



Clare County  
Development Plan  
2023-2029

## **Draft Clare CDP 2023-2029 - Public Consultation Portal**

**Submitted By: Anonymous user**

**Submitted Time: March 26, 2022 11:38 AM**

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### **Volume 1**

Economic Development & Enterprise, Retail, Towns & Villages, Design & Placemaking, Shannon Estuary, Marine and Coastal Zone Management

### **Volume 3(a) Ennis Municipal District Written Statements and Settlement Maps**

## **Volume 3(b) Shannon Municipal District Written Statements and Settlement Maps**

## **Volume 3(c) Killaloe Municipal District Written Statements and Settlement Maps**

## **Volume 3(d) West Clare Municipal District Written Statements and Settlement Maps**

Kilrush/Cappa

### **Associated Documents**

Volume 9 Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary

### **Environmental Reports**

None of the above

### **Your Submission**

See attached

### **Location Map**



## Upload Files

GMI\_IMP\_CCDP Submission\_Rev1.docx, 2.66MB

M\_21\_17\_Map O.pdf, 1.84MB



## Glynn Marine Investments

Draft Clare County Development Plan 2023-2029,  
Planning Department,  
Clare County Council,  
New Road,  
Ennis,  
Co Clare.  
V95 DXP2

26<sup>th</sup> March 2022

RE: Draft Clare County Development Plan 2023-2029 Submission:

Glynn Marine Investments Ltd wish to make a submission to Clare County Council for the purposes of **Draft Clare County Development Plan 2023-2029**. We request the re-zoning of area marked **A** (P1 – Agriculture) to C2.1 – Industrial , enterprise, employment.



Figure 1: Extract myplan.ie

Area marked **B** above is currently zoned C2.1 – Industrial , enterprise, employment, as well as OP4 (Figure 2) in **Draft Clare County Development Plan 2023-2029**.

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Registered No: 10103 VAT No: IE0542914A

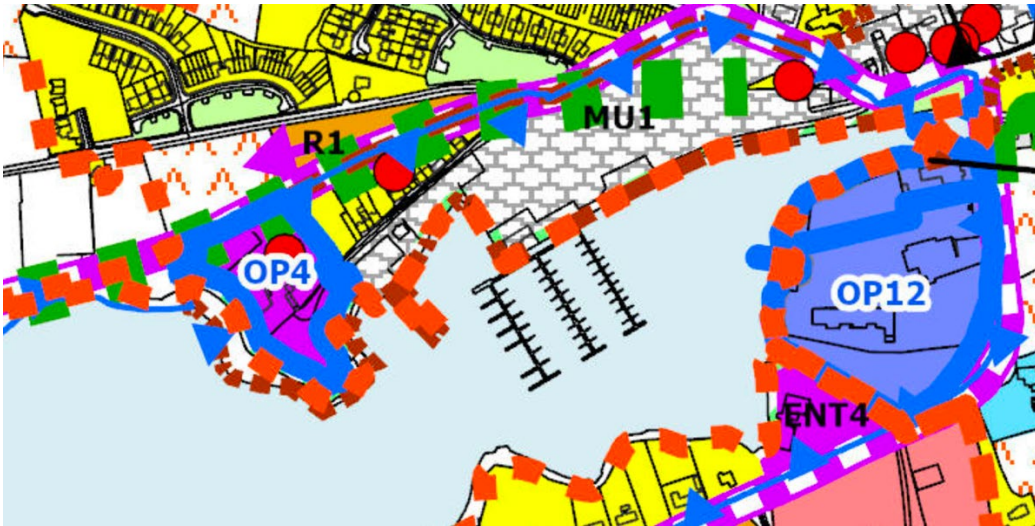


Figure 2: Extract Draft CCDP 2023-2029

As owners of area **A** and part owners of **B** with Europiping Engineering Ltd, Glynn Marine Investment Ltd believe it is beneficial for the future potential development of Kilrush Town that both land areas are zoned similarly. In order to support job creation and enterprise locally, key site opportunity sites within the Kilrush Settlement Map do not serve a just purpose zoned P1 – Agriculture. As area **A** is in close proximity to the proposed West Clare Greenway which is routed on the perimeter of area **B**, a re-zoning would compliment any business venture or service supporting such a positive development.



