

Submission to the Draft Clare County Development Plan 2023-2029



Client	M.Casey
Project Title	Lands at Shanvogh, Shanaway Road, Ennis, Co. Clare
Project Number	CDP/MC 010122
Prepared by	Brian Foudy & Associates Ltd
Date	28th March 2022

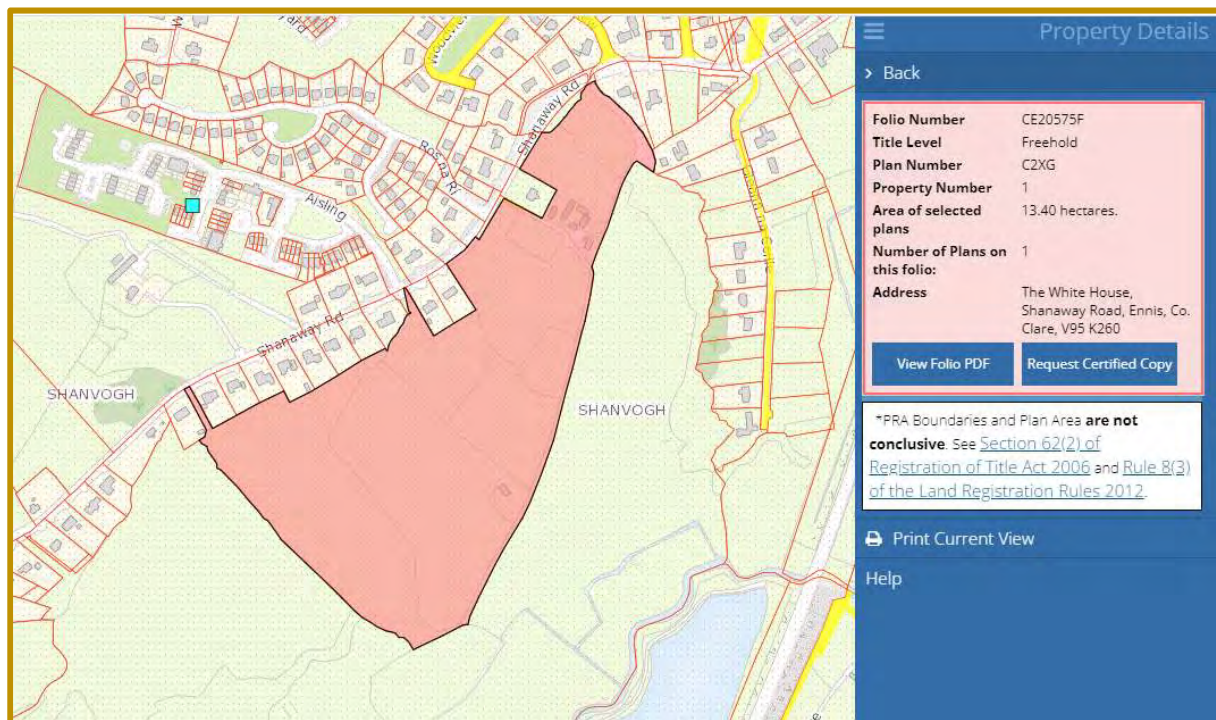
INTRODUCTION

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 M. Casey, 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 M. Casey. 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 retain Residential zoning on lands located at Shanvogh, Shanaway Road, Ennis, Co. Clare

SITE LOCATION:

The subject lands are located in within the settlement boundary of Ennis, on the Shanaway Road (L4601). The subject lands have an approximately area of 11.6ha with 128.0m of combined road frontage onto the Shanaway Road. The lands are contained within Folio CE20575F.



