

**From:** Johnny Flynn [REDACTED]  
**Sent:** Monday 28 March 2022 12:52  
**To:** Development Plan  
**Cc:** [REDACTED]  
**Subject:** Submission to Draft Clare County Development Plan 2023-2029. Regarding Doora Village  
**Attachments:** DooraCDG\_CDP Review Submission.pdf; ATT00001.htm

Dear Planning Section

Please accept this submission seeking the change of the proposed zoning designation of Doora ( Noughaval Cluster ) Village from a "Cluster " to a " Small Village " in Vol 3a of Draft Clare County Development Plan 2023-2029 currently under public consultation.

Please see attached copy of detailed submission drawn up by Doora Community Development Group which I wish to support fully. The background criteria outlined in the submission for the change to a small village is I believe correct in terms of the proper planning and development of Doora Village during the term of the proposed Clare County Development Plan 2023-2029 .

The ask from the Doora Community Development Group which I support is ;

" The Doora Community Development Group would like the following submissions to be consider under the Clare County Development Plan Review for 2023 – 2029.

1. Changing the status of Noughaval from a Cluster to Small Village status and referring to the village as Doora.
2. Under the strategy for Growth and Sustainable Communities objective, to identify lands within the environs of the village for the provision of small cluster housing, reflective of the character of the existing village. This inclusion will require a review of the current settlement boundary, to identify and include potential lands to be zones as Village Growth Areas"

Conclusion.

I submit that Doora village is inappropriately zoned as a "Cluster " , called" Noughaval" in Vol 3A of the draft Clare CDP due to its size , settlement pattern , comparison to other much smaller zoned " Small villages" (in terms of population) such Toonagh , Clooney .

Zoning Doora as a "Small Village" would assist in dealing under roads legislation to reduce speed limits in order to address dangerous levels of traffic & speed passing through the village which effectively splits the village in two. The community submission states

" Due to the proximity to the M18 Motorway and the roundabout at Kilbrecken, the R469 road leading into Doora is currently experiencing an increase in vehicles through the village. The speeds of those vehicles coming through the village is now a serious issue for public safety"



## Doora Community Development Group

### Draft Clare Draft Development Plan 2023-2029

Submission from **The Doora Community Development Group**

**Relating to Noughaval Cluster, located within Volume 3a Ennis Municipal District Settlement Plans, page 13, within the Draft Clare County Development Plan 2023-2029**

The Doora Community Development Group would like the following submissions to be consider under the Clare County Development Plan Review for 2023 – 2029.

1. Changing the status of Noughaval from a Cluster to Small Village status and referring to the village as Doora.
2. Under the strategy for Growth and Sustainable Communities objective, to identify lands within the environs of the village for the provision of small cluster housing, reflective of the character of the existing village. This inclusion will require a review of the current settlement boundary, to identify and include potential lands to be zones as Village Growth Areas.

### **Doora Community Development Group**

The Doora Community Development Group was recently established following a local need to have a strong and proactive representative group for the village. The group was established as a voluntary community group, representing the interests of the community. The groups' objective is to develop and promote the village and to make the area a better place to live, work and visit by initiating, organising and implementing targeted projects and programs to address problems affecting the local community.

### The Rationale for the Submission

#### **1. Enabling Growth and Development**

##### **Population**

The total population within the environs of Doora Village is approximately 383. (*Figures compiled from Census 2016, of Settlements Areas including the townlands of Noughaval, Corebeg, Deerpark, Killawinna, Ballyvonnaun, Doora, Kilbreckan*).

The area of Doora has a young population, with approximately 32% of the population resides within the under 18 age group, 37% of the total population are within the 30 – 54 year group, while those aged 65+ comprise of 11% of the population. These figures are reflective of the growth in the National School, where student numbers have grown from 75 to 98 in the last five years. The school was recently extended to include an ASD classroom. The preschool and afterschool facility are also thriving, reaching full capacity levels of 55 children for the preschool, 24 children attending the afterschool program.

