



Chartered Engineers, Planning Consultants
& Property Surveyors

Submission to the Draft Clare County Development Plan 2023-2029

Client	NS Developments Ltd
Project Title	Lands at Stonepark, Ballyallia, Ennis, Co. Clare.
Project Number	CDP/NS 010122
Prepared by	Brian Fouady & Associates Ltd
Date	25th March 2022

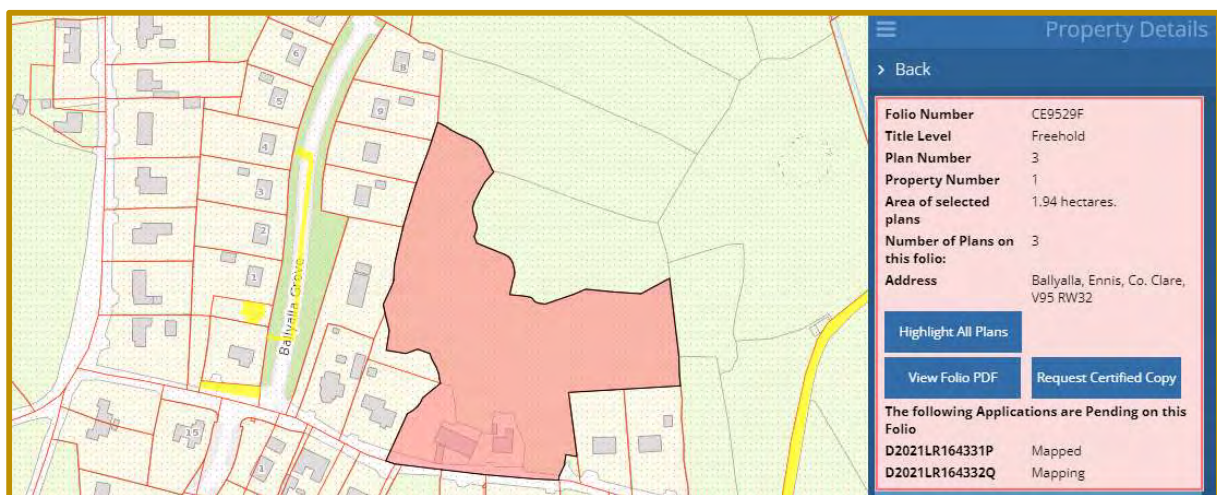
INTRODUCTION

We note that Clare County Council are in the review process of the existing Clare County Development Plan 2017-2023 and preparation of a new development plan for the period 2023 - 2029 is underway. On behalf of our client, we wish to make a submission in respect of the Stage 2 (Draft) of the Clare County Development Plan 2023-2029 (hereinafter referred to as the Draft Plan).

Brian Foudy & Associates Ltd have been appointed to prepare this submission on behalf of NS Developments Ltd. In response to the contents of the Draft Clare County Development Plan 2023-2029, and in particular Volume 3a - Ennis Municipal District. This submission will support the request to have the subject lands zoned for residential development.

SITE LOCATION:

The subject lands are located in Stonepark, Ballyallia, some of which are within the Ennis settlement boundary. The subject lands front onto the L4146 local road. The subject lands have an approximate area of 1.90ha and 105m of road frontage. The lands are contained within Folio CE9529F.



Extract from Land Direct showing lands contained in Folio CE9529F

SERVICES

Sewers: The subject lands are adjacent to Ballyallia Grove which has an Irish Water foul sewer and pump station. The estate has been taken in charge by Clare County Council.

Water: The subject lands as serviced by an Irish Water mains connection.

Electricity: Existing poles and ESB wires are adjacent to these lands.

