

Clare County  
Development Plan  
**2023-2029**

## **Draft Clare CDP 2023-2029 - Public Consultation Portal**

**Submitted By: Anonymous user**

**Submitted Time: March 28, 2022 3:37 PM**

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### **Volume 1**

Core Strategy, Settlement Strategy and Housing

### **Volume 3(a) Ennis Municipal District Written Statements and Settlement Maps**

### **Volume 3(b) Shannon Municipal District Written Statements and Settlement Maps**

## **Volume 3(c) Killaloe Municipal District Written Statements and Settlement Maps**

## **Volume 3(d) West Clare Municipal District Written Statements and Settlement Maps**

Lahinch

### **Associated Documents**

None of the above

### **Environmental Reports**

None of the above

### **Your Submission**

Please see attached submission.

Please see attached submission.

### **Location Map**



## Upload Files

220328\_LTR\_Lahinch Submission\_HW.pdf, 0.98MB

220328\_MAP\_Site Location Map A3 1\_2500.pdf, 4.75MB

28 March 2022

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V95 DXP2

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**Directors:**

Harold Walsh  
Conor Frehill

**Company Reg. No.**

486211

**Re: Request to extend Residential R3 Zoning Objective at Station Road, Lahinch, Co. Clare.**

Dear Sir/Madam,

This submission is being made on behalf of Victoria Cross Retail Limited, in response to Clare County Council's invitation for submissions to Stage 2 of the Draft Clare County Council Development Plan 2023-2029 (DCDP). Firstly, our client wishes to acknowledge and commend the extensive work carried out to date by Clare County Council during the preparation of the DCDP. In particular, our client welcomes the Council's intentions to maintain a residential zoning on the majority of their lands at Station Road, Lahinch, Co. Clare.

However, our client notes that a portion of their lands (identified in Figure 2 below) has been identified as Strategic Residential Reserve (SR3) in the Draft Zoning Map for Lahinch. We wish to make the following request on behalf of our client, Victoria Cross Retail Limited, in relation to same:

**Request:**

We request that the Residential R3 zoning on the identified subject lands be extended to cover the entirety of the subject site, in full support of the proper planning and sustainable development of the area.

This cover letter is submitted in support of our request and is presented under the following headings;

- Introduction
- Planning Policy Context
- Request
- Conclusion and Request

## Introduction

### Subject Lands

The subject lands (ca. 2.8 ha) are located within a 6-minute walk east of Lahinch's town centre and are bound to the north and east by residential development. Immediately west of the subject site lies an undeveloped strip of land which is proposed to be zoned Strategic Residential Reserve (SR2) in the DCDP.



Figure 1 Site location

### Submission Purpose

The subject lands are currently zoned residential under provisions of the Clare County Development Plan 2017-2023 (as varied). The DCDP 2023-2029 proposes to zone the majority of the subject lands Residential R3. However, a portion of land to the south of the subject site has been identified as Strategic Residential Reserve (SR3) as shown in Figure 2. Given that the principle of residential development has been accepted by the Council for this site<sup>1</sup>, we request that the proposed R3 residential zoning objective be extended to cover the entirety of the subject lands as identified in Figure 3.

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<sup>1</sup> See Planning Reference no. 21/146 for permission for the construction of 28 no. residential houses on the identified subject lands

