

# HASSETT LEYDEN & ASSOCIATES

ARCHITECTS ◆ CIVIL ENGINEERS ◆ PROJECT MANAGERS

## SUBMISSION TO

Clare County Council To Request

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

On Behalf of Clare Marts Ltd

March 2022



HASSETT LEYDEN & ASSOCIATES  
4 BINDON STREET ENNIS  
COUNTY CLARE  
T. 065 6828422  
hlamail@hassettleyden.ie



## Contents

1. Introduction .....	2
2. Opportunity Presented by the Clare County Development Plan of 2023-2029 .....	3
3. Site Description.....	3
4. Site Accessibility .....	3
5. Strategic & Local Opportunities.....	3
6. Conclusions .....	4
ANNEXE – 1 -PROPERTY MAP OF LANDS .....	5
ANNEXE – 2 -Extract of Floor Risk Assessment .....	6

## 1. Introduction

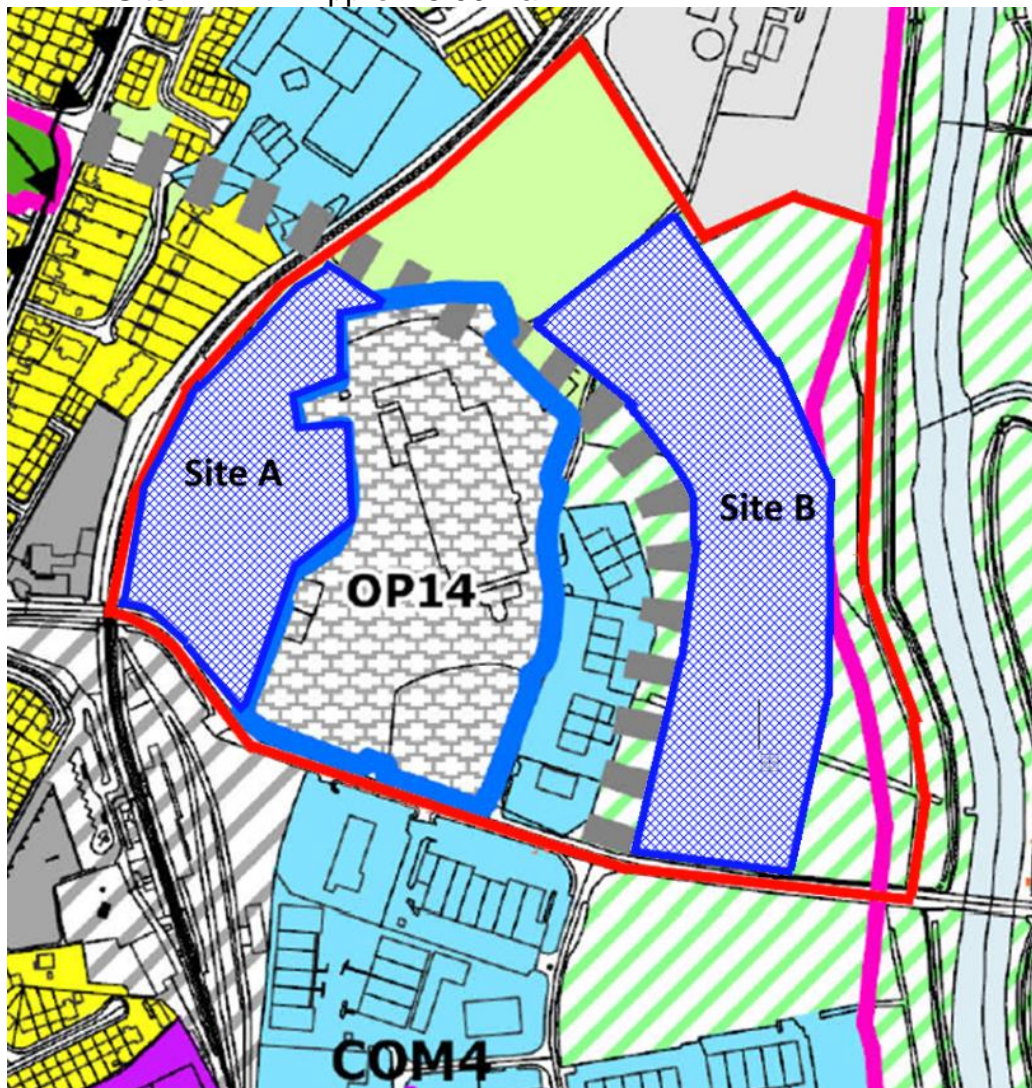
This submission to Clare County Council has been prepared by Hassett Leyden & Associates on behalf of Clare Marts Ltd.

