

Submission Ref: S2-840

RE: Draft Clare County Development Plan 2023-2029 (Volume 3d) Property

Address: Lands at Aughiska Beg, Bog Road, Lisdoonvarna, Co. Clare. Sites A, B and C, Bog Road

Submission prepared by: Declan Gilleece MRIAI, FRICS

Email: [REDACTED]

Tel: 0 [REDACTED]

On behalf of

Client: Maria Ryan



DECLAN GILLEECE

Architects ● Chartered Engineers ● Chartered Surveyors

LISDOONVARNA REPORT

Submission to the Draft Clare County Development Plan
2023-2029

Property Address

Lands at Aughiska Beg, Bog
Road, Lisdoonvarna, Co.
Clare.

Client

Maria Ryan

Our Ref: 21- 115

26 The Hermitage, Mill Road, Corbally, V94 W5YV

☎ 061 340194 📞 087 2671997 ✉ declan.gilleece@gmail.com @gilleece.info 🌐 @declangilleece

TABLE OF CONTENTS

1. Introduction	3
2. Background	3
2.1 Special Character	3
2.2 Lisdoonvarna Pavilion Park Masterplan	4
2.3 Tourism	5
2.4 Housing and Sustainable Communities	5
3. Proposal for Rezoning of Site 'A'	6
3.1 Common Issues and Considerations	8
3.1.1 The Whole School Site	8
3.1.2 Preparing the Brief	9
4. Proposal for Rezoning of Site 'B'	9
4.1 Policies	10
4.2 Future Housing Needs	11
4.3 Sheltered Housing	11
5. Site 'A' – Alternative Proposal	12
5.1 Park and Ride Site 'A' and Site 'B'	12
6. Proposal for Site 'C'	13
6.1 Bog	13

Appendices

Appendix A - Maps	15
Appendix B - Draft Clare County Development Plan 2023-2029: Volume 3d Lisdoonvarna (pages 58-63)	19
Appendix C – Photographic Record	24

1. INTRODUCTION

This report was researched and compiled by Declan Gilleece & Associates (Architects | Chartered Building Engineer | Chartered Surveyors) with Director and RIAI Architect Accredited in Conservation (Grade III) Declan Gilleece MRIAI FRICS FSCSI FCABE FCIQB and Building Conservationist Emma Gilleece, MSc Urban & Building Conservation (UCD).

The primary document that formed the basis of this proposal is the *Draft Clare County Council Development plan 2023 - 2029* policies that informed this document are as follows;

- The *National Planning Framework* (2018)
- The *Regional Spatial and Economic Strategy* (RSES) of the Southern Regional Assembly
- *Housing for All: A New Housing Plan for Ireland* (2021)
- *Housing Options for Our Aging Population* (2020)
- *Clare County Council Strategic Plan for Housing People with a Disability* (2018)
- the Housing Need Demand Assessment (HNDA) for County Clare .

2. BACKGROUND

2.1 Special Character

Lisdoonvarna is identified by Clare County Council to have the status of Small Town in the settlement hierarchy. This means that Lisdoonvarna is of fundamental importance as employment and tourist centres and for the provision of services and facilities for their resident populations and their rural hinterlands.

The *Draft Clare County Development plan 2023 – 2029* ensures there is adequate zoning of lands and the promotion of approximately scaled and well-designed urban development, to deliver on the potential of Lisdoonvarna.



2.2 Lisdoonvarna Pavilion Park Masterplan

Lisdoonvarna Fáilte developing '**Biodiversity Heritage Trail**' around existing Lisdoonvarna Pavilion Park. Town masterplan 'Spa Wells' being prepared by Brian Gaynor of Green pine Consultants, Portlaoise funded by Leader Programme. The plan aims to maximise the social, tourism and biodiversity potential of the park for the local community. Improving walking infrastructure through the provision of paths, seating areas and benches along the main path, sculptures, art features and LED lighting have been identified. This has the possibility for a major tourist attraction. Development of a performance area has been included in the masterplan, this would include an outside stage and a bespoke entrance into the woodland including a canopy or sheltered area. Biodiversity potential of the facility can be maximised through a woodland trail.



Figure 1 masterplan layout taken from lisdoonvarnafailte.ie

Options of extending the GAA facilities or a pump track to provide a mix of natural habitat and recreational activities have also been put forward in the masterplan. Managing grassland as a wildflower meadow which would then be managed as a conservation grazed meadow is also suggest along with the repair of the Twin Wells to serve tourism and heritage purposes. A significant funding support of 210,000 has been secured towards delivering this project with a number of other submissions made to various funding streams to add to the overall pot.

Lisdoonvarna is a Spa Town situated in the heart of the Burren, almost mid-way between Ennistymon and Ballyvaughan on the N67. It is important that this special character of the historic town is maintained by ensuring that new buildings use natural materials reflecting the materials of the area.

One of the objectives of the Lisdoonvarna section of Volume 3d West Clare Municipal District Settlement Plan of the aforementioned Draft Development Plan has an objective that states;

- *To ensure provision for the sustainable growth of the town which will support existing services and encourage further expansion of the service base, whilst retaining its distinctive character.*

2.3 Tourism

The town of Lisdoonvarna is located c.3.5km east of the Wild Atlantic Way and has the potential to capitalise on this demand to a greater extent and provision has been made within the town to facilitate this.

2.4 Housing and Sustainable Communities

Lisdoonvarna offers a high-quality rural environment, situated close to all the amenities of the Burren, in which to live and work. Future developments on Residential zoned lands shall provide for an appropriate housing mix and shall have regard to the density, character, and form of existing residential development in Lisdoonvarna.

3. PROPOSAL FOR REZONING OF SITE 'A'

Site A has an area of 11.6 acres and currently does not have zoning. This document proposes a secondary school to serve 500 pupils. The Department of Education & Skills announced a proposed new secondary school – a commitment given by the Department.

Existing schools in the area include:

