



Clare County  
Development Plan  
**2023-2029**

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

**Submitted By: Anonymous user**

**Submitted Time: March 28, 2022 12:30 PM**

### **Name**

Tom Howard

### **Address**

MKO Tuam Road Galway H91 VW84

### **Email Address**

dmcgrane@mkoireland.ie

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

dmcgrane@mkoireland.ie

### **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

DP Sub F - 220204 - 2022.03.28.pdf, 1.06MB



Forward Planning  
Aras an Chontae  
New Road  
Ennis  
Co.Clare

Our Ref: 220204  
Your Ref:

28<sup>th</sup> March 2022

**Re: Submission to the Draft Clare County Development Plan 2023-2029 – Lands at Lahinch Road, Claireen, Ennis, Co Clare on behalf of Tom Howard**

Dear Sir/Madam,

On behalf of our client, Tom Howard, 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 Lahinch Road, Claireen, Ennis, Co Clare, as identified in Figure 1 below.



Figure 1 - Subject Lands (Red Line - Indicative Only)

## Subject Lands



The subject lands include the former One Mile Inn and lands adjacent and to the rear, as well as lands to the rear and adjacent to the Inver Mace on the Lahinch Road. Access to the lands is via the Shanaway Road. The lands extend to approximately 2.6 Ha in total. There is a residential dwelling fronting the Shanaway Road adjoining the lands as well as 2 no. residential dwellings adjoining the lands to the southwest.

### Draft Clare County Development Plan 2023-2029

Our clients' lands are zoned COM5 and Agriculture in the draft Clare County Development Plan (as they were in the Clare County Development Plan 2017-2023). The 'Commercial' zoned element of the lands have a specific land use zoning objective for the provision of a neighbourhood centre to serve the Claureen and Woodstock neighbourhoods. The draft plan states that the future centre “*must provide for a mix of uses anchored by a supermarket/grocery store up to approximately 1200sqm (net floor area)*”. Our client's ownership is outlined in red in Figure 2 below and includes lands zoned both commercial and agricultural.

