

Secretary ,Clare County Council,
 Aras Contae an Chlair, New Road, Ennis.

Submissions on the Draft Clare County Development Plan 2023-2029

I refer to the above and wish to make two submissions in respect of the said draft plan. The submissions refer to the proposed draft plan for Quilty and for Kilkee as set out in that plan.

Quilty

With regard to the Quilty Draft Plan, which is included in Volume 3d - West Clare Municipal District Settlement Plans, my submission relates to a small area of land which lies between the area designated as TOU2 and the old railway line. That area is shown on the attached map.

The area designated TOU2 is a mobile home park which I have recently acquired together with the adjoining land. I wish to extend the mobile home park in order to add to the tourism facilities available in the town.

In making this request, I note that the development plan for Quilty states, inter alia that it is an objective *"To support the development of a settlement network along the Wild Atlantic Way including Quilty along with Doonbeg. Spanish Point and Miltown Malbay, to assist collaborative projects and the sharing of assets and strengths including developing its economic and tourism potential as a stopping point on this route."*

In this context it also states that *"Tourism has become increasingly important to the village and, like other coastal tourist areas, Quilty experiences an influx of visitors during the summer months visiting the nearby beaches and harbour at Seafield. Due to the attractive location of Quilty as a tourist destination, the village has expanded significantly along the coast road to Seafield and Tromracastle. Holiday homes and second homes are a major feature along this road"* while also noting that *"Quilty is ideally located on the Wild Atlantic Way which affords significant opportunities to maximise tourism assets in the village and to develop additional facilities and services for visitors in tandem with other key settlements along this tourist route."*

In the light of the acknowledged importance of tourism it is submitted that it is necessary that the capacity of Quilty to accommodate tourists be enhanced. Mobile homes are an important form of holiday accommodation in this part of Clare in particular, and, the most appropriate way of adding to this resource in Quilty is by a modest extension of the existing facility.

It is proposed, therefore, that the boundary of the settlement be extended as indicated on the attached map and that the area shown hatched in blue is zoned for tourism development. The area to the north is included in order to preserve the continuity of the town boundary and to avoid the creation of a salient by the extension of the mobile home facility.

Kilkee

With regard to the Kilkee Draft Plan, which is also included in Volume 3d - West Clare Municipal District Settlement Plans, my submission relates to the rezoning of a site from tourism to residential. The site is shown on the accompanying map outlined in blue and is designated R7 in the Draft Development Plan.

In the current plan, this site TOU12 is identified for use *"for tourism purposes to accommodate the development of campervan/motor home/touring caravan facilities and associated onsite management facilities."* Reference TOU 12.



As a long-time provider and operator of such facilities in a number of locations, I purchased this site in order to develop it for the use for which it is currently zoned. I see no reason why this zoning has been altered in the Draft Development Plan.

The Draft Development Plan notes that it is an objective -

To facilitate the development of enhanced motorhome / camper van facilities in Kilkee.

In addition, when commenting on the area designated as TOU1, the plan states that –

The zoning of this site for the development of a camping and campervan site does not prohibit a development of the same nature from locating at an alternative suitable site in the town.

It is not 100% clear what this means but it does indicate that locations other than that specifically identified can be used for such purposes. It is submitted that the site in question is such a location for the following reasons –

