



WOODHAVEN DEVELOPMENTS LTD.

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23rd March 2022

Planning & Enterprise Development Department,
Clare County Council,
Áras Contae an Chláir,
New Road,
Ennis,
Co. Clare.
V95 DXP2



Re: Draft Clare County Development Plan 2023-2029.

Ref: Volume 3c Killaloe Municipal District Settlement Plan.

Location: Tulla. Junction of Chapel Street and R462.

Site: MU2. The old St. Josephs Secondary School.

Area: 0.32 Ha.

Dear Sir / Madam,

Woodhaven Developments Ltd are the owners of the entire lands identified as Mixed Use MU2 on the South North side of Tulla Town (page 40). Planning Permission has been granted P19-776 (ABP-306848-20) for the construction of (a) one mixed use building consisting of two retail outlets and two office units. (b) fourteen two storey and three single storey dwelling houses (c) all ancillary site works and connection to public services.

The 17 houses units are currently under construction by Galvin Construction Ltd.

The key grounds of our submission can be summarised as follows:

The submission requests *the lands occupying the mix use building be altered to residential or existing residential.*

GROUNDS OF SUBMISSION:

While the building and site has been granted permission for mix use our Auctioneers have received no requests either to purchase the site, completed building or any leasing.

Directors: Kevin Barry and Deirdre Barry

V.A.T. Number 3278432NH

It is respectfully submitted that Tulla in particular this site has the potential to accommodate residential development with a compact form that will comply the proposed development plan policy.

There is currently a commercial development across the road from this proposed development that has a substantial amount of space vacant and suitable for letting for a number of years.

In addition the Centre of Tulla has a substantial amount of vacant commercial units in the Town core. There is currently a Creche / Play School 100 yards away from the proposed development under capacity as regards to childcare. We note the An Board Inspector noted the provision of a creche needs to be balanced in terms of the requirement for the facility and the potential to provide for the facility within and / or proposed commercial development without detracting from the commercial core, and the need to provide additional residential development which will increase the critical mass required to sustain small villages and towns.

If additional floor space is required for a creche or additional commercial / retail requirement, accommodation is available within the town core due to the large amount of vacant buildings subject to meeting appropriate requirements.

The new County Development Plan should correspond with the on the ground development of the Town of Tulla. The justification for identifying this site reserved for Mix Use is not supported by any correspondence or any communications with the Planning Office. It is submitted that there is an absence of a clearly reasoned rationale for the inclusion of this site as currently zoned.

The net effect if the Mix Use zoning is maintained will be to reduce the level of new housing development in the county, effectively supporting the current ongoing housing crises over the next Development Plan period. This impact can be ill-afforded at a time when there is a pressing need to significantly increase housing delivery in the County and the Country, as set out in the Core Strategy. All statistical evidence available points to the housing crisis resulting in “crowding” within existing houses and an undesirable trend of increased household size forced upon people, arising from the significant shortfall of the provision of new housing, which National Planning Framework is seeking to provide to address the changing population dynamics in the Country. Clearly there is a need to address this in the first instance and there is a need for a significant amount of “catchup” housing to meet the needs of existing population.

It is considered that the subject site is located in an ideal location for an extension of the residential development in that it will further support the Tulla Town Commercial Centre.

Additionally, the subject site is proximate to a range of other important services and amenities such as, schools, shop, garage, pub, church and local services. The site also benefits from a of open space within its curtilage of the development.

LOCATION OF MIX USE BUILDING:

While the lands are located at a prominent junction on the approach to Tulla, marking a key entrance point to the town. The vacation of the site by the secondary school presents an opportunity for the site's redevelopment, this can be achieved by the design of the balance of the housing development to compliment the range of established uses in the vicinity. A high standard of design and layout will be submitted with any future development proposals on the lands.

WOODHAVEN DEVELOPMENTS LTD:

Woodhaven Developments Ltd was established in 2015 and has developed significant expertise in leading and delivery of residential development in County Clare.

Creagaunahilla, Clarecastle was the first major development undertaken by the Company. To date over 125 housing units have been developed in Clarecastle while over 200 housing units have been delivered in the County with developments in Ennis, Clarecastle, Crusheen & Tulla. We currently have been granted permission for another 29 units in Crusheen which is currently under construction with another 181 units in the planning process at Shannon, Crusheen and Tulla. The company team works across all stages of housing delivery, from acquisition, zoning, master planning, design and construction through sales and marketing our entire developments.

Woodhaven Developments Ltd have made / continue to make significant investment in Crusheen and County Clare incurring significant financial outlay in advancing their projects through the planning system and construction in order to meet the established demand for increased housing supply.

We continue to explore new opportunities and are actively seeking to expand our portfolio in Clare. The uncertainty caused by changing to zoning and construction standards being applied to developments is a very serious concern in this regard.

CONCLUSION:

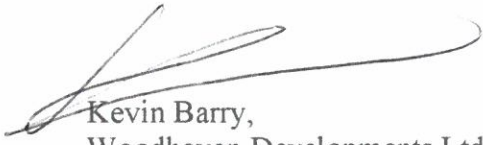
We welcome the opportunity to make this submission on the draft County Development Plan 2023-2029.

It is submitted that there is no evidence base to support to continue the mix use zoning on this site.

Woodhaven Developments have a proven track record in the delivery of quality residential developments in County Clare. We are committed to playing our part across our sites in achieving the provision of housing where the supply of dwellings is still falling significantly below where the demand for homes is.

It is respectfully requested that the Planning Authority have regard to the points raised in this submission to ensure that an appropriate planning framework is set out for the sustainable future development on our lands in Crusheen and the County as a whole.

Yours Sincerely,



Kevin Barry,
Woodhaven Developments Ltd.

