



Clare County  
Development Plan  
**2023-2029**

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

**Submitted By: Anonymous user**

**Submitted Time: March 28, 2022 10:27 AM**

### **Name**

Hotel Doolin

### **Address**

MKO - Planning & Environmental Consultants, Tuam Rd, Galway, H91 VW84

### **Email Address**

esadauskaite@mkoireland.ie

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

esadauskaite01@mkoireland.ie

### **Volume 1**

Economic Development & Enterprise, Retail, Towns & Villages, Design & Placemaking

### **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**

Doolin (& Doolin Pier)

### **Associated Documents**

None of the above

### **Environmental Reports**

None of the above

### **Your Submission**

Please find attached submission below.

### **Location Map**



Earthstar Geographics | Esri, FAO, NOAA

Powered by [Esri](#)

## Upload Files

Hotel Doolin - DP Submission - 220324 - 2022.03.23 - F.pdf, 0.89MB



Forward Planning  
Clare County Council  
New Road  
Ennis  
Co. Clare

Our Ref: 220324  
Your Ref:

28<sup>th</sup> March 2022

**Re: Submission to Draft Clare County Development Plan 2023-2029 on behalf of Portdrine Development Parks Ltd – Lands at Hotel Doolin, Fitz’s Cross, Doolin**

Dear Sir/Madam,

On behalf of our client, Hotel Doolin, we wish to make a submission on the Draft Clare County Development Plan 2023-2029 in respect of lands located at Hotel Doolin, Fitz’s Cross, Doolin.

### Site Location & Context

Hotel Doolin is an existing hotel located in the heart of Doolin at the junction of the R459 and the R479. The hotel forms part of a larger commercial development which includes for a range of commercial and food and beverage uses that front the R479. To the rear of the hotel is the function room, car park and wastewater treatment plant.



Figure 1 - Site Location



MKO, Tuam Road, Galway, Ireland. H91 VW84

+353 (0)91 735611 | info@mkoireland.ie | www.mkoireland.ie | @mkoireland

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The Piper's Chair and additional guest accommodation are located to the east. Figure 1 above illustrates the extent of the hotel located within the settlement of Doolin (outlined in yellow). The area outlined in red is the subject of this submission and is currently located outside the settlement boundary.

### Hotel Doolin – Background

Hotel Doolin is Ireland's only certified carbon neutral hotel and is located on the Wild Atlantic Way. The Hotel is an important employer in the locality with 75 no. people full time and 125 no. people in the high season. In addition to this a number of other local businesses provide products and services to the hotel thereby providing additional indirect employment. The hotel is one of only two hotels in Doolin and therefore is important in the context of allowing tourists to stay overnight in the village. The longer that tourists stay in the local area, the more benefit that is derived by the local economy.

County Clare, and Doolin in particular, are popular tourist destinations and the Hotel is located in close proximity to the Cliffs of Moher which is one of the country's most popular tourist destinations. In addition, the Hotel hosts approximately 100 no. weddings per annum as well as the following annual events:

- Doolin Folk Festival
- Doolin Hedge School
- Various Local Events

The Hotel has grown incrementally over the years with the addition of the Function Room in 2018. Clare County Council will note that a live planning application is currently before the Council for a further expansion of the hotel comprising 27 no. new bedrooms (Pl. Ref. No: 22/25). The ongoing growth of the hotel is critical to maintaining it as a premier accommodation and events location in North Clare, which in turn provides a significant amount of employment, and acts as an important economic engine for Doolin and the wider area. This submission is intended to ensure that provision is made for continued future expansion of the hotel.

### Draft Clare County Development Plan

The Draft Clare County Development Plan was published on 10<sup>th</sup> December 2021 and is open for public consultation until 28<sup>th</sup> March 2022. The Clare County Development Plan 2023-2029 sets out an overall strategy for the proper planning and sustainable development of the functional area of Clare County Council over a 6-year period. It is noted that the County is split into 4 no. municipal districts in terms of the preparation of settlement plans and associated zoning maps. Doolin is located in the West Clare Municipal District (Volume 3d).

