





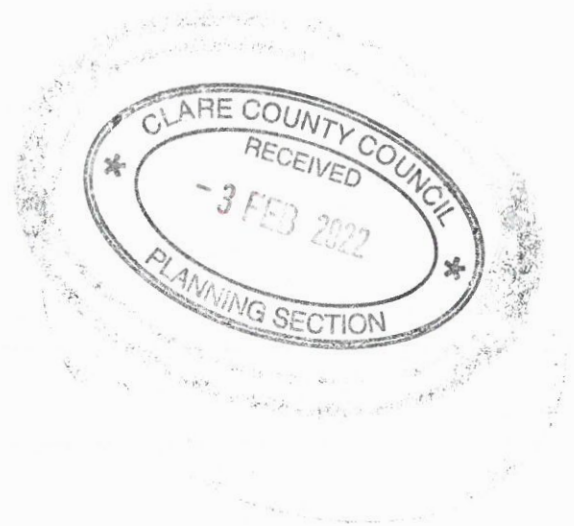
From: Shannon Paddlers [redacted]
Sent: Thursday 3 February 2022 09:54
To: Development Plan; Jennifer Collins
Subject: Submission to Draft Clare County Development Plan 2023-2029

Dear All,

Shannon Paddlers Club wishes to make the attached submission to Clare County Council in respect of rezoning of a plot of land in O'Briensbridge village and requests that the submission be considered by the Council in the Draft Clare County Development Plan 2023-2029.
Please see documents below.

Documents

-  [Pat Aherne consent to apply for rezoning 220220...](#)
-  [Shannon Paddlers submission details.odt](#)
-  [Site location OBB.png](#)
-  [Submission to Draft Clare County Development Pl...](#)



Subject: Submission to Draft Clare County Development Plan 2023-2029

Yours sincerely,
Brid O' Connell,
Chairperson

Submission to Draft Clare County Development Plan 2023-2029

forwardplan@clarecoco.ie

Context of rezoning application

Extract from Volume 3C of the Draft Development Plan

“Enhancing the economy in this part of the Municipal District is a key challenge for the plan period but extensive opportunities exist to expand the tourism industry based on local assets such as the Lough Derg Blue-Way, hill-walking, fishing and water sport. Waterways Ireland has developed a Lough Derg Blueway canoe trail with services at Killaloe, Ballycuggaran, Scarriff Harbour, Mountshannon Harbour and Dromaan Harbour and this has raised the profile of the attractions in this area located within Irelands Hidden Heartlands. The planned Inis Cealtra Visitor Centre will further enhance the tourism product in this area. There are also significant opportunities for agricultural diversification and rural enterprise development. Despite the peripherality of some areas, the Killaloe Municipal District has strong linkages to the surrounding county and region. The national and regional road network traverses the Municipal District and provides important connectivity to the wider area.

General Objectives – O’Briensbridge and Bridgetown

- To safeguard the built heritage, scale and linear character of O’Briensbridge as identified by the Architectural Conservation Area;
- To promote the consolidation of the existing villages through brownfield reuse/redevelopment and compact growth within the designated village growth areas.
- To ensure that future growth is incremental and small scale in nature, and is relative and appropriate to the scale, size and character of the villages.
- To strengthen the existing link between the settlements of O’Briensbridge, Bridgetown and Montpelier.
- To develop walking and cycling trails offering greater accessibility to the countryside by sustainable modes of travel and promote the sustainable designation and delivery of Greenway and Blueway Corridors.

Employment and Enterprise As the only crossing of the River Shannon between Limerick City and Killaloe, O’Briensbridge enjoys a strategic location which is advantageous for businesses seeking convenient access to the Mid-West region. The proposed Shannon Greenway will start in Limerick City, crossing the River Shannon over the Black Bridge and following the old Errina Canal across publicly owned lands to O’Briensbridge and Killaloe and onwards to Scariff. The villages’ location on the proposed Shannon Greenway provides an opportunity to capitalise on this by encouraging visitors to stop awhile, making O’Briensbridge a destination in its own right. The village is ideally placed to offer hospitality in the form of accommodation, restaurants and cafes and to develop improved access to the river for water sport-based activities. At the time of writing, it is noted that plans are progressing for the development of a trail head canoe trail at O’Briensbridge lead by Waterways Ireland and in partnership with statutory agencies and in association with the local community. It is an objective of the County Development Plan;

- To develop and enhance tourism offerings within the village in particular sustainable and eco-tourism to enhance the overall visitor

Application for rezoning of plot of land

Three factors are the main drivers in the application for rezoning:

- The growth in Shannon Paddlers club membership has resulted in increased level of parking requirement in the O' Briensbridge area and this highlights the need for overflow car parking facilities.
- The successful application by Waterways Ireland, in conjunction with the local community and Shannon Paddlers and Shannon Dragons club, for approved funding under the Measure 2 Outdoor recreation infrastructure scheme to facilitate the development of 4 canoe trails, a trailhead and a floating pontoon.
- The potential relocation of the Shannon Dragons to O'Briensbridge on completion of the floating pontoon.

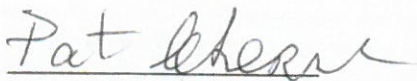
The club would aim to provide an overflow car parking facility in the plot of land highlighted in the attached map. The plot measures 0.357 hectares and is currently zoned "Open Space" in Clare County Draft Development Plan. The owner of the property (**Part of [REDACTED] as highlighted on attached map**) has consented to the club application for rezoning of the plot to "Recreation". The adjoining lands are zoned "existing residential" and "open space". If the rezoning application was successful, it would be the intention of the club to apply to Clare County Council for planning permission for the development of a club specific secure car park facility, which would also provide for storage containers for boats and equipment on site. Access would be restricted to Shannon Paddler club members and invitees of the club. The car park would be controlled by locked gate and designated key holders. It would be the intention of Shannon Paddlers club to facilitate overflow parking and secure storage of Dragon Boats for the Shannon Dragons club. The application would appear to support the general objectives, as outlined above in the Draft Development Plan, for O' Briensbridge and also the employment and enterprise objectives.