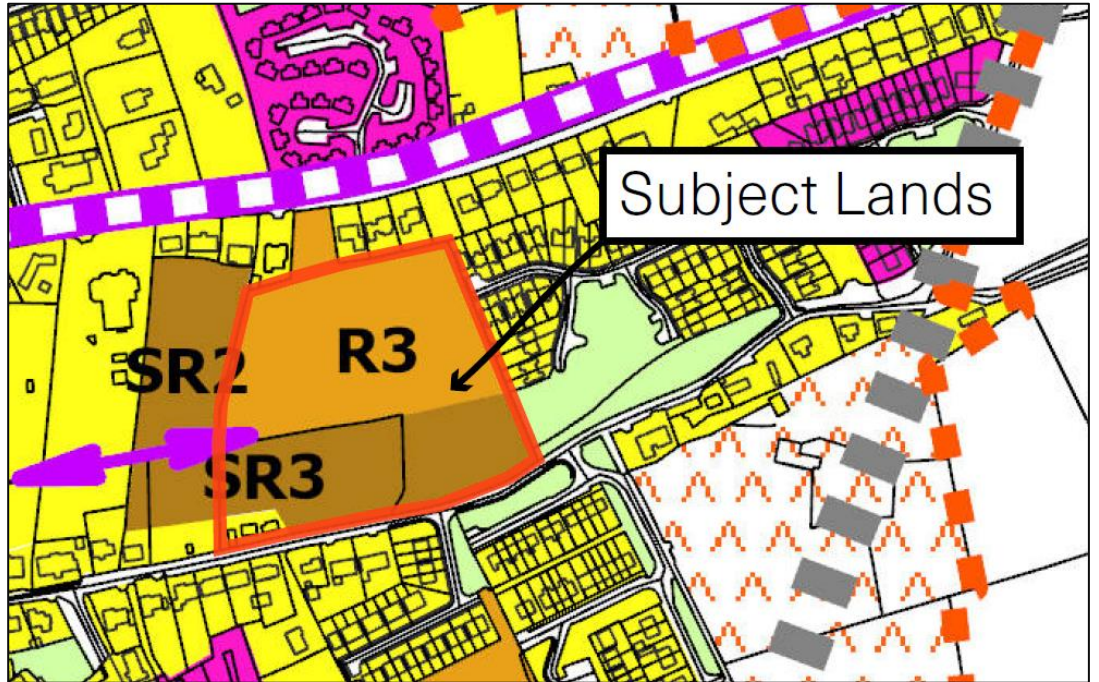


Figure 2 Draft Clare County Development Plan Zoning

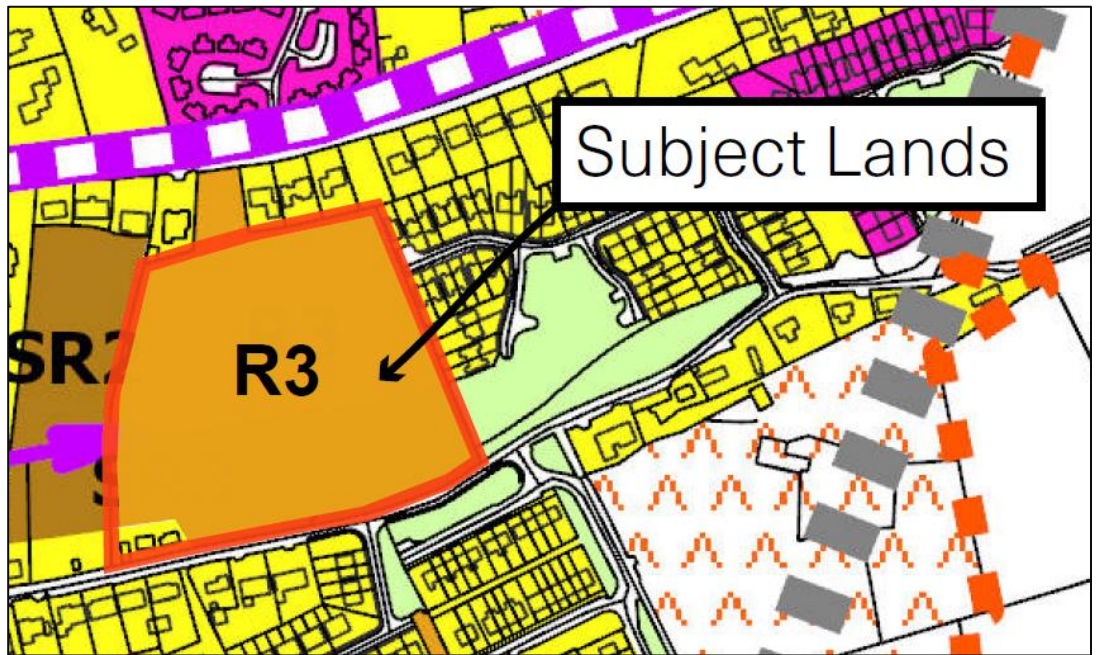


Figure 3 Requested Zoning (R3) for Subject Lands

## Planning Policy Context

### Draft Clare County Development Plan (DCDP)

Lahinch is a well-known and established seaside resort town, attracting national and international acclaim for its excellent surf water, along with its significant offering of restaurants, bars, hotels, and other tourist related retail outlets. The DCDP identifies Ennistymon/Lahinch as a '*Linked Service Town*' within its settlement hierarchy, acknowledging its important role both as a service centre, and as a key driver of growth for North Clare. The DCDP Core Strategy identifies a population target of 223 people for Ennistymon/Lahinch over the lifetime of the plan, requiring the delivery of an additional 116 housing units to 2029.

There has been significant growth in Lahinch over recent years, in particular in tourism related developments such as holiday homes, apartments, and leisure facilities. As a result of Lahinch's success as a popular seaside resort, its local population fluctuates seasonally in line with main public holidaying periods. The DCDP recognises this, and emphasises the importance of ensuring future development seeks to act as a counterbalance to same; ensuring that local services are operational and commercially viable throughout the year. In response, the DCDP states that it is an objective of the plan:

*"To facilitate the consolidation and regeneration of Ennistymon/Lahinch to ensure a strong and vibrant community that will allow for its future sustainable growth as the service town in North Clare."*

## Request

### Assessment

We request that the entirety of the lands identified in Figure 1 are zoned Residential R3, in full accordance with the proper planning and sustainable development of the area. We note recent planning application 21/146 for 28 no. residential units within the subject lands, which was refused by Clare