- National school – 13 pupils
- Secondary school (religious) – 200 pupils

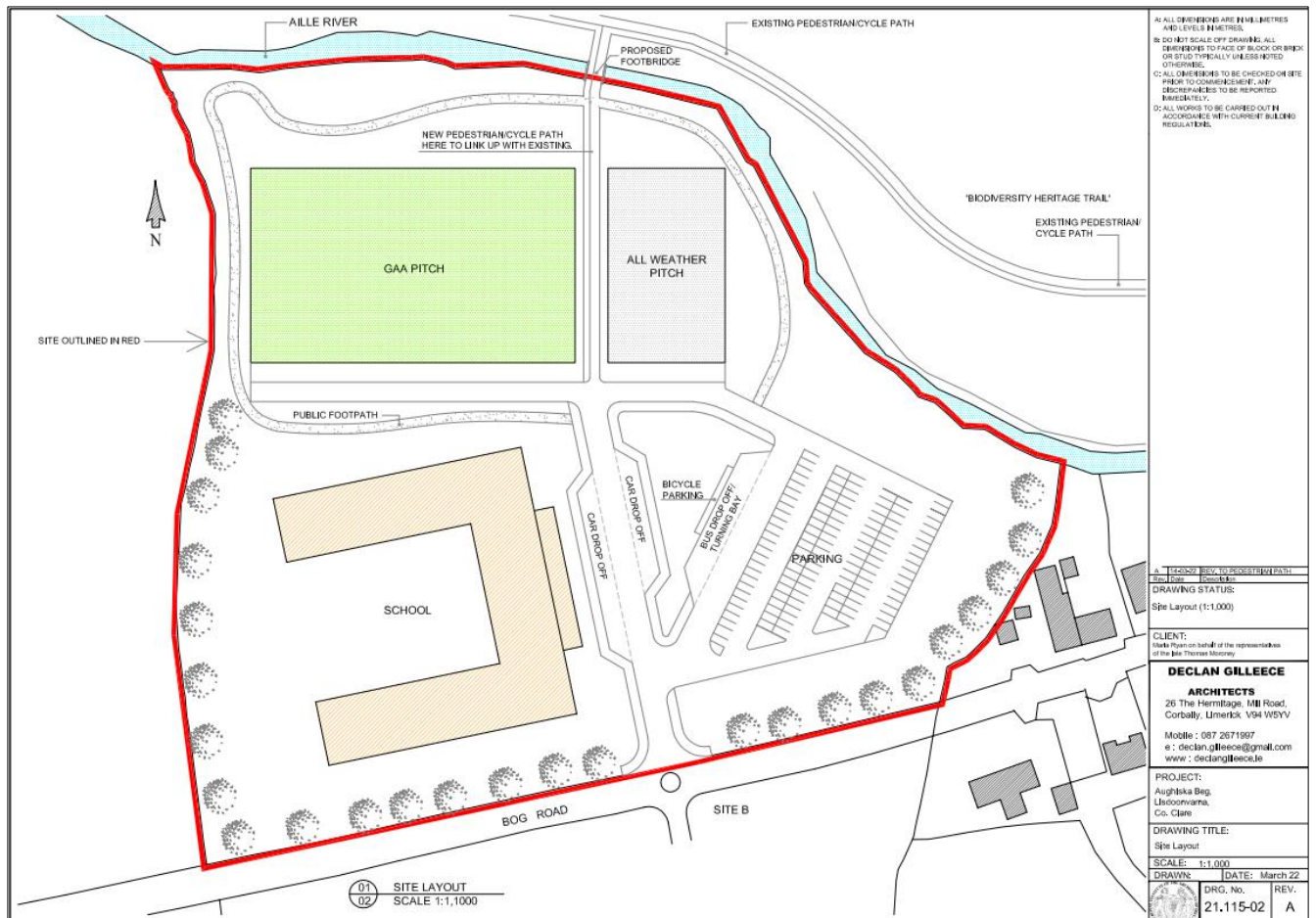


Figure 2 Proposed Layout for Site 'A' (See Appendix A for larger plan)

The Draft Clare County Development Plan 2023 – 2029 identifies a need for educational facilities in this region. This report proposes a secondary school to accommodate 500 pupils within the site outlined in red (fig 1). The school is in a U-plan, open courtyard with state-of-the-art facilities and landscaping encouraging learning to take place outside the classroom creating an energetic and welcoming environment. It has 25 classrooms for teaching a variety of subjects, designed over two levels alongside flexible hall spaces and sports facilities on the ground floor. This design allows for the potential of an extension closing to form an inner courtyard. Key to the school is the sheltered courtyard which offers

views of the surrounding countryside. The school site also includes parking for cars and bicycles and a bus set-down area.

The school design would be sustainable complying with the Nearly Zero Energy Buildings standards and the improved Department of Education and Science classroom and student accommodation guidelines. It would be an exemplary project that provides its own power via photovoltaic panels. The school is serviced by a public road and pedestrian and cycling access is given across school grounds to the neighbouring Burren FC clubhouse.

Together with the central courtyard at the heart of the school further recreational amenities on the new campus will include a GAA pitch and an all-weather pitch on the new campus. These facilities would also serve the town and the wider community in addition to the school hall for evening events and meetings for the town maintaining the school as a living part of the community it serves.

The landscape proposal for the site also accommodates an external performance space and nature walk.

The result will be enhanced flexibility and innovation in the use of space, facilitating better teaching through improved proximity, communication and sightlines between student and teacher with optimum daylight and ventilation. Additional specialist facilities will include a music room, a multimedia room, textiles room, design and communications graphics/tech graphics rooms, four science labs with two preparation areas, two art and craft rooms, two home economics rooms, a construction studies/engineering/technology room, a technology preparation room and a library.

Together with the aforementioned central courtyard at the heart of the school further recreational amenities on the new campus will include an all-weather pitch and a football pitch. The landscape proposal for the site also accommodates an external performance space and nature walk towards the east of the site. It is also proposed to utilise the grounds as an educational resource where students can participate in ecology based activities that can feed into the curriculum.

The school would take roughly 18-months to construct providing local jobs in construction, landscaping and in supply chain and post-construction for maintenance, cleaning, etc. Therefore, the school campus would make a strong, positive impact in the local community and Lisdoonvarna would be able to boast a fine example of a new modal of school in Ireland.

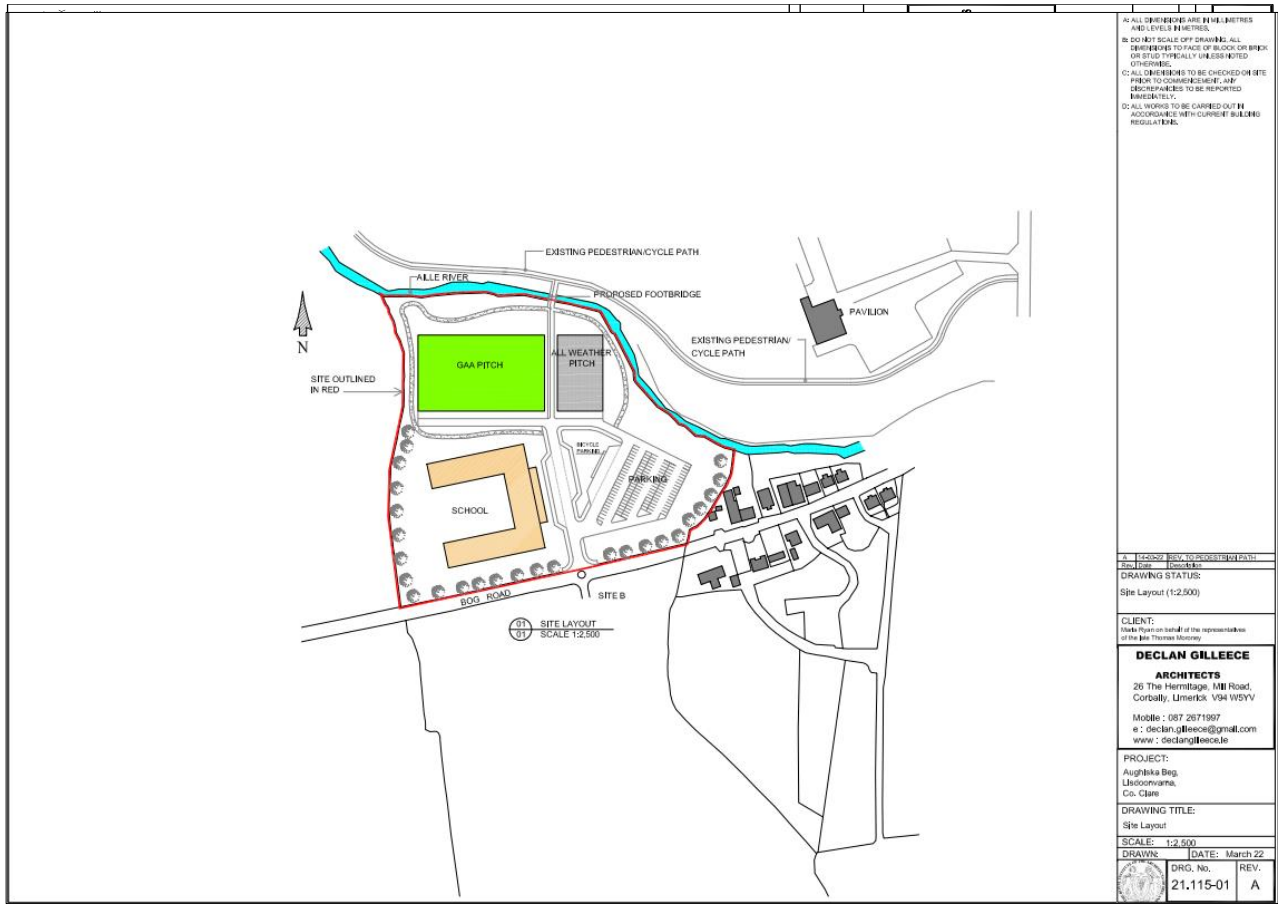


Figure 3 Proposed layout within its context

3.1 Common Issues and Considerations

School grounds have historically been the last aspect of school design to be thought of and the first element to be cut when budgets are strained.