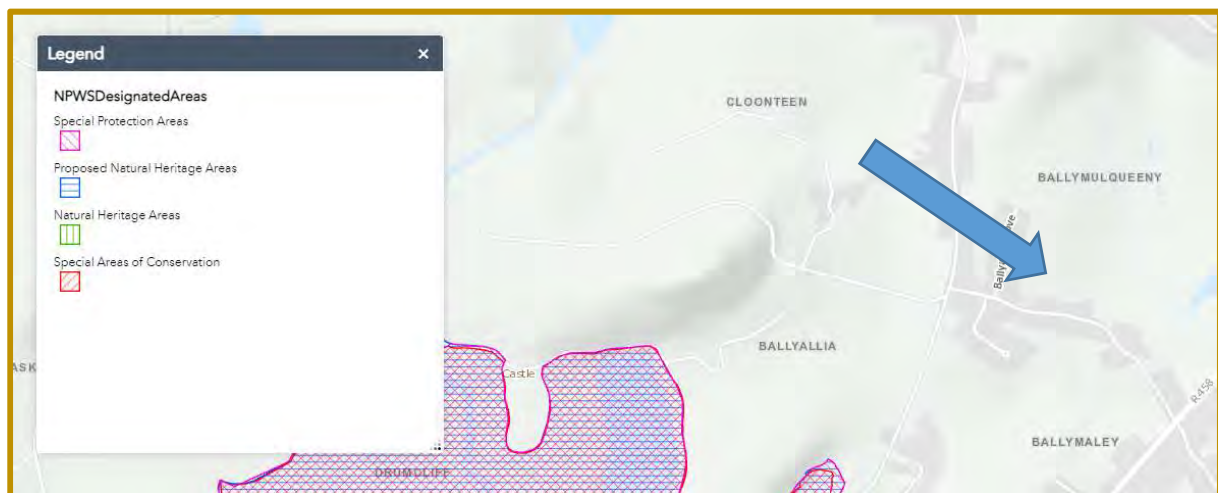
Telecoms: Telecom poles and infrastructure currently exist adjacent to the lands.

Public Lighting: Public lighting exists in nearby developments. Any development at this site would include appropriate public lighting.

ENVIRONMENTAL

The Subject site is **not** within or close to;

- Special Protection Areas (SPA)
- Proposed Natural Heritage Areas (pNHA)
- Natural Heritage Areas (NHA)
- Special Area of Conservation (SAC)



Extract from NPWS Protected Sites Maps _ Subject Site shown in Blue

Flood Risk

There is no flood risk in the subject lands.

CONNECTIVITY & COMMUNITY FACILITIES

The subject lands are located in close proximity to a wide variety of amenities and community facilities such as Ballyallia lake, Barefield School, Barefield village, Ballymaley Business Park. The subject lands are only a short drive to junction 14 of the Motorway network enabling ready access for commuting to Galway, Shannon or Limerick.

PLANNING POLICY CONTEXT

This submission has been prepared with cognisance to the following planning policy documents.

- National Planning Framework: Project Ireland 2040
- Regional Spatial & Economic Strategy for the Southern Regional Assembly 2020-2032
- Clare County Development Plan 2017-2023 & Draft Clare County Development Plan 2023-2029



Extract from Project Ireland 2040 – Clare is designated as within the southern region

