

S2/977.

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Planning Department
Clare County Council
New Road
Ennis
County Clare

28th March 2022

Re: Draft Clare County Development Plan 2023-2029. Additional submission in respect of lands belonging to Michael Lynch Ltd. at Toberteascáin, Ennis.



Your submission reference number S2-111.

Dear Sir/Madame

Further to previous submissions made in respect of the above we now wish to add the following:

We note that the draft Clare Retail Strategy, volume 7 of the draft Development Plan, which is a document that informs the zoning and other decisions contained in volume 1 of the proposed Development Plan, allocates some 3800 square metres of additional floor space to bulky goods to the Ennis catchment area during the lifetime of the propose plan. On the basis of previous submissions and given the number of national bulky goods and major comparison retailers who do not have a presence in Ennis, we believe this to be an under provision.

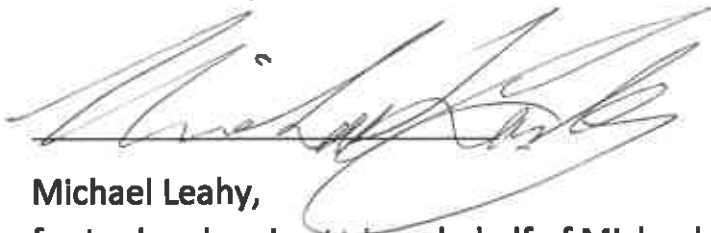
It is also important for the Development Plan to acknowledge that, while certain premises will trade in bulky goods, only a certain proportion of their floorspace

may be dedicated to this type of retail. For many of the national retailers which we have indicated in our previous submissions as not having a presence in Ennis, one component of their premises may consist in bulky goods, while another component consists of normal comparison goods. It is important that where a cap is set on the total bulky goods allocation for a catchment area that this be decided on the specific floor area of the premises which retails in bulky goods.

We also note that the Retail Strategy identifies certain opportunity sites in the Ennis area but confines these primarily to the central part of Ennis. However, we believe that the site the subject of this proposal should also be considered as a retail opportunity site.

I hope you can take the suggestion into account in your deliberations and again I would be obliged if you would acknowledge receipt of this letter to the undersigned using the same reference number as our previous submission on this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michael Leahy', written over a horizontal line.

Michael Leahy,
for Leahy planning Ltd, on behalf of Michael Lynch Ltd.