



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

Submitted By: Anonymous user

Submitted Time: March 28, 2022 3:39 PM

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Volume 1

Core Strategy, Settlement Strategy and Housing

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

Ennis/Clarecastle

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

Associated Documents

None of the above

Environmental Reports

None of the above

Your Submission

Location Map



Upload Files

Submission Clare County Development Plan George Gallery.pdf, 4.66MB

Draft Clare County Development Plan 2023-2029,
Planning Department,
Clare County Council,
New Road,
Ennis,
Co Clare.
V95 DXP2
Date: 28 March 2022

Re: Submission to Draft Clare County Development Plan 2023-2029 regarding lands at Ennis, Co. Clare

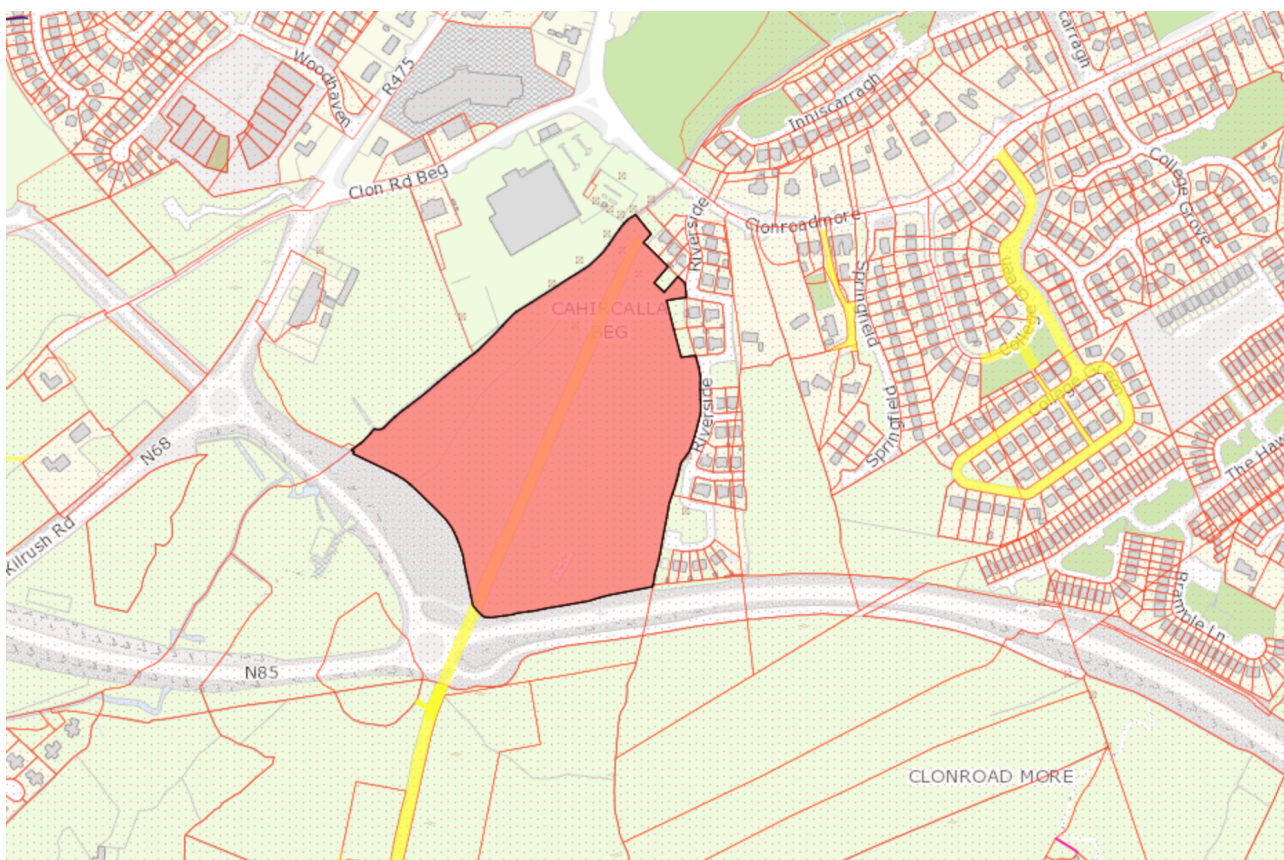


Figure 1 - Landholding in Ennis

1.0 Introduction

I, Andrew Hersey Chartered Town Planning Consultant MIPI am acting on behalf of my client George Gallery,. whom owns the lands marked on the map above. I have been asked by my client to examine the Draft Clare County Development Plan 2023-2029 and prepare a submission seeking to zone part of these lands for residential use.



