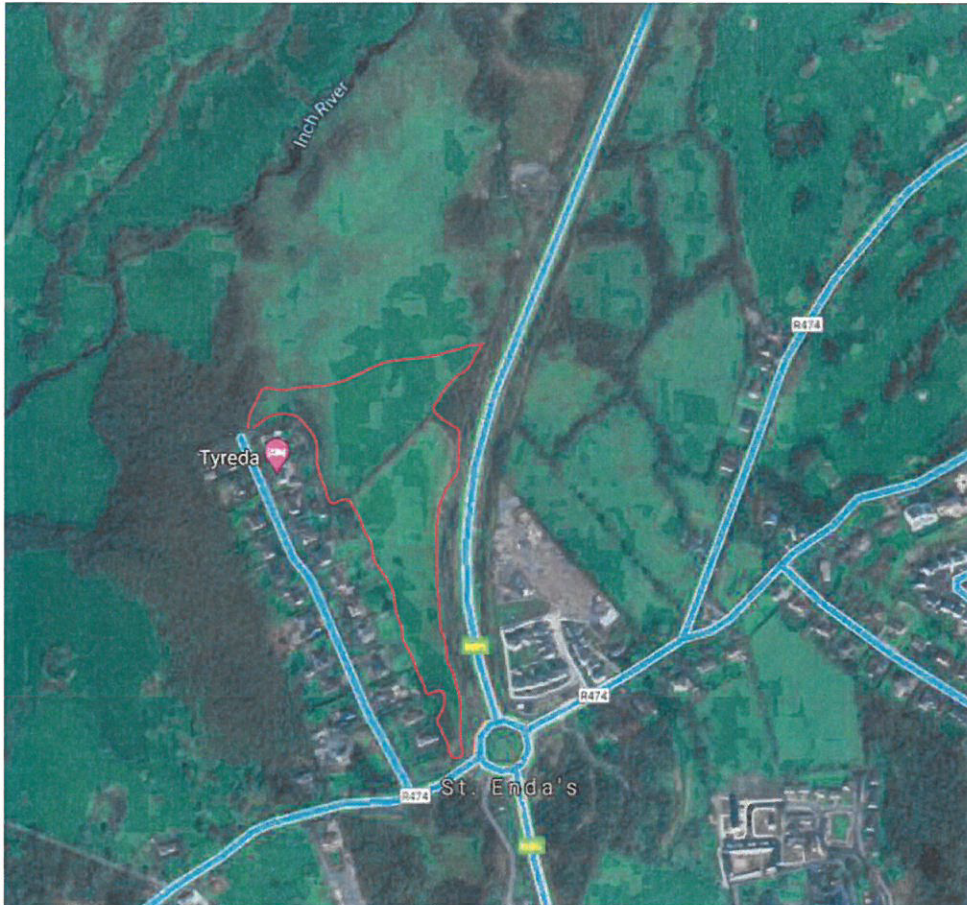




DEVELOPMENT PLAN SUBMISSION

ON

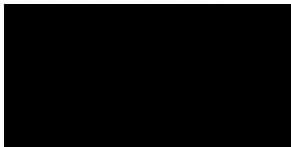
Mr PAT BARRYS LANDS



AT

BALLYMACULA, ENNIS

**CLIENT
Mr PAT BARRY**



**ENGINEERS
EOB Management Services
11The Crescent**

Limerick.

Date : 06.07.2021

Site Potential and Character

PLANNING

LOCATION

3.96 ha of lands in the town land Ballymacaula, Kilmaley Road, on the western side of Ennis.

The lands are accessed off the Kilmaley Road within easy reach of shops, community and institutional services.



