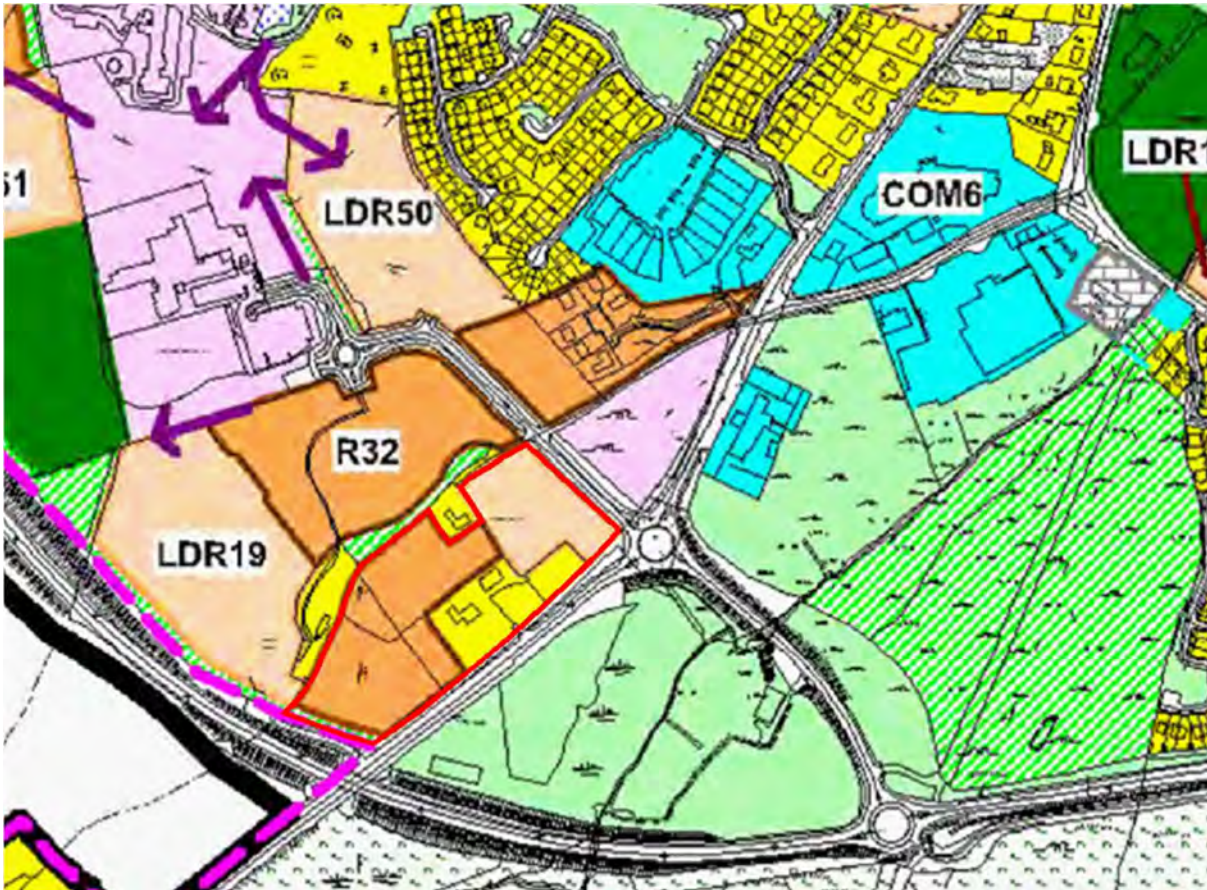
