



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

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Name

Tekelek Group Holdings Ltd

Address

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

Email Address

esadauskaite@mkoireland.ie

Please confirm your Email Address

esadauskaite@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

Cratloe

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

Please find the submission attached.

Location Map



Earthstar Geographics | Esri, FAO, NOAA

Powered by [Esri](#)

Upload Files

DP Submission - 220241 - 2022.03.28 - F2.pdf, 0.67MB



Forward Planning
Clare County Council
New Road
Ennis
Co. Clare

Our Ref: 220241
Your Ref:

28th March 2022

Re: Submission to Draft Clare County Development Plan 2023-2029 on behalf of Tekelek Group Holdings Ltd – Lands at Portdrine, Cratloe, Co. Clare

Dear Sir/Madam,

On behalf of our client, Tekelek Group Holdings Ltd, we wish to make a submission on the Draft Clare County Development Plan 2023-2029 in respect of lands located at Portdrine, Cratloe, Co. Clare.

Site Location

The subject lands are located to the south of the N18 Dual Carriageway, a short distance to the southeast of the village of Cratloe. The site is strategically located approximately 10km to the west of the Limerick City, 17km to the east of Shannon Airport, 42 km to the port of Foynes, 30km to Ennis and 90km to Galway. It's location in close proximity to Limerick allows for easy access to Dublin via the M7. The location of the subject lands is illustrated in Figure 1 below.



Figure 1- Site Location



MKO, Tuam Road, Galway, Ireland. H91 VW84

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

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Site Context

The subject lands are partially developed forming the Portdrine Business Park. The Park currently comprises 3 no. light industrial units which are occupied by the following users:

- Forcefield Active Technology Ltd.– A business involved in the manufacturing of electric fence systems for agricultural applications.
- New Gen Transport Ltd – A business that provides a transport and logistics service throughout Ireland and the UK.
- Karm Transport Ltd. – A business that provides transport and logistics throughout Europe.

The Planning Authority will note that the road network in the Park, as illustrated in Figure 2 below, includes for spurs for future development. More information in relation to expansion is set out in the Planning History Section below.



Figure 2 - Site Context (indicative only)

Planning History

The following is the relevant planning history at the site:

P99-2307 – original grant of permission at the site to S Finn for 3 no. warehouse units and ancillary office space.

Pl Ref 07/1980 was an application by Portdrine Development Park Ltd for the modification of 3 no warehouses previously granted planning permission (Ref:99-2307) to create a single building for warehouses/distribution purposes, by constructing 2 no. infill bays between the existing 3 no. warehouses and modifications to elevations along with ancillary site development works. This was granted 13/11/2007 with 16 no. conditions.



PI Ref 08/59 was an application by Portdrine Developments Park Ltd at the entrance into the site for permission to construct a new entrance and associated site works to facilitate/service warehouse buildings. This was granted on 5/09/08 subject to 8 no conditions

PI Ref 13/500 was an application by Charlie O’Hurley to extend the appropriate period of planning permission P08/59 to construct a new entrance and associated site works. This was granted to expire on 5/10/2018.

PI Ref 19273 was an application to extend each of the existing 3 no. warehouse units (units 1, 2 and 3) with all necessary ancillary services

