



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

Submitted Time: March 15, 2022 9:02 AM

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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

None of the above

Your Submission

Location Map



Upload Files

Submission Clare County Development Plan Mary Cuffe.pdf, 5.88MB

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

Date: 14th March 2022

Re: Submission to Draft Clare County Development Plan 2023-2029 regarding lands at Ennis, Co. Clare

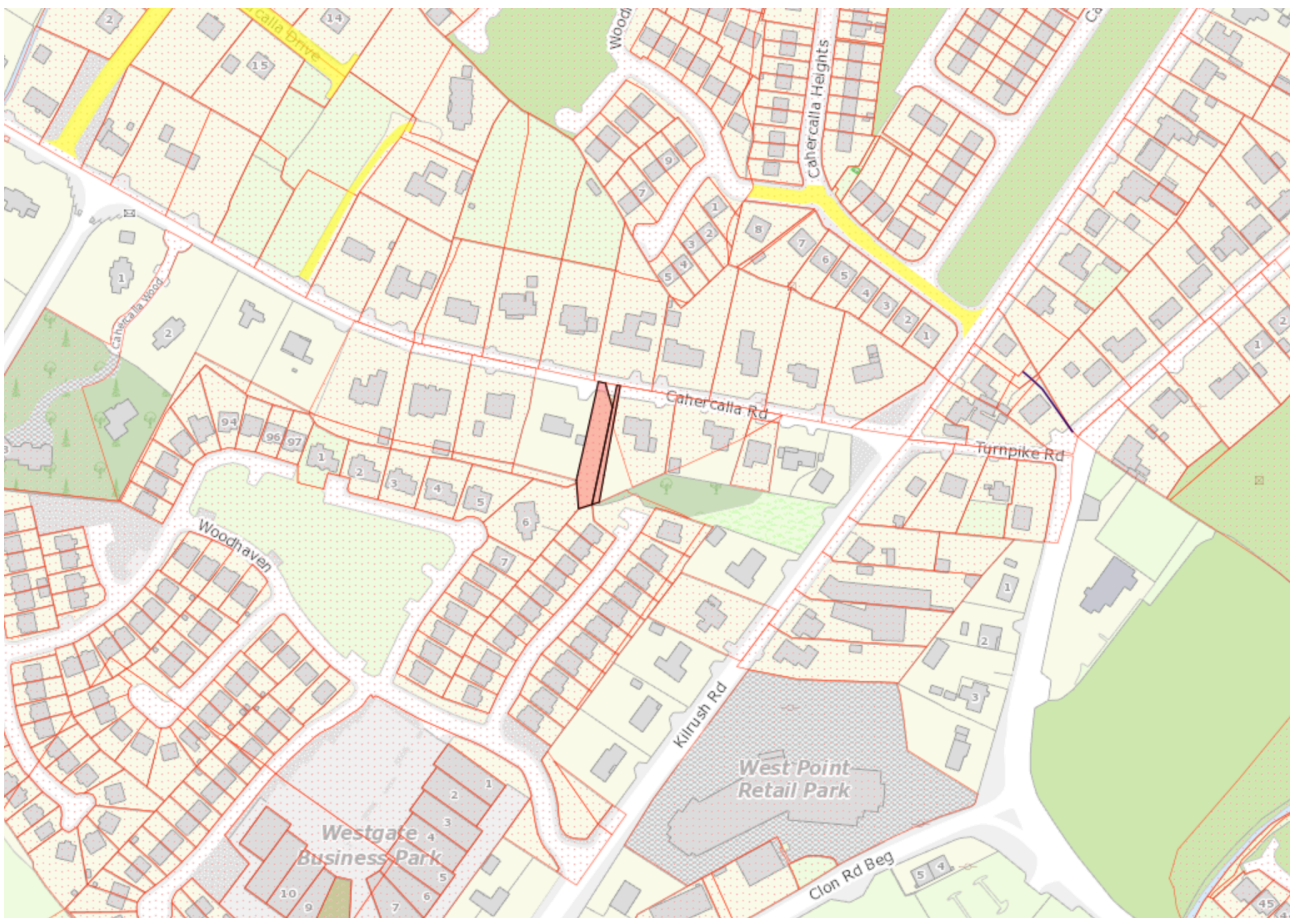


Figure 1 - Mary Cuffe's Landholding at Cahercalla Ennis





Figure 2 - Photograph of Mary Cuffe's landholding at Cahercalla Ennis

1.0 Introduction

I, Andrew Hersey Chartered Town Planning Consultant MIPI am acting on behalf of my client Mary Cuffe, who owns the lands marked on the map above. I have been asked by my client to examine the Draft Clare County Development Plan 2023-2029 and prepare a submission seeking to zone these lands for residential use.