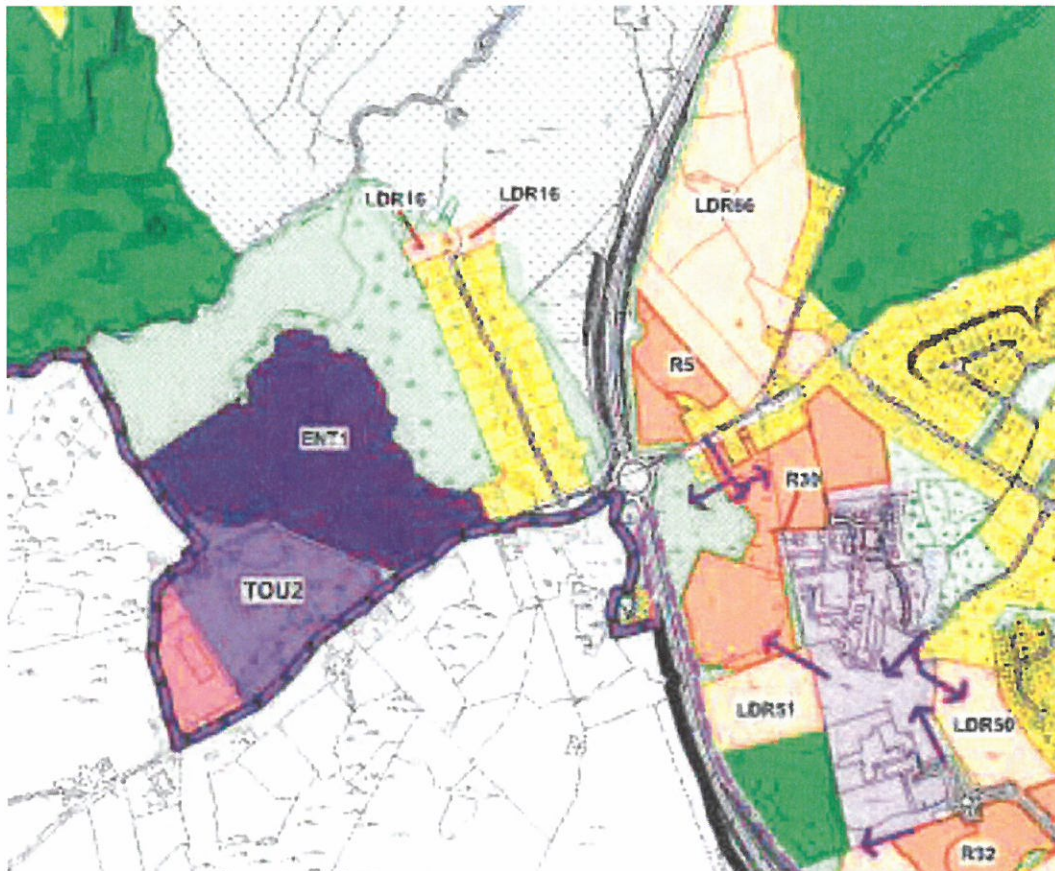
In the interest of promoting compact growth, it is considered that a more balanced approach between land preservation and facilitating development must be considered. Urban land is a scarce resource. Rather than preserving large inaccessible tracts of land, It is submitted that consideration must be given to the limited development of certain tracts. In this regard, a number of independent environmental reports, have been prepared in accordance with relevant guidelines

and best practice methodologies, which have established the environmental qualities of the land. With that in mind, it is respectfully requested that Clare County Council:

- (i) recognises the need for zoned residential land in the area, in proximity to large centres of urban growth, employment centres and permitted schools, and
- (ii) acknowledges the under-utilisation of valuable, urban land, located in proximity to existing services and facilities and which can function as a natural extension to a planned residential development undergoing development, in the short term.

2.0 DEVELOPMENT PLAN

Clare County Development Plan 2017–2023 Does not zone the lands. **The lands 3.96 hectares can be serviced**, Foul sewage to the pumping station to the existing permitted development by Woodhaven Developments Ltd, watermain existing on the Kilmaley Road, access from the Kilmaley Road and stormwater connection to the existing infrastructure provided as part of the bypass.



The development plan for Ennis must transparently fit over policy areas such as economic development, transport, infrastructure and flood plain issues.

The development plan must be a strategic document capable of responding to the needs of Ennis and not a rigid set of rules. The development plan must be a vehicle which will generate balance while allowing for local initiatives specifying the type, amount and quality of development always taking account of the regional setting of Ennis.

The National Spatial Strategy (NSS) sets out the strategic planning framework, creating gateways and hubs, while allowing opportunity for adjacent towns and villages, the objective being to create places that will attract, giving rise to development which will sustain communities and jobs. Consistency between plans and strategies at different levels are essential, each layer must reinforce and support the other.

