



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

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Volume 1

Core Strategy, Settlement Strategy and Housing

Volume 3(a) Ennis Municipal District Written Statements and Settlement Maps

Ennis/Clarecastle

Volume 3(b) Shannon Municipal District Written Statements and Settlement Maps

Volume 3(c) Killaloe Municipal District Written Statements and Settlement Maps

Volume 3(d) West Clare Municipal District Written Statements and Settlement Maps

Associated Documents

None of the above

Environmental Reports

Strategic Environmental Assessment, Strategic Flood Risk Assessment

Your Submission

Location Map



Upload Files

CDP TOU1 C4 Ballaghafadda.pdf, 0.16MB

The Planning Department

Clare County Council

New Road

Ennis

Co. Clare

15.3.22

Re; CDP Review : C4 & TOU1, Ballaghafadda West, Clarecastle

A Chara,

On behalf of the Rural Development Directorate, please find attached the proposed amended wording to the County Development Plan 2023 – 2029 for your consideration. It is also requested that consideration be given by the Planning Department during the review of the County Development Plan to interchanging the zoning status on the site to suit the strategic plan proposal and vision for tourism and community activities as per the draft Ballaghafadda Amenity & Recreation Plan. This would mean consideration of swapping the location of the tourism TOU1 zoning to the south and community C4 to the northern section of the land and undertaking a review as appropriate to the area assigned.

Draft Proposed Amended Wording:

Site C4 & TOU1 Ballaghafadda West, Clarecastle

This site directly adjoins the Killadysert Road (R473) to the east and has excellent connections to the surrounding area and the wider region via the local, regional and national road network. The site presents an opportunity for community and tourism development which complements its location directly adjacent to Ballybeg Lough. Suitable uses on this site could include tourism uses and community-based developments. An Amenity & Recreation Plan for this site at Ballaghafadda West has been prepared and this Amenity & Recreation Plan will guide the appropriate development of these lands which will be complementary to the village of Clarecastle.

The Ballaghafadda Amenity and Recreation Plan sets out a vision to enhance its natural beauty, enrich its ecological value and to encourage engagement with the landscape, lough and its surroundings. A network of pathways and boardwalks will be carefully set within a naturalised woodland, meadow and wetland landscape. Interpretation of the site's natural and cultural heritage will be provided through signage and public art. Activities on the site may include walking, cycling, wildlife watching, natural play, and low impact water sports, such as swimming, rowing and kayaking with supporting onsite facilities for outdoor recreation, community and tourism requirements as appropriate to the site and objectives of the County Development Plan. There is also the future potential opportunity to enhance and create new linkages with Clarecastle village, Ballybeg Woods and Killone Lough to this site.

The site is located along a proposed cycle route as identified on Map I7 (Volume 2 of this Plan). Proposals for development must include the provision of a footpath, cycle lane (on or off road and associated road widening if required, depending on the scale of the development proposed) and public lighting to connect with the existing network in the adjoining Clarecastle village. Future development on this site must be connected to a public wastewater treatment facility with adequate capacity to accommodate the proposed development. Development proposals for this site must be accompanied by a Transport and Traffic Assessment undertaken in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must demonstrate that safe access to the site can be achieved and also include an assessment of the cumulative impact of traffic/transport generated by planned development in the area on significant junctions in the vicinity.

The site is located adjacent to Ballybeg Lough which flows into Clareabbey Stream and ultimately joins the River Fergus, which is part of the Lower River Shannon SAC. A buffer will be required to protect the Lough from any impacts from future development and on-going operation of the development on the site. The extent of the buffer required must be informed by an ecological assessment of the site. Development proposals must also be accompanied by a Surface water Management Plan which incorporates Sustainable Urban Drainage Systems. A Hydrogeological Assessment may be necessary and, if required, it must be clearly demonstrated that the development will not interfere with water quality or hydrology of the Lower River Shannon cSAC, River Shannon and River Fergus pSPA, Ballyallia Lake SAC and Ballyallia Lough SPA. Development proposals for the use of the site and Lough will be assessed in terms of the potential use of Ballybeg Lough by Special Conservation Interest bird species. This assessment must demonstrate that no potential indirect disturbance will occur as a consequence of the proposed development.

This site is also located within 1km of a known Lesser Horseshoe bat roost (Edenvale/Newhall complex). Therefore the Ecological Assessment must also inform a Landscape Management Plan, making provision for the retention of important features such as hedgerows and trees on the perimeter of the site in particular the *north and south* hedgerow boundaries and woodland habitat along the edge of the Lough. Access for development may be required from the R473 and provision must be made to improve the biodiversity of any boundary retained to make provision for suitable foraging and retain wildlife links. Development proposals must be accompanied by a full Bat Survey, particularly in relation to the presence of Lesser Horseshoe bats on the site, and a full Light Spill Modelling Study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose the removal of woody vegetation around the perimeter of the site save for access and set back requirements and must address how linkages across the landscape can be maintained. Consideration of rewilding of parts of the site to re-establish native woodland and grass species as per ecological recommendations will be encouraged.

There are several archaeological monuments in the vicinity of this site and an Archaeological Assessment may be required as part of future development proposals.

A small corner of the site is located in Flood Zones A and B where any proposals must be for water-compatible uses and must be accompanied by a Flood Risk Assessment.

End.

If you have any further queries in relation to this submission, please do not hesitate to contact me.

Yours sincerely,



Ruth Hurley

Senior Executive Architect

On behalf of the Rural Development Directorate

cc. Leonard Cleary, Director of Service

Bernadette Haugh, A/ Senior Executive Officer.