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SUBMISSION 2 of 2 TO

Clare County Council To Request

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

On Behalf of Mr. Patrick Keogh

March 2022



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1. Introduction

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

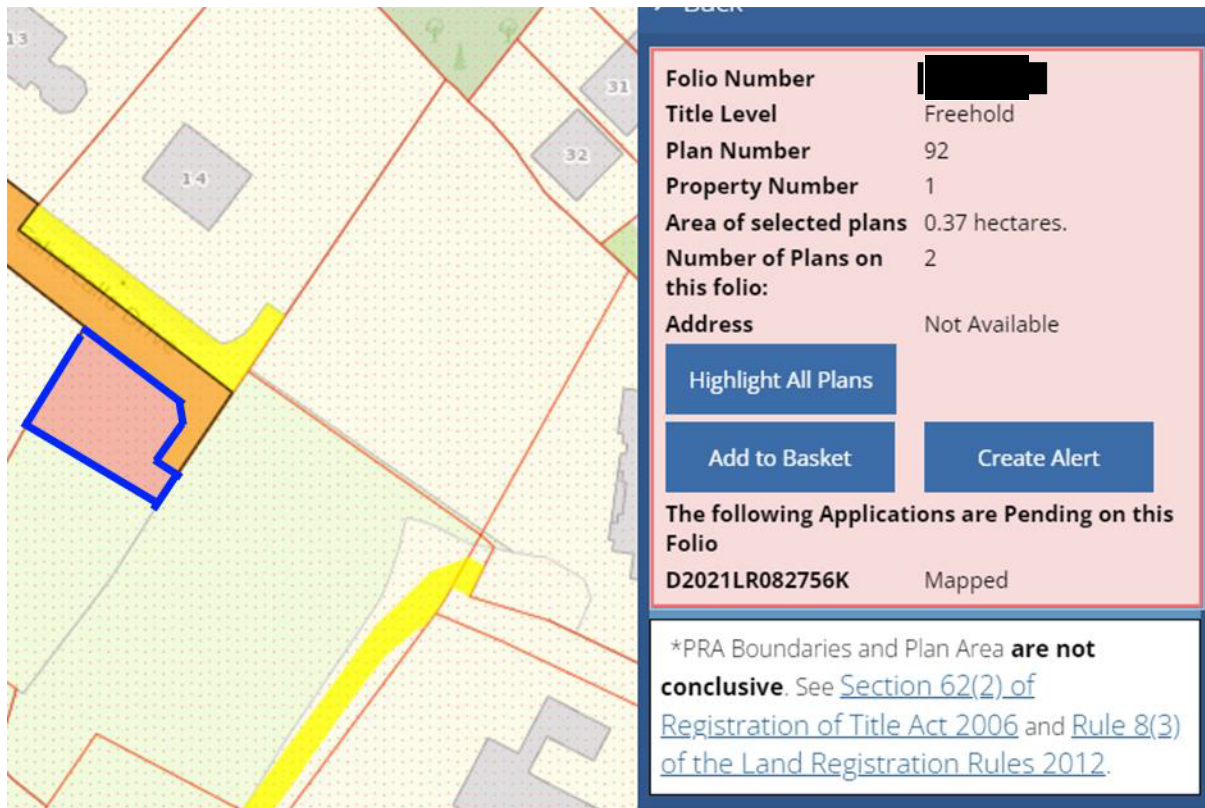
It relates to a site in the Cahercalla area of Ennis and is submitted on foot of the preparation of the new County Development Plan of 2023-2029. The site in question consists of those lands zoned as “open space” in the current Clare County Development Plan of 2017-2023.



LAND TO BE REZONED

Subject Lands of this submission outlined in red.

This submission seeks to have the land which are already zoned as “open space” under the current Clare County Development Plan of 2017-2023 and to have them zoned for residential use or other settlement in the new Clare County Development Plan of 2023-2029. The land which is the subject of this rezoning submission is in the ownership of Mr. Patrick Keogh and encompass an area of 200sqm and is contained in part of [REDACTED].