Figure 3: Google Maps Satellite

Figure 3 shows a satellite view of area **A** and **B**. This image illustrates the physical similarities of both sites and complimenting feature. Combining both land area designations as *C2.1 – Industrial, enterprise, employment* will further strengthen the business case to further invest in the area as well as delivering objectives of the Draft Clare County Development Plan 2023-2029 – extract below:

1. To ensure that Kilrush, as a Service Town, is a driver of growth and prosperity in both the town itself and the wider hinterland by strengthening the economy of the town, attracting new investment in employment, services, retail, and tourism uses.
2. To develop Kilrush as a key location in West Clare for industry, employment, enterprise, renewable energy and maritime research and development based on the availability of a vibrant working population and a high-quality environment in which to work and do business.
3. OP4 Former Distillery and Quay - The site of the former distillery and quay (RPS 888) contains a protected building which dates from c.1810. In the event that the former use of this site as a distillery does not recommence, the enterprise zoning on this site favours a wide range of uses which include the development of a micro-brewery, food technology, high-end research and development and, coupled with the location of the site on the Shannon Estuary, there are excellent development opportunities for marine-based research. The Council encourages the re-use of this strategic site on the Shannon Estuary. Any development shall have regard to possible future associated/complementary development on lands to the north of the site, particularly in relation to design, layout, and access.

## Traffic Management

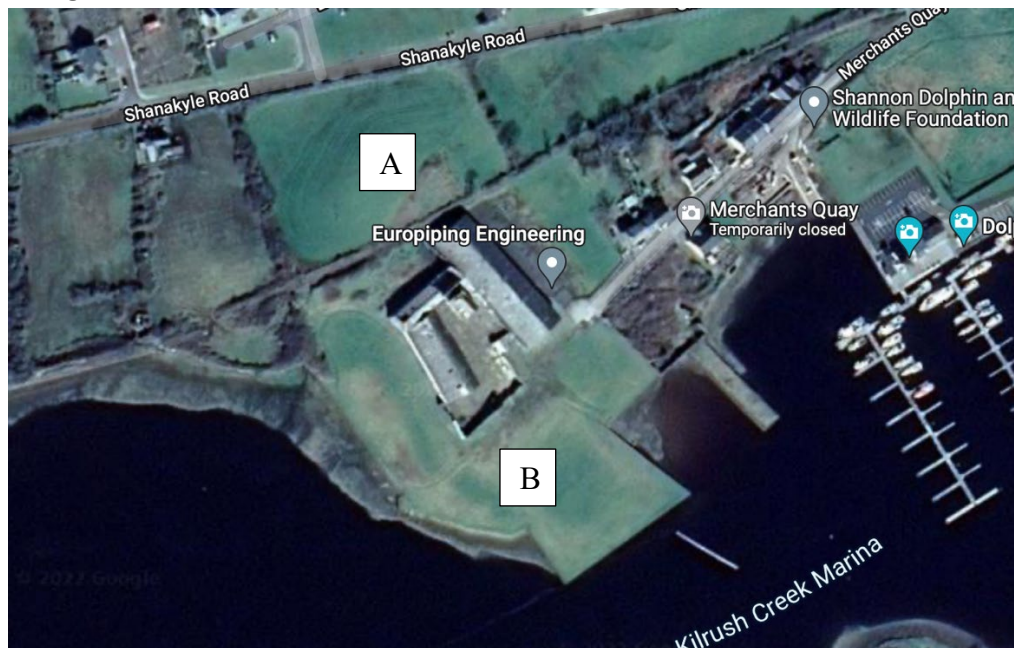
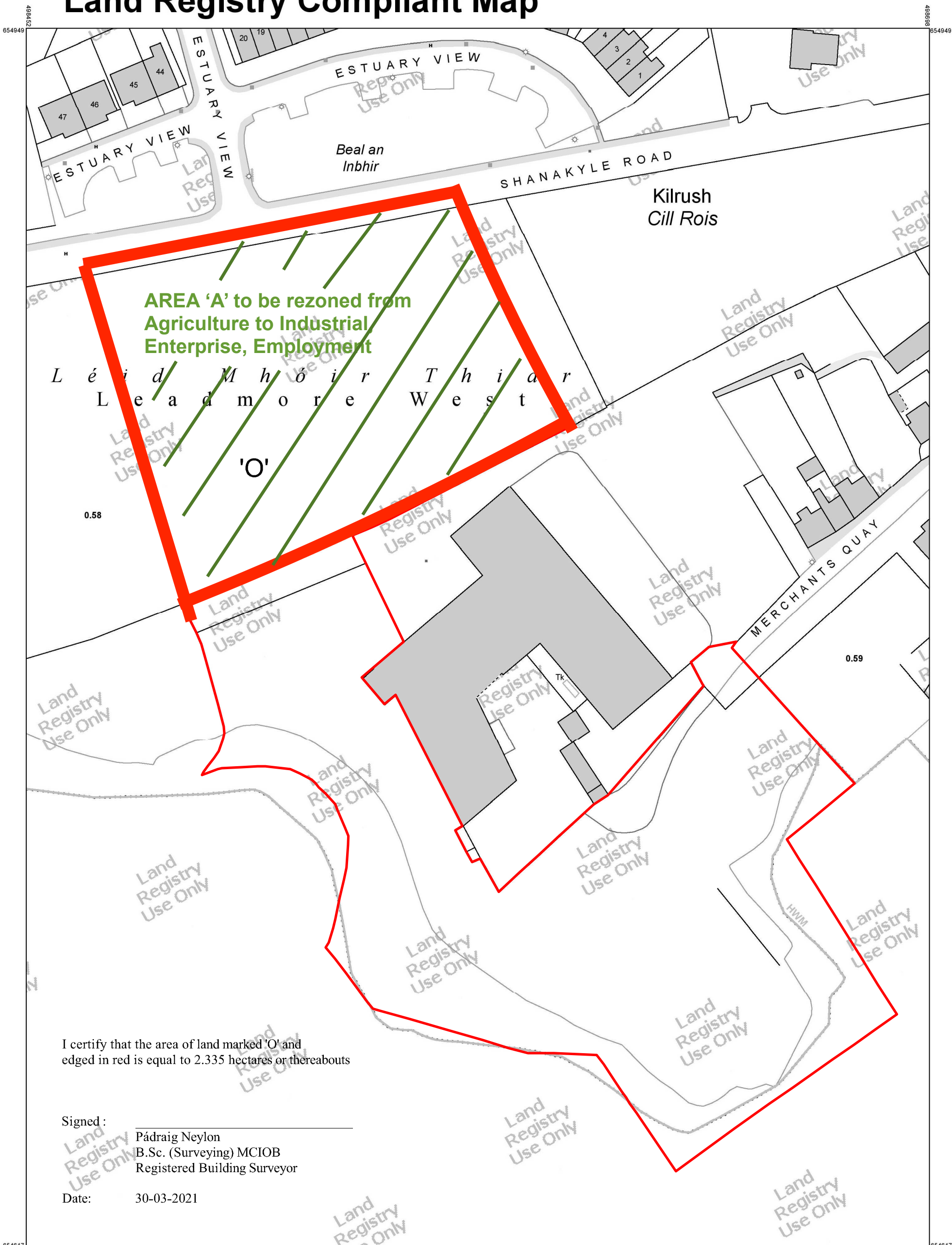


