

SUBMISSION TO DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

Holy Family School, Station Road, Ennis

Board of Management Holy Family Schools

Issue: A

Customer Project Number: 6857

Customer Document Number:

Document Sign Off

SUBMISSION TO DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

Holy Family School, Station Road, Ennis

Board of Management Holy Family Schools
Issue A

File No: 6857

CURRENT ISSUE					
Issue No: A	Date: 21.03.22	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	Authorised Electronically				
Date	21.03.22	21.03.22		21.03.22	

PREVIOUS ISSUES							
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1.0 INTRODUCTION

P. Coleman & Associates, Architects, Engineers and Planners have been appointed by Board of Management Holy Family Schools 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 amend the proposed '*Mixed Use*' zoning on the Holy Family School property at Station Road and classify it as '*Community*'. We respectfully request that the Planning Authority take account of this submission.

The submission will be outlined as follows:-

Section 2: Subject Site

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

Section 3: Current Planning Context

This section outlines the current zoning and policy objectives for the subject property.

Section 4: Proposed Planning Context in Draft Plan

This section outlines the proposed land use zoning and policy objectives for the subject property as defined in the Draft Plan.

Section 5: Requested Amendments

This section sets out the case to amend the proposed '*Mixed Use*' zoning on the subject property and classify it as '*Community*'.

Section 6: Conclusion

This section summarises our case as outlined in this submission.

2. SUBJECT SITE

2.1 The Site

The subject property is located in the town of Ennis along Station Road. The subject property consists of the Holy Family primary level school for girls and boys and consists of a Junior School and a Senior School. The Junior School caters for both boys and girls from Junior Infants to First Class. There is also a Preschool, a Montessori School and an Afterschool Facility on the property.

The school property contains the main school buildings which are characterised by a mixture of various designs and heights, Recreational Hall, car-parking areas, open space, play area, covered stand/bicycle stand.

There is a pedestrian/cycle access from Bóthar na Trócaire to the Montessori, Preschool and Afterschool facilities. There are two pedestrian/cycle access points and one vehicular access for Staff to the subject property from Station Road.

The subject property is bounded by a mix of concrete block, brick and railings to the site boundaries. There are some mature tree coverage along the southern boundary to Station Road and part of the boundary to Bóthar na Trócaire.



Figure 1 – Site Location Map - Subject property outlined in red



Figure 2 – Aerial Image – Subject property outlined in red.

2.2 Site Context

The subject property is surrounded by various mixed uses of various heights and designs. Dunnes Stores shopping centre forms the northern boundary and the western boundary is bound by the Old Ground Hotel. The eastern boundary is bound by Bóthar na Trócaire and the southern boundary is bound by Station Road and associated public parking. Both Station Road and Friars Walk are busy thoroughfares with public parking being available on both sides of Station road directly in front of the school property.

3.0 PLANNING CONTEXT

3.1 Current Local Planning Context

The subject property is within the Ennis Settlement boundary and is current zoned as 'Mixed Use'. The subject property is also within an Architectural Conservation Area.