My client owns approximately 0.07181ha of lands at this location which is located between two existing detached properties on the Cahercalla Road, Co. Clare. It is understood that there was planning permission on the said lands under Planning Reg. ref. P08-21176. This permission has now expired

My client notes the Draft Clare County Development Plan 2023-2029 and in particular Volume 3a Ennis Municipal District Settlement Plans which contains a zoning map, and various policies and objectives which



relate to Ennis. It is noted that her particular site is zoned as *Buffer Space* in the said zoning map associated with Ennis. Buffer Space is described in Chapter 19 of the Draft Plan as:

Buffer spaces are intended to provide a buffer of undeveloped land for the conservation of biodiversity, visual amenity or green space. Buffer spaces may include natural features such as floodplains, riparian zones, turloughs, valuable biodiversity areas including designated sites, amenity areas, woodlands, hedgerows, green spaces and archaeological features.

I note that the site is also zoned as Buffer Space in the current County Development Plan now in force.

The site in question is a vacant site in a residential area located between two existing houses. The site was up to last year very overgrown with thick bramble. I understand from my client that the site was partly cleared by Ennis Town Council and a fence erected in front of the same. Any biodiversity aspects associated with the site were therefore effectively removed by the council when they cleared the site. It is not clear therefore as to why it was zoned as a Buffer Space when it was not protected as such

My client considers that the site is more appropriate for *Residential Use* or *Existing Residential Use*. These lands can be described as an Infill Development Site

My client's family will develop these lands for residential use in the event that the zoning is changed to allow for the construction of a dwelling or dwellings on the same. This will aid in the alleviation of housing shortages in Ennis.

The following document therefore sets out a rationale as to why my client's lands are suitable for residential use and why these lands are more suitable than other lands currently zoned in the draft plan. With respect of the same zoning my client's family lands would comply with national and regional development plans and Section 28 (of the Planning & Development Act 2000 as amended) Planning Guidelines issued by the Department of the Environment, Heritage and Local Government.

2.0 Policy Context

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009. A fundamental principal of proper planning and sustainable development is that sustainable transport is inextricably linked to land use. Residential housing should be located where there is good public transport, and safe pedestrian and cycle links to town and city centres, transport hubs, services and amenities. This principal encourages walking, cycling and dependance on the private motor vehicle is reduced. This fundamental planning principal is set out in ministerial *Guidelines for Planning Authorities on Sustainable*



Residential Development in Urban Areas 2009. The principal focus of these guidelines is the provision of sustainable residential development and the promotion of development that prioritises walking, cycling and public transport, and minimises the need to use cars

The National Planning Framework 2040 is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. In particular the following applies

Section 4.5 Achieving Urban Infill/Brownfield Development states:

The National Planning Framework targets a significant proportion of future urban development on infill/ brownfield development sites within the built footprint of existing urban areas. This is applicable to all scales of settlement, from the largest city, to the smallest village.

Section 1.2 Making the Vision a Reality states:

A major new policy emphasis on renewing and developing existing settlements will be required, rather than continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages. The target is for at least 40% of all new housing to be delivered within the existing built- up areas of cities, towns and villages on infill and/or brownfield sites. The rest of our homes will continue to be delivered at the edge of settlements and in rural areas.

National Policy Objective 35 (NPO 35) states

Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

Regional Spatial and Economic Strategy for Southern Region 2019-2031 which provides a high-level development framework for the Southern Region that supports the implementation of the National Planning Framework (NPF) and the relevant economic policies and objectives of Government.

The ***Housing for All*** published by the Irish Government on 2 September 2021, will replace the 'Rebuilding Ireland Strategy' launched in 2016. It has been dubbed the "single largest investment in housing since the 1960's".

In order to address Ireland's continuing housing crisis, the Plan will require the public and private sector to work together to reach the overall target of 300,000 homes by 2030, the breakdown of which is as follows:

- 170,000 homes for the private market;
- 90,000 social housing units;



- 36,000 affordable housing units; and
- 18,000 cost rental properties.

In order to reach the above lofty goals the State intends to spend €4 billion a year to 2030 on various State interventions and capital investments.

The Department of Housing commissioned a report from the Economic and Social Research Institute (ERSI), which indicated that an average of 33,000 new homes needed to be built a year in order for the housing crisis to be successfully addressed by the Government. In order to achieve the goal of 33,000 new homes per year, the Plan provides four pathways to achieving four overarching objectives:

- Supporting home ownership and increasing affordability;
- Eradicating homelessness, increasing social housing delivery and supporting social inclusion;
- Increasing new housing supply; and
- Addressing vacancy and efficient use of existing stock.

