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**SUBMISSION TO**

**Clare County Council To Request**

**Proposed zoning of land under the new Clare County Development Plan 2023-2029**

**On Behalf of Mr. Mike Varden**

March 2022



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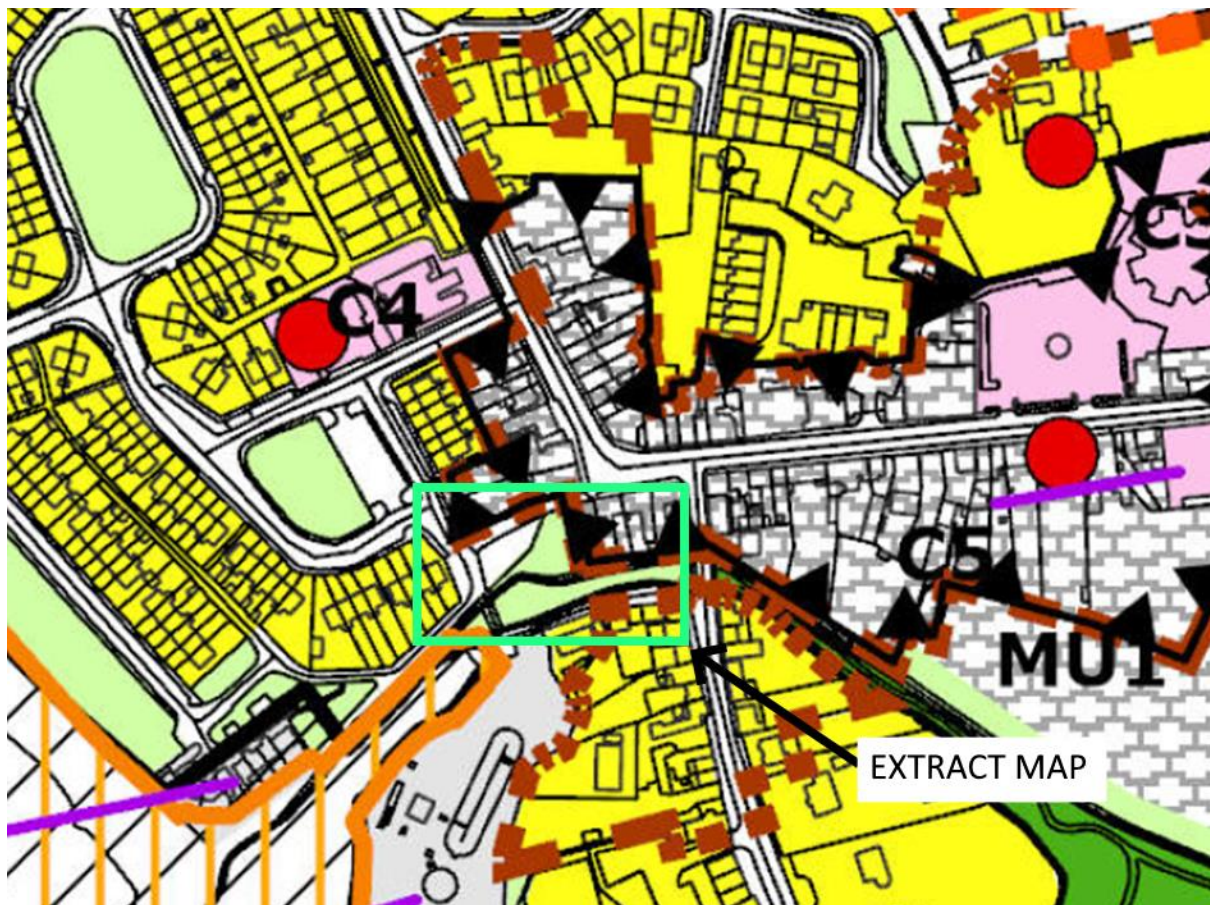
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# 1. Introduction

This submission to Clare County Council has been prepared by Hassett Leyden & Associates on behalf of Mr. Mike Varden.