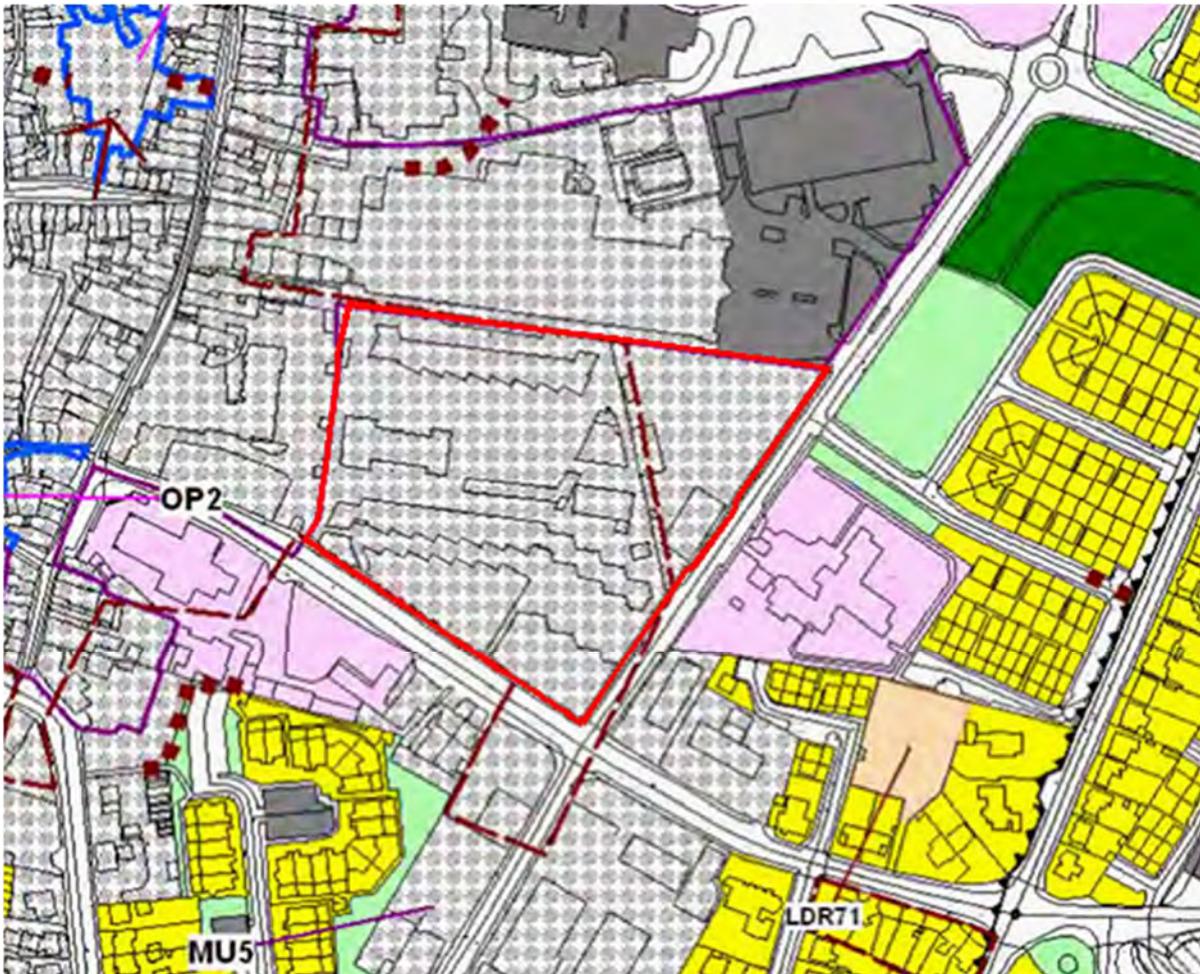


Figure 5 – Land Use Zoning Map Clare County Development Plan 2017-2023

The 'Mixed Use' zoning has the following stated objective:-

“The use of land for ‘mixed use’ developments shall include the use of land for a range of uses, making provision, where appropriate, for primary and secondary uses e.g., commercial/retail development as the primary use with residential development as a secondary use. Secondary uses will be considered by the local authority having regard to the particular character of the given area. On lands that have been zoned ‘mixed-use’ in or near town or village centres, a diverse range of day and evening uses is encouraged and an over-concentration of any one use will not normally be permitted”

The CCDP also notes the following in relation to the subject property:-

“This site is zoned for Mixed Use development which will facilitate the redevelopment of these lands in the event that both schools wish to relocate during the lifetime of this Plan, but will not in any way inhibit the continued use and/or the upgrade of the schools, subject to normal planning requirements.

The redevelopment of this site would complement the shopping core by providing facilities appropriate to its Town Centre location. This, in conjunction with the redevelopment of OP12 Francis Street/The Causeway, has the potential to transform the eastern side of the Town Centre, ensuring its future viability.

The site offers excellent opportunities for the creation of new pedestrian linkages to the market area, O’Connell Street and Station Road and the train/bus station. The site lies within the Architectural Conservation Area and future development proposals must complement the built heritage of the area. Furthermore, the site is located in Flood Zones A and B. Consequently, proposals for the redevelopment of the site must be supported by a Flood Risk Assessment”.

4.0 DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029 (Draft Plan)

The Draft Plan proposes no change to the existing zoning objective on the subject property – See Figure 6 below.