County Council on the 10<sup>th</sup> March 2022. The Council accepted the development of the subject site in principle, and only raised issue to technical design issues. Our clients are confident of overcoming these technical issues and agreeing the solutions with Clare County Council before resubmitting a revised application. The primary reason for refusal of the application was the proposed provision of an onsite Wastewater Treatment Plant (WwTP), necessary due to deficiencies in the local sewerage network.

We consider that these technical design issues can be overcome through a revised proposal for the site, in light of the Council's recommendations under application no. 21/146. Secondly, we note that the DCDP states that upgrades to the Lahinch WwTP are due to be completed during the lifetime of the plan. The completion of these works will allow a proposal on the subject lands to connect to the existing wastewater infrastructure network and avail of the increased capacity within same, removing the need for an onsite WwTP.

## Conclusion and Request

We welcome the opportunity to make this submission to the Stage 2 Public Consultation process for the Draft Clare County Development Plan 2023-2029. As set out in this submission, we ask that the Council extend the Residential (R3) zoning to cover the entirety of our clients' lands at Lahinch, Co. Clare. We consider this will be in accordance with the proper planning and sustainable development of Lahinch, given the identified population targets for the town and the proximity of the lands to the town centre.

We trust that appropriate consideration will be given to this submission, and we are happy to make ourselves available to discuss further the contents of this submission, as required, at the convenience of Clare County Council.

### Request:

We request that the Residential R3 zoning on the identified subject lands be extended to cover the entirety of the subject site, in full support of the proper planning and sustainable development of the area.