Part of Folio CE 7000F in ownership of Mr. Patrick Keogh

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 land currently zoned "open space" within the current County Development Plan, for their zoning to be changed from open space 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 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 land 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 housing needs of the town of Ennis and its hinterland during the next 5 to 7 years.

3. Site Description

The subject site of 200 square metres and is level and is currently zoned open space and is located in the Cahercalla Drive area of Ennis.

4. Site Accessibility

The subject lands have access via the public road. In summary, the lands will be immediately accessible to and from Cahercalla Drive.

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 many developments happening in the Ennis area with developers currently finishing a number of housing estates with a number of housing estates in the process of being built
- 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.
- The subject lands are zoned as open space which has never been used by the residents of Cahercalla Drive possibly due to the fact that the majority of the dwellings are on quite large plots with big back gardens which are time consuming to maintain.
- This open space was never used or maintained as an open space and therefore the material use of an open space was never established or asserted. Clearly it is an unloved left-over piece of ground which needs to be re-purposed.
- Existing development in the vicinity of the subject lands comprise a mixture of long established, mature residential development and leaving this land as open space is creating a waste ground and could possibly lead to dumping and potential anti-social behaviour.
- Thus, if this land was rezoned to residential it would allow development on the site which would increase passive surveillance of the area and in turn deter any dumping of waste and anti-social behaviour ensuring the residents felt safe and secure in their homes.
- 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 and logical growth of the town.
- 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.

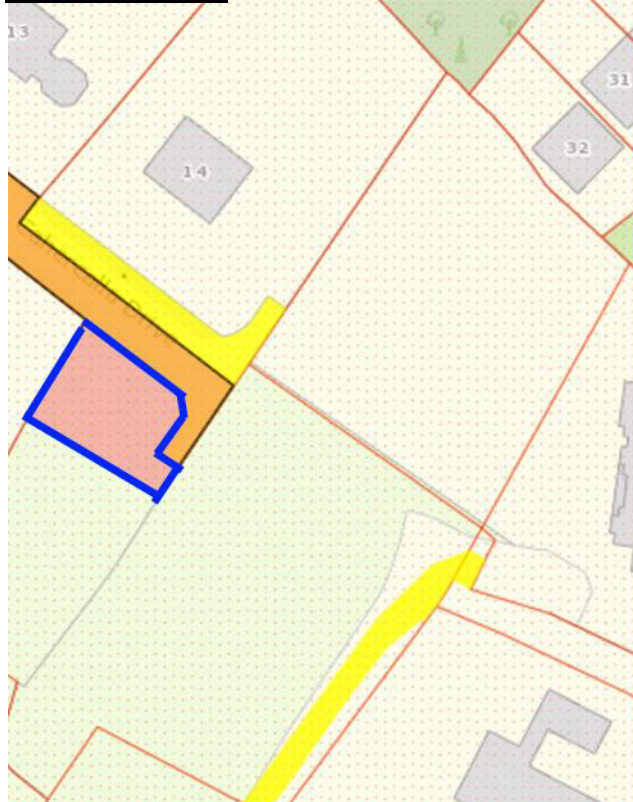
6. Conclusions

It is considered that the development of the subject lands in the manner proposed will represent a high-quality housing opportunity 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 County Development Plan of 2017-2023 from "open space" to "residential" for the upcoming Clare County Development Plan of 2023-2029.

This rezoning will be in keeping with the previously residential zoning in Ennis.

ANNEXE - 1 -PROPERTY MAP OF LANDS



Folio Number	[REDACTED]
Title Level	Freehold
Plan Number	92
Property Number	1
Area of selected plans	0.37 hectares.
Number of Plans on this folio:	2
Address	Not Available

[Highlight All Plans](#)

[Add to Basket](#) [Create Alert](#)

The following Applications are Pending on this Folio

D2021LR082756K	Mapped
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*PRA Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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