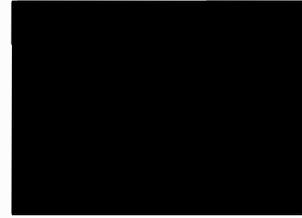


**“Submission to Draft Clare Draft Development Plan 2023-2029”**



25/02/2022

Draft Clare County Development Plan 2023-2029,  
Planning Department,  
Clare County Council,  
New Road,  
Ennis,  
Co Clare.  
V95 DXP2.

Dear Sir / Madam.

I attach a submission in relation to the Draft County Development Plan 2023 – 2029. The submission relates to draft settlement plan for Killadysert village.

Yours,

A handwritten signature in blue ink that reads "David Hogan" with a flourish at the end.

David Hogan.

**SUBMISSION ON THE DRAFT CLARE COUNTY DEVELOPMENT PLAN  
2023-2029 VOLUME 3(d) West Clare Municipal District Area Settlements.**

This submission relates to the proposed zoning of lands under objective TOU1 in the draft settlement plan for Killadysert Village which forms part of the Draft Clare County Development Plan 2023-2029.

I am the owner of the greater proportion of lands which are concerned by this objective as currently indicated on the draft zoning map accompanying the Draft Plan.

The lands in my ownership comprise 2.533 hectares in area and I attach an OS map on which said lands are outlined in red.

Killadysert is designated in the Draft Clare County Development Plan and Draft Settlement Plan as a “Tier 2 - large village settlement” intended for future growth that is balanced and sustainable and which is relative and appropriate in scale, size, and character of the existing village. The Plan supports the future development of a range of uses and services, the development of additional facilities and services in the village and the maximisation of tourism assets. Objectives MAR1 and TOU1 identify lands reserved for tourism and leisure related development associated with their proximity to the harbour and village centre. An indicative land use zoning matrix contained in Appendix 2 to the Draft Plan sets out the classes of development which would be “*normally considered*” or “*open for consideration*” on zoned lands. Classes of development “*not normally permitted*” under specific zoning categories are also indicated.

The Plan provides for appropriate village development uses including residential, commercial, office, educational, community cultural and tourism related development consistent with objectives to protect and enhance the special character of the village. Local housing demands together with the provision of community services / facilities and local employment opportunities in the village in accordance with the principles of proper planning and sustainable development are to be facilitated.

It is acknowledged that the development of tourism is an important contributor to job creation and economic activity for the village. Tourism related development on its own or in combination with other uses would be an option for me as landowner / investor subject to the commercial viability criteria of a particular project being met. I am concerned however that the ‘range of use’ options provided for under the exclusively “tourism” designation in the Draft Plan is unduly limited and would exclude other uses which would advance the overall aims and objectives of the plan

for the village in securing sustainable economic development. Examples of uses which would be excluded are as follows:

- Education.
- Enterprise centre, research, and development.
- Health centre.
- Light industrial.
- Permanent residential.
- Nursing home/ retirement home.
- Office, training centre.

A further objective of the Draft Plan is '*to support the development of a new primary school at a suitable location*'. The proximity of these lands to the existing secondary school provides a unique opportunity to develop an educational campus along the Quay Road serving both the village and its catchment area.

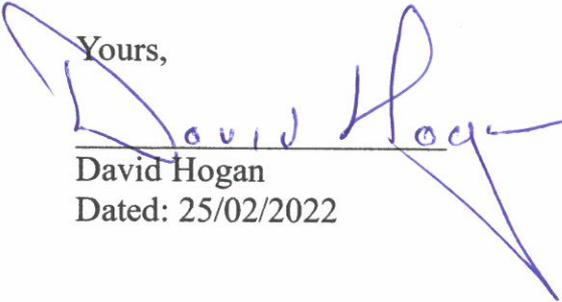
Furthermore, objective TOU1 has applied to these lands for, at a minimum, the life of the previous three County Development Plans / Local Area Plans; and has not generated any commercial interest. These restrictions have and continue to threaten the viability of any development of my lands and limit appropriate and sustainable village development.

I therefore request, with respect, that consideration be given to broadening the scope of the current designation in the zoning matrix to include those excluded uses referred to above

**Or alternatively**

a change in the zoning objective for my lands from "tourism" to 'mixed use' which includes provision for tourism and other compatible uses as set out above.

Yours,



David Hogan

Dated: 25/02/2022