But they can have a dramatic impact on improving learning, promoting positive behaviour, encouraging better concentration in lessons and developing a healthier generation through a variety of active play.

The design process depends on a number of factors, particularly whether existing or new-build school grounds are being developed. Some basic principles apply to both. This section looks at the common issues and then concentrates specifically on the two situations.

3.1.1 The whole school site

The development of the school buildings and grounds should always be planned together – even building refurbishment schemes can provide opportunities to add or rationalise outdoor spaces. In practice it's often the building that takes priority but designing the school before fully understanding the site and what it has to offer can lead to inefficiencies

in the design process and compromises in the layout as well as in future sustainable use and maintenance.

There are differences between developing buildings and developing school grounds:

- Whereas building requirements are usually clearly set down in detail, the brief for the grounds seldom extends beyond a page or two of generic aspirations. Indeed, for a grounds project at an existing school there may be no formal brief at all.
- School buildings need to be complete on the day of opening whereas in order to get the most out of the school grounds it's important to leave opportunities for development by the school.
- The grounds are a dynamic environment which will change over time to respond to the needs of the school and its community. They must provide flexible opportunities for ongoing formal and informal curricular use. In this way the changing needs and character of the school community can be accommodated maintaining the school as a living part of the community it serves.

3.1.2 Preparing the Brief

It's worth spending time developing a strong external brief. If the local authority has developed a planning brief for the site, this can often be a good starting point for site layout.

4. Proposal for Zone B

4.1 HOUSING

This report proposes housing for Site B which is 4 acres and not zoned. Grant aid to develop serviced sites at 10.no units per acre.

- Proposal for mixed-use development – sheltered, voluntary and mixed.
- In Lisdoonvarna current treatment plant caters for 4,000 capacity – 900 units at present being used.
- Broadband is located at the roundabout at top of the town.

4.2 Policies

Draft North Clare County Development Plane 2023 – 2029

6.2 Policy Objectives for the Clare County Housing Strategy 2023 - 2029

PO1	To provide new homes to meet expected future housing requirements in the County as identified in the HNDA and Housing Supply Target. A Housing Supply Target of 4,500 homes will be pursued over the plan period to meet requirements as a result of forecast housing demand. New homes shall be provided in a planned and coordinated manner in accordance with the aims and policies of the Core Strategy, the RSES, and the National Planning Framework.
PO2	To aim for housing to be available to meet the needs of people of all needs and incomes in County Clare, with an appropriate mix of housing sizes, types, and tenures in suitable locations.
PO3	To provide for existing unmet housing need as identified by the Clare County Council social housing needs assessment through the provision of social housing using a range of delivery mechanisms including direct delivery by the Council, delivery through Approved Housing Bodies, and through short- and long-term leasing arrangements organised by the Council with private landlords.
PO6	To support high-quality design in new housing and promote housing that is attractive, safe, and adapted to needs of existing and future households including future household sizes.
PO11	To work with Central Government, relevant State Agencies, AHBs, and other bodies to support the provision of appropriate housing for asylum seekers and refugees in County Clare in accordance with identified requirements, and to support the phasing out and replacement of the Direct Provision system in accordance with national policy and requirements.

International Protection Accommodation Services (IPAS)

The Government announced in its White Paper in February 2021 that it will be ending the Direct Provision System by 2024. There are three sites for the housing of refugees and asylum seekers under this current system in County Clare. One of these sites is the former King Thomond Hotel in Lisdoonvarna with a capacity for 152 people. IPAS has stated that these three sites combined are at nearly full capacity. Moreover, when IPAS comes to an end in its current form in 2024 the residents who have been granted the status or permission to remain will have the same access to housing supports and services as Irish and EEA nationals. Refugees under the Irish Refugee Protection Programme (IRPP) are accommodated initially in Emergency Reception and Orientation Centres before being resettled by these local authorities working with the IRPP. It is an objective of these strategy to make the utmost effort to provide housing in the locale that these residents are familiar with if they so choose.

Housing for All has the largest ever housing budget to support Clare County Council in the construction of new housing for private rental, social housing and affordable housing.

The *National Planning Framework* (NPF) states that the overall household target, with an emphasis on new builds, nationwide is 550,000 by 2040. Furthermore, the NPF targets 40% of future housing development to be within and close to the existing footprint of built-up areas which would include the town of Lisdoonvarna. It is projected that County Clare will see a population increase of between 15,000 and 18,000 households between 2016 and 2031 which is only nine years away. The NPF outlines

that local authorities should work with the private sector to ensure that an appropriate mix and type of housing is provided nationally.

4.3 Future Housing Needs

It is projected that there will be a steady increase between 2023 and 2029 in the need for the provision of affordable accommodation, private rental units and households for Buyers. During this timeframe it is projected that there will be a continuation of 92% minimum unit type of 'house' compared to 6.3% - 7.2% for flat/apartment.

4.4 Sheltered Housing



Case Study – The Peter McVerry Trust

Peter McVerry Trust is a specialist approved housing body for people exiting homelessness and those at risk of homelessness such as care leavers, It is a member of the Irish Council for Social Housing and is a Tier 3 body, those organisations with 300 or more social housing

units. Peter McVerry Trust is also one of the fastest growing providers of social housing in the State.

Their focus is providing housing to single people, who are the single largest cohort in homelessness and on the broader social housing waiting list. All housed people are allocated from the Local Authority's social housing waiting list in consultation with Peter McVerry Trust.

The Peter McVerry Trust already have an existing partnership with Clare County Council securing six apartments in Ennis which has allowed us to progress 13 people, made up of singles and families, out of homelessness. The other project partners include Rebuilding Ireland, and the Department of Housing Planning and Local Government.

5. SITE A – Alternative Proposal

5.1 Park and Ride



Many Park and Rides are parking lots where people leave their cars in order to take transit. As a design challenge, they're seen in the same vein as other parking lots. However, park and ride serves a different function than most parking lots. These spaces move people from lower- to higher- occupancy vehicles and back again. In addition to connecting drivers with transit, these locations serve carpoolers, ride-share or taxi companies, and cyclists. Under 2020-2040 Strategy suggest expansion of Park & Ride facility at Sites A & B to cater for 500 cars.

- Extension to Cliffs of Moher Park & Ride Facility as it is 8 – 10 minutes from Lisdoonvarna. Application by Atlantis Development Ltd for an extension to Park & Ride facilities at Liscannor and Coogyulla, Doolin as an overflow to the Cliff of Moher Visitors Centre was appealed to An Bord Pleanála in 2008 ('Cliff of Moher Park and Ride facilities appealed' in *The Irish Times*, 9 October 2008). The Liscannor plan was for 350 car-parking spaces, 10 coach-parking spaces and four shuttle bus spaces, while the Doolin scheme involved spaces for 115 cars and four buses.
- Partnership of Clare County Council & Fáilte Ireland - Haley Sharpe Consulting UK
- Mobility management o/a North Clare Area.
- Power Property (PJ Power) is handling an expression of interest in acting as consultant for Clare county Council – engaged with landowners.

