



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

Submitted Time: March 28, 2022 2:31 PM

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Eoin Madden c/o Andrew Hersey

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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

Tubber

Associated Documents

None of the above

Environmental Reports

None of the above

Your Submission

Location Map



Upload Files

Submission Clare County Development Plan eoin madden tubber.pdf,
2.06MB

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 Tubber, Co. Clare

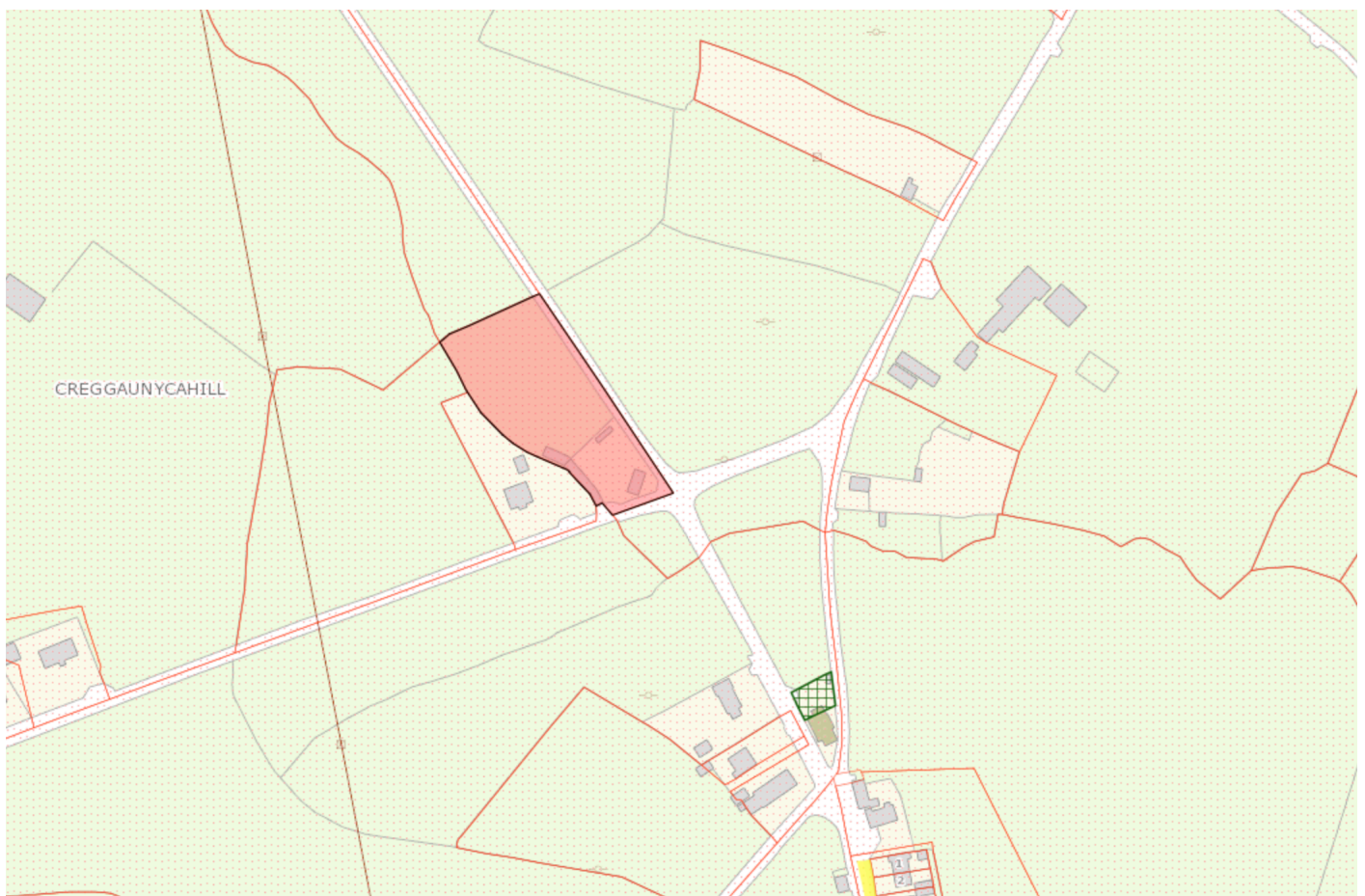


Figure 1 - Eoin Maddens Landholding at Tubber





Figure 2 - Photograph of existing house on landholding at Tubber, Co. Clare

1.0 Introduction

I, Andrew Hersey Chartered Town Planning Consultant MIPI am acting on behalf of my client Eoin Madden, who owns the lands marked on the map above. I have been asked by my client to examine the Draft Clare County Development Plan 2023-2029 and prepare a submission seeking to zone these lands for residential use.

My client owns approximately 1.5 acres of lands at this location and which comprises of an existing house with outbuildings. It is my clients intention to sensitively refurbish and extend the existing house on site and develop two further family residences on the lands to the north of the site. The house has been vacant for a number of years and so at this stage requires extensive refurbishment.

2.0 The Draft Clare County Development Plan 2023-2029

My client notes 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 Tubber. It is noted that his particular site is partially zoned as *Existing Residential* in the said zoning map associated with Tubber. The northern part of his lands are not located within the settlement boundary of the village.

As stated above, it is my clients intention to refurbish and extend the existing house on site and develop two further family residences on the lands to the north of the site. Each house is to have a half acre of land to accommodate a wastewater treatment plant and a percolation area. My client will be able to fit the footprints of a further two houses within the current area of zoned land. However, this results, in terms of design a difficult and unconventional layout. (see Proposed Site Layout Plan Figure 3 below). Notwithstanding the same, he intends to lodge a planning application shortly with regard to the above.



Figure 3 - Aerial Photograph showing proposed site layout for permission to renovate existing dwelling and construct two detached houses. House #1 has to be angled with its gable to the road in order to have the footprint of the house within the settlement boundary.

