



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

Submitted Time: March 28, 2022 2:08 PM

Name

Leadlane (Drumbiggle) Ltd

Address

[REDACTED]

Email Address

[REDACTED]

Please confirm your Email Address

[REDACTED]

Volume 1

None of the above

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

This submission relates to a change of zoning on lands located at Drumbiggle, Ennis. Please refer to the attached report for details.

Location Map



Upload Files

2022.03.28 - DP Submission - F - 201165-c.pdf, 3.04MB

**Submission to the Draft
Clare County
Development Plan 2023-
2029**

Drumbiggle, Ennis, Co.
Clare





DOCUMENT DETAILS

Client: **Drumbiggle Ltd**

Project Title: **Drumbiggle, Ennis, Co. Clare**

Project Number: **201165-c**

Document Title: **Submission to the Draft Clare County Development Plan 2023-2029**

Document File Name: **2022.03.28 - DP Submission - F - 201165-c**

Prepared By: **MKO
Tuam Road
Galway
Ireland
H91 VW84**



Rev	Status	Date	Author(s)	Approved By
01	Draft	09/03/2022	OMcC	PH
02	Draft	23/03/2022	OMcC	PH
03	Draft	28/03/2022	OMcC	PH/AB
F	Final	28/03/2022	OMcC	PH/AB

Table of Contents

1.	EXECUTIVE SUMMARY	2
2.	INTRODUCTION.....	3
2.1	Site Location.....	3
2.2	Site Description.....	3
2.3	Planning History	4
3.	SUBMISSION REQUESTS	6
3.1	Assessment.....	7
3.1.1	Need.....	7
3.1.2	Policy Context	7
3.1.3	Supporting Infrastructure and Facilities	8
3.1.4	Physical Suitability.....	8
3.1.5	Sequential Approach.....	9
3.1.6	Natural Heritage	10
3.2	Grant of Permission Pl. Ref. 21/599	11
3.2.1	Future Planning Application	13
4.	CONCLUSION	14

APPENDICES

Appendix 1 – Planning Policy Context

Appendix 2 – Irish Water Confirmation of Feasibility

TABLE OF TABLES

<i>Table 1: Planning application history on the subject site.....</i>	<i>4</i>
<i>Table 2: Draft Plan Core Strategy for Ennis.....</i>	<i>7</i>

TABLE OF FIGURES

<i>Figure 1: Location of the Subject Site in Ennis (Source: Google Maps, Edited by MKO).....</i>	<i>3</i>
<i>Figure 2: Location of the Subject Site (Source: MyPlan.ie, Edited by MKO).....</i>	<i>4</i>
<i>Figure 3: Proposed Zoning of the Subject Site as 'Strategic Residential Reserve' in the Draft Plan (Edited by MKO)</i>	<i>6</i>
<i>Figure 4: Services and Facilities in the area surrounding the subject site (Source: Bing maps, Edited by MKO)</i>	<i>8</i>
<i>Figure 5: Assessment of Residential Zoned Lands located south of Ennis Town Centre (Source: Draft Clare County Development Plan 2023-2029, Edited by MKO).....</i>	<i>10</i>
<i>Figure 6: Site Layout Plan granted under pl. ref. 21/599 (Source: Arnold Leahy Architects).....</i>	<i>12</i>

1.

EXECUTIVE SUMMARY

We note that Clare County Council are in the review process of the existing *Clare County Development Plan 2017-2023* and the preparation of a new development plan for the period 2023-2029 is underway. On behalf of our client, Leadlane (Drumbiggle) Ltd, we wish to make a submission regarding Stage 2 (Draft) of the Clare County Development Plan 2023-2029 (hereinafter referred to as the Draft Plan) which was published on the 24th of January 2022 and will be on public display until the 28th of March 2022.

The submission requests that the existing 'Residential' zoning designation is reinstated on the subject site.

The purpose of this submission is to present a case for the rezoning of a site from 'Strategic Residential Reserve' to 'Residential'. The subject site is zoned 'Residential' in the extant Clare County Development Plan 2017-2023. The priority of our client is to reinstate this 'Residential' zoning.

A planning application for 58 no. residential units was recently granted on the southern section of the subject site on 11th March 2022 under pl. ref. 21/599. It is therefore considered that the Planning Authority perceives the subject site as being suitable for development during the lifetime of the forthcoming plan. It is the intention of Leadlane (Drumbiggle) Ltd to lodge an additional planning application for residential development on the northern section of the subject site which will adjoin the permitted development under pl. ref. 21/599.

It is our understanding that the subject site should be rezoned to 'Residential' based on the following:

- The subject site is located within a strategic location in the built-up area of Ennis, which is identified as a key town
- The subject site extends to an area of 4.1 hectares and has the capacity to assist Clare County Council in meeting the housing requirements for Ennis as outlined in the core strategy
- There are no apparent planning constraints associated with the subject site; there are no ecological designations directly on the site, no cultural or archaeological sites, no flood zones or recorded flood events, and no concerns with access.
- A planning application for 58 no. residential units on the subject site has been granted by Clare County Council in March 2022. It is therefore considered that the council perceives the site as being suitable for residential development throughout the lifetime of the forthcoming plan.

An assessment of the subject site with regard to the *Development Plans: Guidelines for Planning Authorities 2007* published by the Department of Housing, Local Government and Heritage outlines that the subject site is suitable for residential development during the lifetime of the forthcoming plan from 2023-2029.

2. INTRODUCTION

2.1 Site Location

The subject site is located to the west of the Páirc na Coille Retirement Village complex. Access to the site is via an existing access off the Drumbiggle Road which serves the Showgrounds, Ennis Nursing Home and the Páirc na Coille Retirement Village.

The locality is largely comprised of residential development including large single dwellings on Drumbiggle Road to the north and estate developments to the south (Woodlands) and west (Willsgrove and Cahercalla Road). Significant land uses adjacent to the site include the Showgrounds and the Páirc na Coille Retirement Village complex.