National Planning Framework: Project Ireland 2040

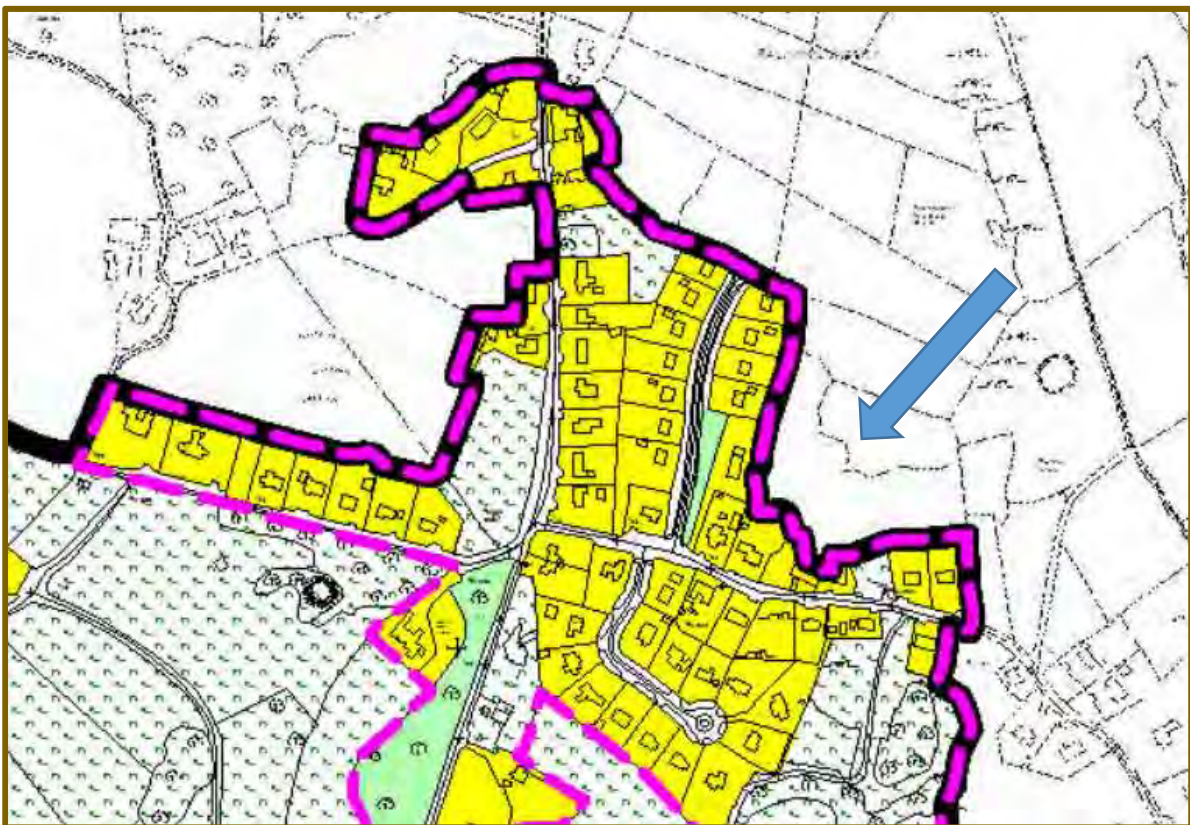
In 2018, the Government of Ireland adopted the National Planning Framework (NPF) entitled Ireland 2040 to succeed the National Spatial Strategy. The NPF comprises the Government's proposed long-term strategic planning framework to guide national, regional and local planning and investment decisions over the next 25 years. It is intended that the NPF will be a strategic document that will provide 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. The NPF has a number of National Policy Objectives (NPOs) that articulate delivering on a compact urban growth programme and are relevant to the proposed rezoning of the subject lands. In the southern Region the targeted growth is 340,000 to 380,000 additional people by 2040. Ennis would be described as a key town. In all types of rural settlement, rural town living requires a proportionate and tailored approach to residential development. This means that it is necessary to tailor the scale, design and layout of housing in rural towns to ensure that a suburban or high density urban approach is not applied to a rural setting and that development responds to the character, scale and density of the town. The following are some relevant National Policy Objectives;

- NPO 1b Southern Region to increase by 340,000 - 380,000 additional people i.e. to a population of almost 2 million.
- NPO 3a deliver at least 40% of all new homes within the built-up footprint of existing settlements.
- NPO 4 relating to attractive, well-designed liveable neighbourhoods;
- NPO 5 relating to sufficient scale and quality of urban development;
- NPO 6 Increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area
- NPO 18B Develop a programme for 'new homes in small towns and villages' with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.
- NPO 33 prioritise provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location
- NPO 72a Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.

Clare County Development Plan 2017-2023

Part of the subject lands are zoned as Existing Residential within the current Ennis settlement Plan. Another part of the subject lands are zoned as agriculture but within the Ennis settlement boundary and the remainder of the lands to the north are zoned as countryside (under urban pressure) Ennis, the largest town in the county was identified as the County Town / Hub town in the settlement Hierarchy with a population of approximately 25,000. Ennis was considered an important residential, service and commercial centre providing significant levels of employment and therefore at the top of the Settlement Hierarchy for the County.

- **CDP 3.1 – Ennis**
 - a) To ensure that Ennis, as the County Town and as a designated Hub Town in the NSS, is a driver of County and regional prosperity by harnessing its strategic location and access on the Atlantic Corridor; its strong urban structure, existing retail, service and accommodation base and other competitive advantages;
 - b) To achieve a vibrant and culturally-rich Ennis area with a revitalised town centre and strong economic growth balanced with enhanced social inclusion, sustainable neighbourhoods and a high level of environmental quality to ensure an excellent quality of life for all;
 - c) To prepare a local area plan for the Ennis Town and Environs area during the lifetime of this Development Plan.



