



Clare County  
Development Plan  
**2023-2029**

## **Draft Clare CDP 2023-2029 - Public Consultation Portal**

**Submitted By: Anonymous user**

**Submitted Time: March 24, 2022 10:31 AM**

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### **Volume 1**

Core Strategy, Settlement Strategy and Housing

### **Volume 3(a) Ennis Municipal District Written Statements and Settlement Maps**

## **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**

Kilkee

### **Associated Documents**

None of the above

### **Environmental Reports**

Appropriate Assessment

### **Your Submission**

The Applicant seeks a change in the zoning of circa 2.35ha of land, from Open Space Use to Low Density Residential Use at Dunlicky Road, Kilkee Upper, Kilkee, Co. Clare.

### **Location Map**



Earthstar Geographics | Esri, FAO, NOAA

Powered by [Esri](#)

## Upload Files

1430 - Zoning Report - SITE A-merged.pdf, 2.37MB



**DIARMUID KEANE + ASSOCIATES LTD**

Architecture

| Engineering

| Surveying

# Submission: Draft Clare County Council Development Plan (2023-2029)

Location: West End,  
Kilkee Upper,  
Kilkee, Co. Clare

Applicant: Mr. Gerard Hennessy

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### Document Control Sheet

<b>Applicant</b>	Mr Gerard Hennessy
<b>Project Title</b>	Rezoning of Open Space Lands at West End, Kilkee Upper, Kilkee, Co. Clare
<b>Document Title</b>	Submission to the Draft Clare County Development Plan (2023-2029)
<b>Job No.</b>	1430

### Issue

Revision	Status	Author	Reviewed	Approved	Date
D01	Draft Issue	DC	DK	DC	16/03/2022
D02	Final Issue	DC	GH	DC	22/03/2022

## Contents

<b>1.0</b>	<b>GENERAL</b> .....	3
<b>2.0</b>	<b>SITE LOCATION &amp; CONTEXT</b> .....	4
2.1	Site Context.....	4
2.2	Planning History .....	5
<b>3.0</b>	<b>DEVELOPMENT INTENT</b> .....	5
<b>5.0</b>	<b>MATERIAL CONSIDERATIONS</b> .....	6
<b>6.0</b>	<b>THE REQUEST</b> .....	7

## 1.0 GENERAL

Diarmuid Keane & Associates (Agent), on behalf of our Client Mr. Gerard Hennessy, (Applicant), have prepared and issued the following submission with respect to the draft Clare County Development Plan (2023-2029).

It should be noted that the Applicant is in full ownership of the lands at West End, Kilkee Upper, Kilkee, Co. Clare as delineated in the following report, which are currently zoned as Open Space Use as per the Kilkee Settlement Plan which is enclosed. For the purposes of this report, the applicable lands have been limited to the landholdings as defined by the Property Registration Authority as per Appendix A, specifically Folios [REDACTED], which have been further illustrated via the site-specific map enclosed as Appendix B.

The Applicant seeks a change in the zoning of circa 2.35ha of land, from Open Space Use to Low Density Residential Use, in order to facilitate optimal use of the land based on the following material considerations:

1. Due to the development and expansion of the main town centre over a number of years, the applicable site can be considered as central, having close proximity to the town centre, and inherent public facilities provided therein, offering the potential for the site to be redeveloped an ideal location to contribute to the much-needed low density residential housing in the immediate area.
2. In recent years, the town of Kilkee experienced a significant growth, primarily to tourism related developments in the form of holiday homes, apartments, hotels and serviced accommodation, and tourism related leisure facilities. This seasonal surge has resulted to a shortfall in the provision of permanent, social, and affordable housing in the town. Furthermore, the reliance on the tourism industry, which at present is seasonal in nature, has resulted in the town being seasonally quiet, which can have a negative impact on the character of the area. Therefore, it is the aim of the Applicant to provide a small number of residential houses for permanent occupation, to further mitigate this accommodation shortfall that is prevalent in the area.
3. Currently, there is circa a small portion of the overall surrounding area zoned as Existing Residential Use, specifically the adjacent fields to the immediate East and South, while a larger, more significant portion of lands designated as Open Space Use to the West and North. This haphazard approach and resultant mix of development is not optimal, and therefore, by consolidating these lands to a similar occupancy, it is the aim of the Applicant to maximise the potential of the lands, and to enhance the quality of the surrounding areas. From a recent article published 10/12/2021, Minister Peter Burke argues that, *“a huge population growth expected in all of Clare’s major towns,”* and that in order to realistically provide an adequate housing supply to locals, *“housing output needs to be increased by 130 percent over the next seven years.”* According to Table 3.4 from the Core Strategy Document of the draft Clare County Development Plan (2023-2029), the Core Strategy 2023-2029

