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Clare County Council
Áras Contae an Chláir
New Road
Ennis
Co Clare
V92 DXP2

24 March 2022

**Re. Submission to Draft Clare County Development Plan 2023-2029
Site at Liscannor, Co Clare - Folio [REDACTED]**

Dear Sir/Madam

We have been instructed by our client Mr Kevin Flynn [REDACTED] to submit the following for your attention.

- a) Mr Kevin Flynn lives in Liscannor (as shown marked "A" on the attached map) and his company Yellow Bay Ltd is the owner of the adjoining residentially zoned lands to the west (as shown marked "B" on the attached map). These lands extend to an area of 0.93 hectares and are zoned "Low Density Residential" under the current development plan. It is the intention of Yellow Bay Ltd to lodge for planning permission for 16 houses within the coming weeks.
- b) Planning permission was granted for a single house by Clare County Council Plan Ref P17/508. This has recently been constructed as the first phase in developing these lands.
- c) Our client has kept in regular contact with Irish Water and Clare County Council to monitor the progression of proposed drainage treatment plant facilities at Liscannor which would allow for the development of this zoned land. Works commenced in late 2021 for the provision of a treatment facility and our client and his agents have been in contact with Irish Water in order to agree details associated with the proposed development of these residential lands.
- d) A pre-planning submission was made to Clare County Council in July 2021 for 16 No houses. This proposal was positively received by the Planning Department with further advice from Ms Ellen Carey of Clare County Council Planning Department that discussions and agreements should be had with the adjoining landowner (to the west) to ensure the objectives of the current LAP could be achieved. These have been agreed and both sites are due to be submitted with their individual planning applications presently. We attach pre-planning submission dated July 2021.
- e) The proposed re-zoning of the lands would be detrimental to the value of the lands.
- f) There is significant demand for housing on these lands given their proximity to the village. The site is the most important redevelopment site in the village given its proximity to services, given it will connect and expand the existing core of the village, given that it is bounded by roads and services on two sides, given that it is in a highly desirable location and given the demand for housing on this site due to a lack of housing in the area.

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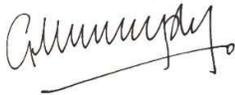
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Michael Collins Associates Ltd Registered No 201883

Given the demand for housing in the village and surrounding area and given the lack of serviced residential sites, the proposal to change the zoning of our client's land from Low Density Residential to Strategic Residential Reserve is at odds with National Housing policy. The drainage services required for the development of these lands have only recently commenced which in turn has cleared the way for a planning application for 16 houses which provide the opportunity to develop an excellent development for the village and surrounding area.

We would respectfully request that the County Manager and Clare County Council re-visit this draft proposal and leave the zoning as correctly set out in the current Development Plan.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Gerry Murphy', with a long horizontal stroke extending to the right.

Gerry Murphy
For MCA Architects

Encl.

Cc: Kevin Flynn, Yellow Bay Ltd

Flynn.