Existing Ennis Settlement Plan 2017 -2023

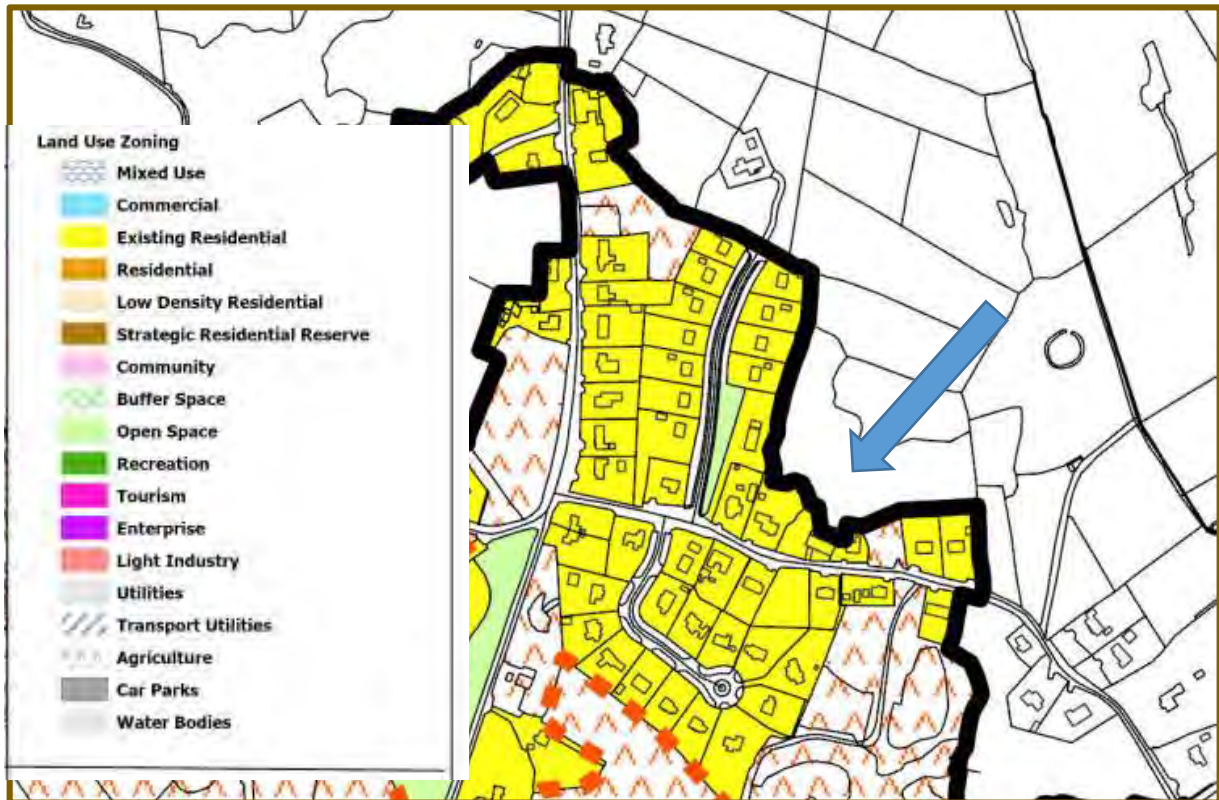
Draft County Development Plan 2023 - 2029

Based on the draft settlement plan, the zoning of the subject lands remain generally unchanged as Existing Residential, Agriculture and Countryside (under urban pressure)

Ennis is designated as a 'Key Town' in the RSES, and as the County Town for Clare is an important residential, service and commercial centre which provides significant levels of employment. It is the administrative capital of County Clare, is home to international industries and indigenous companies, and is central to the economic and enterprise development of the county. Potential exists to further expand the employment base in the town, building a resilient and dynamic local economy. Ennis 2040 – Economic and Spatial Strategy is a long-term strategy for the sustainable development of this 'Key Town' and addresses the measures required to manage economic, infrastructural, environmental and physical challenges.

