



Clare County  
Development Plan  
**2023-2029**

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

**Submitted By: Anonymous user**

**Submitted Time: March 28, 2022 9:08 AM**

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### **Volume 1**

Landscape, Biodiversity, Natural Heritage and Green Infrastructure

### **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**

### **Location Map**



## Upload Files

Draft Clare County Development Plan 2023 - Submission.docx, 2.57MB

land registry map.PNG, 0.81MB

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

28/03/2022

Sir/Madam,

The playing fields of St Flannan's College have been enjoyed by the broader Community for many years and continue to be used for exercise and leisure to this day! Goal 4 of the Ennis Municipal development Plan aims to 'Promote a high quality of life, health and well-being' and also Goal 18 (Biodiversity and Natural Heritage) wants to 'protects and enhances the unique natural heritage and biodiversity of the Plan Area and provides a comprehensive green infrastructure network with high quality sustainable access and recreation opportunities'.

In a previous submission by the Killaloe Diocesan Trust (REF.389) it sought to have part of the lands changed from Community to Residential on the grounds that this would be 'compatible with the adjoining residential land uses and the pattern of development in the area and would not therefore injure the amenities of the area or of the properties'.

The Chief Executive in his response declined the rezoning (although this was subsequently overturned by way of a Member's Motion in July 2016) to 'ensure there is a sufficient community zoned lands to serve the neighbourhood in which it is located' and also to meet the 'growing requirement for school places'.

The lands are currently a mix of Open Space, Community and Low Density Residential (See Below). As this is the map contained within the Ennis Municipal District Settlement Plan (Ref. Ennis land use zoning map page 102), it shows that part of the lands (marked in blue) are to revert from Low Density Residential to Community, although, there is no reference to this in the plan.

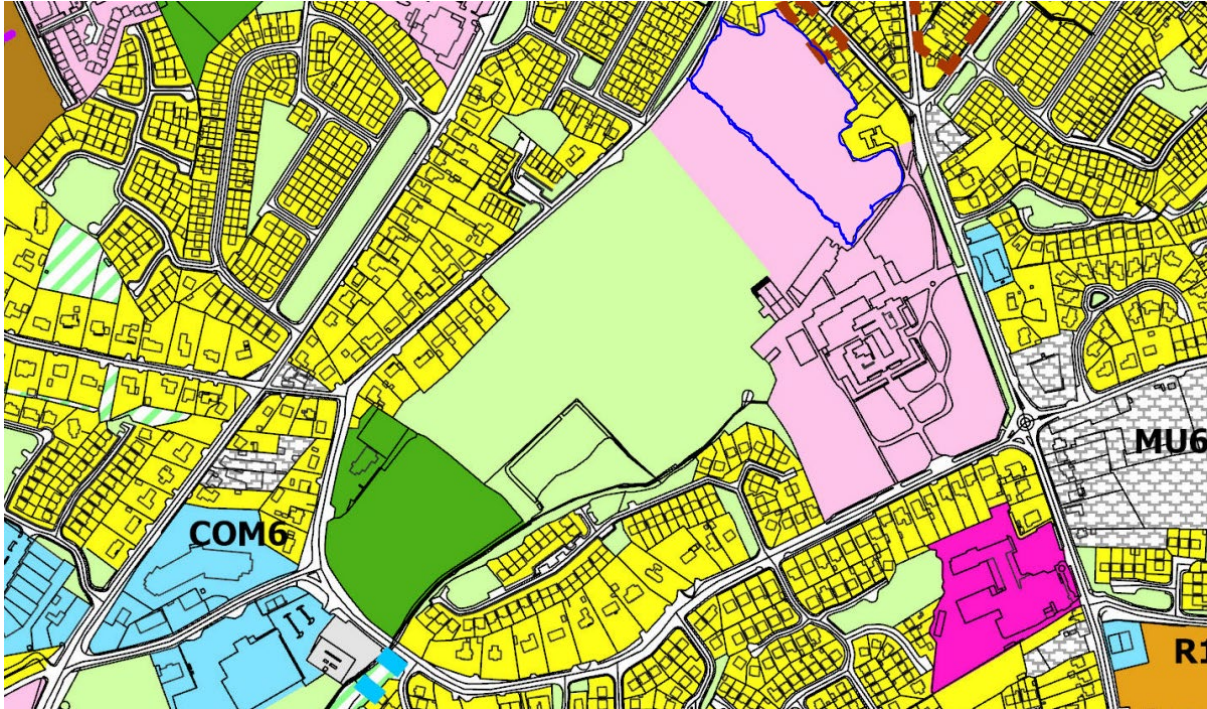
These lands are currently 'sale agreed' and ear-marked for a new HSE facility, subject to planning. Presumably, the re-zoning of these lands to revert to Community is the first step in this process.

However, this poses two major difficulties and conflicts to the goals of the plan.

