

**Annette Ryan**

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**From:** Mandy Coleman <mandy@pjcoleman.com>  
**Sent:** Tuesday 3 January 2023 15:23  
**To:** Development Plan  
**Subject:** RE: "Proposed Amendments to the Draft Clare Draft Development Plan 2023-2029"  
Submission for Clare District Soccer League - Lands at Ballaghboy Doora, Ennis re  
Sub Ref: S2.932  
**Attachments:** Submission to Proposed Amendments to Draft CCDP 2023-2029 Clare District  
Soccer League lands at Ballaghboy Doora Ennis re S2-932.pdf

Dear Sir or Madam,

Please find attached Submission to the Proposed Amendments to the Draft Clare County Development Plan 2023-2029 on behalf of Clare District Soccer League regarding lands at Ballaghboy, Doora, Ennis.

Kindly acknowledge receipt of this submission at your earliest convenience.

Kind regards  
Mandy.

**Regards**  
**Mandy Coleman-Planner**

P. Coleman & Associates Consulting Engineers & Planners •/span> 5 Bank Place, Ennis, Co. Clare, V95 HW27 •  
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**SUBMISSION TO PROPOSED AMENDMENT TO  
DRAFT CLARE COUNTY DEVELOPMENT PLAN  
2023-2029**

**Lands at Ballaghboy, Doora, Ennis, Co. Clare**

**Submission Ref: S2.932**

Clare District Soccer League

Issue: A

Customer Project Number: 6860

Customer Document Number:

Document Sign Off

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

Lands at Ballaghboy, Doora, Ennis, Co. Clare

Submission Ref: S2.932

Clare District Soccer League  
Issue A

File No: 6860

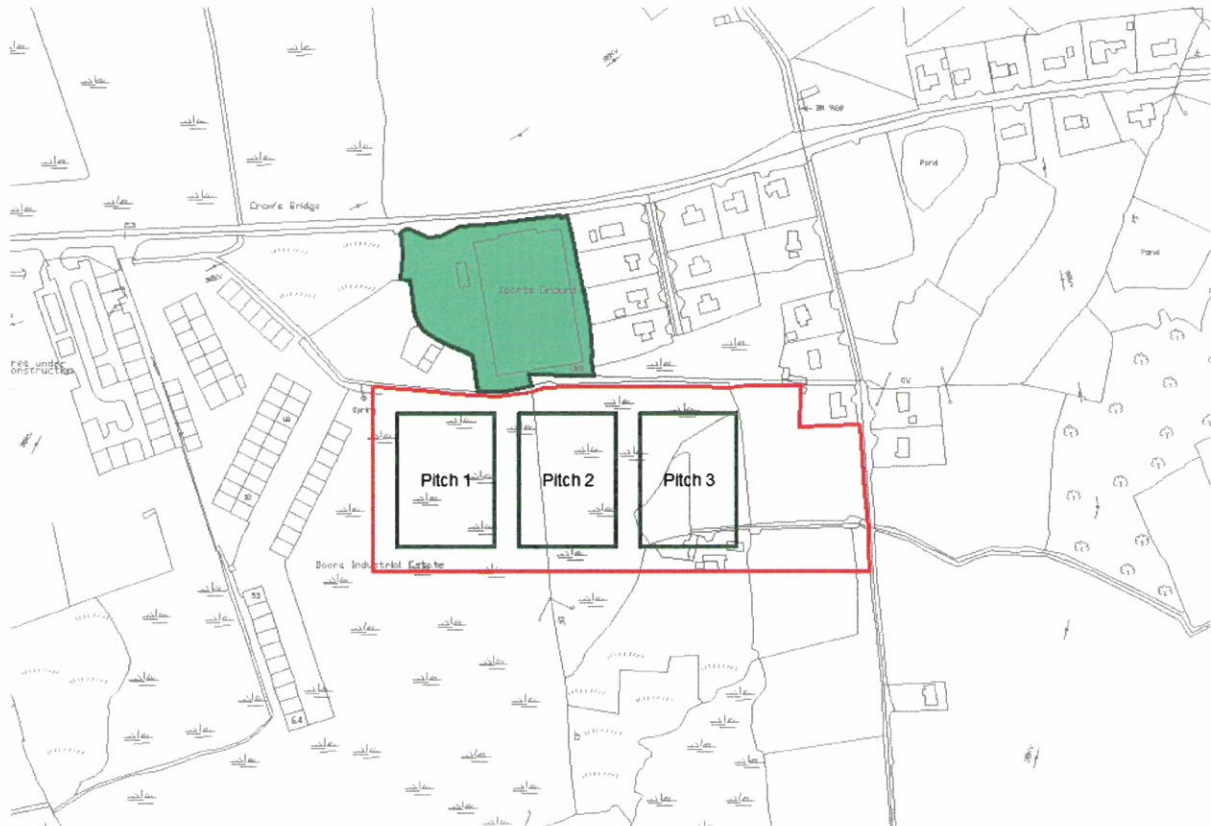
CURRENT ISSUE					
Issue No: A	Date: 02.01.23	Reason for issue: Submission to Proposed Amendments to Draft Clare County Development Plan 2023-2029			
Sign Off	Originator	Checker	Reviewer	Approver	Customer Approval (if required)
Print Name	Mandy Coleman	Paddy Coleman		Mandy Coleman	
Signature	<b>Authorised Electronically</b>				
Date	02.01.23	02.01.23		02.01.23	

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 Clare District Soccer League to make a submission to the Proposed Amendments to the Draft Clare County Development Plan 2023-2029 (the Draft Plan). Subject lands are identified in Figure 1 below.



