



Clare County  
Development Plan  
**2023-2029**

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

**Submitted By: Anonymous user**

**Submitted Time: March 28, 2022 12:23 PM**

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### **Volume 1**

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

### **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

CDP Sub - 200206 - 2022.03.28 - F.pdf, 0.59MB



Forward Planning  
Aras an Chontae  
New Road  
Ennis  
Co. Clare

Our Ref: 200206  
Your Ref:

25<sup>th</sup> March 2022

**Re: Submission on the Draft Clare County Development Plan 2023-2029 – Lands at Limerick Road/Clare Road, Ennis, Co. Clare**

Dear Sir/Madam,

On behalf of our client, Lidl Ireland GmbH, we wish to make a submission on the Draft Clare County Development Plan 2023-2029 in relation to lands in our client's ownership at Limerick Road/Clare Road, Ennis, Co. Clare as outlined in red in Figure 1 below.

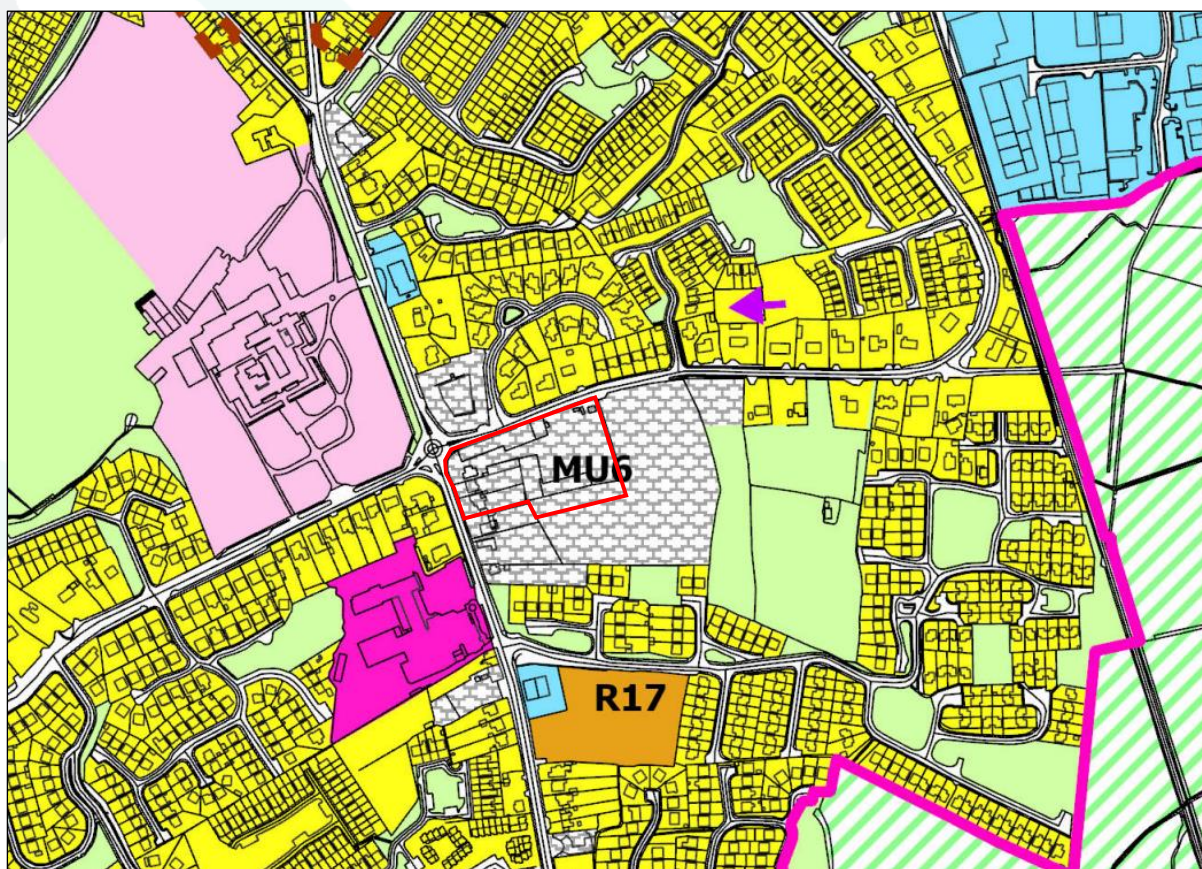


Figure 1- Subject Lands (Outlined in Red – Indicative Only)



## Current Development Plan & Planning Application

The lands are currently zoned Commercial in the Clare County Development Plan 2017-2023 and have a specific zoning objective associated with them namely, COM9a which states that it is Clare County Council's intention to facilitate the following -