Figure 2 below includes the zoning map for the settlement of Doolin in the Draft County Development Plan. The zoned extent of the existing hotel is outlined in yellow below while the area to which this submission relates is outlined in red. It is noted that the area outlined in red is located outside of the proposed settlement boundary of Doolin. However, it should be noted by the Planning Authority that these lands are in the ownership of the Hotel directors and immediately adjoin the zoned extent of the Hotel site. The purpose of the provision of additional zoning sought by this submission, is to facilitate the potential future expansion of the hotel and/or its associated/ancillary services into lands owned by the Hotel and which immediately adjoin the existing zoned extent of the hotel.



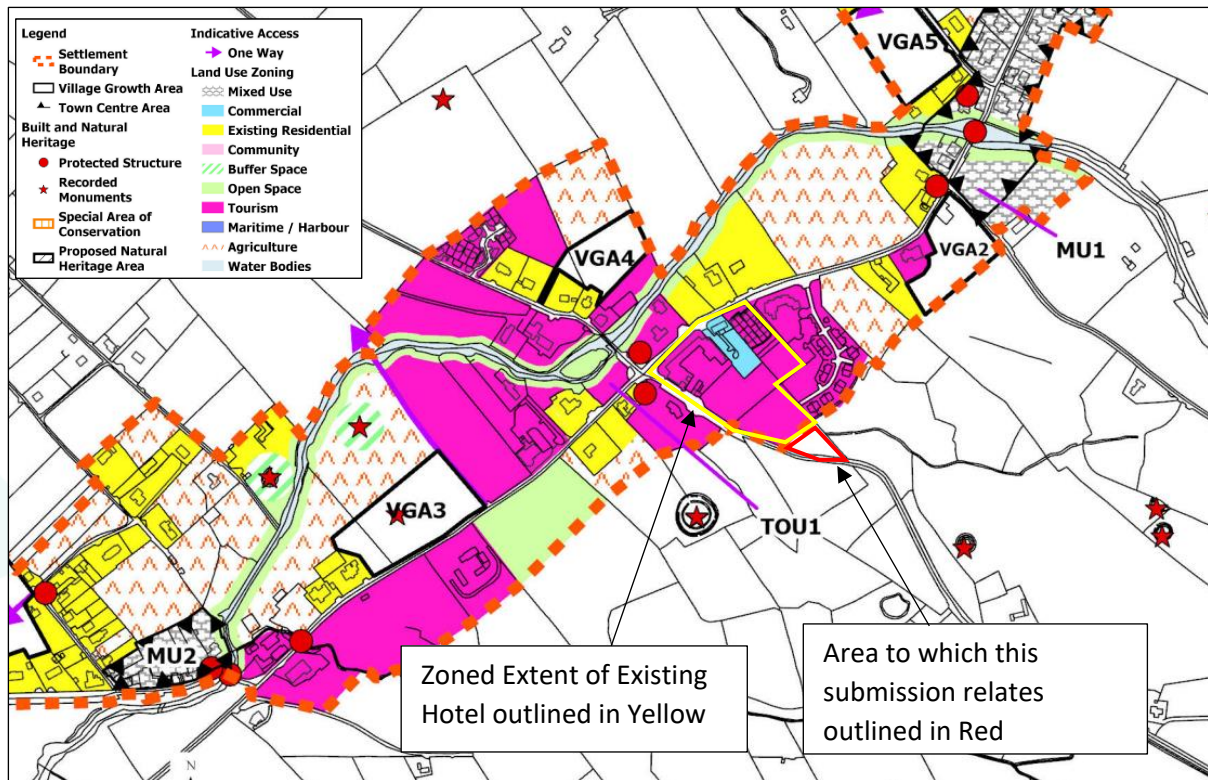


Figure 2- Doolin Zoning Map

It is noted that Volume 3d of the Clare County Development Plan sets out a planning policy context for the settlement of Doolin. It is considered that there are a number of policies/objectives in the Draft Development Plan which support tourism and which in turn would support the future expansion of the hotel. A General Objective for the settlement is:

*‘To provide for the further development of a diverse tourism product which supports the year-round tourism activity and enhances employment and economic activity.’*

It is also an objective of the Council to:

*‘support the development of a diverse range of sustainable tourism services and facilities in the area including the provision of conference tourism facilities that support existing tourism services in the area.’*

The objectives above illustrate that the provisions of the Draft Development Plan broadly support the future expansion of Hotel Doolin for the purposes of both maintaining and expanding its very important tourism and economic role in Doolin and North Clare as a whole. The Hotel wish to secure Tourism zoning on lands which adjoin the existing hotel premises and are in the ownership of the directors of the Hotel. It is therefore considered that the policies/objectives of the Draft Development Plan support the zoning addition sought by this submission.