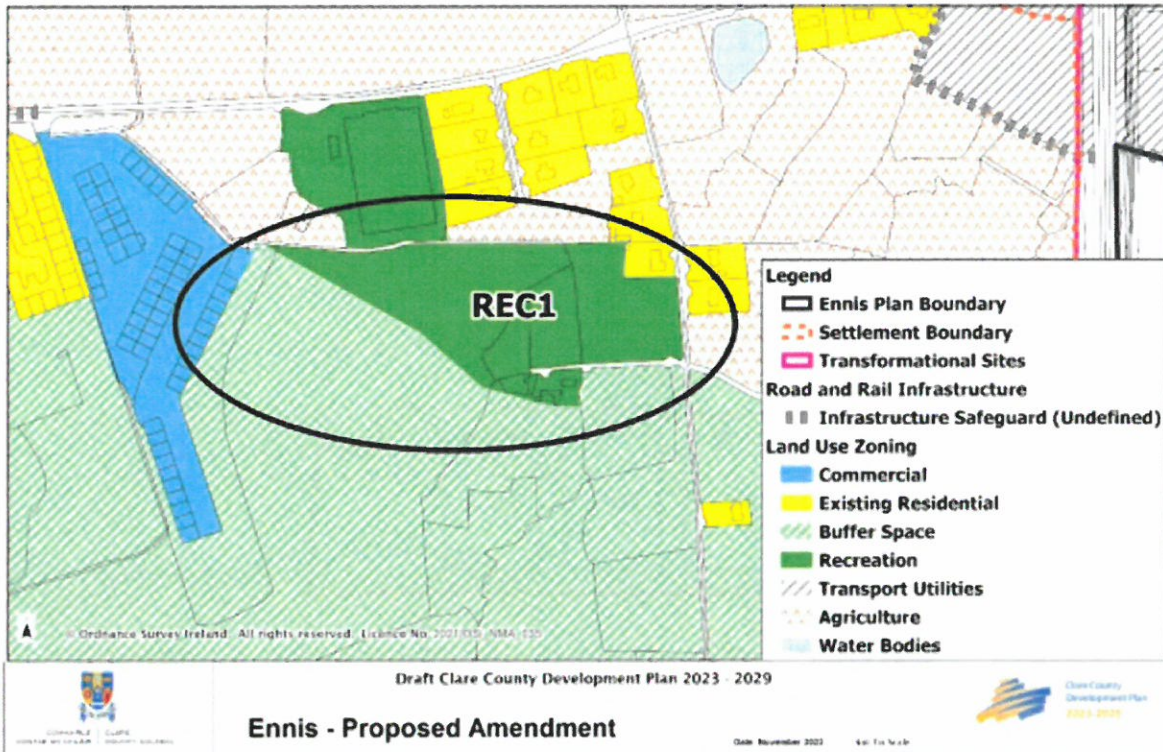
**Figure 1 – Site Location Plan – Subject land outlined in red existing facility shaded in green.**

## 2.0 BACKGROUND

Our Client lodged a submission to the Draft Plan, Submission Ref: S2.932, which requested that the lands adjacent to the existing pitch at Ballaghboy, Doora, Ennis be rezoned from 'Agriculture' and 'Buffer Space' to 'Recreational' to facilitate the development of additional pitches.

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

We note from our review of the Proposed Amendments to the Draft Plan that part of the subject lands are to be rezoned from 'Agriculture' to 'Recreation' with a specific zoning objective of 'REC1'. See Figure 2 below.