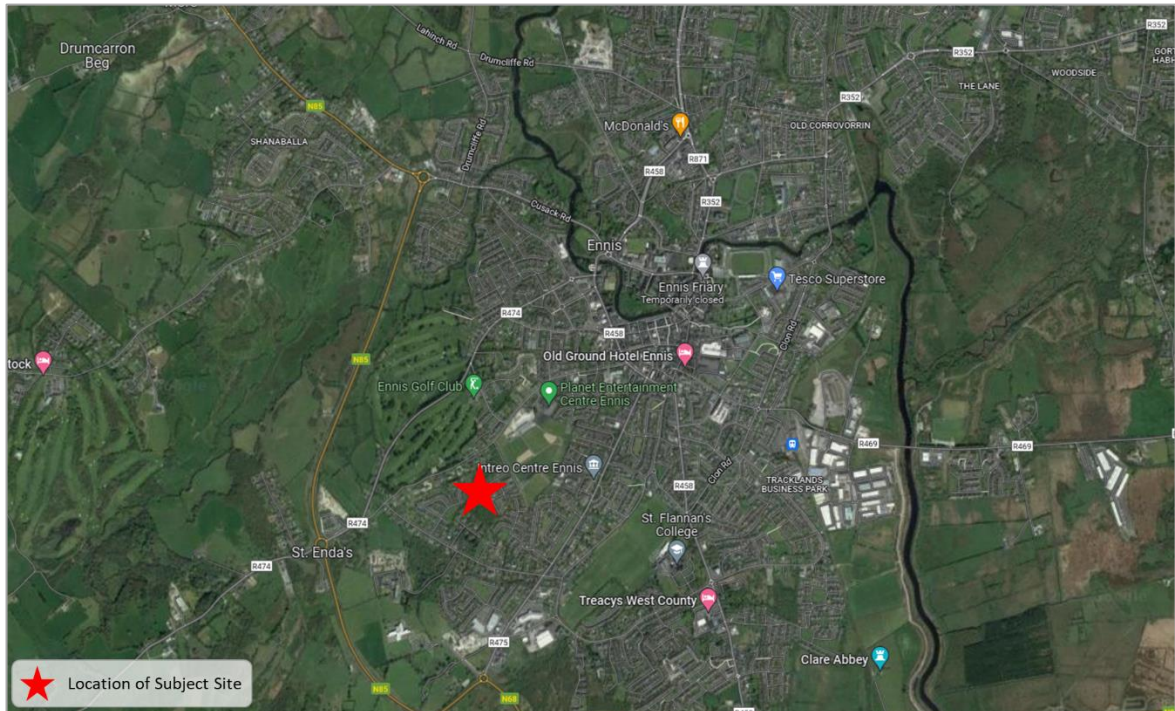


Figure 1: Location of the Subject Site in Ennis (Source: Google Maps, Edited by MKO)

2.2 Site Description

The site is undulating in nature and locally elevated towards the Drumbiggle Road to the north. The site is greenfield in nature and is not currently in use. The site currently consists of overgrown scrub with mature trees on the southwest boundary. The boundaries include rendered block wall (southwest) and wire fence (northeast). To the southeast the boundary is formed by the rear gardens of residential units on the Woodlands residential development.

There are no protected structures or archaeological monuments located within or in the vicinity of the subject site. The nearest recorded monument to the subject site is Record No. CL033-171 which comprises a Ringfort-rath located approximately 480 metres west of the subject site.

The site is not located within or immediately adjacent to any EU or nationally designated site.



Figure 2: Location of the Subject Site (Source: MyPlan.ie, Edited by MKO)

2.3 Planning History

A review of the Clare County Council online planning application mapping system indicates that there have been two historic applications lodged on the subject site.

Table 1: Planning application history on the subject site

Planning Reference	Applicant	Development Description	Decision
21599	Leadlane (Drumbiggle Ltd)	for development at this site on lands to the west of Pairc na Coille Retirement Village, in the townland of Drumbiggle, Ennis, County Clare. The development will consist of: 1) Construction of 58 no. residential units comprising: 10 no. four-bed houses, 26 no. three-bed houses, and 22 duplex units comprising 11 no. two-bed ground floor apartment units with 11 no. three-bed house units above. 2) Alterations and upgrade to the existing access road to provide additional footpath, cycle paths and raised traffic tables. 3) Shared communal and semi-private open space, car and bicycle parking, bin stores, site landscaping/boundary treatment works and public lighting. 4) Provision of all associated surface water and foul drainage services and all associated site development works. The application is accompanied by a Natura Impact Statement (NIS)	Granted subject to 27 no. conditions (11/03/2022) (Closing Date for Appeal 07/04/2022)

0621010	Brian McCarthy Contractors Ltd	Permission to construct a development comprising of (a) 116 No. residential units, (b) 1 no. creche, (c) 4 no. offices, (d) 2 no. retail units and (e) all associated site development works and services. The 116 no. residential units comprise of 21 no. 2-storey detached dwellings, 31 no. 2-storey semi-detached dwellings, 26 no. 2-storey terrace dwellings and 14 no. 2-storey and 24 no. 3-storey duplex units.	Granted 24/10/2006. Extension of Duration to 2016 (Pl.Ref.No.11-21052) Granted 26/08/2011
---------	--------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

3.

SUBMISSION REQUESTS

The purpose of this submission is to present a case for the rezoning of the subject site from ‘Strategic Residential Reserve’ to ‘Residential’. The subject site is zoned for Residential use in the extant *Clare County Development Plan 2017-2023*. The subject site has been downzoned in the Draft Plan, and as a result the subject site will not have an opportunity to be brought forward for development until April 2027. Clare County Council have recently granted permission for a residential development consisting of 58 no. residential units on southern section of the subject site. Therefore, it is clear that the Planning Authority support residential development on this site within the lifetime of the upcoming development plan, and that the zoning objectives on this site should reflect this support for development.