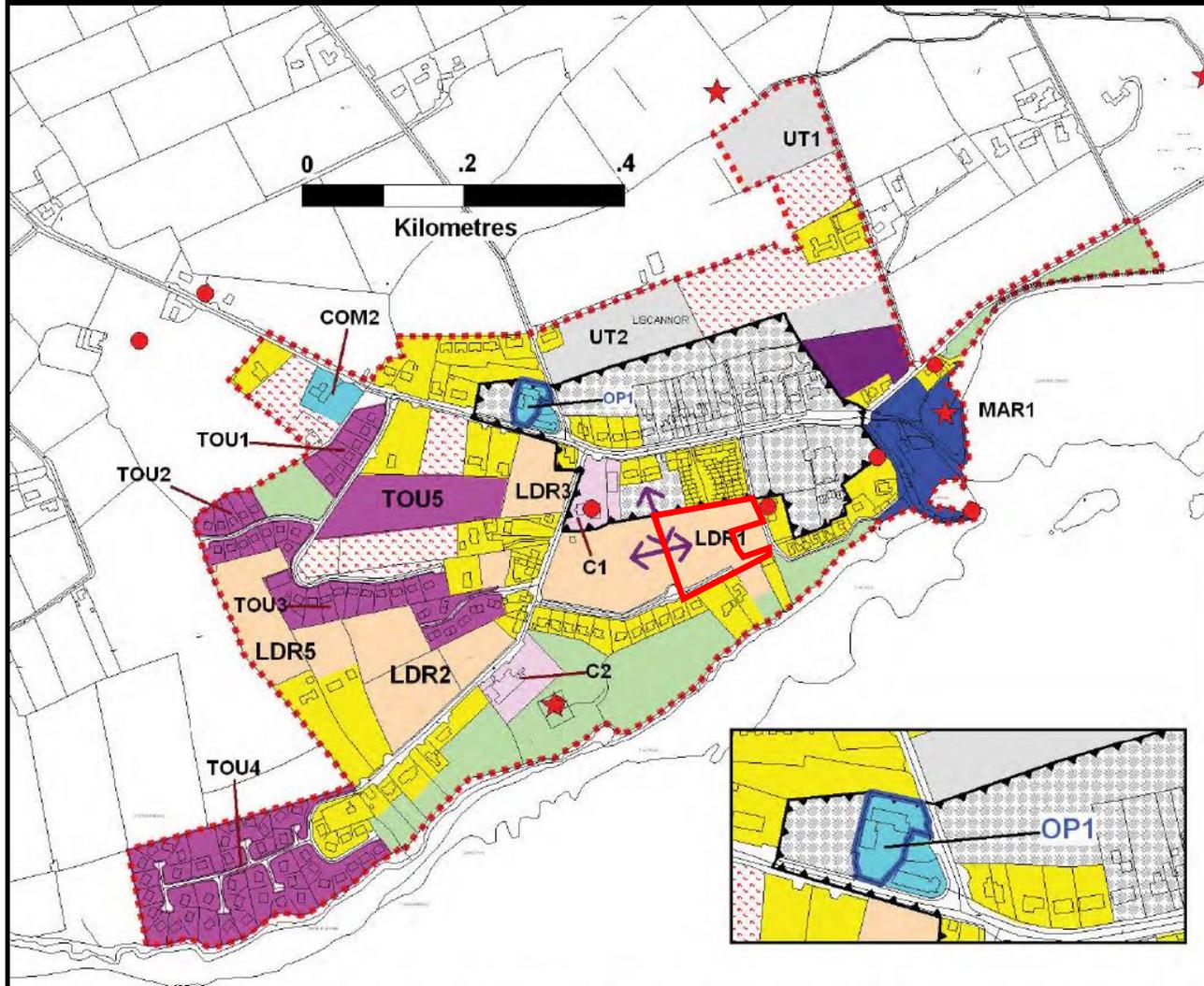
Liscannor Residential Development

Preplanning Meeting Request

Clare County Council

July 2021





-  Settlement Boundary
-  Town Centre
-  Existing Residential
-  Low Density Residential
-  Mixed Use
-  Commercial
-  Enterprise
-  Community
-  Open Space
-  Tourism
-  Maritime / Harbour
-  Agriculture
-  Utilities
-  Opportunity Site
-  Protected Structure
-  Recorded Monument
-  Indicative Future Access

General Objectives

- To ensure that the village maintains and increases its existing permanent population levels;
- To make provision for growth within the village which will support existing services and encourage further expansion of the service base, whilst retaining its character and setting;
- To encourage proposals for suitably-scaled and appropriate commercial or employment generating development;
- To facilitate the provision of a wastewater treatment plant to serve the settlement;
- **To provide for residential development to cater for permanent population in the area.**

LDR1 Land to Rear of Church and Community Centre

This area of land is located to the south of Main Street, to the rear of the church and the houses at Holland Court. The southern boundary of the site is defined by the access road to Holland Drive housing estate and the western boundary is defined by Holland Street. The eastern boundary of the site is defined by Quay Road, which links directly to the Main Street. The site is located in close proximity to the school, church and community centre and is within walking distance of the shops and services on Main Street. **Development of the site will contribute to the consolidation of the village centre and reinforce the vitality and viability of the village centre.** Proposals for low density development for permanent occupancy only will be favourably considered on the site. Full account should be taken of the landscape and visual amenity, i.e. coastal and seascape settings, and the enhancement/maintenance of the coastal streetscapes through quality architectural design. A masterplan shall be prepared prior to the submission of any planning application demonstrating an integrated approach to the overall development of this site.