**Figure 2 –Proposed rezoning from 'Agriculture' to 'Recreation' as per Amendments to Draft Plan.**

The proposed specific zoning objective for 'REC1' is outlined as follows:-

**REC1 Ballaghboy**

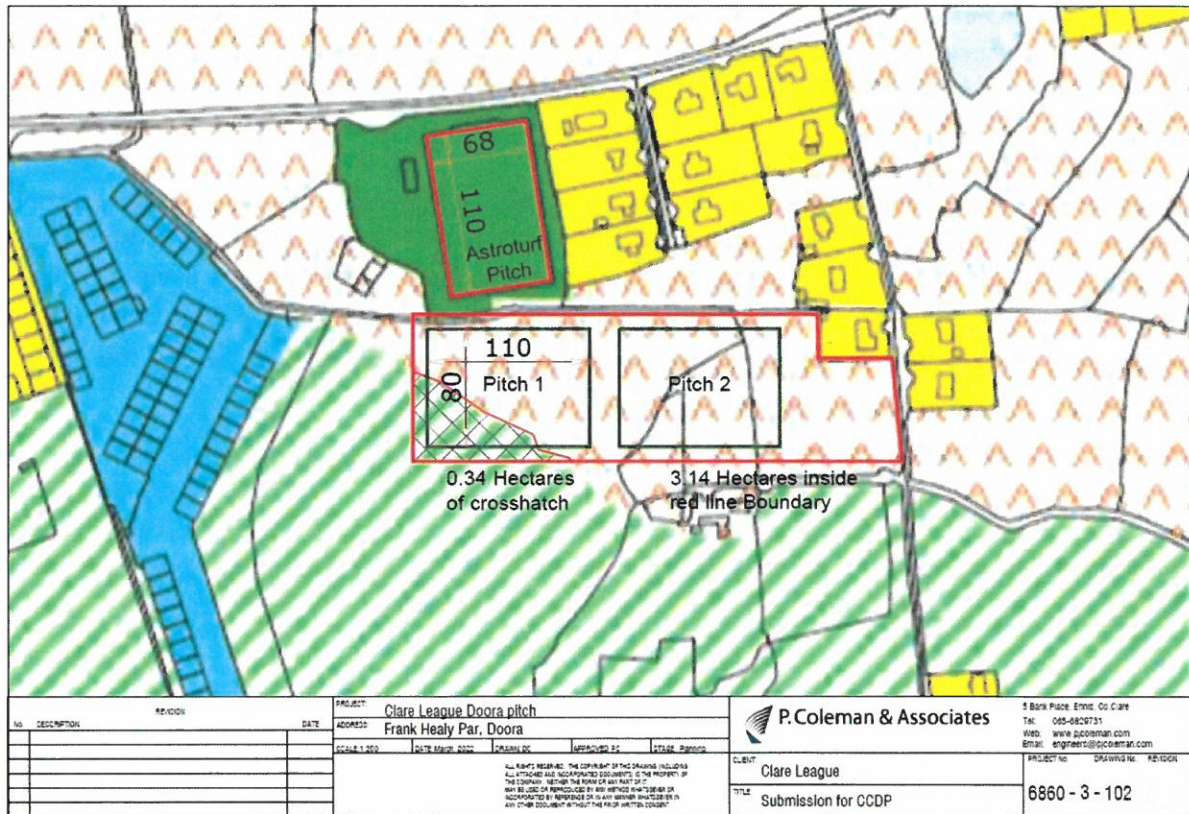
*The further development of REC1 to the south shall not include any non-permeable surfaces, or any ancillary development such as dressing rooms. Any car parking shall be constructed using permeable surfaces. This is having regard to the identified Flood Zone A which applies to this site and to ensure the protection of residential properties in the surrounding area from any potential displacement in terms of flood waters from the development of these lands.*



#### 4.0 SUBMISSION TO PROPOSED AMENDMENTS TO DRAFT PLAN

Our Client welcomes the proposed rezoning on part of the subject lands and we respectfully request that it is included in the adopted Clare County Development Plan 2023-2029.

However, our Client would like to request that this zoning be extended as per the original zoning request so that at least Option C as outlined in original zoning request can be accommodated. Option C is for the provision of two 80 x 110m. size pitches as shown in Figure 3 below and requires the least amount of extension into the 'Buffer Space' zoned lands.



**Figure 3 – Option C for two pitches (80 x 110m.)**

We note the concerns outlined in the Chief Executive’s response to our Clients submission regarding the request to rezone part of the 'Buffer Space' zoning objective to 'Recreation'. We respectfully submit that the area required to be rezoned to accommodate Option C is very limited and on the edge of the 'Buffer Space' area and consist of approximately 0.34 hectares as shown in Figure 3 above.

Our Client is willing to accept an addition to the specific zoning objective proposed in 'REC1' to provide for the following:-



*A site Flood Risk Assessment will be required to support any future development proposals at this location. The Flood Risk Assessment must be prepared having regard to the information set out in Volume 10(c) of this Plan. A Construction Method Statement will be required as part of any planning application detailing how surface water run-off, especially in relation to release of silt to the River Fergus, will be controlled during construction on the site. Furthermore, Drainage Plans for surface run-off during operation must also be submitted ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap) prior to discharge to any surface water features.*

#### **4.0 CONCLUSION**

Our Client welcomes the proposed change of the 'Agriculture' zoning to 'Recreation' on part of the subject land and is seeking that this be adopted in the final Clare County Development Plan 2023-2029.

Our Client is also requesting that the 'Recreation' 'REC1' zoning objective be extended so that at least two x 80 x 110m. size pitches can be accommodated on the subject land with the provision of additional text to the 'REC1' specific zoning objective to ensure that there is no negative impact on the lands identified as flood storage for the River Fergus. This provision only requires a very small area of approximately 0.34ha. of the 'Buffer Space' zoning to be rezoned to 'Recreation' 'REC1'.

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