My client owns approximately 7.13ha of land at this location which includes for a local heritage trail which is known locally as the *Rocky Road*. My client maintains this right of way without any public help or funding from the local authority or any other public authority.

My client wishes to get part of the landholding zoned for residential use (2.0ha) and in particular part of the eastern side of the Rocky Road (see Figure 2 and Figure 3 below). He is specific about keeping any residential development away from the Rocky Road.

The following document therefore sets out a rationale as to why my client's lands are suitable for residential use and why these lands are more suitable than other lands currently zoned in the draft plan. With respect of the same zoning my client's family lands would comply with national and regional development plans and Section 28 (of the Planning & Development Act 2000 as amended) Planning Guidelines issued by the Department of the Environment, Heritage and Local Government.

2.0 Policy Context

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009. A fundamental principal of proper planning and sustainable development is that sustainable transport is inextricably linked to land use. Residential housing should be located where there is good public transport, and safe pedestrian and cycle links to town and city centres, transport hubs, services and amenities. This principal encourages walking, cycling and dependance on the private motor vehicle is reduced. This fundamental planning principal is set out in ministerial *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009*. The principal focus of these guidelines is the provision of sustainable residential development and the promotion of development that prioritises walking, cycling and public transport, and minimises the need to use cars

The National Planning Framework 2040 is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040.

Regional Spatial and Economic Strategy for Southern Region 2019-2031 which provides a high-level development framework for the Southern Region that supports the implementation of the National Planning Framework (NPF) and the relevant economic policies and objectives of Government.

The ***Housing for All*** published by the Irish Government on 2 September 2021, will replace the 'Rebuilding Ireland Strategy' launched in 2016. It has been dubbed the "single largest investment in housing since the 1960's".



In order to address Ireland’s continuing housing crisis, the Plan will require the public and private sector to work together to reach the overall target of 300,000 homes by 2030, the breakdown of which is as follows:

- 170,000 homes for the private market;
- 90,000 social housing units;
- 36,000 affordable housing units; and
- 18,000 cost rental properties.

In order to reach the above lofty goals the State intends to spend €4 billion a year to 2030 on various State interventions and capital investments.

The Department of Housing commissioned a report from the Economic and Social Research Institute (ERSI), which indicated that an average of 33,000 new homes needed to be built a year in order for the housing crisis to be successfully addressed by the Government. In order to achieve the goal of 33,000 new homes per year, the Plan provides four pathways to achieving four overarching objectives:

- Supporting home ownership and increasing affordability;
- Eradicating homelessness, increasing social housing delivery and supporting social inclusion;
- Increasing new housing supply; and
- Addressing vacancy and efficient use of existing stock.