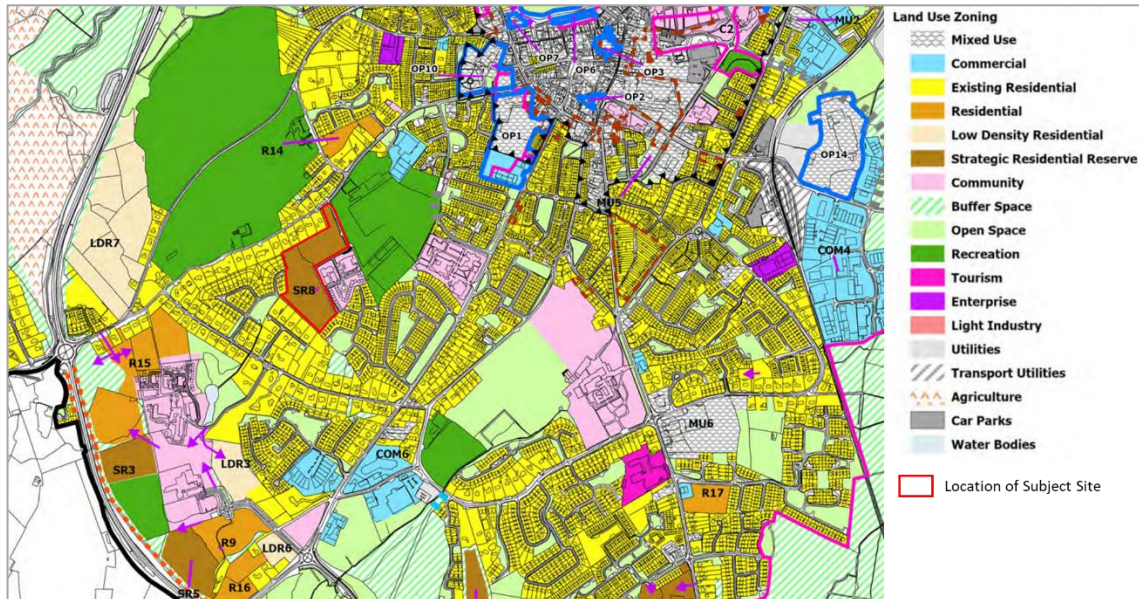


Figure 3: Proposed Zoning of the Subject Site as 'Strategic Residential Reserve' in the Draft Plan (Edited by MKO)

The subject site is located within a strategic location within the built-up area of Ennis, which is identified as a Key Town in the Draft Plan. The subject site is located approximately 640 metres from the town centre boundary.

It is our understanding that the subject site should be rezoned to ‘Residential’ based on the following:

- The subject site is located within a strategic location in the built-up area of Ennis, which is identified as a key town
- The subject site extends to an area of 4.1 hectares and have the capacity to assist Clare County Council in meeting the housing requirements for Ennis as outlined in the core strategy
- There are no apparent planning constraints associated with the subject site; there are no ecological designations directly on the site, no cultural or archaeological sites, no flood zones or recorded flood events, and no concerns with access.
- A planning application for 58 no. residential units on the subject site has been granted by Clare County Council in March 2022. It is therefore considered that the council perceives the site as being suitable for residential development throughout the lifetime of the forthcoming plan.

Residential development would be meeting both National and Regional policy objectives and population growth targets as outlined in **Appendix 1**. It is the request of this submission that Clare County Council recognise the potential of these lands and the opportunity for growth in Ennis that can be provided.

3.1 Assessment

The purpose of this section is to provide an assessment of the subject site against the criteria utilised by Planning Authorities in the identification of appropriate land for new residential development and as set out in Section 4 of the *Development Plans: Guidelines for Planning Authorities 2007* published by the Department of Housing, Local Government and Heritage. The key criteria from this document will be set out below and an assessment of the proposed development provided against same. These criteria are as follows:

- > Need
- > Policy Context
- > Capacity of Water, Drainage and Roads Infrastructure
- > Supporting Infrastructure & Facilities
- > Physical Suitability
- > Sequential Approach
- > Environmental and Heritage Policy

This assessment also notes the criteria set out in section 6.2 of the *Draft Development Plan Guidelines for Planning Authorities 2021* published by the Department of Housing, Local Government and Heritage.

This assessment will also analyse a recently granted residential development on the subject site under pl. ref. 21/599.

3.1.1 Need

Section 4.13 of the *Development Plans: Guidelines for Planning Authorities 2007* published by the Department of Housing, Local Government and Heritage states in relation to need that “*The amount of land to be zoned for any particular land-use must be clearly based on, and justified by, a realistic assessment of need. The survey and analysis stage of plan preparation should provide the baseline data to determine future land requirements. A number of factors need to be taken into consideration when determining the location and quantity of land to be zoned*”.

Table 2: Draft Plan Core Strategy for Ennis

2016 as a % of County	2016 population	Core Strategy 2023-2029 Allocation	Housing Units	Brown Field (30%)	Density Units/ha	Housing land required in ha	Zoning as per map in ha
21.3	25,276	2,705	1,550	465	35/15	58.90	90.39

As outlined in the Core Strategy included in the Draft Plan (**Table 2** above) there is an identified population growth of 2,705 people over the duration of the upcoming development plan (2023-2029) who are to be accommodated in 1,550 no. new residential units in Ennis. It is considered that there is an obvious and identifiable need for lands to be zoned for residential development at appropriate locations such as the subject site.

3.1.2 Policy Context

The Guidelines state the following in respect of Policy Context:

“Both the amount of land to be zoned for development and the proposed location of that land will also need to be influenced by other plans and strategies, from national and regional to local levels so that local authorities play their full part in supporting the implementation of those national and regional strategies.”

An analysis of the relevant national, regional and local policy framework is provided in **Appendix 1** of this report, and outlines that residential development would be meeting the relevant policy objectives.

3.1.3 Supporting Infrastructure and Facilities

The Guidelines state the following in respect of Supporting Infrastructure & Facilities:

“Consideration must be given to the future availability of, or the capacity to provide, supporting infrastructure, such as community facilities, health-care, schools, public open space, retail and other service provision and public transport when allocating land for development.”

Figure 4 below clearly illustrates that there are a variety of community facilities and amenity facilities located in close proximity to the subject site. These include services such as education, healthcare, retail, and recreational facilities



Figure 4: Services and Facilities in the area surrounding the subject site (Source: Bing maps, Edited by MKO)

3.1.4 Physical Suitability

The Guidelines state the following in respect of Physical Suitability:

“The development plan should strive to ensure that the form and location of new development offers the best “value for money” in terms of efficient use of existing infrastructure, while minimising the need for costly new infrastructure. Where land in green-field locations is to be zoned, account should be taken, in considering the different options available, of the land’s capacity for development by way of the most cost-effective means of providing the necessary infrastructure.”

The subject site is served by an existing public road at Pairc na Coille. This road connects the subject site to Drumbiggie Road, which in turn connects the site to the surrounding area.

In terms of water services, a confirmation of feasibility from Irish Water in relation to a water and wastewater connection at the subject site was issued on 4th November 2021 with regard to a planning application under pl. ref, 21/599. This correspondence outlines that both a water and wastewater

connection can be facilitated without any upgrade to the existing Irish Water infrastructure. The confirmation of feasibility is included in **Appendix 2** of this report.