Figure 4: Google Maps Satellite

One of the key objectives of rezoning this area of land would be to improve the Traffic Management case for OP4 site. Currently OP4 site (Site B in Figure 3 earlier) has only one vehicular access point which would need to manage both entry and egress via the Merchants Quay Road. While this is currently servicing the Eurpiping engineering complex & some private houses, it could have the potential to become overwhelmed with traffic should a future large scale development come to fruition in OP4. By rezoning Area A to the north of site Area B, it would give additional access on to the Shanakyle Road which has excellent straight line sight distances. There would be better scope on the Shankyle Road to develop a significant “main” vehicular entrance with tailored traffic management infrastructure (calming bay, roundabout etc depending on the expected volume) at this location. This would have the added impact of taking vehicular traffic away from the Kilrush

Marina location and has great potential to form the basis for a throughput of traffic from Site B though Site A generally.

# Land Registry Compliant Map



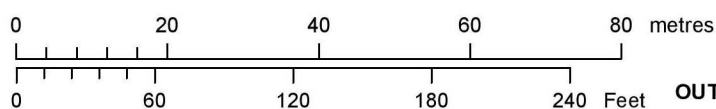
**AREA 'A' to be rezoned from Agriculture to Industrial, Enterprise, Employment**

*L é i d M h ó i r T h i a r*  
*L e a d m o r e W e s t*  
 'O'

I certify that the area of land marked 'O' and edged in red is equal to 2.335 hectares or thereabouts

Signed: \_\_\_\_\_  
 Pádraig Neylon  
 B.Sc. (Surveying) MCIQB  
 Registered Building Surveyor

Date: 30-03-2021



OUTPUT SCALE: 1:1,000



CENTRE COORDINATES:  
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 1:1,000

MAP SHEETS:  
 4728-19  
 4728-24

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