The planning process must be responsive to the planning issues arising from a growing economy, a demand for diverse range of housing, new approaches to work practices new types of entrepreneurships. The differing types and mixes of retail, commercial and other types of business activities at neighbourhood a community level should be accommodated in the development plan. **Zoning must have a clear set of operational criteria** consolidating and promoting the existing community and other potential uses envisaged in the plan.

The development plan strategic framework must be based on a consensus. The plan must set out a reasonable basis for public and private investment in infrastructure. The plan must offer clear guidance to developers in framing development proposals while at the same time set out the criteria by which those proposals will be adjudicated on, giving some latitude for local needs and circumstances. Settlement patterns are evolving, living and working is drawn to the need for an integrated land use and transportation policy to minimise the growth in private transport demand. **Land use decisions must be informed by socio-economic considerations, services and service providers must be provided where people both want and need them.**

The various strategies of the plan including:

Land use and transportation

Retail Planning

Socio Economic Development

Development Management

Housing

Industrial and Commercial

Infrastructure provision and deficits must all provide a cohesive whole which will allow the varied and varying needs of the community which the plan serves to be met. In addition to the mandatory provisions twelve in all which the development plan must provide under the act such as:

Zoning which must consider matters relevant to the proper planning such as:

Need

Policy Context

Water, Drainage, Roads Infrastructure and flooding

Supporting Infrastructure and facilities

Physical suitability

Sequential Approach

Environmental and Heritage Policy

Infrastructure, satisfactory in infrastructure is primary prerequisite in facilitating new development maximising the use of existing infrastructure identifying the need for new or replacement of deficient infrastructure must be identified within the plan issue such as:

Transport

Energy and communication

Water Supply

Waste management

Foul Sewage

Flooding

Environment, Natural Heritage and Archaeology must all be addressed.

Social Community and Cultural Heritage must be considered.

Preservation of Landscape Character.

Protection of Structures.

All of these provisions taken together with the other mandatory provisions must be layered onto the site under consideration to arrive at a conclusion.

The concept of single use zoning avoided the potential conflicts, where manufacturing processes were either noisy, smelly, hazardous or a public health issue. However, with the advent of technology and growth in the service sector, there is no longer a good reason to separate and buffer different uses. A variety of uses or a matrix of uses can be a useful “smart growth” tool to reduce private transport, preserve natural resources promoting regeneration and economic development. It offers new and existing communities a sense of participation allowing them to socialise locally. It emphasises the connectivity and links within the community. Allowing the doctor, accountant, solicitor to practice within the community he serves furthers a variety of local goals mixed uses will enhance to community by:

- Being a catalyst for regeneration.
- Encouraging high quality innovated design.
- Preserves local communities.
- Promotes a sustainable mix of life and work.
- Provides for a mix of housing.
- Promotes Pedestrian and Public transport.
- Promotes the Community.
- Gives a sense of place.
- Encourages Economic investment.
- Provides for efficient use of infrastructure.
- Embodies “Smart Growth” principles.

Smart growth supports the integration of mixed land uses (such as residential, commercial, and civic uses) into neighbourhoods, communities and the region as critical components of achieving better places to live and work. By locating a variety of uses in close proximity to each other at an appropriate scale, alternatives to driving, such as walking, bicycling and transit become viable. Diverse, well designed,

mixed use development also enhances the vitality and quality of life in our communities and the region as a whole, eventually weaving a fabric that supports broader housing, economic development and transportation goals.

Promote diverse housing types in all communities to enable persons and households from a wide range of economic levels, cultures, and age groups to live and work within their boundaries. No single type of housing can serve the varied needs of today's diverse households. Smart growth represents an opportunity for communities to increase housing choice not only by modifying land use patterns on newly-developed land, but also by increasing housing supply in existing neighbourhoods already served by infrastructure.

Many of the principles of smart growth, such as mixed uses and acceptable densities, are difficult or impossible to achieve under the current zoning. For smart growth to succeed, reforms to zoning are needed to remove disincentives to smart growth.

Smart Development itself derives from the notion of smart growth which, at its core, is defined as being about ensuring that neighbourhoods, towns and regions accommodate growth in ways that are economically sound, environmentally responsible, and socially supportive of community liveability.

Site Analysis

Services

Watermain, it is proposed to connect to the existing watermain on the Kilmaley Road

Foul sewage will be collected and connected to the permitted pumping station constructed by Woodhaven Development Ltd.

