

SUBMISSION TO DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

St. Xavier's, Bóthar na Trócaire, Ennis

Sisters of Mercy

Issue: A

Customer Project Number: 6857

Customer Document Number:



Document Sign Off

SUBMISSION TO DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

St. Xavier's, Bóthar na Trócaire, Ennis

Sisters of Mercy
Issue A

File No: 6857

CURRENT ISSUE					
Issue No: A	Date: 21.03.22	Reason for issue: Submission to Draft Clare County Development Plan 2023-2029			
Sign Off	Originator	Checker	Reviewer	Approver	Customer Approval (if required)
Print Name	Mandy Coleman	Paddy Coleman		Mandy Coleman	
Signature	Authorised Electronically				
Date	21.03.22	21.03.22		21.03.22	

PREVIOUS ISSUES							
Issue No	Date	Originator	Checker	Reviewer	Approver	Customer	Reason for issue

1.0 INTRODUCTION

P. Coleman & Associates, Architects, Engineers and Planners have been appointed by Sisters of Mercy to prepare a submission to the Draft Clare County Development Plan 2023-2029 (Draft Plan) with specific reference to the land-use zoning proposed for Ennis town. Our Clients are seeking to change the '*Community*' zoning objective proposed on the subject property and classify it as '*Mixed Use*' to provide for any future redevelopment of this site. We respectfully request that the Planning Authority take account of this submission.

The submission will be outlined as follows:-

Section 2: Subject Site

This section provides a description of the property and its context.

Section 3: Current Planning Context

This section outlines the current zoning and policy objectives for the subject property.

Section 4: Proposed Planning Context in Draft Plan

This section outlines the proposed land use zoning and policy objectives for the subject property as defined in the Draft Plan.

Section 5: Requested Amendments

This section sets out the case to change the '*Community*' zoning objective proposed on the subject property and classify it as '*Mixed Use*'.

Section 6: Conclusion

This section summarises our case as outlined in this submission.

2. SUBJECT SITE

2.1 The Site

The subject property is located in the town of Ennis along Bóthar na Trócaire. The subject property consists of an assisted living convent building for elderly, sick and retired nuns of the Sisters of Mercy order. The convent contains 24 ensuite bedrooms, sitting room, sun lounge, kitchen, dining area, reception rooms and chapel.

There are three access points to the property. The main entrance is located from Friar's Walk, a service access is to the east at Park Avenue and a vehicular access to the north onto Park Avenue. There are a number of on site car-parking spaces available to the front of the property.

The subject property is bounded by a mix of concrete block walls and railings to the site boundaries. The property is set in mature landscaped gardens.



Figure 1 – Site Location Map – Property outlined in red



Figure 2 – Aerial Image - Property outlined in red.

2.2 Site Context

The subject property is surrounded by various mixed uses of various heights and designs. It is bound to the north and east by Park Avenue Housing Estate and by Cottage Garden's Housing Estate to the south. The subject property is bounded to the west by Bóthair na Trócaire which is a busy thoroughfare with the adjacent Holy Family School, Dunnes Stores Shopping Centre and Park Avenue Housing Development being serviced from it.

3.0 PLANNING CONTEXT

3.1 Current Local Planning Context

The subject property is within the Ennis Settlement boundary and is currently zoned as 'Community'.