Extract from Land Direct showing lands contained in Folio CE20575F

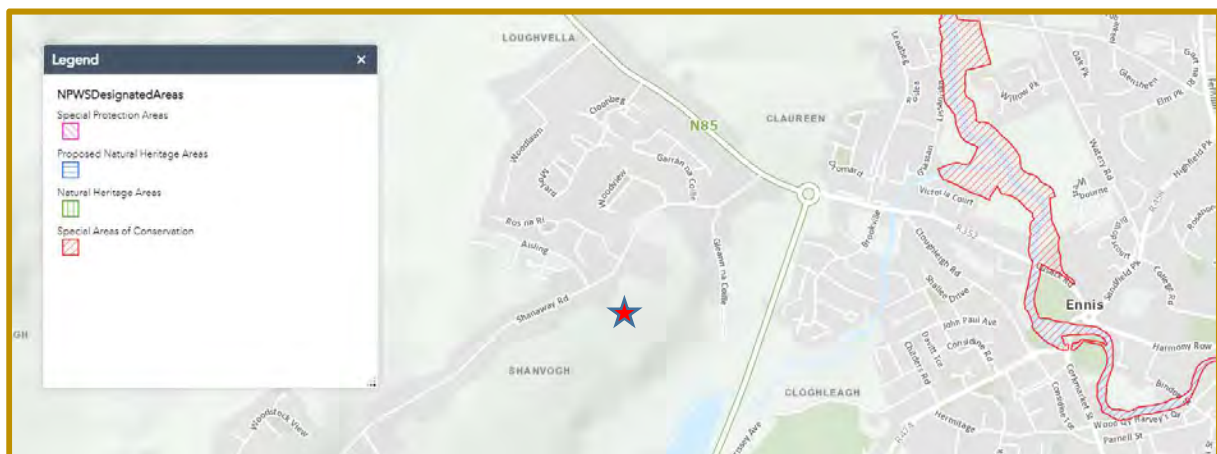
SERVICES

- Sewers:** The Site is serviced by both Foul & Surface water sewer located in the Shanaway Road which runs the length of the Site to the East, There is capacity in the sewer network to accommodate a development as proposed on these lands. Gravity flow to Ennis town starts at the junction to Ashling on the Shanaway Road.
- Water:** The Site as also serviced by an Irish Watermain connection located in the Shanaway Road.
- Electricity:** Existing poles and ESB wires are adjacent to these lands.
- Telecoms:** Telecom poles and infrastructure currently exist adjacent to these lands.
- Public Lighting:** Public lighting currently exists along the footpath adjacent to the site on the Shanaway Road,

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 Marked in RED

Flood Risk

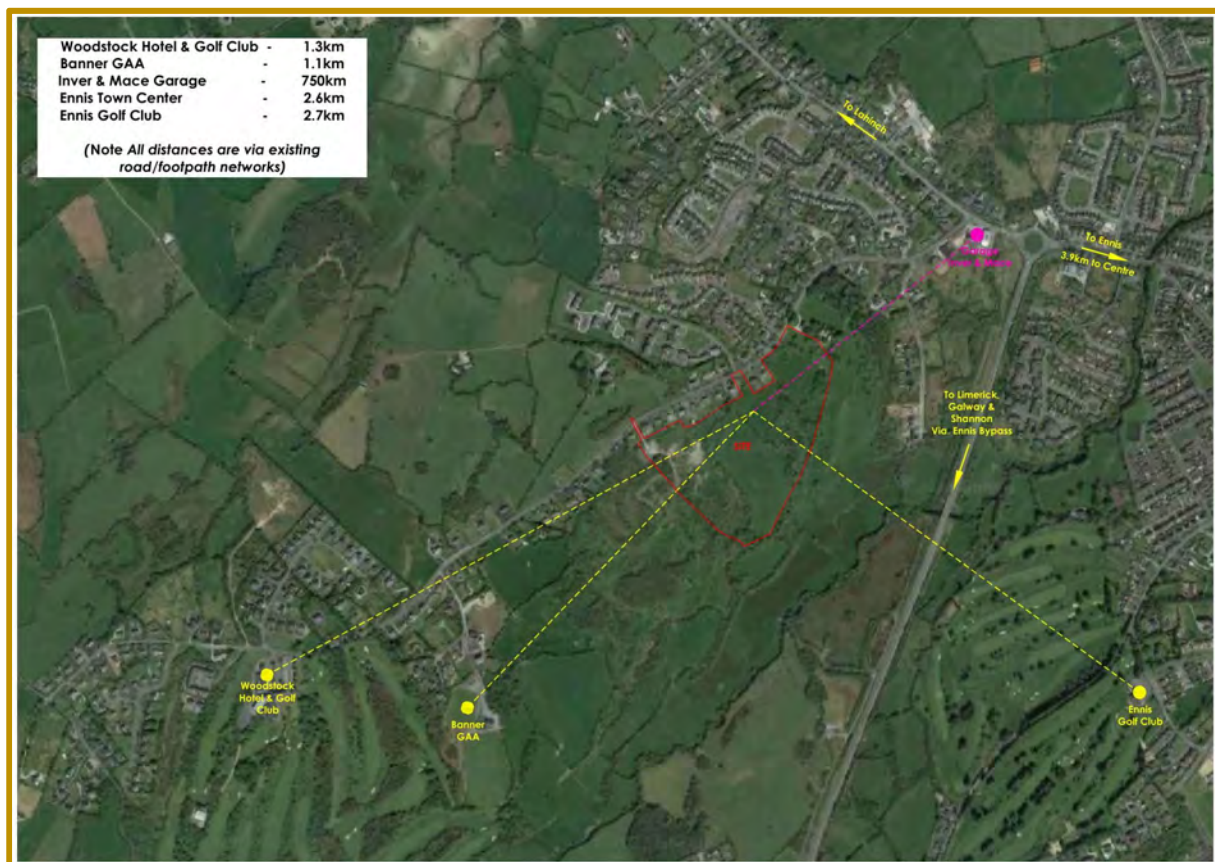
The subject site is not in the vicinity of any rivers, streams or lakes, there is no flood risk in to the subject lands and these lands have never flooded.