3.1.5 Sequential Approach

The *Development Plans: Guidelines for Planning Authorities 2007* state the following in respect of the Sequential Approach:

“In order to maximise the utility of existing and future infrastructure provision and promote the achievement of sustainability, a logical sequential approach should be taken to the zoning of land for development:

- (i) Zoning should extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference (i.e. ‘leapfrogging’ to more remote areas should be avoided);*
- (ii) A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands;*
- (iii) Areas to be zoned should be contiguous to existing zoned development lands.”*

As noted above in Section 3.1 of this submission, the Development Plan Guidelines are currently being updated, with the Draft Development Plan Guidelines 2021 anticipated to be adopted in the coming months. This draft document continues to support the importance of a sequential approach to development and zoning of lands in Section 6.2.3 of the draft guidelines, with Specific Planning Policy Requirement Development Plan Guidelines 7 (SPPR DPG 7) stating:

*“Planning authorities shall adopt a sequential approach when zoning lands for development, whereby **the most spatially centrally located development sites in settlements are prioritised for new development first**, with more spatially peripherally located development sites being zoned subsequently”* (Our emphasis added).

An assessment of the residential zoned lands located to the south of the town centre area of Ennis has indicated that the subject site is within closer proximity of the town centre than all sites located to the south zoned residential in the Draft Plan.

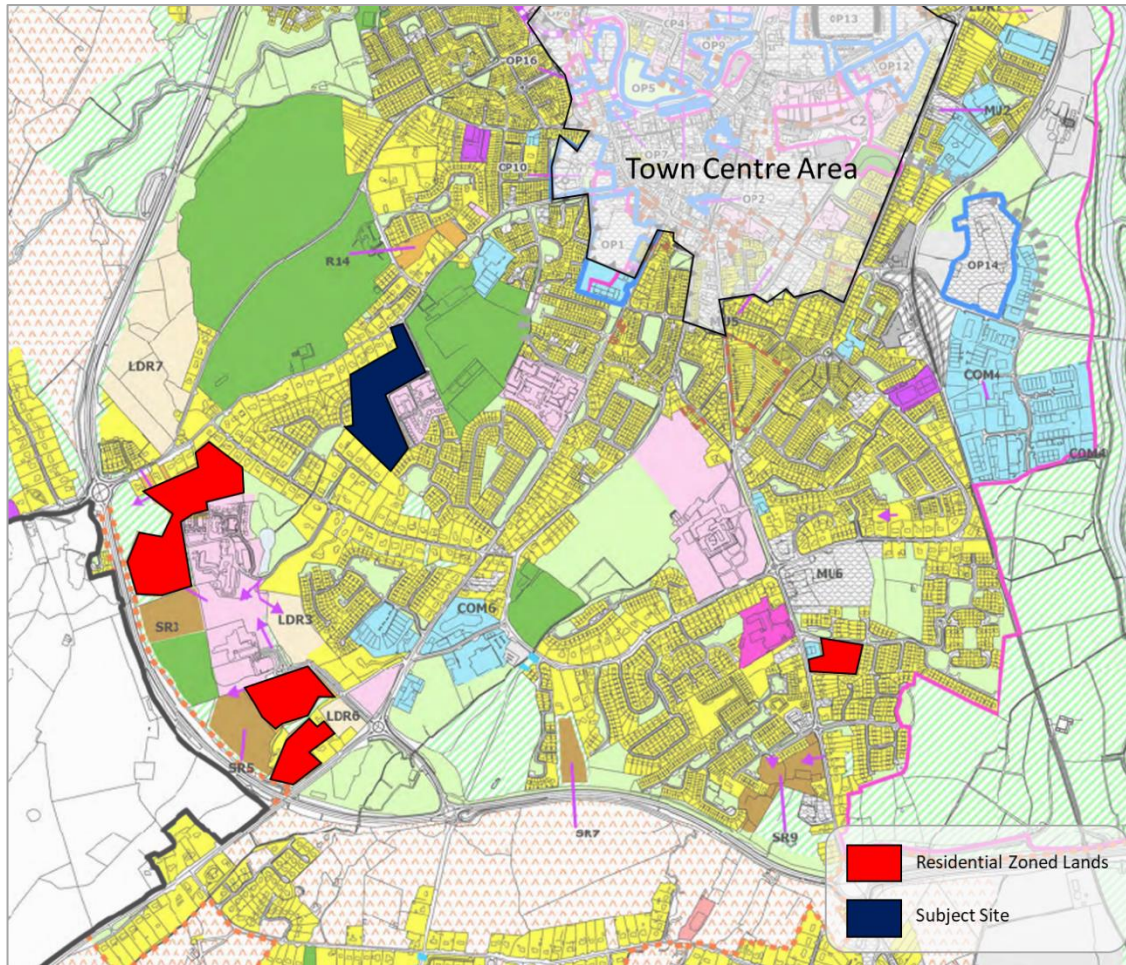


Figure 5: Assessment of Residential Zoned Lands located south of Ennis Town Centre (Source: Draft Clare County Development Plan 2023-2029, Edited by MKO)

3.1.6 Natural Heritage

The Guidelines state the following in respect of Natural Heritage:

“Local authorities have a key role to play in regard to preserving the natural heritage of their areas arising from the legal responsibilities placed on them and from the increasing public awareness of the importance of nature conservation at local level. In doing so they should also avail of opportunities that may arise to create or promote new features of biodiversity in the context of new developments.”

The subject site is not located within or adjacent to any ecologically designated sites.

An Appropriate Assessment Screening Report (AASR) and Natura Impact Statement (NIS) were prepared and lodged under pl. ref. 21/599 which relates to the southern section of the site.

The AASR concluded as follows:

“It cannot be excluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, would be likely to have a significant effect on the following EU designated sites:

- Lower River Shannon SAC (002165)
- Newhall and Edenvale Complex SAC (002091)

- Pouladatig Cave SAC (000037)
- River Shannon and River Fergus Estuaries SPA (004077)

As a result, an Appropriate Assessment is required, and a Natura Impact Statement shall be prepared in respect of the proposed development.”

The NIS concluded as follows:

“Where the potential for any adverse effect on any European Site has been identified, the pathway by which any such effect may occur has been robustly blocked through the use of avoidance, appropriate design and mitigation measures as set out within this report and its appendices. The measures ensure that the proposed works do not adversely affect the integrity of European sites and ensures that there is no net loss of potential Lesser Horseshoe Bat feeding habitats, treelines and hedgerows within 3km of known roosts.