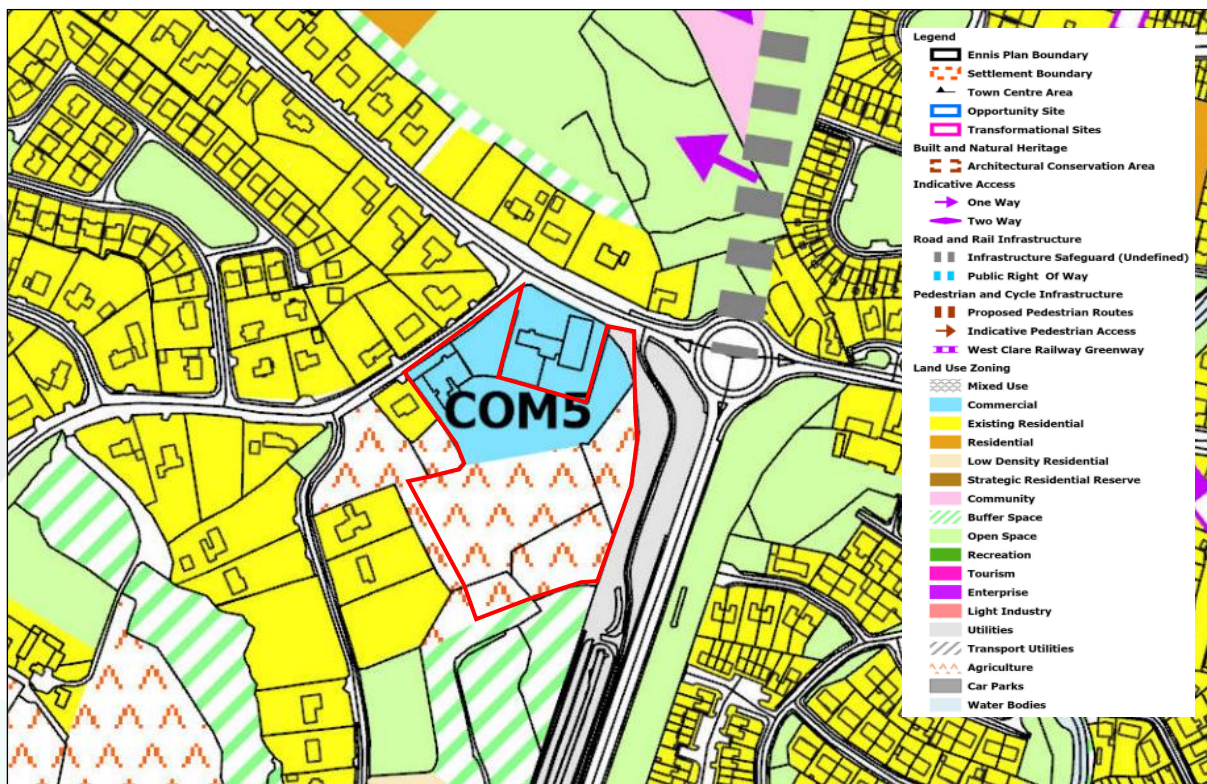


Figure 2- Draft Plan Land Use Zoning (Subject Lands in Red)

As outlined above the COM5 land use zoning includes for an existing and operational filling station adjoining the Lahinch Road. The inclusion of this filling station in the designated Neighbourhood Centre zoning means that a future Neighbourhood Centre development will either have to be designed around the filling station, or a future developer would have to acquire the entirety of the COM5 lands (which are in more than one ownership) and ultimately propose the redevelopment of the full COM5 area. The requirement to undertake a degree of site assembly to facilitate the development of the entire COM5 site may make the delivery of the Neighbourhood Centre challenging.

### Site History



The Planning Authority will be aware that our clients' lands formed part of a large landholding at this location that was zoned Commercial for the delivery of a District Centre in the Ennis & Environs Development Plan 2008-2014 as identified in Figure 3 below. The commercial zoning of the lands was reduced significantly in the Clare County Development Plan 2017-2023 despite submissions made on behalf of our client which attempted to retain the zoning/designation identified in Figure 3 below.