It relates to a prime site in the Quin Road area of Ennis and is submitted on foot of the preparation of the new Draft County Development Plan of 2023-2029.

The site in question consists of those lands outlined in red on the map below.

The rezoning submission related to the lands outlined in blue and hatched in blue.

Site A            Approx 2.2 Ha.  
Site B            Approx. 5.00 Ha.



*Subject Lands of this submission outlined in blue and hatched in blue. Landownership outlined in red.*

This submission seeks to have the lands which are already zoned as “buffer space” and “open space” to have them zoned for “commercial” the new Clare County Development Plan of 2023-2029. The lands which are the subject of this rezoning submission are in the ownership of Clare Marts Ltd and encompass an area of 5 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 "buffer space" and "open space" within the draft County Development Plan, for their zoning to be changed to "commercial".

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 town of Ennis and its hinterland.
- (c) The site in the context of a strategic development in the area of Ennis 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 town of Ennis in a sustainable manner making a contribution towards meeting both the current and future commercial needs of the town of Ennis and its hinterland during the next 5 to 7 years.

## **3. Site Description**

The subject sites of 2.2 Ha. And 5ha is adjacent to existing commercial units and the Clare Mart business activity. It is located in towards the east and west of the landholding and is protected by the flood zone relief works of the lower and upper River Fergus which are now complete and which have been tested. Further, the sites are level and is a natural expansion of the commercial activity in the Quin Road area.

## **4. Site Accessibility**

The subject lands have easy access from the main Quin Road where a new distributor road is planned and is therefore easily serviceable with all infrastructure services such as foul, surface water, electricity and broadband.

The future access road to the lands will be designed in accordance with DMURS and we foresee no major obstacles in the realisation of same.

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

- The population and economy of Ennis and its environs has grown substantially over the last 5 years. In fact, there are currently low stocks for commercial buildings and demand has risen significantly in the last while with various businesses seeking to locate in Ennis and therefore consolidating the natural commercial growth in the Quin Road area.

- 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 of commercial enterprise 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 commercial expansion of Ennis.
- The subject lands, would provide development lands for a compact and sustainable consolidation of the existing commercial area of the Quin Road.
- A floor risk assessment has been prepared in the draft County Development Plan which is attached in Annex 2 suggesting mixed use for the Clare Marts site which reinforces our client's case.
- Vehicular access to the land would be readily available from the existing public road.

## **6. Conclusions**

It is considered that the development of the subject lands in the manner proposed will represent a consolidation of the commercial enterprise in Ennis and co-locate all those businesses which will result in compact, sustainable and orderly development for Ennis.

These new high-quality commercial enterprises will add to the visual environmental character of the area.