He therefore requests that the northern part of his lands be located within the settlement boundary of the village. This will not result in any increase in the number of houses he is proposing rather the proposed houses will sit more comfortably on the lands rather than be constrained by boundaries on a map.





Figure 4 - Aerial Photograph showing proposed site layout for permission to renovate existing dwelling and construct two detached houses. By extending the settlement boundary House #1 can face onto the adjacent public road resulting in a better layout

The following document therefore sets out a rationale as to why my client’s lands are suitable for residential use. With respect of the same zoning my client’s family lands would comply with national and regional development plans and Section 28 (of the Planning & Development Act 2000 as amended) Planning Guidelines issued by the Department of the Environment, Heritage and Local Government.

2.0 Policy Context

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009. A fundamental principal of proper planning and sustainable development is that sustainable transport is inextricably linked to land use. Residential housing should be located where there is good public transport, and safe pedestrian and cycle links to town and city centres, transport hubs, services and amenities. This principal encourages walking, cycling and dependance on the private motor vehicle is reduced. This fundamental planning principal is set out in ministerial *Guidelines for Planning Authorities on Sustainable*



Residential Development in Urban Areas 2009. The principal focus of these guidelines is the provision of sustainable residential development and the promotion of development that prioritises walking, cycling and public transport, and minimises the need to use cars

The National Planning Framework 2040 is the Government’s high-level strategic plan for shaping the future growth and development of our country out to the year 2040. In particular the following applies

Section 4.5 Achieving Urban Infill/Brownfield Development states:

The National Planning Framework targets a significant proportion of future urban development on infill/brownfield development sites within the built footprint of existing urban areas. This is applicable to all scales of settlement, from the largest city, to the smallest village.

Section 1.2 Making the Vision a Reality states:

A major new policy emphasis on renewing and developing existing settlements will be required, rather than continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages. The target is for at least 40% of all new housing to be delivered within the existing built-up areas of cities, towns and villages on infill and/or brownfield sites. The rest of our homes will continue to be delivered at the edge of settlements and in rural areas.