The village is divided into two distinct areas, the main area of the village, comprising of a linear group of 49 houses/dwellings, located close to a Church and a local pub. There are also two more houses intended for development in 2022/23, located within the designated cluster. The second area is served by a national school, community hall and preschool. This area also contains a gathering of single houses located along the roadside located at the school. Other assets to the area are the Community Hall and the local GAA, a multipurpose recreational facility, located just outside the village. The area also supports an equestrian

## **Doora Community Development Group**

centre and eight commercial businesses, all located within close proximity to the village. The village is served by public transport, the Local Link Bus service provides a convenient and valuable transport service with a drop off/collection point at the church.

### **Economic Opportunities**

The proposed development of a Motorway Plaza at the roundabout at Kilbreckan, which is in close proximity to the village will be a welcomed addition and will further enhance economic development for the area through the creation of employment and additional services which will create opportunities for the village.

Following a recent needs analysis of the village, opportunities were identified by the community for the development of a community farmers market, along with a community Café/Shop. Doora Community Development Group, in conjunction with the local community will be exploring the possibility of the development of a both a community farmers market and community Café within the village.

### **Place Making, Health and Well-being**

The settlement is in a rural area and stretches out along a minor road, the L4114 to the Junction of N85. The area has beautiful walking trails (locally called 'The Block') with 9KM of interconnecting walking routes. Opportunities exist to promote healthy initiatives through the enhancement of these walks, to include safe walking and cycling routes. There are also opportunities to link in these routes to Ennis and Clarecastle. Opportunities also exist to designate a wild bog, located at the village into an area which may potentially support a diverse range of initiatives with community benefit from a public amenity area, an area of conservation, education and biodiversity.

The Doora Community Development Group, together with the community, would like to explore the development of both the walkways/trails and possible biodiversity initiatives within the village.

The above information demonstrates a real need to make provisions within the Clare County Development Plan by changing the status of Noughaval from a Cluster to Small Village status, thus ensuring the continued growth and development of the village and to support the existing services/facilities into the future.

## **2. Safety Concerns and Challenges**

### **Proximity to the Motorway**

Due to the proximity to the M18 Motorway and the roundabout at Kilbrecken, the R469 road leading into Doora is currently experiencing an increase in vehicles through the village. The speeds of those vehicles coming through the village is now a serious issue for public safety.

### **Proposed Retail Development**

It is also important to note the proposed development of a Motorway Plaza at Kilbreckan, will be a welcomed addition to the area, however the village will expect to see an increase in traffic through the village if this proposal goes ahead.

Therefore, the village will require substantial public realm investment, involving new footpath infrastructure along with traffic calming measures to improve the overall quality

## Doora Community Development Group

and safety of access for those living within the village.

Under the current County Development Plan, areas with Clusters status are included in the plan by means of a map. Unlike a Small Village status, which contains written statements and a series of development objectives which are aligned to the overall objectives within the County Development Plan. Without clear objectives within the Clare County Development Plan, it may be difficult to create a strong case for funding to the department for a cluster such as Noughaval. For example, under the Town and Village Scheme, the project guidelines state that eligible proposals for consideration must have the support of the Local Authority and must be consistent with the County Development Plan.

### 3. Comparisons against existing villages who have Small Village status

**Doora (Noughaval Cluster)** has a population of **approximately 383 and contains 49 houses/dwellings** within its settlement boundary, located within proximity to Ennis.

In comparison to **Toonagh**, which has Small Village status. A similar settlement to Doora due to its existing facilities and its proximity to Ennis. However, the village has a **population of 99 people** (figures taken from Census 2016, to include the settlement of Toonagh, Ballyteenan and Ballybrody). Within the County Development Plan, the village is showing **approximately 33 housing/dwellings** located within its settlement boundary.

**Clooney**, another similar settlement, also has Small Village status, is located within proximity to Ennis, has a **population of 175** (figures taken from Census 2016, to include settlements of Ballycrighan, Kilgobban and Clooney). Within the County Development Plan, the village is showing **16 houses/dwellings** within the settlement boundary.

Within 'Our Rural Future' (2021 – 2025) policy, it advocates a holistic, place-based approach to rural development, which encourages and supports rural communities to develop cohesive and integrated plans to meet the long-term needs of their own particular area. This approach recognises that there is no one-size-fits-all solution to meet the developmental needs of every area.

Noughaval Cluster Settlement Boundary Map

[Settlement Boundary Map - To explore with the group areas where the settlement boundary line can be extended to show potential lands, which can be identified as Village Growth Areas]