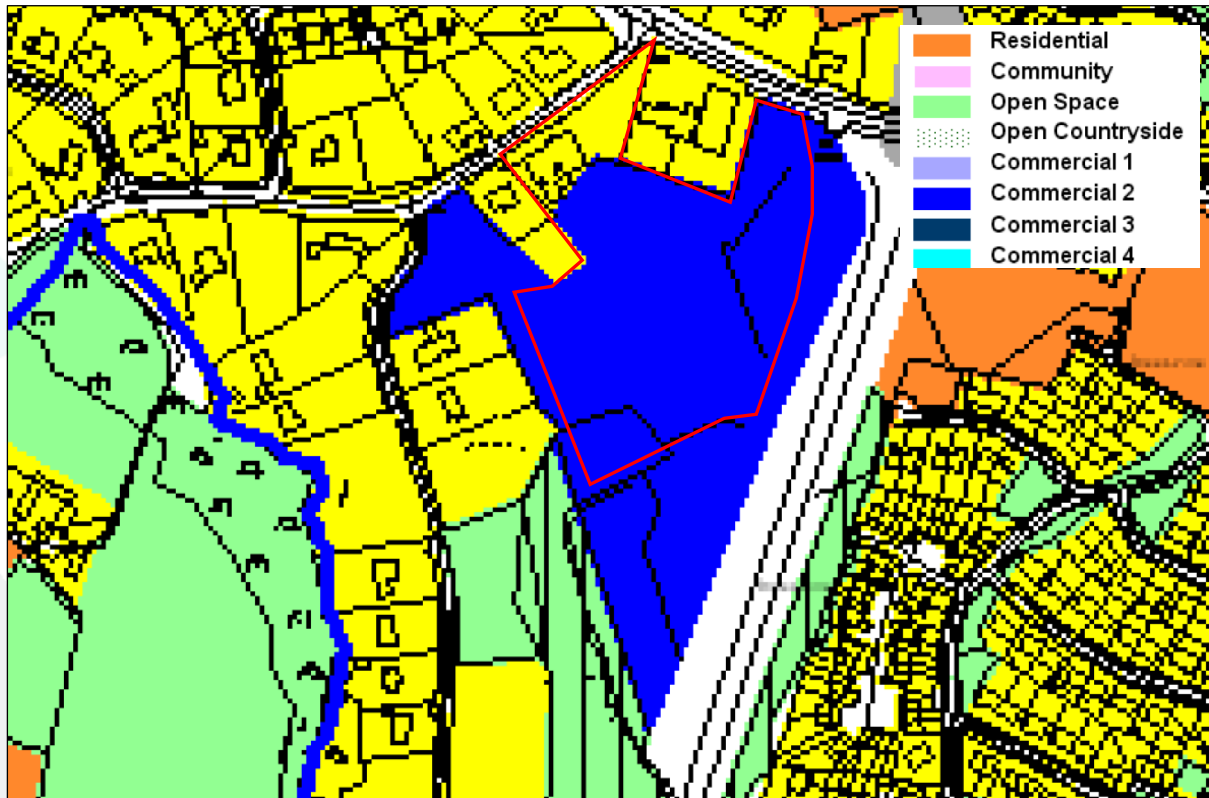


Figure 3 - Historical Zoning - Ennis & Environs Development Plan 2008-2014 (Site outlined Red)

### Site Constraints

A desktop review indicates that our client's landholding (as identified in red in Figure 2 above) is not affected by any development constraints such as flood risk, historic environment designations or ecological/environmental designations.

### Key Considerations

As referred to above the COM5 zoning and associated Neighbourhood Centre includes an existing filling station. Given that this filling station is operational it is assumed that Clare County Council envisage that the proposed Neighbourhood Centre will be delivered on the remainder of the lands zoned COM5. The COM5 zoned area extends to approximately 1.3 Ha of which 0.4 Ha comprises the existing filling station. This leaves less than 1 Ha of land for the delivery of the Neighbourhood Centre which will have a 'mix of uses anchored by a supermarket/grocery store up to approximately 1200sqm (net floor area)' envisaged by the Development Plan.

In order to deliver a development of the scale envisaged in the development plan, a significant amount of land would be required, and we would respectfully suggest that this would be in excess of the 0.9 Ha that is zoned COM5 when the filling station is excluded. In the interest of illustrating the amount of development that the COM5 land use zoning could accommodate, the footprint of a typical 1,200 sq.m



(net) supermarket and associated car parking is overlaid to scale on a map of the subject land in Figure 4 below.

It is evident from Figure 4 below that there is insufficient space within the COM5 land use zoning to accommodate a typical 1,200 sq.m (net) supermarket and associated car parking. It should also be noted that a Neighbourhood Centre will typically include for a range of other small-scale retail/commercial uses which will be physically integrated into the anchor supermarket i.e. Roslevan & Shiel's Neighbourhood Centres. The inclusion of this additional floorspace and associated public realm and parking would only serve to increase the extent of the footprint of a Neighbourhood Centre development. On this basis it is considered that the extent of the COM5 land use zoning identified in the Draft Clare County Development Plan is wholly inadequate to accommodate a future Neighbourhood Centre Development.