6. Proposal for Site 'C'

6.1 Bog

SITE C

- Bog 21.56 acres
- Option Peat Moss – solar panels community-owned output 5kW for 25 acres. Bill Kelly, Community Power, Templederry, Co. Limerick. 'Templederry Windfarm'
- Areas A & B close to settlement area Lisdoonvarna.
- Potential for future use of the boglands/peat moss – The Department of Housing, Local Government and Heritage established *the Peatlands Community Engagement Scheme*, successful applicants received funding to support a maximum of 75% of eligible projects with a maximum grant of €25,000 i.e costs with a maximum grant of €25,000. (<https://www.npws.ie/peatlands-and-turf-cutting/peatlands-community-engagement-scheme-funding-2022>)
- *The Horticultural Peat (Temporary Measures) Bill 2021* was introduced: the "bill will end Irish horticultural growers' reliance on expensive imported peat as a growing medium for their produce by allowing them to extract Irish peat as part of a Just Transition."

"Importing peat has extremely high monetary and environmental costs. The price paid by growers for foreign peat is much more expensive than what they would pay for Irish peat, while importing peat has five times the environmental impact of extracting it ourselves.

- Regina Doherty
(Fine Gael Senator)

APPENDICES

Appendix A

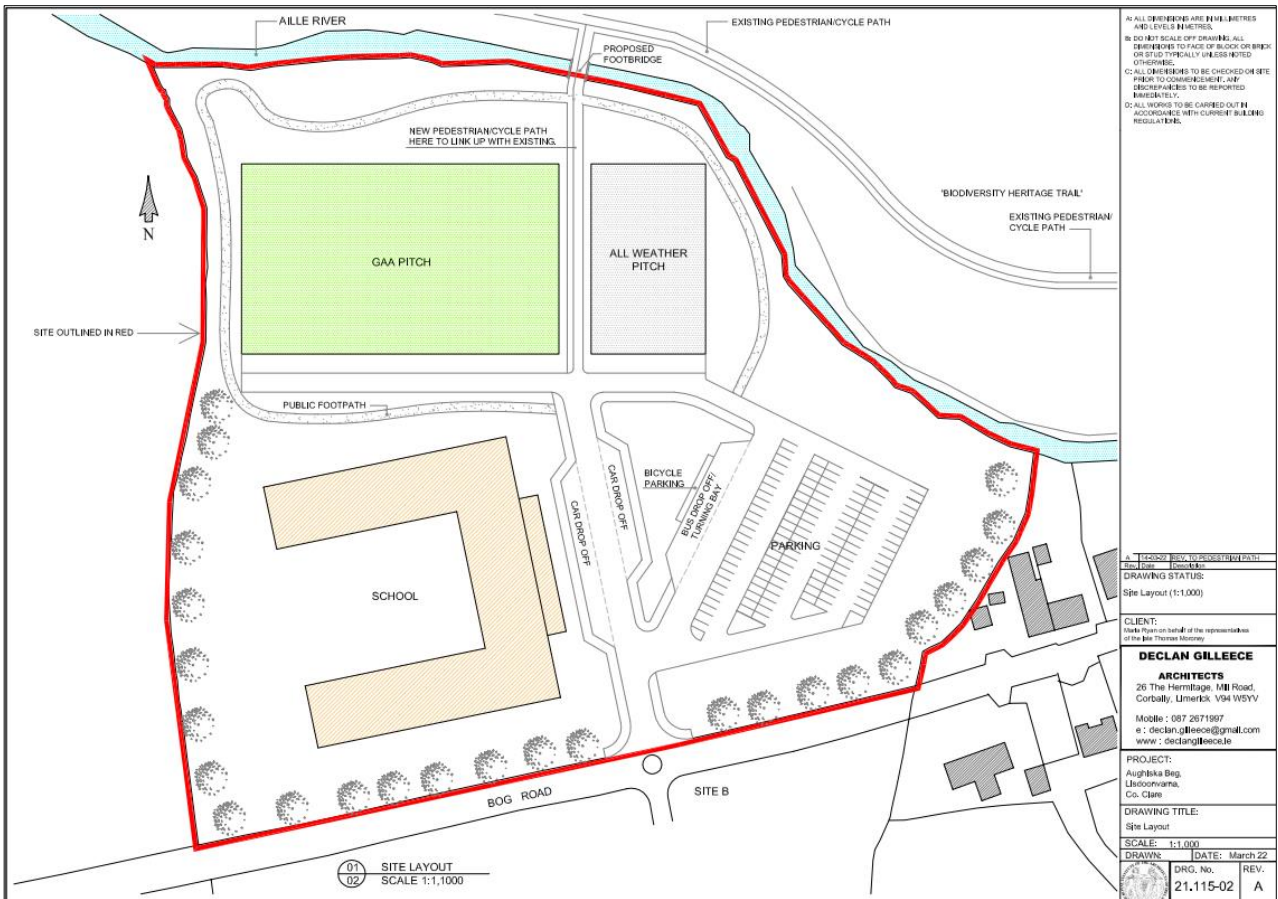
Proposed layout for site A

Site A - Secondary School

Appendix B

Draft Clare County Development Plan 2023-2029: Volume 3d Lisdoonvarna (pages 58-63)

Appendix C – Photographic Record



A: ALL DIMENSIONS ARE IN METRES AND LEVELS IN METRES.
 B: DO NOT SCALE OFF DRAWING. ALL DIMENSIONS TO FACE OF BLOCK OR BRICK OR STUD TYPICALLY UNLESS NOTED OTHERWISE.
 C: ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.
 D: ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.

1:100000 REV. TO PROPOSED PATH
 Date: 22/03/2022
 DRAWING STATUS:
 Site Layout (1:1,000)

CLIENT:
 Aughliska Beg,
 Lissoosvanna,
 Co. Clare

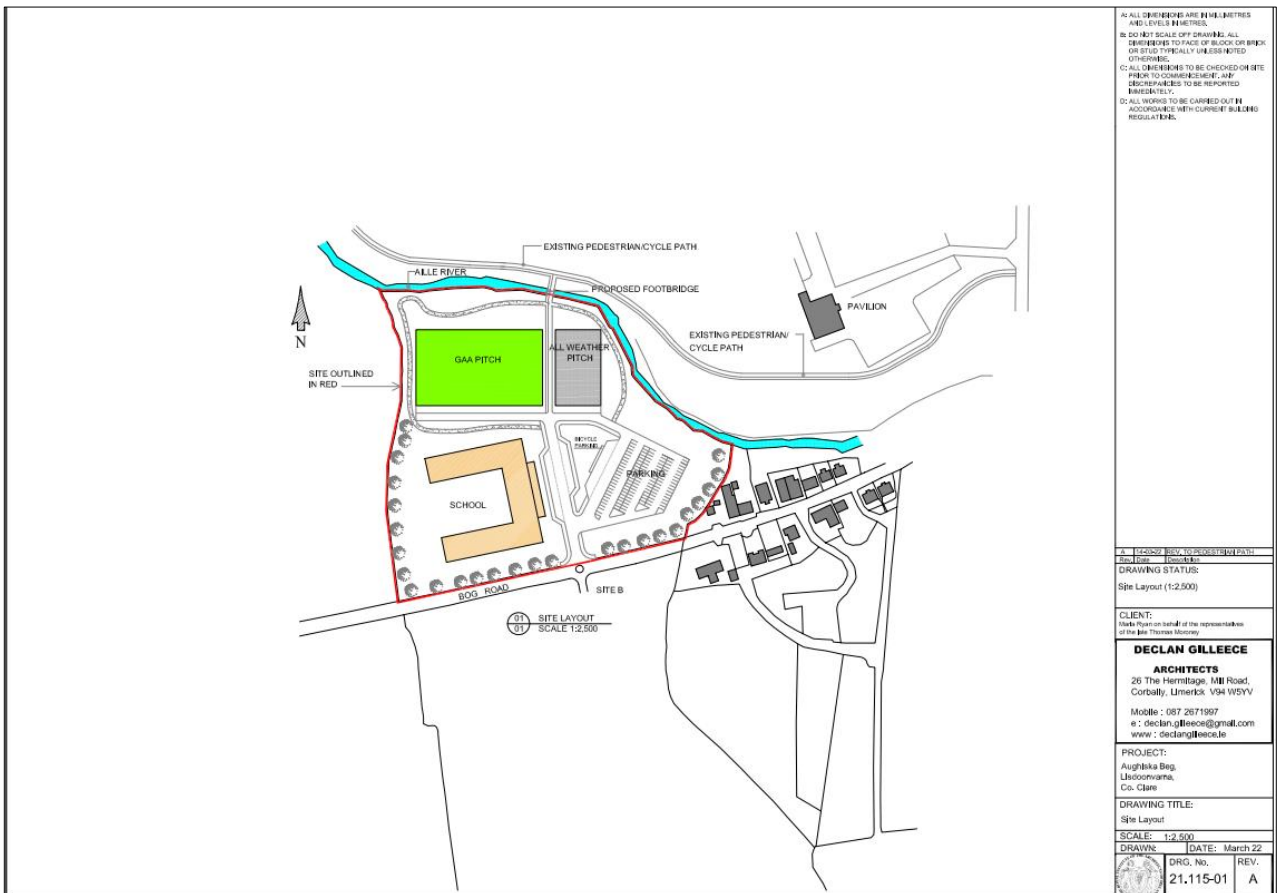
DECLAN GILLECE
ARCHITECTS
 26 The Heritage, Mill Road,
 Corbally, Umerick, V94 W5YV
 Mobile: 087 2671997
 e: declan.gillece@gmail.com
 www: declan.gillece.ie

