

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

Parcel E Lands at Ashline, Kilrush Road, Ennis

Submission Ref: S2.852

Harnett Homes & Estate Developers Limited and Jackie Harnett McGrath and John McGrath
Issue: A

Customer Project Number: 4951
Customer Document Number:

Document Sign Off

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

Parcel E Lands at Ashline, Kilrush Road, Ennis

Submission Ref: S2.852

Harnett Homes and Estate Developers Limited and Jackie Harnett McGrath and John McGrath
Issue A

File No: 4951

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		23.12.22	

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 Harnett Homes and Estate Developers Limited and Jackie Harnett McGrath and John McGrath to prepare a submission to the Proposed Amendments to 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 *'Strategic Residential Reserve'* zoning objective on part of the subject lands and rezone to *'Agriculture'*. The subject lands are identified in Figure 1 below.

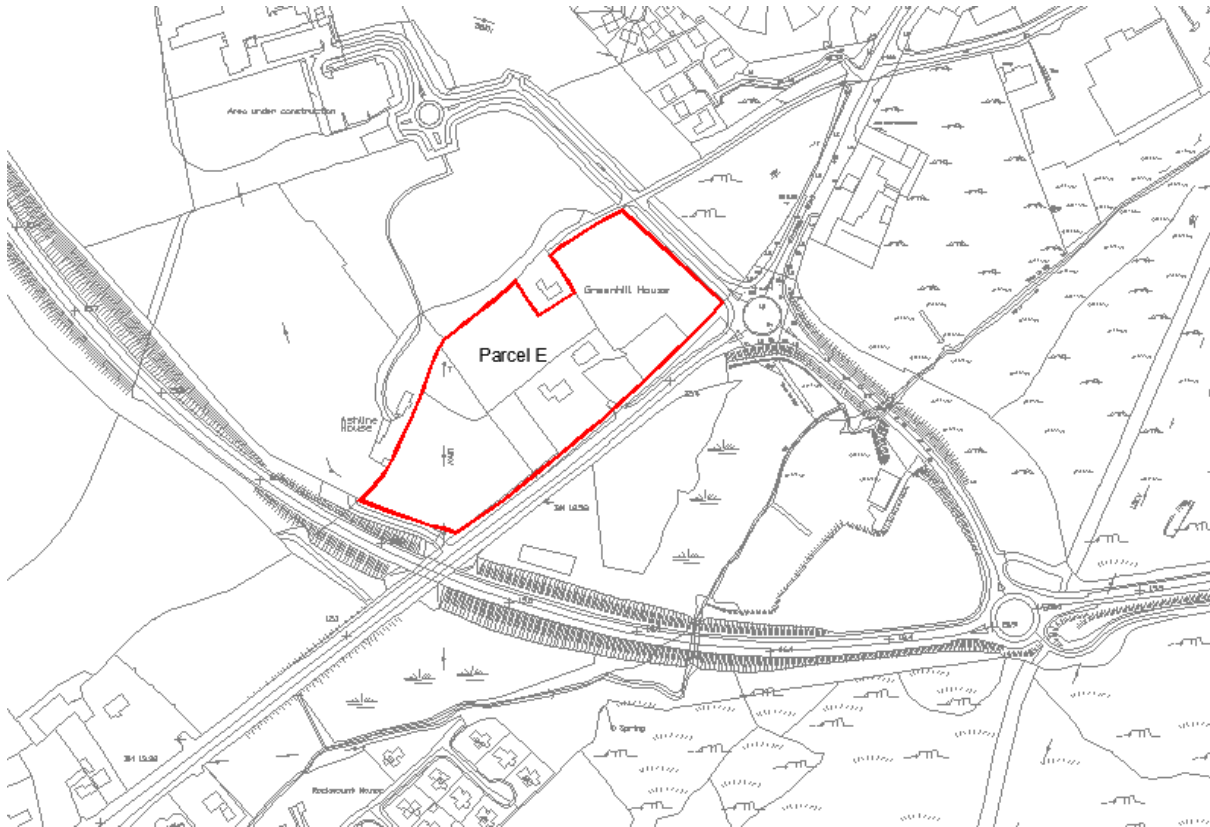


Figure 1 – Site Location Map - Subject Site outlined in Red

2.0 BACKGROUND

Our Clients lodged a submission regarding the subject lands to the Draft Clare County Development Plan 2023-2029 – Submission Ref: S2.852. The original submission sought the following:-

- (i) amend an area of proposed *'Residential' 'R16'* and rezone to *'Agriculture'*,
- (ii) amend an area proposed *'Low Density Residential' 'LDR6'* and rezone as *'Agriculture'*,
- (iii) *adopt the proposed 'Existing Residential'* on the subject site identified as Parcel E.



3.0 PROPOSED AMENDMENTS

We note the following in the Proposed Amendments to the Draft Plan in relation to the above requests:-

- (i) area amended from '*Residential*' '*R16*' to '*Strategic Residential Reserve*'
- (ii) area amended from '*Low Density Residential*' '*LDR6*' to '*Strategic Residential Reserve*'
- (iii) no change to proposed '*Existing Residential*'

4.0 SUBMISISON REQUEST

In relation to request (i) and (ii) above, our Client is seeking for the proposed '*Strategic Residential Reserve*' zoning objective to be amended to '*Agriculture*' as requested in the original submission.

We note the Chief Executives (CE) response to the original request to have these lands rezoned as '*Agriculture*' and we acknowledge the strategic location of the lands. The CE response also refers to the lands being fully serviced. However, it should be noted that at present the only access to the subject lands is via the existing access to the dwelling house on this landholding. There is no direct access to the public road for the lands proposed to be zoned as '*Strategic Residential Reserve*'. Access to the subject lands would therefore require the benefit of planning permission from either the N68 or the access road serving the Ennis National School.

In identifying lands to be suitable for residential use it is important to take account of the availability of these lands also. Our Clients wish to reiterate that they have no intention of developing these lands either within the Plan period or in the foreseeable future and wish the zoning to reflect the existing and proposed continued use of the lands as '*Agriculture*'.

5.0 CONCLUSION

On behalf of our Clients, we respectfully request that the Planning Authority take account of this submission and rezone the subject lands to '*Agriculture*' in the final Clare County Development Plan 2023-2029.