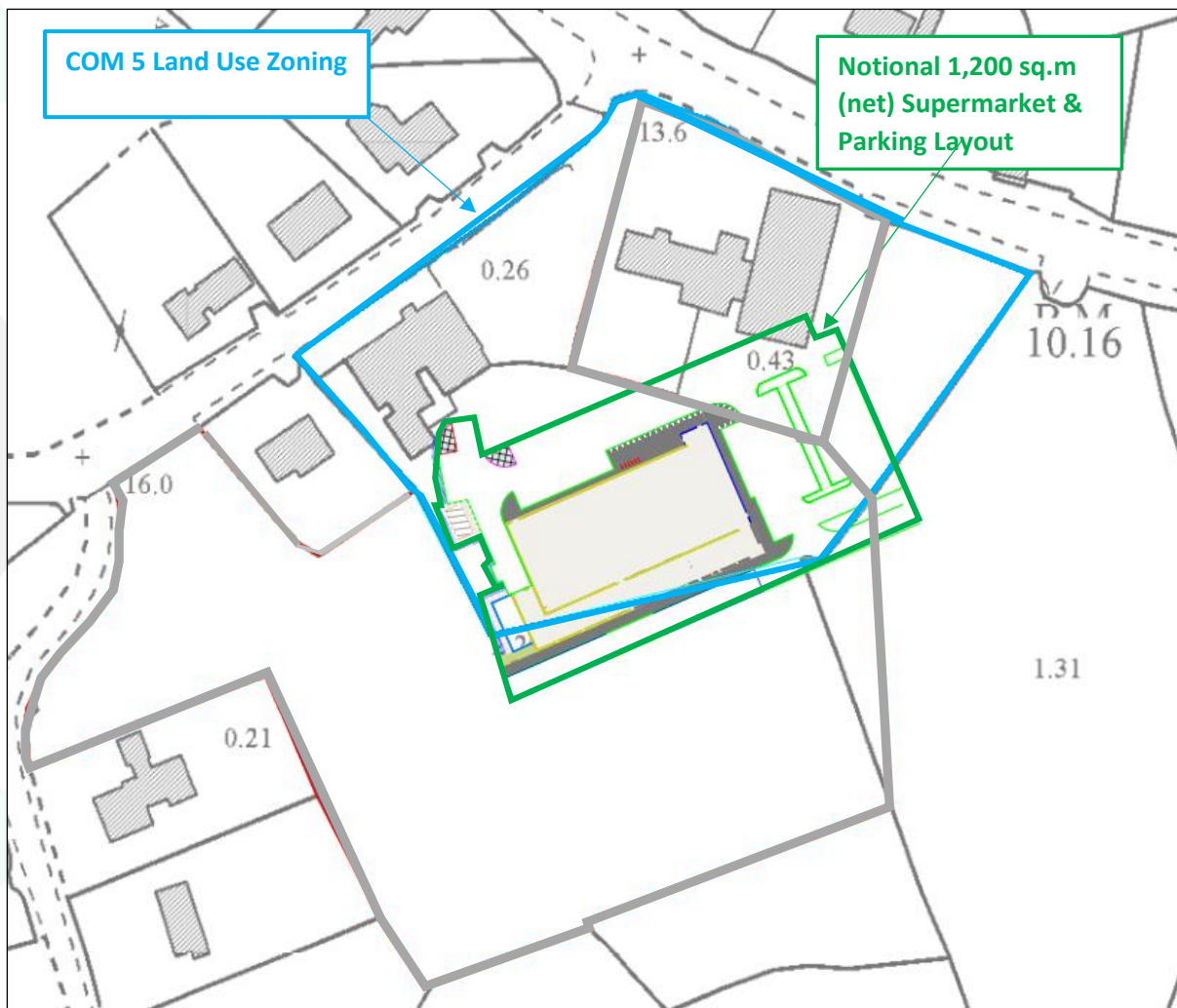


Figure 4- Notional Supermarket Layout

It is considered that the Planning Authority should zone additional land at this location to accommodate a viable area of land in the context of the development of a Neighbourhood Centre. Our client's landholding (outlined in red in Figure 2 above) immediately adjoins the COM5 land use zoning and was previously zoned Commercial (Ennis & Environs Development Plan 2008-2014) for the purposes of delivering a District Centre at this location. Our client also owns a portion of the subject lands proposed to be zoned COM5. The Planning Authority will note that the extent of the zoning extension sought (as per Figure 2 above) results in an agricultural land use zoning buffer around the extents of the



Commercial zoning sought. The purpose of this buffer it to ensure that there is no impact on the residential amenity of the existing dwellings in the immediate vicinity.

