



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

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Volume 1

Core Strategy, Settlement Strategy and Housing

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

Kilkee

Associated Documents

None of the above

Environmental Reports

Appropriate Assessment

Your Submission

The Applicant seeks a change in the zoning of circa 1.67ha of land, from Open Space Use to Tourism Use at [REDACTED] Kilkee, Co. Clare

Location Map



Earthstar Geographics | Esri, FAO, NOAA

Powered by [Esri](#)

Upload Files

1430 ZONING REPORT SITE B.pdf, 1.95MB



DIARMUID KEANE + ASSOCIATES LTD

Architecture

| Engineering

| Surveying

Submission: Draft Clare County Council Development Plan (2023-2029)

Location: West End,
Kilkee Upper,
Kilkee, Co. Clare

Applicant: Mr. Gerard Hennessy

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Senior Consulting Engineer

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Document Control Sheet

Applicants	Mr Gerard Hennessy
Project Title	Rezoning of Open Space Lands at West End, Kilkee Upper, Kilkee, Co. Clare
Document Title	Submission to the Draft Clare County Development Plan (2023-2029)
Job No.	1430 / B

Issue

Revision	Status	Author	Reviewed	Approved	Date
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1.0 GENERAL

Diarmuid Keane & Associates (Agent), on behalf of our Client Mr. Gerard Hennessy, (Applicant), have prepared and issued the following submission with respect to the draft Clare County Development Plan (2023-2029).

It should be noted that the Applicant is in full ownership of the lands at West End, Kilkee Upper, Kilkee, Co. Clare as delineated in the following report, which are currently zoned as Open Space Use as per the Kilkee Settlement Plan which is enclosed. For the purposes of this report, the applicable lands have been limited to the landholdings as defined by the Property Registration Authority as per Appendix A, specifically Folios CE60283F, which have been further illustrated via the site-specific map enclosed as Appendix B.

The Applicant seeks a change in the zoning of circa 1.67ha of land, from Open Space Use to Tourism Use, in order to facilitate optimal use of the land based on the following material considerations:

1. In recent years, the town of Kilkee experienced a significant growth, primarily to tourism related developments in the form of town-based holiday homes, apartments, hotels and serviced accommodation. However, according to the Kilkee Town Improvement & Economic Scheme 2014-2024, *“the economic benefit to the town from tourism is declining.”* In order to ensure that tourism developments benefit the community while respecting the natural assets of Kilkee, *“ecotourism principles should be incorporated into development proposals.”* Ecotourism is defined as uniting conservation, communities, and sustainable travel, and means that those who implement and participate in ecotourism activities ensure the following:
 - minimise impact
 - build environmental and cultural awareness and respect
 - provide positive experiences for both visitors and hosts
 - provide direct financial benefits for conservation
 - provide financial benefits and empowerment for local people.

Therefore, it can be deduced that the implementation of these principles is the basis of sustainable tourism, however, a minimal amount of area has been specifically provided for outdoor camping pods as proposed as part of this application, which place an emphasis on a connection with the natural beauty of the adjacent Moore Bay and surrounding coastal area through the implementation of ecotourism principles. The aim of the Applicant to provide a small number of self-serviced outdoor camping pods for temporary occupation, to further mitigate accommodation shortfall that is prevalent in the area.

2. Due to the development and expansion of the main town centre over a number of years, the applicable site can be considered as central, having close proximity to the town centre, and inherent public facilities provided therein, offering the potential for the site to be redeveloped an ideal location to contribute to the much-needed outdoor based tourism facilities in the immediate

area. Furthermore, according to the Kilkee Town Improvement & Economic Scheme 2014-2024, “County Council, in partnership with local stakeholders, will work with site owners to assist in identifying options for Opportunity Sites.” Located within walking distance to the Blue Flag rated beach at Kilkee, and the adjacent cliff walks located less than 500m away, the proposed site is also located directly on the Wild Atlantic Way cycle routes, which has what has been designated by Red Bull as one of Ireland’s “top 10 cycleways.” An opportunity to cater to, and build upon all outdoor ecotourism related recreational activities in the area is prevalent, which is a major objective of the Applicant.

3. The site already has a designated Southern site entrance the Dunlicky Road, and therefore no new entrance or road opening to accommodate any development works is required. Furthermore, due to the recent adjacent development of multiple residential units as part of the Atlantic View Holiday Home residential development, the provision of public footpaths and services is already located in close proximity, which can be utilized as part of the development works as proposed.

2.0 SITE LOCATION & CONTEXT

2.1 Site Context

The subject land comprises of circa 1.67ha lands, located on Dunlicky Road to the West of Kilkee town centre, at a distance of circa 1500 meters, as illustrated in Figure 1.0 below, as well as Appendix B below.

