

# **SUBMISSION TO PROPOSED AMENDMENT TO DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029**

**Infill Site at Drumcliff, Ennis, Co. Clare**

**Submission Ref: S2.909**

David Queally

Issue: A

Customer Project Number: 6624

Customer Document Number:

## Document Sign Off

# SUBMISSION TO PROPOSED AMENDMENTS TO DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

**Infill Site at Drumcliff, Ennis, Co. Clare**

**Submission Ref: S2.909**

David Queally  
Issue A

**File No: 6624**

CURRENT ISSUE					
Issue No: A	Date: 31.12.22	Reason for issue: Submission to Proposed Amendments 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	<b>Authorised Electronically</b>				
Date	31.12.22	31.12.22		31.12.22	

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 Mr. David Queally a submission to the Proposed Amendments to the Draft Clare County Development Plan 2023-2029 (the Draft Plan). There are two requests being made as part of this submission as follows:-

1. Submission to the Written Statement – Volume 1.
2. Submission to Ennis Municipal District Plan – Volume 3a

Our Client lodged a submission to the Draft Plan, Submission Ref: S2/902, which requested that the subject site at Drumcliff, Ennis, which was proposed to be zoned as ‘Agriculture’ be rezoned to either ‘Low Density Residential’ or ‘Existing Residential’. The purpose of this zoning request was to facilitate the provision of a single residential dwelling for permanent occupation on the site.

## 2.0 PROPOSED AMENDMENTS TO THE DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023-2029

### 2.1 Written Statement – Volume 1

We note from the Land use Zoning Matrix in the Amendments to the Draft Plan that the provision of a Single Residential Dwelling for Permanent Occupation is proposed to be changed from being ‘Open to Consideration’ to ‘Will not normally be acceptable’ under the ‘Existing Residential’ land use. See screenshot from Zoning Matrix Table in Figure 1 below.

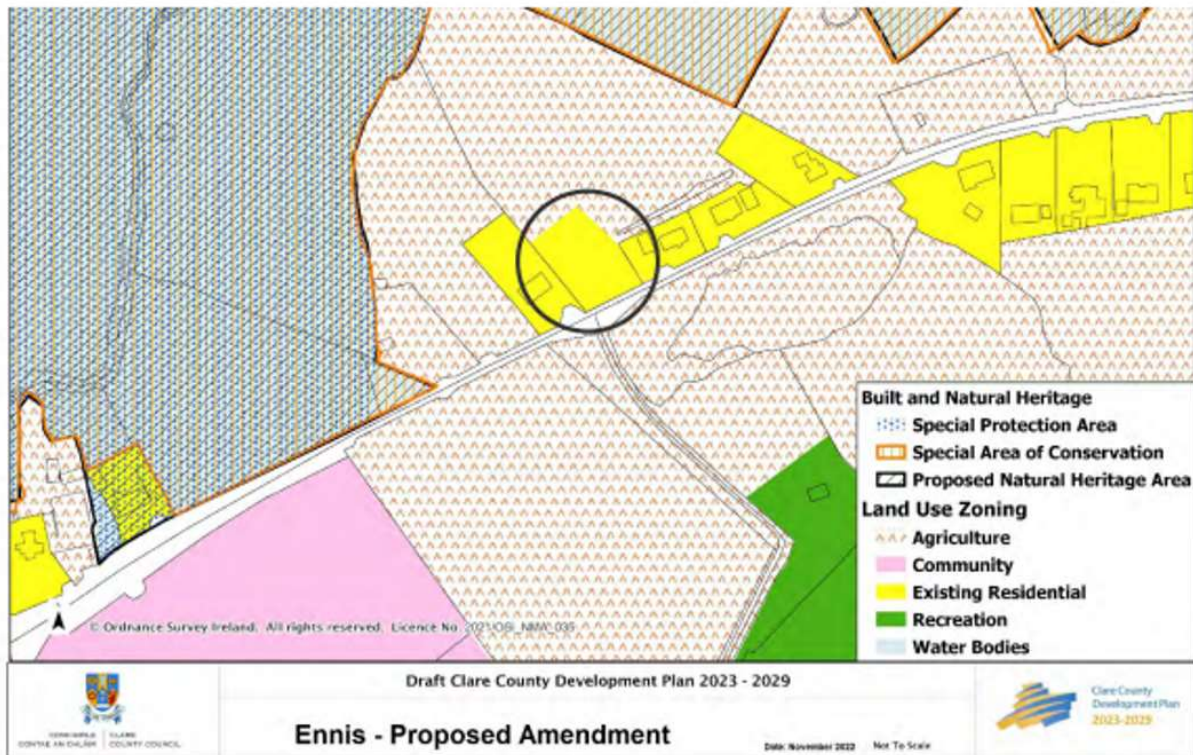
Land Use	Mixed Use	Existing residential	Residential	Low Density Residential	Commercial	Community	Recreation	Open Space	Buffer Space	Enterprise	Tourism	Industry	Light Industry	Maritime / Harbour	Agriculture	Marine Related Industry
Playing pitches	0	✓ X	⊖ X	⊖ X	0	✓	✓	0	X	X	X	X	X	X	✓	X
Primary Care Facility	✓	⊖ X	⊖ X	⊖ X	0	0	X	X	X	0	X	X	X	X	X	X
Refuse Landfill	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X
Religious Places of Worship	0	0	⊖ X	X	X	✓	X	X	X	X	X	X	X	X	0	X
Research and development	0	X	X	X	⊖ X	X	X	X	X	✓	X	0	0	X	X	0
Residential – single dwelling (Permanent Occupation)	✓	⊖ X	✓ 0	✓	X	0	X	X	X	X	X	X	X	⊖ X	0	X
Residential – single dwelling (short-term tourist accommodation)	0	0	0	0	X	X	X	X	X	X	0	X	X	0	X	X
Residential Institution	0	0	0	0	0	0	X	X	X	X	X	X	X	X	X	X
Restaurant/Café	⊖ ✓	X	X	X	✓	X	0	X	X	0	✓	0	0	0	X	X
Retail Warehousing	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X
School / College	0	X	✓ X	✓ X	✓	✓	X	X	X	✓	X	X	X	X	X	X
Science & Technology Based Enterprise	✓	X	X	X	0	X	X	X	X	✓	X	0	0	X	X	X
Scrap Yard	X	X	X	X	X	X	X	X	X	X	X	0	0	X	X	X
Shops (excluding Retail)	✓	0	⊖ X	⊖ X	✓	0	X	X	X	0	0	X	0	0	X	X

