

HASSETT LEYDEN & ASSOCIATES

ARCHITECTS, CIVIL ENGINEERS & PROJECT MANAGERS

ROSLEVAN SHOPPING CENTRE, TULLA ROAD,
ENNIS, CO. CLARE V95 YN93

TEL: 065 6828422 FAX: 065 6820379

www.hassettleyden.ie

E-mail: hlamail@hassettleyden.ie

your ref.

our ref. MK/ET

encl.

copy to

BY EMAIL ONLY

Ms. Annette Ryan
Clerical Officer
Forward Planning
Clare County Council
Aras Contae an Chlair
New Road
Ennis
Co. Clare

Submission Ref: S3-032

22nd December 2022.

Re: Proposed Zoning of Land under the new County Development Plan 2023 – 2029
Submission No. S2. 698 on behalf of The Poor Clare's Order

Dear Sir/Madam,

We have reviewed the proposed amendment to the County Development Plan 2023-2029 as issued on the 28th of November 2022.

We note that the zoning is largely to remain unchanged, however we note your acknowledgement of the needs of the Poor Clare Sisters.

TS 4- Friars Walk
Including:
OP12 Francis Street and the Causeway

This Friar's Walk Transformational Site (TS4) seeks to substantially intensify, a strategic ~~underutilised town centre land bank site located along Francis Street as well as the surrounding area along with~~ A key objective of the site is to support ~~supporting~~ the delivery of car parking and a public plaza. A multi-storey car park would provide for travel to the Town Centre, alongside a new bus shelter to promote and provide for public transport infrastructure. A proposed new mixed use district would reinforce a connection to Glor and the new County Library, while also delivering high quality housing of a typology that will respond to the needs of the Town in the future.

New residential development will provide an urban edge to the junction, while a multi-storey car park and bus shelter would provide for increased public transport usage, helping Ennis to become a more sustainable community.

Any development within the Friars Walk Transformational Site must have regard to the location of The Poor Clare Monastery which has been an integral part of the Ennis Town community since 1958. Any development within the Transformational Site must respect the proximity of the monastery and the use of the grounds within that monastery in supporting The Poor Clare orders' monastic way of life.

Directors:
Michael Flynn,
B.A., B.A.I, C.ENG.,
M.TECH., M.I.B.C.I.,
M.I.E.I.

Maximilian Kraus
(German)
DIP ARCH., M.R.I.A.I.

Consultant:
James Hassett,
B.E., C.ENG., M.I.C.E.,
M.I.STRUCT.E., M.I.E.I.

Member of:



Engineers Ireland.
Association of Consulting
Forensic Engineers.

Hassett Leyden Flynn Limited t/a Hassett Leyden & Associates.
Registered Office: Roslevan Shopping Centre, Tulla Road, Ennis, Co. Clare. Registered in Ireland No. 582080



In this regard we would again put forward our argumentation for privacy from overlooking the gardens of the Poor Clare Sisters. Privacy in the contemplative garden is paramount for the contemplative work.

New developments such as the vital multi-storey car parking and other developments must respect the privacy of the gardens and we request that this is included in the development plan.

We also request that you remove the Poor Clares sisters monastery and lands from the Friar's Walk Transformation Site TS4.

Yours sincerely,
HASSETT LEYDEN & ASSOCIATES

A handwritten signature in black ink, appearing to read "Max Kraus". The signature is written in a cursive style with a horizontal line underneath.

Maximilian Kraus