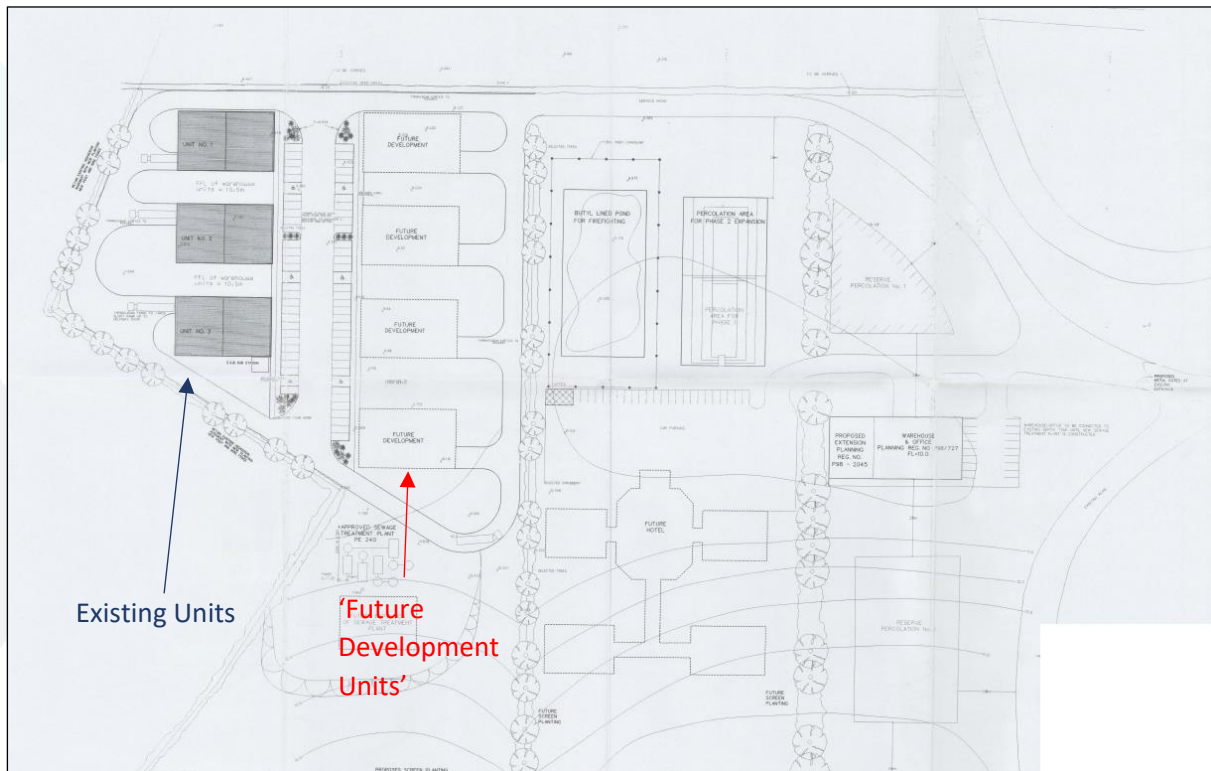


Figure 3- Original Site Layout (99/2307)

The Planning Authority will note that in the original planning permission for the park, ‘Future Development Units’ were identified. The 1999 planning application identified 4 no. additional warehouse units as identified in Figure 3 above. It should be noted that the existing road network in the Park is designed to facilitate the future provision of units as per Figure 3 above.

It is also noted that in Clare County Council’s Planning Report for the most recent grant of planning permission on the subject lands (PI. Ref. No: 19/273) the planner noted the following in respect of the principle of the proposed development:

‘There is no objection in principle to the proposed development having regard to the existing warehouse uses established on the site. While the site is not zoned, the existing warehouse use has been established on the site since 2000’.



While the Planning Authority's consideration of the principle of the development to extend the existing units was favourable, the purpose of this submission is to ensure that the principle of development in the context of providing additional stand-alone units in the Park can be established.

Development Plan Policy

It is noted that there is no change affecting the lands in the Draft Clare County Development Plan 2023-2029 (CCDP 2023-2029). The absence of any land use zoning or development objective in respect of the Portdrine Business Park constrains the potential for the future expansion of the existing units or for the provision of new units as identified in the location of the 'Future Development Units' in Figure 3 above. It is noted that the specific policy context for Cratloe in Volume 3b notes in respect of 'Employment and Enterprise' that:

'The proximity of Cratloe to Shannon and Limerick gives the settlement a unique advantage for employment opportunities within short commuting distance.'

The Portdrine Development Park offers both existing and future opportunities to Cratloe in terms of employment uses within immediate proximity to Cratloe. This would negate the need for people to drive to Shannon, Limerick or Ennis for work. These opportunities would be increased by the amendment to the Development Plan sought below.

Development Plan Submission

The purpose of this Development Plan submission is to seek the inclusion of a development objective in the adopted Clare County Development Plan 2023-2029 which will facilitate the future expansion of the Portdrine Business Park. This development objective could be similar to the following:

'It is an objective of Clare County Council to facilitate the provision of additional floorspace in the Portdrine Business Park for the purpose of accommodating light industrial uses and similar'.

The rationale for the inclusion of a development objective/land use zoning as outlined above is as follows:

- The subject lands are located on a site which already includes established manufacturing, logistical, storage uses and is strategically located on the N18 in close proximity to Limerick City, Shannon Airport and Foynes Port.
- The Park and potential future expansion will provide much-needed strategically located logistical services and other employment uses in the Limerick- Shannon corridor which is an international gateway for the mid-west region and the wider country.
- Expansion of light industrial uses at the site is in keeping with *Regional Spatial and Economic Strategy* objectives for the *Limerick-Shannon MASP*, where an increase in employment locations and growth opportunities is identified.
- The site is located in an area located in the *Western Corridor* in the current and draft County Development Plans. The *Western Corridor* is seen as the economic driver of County Clare and an important area of the Mid-West and Southern Region and is defined as all lands within 10km of the M18/N18.
- The Park is located in close proximity to the village of Cratloe and its future expansion could facilitate significant employment opportunities for the settlement.



- The Park is well served by an existing access road, external road infrastructure as well as drainage infrastructure.
- The existing treatment plant was designed to accommodate the full site development and as such has significant excess capacity, well beyond what would be required for future development of Portdrine Business Park.

We trust that 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
MKO