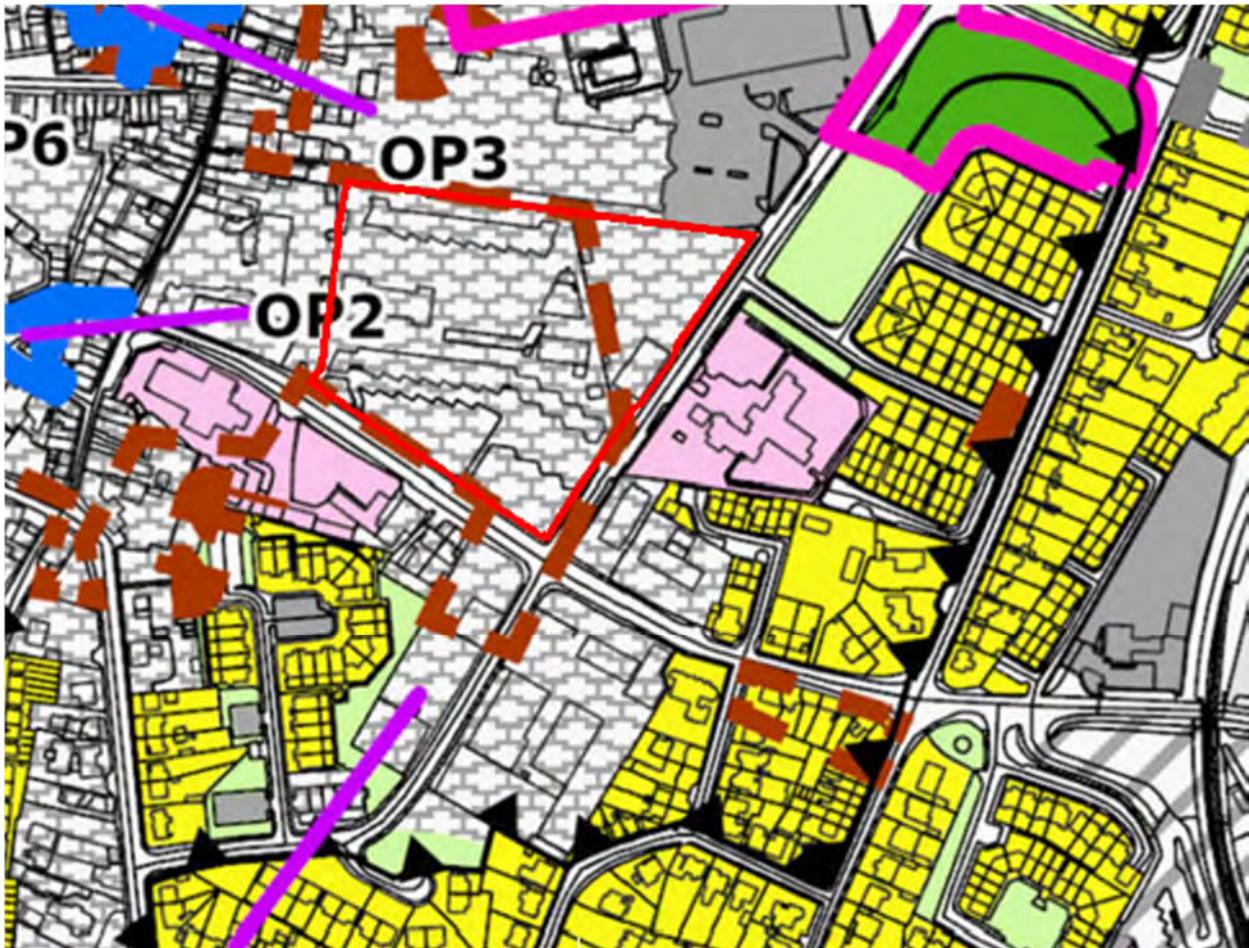


Figure 6 – Zoning map Draft Clare County Development Plan 2023-2029



5.0 REQUESTED AMENDMENT

5.1 Remove ‘Mixed Use’ zoning objective and rezone full school property as ‘Community’

Our Clients seek to ensure, through this submission, that the proposed ‘Mixed Use’ zoning objective proposed to the subject property is removed entirely. Our Clients seek to have the zoning objective of ‘Community’ applied to the full school complex in the Clare County Development Plan, 2023-2029.

Our Clients wish to inform the Planning Authority that they have no intention of relocating the schools from the subject property during the period of the Plan. While we note the Draft Plan states that the ‘Mixed Use’ zoning objective on the subject property will not inhibit the continued use and/or the upgrade of the school, subject to normal planning requirements, the subject property will not be available for any ‘Mixed Use’ development within the period of the Draft Plan and therefore this zoning objective is not appropriate for the subject property.

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 subject property being available for a mixed-use development during the Plan period. 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. This property will not be available.

6.0 CONCLUSION

Our Clients request that the proposed ‘Mixed Use’ zoning objective for the subject property of be changed to ‘Community’ zoning objective for the duration of the Clare County Development Plan 2023-2029.

Our Clients have no intention of relocating the schools on this property and therefore, it is submitted that the ‘Mixed Use’ zoning objective is therefore not an appropriate zoning objective for the subject property over this plan period. Our Clients are of the view that this site and school is one of the best built schools, best site, best location and does not involve the Local Authority with any issues in relation to traffic, services and provides public amenities for the town in that the facilities of the school are made available in the centre of the town to non school users. It is a well defined site that is relatively secure and can be made more secure easily if required.

There is a general dilemma as to how to protect our town centres and added areas from possible dereliction due to failed retail, commercial operations which is not desirable. The present unfettered use of the subject property as a school is a long term guarantee of the viability of this site and an added enhancement to our town centre.

Our Clients request that the Planning Authority kindly consider and adopt the above submission in the preparation of the Clare County Development Plan 2023-2029.