

SUBMISSION TO PROPOSED AMENDMENTS TO DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

Site at Main Street, Clarecastle, Co. Clare.

Submission Ref: S2.895

Padraig & John Meaney

Issue: A

Customer Project Number: 6814

Customer Document Number:

Document Sign Off

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CURRENT ISSUE					
Issue No: A	Date: 31.12.22	Reason for issue: Submission to Proposed Amendments 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	31.12.22	31.12.22		31.12.22	

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

1.0 INTRODUCTION

P. Coleman & Associates have been appointed by Padraig & John Meaney to prepare a submission to the Proposed Amendments to the Draft Clare County Development Plan 2023-2029 (Draft Plan). The subject site as shown in Figure 1 below is within the Ennis Municipal District Settlement Plan - Volume 3a of the Draft Clare County Development Plan 2023-2029

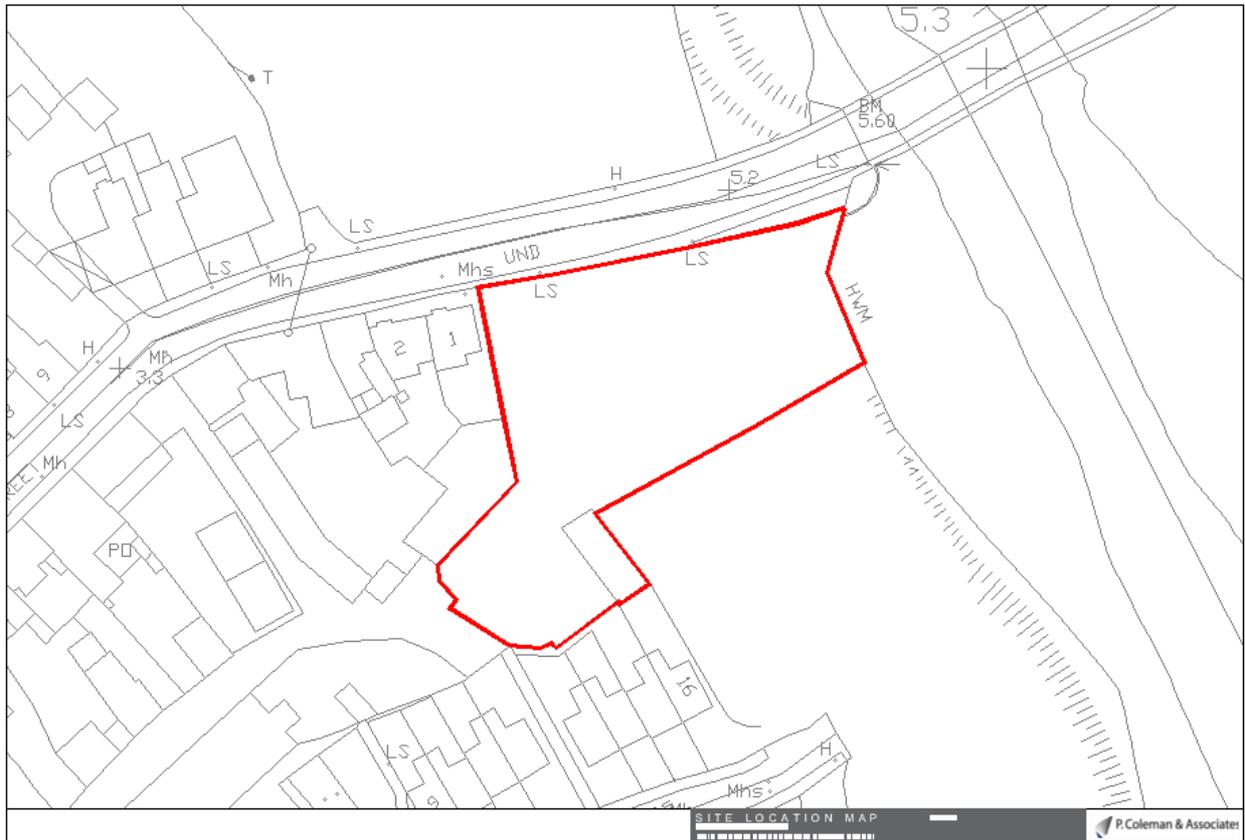


Figure 1 – Site Location Map

2.0 BACKGROUND

Our Clients lodged a Submission to the Draft Plan, Submission Ref: S2.895 seeking to have the subject site rezoned from 'Open Space' to 'Mixed Use'.

