



Clare County  
Development Plan  
**2023-2029**

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

**Submitted By: Anonymous user**

**Submitted Time: March 28, 2022 12:25 PM**

### **Name**

Tonya & Paul Coady c/o Andrew Hersey Planning

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### **Volume 1**

Core Strategy, Settlement Strategy and Housing

### **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**

Kilrush/Cappa

### **Associated Documents**

None of the above

### **Environmental Reports**

None of the above

### **Your Submission**

### **Location Map**



## Upload Files

Submission Clare County Development Plan Tonya Coady.pdf, 0.54MB

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

Date: 25th March 2022

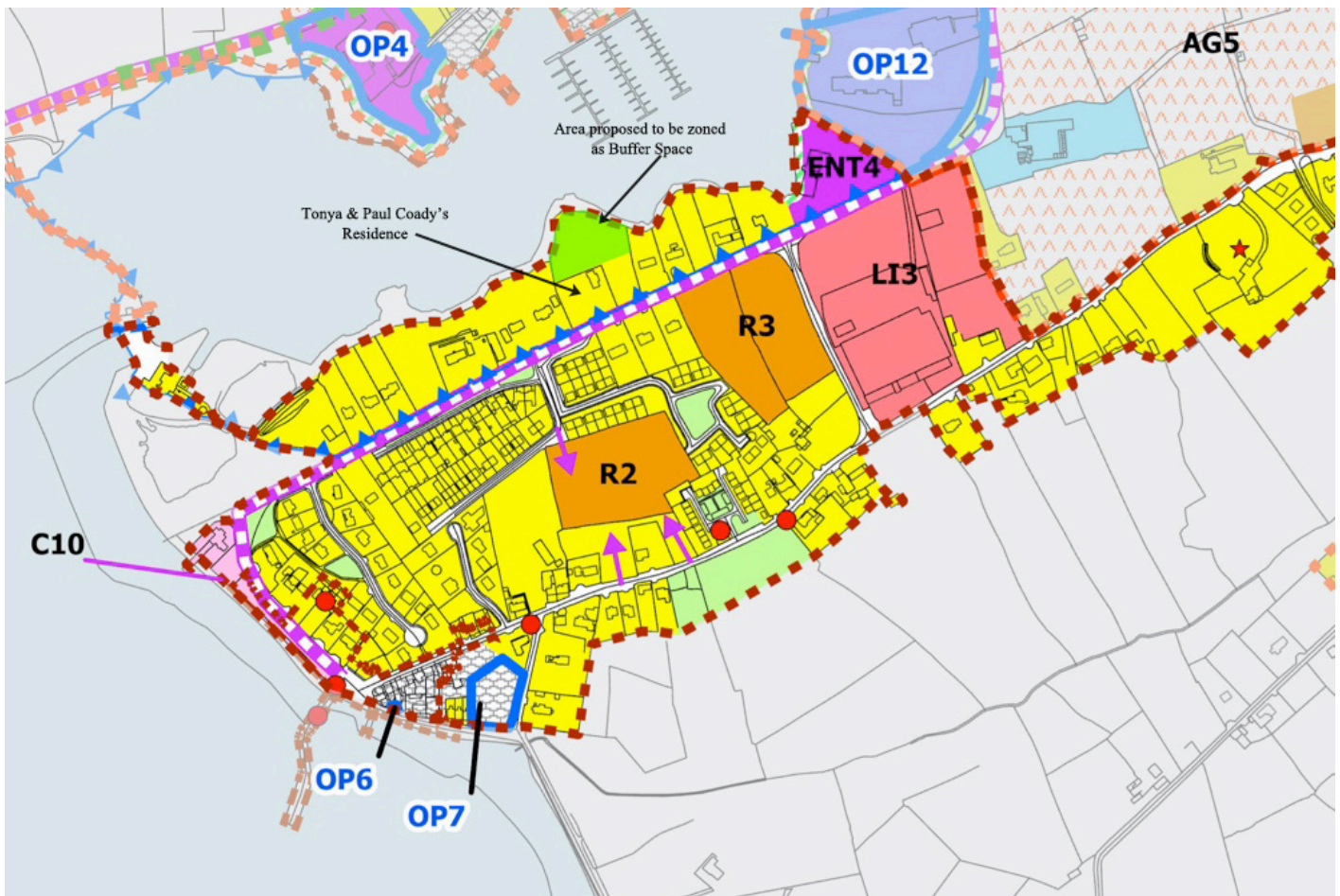


Figure 1 - Location of Tonya and Paul Coady's Residence showing land marked green to the rear of their house which my client wishes to be rezoned for buffer space.