CDP 6.4 – Economic Development of Ennis

- a) To facilitate the implementation of Ennis 2040 in order to set the long-term economic strategy for Ennis with an agreed focus on its economic future and spatial development to 2040 and beyond in line with the requirements of the associated SEA Environmental Report, the Appropriate Assessment Natura Impact Report together with the Strategic Flood Risk Assessment;
- b) To support the future development of the 'Key Town' of Ennis as a self-sustaining, regional economic driver and as a key location of choice for investment in the Region;
- c) To support a future development of Ennis which capitalises on its strategic location relative to Limerick and Galway Cities and Shannon International Airport, as well as its role as a centre of employment and economic activity within the Region;
- d) To support the creation of a strong and diverse employment base, that capitalises upon the strengths of Ennis and its environs;
- e) To facilitate the higher education growth potential of Ennis and its vision of becoming a centre for lifelong learning; and
- f) To ensure compliance with the environmental requirements of Objective CDP3.1.



Extract from Draft Ennis Settlement Plan 2023 - 2029

The draft plan has four different zonings for residential development for Ennis:

- Existing residential (yellow)
- Residential (orange)
- Strategic residential reserve (brown)
- Low Density Residential (pale)

Zoning Proposal

Please refer to the maps and layout drawings attached. We would propose to have these lands zoned in the following order of preference;

1. Existing Residential and Low Density Residential
or
2. Existing Residential and Residential
or
3. Existing Residential and Strategic Residential Reserve

We feel that these lands would be very suitable to comply with the following policy.

CDP 5.9 – Sites for independent development.

- a) To support the development of housing schemes of ‘sites for independent development’ in the settlements of County Clare on lands that have been zoned for residential or low density residential development or sites that have been designated as Village Growth Areas ;
- b) To prepare a guidance document on the preparation of housing schemes of ‘sites for independent development’ during the lifetime of this Plan.

Low density residential:

This zoning refers to the use of lands to accommodate a low-density pattern of residential development, primarily detached family dwellings. The underlying priority shall be to ensure that the character of the settlement/area is maintained and further reinforced by a high standard of design. Proposed developments must also be appropriate in scale and nature to the areas in which they are located.

Residential:

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 and open spaces.

Strategic Residential Reserve:

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.

PLANNING HISTORY

Based on a review of ePlan, No previous planning applications appear to have been lodged on the subject lands.

CONCLUSION

In summary, the main considerations for the proposed additional zoning of the subject lands are as follows:

- Some of the subject lands are located within the Ennis settlement boundary with the remainder just outside, the settlement boundary could be easily changed to follow the natural boundary to the rear of the site.
- There is a significant shortage of houses in Ennis, By zoning these lands as proposed, the site could easily accommodate approximately 13 new detached dwellinghouses. See design proposal attached.
- The zoning of this site would help meet the zoning objectives of National Planning Framework: Project Ireland 2040, Regional Spatial & Economic Strategy for the Southern Regional Assembly 2020- 2032 and & Draft Clare County Development Plan 2023-2029 as set out in this document.
- Road infrastructure and potential vehicular access locations are satisfactory and would accord with relevant development plan provisions such as sight distances etc.
- There are a range of amenities and community facilities located within easy walking distance of the subject lands.
- The lands benefit from proximity to services i.e. Water, ESB, Telecoms and Sewer.
- Residential development at this location will consolidate existing residential development in the area and help contribute to the compact growth of Ennis.
- There is a considerable shortage of suitable sites for independent development. The design as proposed would facilitate independent development on these lands and achieve the objective of CDP 5.9.
- NS Developments Ltd has already invested significant resources in buying the land, carrying out surveys and preparing various design options.

We trust that the above submission will be given due consideration in the preparation of the Clare County Development Plan 2023-2029 and we look forward to the zoning of these lands as proposed.