PROJECT:
 Aughliska Beg,
 Lissoosvanna,
 Co. Clare

DRAWING TITLE:
 Site Layout

SCALE: 1:1,000

DRAWN: DATE: March 22
 DRG. No. REV.
 21.115-02 A



A: ALL DIMENSIONS ARE IN METRES AND LEVELS IN METRES.
 B: DO NOT SCALE OFF DRAWING. ALL DIMENSIONS TO FACE OF BLOCK OR BRICK OR STUD TYPICALLY UNLESS NOTED OTHERWISE.
 C: ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.
 D: ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.

1:100000 REV. TO PROPOSED PATH
 Date: 22/03/2022
 DRAWING STATUS:
 Site Layout (1:2,500)

CLIENT:
 Aughliska Beg,
 Lissoosvanna,
 Co. Clare

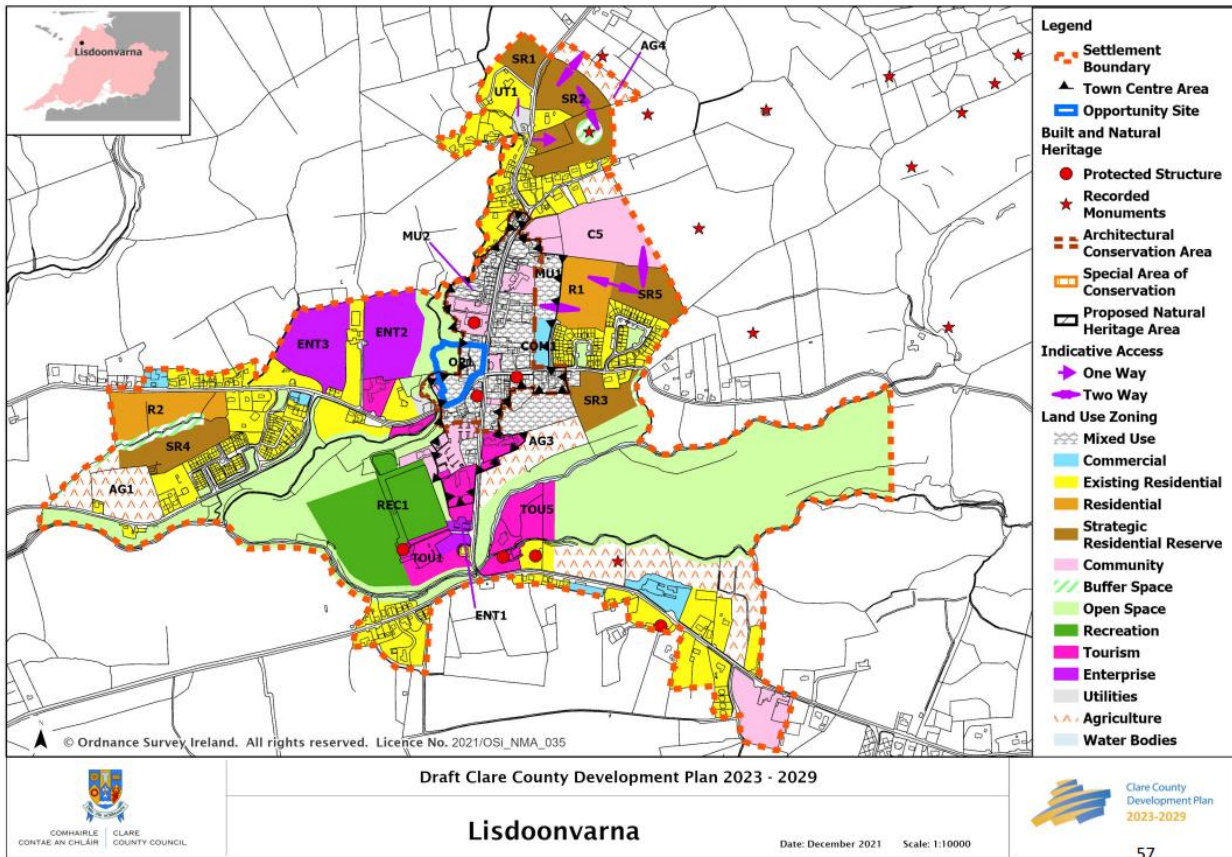
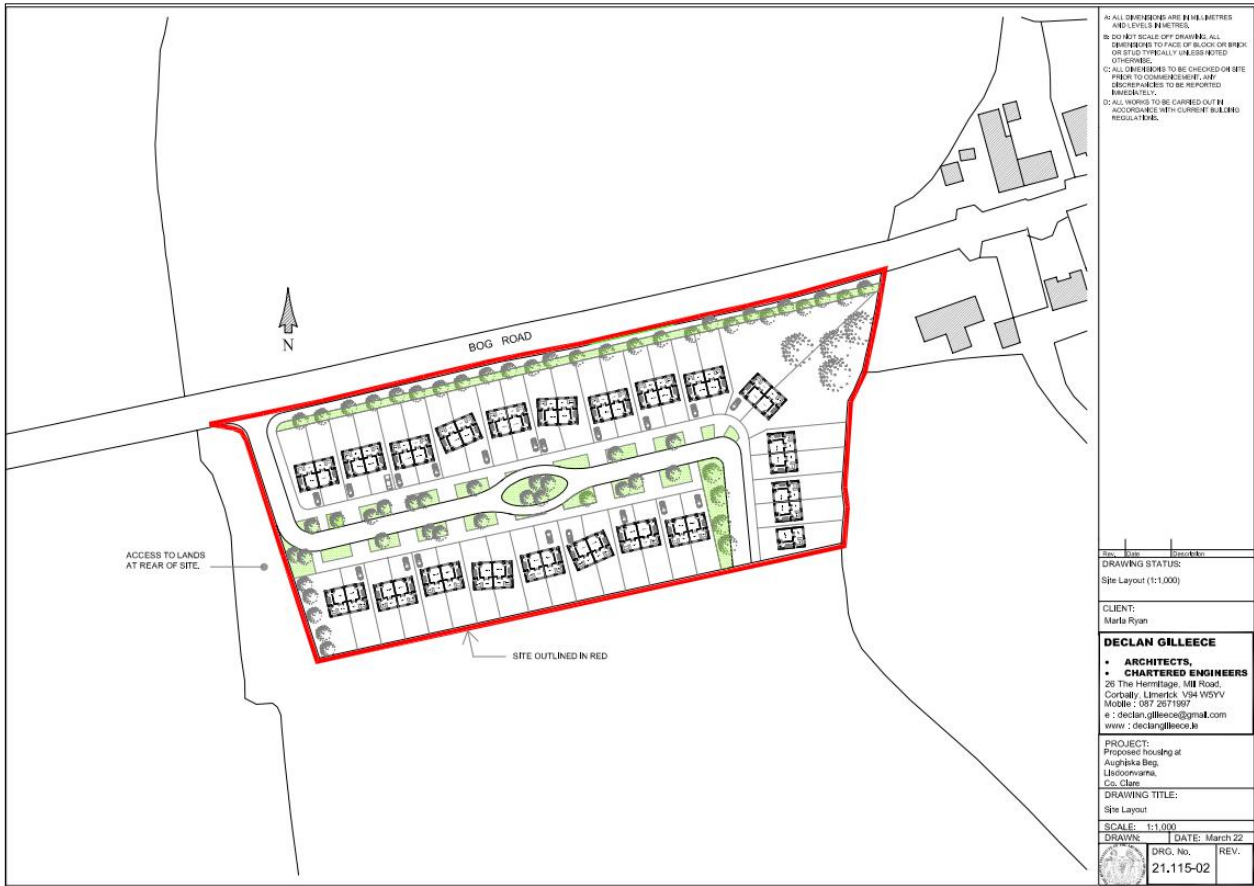
DECLAN GILLECE
ARCHITECTS
 26 The Heritage, Mill Road,
 Corbally, Umerick, V94 W5YV
 Mobile: 087 2671997
 e: declan.gillece@gmail.com
 www: declan.gillece.ie

