



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

Submitted Time: March 28, 2022 10:50 AM

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Volume 1

Sustainable Communities

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

220210 - Courtney Lands (Selvaag Ireland Limited) Draft Clare DP Sub F -
220210 - 2022.03.28.pdf, 1.15MB



Forward Planning
Clare County Council
Aras an Chontae
New Road
Ennis
Co. Clare

Our Ref: 220210
Your Ref:

28th March 2022

Re: Submission to the Draft Clare County Development Plan 2023-2029 – Lands at Woodstock, Ennis, Co. Clare, for Donal Courtney, on behalf of Selvaag Ireland Limited.

Dear Sir/Madam,

In support of our client, Donal Courtney, on behalf of Selvaag Ireland Limited, we wish to make a submission to Clare County Council in respect of the Draft Clare County Development Plan 2023-2029. This submission relates to lands at Woodstock, Ennis, Co. Clare, as identified in Figure 1 below. The subject lands extend to approximately 1.5 hectares in area and are located in the neighbourhood of Shanaway Road/Woodstock. They are located to the north of the Woodstock View/Woodstock Hill residential development. The lands are accessed via an existing road which links them to the Shanaway Road. This access point is located adjacent to the Garville Court residential development. A folio map of the subject lands is also enclosed with this submission (Folio No. CE43227F / Plan No. BKJ10).



Figure 1: Aerial Image of Subject Site



Planning History

A review of Clare County Council's online planning portal indicates that the subject lands have been the subject of a number of planning permissions (see Table 1 below), most recently in 1999 when permission was granted for a nursing home and ancillary services and new access road (Pl. Ref. 99/2565). The full planning history of the site is set out in Table 1 below.

Table 1: Planning History

Pl. Ref.	Applicant	Development Description	Decision
99/2565	First Citizen Residential Ltd	Permission for nursing home & ancillary services together with new access road & a turning circle of existing residential estate road.	Grant 17/10/2000
8-24103	Aiden & Katherine Feore	Outline permission to construct dwelling house and septic tank.	Grant 14/04/1987
8-13698	Frank Barry	Outline permission to construct 22 houses.	Grant 10/09/1979
8-9236	Frank Barry	Outline permission to construct 12 dwelling houses.	Grant 01/04/1976

The planning history outlined in Table 1 above establishes precedent for both residential and community development on the subject lands.

Development Plan Policy Context

It is noted that the subject lands are located outside the settlement boundary of Ennis in both the current Clare County Development Plan 2017-2023 and the Draft Clare County Development Plan 2023-2029 as illustrated in Figures 1 and 2 below.