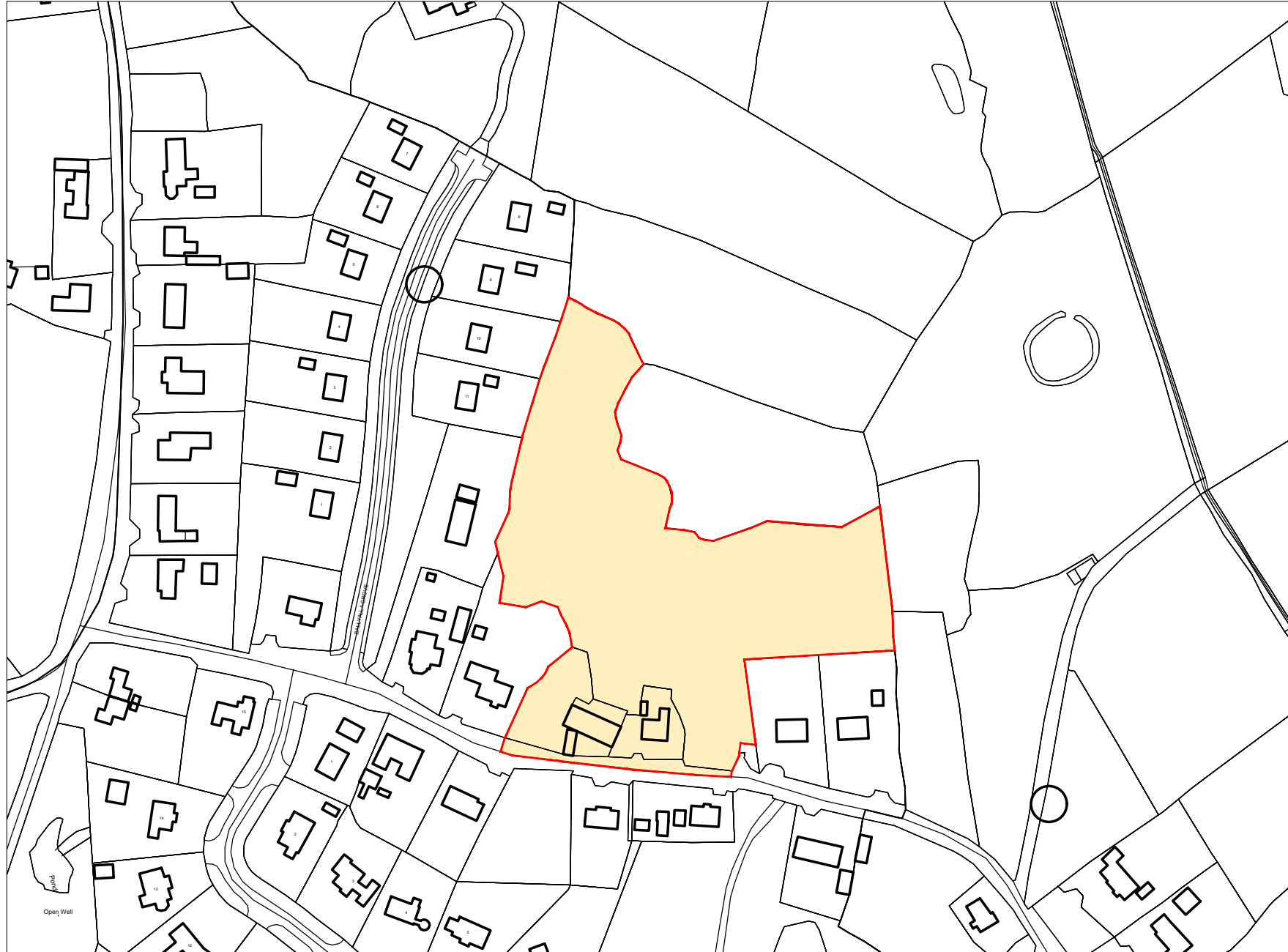
Signed:



Brian Fouady
B.E. C.Eng. MIEI.
Chartered Engineer,
Dip E.I.A & S.E.A Mgt
Approved Site Assessor

ZONING SUBMISSION

535532mE, 682069mN



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 Site to which this
application refers
outlined in **RED**



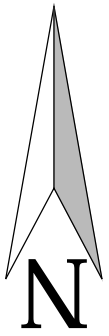
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Map Sheets: 4206-D

Output Scale: 1:2,500



534949mE, 681639mN

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SITE LAYOUT PLAN

Scale 1:750

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Client:	QUINTON RICE		
Address:	Stonepark, Ballyalla, Ennis, Co. Clare.		
Title:	ZONING SUBMISSION PROPOSED SITE LAYOUT PLAN		
Stage:	ZONING	Scale:	1:750 @ A3
Drawn:	M.D	Check:	B.F
Date:	March 2022		Rev:
Drawn:	2209 (Z) 01	Rev:	--