Extract from Flood Maps _ Subject Site Marked in **RED**

CONNECTIVITY & COMMUNITY FACILITIES

The subject lands are located in close proximity to a wide variety of amenities and community facilities and the Figure below provides an illustration of this. There are a wide range of amenities and community facilities located within walking distance of the subject lands. These amenities and community facilities are listed below (*this list is not exhaustive*):



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.

- NPO 1b relating to population growth in the region, with 340,000 to 380,000 additional people to 2040;
- 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; and
- NPO 6 relating to increased residential population and employment in urban areas.
- NPO 33 prioritise provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location

There is a very significant population growth allocated to the Southern Region in which Ennis is identified as a Key Town – 340,000 to 380,000 to 2040. In order to facilitate this population growth there will be a requirement to develop large numbers of new houses and apartments in the region. Given Ennis is currently affected by the housing crisis, like most other big towns in the country, there is a considerable progress to be made in order to bring housing provision from its current under-supply to the level required to accommodate the population growth forecasts. However, it is important that more sustainable development patterns are established in order to facilitate targeted services and infrastructure investment.

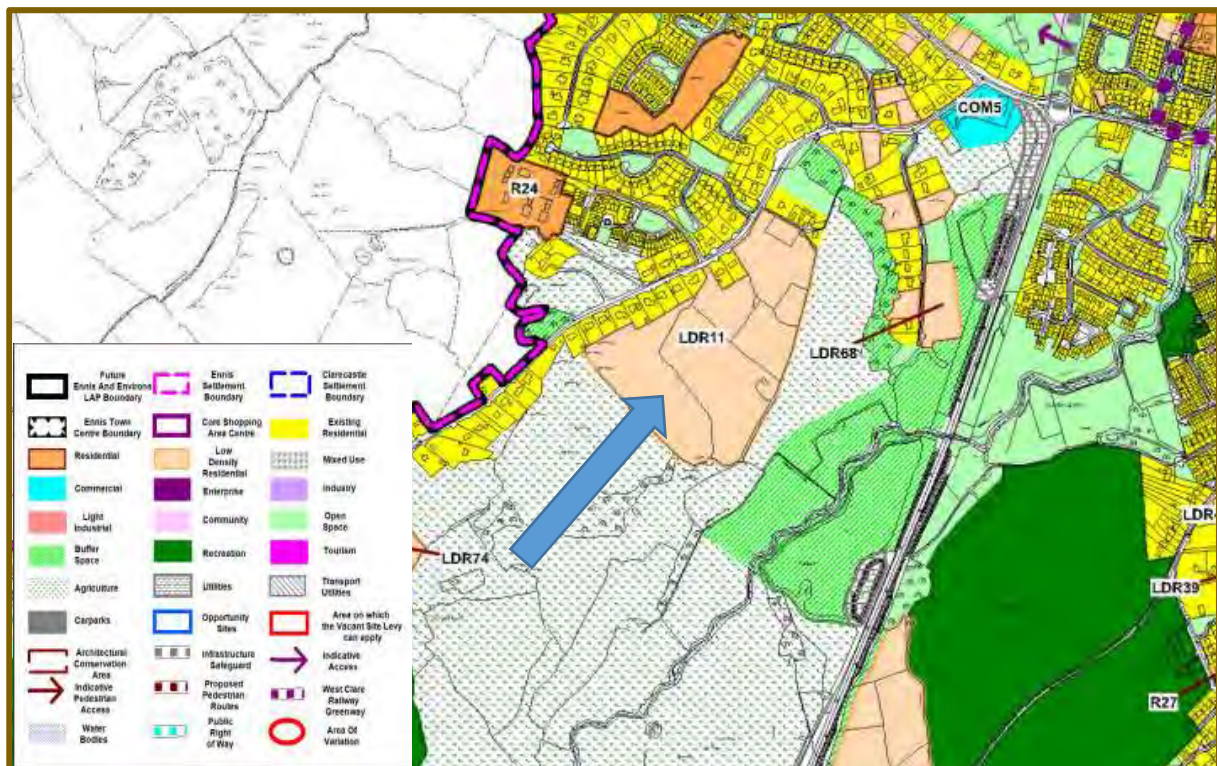
It should also be noted that a report published by the National Investment Office – The Department of Public Expenditure and Reform 'Assessing the alignment of the National Planning Framework and National Development Plan' has carried out a high-level assessment of the population projections and housing needs as outlined in the NPF. The Rebuilding Ireland action plan set a target to reach a delivery of 25,000 homes per year in Ireland. With the impact of Covid-19 on these targets, a revised estimate for housing was developed in December 2020 which stated that the average housing supply will need to increase to an annual average of 33,000. This should also be reflected in the zoning of the land for the town of Ennis.