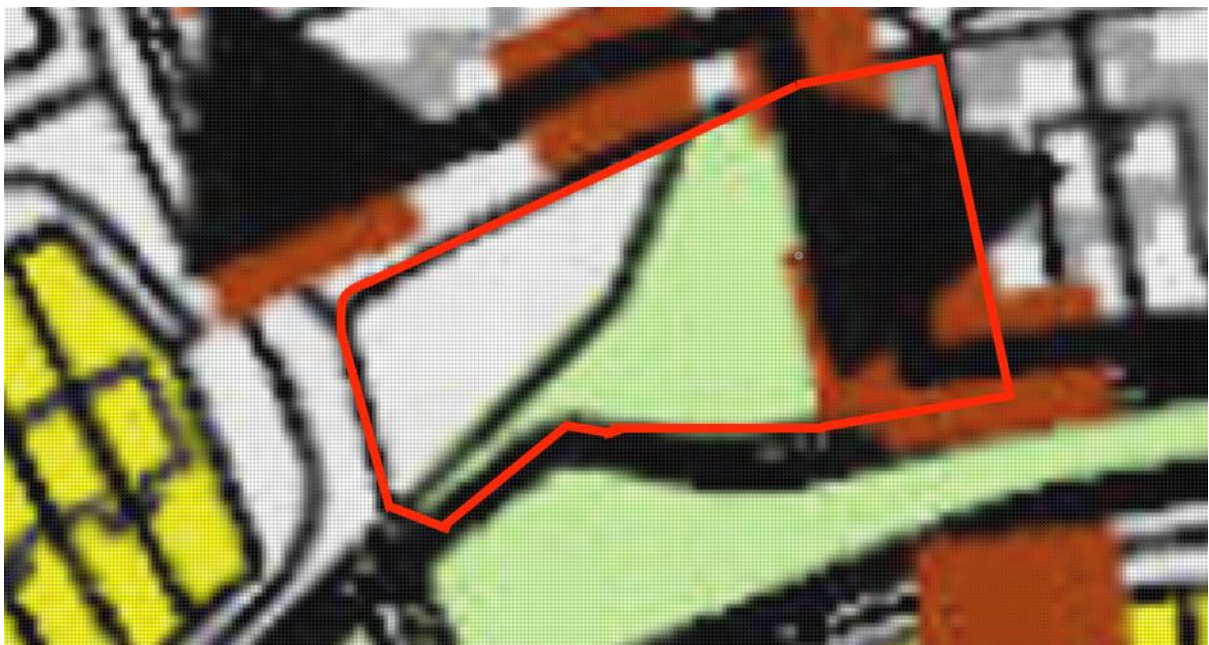
It relates to a prime site in the Newmarket-on-Fergus area and is submitted on foot of the preparation of the new County Development Plan of 2023-2029. The site in question consists of proposed zoned lands open space and unzoned as defined in the map below.



*Extract map of Newmarket on Fergus Draft Clare County Development Plan 2023-2029.*



*Subject Lands of this submission outlined in red.*



*Extract map of Draft Clare County Development Plan 2023-2029.*

This submission seeks to have the lands which are proposed to be zoned “open space” and the portion of un-zoned land to the West to be included in the “Town Centre Area”, “Architectural Conservation Area” and to be rezoned residential or mixed use.

The lands which are the subject of this rezoning submission are in the ownership of Mr. Mike Varden and encompass an area of 815 sqm or 0.0815 Ha.

## **2. Opportunity Presented by the Clare County Development Plan of 2023-2029**

Clare County Council will in the near future be updating the Clare County Development Plan for 2023-2029.

The preparation of this Development Plan for the County of Clare provides a suitable opportunity for the presentation of submissions to Clare County Council in support of the case for the subject lands currently zoned "agricultural" within the current County Development Plan, for their zoning to be changed from agricultural use to residential or other settlement use.

This submission seeks to establish the context of the land with regard to:

- (a) The location, character and extent of the land.
- (b) The site's relationship with the village of Newmarket-on-Fergus and its hinterland.
- (c) The site in the context of a strategic development in the area of Newmarket-on-Fergus and its wider environs area.

The submission establishes within this context the manner in which the lands can make provision for the balanced growth of the village of Newmarket-on-Fergus in a sustainable manner making a contribution towards meeting both the current and future housing needs of the village of Newmarket-on-Fergus and its hinterland during the next 5 to 7 years.

## **3. Site Description**

The subject site is only 815sqm and is of rectangular shape abutting two public roads and bounded by the river leading into Lough Gash. The site is very picturesque and has character and is reminiscent of the old village of Newmarket-on-Fergus.

## **4. Site Accessibility**

The subject site has very good access from public roads and is serviced on two sides, mainly the north and the west of the site and easy passage is also available to the square in Newmarket-on-Fergus making it a very compelling site for rezoning due to the proximity of the services nearby.

## **5. Strategic & Local Opportunities**

- The population and economy of Newmarket-on-Fergus and its environs has grown only moderately over the last 5 years. In fact, only a few housing developments have taken off, one being the housing development by Clare County Council in Boherroan for 18 units which is now complete.

- From our interactions with Irish Water, it is clear that adequate foul and water services are available within practical connection distances of the subject lands which in turn provides the opportunity to accommodate the future growth in population in an orderly manner and in tandem with the provision of the necessary services.
- Further, the subject lands are well placed to contribute to the future housing provision of the village of Newmarket-on-Fergus and the growing demand of housing stemming from the growing industrial base in the area with Shannon Aircraft Products Ltd based in Deerpark and the stainless steel company Denmac Stainless Fabrication Company based in Stonehall Business Park being major employers of the area. Also, the nearby towns of Shannon and Ennis are within a 20 minute drive of the village.
- The subject site, would provide development lands for a compact and sustainable consolidation of the existing village of Newmarket-on-Fergus and clearly should be included in the architectural conservation area and town centre area zoning.
- We would point out that the lands are also closer to the town centre than other proposed zoned lands and therefore should be developed first in order to achieve orderly, compact and sustainable growth of the village.
- This reinforces the sustainability of the proposal with the close proximity to all services.
- The proposed residential zoning of the lands would afford full regard to the adjoining land use and the existing urban and built form and the requirements to protect the visual amenities of the area.
- Vehicular access to the land would be readily available from the existing public road.
- The lands in question have previously been used for the dumping of rubbish along with anti-social behaviour and it is vital to rectify this situation by providing high quality housing in this area and to deter anti-social behaviour and to provide passive surveillance in this area of the village.
- Planning was previously granted for the entire site but could not be implemented due to the down turn in the economy of 2008.