Clare County Council:
Clare County Development Plan 2017-2023

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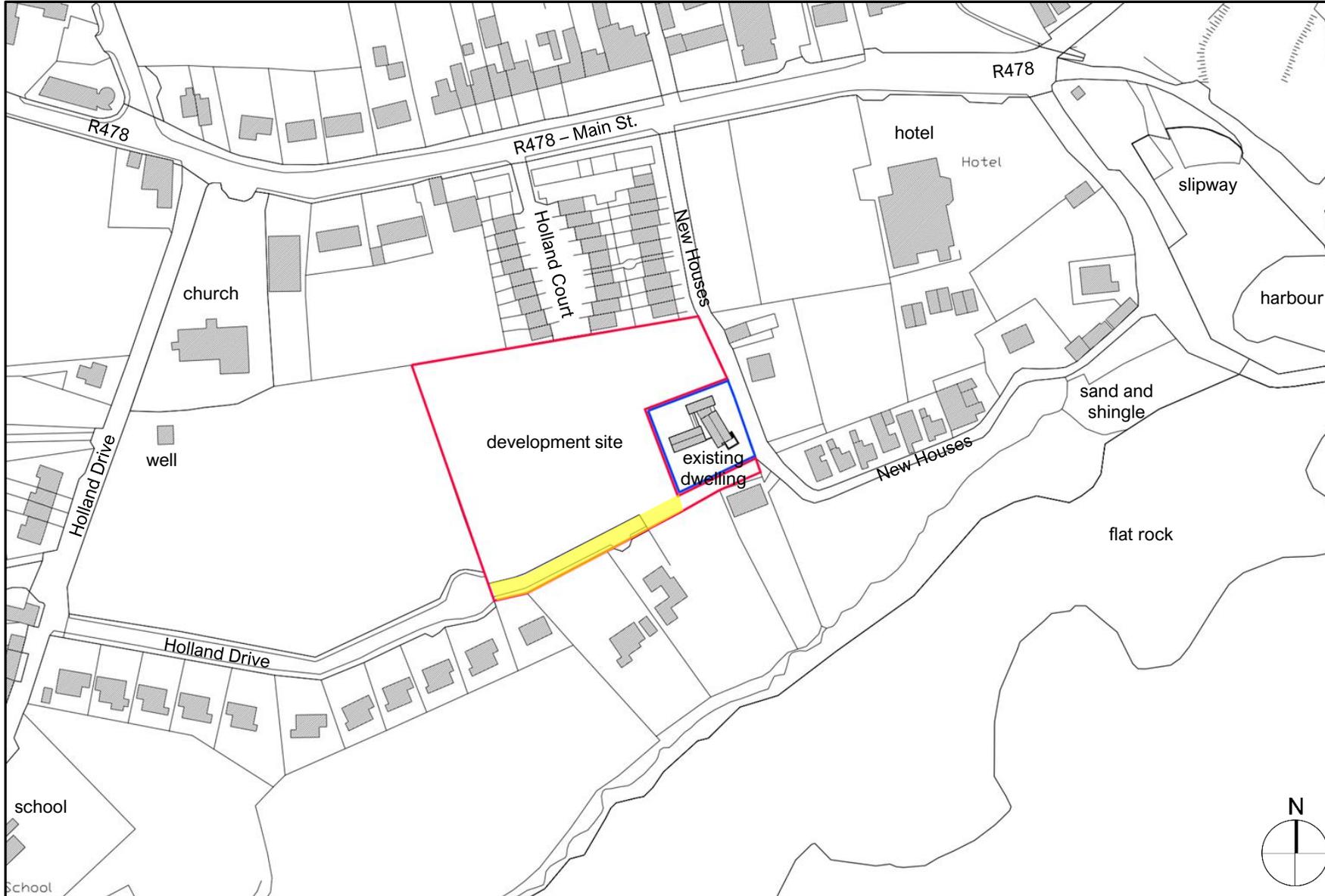
Title:
Liscannor Settlement Plan

Drawn By:
Padraig McManus

Checked By:
Helen Quinn

Scale:
Refer to Scalebar

Date:
January 2017

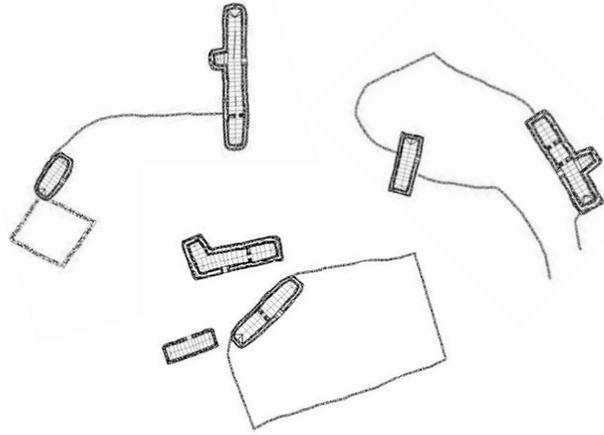


-  0.93 ha development site
-  0.15 ha site in ownership of applicant
-  existing right of ways



- 0.93 ha development site
- zoned for low-density residential
- existing residential around site
- site access points
- existing right of way
- views to bay
- street frontage
- pubs, hotels, and restaurants
- supermarket / shop
- church / protected structure
- contour lines 0.25m intervals (2.25m fall across site)





Traditional Irish Clachan: historic cluster settlements arranged to create a sense of arrival and provide shelter on an exposed site whilst responding to the sun path and views.