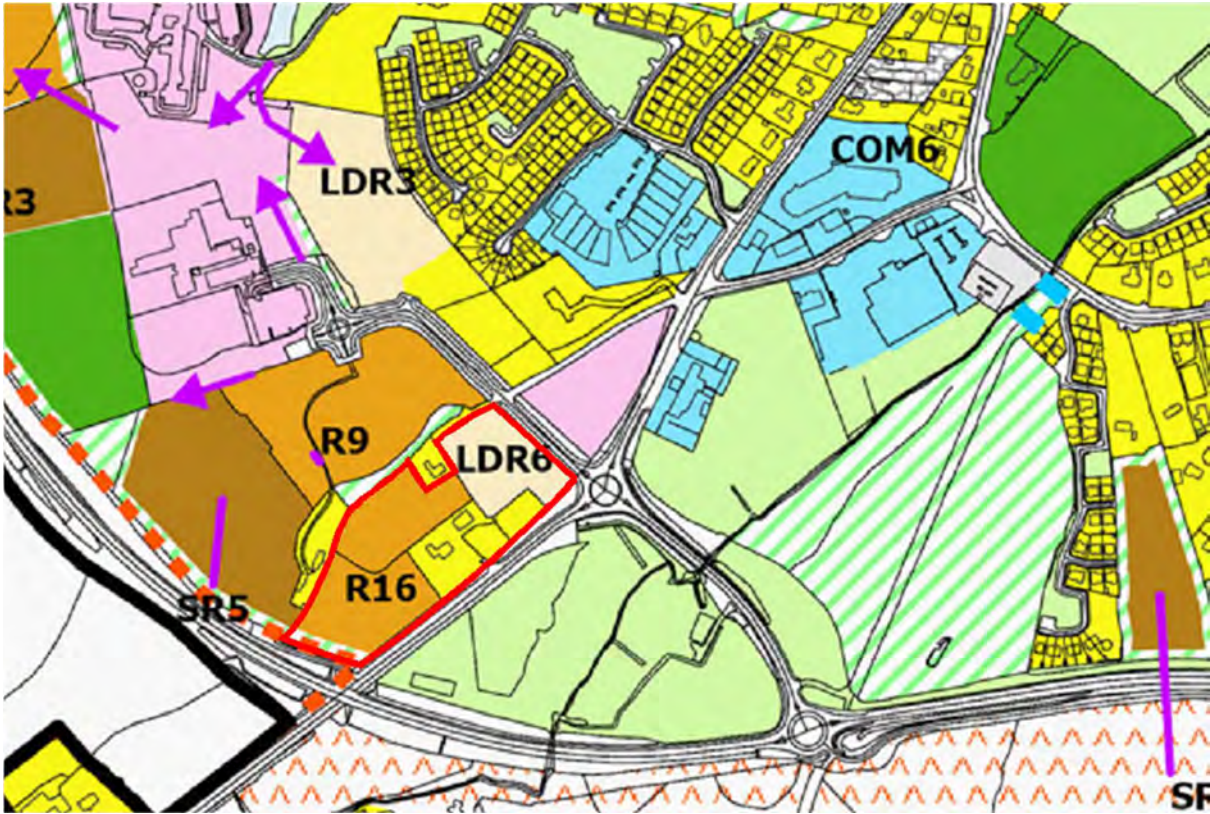