Clare County Development Plan 2017-2023

The subject lands are currently zoned as “Low Density Residential in the current Ennis settlement Plan. Ennis is identified as a Hub Town in the settlement Hierarchy. The objective for Hub Town is to ensure that their existing role is maintained and strengthened. This will be achieved through adequate zoning of lands and the promotion of appropriately scaled and well-designed urban development.

CDP 3.1 – It is an objective of the Development Plan:

- 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.



Close up existing Ennis Settlement Plan 2017- 2023

CLARE COUNTY DEVELOPMENT PLAN 2017-2023 – LDR11

LDR11 South of the Shanaway Road This is a large site that has been zoned to accommodate the provision of high quality, low density residential development. Future development proposals must clearly demonstrate the capacity of the Shanaway Road/Lahinch Road junction to accommodate the increase in traffic volumes that will be generated by the proposed development.

Design and layout of any future development must protect the amenities of existing residences located along the northwest site boundary. There are mature trees and hedgerow at various locations throughout this site which contribute to the amenity of the overall area. Existing mature trees and hedgerow must be integrated into the layout of future development proposals, including the provision of additional space to allow for future growth of these features. Trees and hedgerow for retention must also be protected from damage during the construction phase of any future development.

Draft County Development Plan 2023 - 2029

Based on the draft settlement plan, the lands are proposed to be rezoned from “Low Density Residential” to “Agricultural”, lands site located within the town boundary.

If this plan is adopted and the lands remain zoned as “Agricultural”, it is our belief that the current zoned lands will not meet the targets set out in the proposed core strategy Table 3.4, the core strategy 2023-2029 having only allowed a population allocation of 2,705 for Ennis.

CDP 4.1 Ennis:

It is an objective of Clare County Council:

- a) To support Ennis as a self-sustaining, regional economic driver and as a key location for investment choice in the County and the Southern Region, and to support its enhanced development based on its strategic location relative to Limerick and Galway Cities, Shannon International Airport and the Atlantic Economic Corridor as well as its role as a centre of employment and economic activity;
- b) To support the implementation of Ennis 2040 to set the longterm economic and spatial strategy for the County Town with an agreed focus on an economic future and spatial pattern to 2040 and beyond; c) To prepare and implement a local area plan for the Ennis Town and Environs area incorporating a Strategic Environmental Assessment and Appropriate Assessment during the lifetime of this Development Plan;
- d) To seek investment and to support the delivery of holistic infrastructure that will facilitate and accommodate sustainable growth in Ennis, subject to the outcome of the planning process and environmental assessments;
- e) To prepare a Mobility Plan for Ennis;

- f) To develop Ennis into a centre for lifelong learning and to support the further development of higher education facilities in the town;
- g) To support initiatives which seek to strengthen and develop niche retail and mixed-use services in Ennis town centre;
- h) To support and promote placemaking in Ennis which would include public realm regeneration and urban renewal initiatives which incorporate SuDs and public private partnership approaches for town centre regeneration;
- i) To seek the sustainable development of tourism facilities that enhance diverse tourism roles for Ennis and to seek investment in services to cater for increased visitor numbers;
- j) To support increased levels of town centre living and to assess the potential of the development of a modern family town centre living pilot project during the lifetime of the Plan;
- k) To support climate adaptation initiatives within Ennis Town and surrounding areas to deliver on the objective of Ennis becoming Ireland's first Climate Adaptive Town;
- l) To monitor the cumulative effect of grants of planning permission on available wastewater capacity where connection to a public wastewater treatment plant is included as part of a development proposal; and
- m) To promote appropriate measures from the "Biodiversity for Low and Zero Carbon Buildings; A Technical Guide for New builds" to all regeneration and urban renewal projects..