3.0 PROPOSED AMENDMENTS TO THE DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

Our Clients Submission request was rejected however, an 'Infrastructure Safeguard (Undefined)' is now proposed through the middle of the subject site in the Proposed Amendments to the Draft Plan – See Figure 2 below.

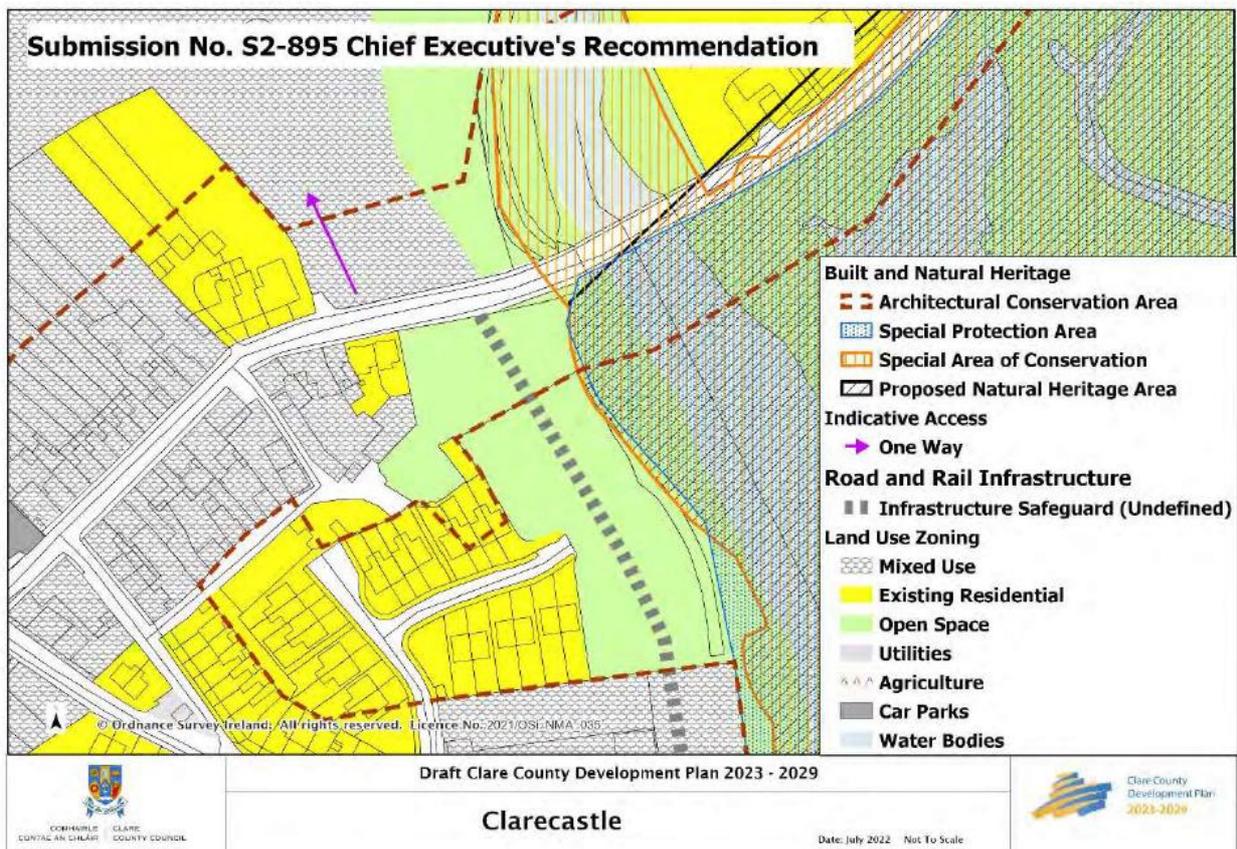


Figure 2 – Proposed Amendment to the Draft Plan

Given that there is a change proposed in the Proposed Amendments to the Draft Plan to the zoning of the subject site from what was outlined in the Draft Plan our Clients wish to make the following Submission.

4.0 SUBMISSION

Our Clients wish to outline their very strong opposition to the proposed 'Infrastructural Safeguard (Undefined)' proposed through their site and are seeking to have this removed and to have the subject site zoned for 'Mixed Use' as originally requested in Submission Ref: S2.895.