Therefore, it can be objectively concluded that the proposed development, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.”

Any future planning application on the northern section of the subject site will provide the relevant ecological assessments upon lodgement to Clare County Council.

3.2

Grant of Permission Pl. Ref. 21/599

It is noted that Clare County Council have recently granted planning permission for a residential development on the southern section of the subject site. The description of the development as per the public notices is as follows:

“We, Leadlane (Drumbiggie) Limited, intend to apply for permission for development at this site on lands to the west of Páirc na Coille Retirement Village, in the townland of Drumbiggie, Ennis, County Clare.

The development will consist of:

- 1) *Construction of 58 no. residential units comprising: 10 no. four-bed houses, 26 no. three-bed houses, and 22 duplex units comprising 11 no. two-bed ground floor apartment units with 11 no. three-bed house units above.*
- 2) *Alterations and upgrade to the existing access road to provide additional footpath, cycle paths and raised traffic tables.*
- 3) *Shared communal and semi-private open space, car and bicycle parking, bin stores, site landscaping/boundary treatment works and public lighting.*
- 4) *Provision of all associated surface water and foul drainage services and all associated site development works.*

The application is accompanied by a Natura Impact Statement (NIS).”

The development was granted permission by Clare County Council subject to 27 no conditions on 11th March 2022. The closing date for appeal is 7th April 2022.

The application relates to the section to the south of the site extending to an area of 2.4 hectares (1.82 developable area). The application provides a mix of housing types including houses, duplexes, and apartments. The development also contributes to pedestrian and cycling facilities at the site through the provision of a footpath and cycle path.



Figure 6: Site Layout Plan granted under pl. ref. 21/599 (Source: Arnold Leahy Architects)

It is considered that given this recent grant of permission for residential development, the subject site is no longer suitable for 'Strategic Residential Reserve' zoning. This residential development will be commenced during the lifetime of the plan, and therefore the site should be brought forward for development to reflect this grant of permission.

3.2.1 **Future Planning Application**

It is noted in the site layout plan (**Figure 6** above) of the application granted under pl. ref. 21/599 that the northern section of the site will be subject to a future planning application. It is envisaged by our client, Leadlane (Drumbiggle) Ltd that this planning application will be lodged in Summer 2022. It is crucial that the subject site retains its current 'Residential' zoning objective in order to facilitate residential development on the subject site during the lifetime of the plan.

4. CONCLUSION

This submission has been prepared regarding the Draft Clare County Development Plan 2023-2029.

The submission requests that the existing 'Residential' zoning designation is reinstated on the subject site.

The purpose of this submission is to present a case for the rezoning of a site from 'Strategic Residential Reserve' to 'Residential'. The subject site is zoned 'Residential' in the extant Clare County Development Plan 2017-2023. The priority of our client is to reinstate this Residential zoning.

Based on the assessment as outlined in this report, it is evident that the rezoning of this site as 'Residential' is consistent with the guidance as outlined in the *Development Plans: Guidelines for Planning Authorities 2007* published by the Department of Housing, Local Government and Heritage.

We respectfully request that the planning Authority give due consideration to these matters in the preparation of the forthcoming plan.



APPENDIX 1

PLANNING POLICY CONTEXT

Project Ireland 2040 National Planning Framework

The Department of Housing, Planning, Community and Local Government published the *National Planning Framework* (NPF) entitled ‘*Ireland 2040*’ in February 2018 to succeed the *National Spatial Strategy* (NSS). The NPF comprises the Government’s proposed long-term strategic planning framework to guide national, regional and local planning and investment decisions over the next 25 years.

The NPF is a strategic document which provides the framework for future development and investment in Ireland, providing a long-term and place-based aspect to public policy and investment, and aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications, into an overall coherent strategy.

A key focus of the NPF is the need for compact growth. National Policy Objective 3a seeks to deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.

The following National Policy Objectives are of direct relevance to the subject site:

- *National Policy Objective 3c is to deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints;*
- *National Policy Objective 11 which favours development that can encourage more people to live or work in existing settlements;*
- *National Policy Objective 6 relating to increased residential population and employment in urban areas.*
- *National Policy Objective 33 relating to provision of new homes at locations that can support sustainable development; and*
- *National Policy Objective 35 relating to increased residential density in settlements.*

Regional Spatial and Economic Strategy for the Southern Region (2020)

The Southern Regional Assembly published the Regional Spatial and Economic Strategy for the Southern Region (RSES) on 31st January 2020. It is a 12-year, strategic development framework providing for the future physical, economic and social development of the Southern Region. It includes Metropolitan Area Strategic Plans (MASPs) to guide the future development of the Region’s three main cities and metropolitan areas – Cork, Limerick-Shannon and Waterford and strategies for Key Towns, including Ennis Town. It seeks to achieve balanced regional development and full implementation of Project Ireland 2040 – the National Planning Framework

Fourteen ‘Key Towns’, including Ennis, are identified in the RSES. They each play a critical role in underpinning the RSES and ensuring a consolidated spread of growth beyond the cities to the sub-regional level.

Six of the Key Towns have a very significant population scale; Kilkenny City, Ennis, Carlow, Tralee, Wexford and Clonmel. The RSES states:

‘These Key Towns are self-sustaining regional drivers and have a comparable structure to the five regional growth centres identified in the NPF. Given their considerable scope for growth, it is envisaged that local authorities should plan for population growth of more than 30% by 2040’.

Accordingly, Regional Policy Objective 11 refers growth in the Key Towns, including Ennis, as follows:

‘a. Local Authorities are supported in targeting growth of more than 30% for each Key Town subject to capacity analysis and sustainable criteria under Section 3.3 A Tailored Approach, RPO 3 Local Authority Core Strategies and the sustainable requirements under the following sub sections of RPO 11 Key Towns. The appropriate level of growth is to be determined by the Core Strategy of Development Plans’.

Clare County Development Plan 2017-2023 (as varied)

The Clare County Development Plan, 2017-2023 (CDP) was adopted on December 19th, 2016 by the Elected Members of Clare County Council. Volume 3a of the CDP incorporates a Written Statement & Settlement Plan for Ennis Municipal District (the Ennis Plan). The CDP sets out an overall strategy for the proper planning and sustainable development of the functional area of Clare County Council over a 6-year period.

