

SUBMISSION TO DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

Land at Spanish Point, Co. Clare

Sisters of Mercy

Issue: A

Customer Project Number: 6857

Customer Document Number:

Document Sign Off

SUBMISSION TO DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

Lands at Spanish Point, Co. Clare

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 Spanish Point. Our Clients are seeking to retain the proposed '*Mixed use*' zoning on the subject site.

The submission will be outlined as follows:-

Section 2: Subject Site

This section provides a description of the subject site and its context.

Section 3: Planning Context

This section outlines the current zoning and proposed land use zoning for the subject site as defined in the Draft Plan.

Section 4: Submission Request

This section outlines this submission request

Section 5: Conclusion

This section summarises our case as outlined in this submission.

2.0 SUBJECT SITE

The subject site is in a prominent and commanding position on the R482 directly opposite the Armada Hotel in Spanish Point. The subject site is bounded to the south by the R482, to the west by the L6224 and to the north and east by the Spanish Point House property which is a Protected Structure.

There are no buildings or structures on the subject site. Access to the site is via an agricultural opening onto the L6224. The site is relatively flat with a gentle slope from the Spanish Point House property towards the junction of the L6224 with the R482.

The roadside boundary to the R482 and L6224 is defined by a low stone wall with additional hedging and overgrowth along the L6224 boundary. The boundary between the subject site and the Spanish Point House property is defined by a white concrete post and rail fence and low stone wall directly to the front of Spanish Point House.

Part of the subject site at the junction of the R482 and L6224 is set back from the public road and would appear to have been acquired by Clare County Council to facilitate sight visibility at this junction.

The subject site measures approximately 1.03 hectares.

