



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

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Volume 1

Transport, Service Infrastructure and Energy, Landscape, Biodiversity,
Natural Heritage and Green Infrastructure

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

Kilkee

Associated Documents

None of the above

Environmental Reports

None of the above

Your Submission

Location Map



Maxar, Microsoft | Esri Community Maps Contributors, Esri, HE... Powered by [Esri](#)

Upload Files

Submission Clare County Development Plan Andrew Hersey.pdf, 0.49MB

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

Date: 25th March 2022

Re: Submission to Draft Clare County Development Plan 2023-2029 regarding lands at Clarefield, Co. Clare & Other Development Plan issues

1.0 Introduction

I, Andrew Hersey Chartered Town Planning Consultant MIPI am acting on behalf of myself and I wish to make a submission to the Draft Clare County Development Plan 2023-2029 regarding the following:

- (i) Groups of Trees for Preservation around Mountpleasant House, Clarefield
- (ii) Car Parking Standards

1.0 Groups of Trees for Preservation around Mountpleasant House, Clarefield

West Clare and in particular Loop Head is devoid of any natural deciduous trees and generally Sitka Plantations are the only species that are grown commercially in the area. There is a group of trees located around and in the grounds of the now ruinous Mountpleasant House in the townland of Clarefield. These are unique strands of mature deciduous trees in Loop Head and provide a microclimate in the area. With respect of the same and in order to preserve this microclimate and the biodiversity it provides it is suggested that these trees be designated as Trees for Preservation. See Attached map

It is also noted that there is a tract of significant deciduous trees as Newtown East which are worthy of preservation





Figure 1 - Groups of Trees at Clarefield. Querrin, Co Clare

1.0 Car Parking Standards

I refer to the car parking standards set out in in Table A3 page 452 of the draft plan. If the planning authority wishes to allow for denser developments in town centres that car parking standards need to be relaxed. I note that for a house or apartment in a town centre site, 1 space is required for a 2 bed unit and 2 spaces are required for a 3 bed unit. This is all but impossible in a town centre brownfield development site and even if car parking were to be provided then the density of the development would be much lower. This is country to all regional and national policy where there is an emphasis of denser developments in town centre sites.

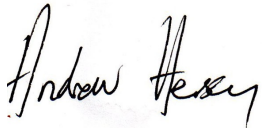
The reality is and the planning authority needs to accept that a generation whom are now in their early 20s will never own a car and therefore they don't need a space. They most likley will own a bike and this is how they get around for the most part. If they need a car for the day they just hire one..

I also refer to car parking standards for retail - 5-7 spaces per 100sq.m. in a town centre site is again very onerous on a retailer. Again the model the retailers are taking are click and collect scenarios which just requires a few car parking spaces for a few minutes to pick up your shopping. A significant amount of



shopping is now delivered to customers homes. With respect of the same therefore , large retail centres do not require significant levels of car parking.

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



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