### Constraints

A desktop review indicates that there are no development constraints on the subject lands in terms of flood risk, historic environment, or ecological or environmental designations that would preclude their future development.



### Submission

On behalf of our client, Hotel Doolin, we wish to request that the adopted Clare County Development Plan 2023-2029 includes for the provision of the 'Tourism' land use zoning on the area outlined in red in Figure 3 below and for the inclusion of this area within the settlement boundary.

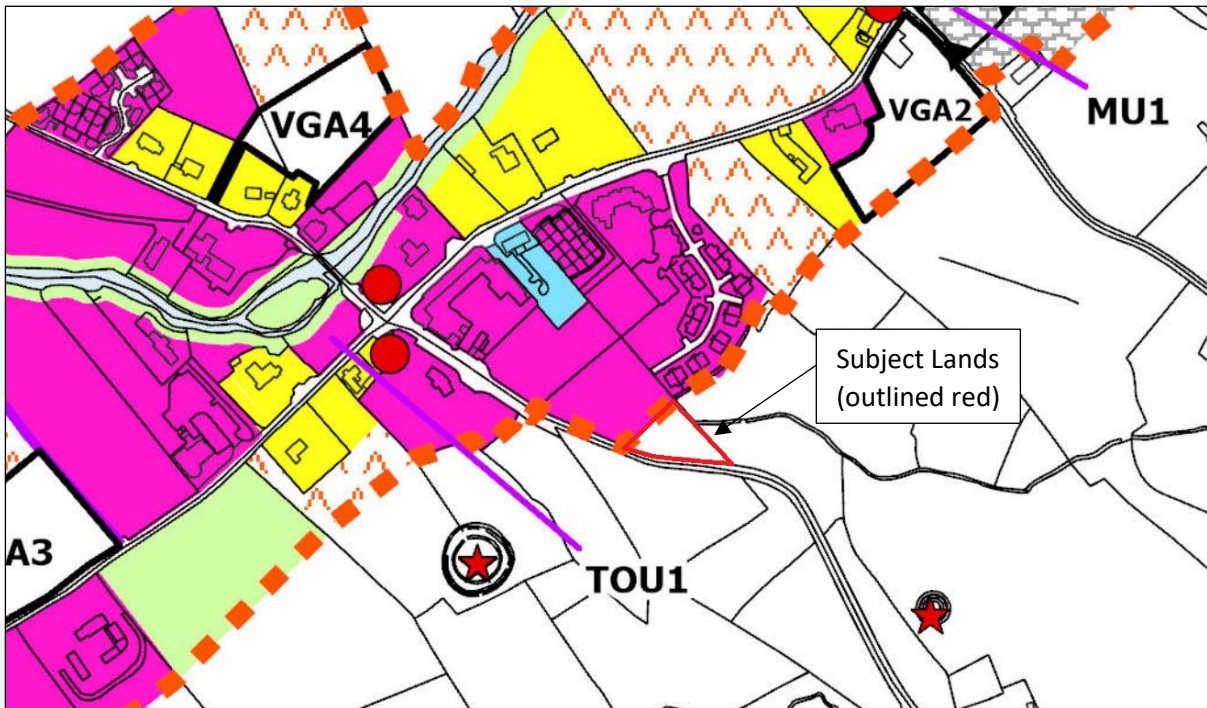


Figure 3- Subject Lands

We trust that the contents of this submission will be taken into consideration in the preparation of the Clare County Development Plan 2023-2029. Should you require any further information in respect of this matter please do not hesitate to contact this office.

Yours sincerely,

Sean McCarthy BSc. (Hons) MURP MRTPI  
Senior Planner  
McCarthy Keville O'Sullivan Ltd.





MKO, Tuam Road, Galway, Ireland. H91 VW84

+353 (0)91 735611 | [info@mkoireland.ie](mailto:info@mkoireland.ie) | [www.mkoireland.ie](http://www.mkoireland.ie) | [@mkoireland](https://twitter.com/mkoireland)

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