Population Allocation for Kilkee requires 123 housing units, while only 64 housing units are provided. Amongst the land allocated for Residential occupancy, in reality, it can be assumed that only a small percentage of these areas are likely to be developed over the coming years. By commencement construction of the residential units as proposed immediately, the Applicant hopes to increase the overall residential designated lands, and actual occupiable houses in accordance with estimated growth rate predictions in order to meet the necessary targets set out by the Local Authority.

- The site already has a designated Southern site entrance the Dunlicky Road, and therefore no new entrance or road opening to accommodate any development works is required. Furthermore, due to the recent adjacent development of multiple residential units as part of the Atlantic View Holiday Home residential development, the provision of Eastern site access for future development is already in place.

## 2.0 SITE LOCATION & CONTEXT

### 2.1 Site Context

The subject land comprises of circa 2.35ha lands, located on Dunlicky Road to the West of Kilkee town centre, at a distance of circa 1500 meters, as illustrated in Figure 1.0 below, as well as Appendix B below.

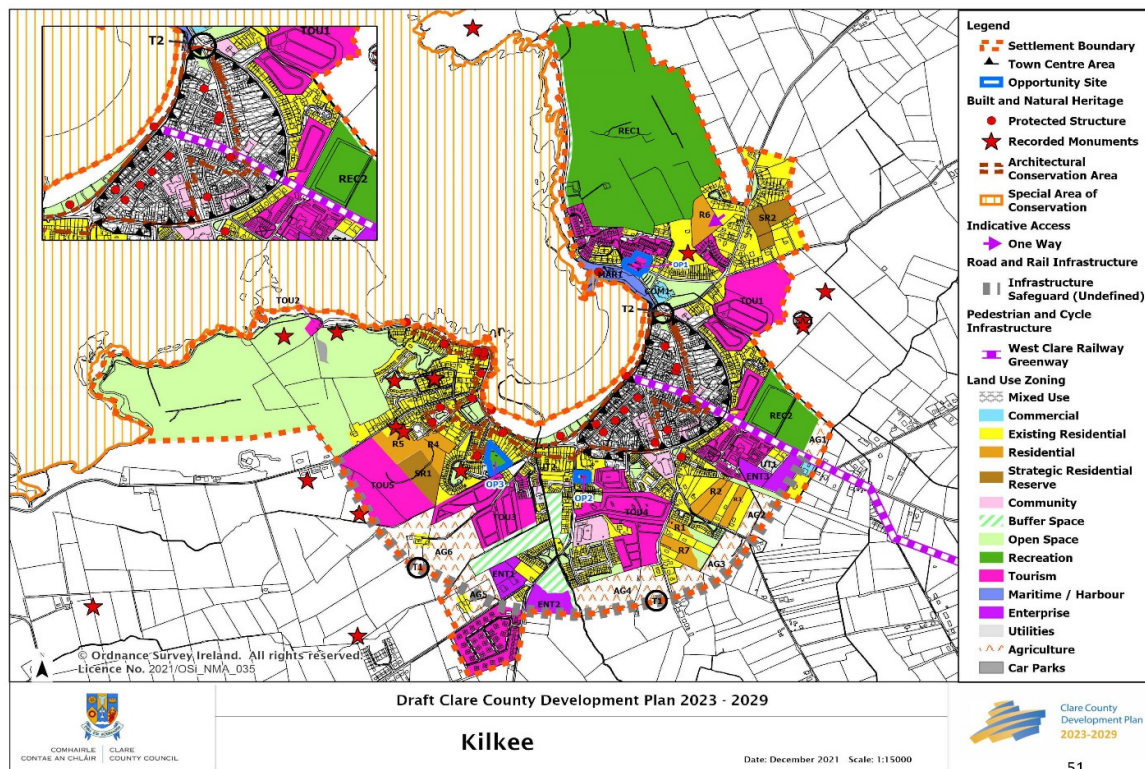
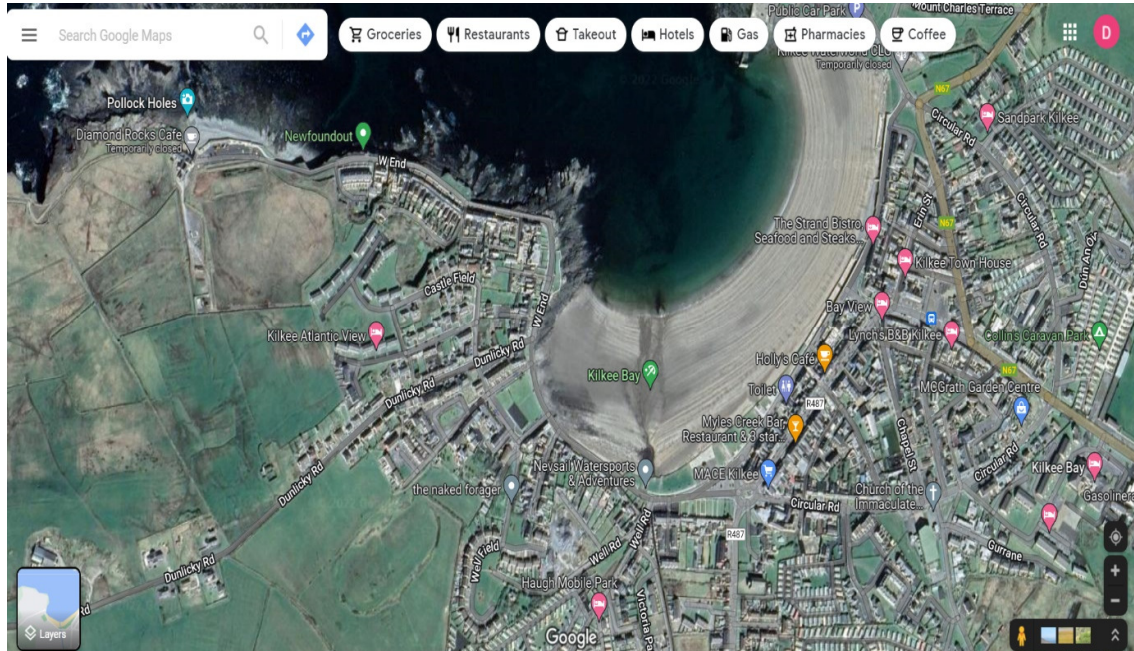


Figure 1.0 Location of the overall site in context of surrounding land uses.