PROJECT:
 Aughliska Beg,
 Lissoosvanna,
 Co. Clare

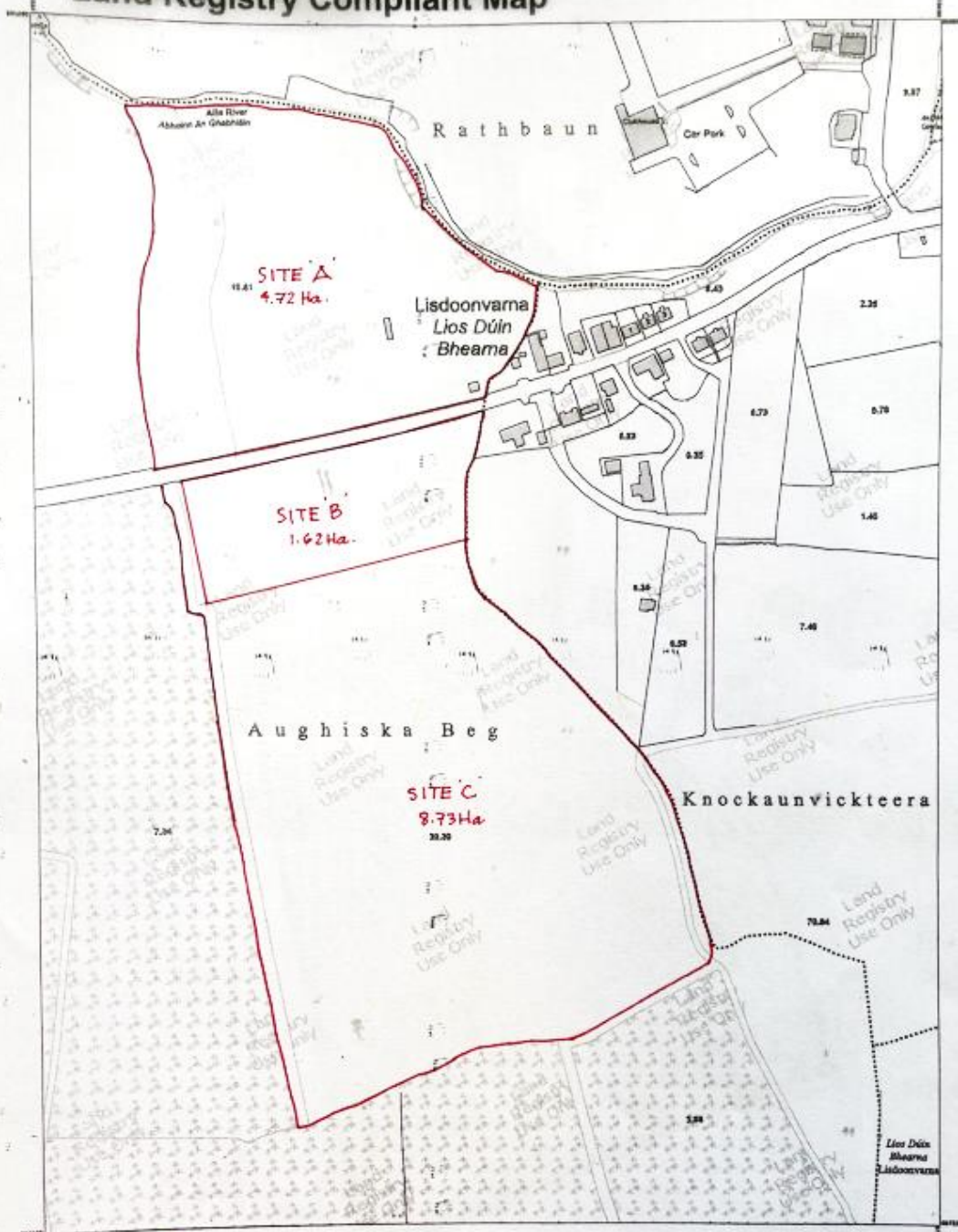
DRAWING TITLE:
 Site Layout

SCALE: 1:2,500

DRAWN: DATE: March 22
 DRG. No. REV.
 21.115-01 A



Land Registry Compliant Map



COMPILED AND PUBLISHED BY:
Ordnance Survey Ireland,
Phoenix Park,
Dublin 8,
Ireland.

All rights reserved.
No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

©Gairbhíocht Orlánaí Éireann, 2022
©Ordnance Survey Ireland, 2022
www.osi.ie/copyright