Volume 1 – Written Statement

Section 1.5 of the CDP states the vision for County Clare as a county that has maximised its unique characteristics, strengths, location and connectivity to become Ireland’s centre of culture, tourism, heritage and the preferred international destination for sustainable investment and innovation. A county in which citizens, visitors and all stakeholders are empowered and supported by public bodies under the leadership of a professional, responsive and progressive local government system.

Chapter 2 of the CDP sets out the Core Strategy which illustrates how the vision for the County will be achieved in a manner that is consistent with the guidance, strategies, and policies at national and regional level. The Core Strategy includes a settlement hierarchy (Table 2.1). Ennis town, with a population of approximately 25,000, is the largest settlement in County Clare. It is an important residential, service and commercial centre providing significant levels of employment. It is therefore at the top of the Settlement Hierarchy for the County.

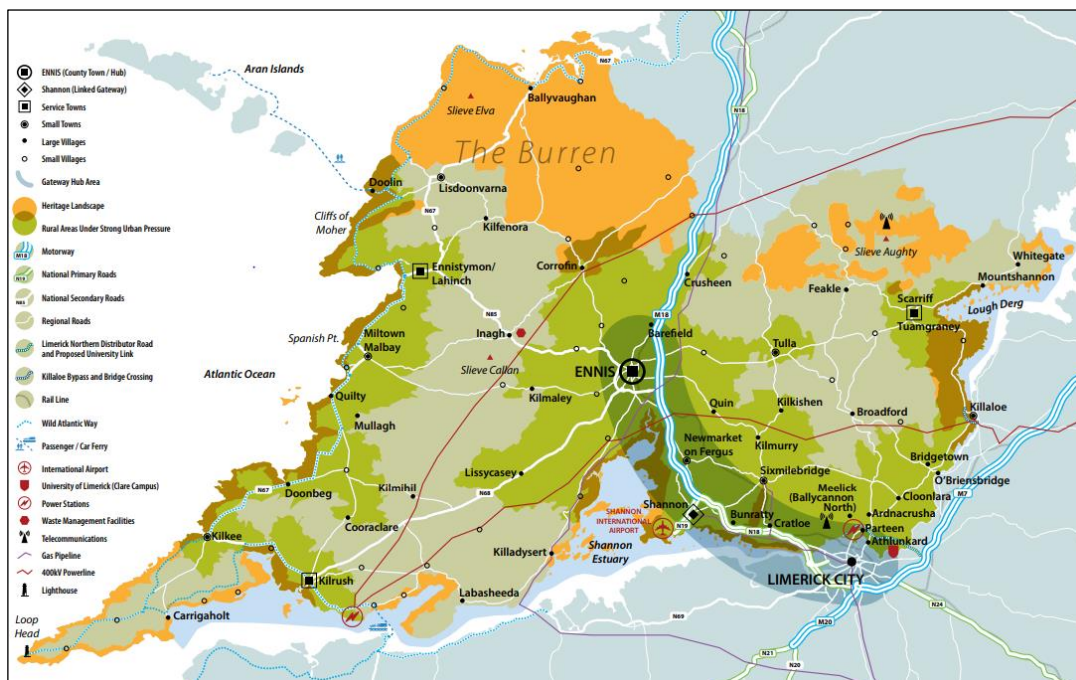


Figure 1: CDP Core Strategy Map

Table 2.4 refers to Core Strategy Population Targets. It identifies that Ennis has a target population increase over the plan period of 8,137 people and a target increase in the number of households of 3,166. 137.2 ha is the total area of residentially zoned land required to 2023 based on a density of 30 to the hectare for residentially zoned land in Ennis.

Other pertinent objectives include:

‘CDP4.2 Development Plan Objective: Facilitating the Housing Needs of the Population

- A. *To facilitate the housing needs of the existing and future population of County Clare through the management of housing development throughout the County in accordance with the Settlement Strategy’.*

‘CDP4.4 Development Plan Objective: Social and Affordable Housing

- A. *In accordance with the requirements of Section 94(4)(c) of the Planning and Development Act, 2000 (as amended), to reserve 10% of land zoned for residential use, or for a mixture of residential and other uses, including ‘low density residential’ for the purpose of meeting social and affordable housing need arising within the County’.*

‘CDP4.7 Development Plan Objective: Housing Mix

- A. *To secure the development of a mix of house types and sizes throughout the County to meet the needs of the likely future population in accordance with the guidance set out in the Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas;*
- B. *To require new housing developments to incorporate a variety of plot sizes to meet the current and future needs of residents;*
- C. *To require the submission of a Statement of Housing Mix with all applications for multiunit residential development in order to facilitate the proper evaluation of the proposal relative to this objective.’*

Volume 3a: Ennis Municipal District - Zoning

The subject site is zoned for Residential Development in the Ennis Settlement Plan (see **Figure 2** below).

As per Chapter 19 of the CDP the nature of the Residential zoning is as follows:

‘Residential use shall be taken to primarily include the use of land for domestic dwellings. It may also provide for a range of other uses particularly those that have the potential to foster the development of new residential communities e.g. schools, crèches, open spaces etc’.