## **6. Conclusions**

It is considered that the development of the subject lands in the manner proposed will represent a high-quality housing scheme which will not adversely impact on the visual environmental character of the area.

We request that Clare County Council should change the zoning as displayed in the current draft County Development Plan of 2023-2029 and to rezone same as "mixed use" or "residential" and to include those lands in the architectural conservation area and the village boundary town centre area. This rezoning would facilitate an overall redevelopment of our client's property.

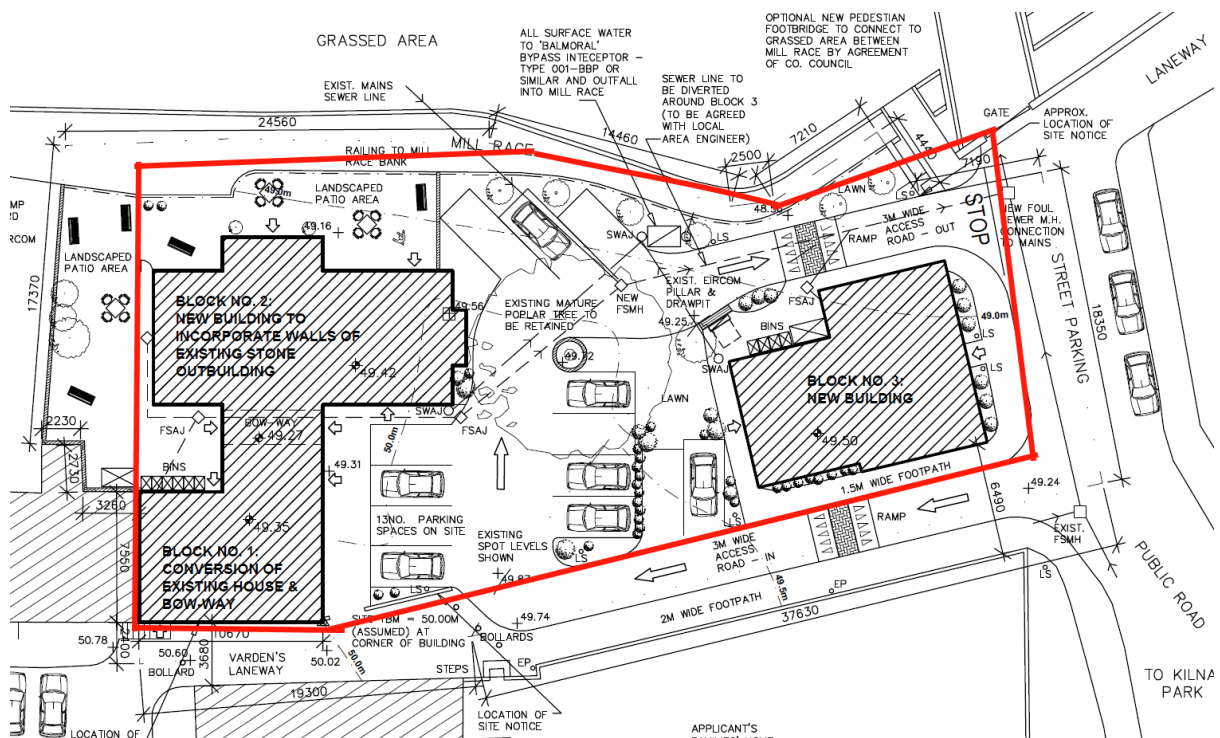
# ANNEXE - 1 -PROPERTY MAP OF LANDS



<b>Folio Number</b>	██████████
<b>Title Level</b>	Freehold
<b>Plan Number</b>	BM9YR
<b>Property Number</b>	1
<b>Area of selected plans</b>	Not available.
<b>Number of Plans on this folio:</b>	1
<b>Address</b>	Not Available
<span style="background-color: #0056b3; color: white; padding: 5px 15px; border-radius: 3px;">Add to Basket</span> <span style="background-color: #0056b3; color: white; padding: 5px 15px; border-radius: 3px; margin-left: 20px;">Create Alert</span>	

Registry of Deeds for this portion of land

# ANNEXE - 2 -EXTRACT FROM PREVIOUS PLANNING



Site layout Plan