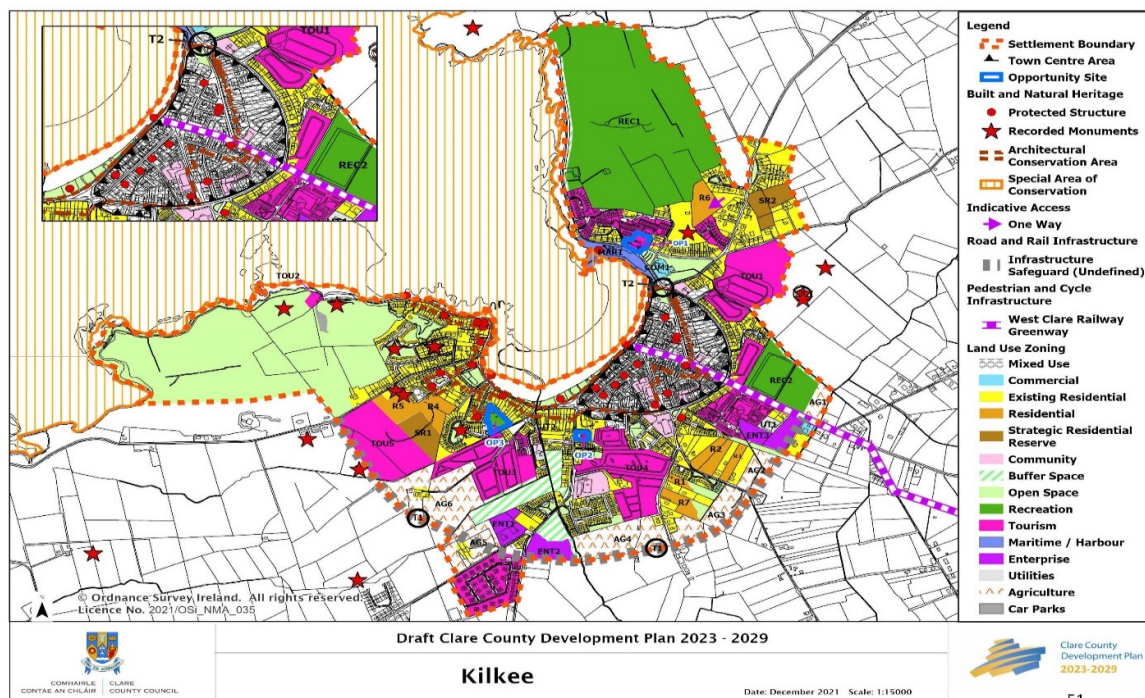


Figure 1.0 Location of the overall site in context of surrounding land uses.