**Figure 2.0 Satellite imagery of overall site in context of adjacent townland**

The site is well serviced by the 333-bus route, which provides a bus stop in the town centre (109931) at a distance from the site of approximately 1500 meters, meaning that the site is easily accessible to pedestrians and within acceptable walking distance. Furthermore, a bus between Kilkee and surrounding townlands is available multiple times a day as follows:

- Kilrush – Kilkee - **10:25 AM & 14.20PM (Mon – Fri)**
- Ennis Bus Station - Kilkee - **9:10 AM (Mon – Fri)**
- Kilkee - Ennis Bus Station - **15:45 PM (Mon – Fri)**

## 2.2 Planning History

To date, no Planning Applications are on record with the local Planning Authority register, as having been submitted on the portion of lands delineated as Open Space. It should also be noted that while Architectural Conservation Areas are present within the surrounding area, the site does not form part of this delineation, and is completely outside any potential areas of conservation.

## 3.0 DEVELOPMENT INTENT

The draft Clare County Development Plan (2023-2029) Plan delineation of proposed land zones is detailed above in Figure 1.0.

According to the draft Clare County Development Plan report (2023-2029), relevant General Objectives have been highlighted as follows:

- To make provision for the sustainable growth of Kilkee by providing for a permanent resident population through the allocation of land within the town for the appropriate provision of permanent private, social, and affordable housing, employment, services and recreational/open space.
- To encourage developments that will provide services for both visitors to the area and the local population in order to generate year-round activity and employment in the area.