### Submission

*On behalf of our client, Tom Howard, we respectfully request that the Commercial Land Use Zoning (COM 5), is extended to include the entirety of the area outlined in red below. This will require the agricultural zoning proposed in the western and southern extent of the lands to be rezoned 'Commercial' and for the 'COM5' zoning objective to make reference to the entirety of the area outlined in red below.*

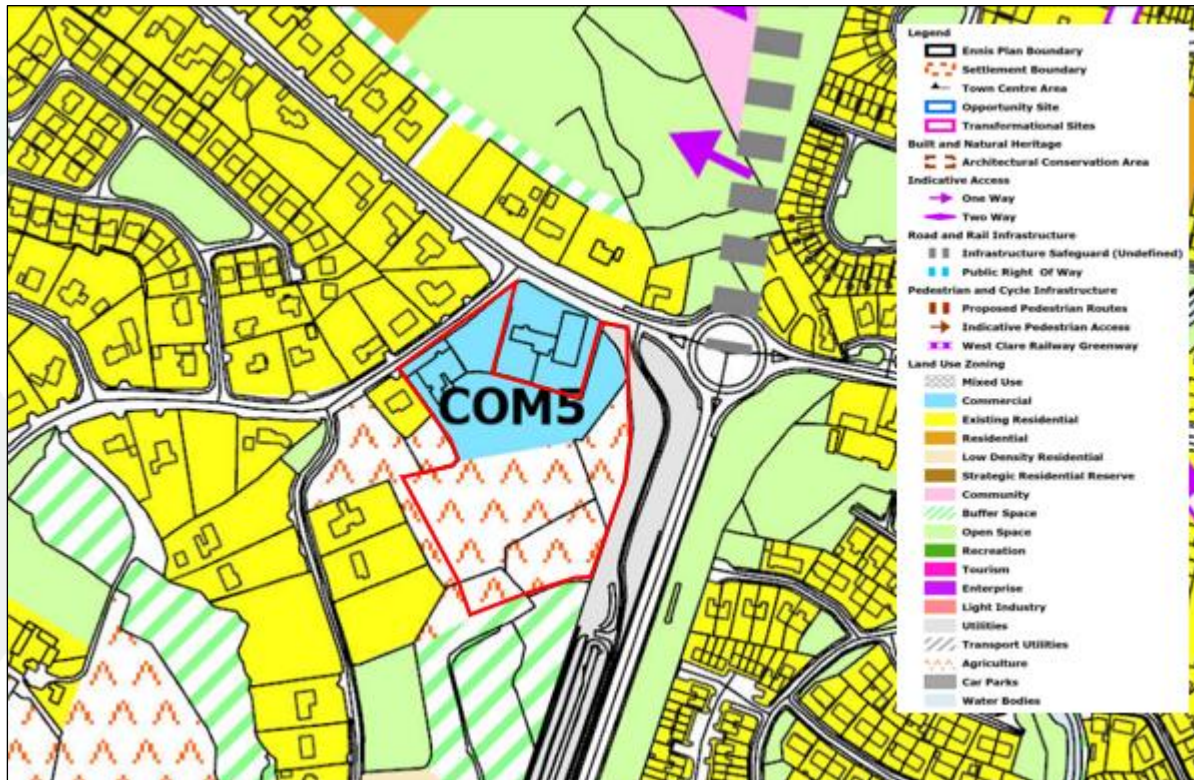


Figure 5- Zoning Request

We trust that the above submission 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,

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)

McCarthy Keville O'Sullivan Ltd. t/a MKO. Registered in Ireland No. 462657. VAT No. IE9693052R.