Stormwater Disposal

Whereas detention basin design for flood control is concerned with relatively infrequent, severe runoff events, such as the 25-, 50- or 100-year storm, design for water quality benefit is concerned with controlling the more frequent storm events (eg 1.5-year storm or less).

Also of primary importance to water quality, is the capture and treatment of the “first flush”, a term used to describe the initial washing action that stormwater has on impervious surfaces. Pollutants that have accumulated on these surfaces are flushed clean by the early stages of runoff, which then carries a shock loading of these pollutants into receiving waterways. By capturing and treating the first 10 mm of runoff, up to 90% of all pollutants that are washed off of the land can be removed from stormwater before it enters the drainage system.

Access

Access to the lands will be from the existing junction off the Kilmaley Road.

Ecological Assessment

A ecological assessment has been undertaken ,the report confirms that the site comprises grassland with traditional field boundaries . There are no examples of habitats listed on Annex I of the Habitats Directive or records of rare or protected plants. There are no species listed as alien invasive as per SI 477 of 2011. Field boundaries provide habitat for common breeding birds and foraging areas for bats. Areas of improved agricultural grassland are of low biodiversity value and of negligible ecological value

Flood Risk Assessment

The subject land has been screened, scoped and assessed for flood risk in accordance with ‘The Planning System and Flood Risk Management Guidelines – DoEHLG-2009’

This land is within Flood Zone C and is not subject or liable to flooding.

Conclusion

The site 3.96 hectare site has both access and services.

In accordance with the National Spatial Strategy Ennis has been identified as a major growth area, the growth models sustain the argument for the continued growth of Ennis.

In accordance with The Sustainable Development, A Strategy for Ireland, we saw local involvement as vital, the provision of community infrastructure as being necessary if you are going to provide a sustainable future for your community.

On the local front the Planning Land Use and Transportation Study (PLUTS) has identified the existing major road networks as growth corridors by identifying growth poles and satellite town and villages along these roads.

In this context a small neighbourhood settlement concept proposal was prepared for Ballymacaula to realise the objectives set out in the national and local strategy reports.

Small neighbourhood settlement concept was to restore and foster traditional community values with an emphasis on quality of life while addressing the identified needs.

The concept addresses the issue of sustainable development by balancing the lifestyle needs of the individual with an integrated approach to the needs of the community.

Various studies have identified the relationship between people and the space in which they live. Improving the quality of the living environment increases the individuals quality of life contributing to the community well being.

The needs of the community are:

Housing, mix with a variety of cost choices.

Local facilities, shops and related community facilities.