To whom it may concern.

I Pat Aherne, legal owner of the property as highlighted in the attached map,(Part of [REDACTED] as highlighted on attached map), confirm that I consent to Shannon Paddlers club submitting an application for rezoning of the site from the current "Open Space" to "Recreation" for consideration by Clare County Council in the Draft Development Plan.

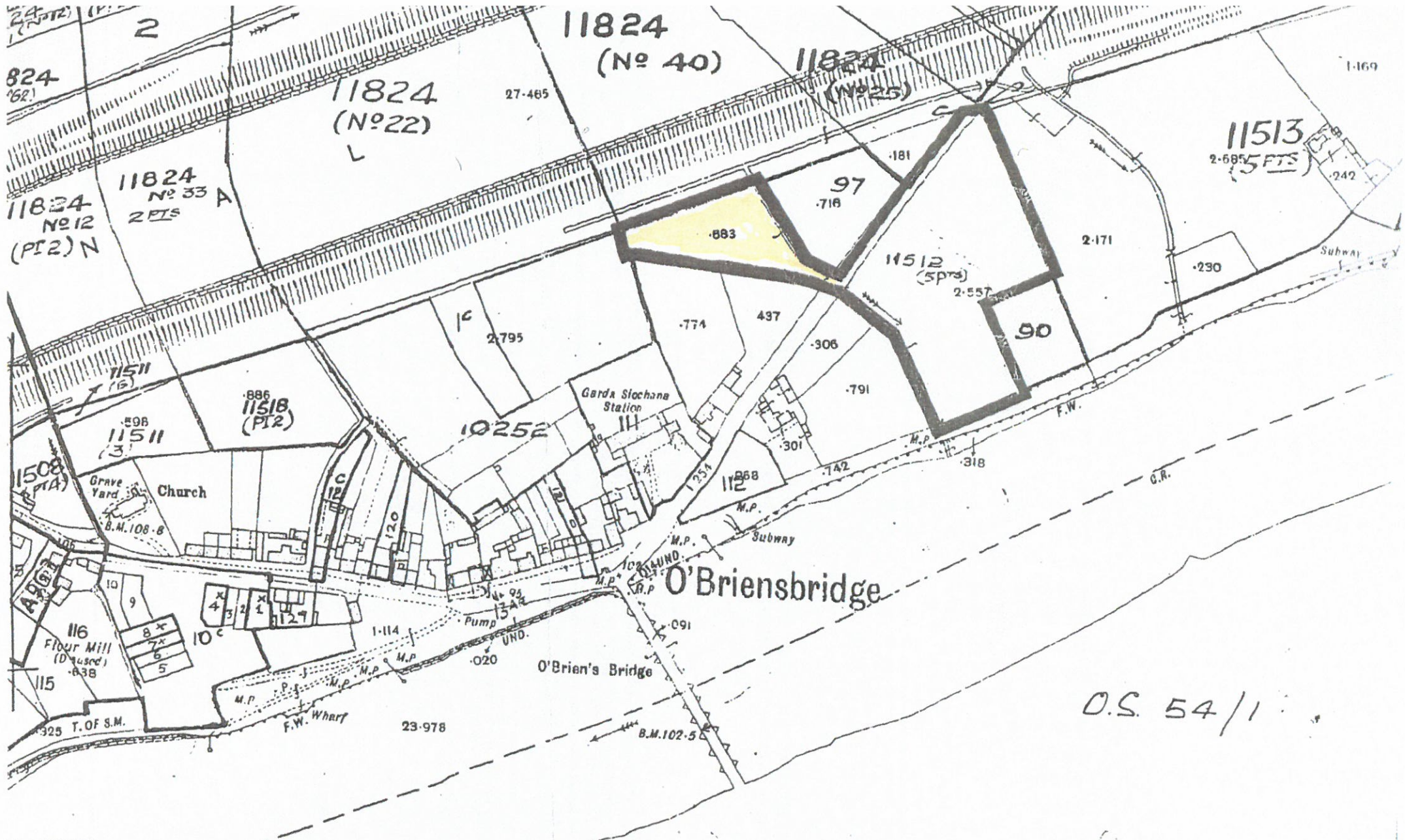
I have discussed the proposed application with Brid O'Connell, Chairperson of Shannon Paddlers and understand that the rezoning application is necessary to facilitate a proposed application for planning permission on the site to accommodate an overflow car park facility and storage capacity containers for the club etc.

Yours sincerely,



Pat Aherne

Dated 2/2/2022



824
'62'

2

11824
(No 40)

11824
(No 25)

1-169

11824
(No 22)

27-485

11824
No 12
(PI 2) N

11824
No 33 A
2 FIS

11513
(5 FIS)

883
97
716
181
11512
(SP3)
2-557
90
2-171
2-230

2-795

774

497

306

791

886
11518
(PI 2)

10252

Garda Siochana
Station

112

M.P.

301

142

M.P.

318

1508
(PIA)

Grave
Yard
Church
B.M. 108-8

11511
(3)

11511
(15)

Subway

O'Brien's Bridge

116
Flour Mill
(D. used)

10
8 x
7 x
6
5

1-114

Pump

O'Brien's Bridge

091

F.W. Wharf

23-978

B.M. 102-5

O.S. 54/1