**Re: Submission to Draft Clare County Development Plan 2023-2029 regarding lands at Kilrush, Co. Clare**

## 1.0 Introduction



I, Andrew Hersey Chartered Town Planning Consultant MIPI am acting on behalf of my client Tonya & Paul Coady of [REDACTED]. My clients have resided at this house for many years and have enjoyed the amenities and the views the house offers them (See Figure 1 above)

The purpose of this submission is to get the lands to the rear of their house, the lands between their rear property boundary and the Kilrush Marina, zoned for a use which would not allow for inappropriate residential backland development

## **2.0 The Draft Clare County Development Plan 2023-2029**

My clients refer to the Draft Clare County Development Plan 2023-2029 and in particular Volume 3d West Clare Municipal District Settlement Plans which contains a zoning map, and various policies and objectives which relate to Kilrush.

My clients note that the lands to the rear of their house which are situate between the rear boundary of their property and the shore of Kilrush Marina are zoned as *Existing Residential* in the Draft Plan.

My client therefore has concerns that the zoning of these lands as *Existing Residential* has potential to result in inappropriate backland development. In this respect, there is a current planning application live on the site under Planning Reg. Ref. P21-1008 for 4 detached dwellings and ancillary site works. The said application is currently out on a further information request. My client has objected to the said development principally on the grounds of backland development and that the development will seriously compromise their residential amenity. My client would consider that if these lands were not zoned then a planning application would not have been lodged.

While the outcome of the planning application is not determined, my client wishes to prevent such development occurring either now or in the future and therefore requests that the lands to the rear of their house are not zoned '*Existing Residential*'. My client considers that the *Existing Residential* zoning should only encompass their existing house and their garden. It is considered that any surplus land to the rear of their house either be taken out of the settlement boundary or potentially zoned for a use that would not allow for any built development.

My client notes the zoning objective for Buffer Space which is zoned for:

*Buffer spaces are intended to provide a buffer of undeveloped land for the conservation of biodiversity, visual amenity or green space. Buffer spaces may include natural features such as floodplains, riparian*



zones, turloughs, valuable biodiversity areas including designated sites, amenity areas, woodlands, hedgerows, green spaces and archaeological features.

My client considers that this site which is located adjacent to the waters edge of Kilrush Marina would be more appropriately zoned as Buffer Space. Zoning these lands for Buffer Space would prevent any inappropriate backland development whilst at the same time allowing for a natural space at the waters edge for a the development of a biodiverse riparian zone and for a zone which would potentially act as a storage facility for water during flooding events.

### 3.0 Conclusion

In conclusion, my clients request that the lands to the rear of their house, between the rear boundary of their property and the Kilrush Marina be zoned for *Buffer Space* and not as *Existing Residential* as proposed in the Draft Clare County Development Plan 2023-2029 (see Figure 1 above)

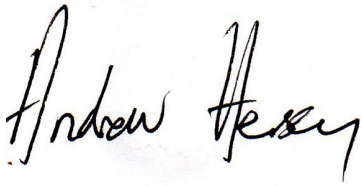
Zoning these lands as '*Buffer Space*' would

- i) prevent inappropriate residential backland development and
- ii) would allow for a biodiverse riparian zone develop at the waters edge.
- iii) would act as a storage area for flood waters

With respect of the foregoing I, Andrew Hersey MIPI on behalf of my clients Tonya and Paul Coady urge the Planning Authority to zone these lands for *Buffer Space* and not *Existing Residential* as proposed in the Clare County Development Plan 2023-2029

If you have any queries regarding the same please contact me at 087-6870917 or by email at [hersey.andrew@gmail.com](mailto:hersey.andrew@gmail.com).





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