4.1 Proposed 'Infrastructural Safeguard (Undefined)'

Our Clients did not request to have an 'Infrastructural Safeguard (Undefined)' through their property in their original Submission and this appears have arisen from a request in a Submission lodged by Fergus Merriman, Submission Ref: S2.546, which included our Clients property and additional adjacent land to the south (See Figure 3 below).

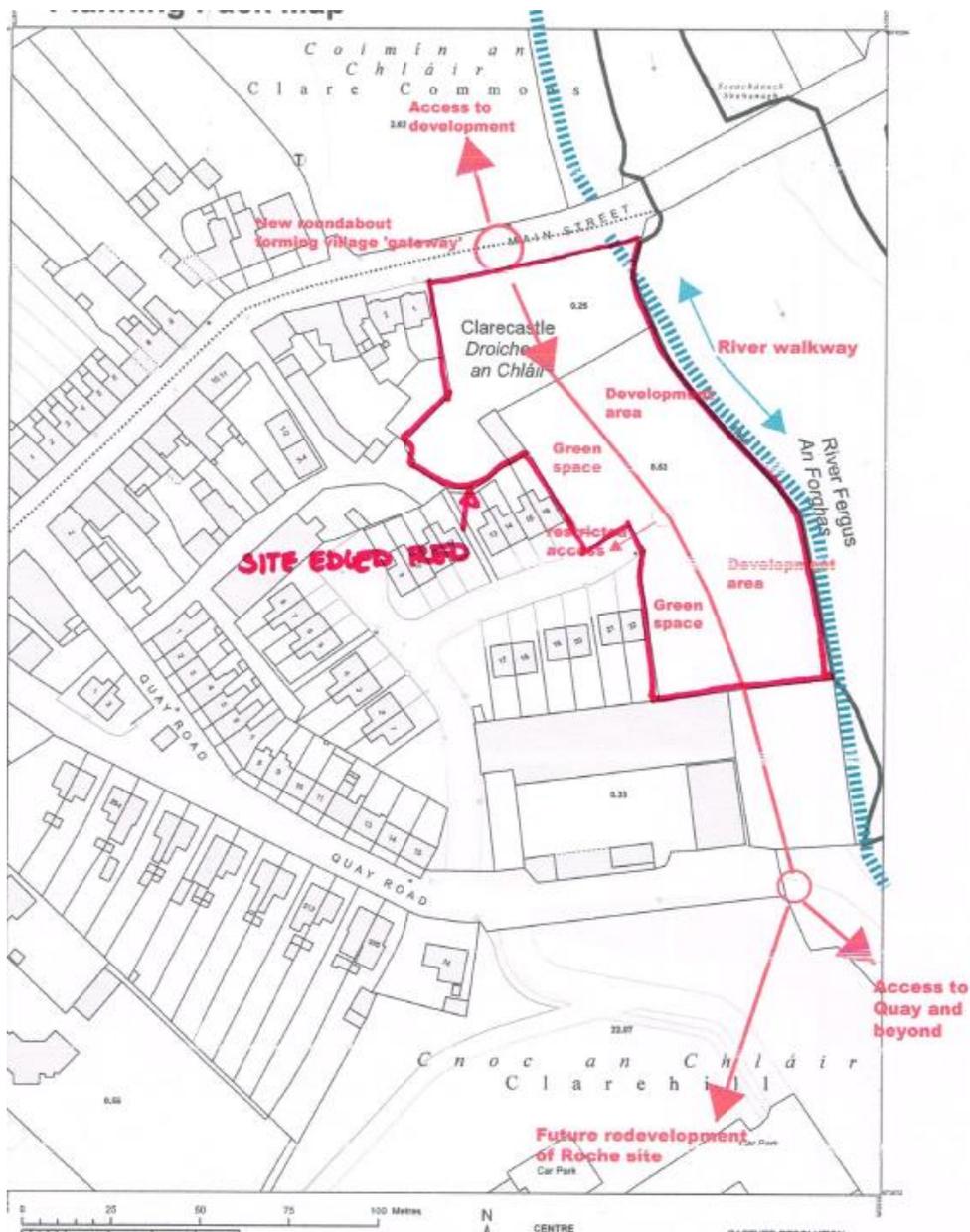


Figure 3 – Map submitted with Submission Ref: S2.546



In relation to ownership of the subject site of this Submission as shown in Figure 1 our Clients' wish to clarify that while Mr. Merriman owns the Freehold title of this property our Clients have the Leasehold title in a 999 year lease on the property which equates to ownership with rights to develop.