Unauthorized reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

CENTRE COORDINATES:
ITM 513162.697645

ORDER NO.:
50250497_1

MAP SERIES:
1:5,000
1:2,500

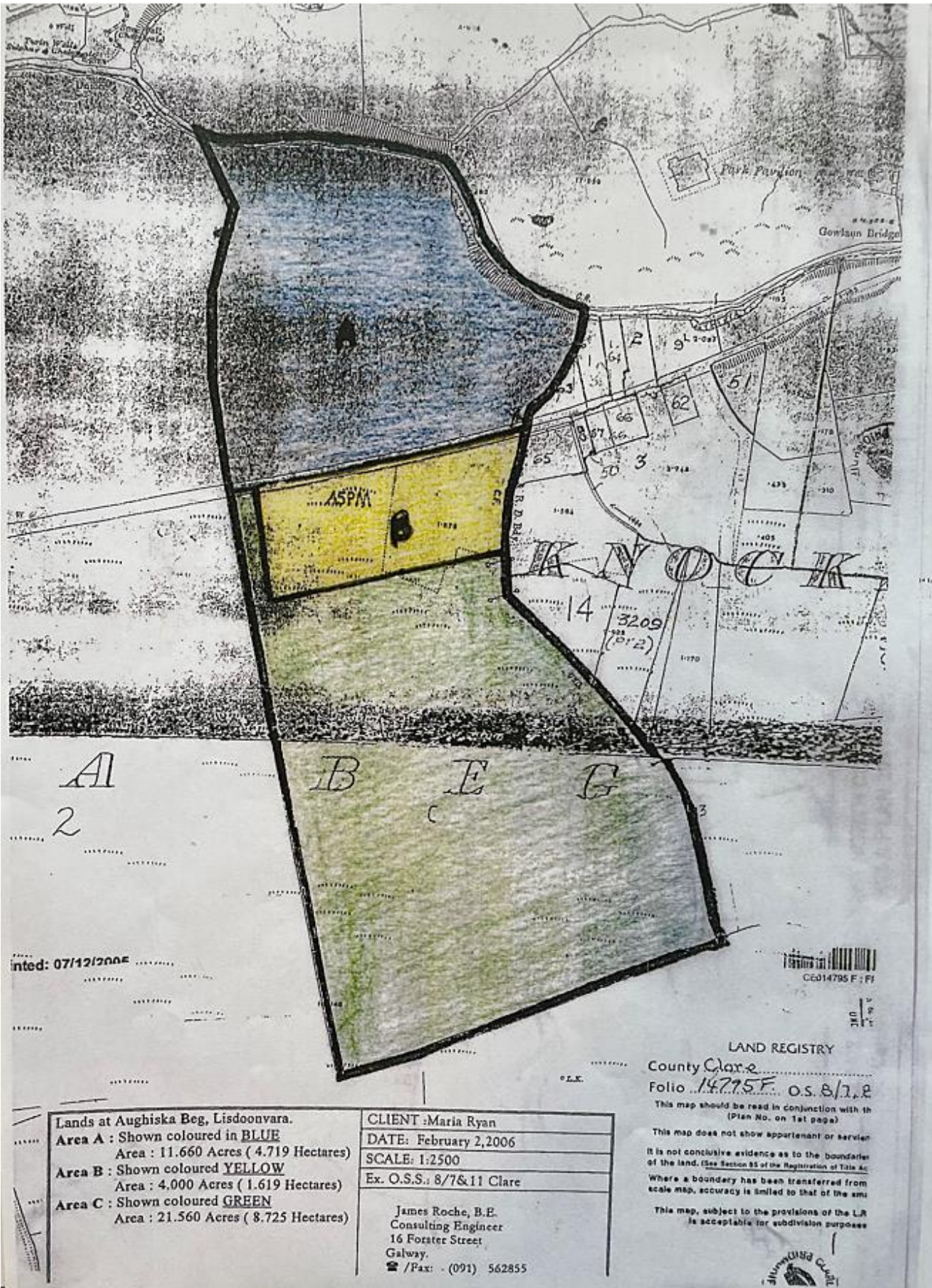
PUBLISHED:
15/02/2022

MAP SHEETS:
3050
3050-A

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie>; search 'Capture Resolution'

LEGEND:
<http://www.osi.ie>; search 'Large Scale Legend'





Lisdoonvarna

Location and Context

Lisdoonvarna is identified as a Small Town in the settlement hierarchy of this Plan. The Urban and Rural Settlement Strategy contained in Volume 1 of this Plan indicates that these towns are of fundamental importance as employment and tourist centres and for the provision of services and facilities for their resident populations and their rural hinterlands. This plan will ensure that there is adequate zoning of lands and the promotion of appropriately scaled and well-designed urban development, to deliver on the potential of Lisdoonvarna.

Lisdoonvarna is a Spa Town situated in the heart of the Burren, almost mid-way between Ennistymon and Ballyvaughan on the N67 national road. Lisdoonvarna was established as a tourism centre for the most part because of the spa. The curative properties of the Spa Wells were well known throughout Ireland for many centuries, but it was not until 1751 when the water was first scientifically analysed, that the place became popular as a tourist attraction. The present town has only been in existence since the late 19th century, when most of the existing guest houses and hotels were built to accommodate the huge increase in visitor numbers. The Park which runs through the town alongside the Aille River and the Gawlaun River is a major feature. There are a number of community, sports and recreational facilities and the square area provides an attractive focus to the Main Street. The Lisdoonvarna Matchmaking Festival, the Burren Smokehouse and the Victorian Spa Complex and Pump House (RPS 457) are among the main visitor attractions in the town.

The town centre has a distinct character and has been designated as an Architectural Conservation Area (ACA). It has a pleasant, well laid-out central market square area and a number of fine vacant and under-utilised buildings which present an opportunity for renovation and alternative uses. The town has retained its unique 19th century appearance and its Victorian buildings. It is important that this special character is maintained by ensuring that existing buildings are sympathetically repaired and upgraded using natural materials and ensuring that the design of development on infill sites reflect existing heights, scale, and materials of the area.

The town is supplied with water from the Ennistymon Regional Water Supply and Lisdoonvarna Wastewater Treatment Plant, these have sufficient capacity to accommodate the target population.

General Objectives:

- To make provision for the sustainable growth of the town which will support existing services and encourage further expansion of the service base, whilst retaining its distinctive character.

- Within the lifetime of this plan that a masterplanning exercise would be completed for parts of the town of Lisdoonvarna to include the Spa Wells site. This masterplan will examine opportunities for the development of initiatives in Lisdoonvarna and will incorporate an examination of the potential impact the Spa Well site could have on the wider town. Any masterplan should include a flood risk assessment including consideration of surface water and groundwater risks.
- To support and facilitate the development of a diverse tourism product that offers potential to expand the tourism base and provide year-round employment and economic activity.
- To safeguard the existing character of the town by permitting development that respects the built heritage of the town.
- To encourage town centre regeneration through appropriate renovation and redevelopment of unused buildings.
- To support the provision of infrastructure to allow for future growth.
- To support Lisdoonvarna's role as a service centre for the cooperating parishes of the mid-west Clare area in order to maximise the benefit and economic return to the overall area and county.

Employment and Enterprise

Tourism

Lisdoonvarna is a unique town and opportunities exist to enhance the tourism product based on its spa heritage and its reputation for artisan food production, high quality dining experiences and social festivals. The town is located c.3.5km east of the Wild Atlantic Way and has the potential to capitalise on this demand to a greater extent and provision has been made within the town to facilitate this.

It is an objective of the plan:

- To provide for the growth and diversification of the local economy including the promotion of the town as a base for visitors wishing to explore the Wild Atlantic Way.
- To strongly support the development of Lisdoonvarna in association with Doolin, to assist in collaborative projects and the sharing of assets and strengths including developing its economic and tourism potential as a stopping point on the Wild Atlantic Way.

COM1 East of the Town Centre

This site is located in the town centre and provides an opportunity for a mix of retail or other uses. Access to the site shall be provided via the existing access road.

MU1 West of R1 and North of COM1

This site provides an opportunity to provide a mixed-use development adjacent to the existing town centre. Access to the site can be provided via St. Brendan's Road at the southeast corner of the site.

OP1 Former Glen View Hotel

The site and its immediate environs would benefit from a masterplan to explore redevelopment opportunities including defining the square to create a visual connection to green infrastructure and pedestrian linkages.

Housing and Sustainable Communities

Lisdoonvarna offers a high-quality rural environment, situated close to all the amenities of the Burren, in which to live and work. Future developments on Residential zoned lands shall provide for an appropriate housing mix and shall have regard to the density, character, and form of existing residential development in Lisdoonvarna.

R1 Rear of Dún Brendáin and Gleann Brendáin

This site has the capacity to provide for a residential development of varied densities with a mix of units for permanent occupation. Vehicular access to the site shall be via St. Brendan's Road at the southwest corner of the site. Future access to the community zoned lands north of R1 and SR5 to the east shall be provided through the site. Provision must be made for safe pedestrian and cycleways within the development and connectivity with the town centre.

R2 West of the Town

This low-lying site has the capacity to provide for a residential development of varied densities with a mix of units for permanent occupation in proximity to the town centre. Vehicular access can be provided onto the N67 Kincora Road. Provision must be made for safe pedestrian links and cycleways within the development and connectivity with the town centre.