A few general objectives of the draft plan for Ennis as contained in Volume 3a is to:

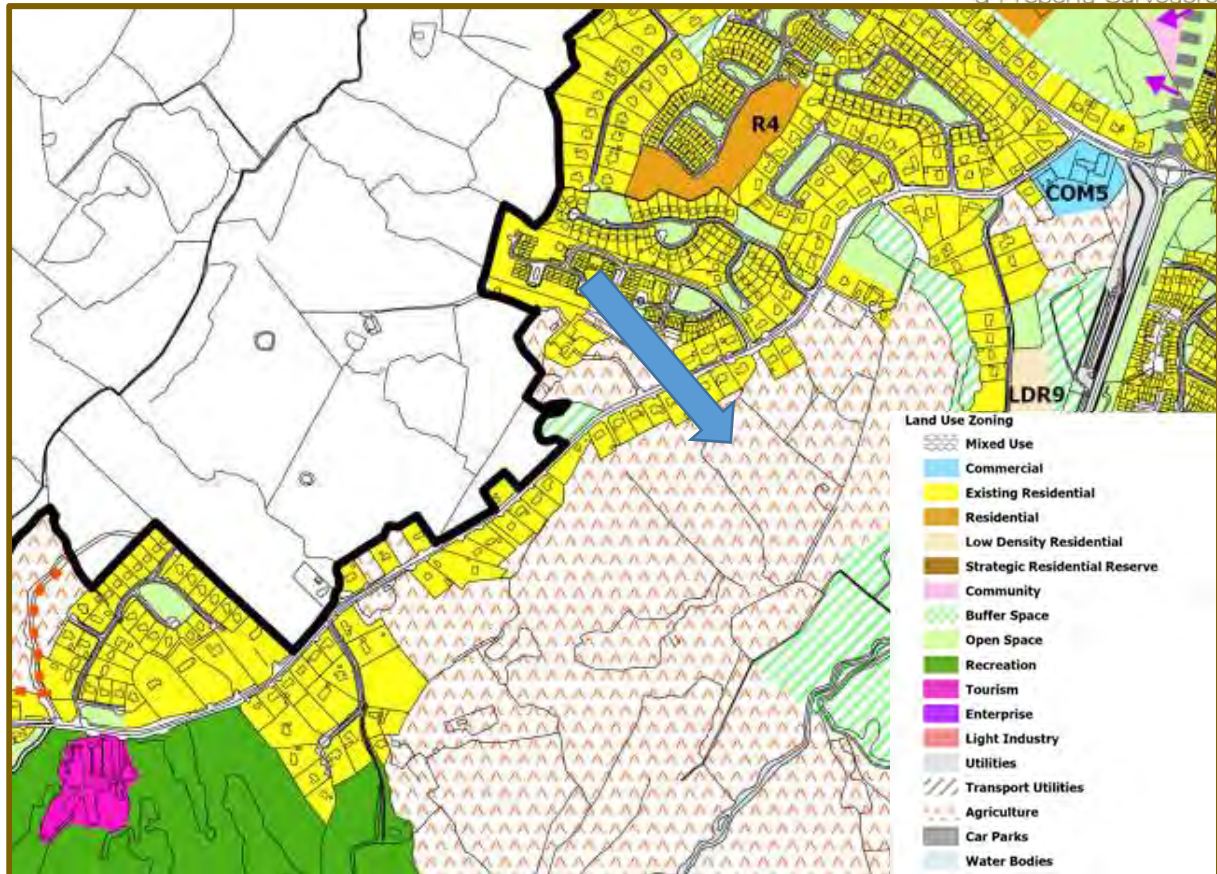
- To support Ennis as a self-sustaining, regional economic driver and as a key location for investment choice in the County and the Southern Region, and to support its enhanced development based on its strategic location relative to Limerick and Galway Cities, Shannon International Airport and the Atlantic Economic Corridor as well as its role as a centre of employment and economic activity;
- To support the implementation of Ennis 2040, Economic and Spatial Strategy to set the long-term economic strategy for the County Town with an agreed focus on an economic future and spatial pattern to 2040 and beyond;
- To prepare and implement a local area plan for the Ennis Town and Environs Area during the lifetime of this Development Plan;
- To actively work to strengthen cross sectoral collaboration with neighbouring towns and cities, strengthening physical, social and economic links with Limerick and Galway in particular;

- To seek investment and to support the delivery of holistic infrastructure that will facilitate and accommodate sustainable growth in Ennis, subject to the outcome of the planning process and environmental assessments;
- To prepare a Mobility Plan for Ennis;
- To develop Ennis into a centre for lifelong learning and to support the further development of higher education facilities in the Town;
- To support initiatives which seek to strengthen and develop niche retail and mixed-use services in Ennis

Housing & Sustainable Communities:

A key requirement of proper planning is to establish a framework for the location of new housing in Ennis. The aim of the settlement strategy is to ensure that future development takes place in a balanced plan-led manner throughout the Ennis and Environs Area. This settlement strategy will guide where, when and how new residential development in Ennis and Clarecastle should take place in a manner, scale and form that is appropriate to the local characteristics of each individual settlement. In Ennis, the aim is for each neighbourhood to be a high quality place to live, with essential services provided in close proximity to residential areas. In order to achieve this high quality, urban design (which reflects the prominence of focal points such as schools, community and commercial buildings in the neighbourhood) will be required as part of all future development proposals. Local play and community facilities will be encouraged adjacent to neighbourhood centres to encourage linked trips and to ensure that they are easily accessible to local residents. In order to meet the overall goal for the future development of housing and sustainable neighbourhoods, the following strategic aims will be pursued in the settlement area:

- To plan for a population growth in Ennis in excess of 30% by 2040.
- To ensure that sufficient lands are zoned for residential use in the settlement of Ennis to accommodate the target population growth.
- To promote the development of residential serviced lands to provide for a high quality urban environment to create sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities and public transport facilities, to serve the current and future residential population of Ennis.
- To deliver up to 30% of all new homes targeted for Ennis within the existing built-up footprint.
- To promote the creation of strong, vibrant neighbourhoods in the Ennis area, each with a range of services and amenities which are easily accessible to local residents and attractive for growth. • To ensure delivery of the physical and social infrastructure necessary to facilitate population growth and community development.
- To support the delivery of the '10 Minute Town' Concept.



Extract from Draft Plan 2023 - 2029

CLARE COUNTY DEVELOPMENT 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 attached map and site layout drawing. We would propose to have these lands zoned in order of preference as follows;

1. **Residential**
2. **Low Density Residential**
3. If the above two are unsuccessful – **Strategic Residential Reserve**

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

County Development Submissions:

A Submission was made to Clare County Council to have these lands zoned residential for the previous Development Plan (2017-2023).

Based on a review of ePlan, No previous application appear to have been lodged on these Casey lands. This was mainly due to the following stipulation contained in the previous zoning with respect to the Claureen Junction. *“Future development proposals must clearly demonstrate the capacity of the Shanaway Road/Lahinch Road junction to accommodate the increase in traffic volumes that will be generated by the proposed development”*. Such a stipulation was not contained on any other zoned lands in the Woodstock Neighbourhood and we would seek to have this condition removed from future zoning of the subject lands.

CONCLUSION

In summary, the main considerations to retain residential zoning on these lands are as follows:

- The subject lands are located within the Ennis settlement boundary.
- There is a significant shortage of houses in Ennis, By zoning these lands as proposed, the site could easily accommodate approximately 170 new 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.
- The subject lands are a short distance to the Clareen roundabout, providing easy access to the Motorway Network.
- There are several significant established residential developments in the vicinity such as Ashline, Ros Na Ri, Garran Na Coille, & Woodview.
- The proposed access point onto the 50kph Shanaway road has sufficient sight distances etc.
- The lands benefit from excellent pedestrian connectivity to the surrounding area.
- There are a range of amenities and community facilities located within easy walking distance of the subject lands. See attached map.
- 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.
- Significant investment has already been made on these lands with respect to survey, assessments and design.
- There is a considerable shortage of suitable sites for independent development in Ennis. It's possible that part of the subject lands could facilitate independent development on these lands and achieve the objective of CDP 5.9.
- The Casey lands previously received permission from both Clare County Council and Bord Pleanala under P05/2264 & PL03.220259. Unfortunately due to the timeframe involved in the appeals process, the tide had started to turn and the boat was missed to develop. Recession arrived and these lands were de-zoned and ultimately lost causing significant financial and family issues within the Casey Family. The subject lands in this submission are the only remaining suitable lands for large scale development in the Casey landholding and indeed on Shanaway Road.
- Apart from LDR 9, which is a questionable site in terms of actual development, there is no proposal to zone land for development along Shanaway Road. In our view the settlement plan as proposed isn't balanced and should be amended to include the subject lands.