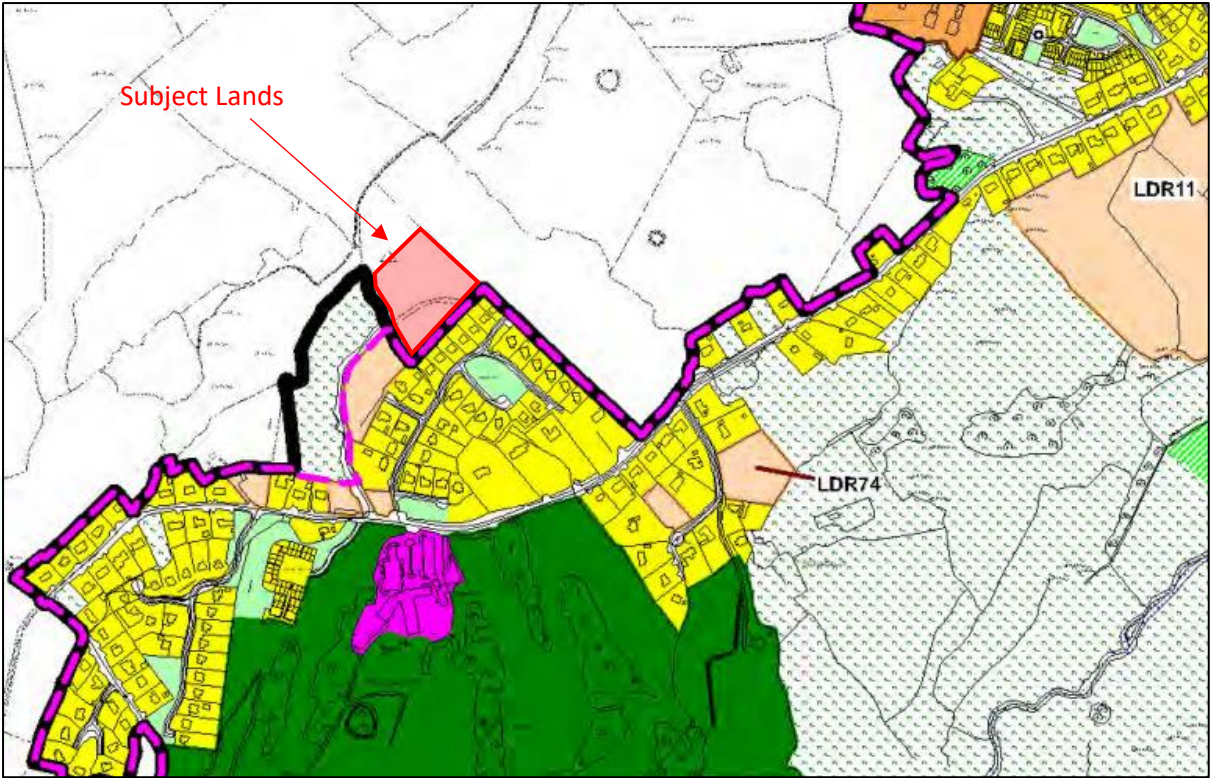


Figure 2: Subject Lands as per Clare County Development Plan 2017-2023 (highlighted in red)