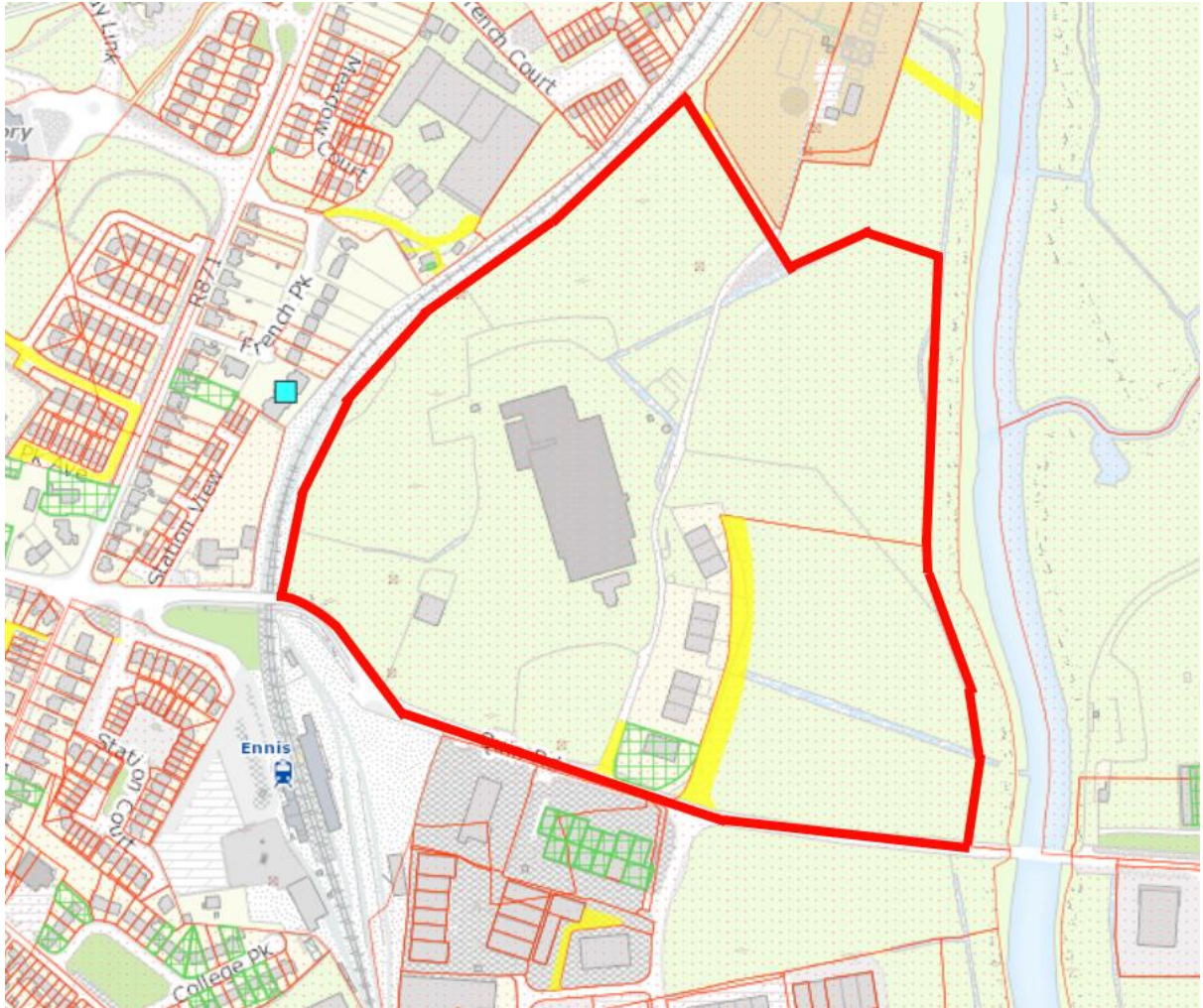
We request that Clare County Council rezone to commercial the lands as outlined in our submission in the upcoming Clare County Development Plan of 2023-2029.

This rezoning will be in keeping with the prevalent land use of the area.