Leisure: social and recreational

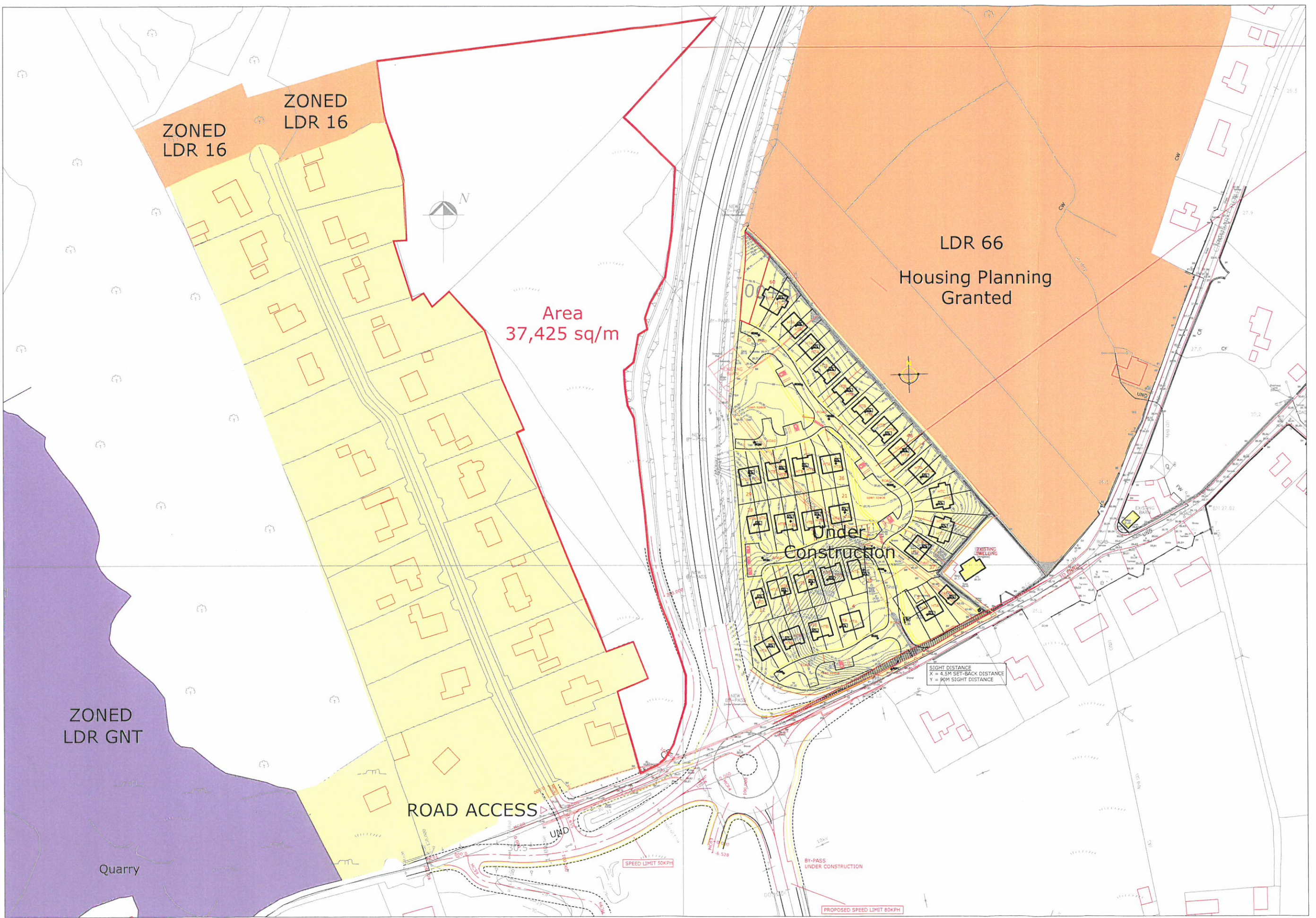
The zoning on the eastern side of the bypass should be a **balanced** mirror image on the western side to complete and **diversify** the residential offering at Beechpark.

Open space zoning is meant to enhance by protecting views and residential amenities it is not meant to exclude, we submit that the current development plan zoning on the 3.69 hectares serves no **operational objective** and merely provides a separation for that which should be integrated.

In addition the zoning for enterprise ,tourism and light industrial would benefit from **consolidating** and infilling the available serviceable lands to residential on the western side of the bypass leading to the social, economic and physical **rejuvenation of an area.**

We submit that our request for zoning to carry out development is not at variance with the settlement strategies as set out and should receive favourable consideration.

At the core of our request is the introduction of the **principle of flexibility** into the development plan to allow some vision and balance into the community at Ballymacaula.



General Notes:-
 Contractors must verify all dimensions on the site before commencing work
 Work only from figured dimensions
 This drawing to be read in conjunction with all relevant Consultant's drawings
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REVXTD7	DATE7
REVXTD6	DATE6
REVXTD5	DATE5
REVXTD4	DATE4
REVXTD3	DATE3
REVXTD2	DATE2
REVXTD1	DATE1

Revision Schedule

		11 The Crescent O'Connell Street Lisnack		Tel: 965-55363 Fax: 965-57428 Mobile: 966-8367266 Email: info@eob.ie	
Drawing Title: Zoning		Project: DRUMBIGGLE		Client:	
Date: 11/08/2021		Drawn: SM		Checked: POB	
Scale: 1:1000		CAD Ref:		Drawing No: 21-031-001 P0	

Woodhaven Developments Ltd confirm,

To whom it may concern,

That Mr. Pat Barry, has permission to connect to the Pumping Station built on our lands at Ballymacaula, Drumbiggle. This permission is subject to the statutory provisions such as planning permission, Irish Water connection agreement being applied for and granted and formal contract with Woodhaven Developments Ltd the terms of which will be agreed at a later date.

Signed for Woodhaven Developments Ltd.,

..... Dated: 30th September 2021.