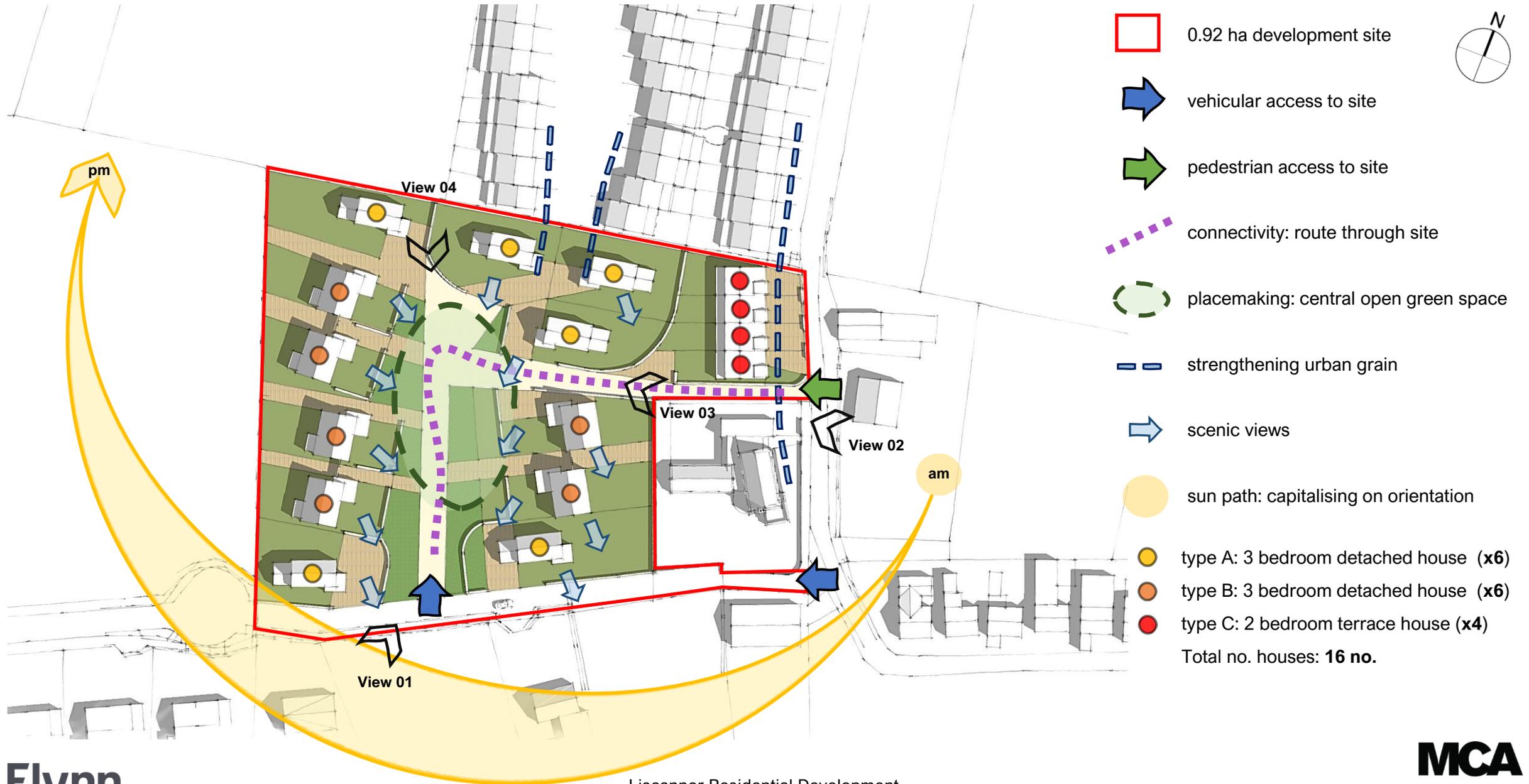
Typical Architectural Features: stone boundary walls, slate pitched roofs, white / light coloured limewash finish, chimneys and dormer windows