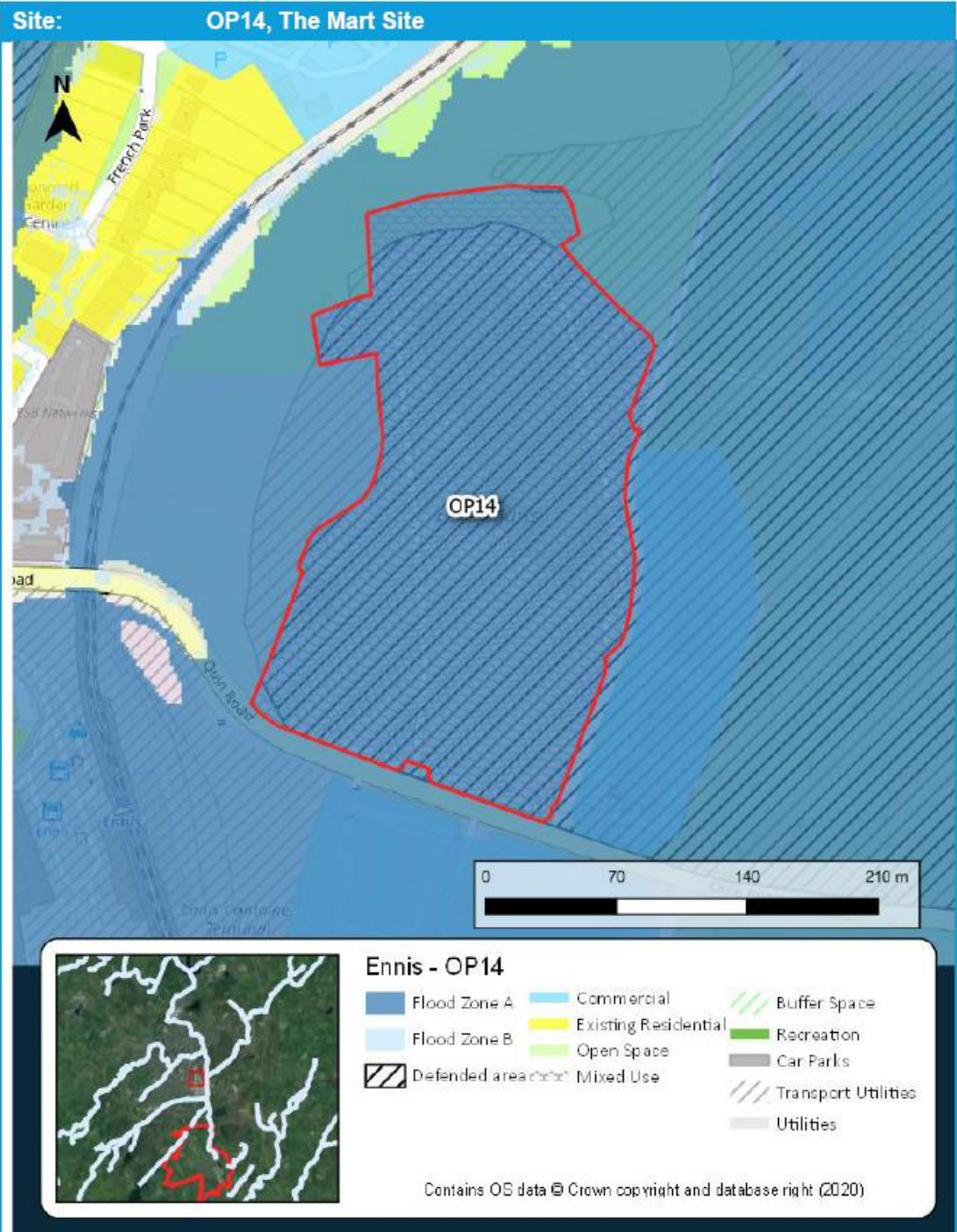
We also welcome the proposed direct access from the Quin Road to the Motorway and trust same can be provided as a matter of priority.



# ANNEXE - 1 -PROPERTY MAP OF LANDS



# ANNEXE - 2 -Extract of Floor Risk Assessment



Site Description	The site is low lying and surrounded by marshy land and a network of drainage channels. The land parcel is partly developed, and consists of large industrial and retail units, and barns and buildings associated with the mart. The developed land is contiguous with the undeveloped margins.
Benefitting from Defences (flood relief scheme works)	The site benefits from the protection of flood embankments.
Sensitivity to Climate Change	As the site is behind defences river level rises in excess of design standards will have a significant impact.
Residual Risk	There is a residual risk of flooding in the event the embankments breach or overtop.
Historical Flooding	Not known
Surface Water	Should further development be permitted, best practice with regards to surface water management should be implemented across the development area, and it is important to ensure that any increase in runoff is managed within the existing systems, or through new drainage networks.
<p>Commentary on Flood Risk:</p> <p>The site is within Flood Zone A, but is a previously developed site and does benefit from flood protection in the form of embankments.</p> <p>Redevelopment of the hardstanding and yard area of the site may be possible, but careful consideration would need to be given to finished floor levels, vulnerability of land use and the height of the defences.</p> <p>Residual risks could be reduced by raising ground levels. This could be done without provision of compensatory storage because the site is behind the Ennis South defences and does not currently function as active floodplain.</p>	
<p>Development Options:</p> <p>The Justification Test has been passed. Zoning for less vulnerable uses at ground flood level is recommended, and consideration to safe egress in the event of defence breach is required. This recommendation is compatible with a Mixed Use zoning. Adjacent utilities zoning is for a car park and this use is water compatible and appropriate.</p>	