Yours Sincerely

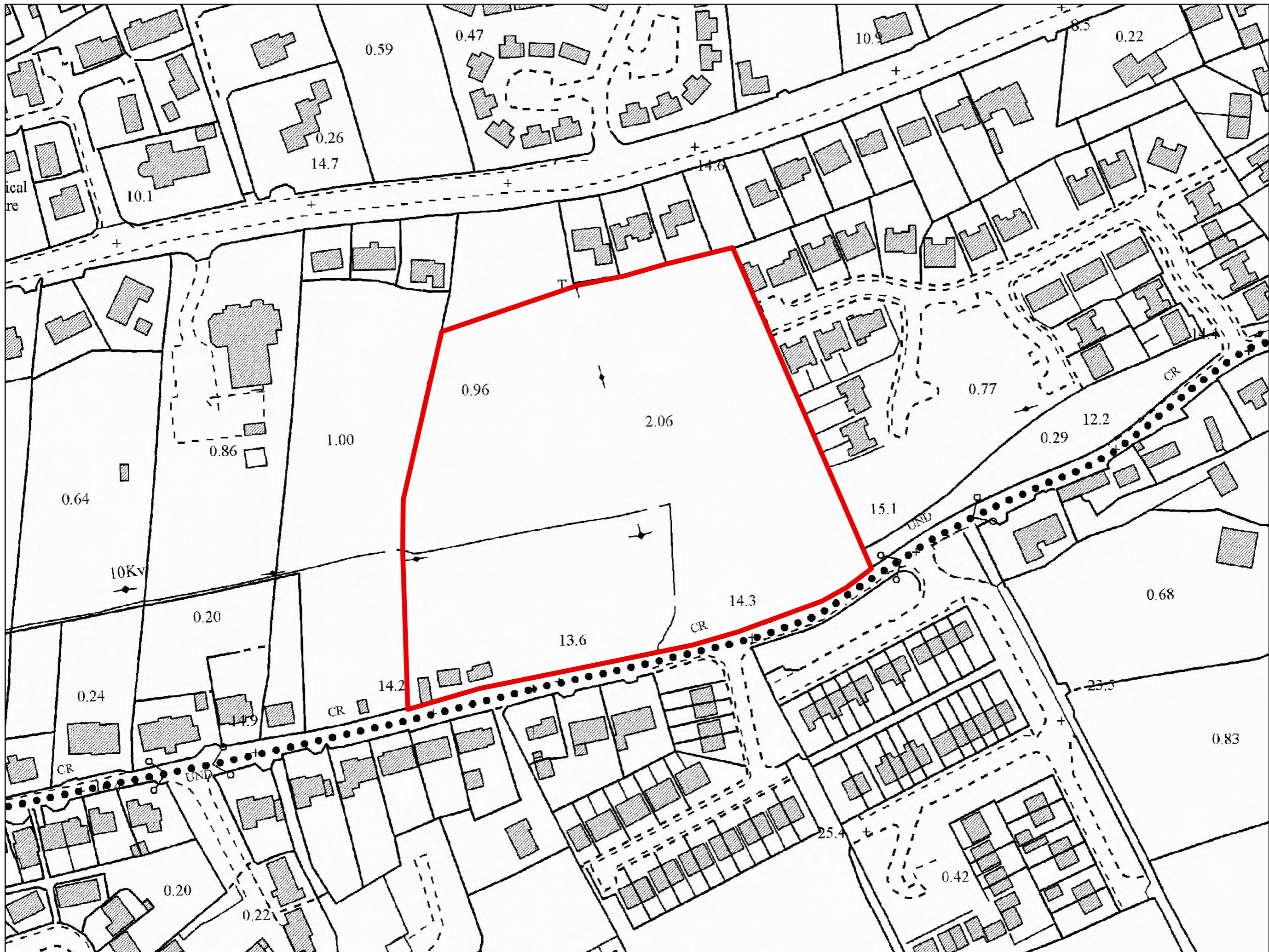



Harry Walsh  
HW Planning

### Enclosures

- OSI Site Location Map at 1:2,500





 Subject Lands

Scale  
A3: 1:2,500