



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

Our Ref: 220338
Your Ref:

25th March 2022

Re: Lands in Spanish Point (Draft Clare County Development Plan 2023-2029)

Dear Sir/Madam,

Introduction

We note that Clare County Council are in the review process of the existing Clare County Development Plan 2017-2023 and the preparation of a new development plan for the period 2023-2029 is underway. On behalf of our clients Paul and Sean Haugh, we wish to make a submission regarding Stage 2 (Draft) of the Clare County Development Plan 2023-2029 (hereinafter referred to as the Draft Plan) which was published on the 24th of January 2022 and will be on public display until the 28th of March 2022.

Site Location

Our clients Paul & Sean Haugh are the owners of the parcel of land in Spanish Point identified in Figure 1 below. The subject lands are located in close proximity to the Armada Hotel in Spanish Point and also within walking distance of a number of local amenities such as St. Joseph's Secondary School, Local Restaurants and the very popular beach at Spanish Point.





Figure 1: Location of the Subject Lands in Spanish Point (Source: Google Maps, Edited by MKO)

The site is greenfield in nature and is not currently in use. The site currently consists of grassland with some overgrown scrub. The boundaries include rendered block wall and wire fence. A recorded monument is located close to the North-eastern corner of the land holding. The site is not located within any EU or nationally designated site.

Current Zoning

The lands are currently zoned Low Density Residential and Agriculture in the extant Clare County Development Plan 2017-2023. See Figure 2 below with the subject lands outlined in Blue.



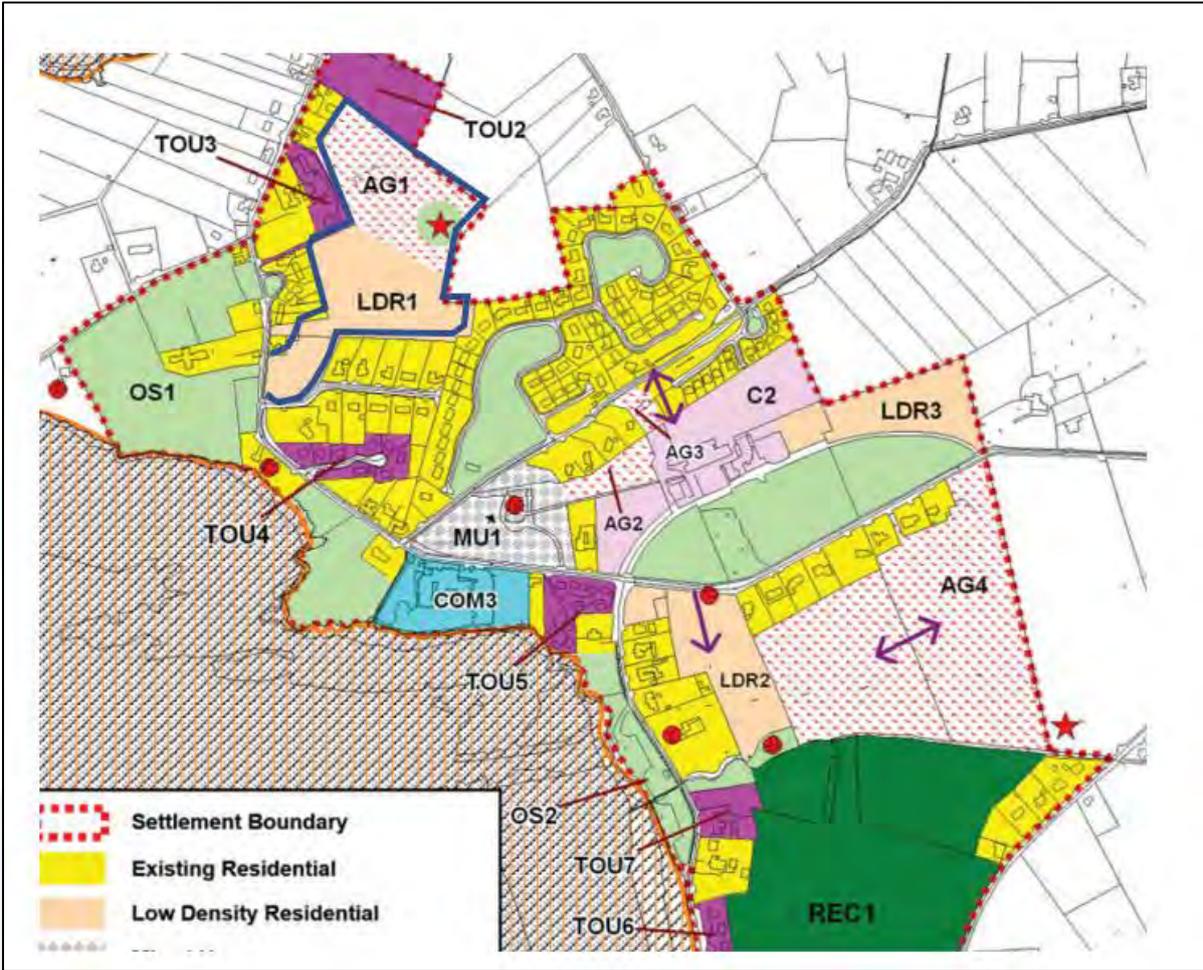


Figure 2: Location of the Subject Site in Extant Development Plan – Subject Lands Outlined in Blue (Source: Clare County Council, Edited by MKO & Indicative Only)

It is clear that the Planning Authority support residential development on the southern portion of our client’s land holding. This is supported and welcomed by our Client.