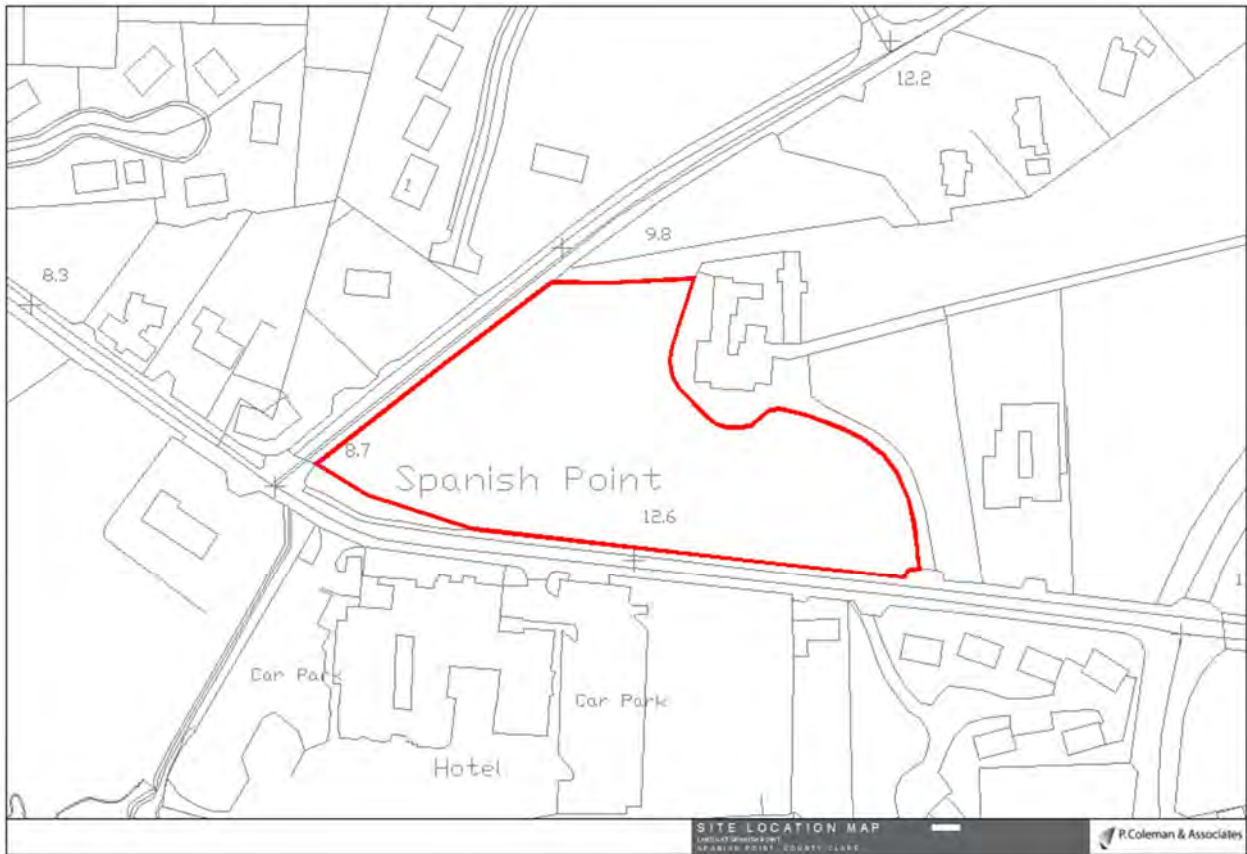


Figure 1 – Site Location Map



Figure 2: Aerial View of Subject Land

Source: Google Images



2.0 PLANNING POLICY CONTEXT

2.1 Current Local Planning Context

The subject land is governed by the Clare County Development Plan, 2017-2023 (CCDP 2017-2023). The subject site is contained within the settlement boundary for Spanish Point as outlined in Volume 3d West Clare Municipal District where Spanish Point is classified as a 'small village'. It is a general objective of this plan for Spanish Point "to preserve the outstanding coastal setting and landscape whilst encouraging development that will contribute to the strengthening of the settlement structure".

The subject land is zoned as 'Mixed Use' and is part of a block of land identified as 'MU1' in the current West Clare Municipal District Plan (See Figure 3 below) where the zoning objective is stated as follows:-

"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".

The 'MU1' block includes the adjoining Protected Structure site.

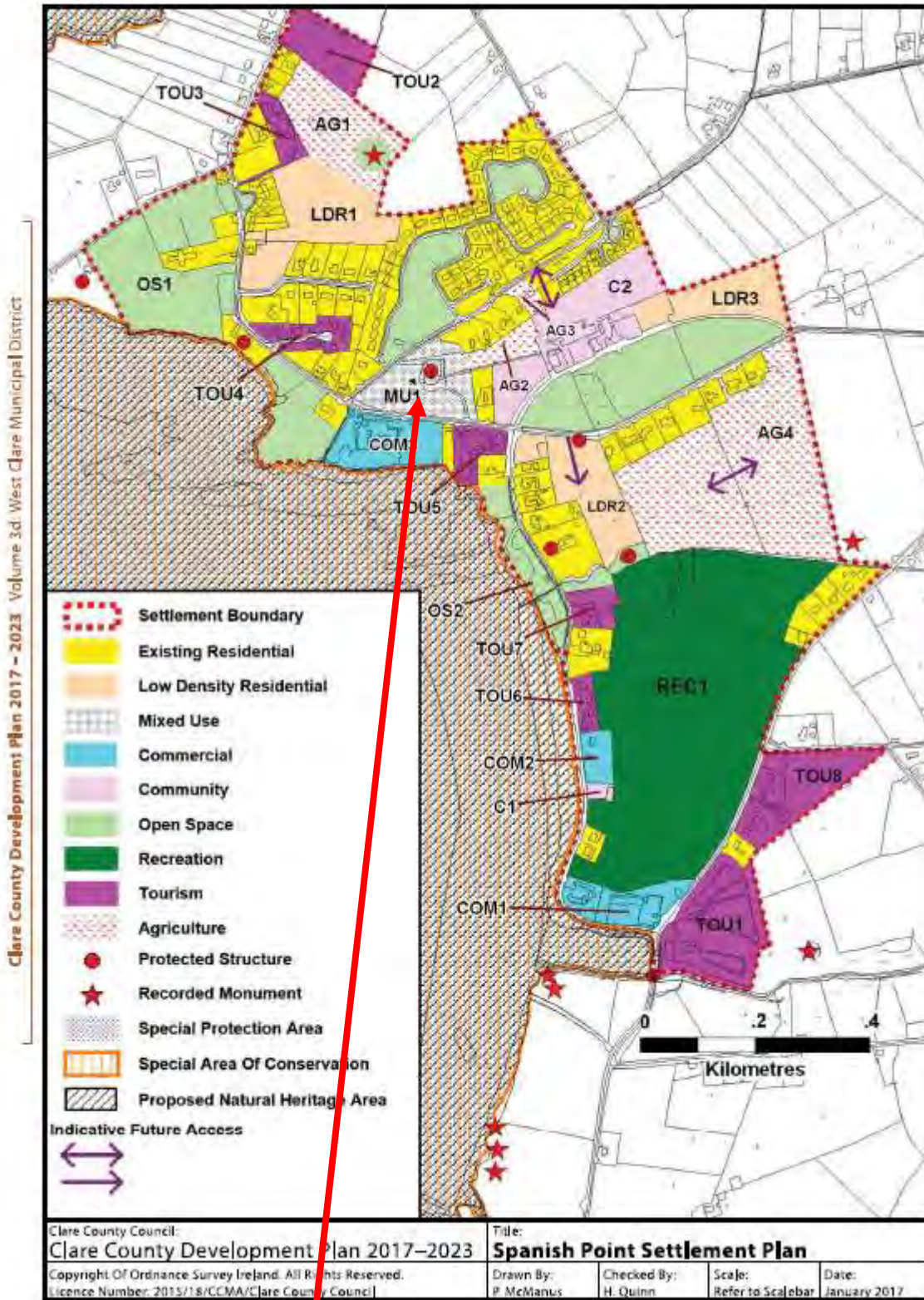


Figure 3 : Current Zoning – MU1
 Source: Volume 4, Clare County Development Plan, 2017-2023

2.3 Draft Clare County Development Plan 2023-2029

The draft Plan shows no change to the existing zoning objective on the subject land of 'Mixed Use' – See Figure 4 below.