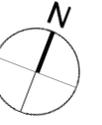


Contemporary Interpretation of Traditional Irish Architecture





- 0.92 ha development site
 - ➔ vehicular access to site
 - ➔ pedestrian access to site
 - connectivity: route through site
 - placemaking: central open green space
 - strengthening urban grain
 - ➔ scenic views
 - sun path: capitalising on orientation
 - type A: 3 bedroom detached house (x6)
 - type B: 3 bedroom detached house (x6)
 - type C: 2 bedroom terrace house (x4)
- Total no. houses: **16 no.**



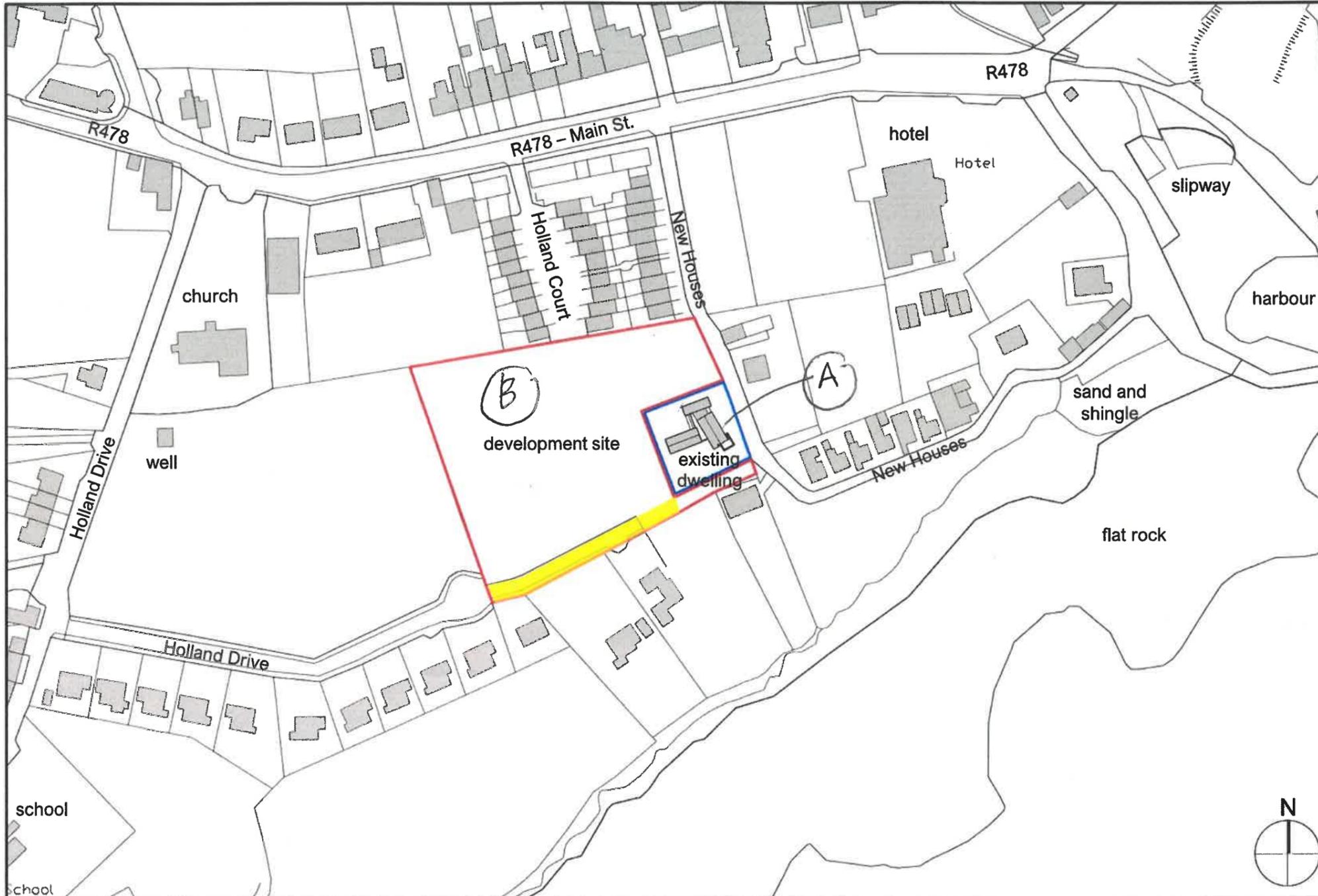












-  0.93 ha development site
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