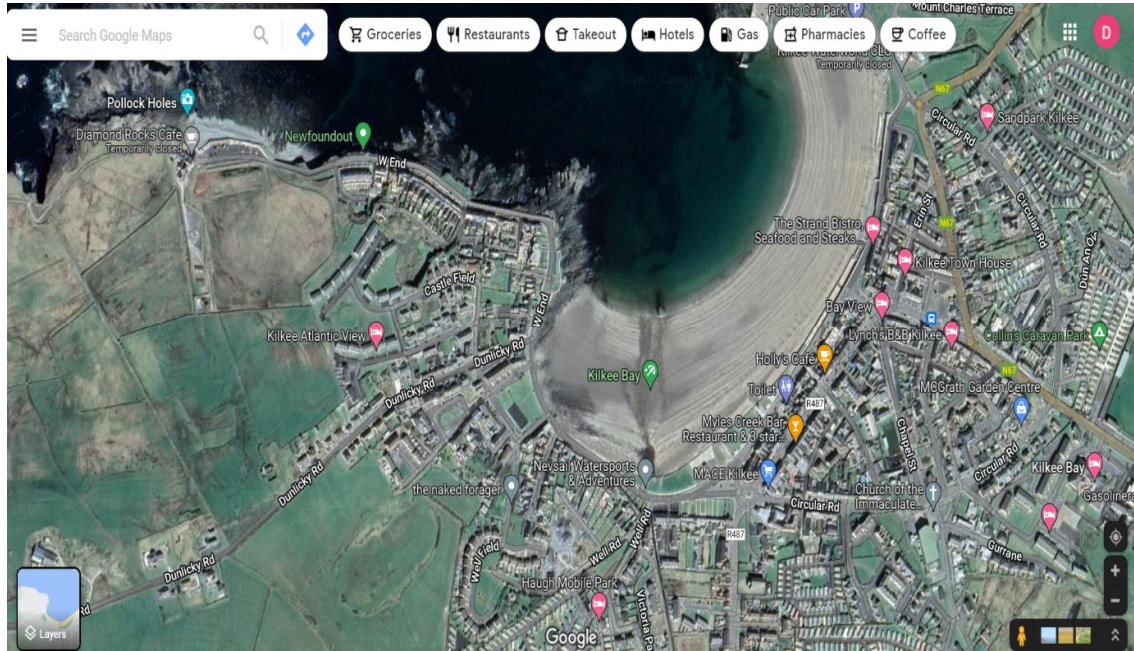


Figure 2.0 Satellite imagery of overall site in context of adjacent townland

The site is well serviced by the 333-bus route, which provides a bus stop in the town centre (109931) at a distance from the site of approximately 1500 meters, meaning that the site is easily accessible to pedestrians and within acceptable walking distance. Furthermore, a bus between Kilkee and surrounding townlands is available multiple times a day as follows:

- Kilrush – Kilkee - **10:25 AM & 14.20PM (Mon – Fri)**
- Ennis Bus Station - Kilkee - **9:10 AM (Mon – Fri)**
- Kilkee - Ennis Bus Station - **15:45 PM (Mon – Fri)**

2.2 Planning History

To date, no Planning Applications are on record with the local Planning Authority register, as having been submitted on the portion of lands delineated as Open Space. It should also be noted that while Architectural Conservation Areas are present within the surrounding area, the site does not form part of this delineation, and is completely outside any potential areas of conservation.

3.0 DEVELOPMENT INTENT

The draft Clare County Development Plan (2023-2029) Plan delineation of proposed land zones is detailed above in Figure 1.0.

According to the draft Clare County Development Plan report (2023-2029), relevant General Objectives have been highlighted as follows:

- To support the development of the West Clare Railway Greenway.

- To make provision for the development and maintenance of physical service infrastructure that will effectively accommodate the resident population, meet the increase in demand during the summer months and allow for future growth.
- To encourage developments that will provide services for both visitors to the area and the local population in order to generate year-round activity and employment in the area.

According to the draft Clare County Development Plan (2023-2029) Plan, Kilkee is identified in the settlement hierarchy of this Plan as a 'small town'. The Urban and Rural Settlement Strategy contained in Volume 1 of this Plan indicates that the objective for small towns is *"to ensure that their existing role is maintained and strengthened. This will be achieved through adequate zoning of lands and implementing a positive approach towards appropriately scaled and designed urban development."* Therefore, proximity is a key factor, and it is only through the fortunate location of the site relative to the existing town centre, which offers significant potential as a tourism development site.

The surrounding area, specifically Moore Bay, is a visually strong element to the north and therefore consideration with regard to visibility has been a part of the general design philosophy for all future proposals. Therefore, is the intent of the Applicant to deliver multiple temporary use camping pods units which are sensitively located and which build upon the natural beauty of the adjacent landscape, through specific and selective design of the residential units and ancillary general landscaping. In fact, it is proposed that the pods are to be physically built into the landscape, and actually semi submerged in the sloping topography on site, effectively screening them entirely, and thereby negating any negative impacts on the scenery of the adjacent area whatsoever. Furthermore, the general surrounding public areas, in and around this site, would also benefit from a design which improves the management and movement of traffic to and from site, in order to provide for a balance of typical pedestrian users in a visually attractive and safe manner.

5.0 MATERIAL CONSIDERATIONS

There are a number of material considerations put forward for consideration by the Applicant which, it is submitted, will need to be considered by the Council, including the need for compact and sustainable growth and sequential approach to development.

The recently published Draft Development Plan Guidelines by the Department of Housing, Local Government & Heritage clearly states that *"planning authorities should approach the development plan with a clear focus on the delivery of expected development outcomes"*. The Applicants have a plan to revitalise and regenerate the area, and fully commits to the regeneration of the site in the short-term subject to securing appropriate zoning on the land.

The National Planning Framework (NPF) seeks to achieve more compact and sustainable growth through consolidating a greater share of future development within the existing built footprint of settlements, to include new homes, businesses and amenities. The NPF sets national targets for brownfield/infill housing development, to support the regeneration of existing urban areas. NPF compact growth objectives together with Town Centres First principles are focused on the reuse of previously developed buildings and land and building up ‘infill’ sites, especially those that are centrally located in settlements at all scales.

The subject site is best described as an ‘underutilised’ site in a developed urban area, surrounded by residential development, access to nearby public transport stops, which, can be comprehensively regenerated thereby making the most efficient use of valuable serviced, urban land, all in accordance with national planning objectives for compact growth as set out in the NPF.