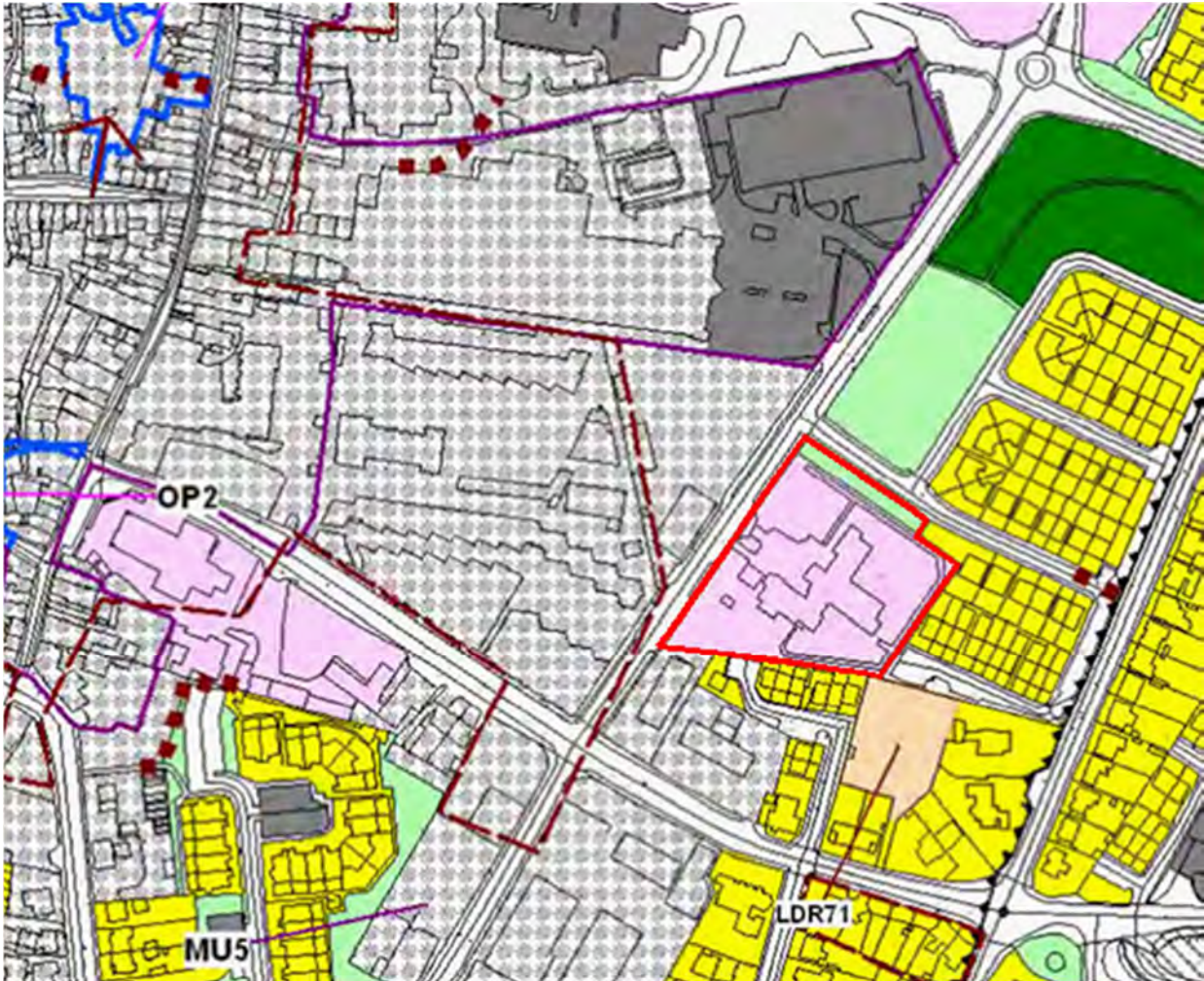


Figure 3 – Land Use Zoning Map Clare County Development Plan 2017-2023

The 'Community' zoning has the following stated objective:-

The development of lands for community uses shall be taken to include the use of lands for community, civic, health services, public or educational uses including the provision of schools, community halls, healthcare facilities and any other facility that is intended to provide some form of community service. A service may be delivered by either a public, community or private body.

4.0 DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029 (Draft Plan)

The Draft Plan proposes no change to the existing zoning objective of ‘Community’ on the subject property – See Figure 4 below.