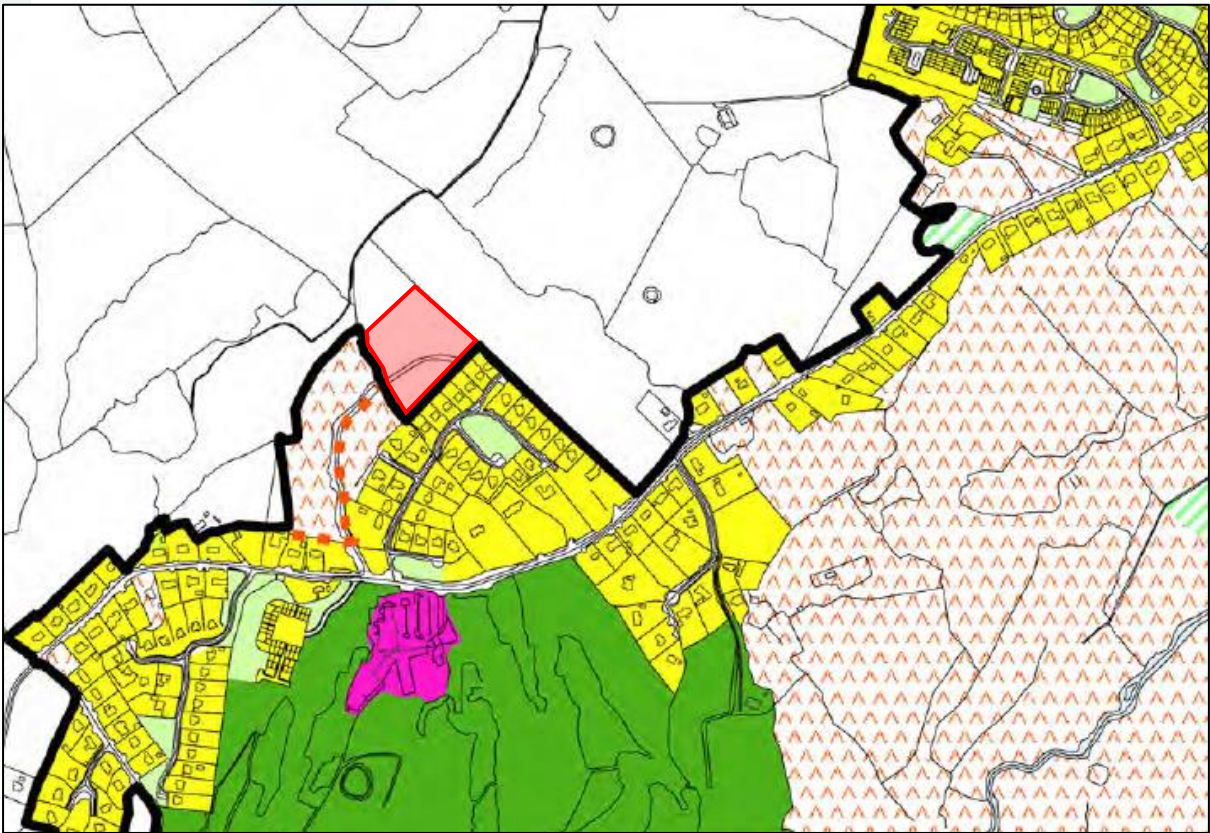


Figure 3: Subject Lands as per Clare County Development Plan 2023-2029 (highlighted in red)



Site Constraints

A desktop review indicates that the subject lands are not the subject of any development constraints such as flood risk or ecological/environmental designations. There are no historic environment designations associated with the subject lands.

Services

A desktop review indicates that there is a public sewer and water main located in the Shanaway Road adjacent to the existing vehicular access point to the subject lands. Our client has a right of way over third-party lands located between the subject lands and the Shanaway Road for the provision of service connections. On this basis it is concluded that the subject lands can be serviced by the public sewer and the public water supply networks. Subject to minor infrastructure upgrades, pedestrian connectivity can be provided between the subject lands and the existing public footpath which links the Woodstock neighbourhood to the Lahinch Road further to the east.

Spatial Distribution of Community Zoned Lands

This submission is seeking the inclusion of the subject lands within the Ennis settlement boundary and the zoning of the land for 'Community' Use. A review of the Draft land-use zoning map for Ennis indicates that there is not currently a balanced spatial distribution of greenfield lands zoned for 'Community' use north and northwest of the town (See Figure 3 below). The only significant areas of greenfield land zoned 'Community' use are located west of the Drumcliffe Road to the rear of the Dromard development.