Figure 3: Land Use Zoning Map - Subject Site outlined in Red  
Source: Clare County Development Plan 2017-2023.

#### 4.0 DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029 (DRAFT PLAN)

The Draft Plan proposes no change to the existing zoning objectives on the subject site. The only item to note is that the 'Residential' zoned lands have been identified as 'R16' and the 'Low Residential Density' zoned lands have been identified as 'LDR6' – See Figure 4 below.



**Figure 4 – Proposed zoning map – Subject Site outlined in Red**  
**Source: Draft Clare County Development Plan 2023-2029.**

### 5.0 REQUESTED AMENDMENT

Our Clients are seeking to

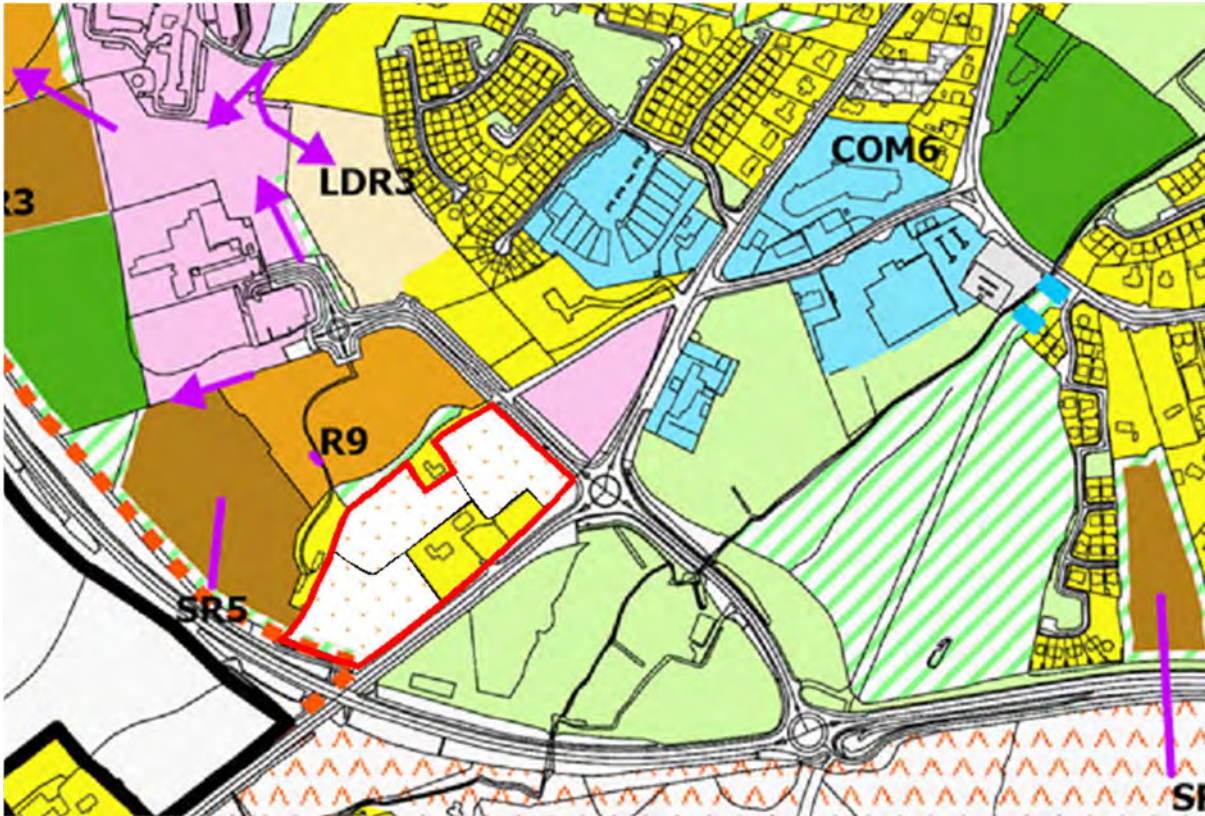
- (i) amend area proposed ‘Residential’ ‘R16’ and rezone to ‘Agriculture’,
- (ii) amend area proposed ‘Low Density Residential’ ‘LDR6’ and rezone it as ‘Agriculture’,
- (iii) adopt the proposed ‘Existing Residential’ zoning.

The ‘Agricultural’ zoning objective states as follows:-

*“This zone is for the use of land for agricultural purposes and farming-related activities and to preserve the amenity of the town or village setting. Individual dwellings for permanent occupancy of established landowners(i.e. within family ownership for the preceding 10 years) and their immediate family members will be open for consideration subject to normal site suitability considerations. Immediate family members would include:*

- Parents
- Children
- Silblings”

These requested amendments are outlined in Figure 5 below.



**Figure 5 – Requested Amendment showing ‘Agricultural’ zoning objective applied to R16 and LDR6 blocks and adoption of ‘Existing Residential’ areas.**

Jackie Harnett McGrath and John McGrath owners of the existing dwelling house on the subject site own and keep horses on the adjoining land (R16 and LDR6) which is in use for grazing. Our Clients wishes to state that they have no intention of developing any part of the subject site for new residential development during the period of the plan.

Our Clients are aware that zoning of land/properties requires careful consideration by the Planning Authority in order to comply with the requirements of the Core Strategy. Our Clients do not wish the Planning Authority to be reliant on the provision of the ‘R16’ or ‘LDR6’ block of land being available for a residential development within the period of the plan. One of the important factors of bringing land/properties forward for development through the Development Plan process is the availability of that land/property for development within the period of the Plan. Our Clients are therefore requesting that the lands identified as ‘R16’ and ‘LDR6’ be rezoned to ‘Agriculture’ use which is consistent with the existing and proposed future use of this blocks for the period of this plan.

Our Clients will revisit the next Development Plan when the time for its review comes and will assess the future intention for the subject site at that stage.

In relation to the portion of the site zoned and proposed to be zoned as ‘Existing Residential’ our Clients accept this proposal and seeks its adoption in the Draft Plan review process.





## **6.0 CONCLUSION**

On behalf of our Clients, we request the following amendments to the Draft Plan (i) amend an area of proposed *'Residential' 'R16'* and rezone to *'Agriculture'*, (ii) amend an area proposed *'Low Density Residential' 'LDR6'* and rezone it as *'Agriculture'*, (iii) *adopt the proposed 'Existing Residential'* zoning objective. This submission request is based on the current and future use of the subject site as provided by our Clients.

We respectfully request that the Planning Authority take account of this submission in the preparation of the Clare County Development Plan 2023-2029.