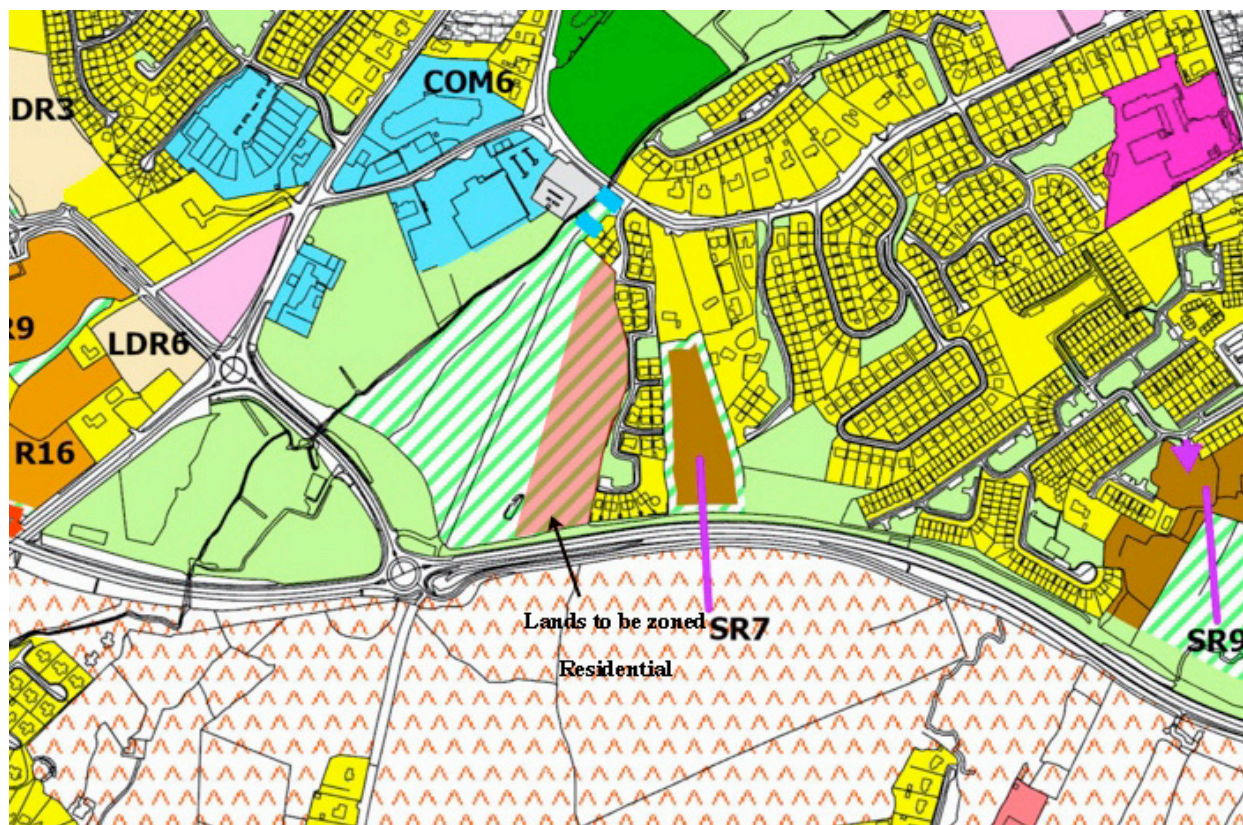


Figure 2 - Screenshot of Zoning Map for Ennis showing the area of lands which my client wishes to get zoned (shaded in red).