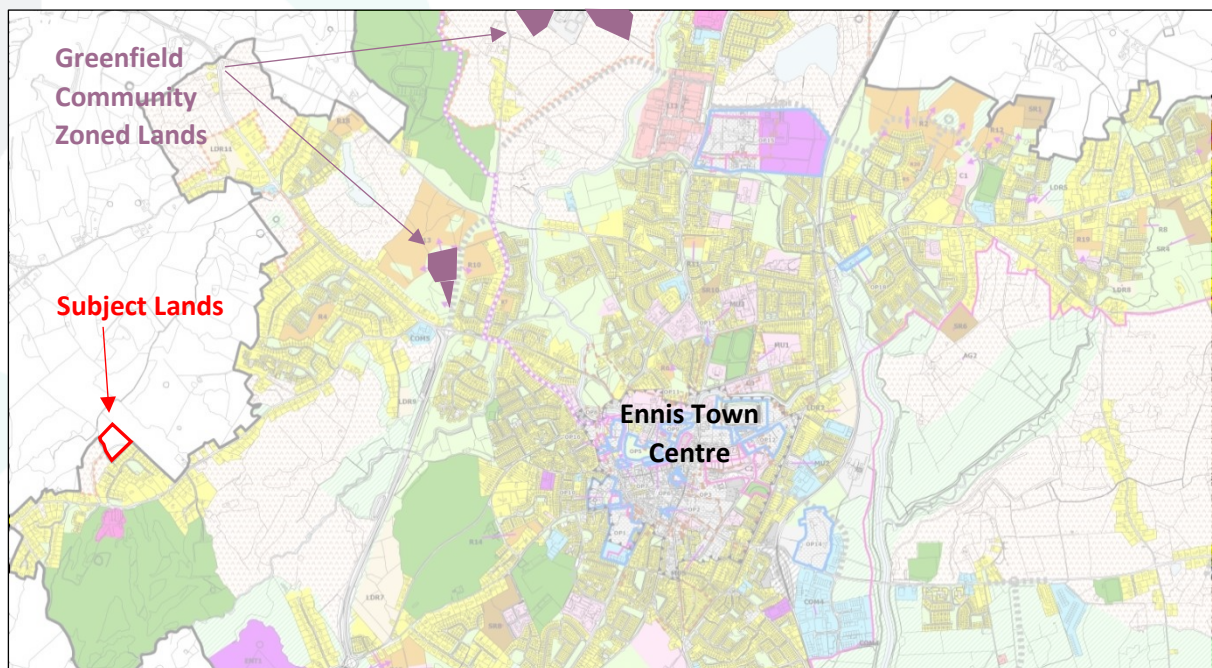


Figure 4: Community Land Use Zoning Distribution

However, it is noted that vehicular access to these lands will only be achieved subject to the provision of a new link road between the Claureen roundabout and the Drumcliffe Road. There is no guarantee that this infrastructure upgrade may take place during the lifetime of the Draft Clare County Development Plan 2023-2029. On this basis it is not certain that the lands zoned for 'Community' use as identified in Figure 3 above will be developed during the upcoming development plan period. If the



lands west of the Drumcliffe Road are discounted, there are no greenfield lands zoned for ‘Community’ use in any location northwest of the town. The subject lands would provide an opportunity to provide for ‘community’ development at a location which is serviced, has vehicular access and on which precedent exists for the provision of a community development in the form of a nursing home (Pl. Ref. 99/2565).

Need/Justification

In the event of that the subject lands are zoned for ‘Community’ use, it would be our client’s intention to develop a nursing home on the lands. The potential shortfall of sufficient greenfield lands zoned ‘Community’ use, and the absence of an appropriate spatial distribution of such lands, as discussed above, may limit development opportunities for the provision of a nursing home northwest of the town.

It should be noted by the Planning Authority that there is a very significant shortfall in nursing home beds across the State. A 2020 report by CBRE¹ identifies a significant shortfall in existing nursing home bed provision which will likely become acute in the coming years based on the demographics of the country’s population. Some key points from this report are as follows:

- *Ireland’s population is ageing at a fast rate with older people now accounting for 13% of the population, up from 11% in 2006. By 2026, Future Analytics have projected that the number of over 65s in the State will have grown to 860,600 or 16% of the population with a further 33% increase to 1,146,200 expected by 2036. It is estimated that 7,500 additional nursing home beds are required to be delivered by 2026, just to keep pace with this projected population growth and to keep in line with a EU average of 4.5% of the over 65 group needing nursing home care*
- *Approximately 2,000 new beds have been delivered over the last few years, but Ireland needs to deliver 7,500 by 2026 - a shortfall of 5,500. This shortfall, as well as new HIQA regulatory requirements and learnings from Covid-19 together, is going to put significant additional pressure on this sector in the coming years unless more development commences.*

The subject lands were previously the subject of a grant of planning permission for the provision of a nursing home and based on their location, availability of services, and absence of significant site constraints, represent an attractive and appropriate location for the delivery of a new nursing home.

¹ CBRE (2020) – Shortage of Nursing Homes Expected to Become More Acute – Available at <https://www.cbre.ie/en/about-cbre/newsroom/articles/2020/shortage%20of%20nursing%20homes%20expected%20to%20become%20more%20acute>




Submission

On the basis of the information set out above we would respectfully request that the subject lands are included within the settlement boundary for the Ennis Municipal District Settlement Plan identified in the Draft Clare County Development Plan 2023-2029 and that they are zoned for 'Community' use.

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

Yours sincerely,



David McGrane BSc. (Hons) MIPI
Planner
MKO



The Property Registration Authority An tÚdarás Clárúcháin Maoine



Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale accuracy is limited to that of the original OSi Map Scale.