Some of the key goals/objectives for the village of Clarecastle as outlined in the Draft Plan include support and encourage the enhancement of the physical environment including cycle ways, cycle trail head facilities, walkways and the quayside area with another key priority being to harness recreational opportunities presented by the development of green infrastructure especially along the River Fergus linking Clarecastle to Ennis. Our Clients have no issue with the provision of a walkway/cycle track along the river side boundary of the subject site and this would ensure these key priorities are progressed. However, there were no priorities outlined in the Draft Plan to provide for a new road through the subject site.

The proposed '*Infrastructural Safeguard (undefined)*' through our Clients property will sever the property which will impose a burden on our Clients' property by proposing a future restriction on the use of this property which will ultimately result in it being sterilised from any future development. It will impose an effective restriction on our Clients' right to develop their site with the consequent impact on the value of their site.

While we note that the route of this road is '*Undefined*' at this stage and it does not appear that any feasibility assessments having been carried out, we would have a concern particularly given the close proximity of the proposed road to Clarecastle bridge, it may not be feasible to provide a road at this location. While this provision of this road may not be feasible at this location, the proposal to include for this road as shown in the Proposed Amendments to the Draft Plan will have a significant adverse impact on the value of our Clients property.

4.2 'Open Space' Zoning

Our Clients original Submission outlined support for the rezoning of the subject site from '*Open Space*' to '*Mixed Use*' which was rejected by the Chief Executive however, no reasons as to why this request was rejected were provided in the Chief Executive's response which just consists of reasons to provide for the road infrastructure safeguard which did not form part of our Clients' Submission.

We note from the Chief Executives response to Mr. Merriman's request to have part of the lands the subject of his Submission (Ref: S2.546), as outlined in Figure 3 and adjacent to our Clients site, also rezoned from the proposed '*Open Space*' zoning to '*Mixed Use*' that the Chief Executive expressed concern regarding the quantum of '*Mixed Use*' lands proposed to be zoned in the Draft Plan within Clarecastle given the Roche site is also proposed to be zoned as '*Mixed Use*'. The Chief Executive also stated that additional '*Mixed Use*' zoning in this vicinity could lead to a cluster of such development which would detract from the village centre and comprise the redevelopment of the brownfield Roche site and would be disproportionation to the scale of the surrounding neighbourhood.



We submit that the proposed rezoning of our Clients' site at this location from '*Open Space*' to '*Mixed Use*' should be reconsidered given its location within the village with direct frontage to Main Street. The existing streetscape ends abruptly with a series of gable elevations presenting a less than flattering image at the entrance to the village. We propose that a new thoughtfully designed development will repair the existing fragmented urban fabric. It will create an inviting civic presence appropriate to its location at the gateway to the village.

A mix of residential, retail, and commercial spaces linked by pedestrian friendly green spaces and public plazas will activate the river front creating new connections to the existing Port of Clare, the Memorial Park and village core. This future soft corridor of intimately scaled public spaces will reinforce Clarecastle's reputation as a place to live, work and thrive.

We submit that appropriate uses for the subject site would include uses such as restaurant/café, small offices, small retail units with residential use would not be suitable for the Roche site which in our opinion is more suited to light industrial, industrial and enterprise uses. The provision of a '*Mixed Use*' zoning objective on our Clients' property would therefore not comprise the redevelopment of the Roche site or detract from the village centre but would instead enhance the village and the Roche site.

5.0 CONCLUSION

Our Clients strongly oppose the proposal for the provision of an '*Infrastructure Safeguard (Undefined)*' through their property which will sever their site and have a significant impact on the value of this property. Our Clients request that the provision of this '*Infrastructure Safeguard (Undefined)*' on their site be removed from the Draft Plan and for it not to be adopted in the Final Clare County Development Plan 2023-2029.

Our Client is also seeking to have the subject site rezoned from '*Open Space*' to '*Mixed Use*' as requested in their original Submission and submits that an appropriately designed mixed use development consisting of residential, retail, restaurant/café uses will enhance the entrance to the village at this location and provide for an inviting civic presence at the gateway to the village with active frontage to the river creating new pedestrian friendly green spaces for new connections to the river, Memorial Park and village core. The failure to rezone this site will represent a lost opportunity to repair the existing fragmented urban fabric at the entrance to the village.

The subject site has no function as '*Open Space*' and represents an appropriate location for the provision of much needed commercial, retail and residential provision that will support the provision of a sustainable settlement in Clarecastle

We trust that the contents of this Submission will be duly considered.