Proposed Zoning

The lands are proposed in the draft plan to be zoned VGA1 (Village Growth Area 1) and AG1 (Agriculture). See Figure 3 below with the subject lands outlined in Blue.



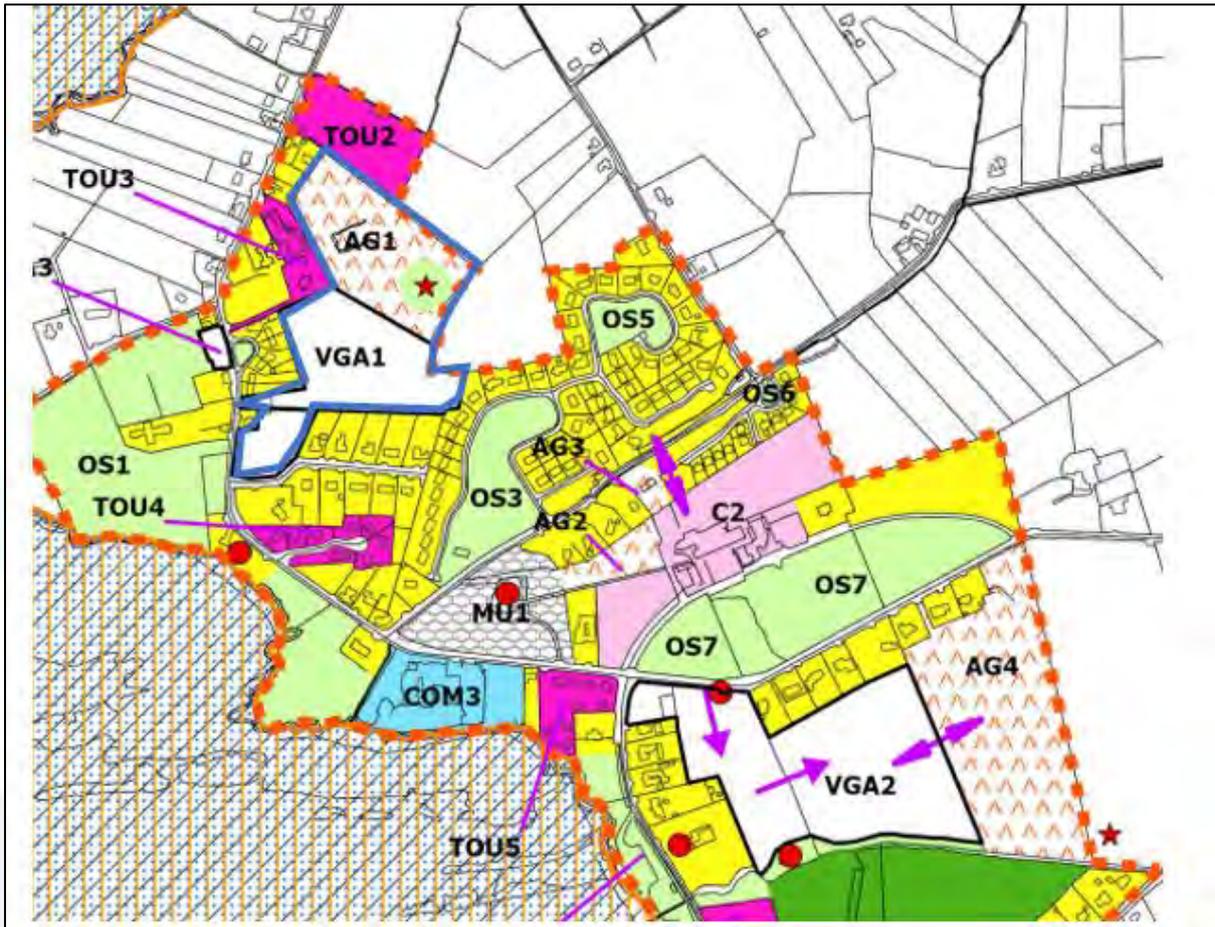


Figure 3: Proposed Zoning of the Subject Lands as Village Growth Area and Agriculture in the Draft Plan (Edited by MKO & Indicative Only)

It is acknowledged that the southern portion of our client's landholding has been identified as a growth area and *'development at this location should be for permanent housing to encourage growth within the community in a sustainable manner'*. This is supported and welcomed by our client.

Submission Requests

The purpose of this submission is to support and acknowledge the proposed zoning of the subject site as VGA1. The subject site is zoned for future *Residential* use in the extant Clare County Development Plan 2017-2023 and this development potential is maintained in the draft plan.

- The subject site is located within a strategic location in Spanish Point.
- The landholding extends to an area of c. 5.2 hectares (c.12 acres) and have the capacity to assist Clare County Council in meeting the housing requirements for the County as outlined in the core strategy.
- There are no apparent planning constraints associated with the subject lands; there are no ecological designations directly on the site, no cultural or archaeological sites within the southern portion of our client's landholding, no flood zones or recorded flood events, and no concerns with access.

Residential development on these lands (southern portion) would be meeting both National and Regional policy objectives and population growth targets. It is the request of this submission that



Clare County Council maintain the proposed zoning of these lands and the opportunity for growth in Spanish Point that can be provided.

We respectfully request that the planning Authority give due consideration to these matters in the preparation of the forthcoming plan.

Yours sincerely,



Colm Ryan MIPI
Project Director