Firstly, while a reversion to Community zoning would be welcomed, I believe that all lands at this location should be zoned Open Space for the following reasons;

- 1) The lands should be preserved for the use of the students of the school and with continued growth in numbers any disposal of lands or decommissioning of the lands for other Community use, would frustrate that objective.

- 2) The lands should be available to the Community for general leisure and sporting use, in line with the previous stated goals of the Plan and help with obesity levels, health and general wellbeing of the Community, as a whole.
- 3) The lands are recognised as the only Community space on this side of Ennis and other submissions to the Plan have recognised the need for playground and child-friendly in the Limerick Road area and this would seem like a natural area for any such facility.



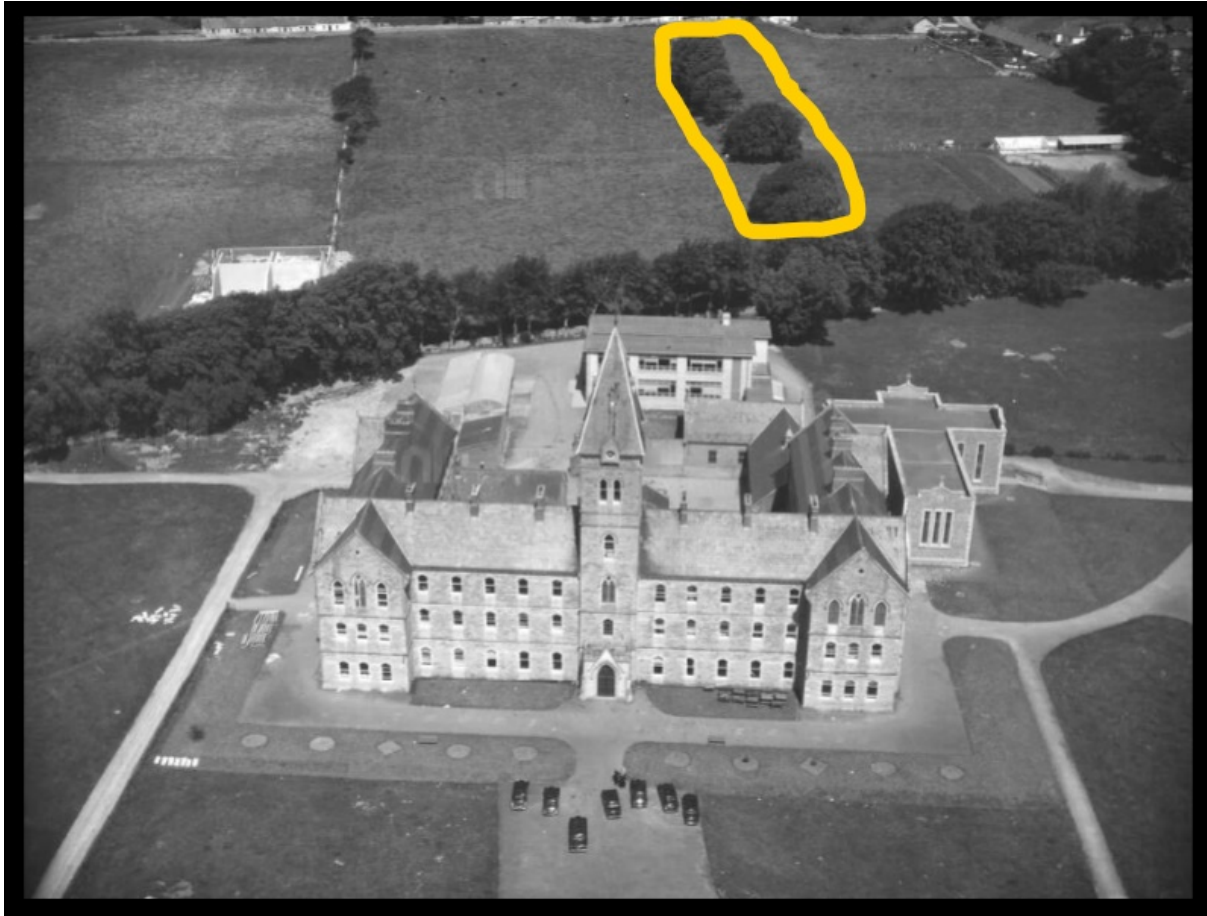
Secondly, these lands contain trees and a rich bio-diversity area for the enjoyment of the whole Community.

In line with the Objective in the plan around Green Infrastructure it is stated that this is defined as 'the integration of walking, cycling and recreation with biodiversity, creating interconnected networks of land and water that sustain environmental quality and enrich our quality of life. It can include features of different scales from domestic gardens, green roofs and walls to street trees, sports pitches, civic spaces and natural features such as rivers, lakes and woodlands. Green infrastructure makes a beneficial contribution to all aspects of life in the settlement area, offering opportunities for sports, recreation and education...'

The attached photo shows the treeline in 1955 and I would estimate that the trees on these lands are between 90 and 100 years old, are an integral part of the landscape and character of the grounds and need to be preserved.