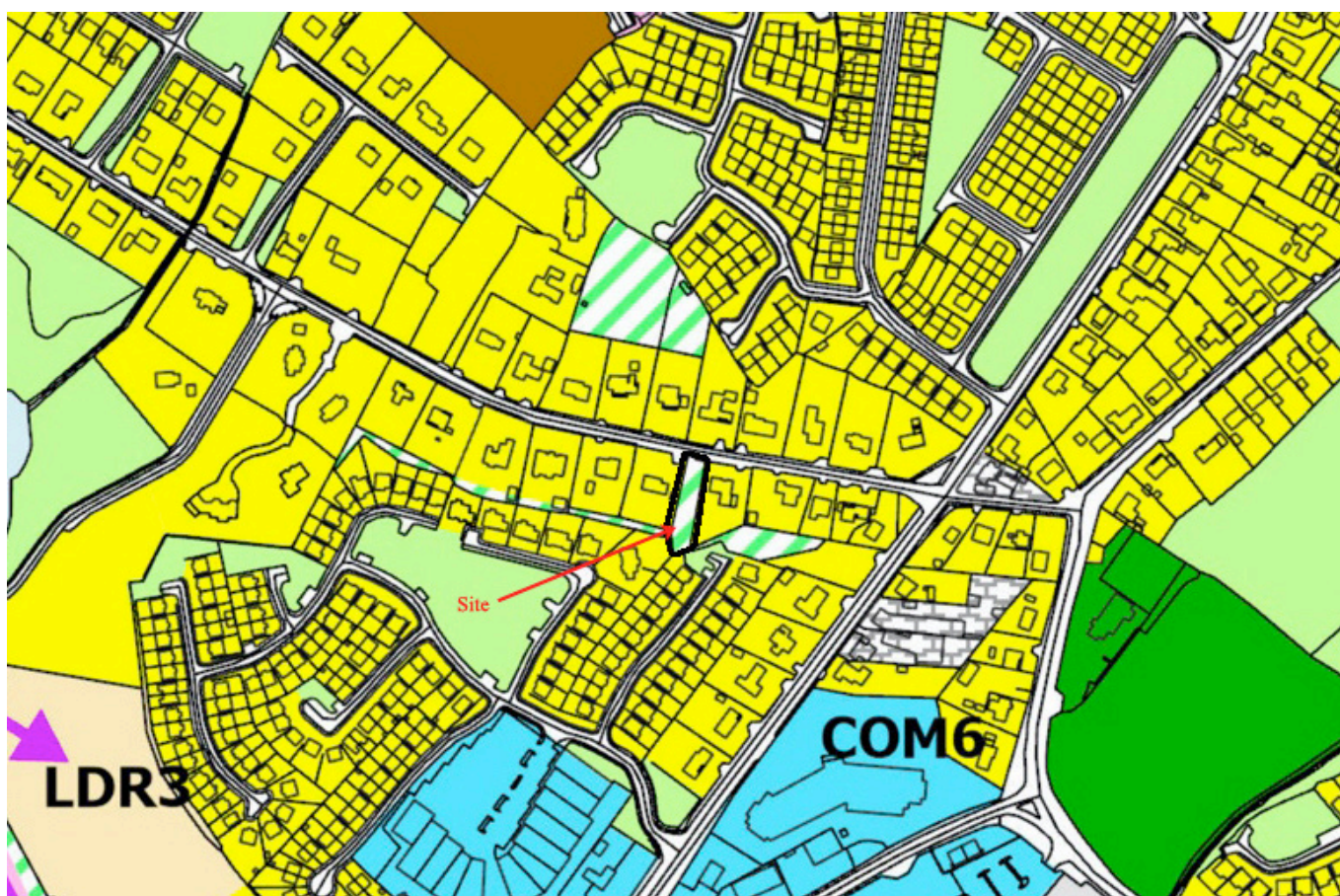


Figure 3 - Screenshot of Zoning Map for Ennis showing Mary Cuffe's lands (marked in black).



4.0 Site Location

The site is located in a settled low density suburban part of Ennis and comprises of a small vacant parcel of land comprising of 0.0718ha. My client's lands can be described as an 'Infill Site' which is prioritised for development under the National Planning Framework 2040. The site was recently cleared of scrub and a fence was erected along the front of the same. The site is not located in nor adjacent to any designated EU Natura 2000 sites nor is the site hydraulically connected to such sites. With respect of the same I am of the opinion that the designation of this site as a Buffer Space is not appropriate in this context and that it would be far more appropriate for residential use.

5.0 Services

It is noted that there is mains water and mains sewer located on the adjacent public road which my client's family can connect into. In this respect, the lands are serviced and therefore in accordance with the National Planning Framework should be prioritised over lands which are not served by water and sewerage connections

6.0 Statement of Suitability of Use

I, Andrew Hersey MIPI considers that the use of these lands for residential purposes is highly appropriate having regard to national and regional planning policy.. My client's has approximately 0.0718ha of land at this location. A residential development at this location will:

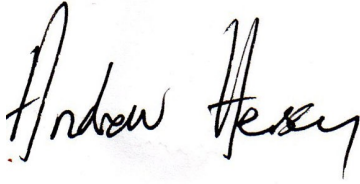
- (i) Have direct access onto an adjacent public road where there is access to a public water mains and access to the public sewer
- (ii) Make good use of a derelict Infill Development site which is located in the suburbs of Ennis. Infill sites are prioritised for development under the National Planning Framework 2040.

My client would consider that the lands would be more suitable for residential use and that in this respect, should be zoned as *Residential* or *Existing Residential*. in the adopted Clare County Development Plan 2023-2029.

With respect of the foregoing I, Andrew Hersey MIPI on behalf of my client Mary Cuffe, urges the Planning Authority to zone these lands for residential purposes in the Clare County Development Plan 2023-2029

If you have any queries regarding the same please contact me at 087-6870917 or by email at hersey.andrew@gmail.com.





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