National Policy Objective 35 (NPO 35) states

Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

Regional Spatial and Economic Strategy for Southern Region 2019-2031 which provides a high-level development framework for the Southern Region that supports the implementation of the National Planning Framework (NPF) and the relevant economic policies and objectives of Government.

The ***Housing for All*** published by the Irish Government on 2 September 2021, will replace the ‘Rebuilding Ireland Strategy’ launched in 2016. It has been dubbed the “single largest investment in housing since the 1960’s”.

In order to address Ireland’s continuing housing crisis, the Plan will require the public and private sector to work together to reach the overall target of 300,000 homes by 2030, the breakdown of which is as follows:

- 170,000 homes for the private market;
- 90,000 social housing units;



- 36,000 affordable housing units; and
- 18,000 cost rental properties.

In order to reach the above lofty goals the State intends to spend €4 billion a year to 2030 on various State interventions and capital investments.

The Department of Housing commissioned a report from the Economic and Social Research Institute (ERSI), which indicated that an average of 33,000 new homes needed to be built a year in order for the housing crisis to be successfully addressed by the Government. In order to achieve the goal of 33,000 new homes per year, the Plan provides four pathways to achieving four overarching objectives:

- Supporting home ownership and increasing affordability;
- Eradicating homelessness, increasing social housing delivery and supporting social inclusion;
- Increasing new housing supply; and
- Addressing vacancy and efficient use of existing stock.