Indeed, 'CDP15.19 is an objective of Clare County Council: a) To preserve and conserve individual or groups of trees identified in Volume 2 of the Plan as 'Trees for Preservation' which will enhance the character and appearance of an area'. Furthermore, it is stated that the Plan strives to 'protect individual or groups of trees within the Plan area which are important for environmental, recreational, historical, biodiversity and/or aesthetic reasons or by reason of contribution to sense of place'





St. Flannan's College 1955

In summary, I submit that;

- 1) All lands at St Flannan's College be zoned as Open Space with the express objective that they cannot be developed and are used for the pleasure, leisure and sporting use of the Students of the School and broader Community.
- 2) That all trees on the lands are preserved as they represent a link to the historical lineage of these lands, form part of the character of the lands and demonstrate our commitment to Biodiversity and what is loosely referred to as the Green agenda.

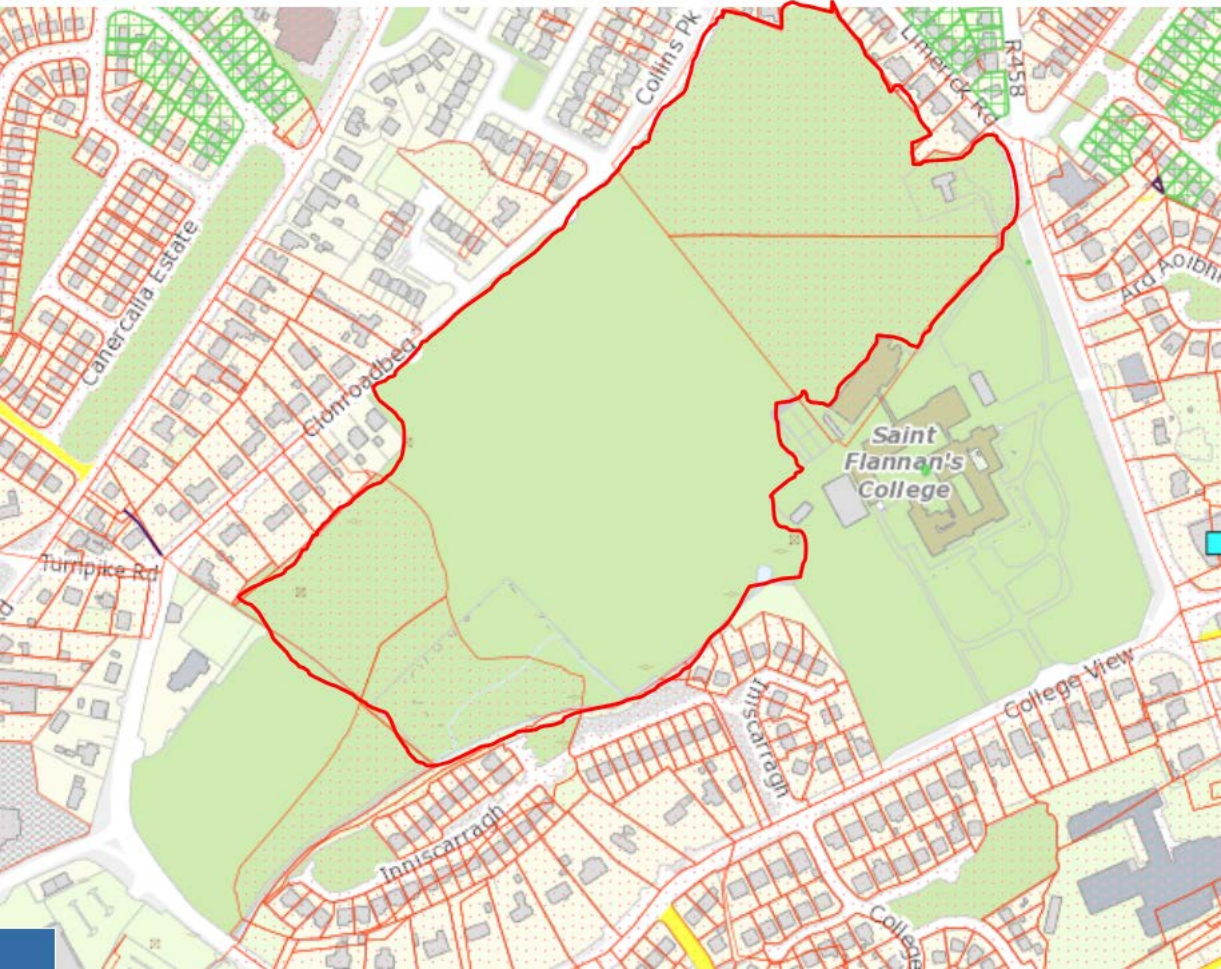
With Kind Regards,

Patrick Walzer

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CaherCalla Estate

Clonroadbeg

Turripice Rd

Inniscarragh

Collins Pk

Limerick Park

Inniscarragh

College View

College

Saint  
Flannan's  
College