The proposal to provide for limited tourism-based development offers diversity in housing mix and tenure. With little alternative development opportunity sites in the area to accommodate similar developments, it is submitted that the subject site provides a realistic opportunity for delivery. The existing site has not fully utilised its potential, and it is therefore the opinion of the Applicant that the site must be re-adapted to become a functional and usable space. Zoning the subject land for Tourism use demonstrates how such land can be readapted for the benefit of all.

6.0 THE REQUEST

It is requested that the Local Authority changes the land use zoning in respect of 1.67ha of land from Open Space Use to Tourism Use. The full extent of the land is detailed in Appendix B enclosed.

7.0 APPENDIX

The Property Registration Authority An tÚdarás Clárúcháin Maoine



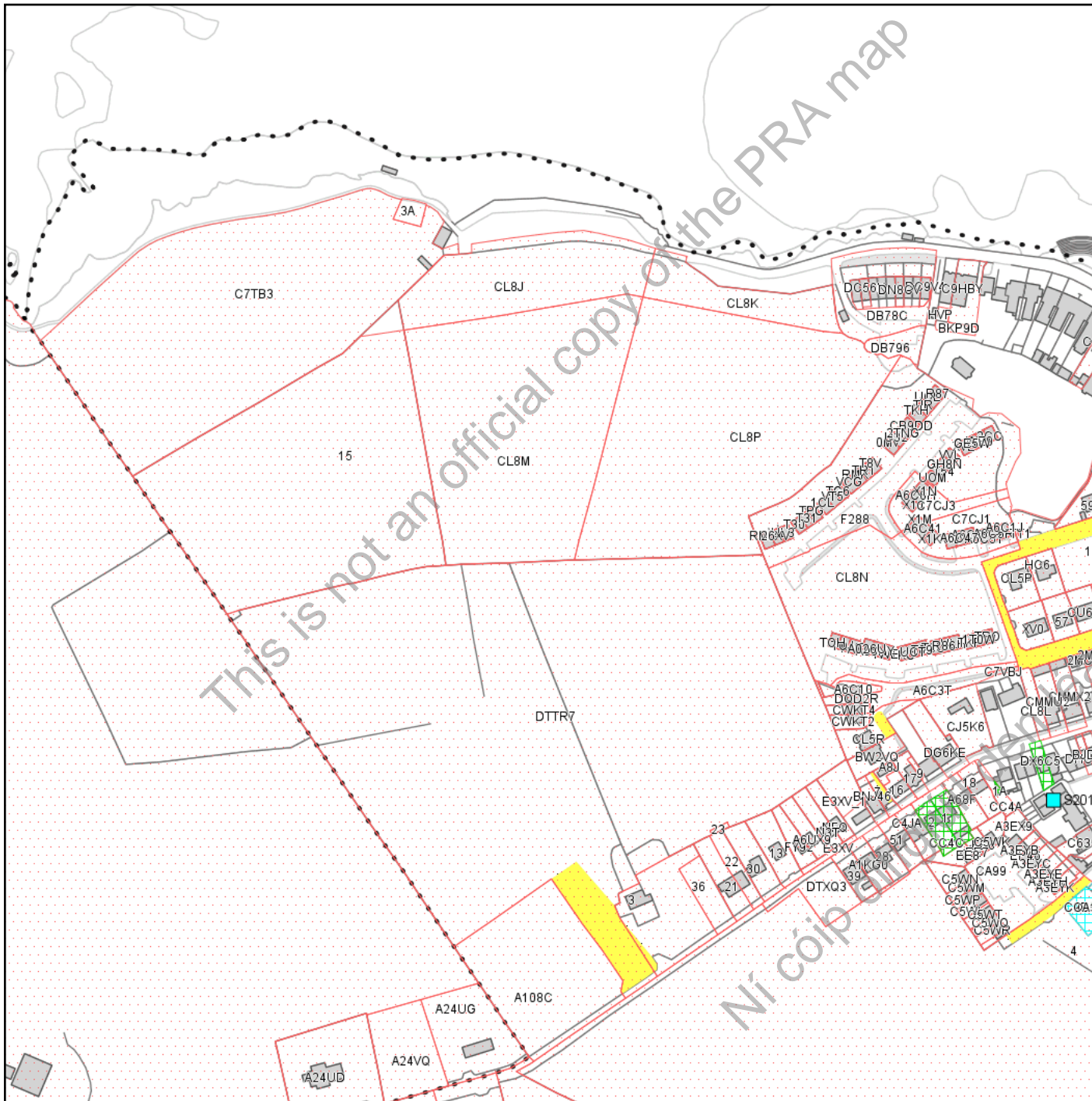
Official Property Registration Map

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- ▭ Septic Tank
- ▽ Soak Pit