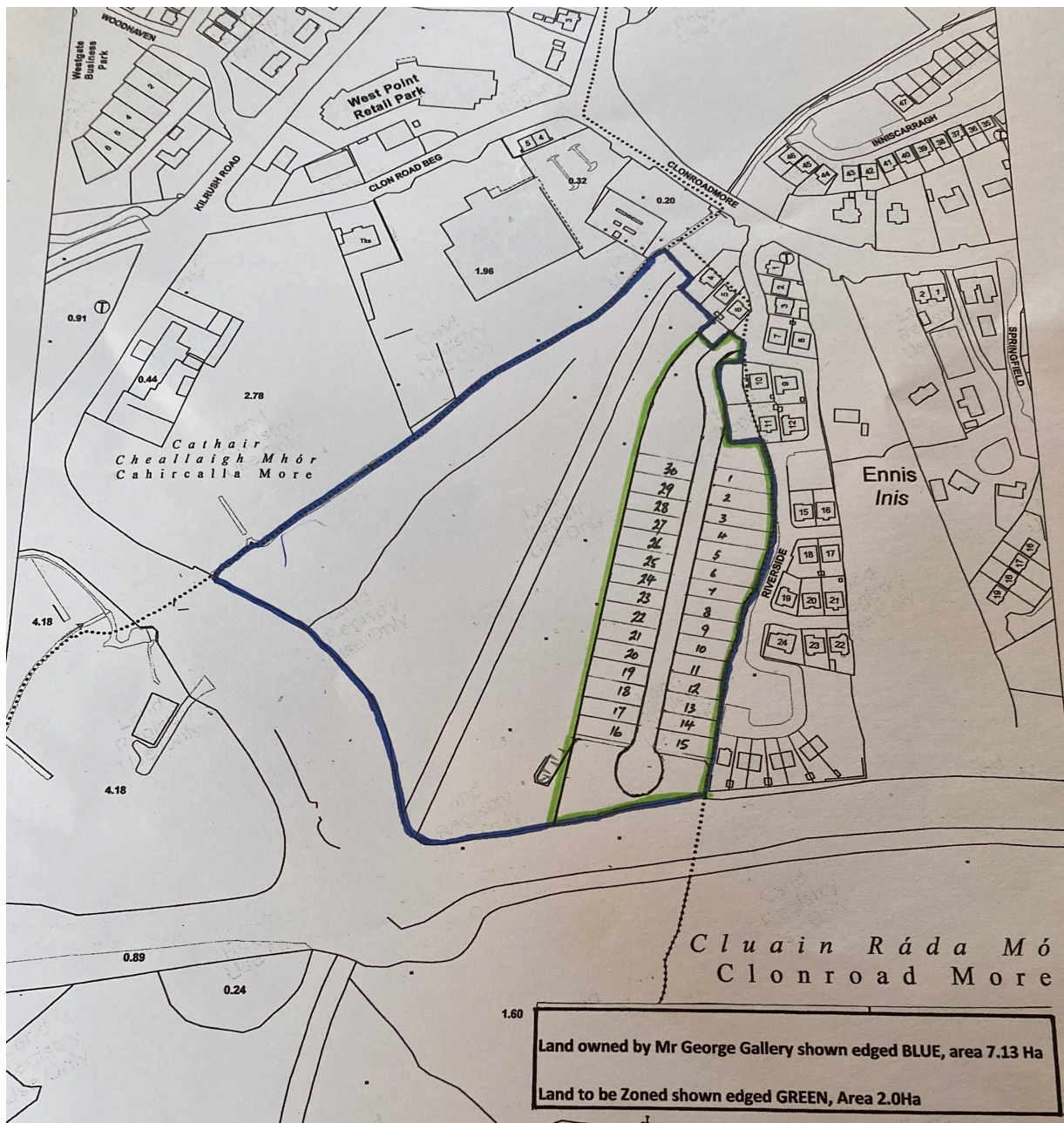


Figure 3 - Landholding marked blue and are to be zoned marked green with preliminary site layout plan

4.0 Site Location

The site is located in the southern suburbs of Ennis adjacent to and the west of the Riverside Housing Estate. Access to the site can be by way of an existing cul-de-sac from Riverside which I understand is taken in charge by Clare County Council. (See Figure 3 above- Note: Figure 3 above shows for a preliminary site last which my client had prepared but it should not be viewed as any future potential layout. Any future potential



layout will have regard to the provisions of the Draft Development Plan and any Section 28 Guidelines in force at the time of application)

5.0 Services

It is noted that there is mains water and mains sewer located in the adjacent Riverside Estate which my client can connect into. In this respect, the lands are serviced and therefore in accordance with the National Planning Framework should be prioritised over lands which are not served by water and sewerage connections.

7.0 Statement of Suitability of Use

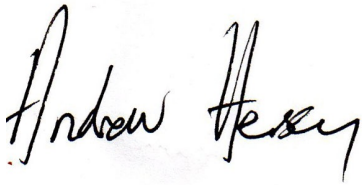
I, Andrew Hersey MIPI considers that the use of these lands for residential purposes is highly appropriate in the context of the town and having regard to national and regional planning policy.. My client's family has approximately 2.0ha of land at this location. A residential development at this location will:

- (i) Have direct access onto an adjacent housing estate where there is access to a public water mains and access to the public sewer
- (ii) Have direct access onto St Flannans Road which has recently being upgraded to provide for dedicated cycle paths providing for a sustainable transport option.
- (iii) Is located closer to the town centre than other sites which are zoned for residential use in the Draft Clare County Development Plan 2023-2029
- (iv)The site is proximate to both primary and post primary schools.
- (v)My client will continue to maintain the Rocky Road as a Heritage Trail into the future in the case where the above lands are zoned.

With respect of the foregoing I, Andrew Hersey MIPI on behalf of my client George Gallery, urge the Planning Authority to zone these lands for residential purposes in the Clare County Development Plan 2023-2029

If you have any queries regarding the same please contact me at 087-6870917 or by email at hersey.andrew@gmail.com.





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