

Arnold Leahy Architects

VAT No. 9671561Q

1 Crescent Villas
O'Connell Avenue
Limerick.
Tel 061 – 315 989

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Planning Department
Clare County Council
New Road
Ennis
Co. Clare
V95 DXP2

By email: devplan@clarecoco.ie

**Re: Proposed Amendments to the Draft Clare County Development Plan 2023-2029
On Behalf Of: Wiskin Property Development Ltd**

Site in Tulla, Co. Clare

Dear Sir / Madam,

I write on behalf of Wiskin Property Developments Limited in relation to the Proposed Material Amendments to the Draft Clare County Development Plan 2023-2029 who wish to make a submission in that context. This follows the submission made on behalf of Wiskin Property Development Limited by KPMG Future Analytics (ref: S2/813) to the Draft County Development Plan which outlined the ability of the subject lands to deliver much needed housing and associated community infrastructure to support a growing population. The submission also demonstrated the ability of the lands to accommodate employment generating uses that would contribute to reversing historic outward commuting patterns and facilitate the sustainable development of the Tulla settlement.

Introduction / Site Context

As outlined in the previous submission to the Draft CDP, and as indicated in Figure 1.1 below, the subject lands are strategically located to the southeast of the Tulla settlement centre with the potential to act as an entrance point to the town from the south. The lands are highly accessible with the R352 providing a direct connection to Ennis and the spine road to the west offering a link to the Tulla settlement centre. It should also be reiterated that the site's single party ownership offers a degree of certainty in terms of development intent for the lands and presents a viable opportunity to deliver an integrated plan led development response to currently underutilised lands.



Figure 1.1: Indicative extent of approximately 12.5 ha subject lands

Proposed Amendment

Whilst it is regrettable that the Chief Executive, in their report on the submissions made to the Draft Plan, recommended that no amendment be made to the Draft Plan, Wiskin welcome the extension of the Tulla settlement boundary to now include the entirety of the subject lands together with the expansion of the R3 zoning objective further south in place of the previously zoned SR2 lands as shown in Figure 1.2 below.

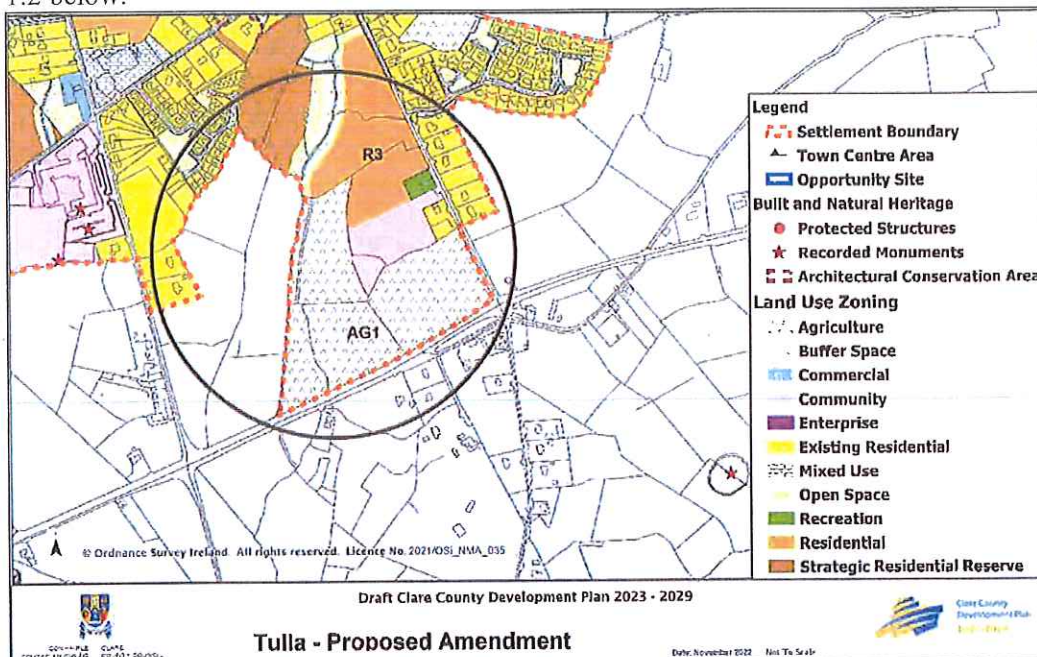


Figure 1.2 Proposed Amendment to the Draft Clare County Development Plan 2023-2029

This expansion of the settlement boundary will avoid what was previously an undue segregation of a

single entity owned land bank, will provide clarity regarding the future redevelopment potential of the lands, and contribute to the delivery of the strategic vision for the growth of the Tulla settlement. Furthermore, the extension of the settlement boundary is a clear recognition of Tulla's recent growth moving away from the long and outdated settlement boundary that risked acting as a barrier to allowing the future sustainable development of the area. This new settlement boundary will facilitate the sequential development of the town taking advantage of existing strategic infrastructure and serviced, development ready lands in line with the proper planning and sustainable development of the area.

Wisikin also welcome the continuation of the R3 zoning objective further south in place of the previously zoned SR2 lands. The Draft Plan previously confined the R3 zoned lands to an isolated plot to the north rendering them unviable for future redevelopment. The proposed amendment is a recognition of this fact and now offers the potential to deliver a sustainable residential led development on the lands with active frontage to the eastern spine road directly connecting the lands to the Tulla settlement core. In addition, the extension of the R3 zoning will avoid creating a situation where population growth cannot be accommodated due to inactive and speculative landowners failing to provide the necessary housing to meet projected targets for the area.


However, it is considered that the proposed rezoning of the remainder of the subject lands as *AG1 Loughaum South* for agricultural purposes fails to fully recognise the benefits of consolidating a single entity owned, and strategically located, land bank for future redevelopment. It is respectfully submitted that these lands have the potential to deliver associated community infrastructure and employment generating uses in tandem with residential development on the adjoining R3 zoned lands as an integrated plan led scheme. Altering the AG1 zoning to Mixed Use will enable the provision of associated social & community infrastructure and employment uses to be delivered in tandem and in close proximity to future residential development thereby creating a sustainable community with direct access to services further promoting sustainable travel patterns.

Ennis which is designated as a key town as per the Settlement Hierarchy of the County Development Plan is located approximately 20 minutes from the subject lands and its significance cannot be ignored when planning for Tulla. The County Town will have a natural draw from Tulla due to its economic importance in the county and the wider region and the accessible location of Tulla in this context. The site offers the potential to announce the town to people as they travel along the regional road and accommodate development that will complement the existing offering in the settlement core. The delivery of a residential led mixed use scheme on the complete landbank will contribute to improving the viability of businesses in the town centre, provide people with a high-quality neighbourhood and relieve some of the demand pressure from Ennis for housing supporting rural communities.

Wisikin property Development Ltd wish to reaffirm their commitment to realising the vision for the Tulla settlement through the successful delivery of a high-quality mixed-use development on these lands, respecting national standards with regard to density, height and overall integration with neighbouring land uses, services, and facilities. A viable opportunity exists to transform these lands from the current underutilised state and provide a vibrant new residential led development that will complement and enhance the existing offering in the settlement core.

Wisikin property Development Ltd welcome the opportunity to continue engaging with Clare County Council in realising the full potential of these lands.

Yours sincerely,



Arnold Leahy