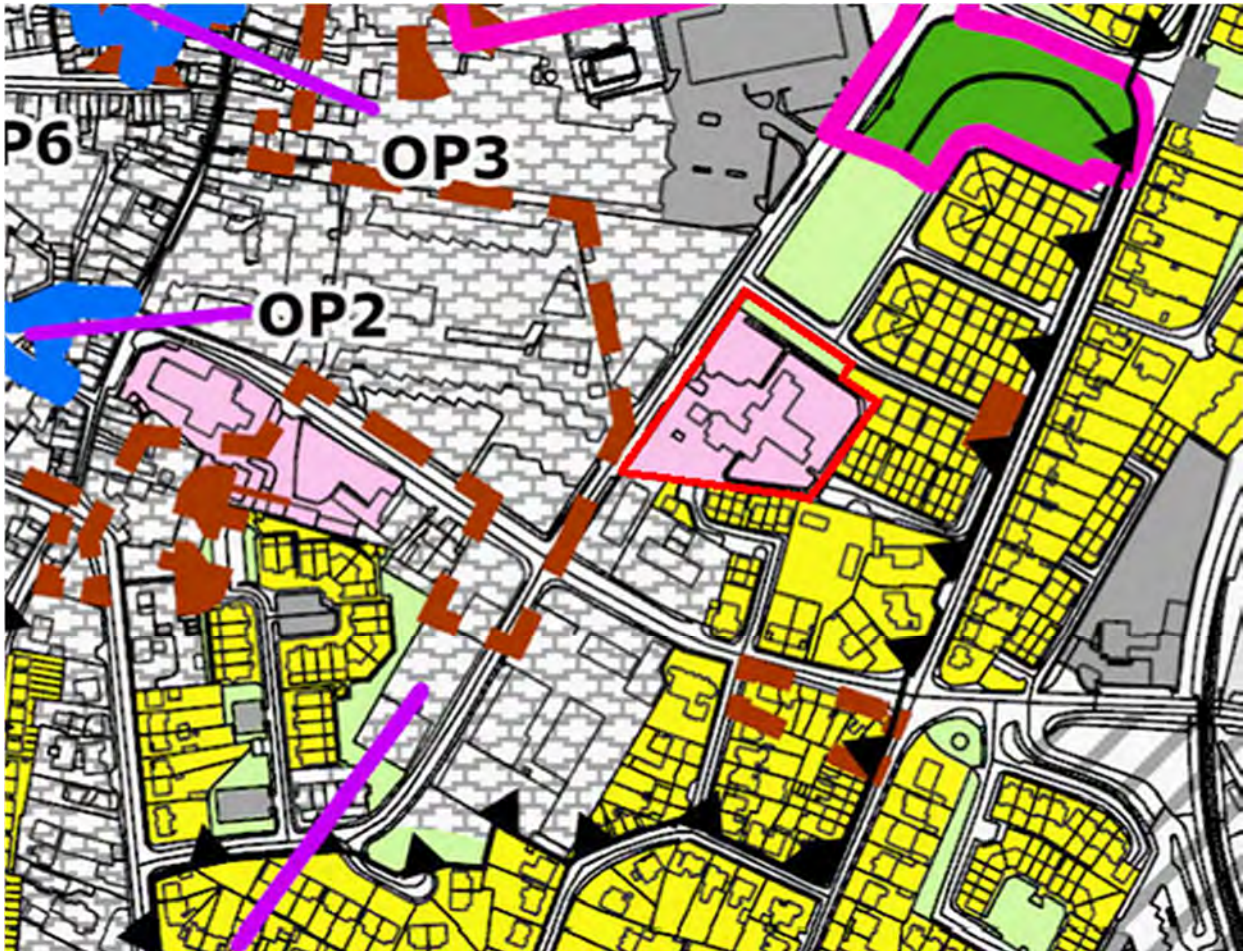


Figure 4– Proposed Zoning - Draft Clare County Development Plan 2023-2029

5.0 REQUESTED AMENDMENT

5.1 Remove ‘Community’ zoning objective and rezoned full property as ‘Mixed Use’.

Our Clients seek to ensure, through this submission, that the proposed ‘Community’ zoning objective proposed to the subject property is removed. Our Clients seek to have the zoning objective of ‘Mixed Use’ applied to the full property in the Clare County Development Plan, 2023-2029.

The 'Mixed Use' zoning has the following stated objective:-

The use of land for 'mixed use' developments shall include the use of land for a range of uses, making provision, where appropriate, for primary and secondary uses e.g., commercial/retail development as the primary use with residential development as a secondary use. Secondary uses will be considered by the local authority having regard to the particular character of the given area. On lands that have been zoned 'mixed-use' in or near town or village centres, a diverse range of day and evening uses is encouraged and an over-concentration of any one use will not normally be permitted.

Our Clients wish to inform the Planning Authority that there is the possibility that the subject property may be redeveloped at some stage in the future. The current use as a convent building may not form part of such redevelopment. Our Clients are therefore seeking to have an appropriate zoning objective on the subject property to allow for any reuse or redevelopment of this property in the future. The 'Mixed Use' zoning objective would be compatible with adjoining mixed-use zonings and would still allow for the provision of the existing convent use which is deemed 'Open for Consideration' under the zoning matrix. Any proposed new use on the subject property will be assessed on its individual merits and subject to particular considerations for example, compatibility with adjoining uses, scale or whether or not the proposal is prejudicial to the amenities of an area or the residential amenities of an adjoining property.

6.0 CONCLUSION

Our Clients request that the 'Community' zoning objective for the subject property be changed to 'Mixed Use' in the Clare County Development Plan 2023-2029.

This zoning request is to allow for the possible redevelopment of the subject property in the future. It is considered that the 'Community' zoning may not provide for the range of uses which could be considered appropriate for the subject property.

Our Clients request that the Planning Authority kindly consider and adopt the above submission in the preparation of the Clare County Development Plan 2023-2029.