*'A new neighbourhood centre is proposed to serve the existing residential population along Clare Road, Limerick Road and the immediate environs. The neighbourhood centre must provide for a mix of uses, anchored and physically integrated with a retail unit no greater than 1200m<sup>2</sup> (net floor area). Other services such as hairdressers/barbers, pharmacy or cafe etc. may also be provided in the neighbourhood centre. A playground and park area shall be provided and maintained by the developer as part of the development of the neighbourhood centre.'*

*'This site has the potential to accommodate a neighbourhood centre to serve local residents in the Clonroad More area. The neighbourhood centre must comprise a landmark building of a scale, height, materials and finish appropriate to its landmark location on the entrance to the town. Development proposals shall incorporate a high quality of design which respects the set back/existing building line as established along the Limerick Road.'*

Clare County Council will be aware that there is currently a live planning application before the Planning Authority for the development of a Neighbourhood Centre on the lands identified in red in Figure 1 above (Pl. Ref. No: 22/33) on behalf of Lidl Ireland GmbH. It is considered that the development which is the subject of the planning application has aspired to deliver the objectives outlined in the Development Plan in respect of Site COM 9a.

In addition to the above we note that the current Development Plan includes a Retail Floorspace Allocation (*Table 1 – Allocated Quantum of Floor Space at the Preferred Sites for Retail Provision<sup>1</sup>*) for various retail locations in the town of Ennis. This specifically identifies the provision of a Neighbourhood Centre for the Clare/Limerick Road (the subject lands) and allocates to it a convenience retail floor area of 1,000-1,200 sq.m (net) in the form of a single retail unit.

## Draft County Development Plan 2023-2029

We note that the land use zoning of the subject lands had been altered in the draft development plan to 'Mixed Use' development and that a specific zoning objective has been proposed for the entire site 'MU6' which states, inter alia, the following:

*'This site is zoned Mixed Use and would be appropriate for a Neighbourhood Centre which should ensure a mix of commercial uses which are appropriate in scale and nature to the area, and which do not impact on the vitality and viability of Ennis Town Centre'*

Our client broadly welcomes the identification of the subject lands for the provision of 'mixed use' development and in particular the Planning Authority's aspiration to encourage residential development on the subject lands. The Planning Authority will note that the live planning application on the subject site includes for the provision of residential development within the Neighbourhood Centre Development.

## Analysis

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<sup>1</sup> Volume 3a – Ennis Municipal District – Page 22



While the proposed land use zoning of the subject site is broadly welcomed, there are a number of matters that we wish to raise on behalf of our client as they relate to the planning policy context of the subject site.

- Volume 3a – Ennis Municipal District of the Clare County Development no longer includes *Table 1 – Allocated Quantum of Floor Space at the Preferred Sites for Retail Provision* (or similar) which explicitly states that there is an allocation of 1,000-1,200 sq.m (net) of convenience retail floor space for the Clare/Limerick Road Neighbourhood Centre.
- The specific zoning objective for the subject site in the draft plan (MU6) does not clearly state that it is an objective of the Planning Authority to accommodate a convenience retail store in the proposed Neighbourhood Centre no greater than 1,200m<sup>2</sup> in area (as the current zoning objective for the site does - COM 9a)
- It is noted that the Zoning Matrix in Appendix 2, Volume 1 of the Draft Clare County Development Plan 2023-2029 does not list ‘supermarket’ or ‘convenience retailing’ as land uses which may or not be acceptable across the range of land use zonings. Shop is identified as a land use type.

### Submission

*On behalf of our client, Lidl Ireland GmbH, we wish to request that the following amendments are incorporated into the adopted Clare County Development Plan 2023-2029.*

- *The inclusion of a Table or other provision in ‘Volume 3a – Ennis Municipal District of the Clare County Development 2023-2029’ which identifies a specific convenience retail floorspace allocation to the Clare/Limerick Road Neighbourhood Centre (similar to Table 1 – Allocated Quantum of Floor Space at the Preferred Sites for Retail Provision in the current Development Plan).*
- *The amendment of zoning objective MU6 to clearly state that it is an objective of the Planning Authority to accommodate a convenience retail store in the proposed Clare/Limerick Road Neighbourhood Centre no greater than 1,200m<sup>2</sup> in area, on the subject lands identified in Figure 1.*
- *The inclusion of ‘supermarket’ or ‘convenience retailing’ as a Land Use in the Land Use Zoning Matrix in Appendix 2 and the identification of this use as being ‘normally acceptable in principle’ on the Mixed-Use land use zoning objective.*

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

Yours sincerely,



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