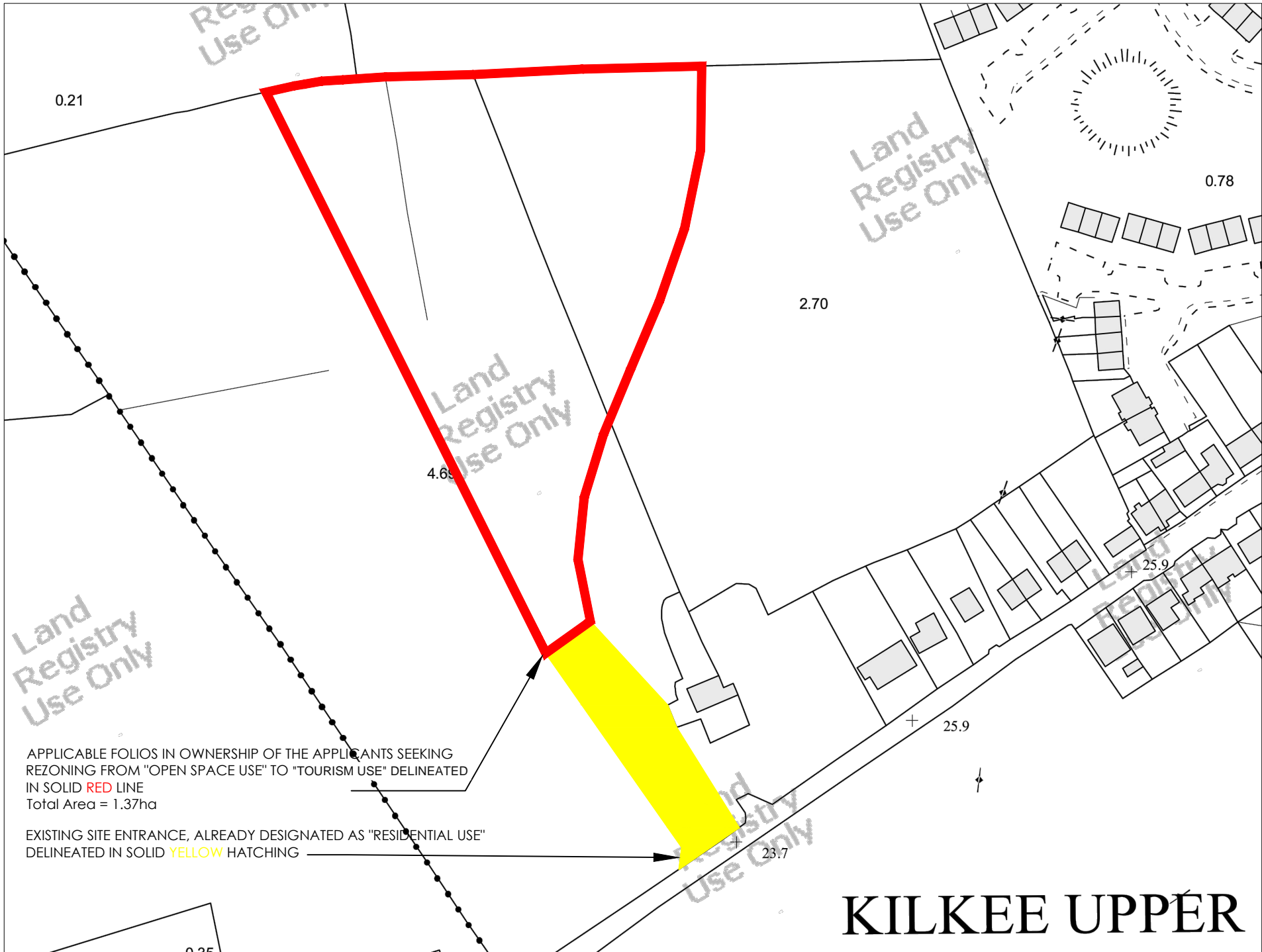
A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

Creation Date: 16 March 2022 14:12:53





APPLICABLE FOLIOS IN OWNERSHIP OF THE APPLICANTS SEEKING REZONING FROM "OPEN SPACE USE" TO "TOURISM USE" DELINEATED IN SOLID RED LINE
Total Area = 1.37ha

EXISTING SITE ENTRANCE, ALREADY DESIGNATED AS "RESIDENTIAL USE" DELINEATED IN SOLID YELLOW HATCHING

KILKEE UPPER