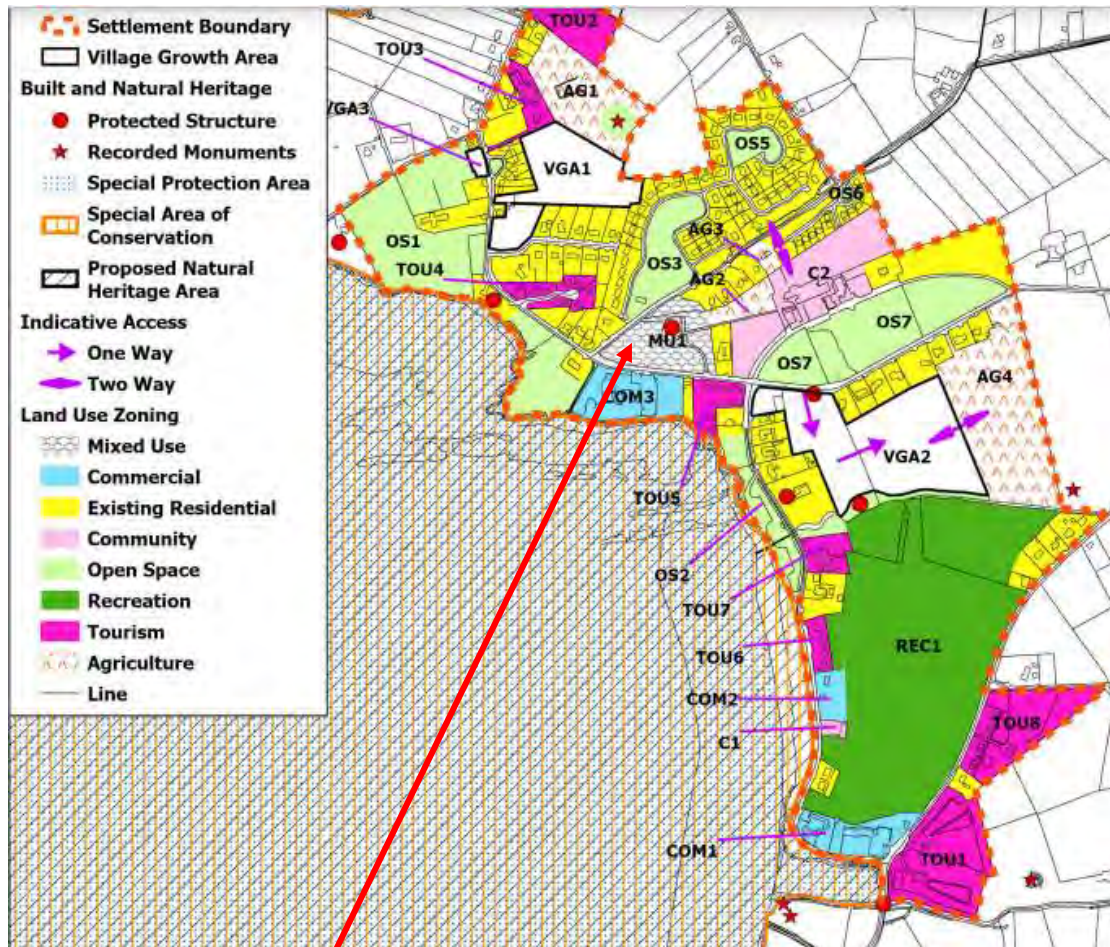


Figure 4 : Proposed Land Zoning – MU1

Source: Volume 3d, Draft Clare County Development Plan 2023-2029

4.0 SUBMISSION REQUEST

Our Client welcomes the retention of the zoning of the subject site, and formally requests Clare County Council to confirm and adopt this zoning in its consideration of the Draft Development Plan. The 'Mixed Use' zoning objective provides for a range of uses to be provided on the subject site which is in a prominent and commanding position on the R482 directly opposite the Armada Hotel in Spanish Point.

5.0 CONCLUSION

Our Clients welcome this zoning of the subject site and requests Clare County Council to confirm and adopt this zoning approach, in its consideration of the Draft Development Plan.