According to the draft Clare County Development Plan (2023-2029) Plan, Kilkee is identified in the settlement hierarchy of this Plan as a 'small town'. The Urban and Rural Settlement Strategy contained in Volume 1 of this Plan indicates that the objective for small towns is *"to ensure that their existing role is maintained and strengthened. This will be achieved through adequate zoning of lands and implementing a positive approach towards appropriately scaled and designed urban development."* Therefore, proximity is a key factor, and it is only through the fortunate location of the site relative to the existing town centre, which offers significant potential as a low-density residential development site.

The surrounding area, specifically Moore Bay, is a visually strong element to the north and therefore consideration with regard to visibility has been a part of the general design philosophy for all future proposals. Therefore, is the intent of the Applicant to deliver multiple residential units which are sensitively located and which build upon the natural beauty of the adjacent landscape, through specific and selective design of the residential units and ancillary general landscaping. Furthermore, the general surrounding public areas, in and around this site, would also benefit from a design which improves the management and movement of traffic, in order to provide for a balance of typical pedestrian users in a visually attractive and safe manner.

## 5.0 MATERIAL CONSIDERATIONS

There are a number of material considerations put forward for consideration by the Applicant which, it is submitted, will need to be considered by the Council, including the need for compact and sustainable growth; sequential approach to development; and the lack of provisions for realistic low-density residential requirements.

The recently published Draft Development Plan Guidelines by the Department of Housing, Local Government & Heritage clearly states that *"planning authorities should approach the development plan with a clear focus on the delivery of expected development outcomes"*. The Applicant has a plan to revitalise and regenerate the Local/ Neighbourhood Centre, and fully commits to the regeneration of the site in the short-term subject to securing appropriate zoning on the land.

The National Planning Framework (NPF) seeks to achieve more compact and sustainable growth through consolidating a greater share of future development within the existing built footprint of settlements, to include new homes, businesses and amenities. The NPF sets national targets for brownfield/infill housing development, to

support the regeneration of existing urban areas. NPF compact growth objectives together with Town Centres First principles are focused on the reuse of previously developed buildings and land and building up ‘infill’ sites, especially those that are centrally located in settlements at all scales.

The subject site is best described as an ‘underutilised’ site in a developed urban area, surrounded by residential development, access to nearby public transport stops, which, can be comprehensively regenerated thereby making the most efficient use of valuable serviced, urban land, all in accordance with national planning objectives for compact growth as set out in the NPF.

The proposal to provide for a limited residential development offers diversity in housing mix and tenure. With little alternative development opportunity sites in the area to accommodate similar developments, it is submitted that the subject site provides a realistic opportunity for delivery. The existing site has not fully utilised its potential, and it is therefore the opinion of the Applicant that the site must be re-adapted to become a functional and usable space. Zoning the subject land for Low density residential use demonstrates how such land can be readapted for the benefit of all.

It should also be noted that the Applicant is not only a lifelong local to the area, but is also a seasoned developer, meaning that financial resources are already in place and available to commence the proposed development works ASAP. Furthermore, it is the intent of the Applicant to carry out all works on site personally with an experienced, local construction team, with an aim of completing the entire proposed development works before the next Local Development Plan cycle in 2029.

## 6.0 THE REQUEST

It is requested that the Local Authority changes the land use zoning in respect of 2.35ha of land from Open Space Use to Low Density Residential Use. The full extent of the land is detailed in Appendix B enclosed.