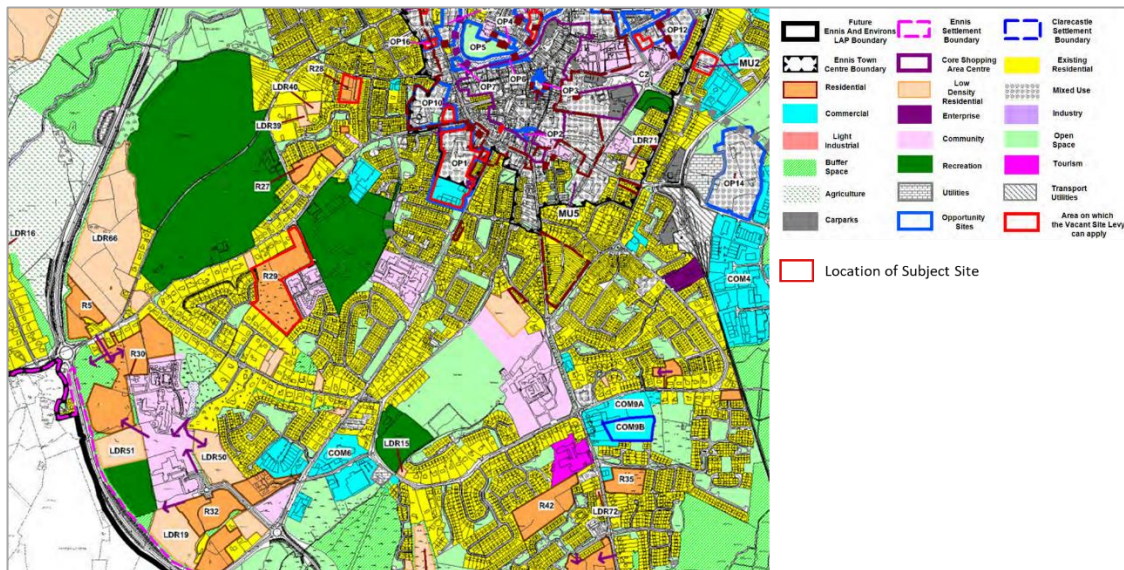


Figure 2: Zoning (Source: Ennis Settlement Plan Variation No. 1 CDP)

Site Specific Objective: Site R29

The subject site is located in the Cloughleigh/Drumbiggle Neighbourhood of Ennis within which a number of sites are identified for future residential development including Site R29 adjacent to Pairc na Coile Nursing Home.

The plan states:

‘The area of the site to the west of Park na Coile includes an attractive natural habitat which should be retained, at least in part, as open space between new development and the nursing home, providing an open space buffer between the two developments.

This site is located less than 1km from a known bat roost. Proposals for development on this site must be informed by appropriate bat surveys and ensure that there is no loss of habitats used by Lesser Horseshoe Bats. Any habitat loss must be offset by additional landscape planting to ensure connectivity across the landscape. All design proposals, including lighting, must be informed by the results of the bat survey. A landscape management plan must also accompany any development proposals.’

Draft Clare County Development Plan 2023-2029

Clare County Council has prepared a Draft Clare County Development Plan 2023-2029 (Draft Plan) for the functional area of the Council. The Draft Plan, on adoption will replace the existing Clare County Development Plan 2017-2023, as varied.

Volume 1 – Written Statement

Chapter 3 of the Draft Plan outlined the Core Strategy. The Core Strategy illustrates how the vision for the County will be achieved in a manner that is consistent with the guidance, strategies and policies at national and regional level, in particular, the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Southern Region (RSES). The purpose of the Core Strategy is to set out an

evidence based strategy for the future development of the County. Ennis is identified in the core strategy as a Key Town, with a population of 25,276 people.

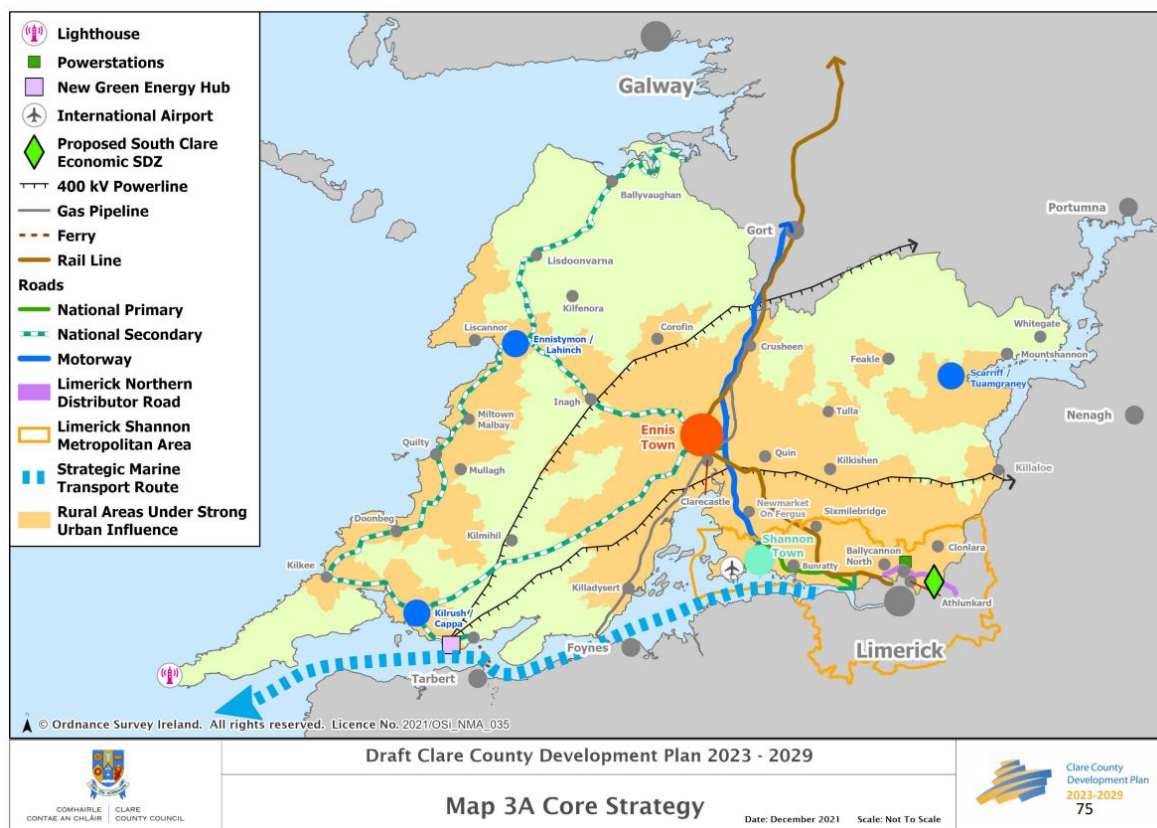


Figure 3: Draft Plan Core Strategy Map

Table 3.4 refers to Core Strategy Population Targets. It identifies that Ennis has a target population increase over the plan period of 2,705 people and a target increase in the number of housing units to 1,550. 90.39 ha is the total area of residentially zoned land required to 2029 based on a density of 30 to the hectare for residentially zoned land in Ennis.