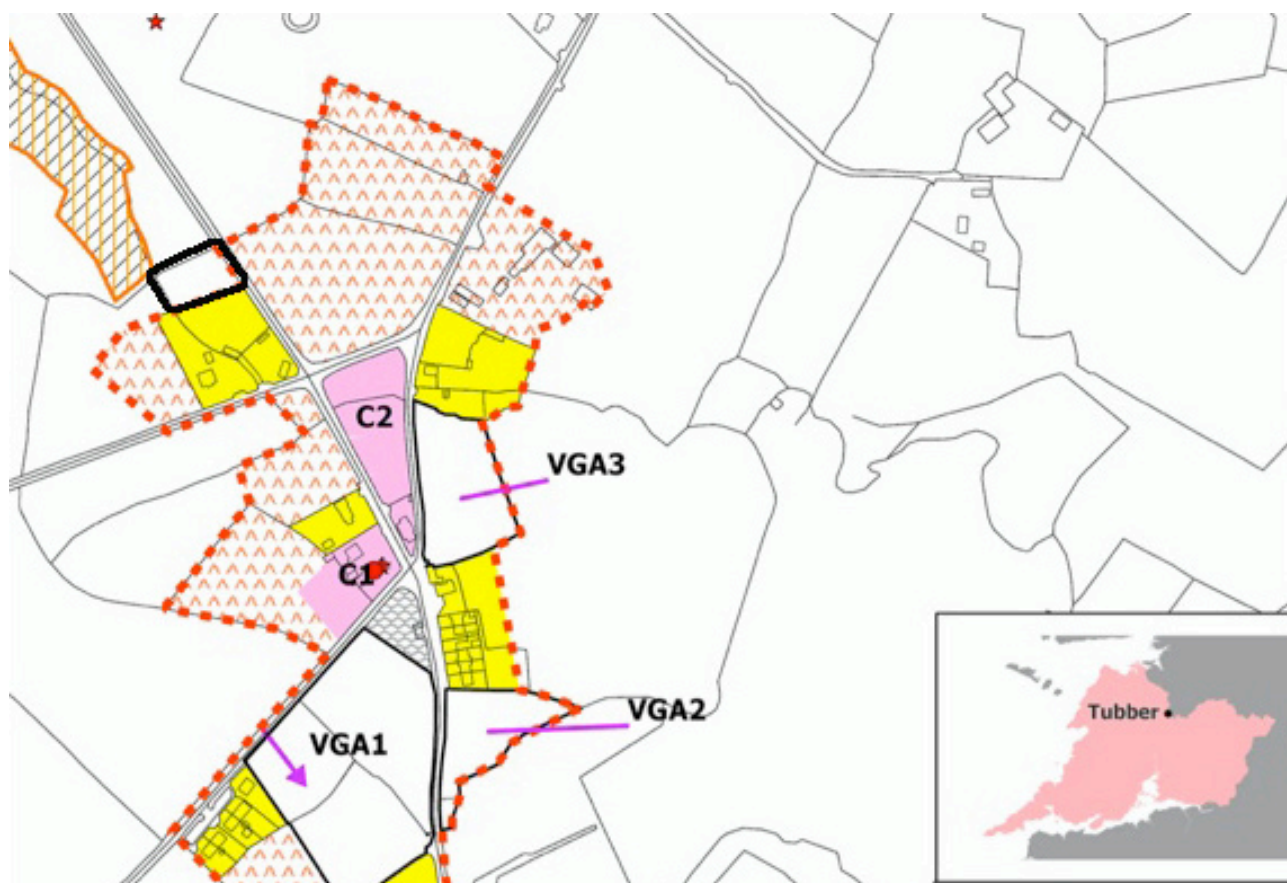


Figure 3 - Screenshot of Zoning Map for Tubber showing Eoin Maddens lands (marked in black).



4.0 Site Location

The site is located on the northern edge of the settlement of Tubber within a few minutes walk of the National School.

My clients site comprises of a partially brownfield development site and partially greenfield development site. His lands are for the most part located within the settlement boundary of the village and comprise of 1.5 acres.

5.0 Proposal

It is my clients intention to refurbish and extend the existing house on site and develop two further family residences on the lands to the north of the site. Each house is to have a half acre of land to accommodate a wastewater treatment plant and a percolation area.

As stated previously and in order to optimise the site layout my client requires that the northern half of his site which is not currently zoned to be zoned for *Existing Residential* use. Having regard to the same and having regard to the core objectives set out in:

- (a) Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009
- (b) The National Planning Framework 2040
- (c) Regional Spatial and Economic Strategy for Southern Region 2019-2031 and
- (d) Housing for All

and with particular regard to the governments focus on populating settlements such as Tubber then logically my clients lands are suitable for residential development in the Draft Clare County Development Plan 2023-2029.

6.0 Services

It is noted that there is mains water located on the adjacent public road which my client can connect into. There is no municipal sewer in the village nor it there any plans to accommodate a municipal sewer. In this respect, individual private wastewater treatment plants are required to serve the proposed development i.e. Refurbish the existing and construct two new dwellings.

7.0 Statement of Suitability of Use

I, Andrew Hersey MIPI considers that the use of these lands for residential purposes is highly appropriate in the context of the village and having regard to national and regional planning policy.. My client has

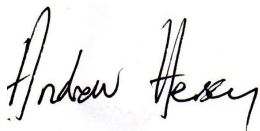


approximately 1.5 acres of land at this location on which he intends to apply for permission to refurbish the existing house and construct two further houses. . For the purposes of optimising a site layout on his lands he requires that the northern part of his site which is not zoned, is zoned for residential purposes. This would not facilitate any further housing but it would result in a better layout of housing on the site. In any rate a residential development on these lands would

- (i) Result in three family homes which would help to repopulate an already depopulated area within an existing settlement. Such a proposal is compliant with national and regional policy which strongly seeks to focus on the resettlement of towns and villages around the country.
- (ii) Make good use of a derelict development site which is located within an existing settlement
- (iii) Three families in the village would allow for the local school to stay open into the future.
- (iv) Three families would add to the vibrancy of the community.

With respect of the foregoing I, Andrew Hersey MIPI on behalf of my client Eoin Madden, urges the Planning Authority to zone the northern part of my clients lands for residential purposes 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.



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