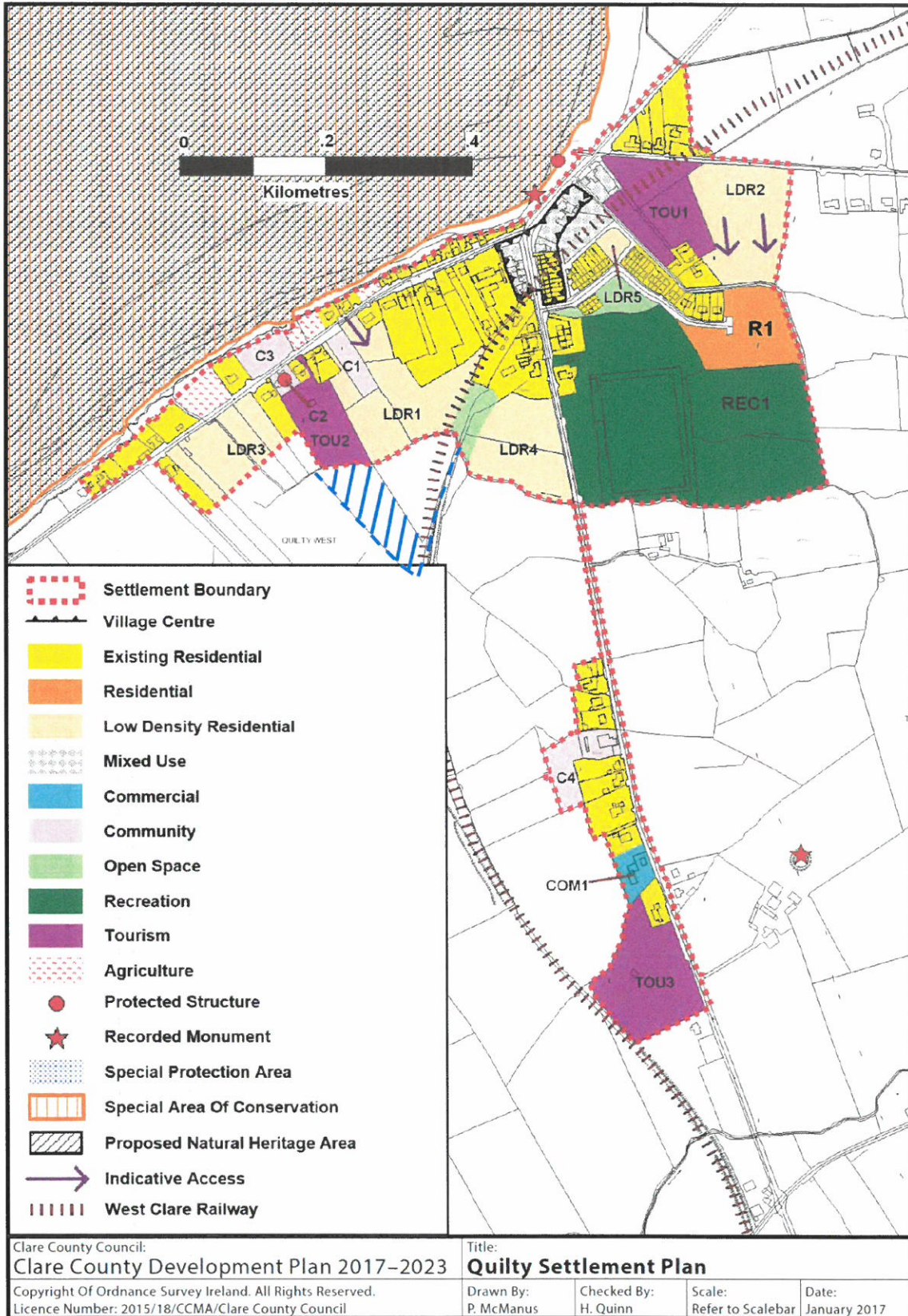
1. It is currently zoned for such purposes and circumstances have not changed in a manner which would suggest that such zoning should change
2. The site has “excellent access to the national road network via Circular Road” as noted in the current plan
3. It is located immediately adjacent to substantial mobile home developments
4. It will be developed by the current owner if properly zoned - I wish to confirm that a Planning application for touring caravans & glamping pods is currently being prepared.
5. It is open for consideration for development as a mobile home, caravan, glamping site.

However, while it is open for consideration under the proposed zoning, in order to avoid uncertainty and for the reasons outlined above, it is submitted that the site should be zoned for Tourism in the new plan and the existing zoning retained.

Yours Etc.

Jason Moloney, 

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Kilkee

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