Other pertinent objectives include:

‘CDP 5.3 Living in our Towns and Villages:

- a) To encourage the reuse of upper floors above commercial premises for residential accommodation;*
- b) To promote the retention of town centre residential units and to discourage their subdivision into smaller units or conversion into non-residential uses;*
- c) To encourage the development of new residential accommodation in or adjoining town centres and to ensure that such developments provide a range of accommodation types and tenures and a high level of residential amenity;*
- d) To support the procurement of vacant town centre residential property by Clare County Council to ensure its continued use for residential purposes into the future; and*
- e) To support opportunities for the delivery of serviced sites for housing within towns and villages.’*

‘CDP 5.5 Social and Affordable Housing

- a) To require lands in respect of which permission for the development of houses is granted to comply with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended) (or any amendment thereof). The Council reserves the right to determine the appropriateness of ‘Part V’ Cost Rental and/or affordable purchase delivery on individual sites on a case-by-case basis.*
- b) To acquire land/properties for social and affordable housing provision in advance of immediate requirements in order to be in a position to respond to housing supply and demand opportunities;*
- c) To support and encourage the use of existing housing stock, brownfield and infill sites, in close proximity to services in towns and villages, for social and affordable housing provision;*
- d) To ensure that new social and affordable housing developments are closely integrated into the structure of existing settlements and are not isolated from services or segregated from the surrounding community;*
- e) To ensure that new social and affordable housing developments are designed and constructed on the principles of universal design and life-long adaptability;*
- f) To support the work of voluntary and cooperative housing associations in County Clare;*
- g) To ensure that there is a balanced supply of private, social and affordable housing such that no settlement in the County experiences an over-concentration of any one type of accommodation.*

‘CDP5.8 Housing Mix

- (a) To secure the development of a mix of house types and sizes throughout the County to meet the needs of the likely future population in accordance with the guidance set out in the Housing Strategy, Housing Need Demand Assessment (HNSDA) and the Guidelines on Sustainable Residential Development in Urban Areas and any subsequent guidelines;*
- (b) To require new housing developments to incorporate a variety of plot sizes to meet the current and future needs of residents; and*
- (c) To require the submission of a Statement of Housing Mix with all applications for multi-unit residential developments in order to facilitate the proper evaluation of the proposal relative to this objective.’*

Volume 3a: Ennis Municipal District - Zoning

The subject site is proposed to be zoned ‘Strategic Residential Reserve’ in the Ennis Settlement Plan (see **Figure 4** below).

As per Chapter 19 of the Draft Plan the nature of Strategic Residential Reserve zoning is as follows:

‘It is acknowledged that not all lands within the settlement boundaries of the serviced settlements will be required to 2029. In these cases some lands have been included as a strategic residential reserve, where they comprise infill or contiguous sites or have a planning history of residential use and can form part of the long-term sequential expansion of the settlement where considered appropriate.

In addition to protecting these lands for the long term expansion of these settlements, consideration may be given to the development of some of the strategic residential reserve before the end of the current plan period where the Planning Authority is satisfied that the development of zoned land is progressing faster than expected and a shortage of available lands may arise or residential zoned land may not be delivered as expected and a shortage may arise during the plan period.

The development of such lands will only be considered from the beginning of year four of the Plan (April 2027) in order to give an opportunity for zoned land to be brought forward for development, and where it can be clearly demonstrated to the satisfaction of the planning authority that a zoned parcel of land will not be brought forward for development due to infrastructural or other demonstrable constraints during the remaining period of the Plan. It will also be a requirement that the proposed strategic residential reserve lands can be serviced and offer a reasonable substitute in terms of being delivered within the lifetime of the plan and are sequential development with good connectivity and access to services and amenity.’

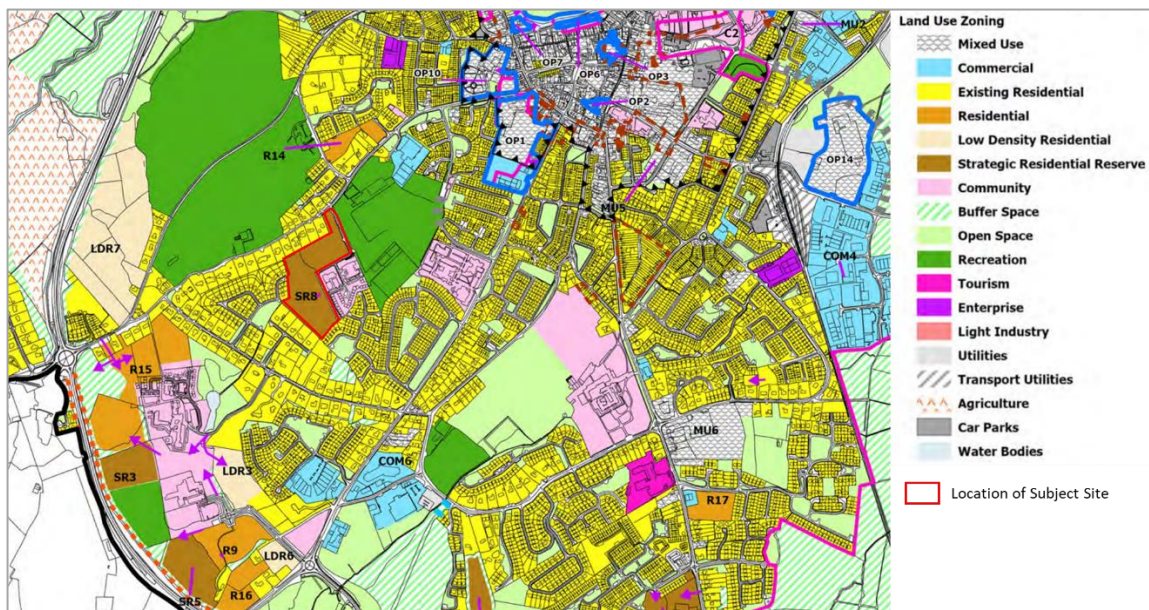


Figure 4: Draft Plan Zoning



APPENDIX 2

IRISH WATER CONFIRMATION OF FEASIBILITY

Richard Daly
 TOBIN Consulting Engineers
 Fairgreen House
 Fairgreen Road
 Co. Galway
 H91AXK8

Uisce Éireann
 Bosca OP 448
 Oifig Sheachadta na
 Cathrach Theas
 Cathair Chorcaí

Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

4 November 2021

Re: CDS21001589 pre-connection enquiry - Subject to contract | Contract denied

Connection for Multi/Mixed Use Development of 88 unit(s) at Cahercalla, Ennis, Co. Clare

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Cahercalla, Ennis, Co. Clare (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.


SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
<p>The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact us on 1800 278 278, 8.00am-4.30pm, Mon-Fri or email newconnections@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris
Head of Customer Operations

