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**Planning Department
Clare County Council
New Road
Ennis
County Clare**



31st January 2022

Re-proposed revisions to Clare County development plan.

Public consultation period. Kilkee Local Area Plan.

Dear Sir/Mdm,

On behalf of my client Mr Michael Ryan, of [REDACTED] who owns land at Kilkee as indicated on the attached map, we wish to make the following submission on the proposed revisions to the Development Plan:

We believe that the settlement boundary at the Northern section of Kilkee should be extended to incorporate Mr Ryan's land as shown on the attached suggested amendment to the LAP map.

Indeed, looking at the geometry of the proposed settlement boundary as it is indicated in the draft Local Area Plan, it is difficult to understand why this land has not been included. It has substantial road frontage within the reduced speed limit area, it is directly opposite to and immediately adjacent to two medium-density housing estates and the area immediately to the north-west on the same side of the road has been included within the settlement boundary.

It is clear that the incorporation of this portion of land would simplify the geometry of the settlement boundary and it is difficult to understand the delineation of the

boundary as shown, other than perhaps for historical reasons. A simplified geometry generally facilitates development and facilitates the creation of plots within which a more convenient and attractive layout can be developed during the planning application process.

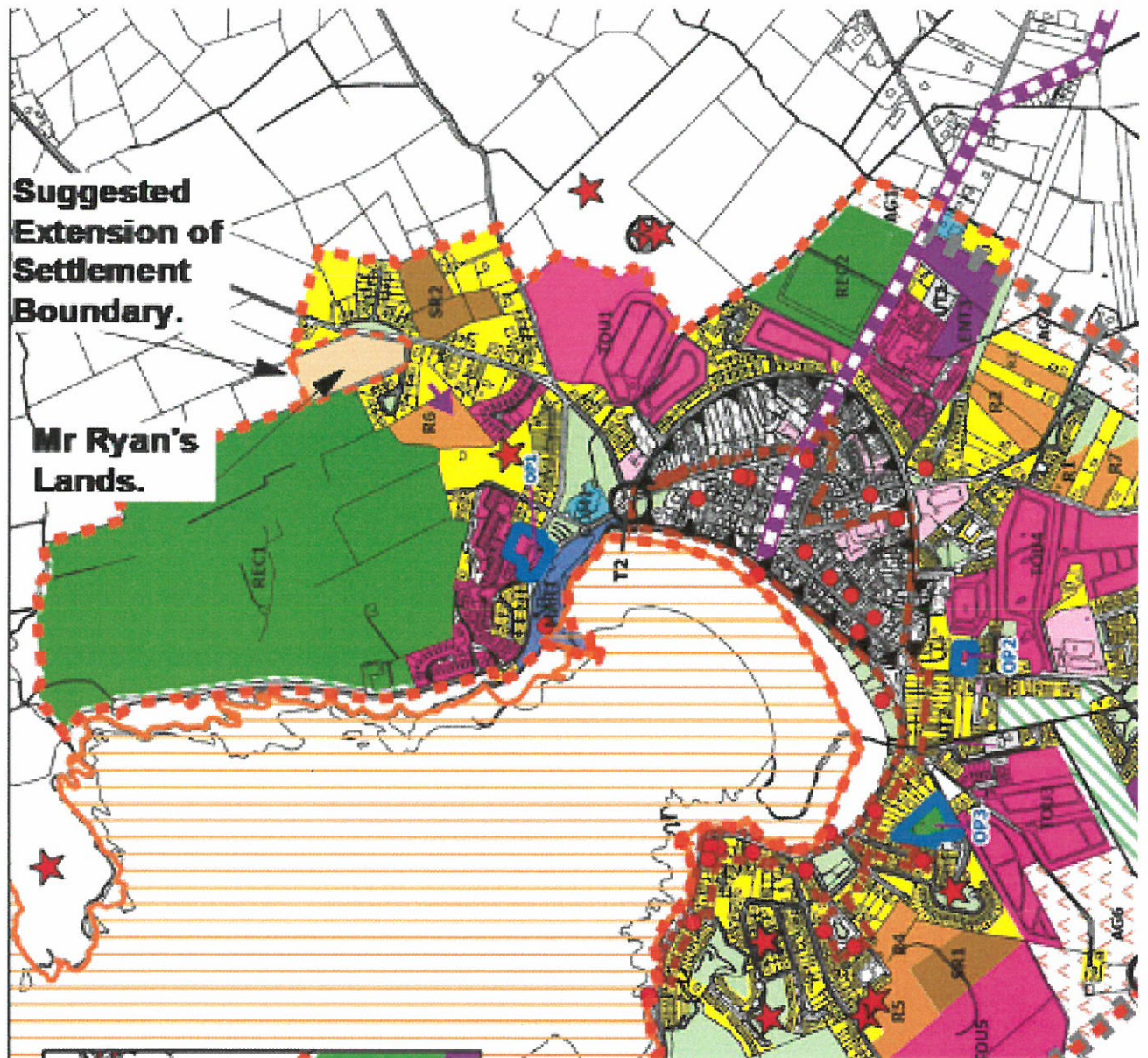


Fig 1. Suggested amendment to Settlement boundary and zoned area for Kilkee L.A.P.

There is no doubt that a town such as Kilkee, which enjoys the benefit of a well-developed urban settlement pattern, will be appropriate for a substantial residential development into the long-term future. The recent experience of remote working during the pandemic as well as recent draft government legislation improving rights of workers who wish to work remotely will enable towns such as Kilkee to extend their population bases to those wishing to work remotely. This will enable it to cease to rely on its function exclusively as a holiday resort for 2 months of the year with a very limited population for the remainder of the year.

Certainly, recent evidence in Kilkee shows very substantial demand for housing with long queues forming whenever any house comes on the market. It is important to take such developments into account and to ensure that when circumstances change to the point of making an area more attractive for the provision of dwellings that planning policy take this into account.

Indeed, it is likely that the events of recent years together with advances in technology and the roll-out of broadband will cause a significant transformation in the nature of settlement within many towns which, over the past 40 years, have been problematic in terms of maintaining their population base. It is important to bear this in mind in assessing residential development needs into the future as well as in assessing the amount of land which is considered suitable to be zoned.

In addition to zoning areas for the provision of housing estates it is also appropriate to ensure that some land will be available for the provision of individual sites or areas where lower densities will prevail.

Any development area, and indeed any small town, should make provision for a variety of house types as is recommended under government Planning Guidelines *Sustainable Residential Development in Urban Areas 2009*, under paragraph 6.12, dealing with development at the edges of small towns and villages.

We would recommend therefore that the area of land which we indicate, measuring some 1.7 ha should be zoned **Residential R2**.

Mr Ryan has looked at other possible development uses for the site and was for a time interested in developing a nursing home at this location. However, it is difficult to get a nursing home operator to commit to developing such a facility in an area with the low population base of Kilkee.

We trust you will take this submission into account, and we would be happy to meet the forward planning section of Clare County council to discuss this matter further.

I would be obliged if you would acknowledge receipt of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michael Leahy', written over a horizontal line.

Michael Leahy,
For Leahy Planning Ltd. on behalf of Mr Michael Ryan.