Given its proximity to the Knockaunvickteera Stream which flows into the River Aille and downstream to the Blackhead-Poulsallagh Complex SAC and Cliffs of Moher SPA, any future development on the site shall have regard to the guidance stipulated within *Guidelines on*

Protection of Fisheries During Construction Works in and Adjacent to Waters (IFI 2016) or any subsequent updates.

Strategic Residential Reserve (SRR)

Acknowledging that not all lands within the settlement boundary of Lisdoonvarna will be required for development to 2029, lands which comprise infill or contiguous sites or have a planning history for residential use and can form part of the long-term sequential expansion of the settlement are zoned SRR. Consideration may be given to the development of some SRR lands before the end of the plan period, in line with provisions set out for *Strategic Residential Reserve in Section 19.4 of Volume 1*.

SR4 North of Rooska Estate

This site adjoins the Rooska housing estate. Uses other than residential development may also be appropriate on this site, for example community facilities, crèche, recreation facilities, and will be considered in order to serve the local community.

Given its proximity to the river, any future development shall have regard to the guidance stipulated within *Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters* (IFI 2016) or any subsequent updates.

Transport, Active Travel and Connectivity

Bus Eireann and Local Link provide a regular bus service to and from Ennis. Bus Eireann also provides a regular service to Galway City. These services provide an alternative to the private car for residents and visitors and encourages a modal shift to a more sustainable transport option.

Enhancement of and provision for green infrastructure such as walking and cycling routes would promote active recreation and sustainable travel in the town and its environs.

Place Making and Regeneration

Lisdoonvarna has a strong sense of place and clearly defined central spaces. However, the road network leads traffic into town via the Kincora Road (N67) rather than the original approach via Main St (R476) and this is somewhat disorientating for the visitor. The original gateway via the Gowlaun Bridge would benefit from upgrading of lighting columns on the R478 to reflect the historic character of the town. Boundary fencing in the vicinity needs to be in keeping with the character of the area. There are a number of vacant and derelict buildings within the town centre which would benefit from a public realm enhancement plan.

The entrance to the Park Pavilion (RPS 628) should be clear, visually appealing and alert the visitor to the existence of the pavilion. The Gowlaun Bridge, the bridge on the Kincora Road and others have potential as gateways into the town but the existence of the bridges and

rivers are not visually apparent. As a spa town the public realm would benefit from some additional areas of visible water.

The Square needs suitable physical definition on its southern side, the site of the former Glenview Hotel. The site and its immediate environs would benefit from a masterplan to explore options for use including defining the square, visual connection to green amenity and pedestrian linkages.

It is an objective:

- To support the preparation and implementation of a Public Realm Enhancement Strategy for Lisdoonvarna within the lifetime of this Plan.

Flooding and Flood Risk

The Strategic Flood Risk Assessment in Volume 10(c) of this Plan advises that there is flood risk to tourism and community lands. Any further development of the existing residential lands can be managed through appropriate site layouts and building layouts, with development limited to Flood Zone C.

APPENDIX C: PHOTOGRAPHIC SURVEY

OF

Lands at Aughiska Beg,

Bog Road, Lisdoonvarna, Co. Clare

PREPARED BY

DECLAN GILLEECE

Architects • Chartered Engineers • Chartered Surveyors

26 The Hermitage, Mill Road, Corbally, V94 W5YV

☎ 061 340194 📞 087 2671997 ✉ declan.gilleece@gmail.com @gilleece.info 🌐 @declangilleece



Site A - West View



Site A - North View



Site A - O/H Cables



Site A - North View



Site A - North



50 Road Sign – Site Boundary



Site A - East



Adjacent Housing



Bog Road towards Doolin



Site A – Derelict Cottage



Site A – towards Lisdoonvarna



Site B



Site B

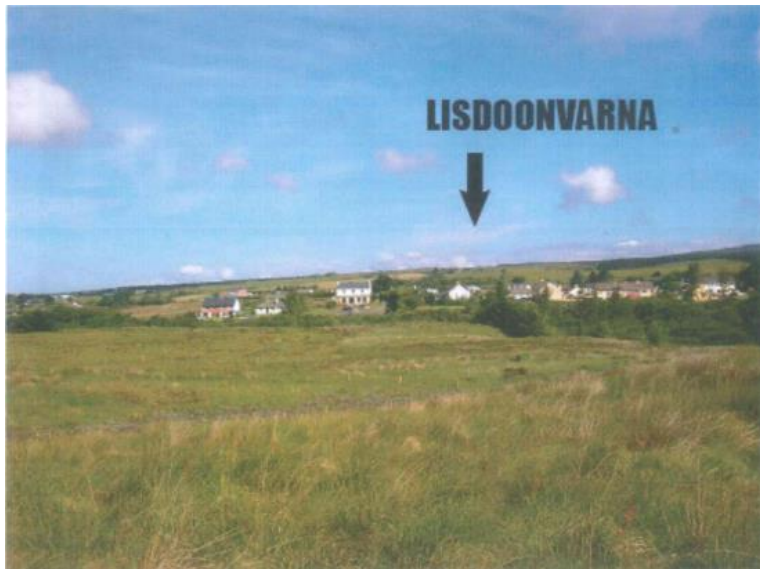
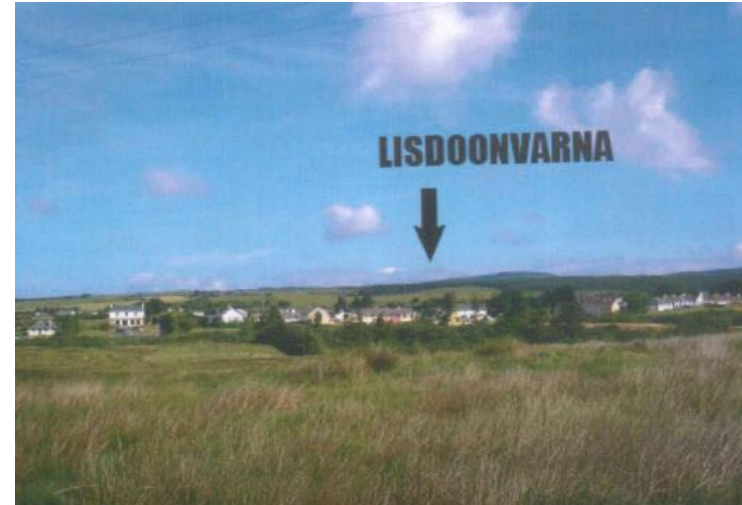
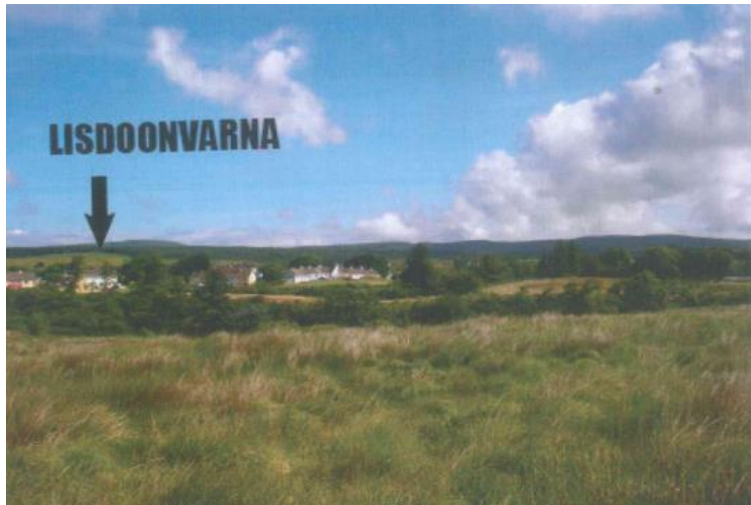


Site B







Site B





26 The Hermitage, Mill Road, Corbally, V94 W5YV

 061 340194  087 2671997  declan.gilleece@gmail.com @gilleece.info  [@declangilleece](https://twitter.com/declangilleece)