



Clare County  
Development Plan  
**2023-2029**

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

**Submitted By: Anonymous user**

**Submitted Time: March 27, 2022 5:19 PM**

### **Name**

Frank Stackpoole

### **Address**

[REDACTED]

### **Email Address**

[REDACTED]

### **Please confirm your Email Address**

[REDACTED]

### **Volume 1**

Core Strategy, Settlement Strategy and Housing

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

Ennis/Clarecastle

## **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**

### **Associated Documents**

None of the above

### **Environmental Reports**

None of the above

### **Your Submission**

Dear Sir/Madam I (Frank Stackpoole) own a site of (0.25 acres) @ Cappahard, Tulla Road Ennis which I would like the council to adjust its very unusual and peculiar current zoning which is both 'open space' and also 'other settlement'. The area of ground at the rear as zoned other settlement is landlocked by the front section zoned as 'open space' and in order to facilitate potential development of the site the zoning needs to be corrected and reconsidered. Planning permission was previously granted for housing on part of the site prior to a change of zoning as per current development plan. The site has excellent development potential as it is an infill site ideally located to meet the Ennis and Environs development goals i.e. to concentrate developments within built-up footprint of the town and in line with its '10 minute commute' to town centre policy. The site is also located beside a nursing home and therefore could possibly provide ancillary facilities for same in some fashion.

The site is well serviced with onsite sewer network, as I gave the council permission to run a mains sewer line through the property in 2007. Currently the site is identified as a flood risk however the site including existing adjoining residential developments has not been remotely affected by flooding nor has there been any recorded flood events in the vicinity of the site. Any proposed development granted planning on the site can have finished floor levels above the safe freeboard elevation of 3.4m ordnance datum as suggested in the current development plan thus avoiding any future scenario flood risk. Please give due consideration to correcting the zoning of this infill site, residential zoning is the preferred option as there is a dire shortage of housing / serviced sites even I have an immediate housing need myself due to the fact that part of the site is landlocked, therefore preventing any sort of badly need development. Thank You, Franke Stackpoole

## Location Map



## Upload Files

-Stackpoole Location Map.pdf, 0.63MB

Surveyed 1978-1993  
Revised 2005  
Levelled 1976

# Urban/Rural PLACE Map



178821

178821

ITM CENTRE PT COORDS

535048,878645

DESCRIPTION

MAP SHEETS

1:1000  
4264-24 4264-19

1:2500  
4264-19



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178301



178374

Tulla Road

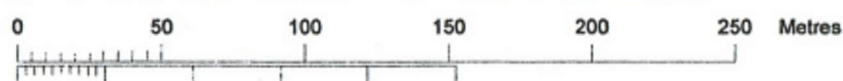
Sewer Line

Currently Zoned  
Other Settlement  
(Blue Area)

Currently Zoned  
Open Space  
(Green Area)

Cappahard  
Nursing  
Home

Stackpole  
(Cappahard Site)



Plot Ref. No. 1128660\_1\_5  
Plot Date 17-JUL-2006