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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).

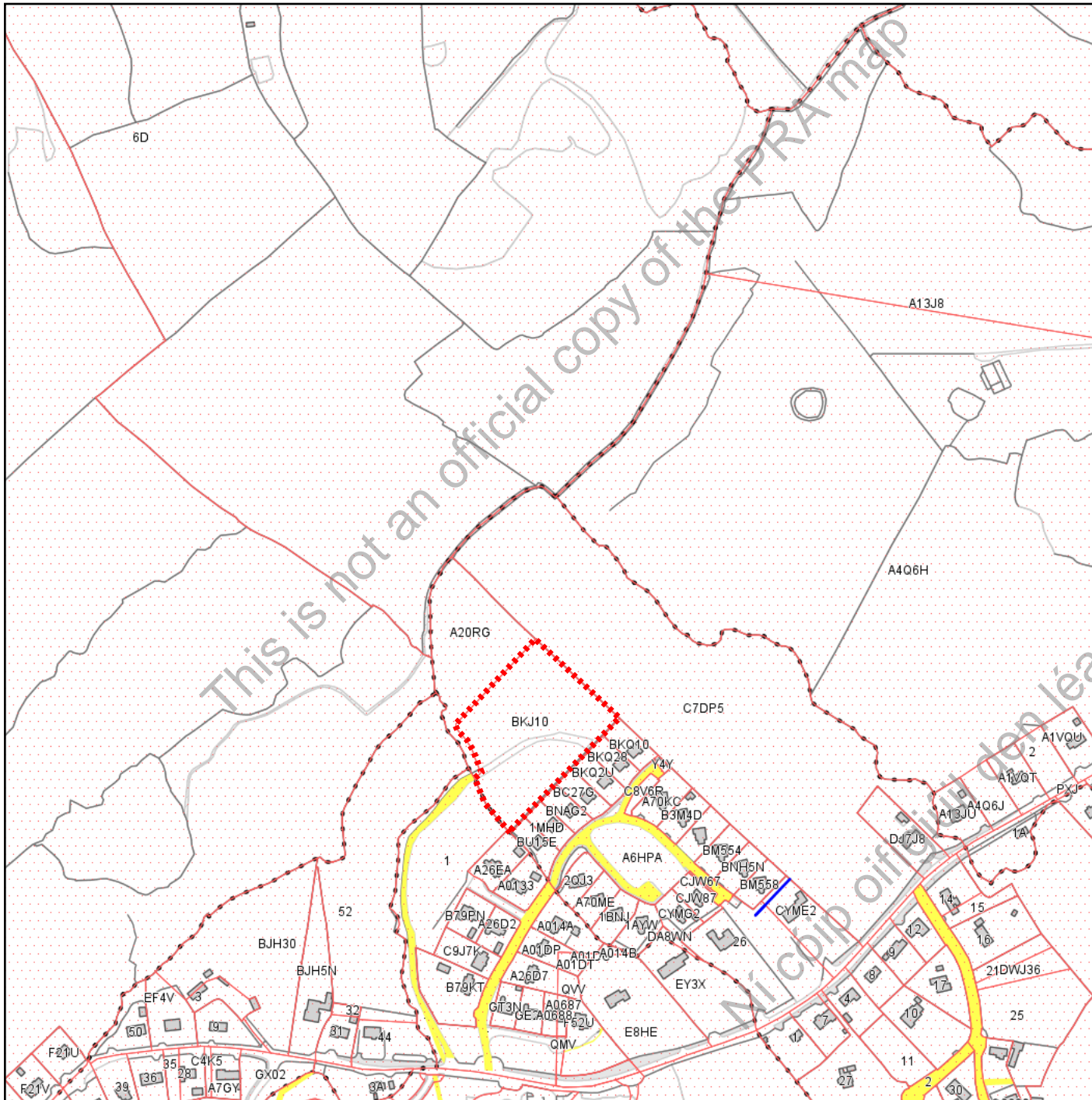
Burdens (may not all be represented on map)

- 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.



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