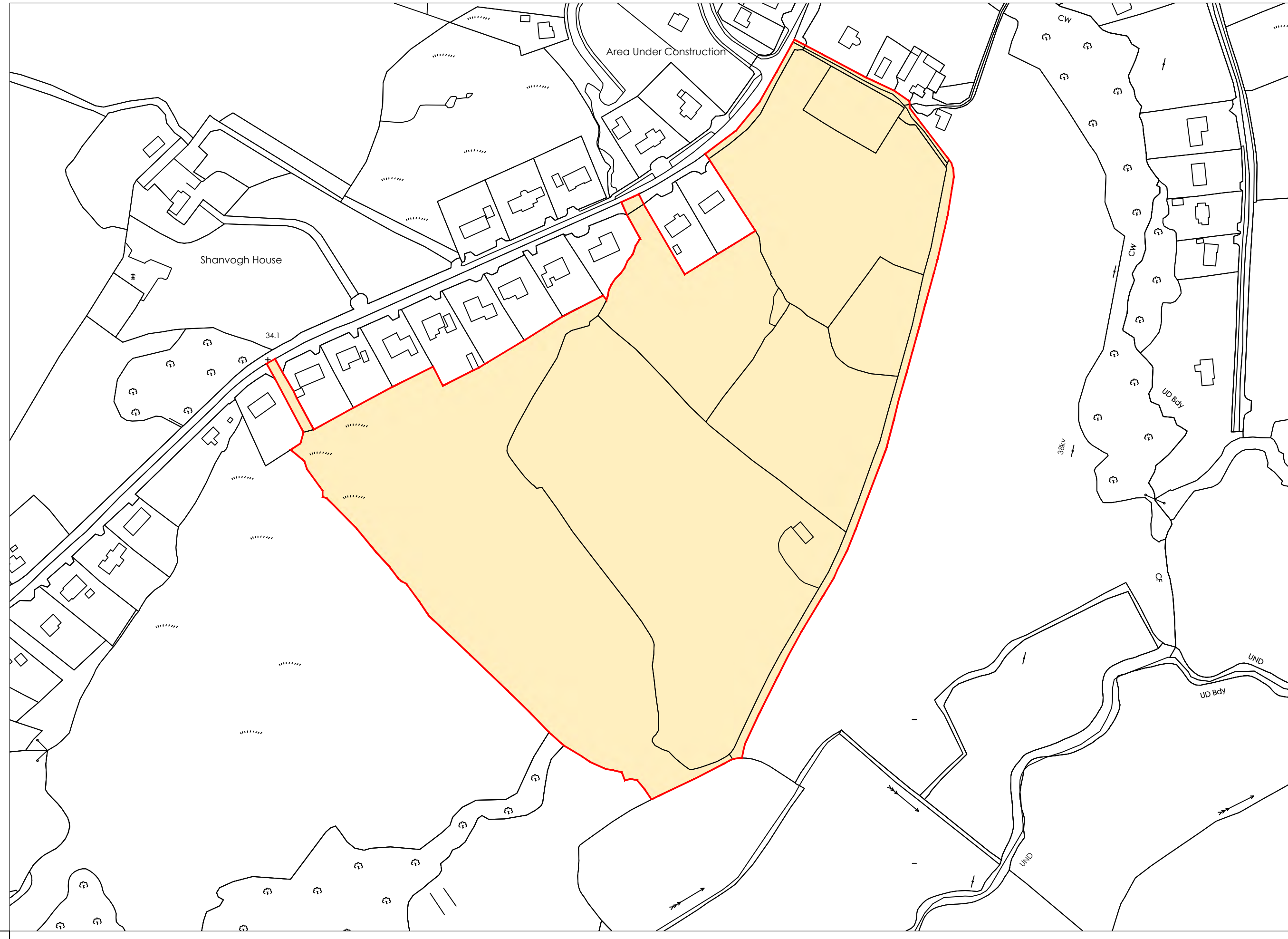
We trust that the above submission will be given due consideration in the preparation of the Clare County Development Plan 2023-2029 and we look forward to retaining the residential zoning of the subject lands.

Signed:



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

ZONING SUBMISSION



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



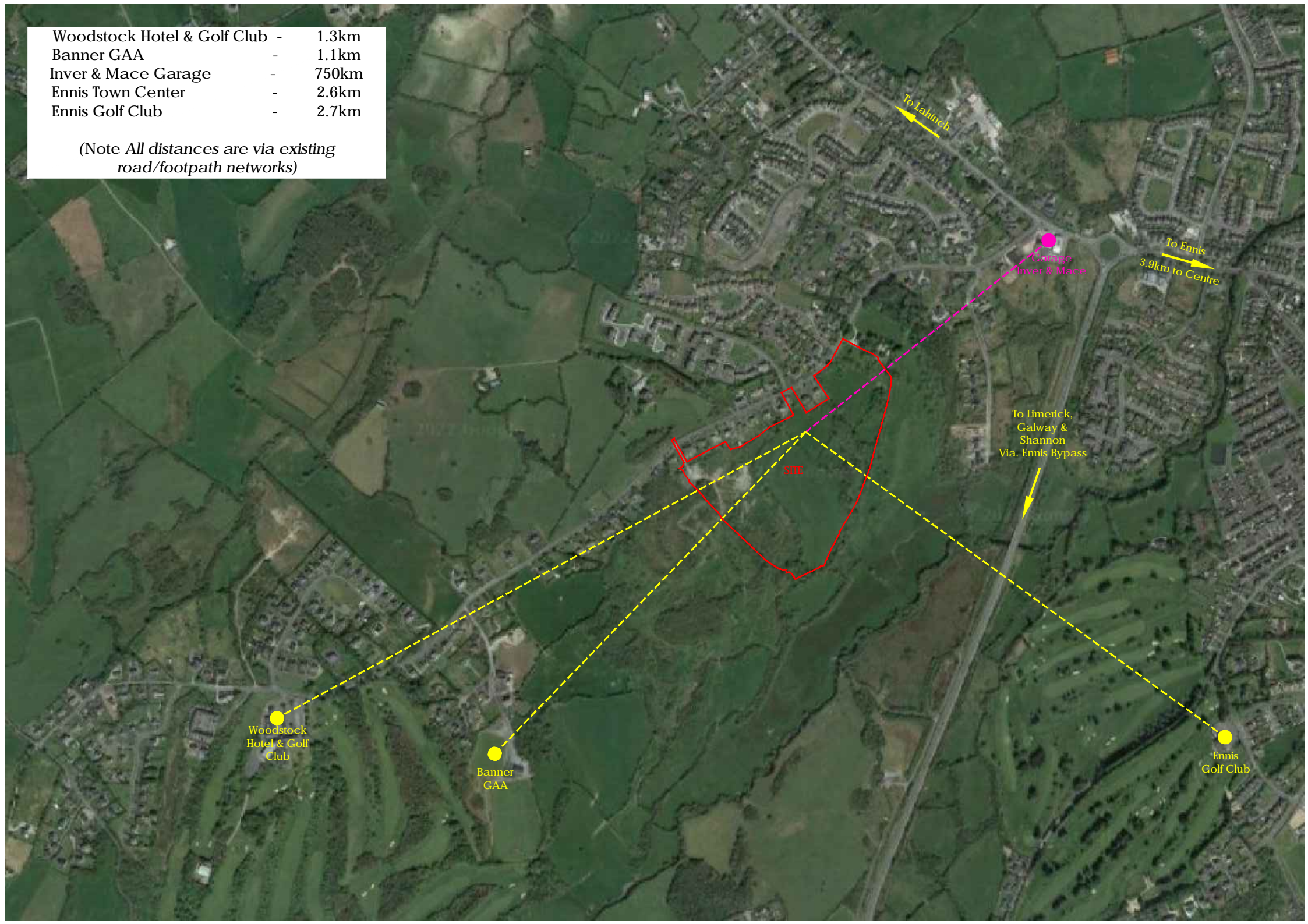
Map Series: 1:2500
Map Sheets: 4321-b
4322-a

Output Scale: 1:2,500



Woodstock Hotel & Golf Club	-	1.3km
Banner GAA	-	1.1km
Inver & Mace Garage	-	750km
Ennis Town Center	-	2.6km
Ennis Golf Club	-	2.7km

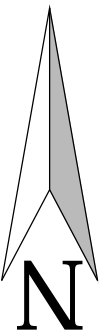
(Note All distances are via existing road/footpath networks)




Note:
This drawing is for ZONING purposes only and copyright protected
by Brian Foudy & Associates Limited.

LEGEND

- ▬ Area to which this application refers
116,280.4 m² (28.7 Acres/11.6 Hectares)
- TOTAL 170Units = 14.65Units Per Hectare
- 114No. Semi-Detached .
- 29No. Detached
- 27No - Detached
- Open Space - (28,179.7m²) = 24.2% to Total Site Area
- Tarmacadam consisting of 45mm thick dense base course macadam to BS 4987 & 35mm thick wearing course of bituminous macadam to bs 4987 (see spec for base course details) on limestone hardcore fill to a depth of 400mm (max. stone dia. 75mm) or to depths as necessary to make up levels.
- 1500mm wide public concrete footpaths 100mm thick. footpaths shall have crossfall of 1:36 joints shall be formed in straight lines at max. spacing of 3.0m and each joint shall include a double thickness of bituminous roofing felt complying with I.S.36 for the full depth of the joint. concrete to be laid on 150mm limestone compacted hardcore fill or as necessary to make up levels.



SITE LAYOUT PLAN
Scale NTS



Brian Foudy
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Client		M. Casey	
Address:		Shanaway Road, Ennis, Co. Clare	
Title: ZONING SUBMISSION PROPOSED SITE LAYOUT PLAN			
Scope	ZONING	Scale	NTS @ A3
M.D	Check	Date	March 2022
2118 (Z) 01	B.F	Rev.	--