



17 March 2022

Draft Clare Draft Development Plan 2023-2029

To Whom it Concerns,

As owner and occupier of lands at Abbey Street, Killaloe currently zoned Tourism (identified TOU5) on the zoning map of the Draft Clare County Development Plan 2023, I wish to make the following observations:

**TOU5 Canalside** This open space, which is associated with Abbey House, a Protected Structure (RPS 439), spans the area between the canal and the approach into Killaloe on the R463. The boundary to the road forms a visually strong edge consisting of a stone wall overhung with mature trees. Given the setting and character of the site, it may have potential for appropriate tourism uses.

**Land Zoning - Tourism**

On inspection of the zoning map for Killaloe within the Draft Clare County Development Plan 2023 it is immediately evident that there are significant land banks of undeveloped tourism zoned lands within Killaloe. I am fully supportive of the requirement to make provision for amenity, leisure and tourism-related developments to contribute to the tourism product of the county and welcome the development of such facilities at Killaloe, however not at the behest of other more pressing social and economic requirements.

Considering there is no current or planned investment in tourism product in Killaloe by the Local Authority as outlined in the Clare Tourism Strategy 2030, it is unclear what the vision for development is on the significant extent of Tourism Zoning in Killaloe within the lifetime of the plan.

- This noted, I gratefully request a breakdown of land area by tourism zoning type in Killaloe, a rationale for the zoning in each area, rationale for the extent of tourism zoning throughout Killaloe and the future potential for public or private development on these lands.
- The zoning map for Killaloe does not feature the Tourist Centre on the Bridge which I think is prudent to include in the overall allocation of Tourism in Killaloe.

**Tourism Potential**

The Clare Tourism Strategy 2030 acknowledges that *'Killaloe is a prime example of a community that needs additional parking to facilitate further retail and cultural development of the community, without compromising the aesthetics of the townscape. This will be addressed in the current planning process for the Killaloe-Ballina Town Enhancement and Mobility Plan'*.

- Please advise if and when any potential parking is planned for Killaloe?

- Will the provision of additional parking service the existing and future potential needs of the town taking into account the extent of tourism developed lands in Killaloe should they be developed within the lifetime of the plan?

There is a stock of old buildings in Killaloe that are currently vacant, unused and falling into disrepair, namely,

- ESB Building - As an old mill, this derelict building is strategically placed between the waters to create a statement building as a mixed-use tourism, cultural community venue
- Waterways Ireland Boat Shed – A aesthetically pleasing stone building strategically placed between the waters
- Killaloe Court House, Courthouse Road
- Killaloe Cinema, Royal Parade
- Killaloe Old Schoolhouse, New Street

A General Objective for Killaloe is *'To promote the consolidation of the town through brownfield reuse/redevelopment and to address vacancy and the under utilisation of the existing building stock, while also promoting compact growth within the identified land use zoning to support existing Killaloe services and encourage the development of new services, whilst retaining its existing character and its historic core area'*

- This noted, is it not more prudent to address the existing infrastructure in Killaloe for tourism potential notwithstanding the necessity to safeguard the historical legacy of our town and take measures to develop and utilise these properties for community/tourism/recreational use rather than zone greenfield sites that do not have any significance to the tourism potential of Killaloe?

### **Change in Zoning Type**

Further to the publication of Draft Clare County Development Plan, I contacted my local elected members to discuss the Tourism zoning at TOU5. The following elected members from the Killaloe Electoral Area visited lands at TOU5 and agreed that a Tourism zoning was unwarranted and if future development was ever to occur to expand the services in Killaloe, a Mixed-Use zoning type would be more appropriate. I am extremely grateful for the advice and support from:

Councillor Joe Cooney, Cathaoirleach  
Councillor Alan O'Callaghan, Leas Cathaoirleach  
Councillor Pat Hayes  
Councillor Pat Burke  
Councillor Tony O'Brien

### **Summary**

It is deemed that the current tourism zoning in Killaloe is excessive and unwarranted including that at TOU5 Canalside. In order for a town such as Killaloe to develop and grow it must have a balanced amount of Social, Economic, Community and Cultural capacity that all work together seamlessly.

As landowner of TOU5 Canalside, I gratefully request that the Tourism Zoning is removed and rezoned as Mixed Use thus opening the scope of development in Killaloe for demand led development within walking distance of schools, public transport, shops, cafes and other amenities.

Yours Sincerely,  
Jason McMahon