## 7.0 APPENDIX

# The Property Registration Authority An tÚdarás Clárúcháin Maoine



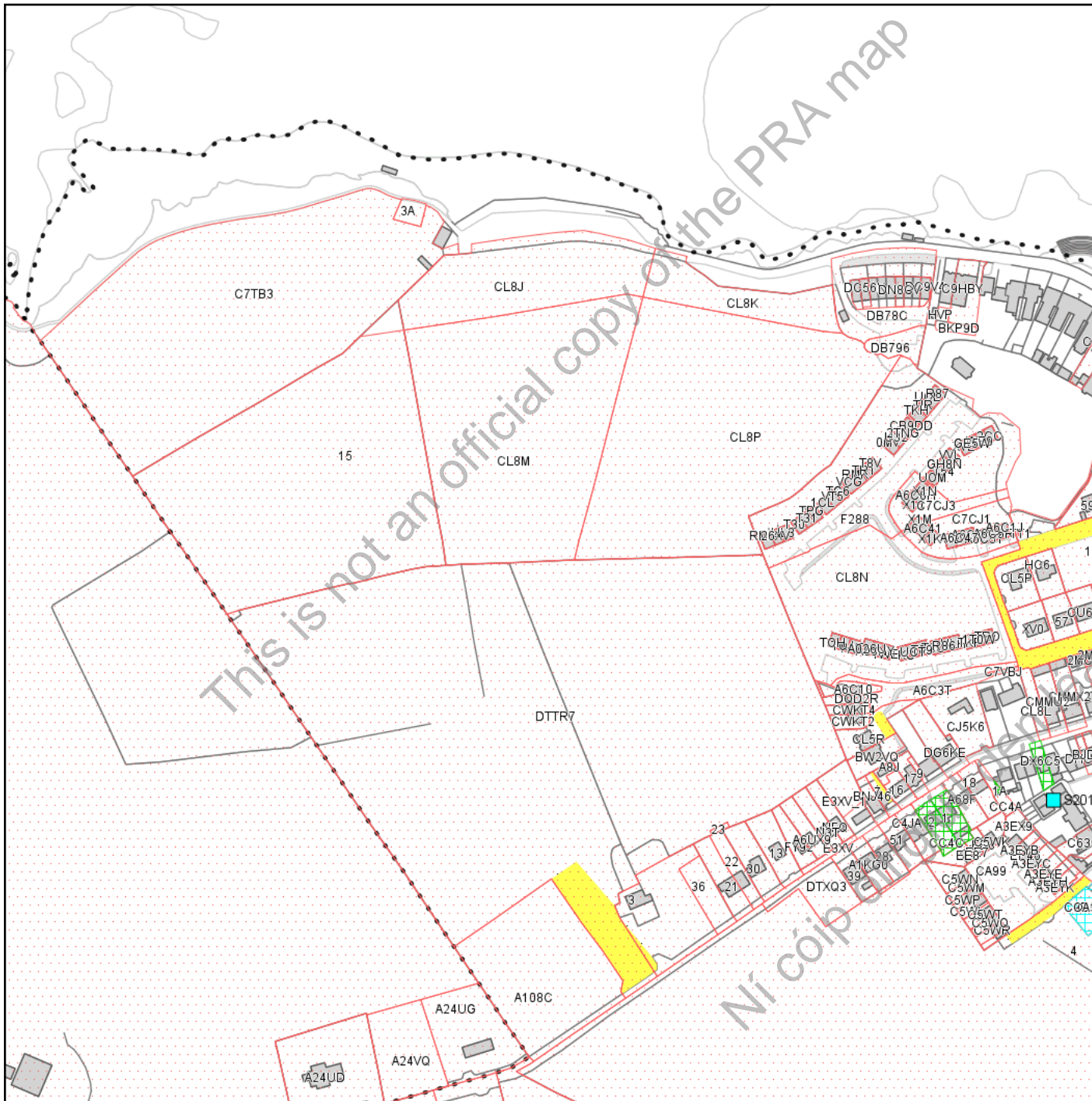
Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale accuracy is limited to that of the original OSi Map Scale.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

**Burdens** (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- ▭ Septic Tank
- ▽ Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

**The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.**

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.



0.21

Land Registry Use Only

APPLICABLE FOLIOS IN OWNERSHIP OF THE APPLICANT'S SEEKING REZONING FROM "OPEN SPACE USE" TO "LOW DENSITY RESIDENTIAL USE" DELINEATED IN SOLID RED LINE  
Total Area = 2.35ha

EXISTING SITE ENTRANCE, ALREADY DESIGNATED AS "RESIDENTIAL USE" DELINEATED IN SOLID YELLOW HATCHING

Land Registry Use Only

4.69

2.70

Land Registry Use Only

0.78

Land Registry Use Only

Land Registry Use Only

23.7

25.9

25.9

# KILKEE UPPER