**Figure 1 – Land Use Zoning Matrix with change proposed to Single Residential Dwelling under ‘Existing Residential’ zoning**

We note also in the same matrix that *‘Multiple Residential units’* and *‘Residential - Single Dwelling (short-term tourist accommodation)’* are both *‘Open to Consideration’*. This appears to be at variance with Land Use of *‘Residential – Single Dwelling (Permanent Occupation)’*.

## 2.2 Ennis Municipal District Plan – Volume 3a.

We note from the Proposed Amendments to the Draft Plan that our Clients submission request has been accepted and the subject site is proposed to be rezoned to *‘Existing Residential’*.



**Figure 2 – Proposed Amendments to the Draft Plan – Rezone Subject Site from *‘Agriculture’* to *‘Existing Residential’***

## 3.0 SUBMISSION

### 3.0 SUBMISSION TO PROPOSED AMENDMENTS TO DRAFT PLAN

#### 3.1 Submission Request No. 1

Our Client is requesting that the proposed change in the Land Use Zoning Matrix in relation to the provision of a *‘Residential - Single Dwelling (Permanent Occupation)’* which is proposed to be changed from being *‘Open to Consideration’* to *‘Will not normally be acceptable’* under the *‘Existing Residential’* land use will not be adopted in the Final Clare County Development Plan 2023-2029 and that this land use will revert back to being *‘Open to Consideration’*.



The purpose of our Clients original submission to have the subject site rezoned from 'Agriculture' to either 'Low Density Residential' or 'Existing Residential' is to facilitate the provision of a single residential dwelling for permanent occupation. If the change proposed to the Land Use Zoning Matrix is adopted this will prohibit this proposed development. We note that the provision of 'Multiple Residential Units' and 'Residential - Single Dwelling (short-term tourist accommodation)' will remain 'Open for Consideration' and no change is proposed for these uses.

Our Client submits that this proposed change to the zoning matrix is unreasonable. There are several vacant sites which are currently zoned and proposed to be zoned as 'Existing Residential' in urban areas many of which are infill in nature or consist of left-over pieces of ground or they consist of large plots which form part of existing residential properties and which are ideally suited to the provision of a single residential dwelling particularly having regard to the nature of the adjoining residential land uses. Multiple residential units would not be suitable on these sites either because of the limited size of the site and/or the existing pattern of development in the area and some would also not be suited to a single residential unit for short-term tourist accommodation due the site location. The provision of a single residential dwelling for permanent occupation on these sites would help alleviate the housing shortage as well as reduce the demand for one off housing in the countryside by providing a more sustainable alternative though the infilling of a site within the urban margin and therefore should be deemed to be 'Open Consideration'.

We note from the Proposed Amendments to the Draft Plan that several additional sites are proposed to be rezoned to 'Existing Residential' with some of these only being suited to the provision of a single residential unit for permanent occupation. We note from our review of some of the submissions to the Draft Plan associated with sites of this nature that the purpose of the submission was to seek an 'Existing Residential' zoning on the site so that a single dwelling house for permanent occupation could be provided. Some of these submissions have been accepted with these sites proposed to be zoned to 'Existing Residential' in the Proposed Amendments to the Draft Plan. The change to this Land Use Zoning Matrix would prohibit these sites from being developed as a single residential unit for permanent occupation which would therefore negate the change in the zoning objective to 'Existing Residential'.

We submit that our Clients site is ideally suited to a single dwelling house for permanent occupation particularly given its location and the existing pattern of development in the area and we urge that the proposed change to the zoning matrix is not adopted in the Final Plan. Providing for a single residential dwelling for permanent occupation to be 'Open for Consideration' will still require that any proposal for such use will be considered on its own merits and be subject to particular considerations such as compatibility with adjoining uses, scale or whether or not the proposal is prejudicial to the amenities or the residential amenities of an adjoining property etc. thus insuring it will only be permitted if it is deemed to be in accordance with the proper planning and sustainable development of the area.



### **3.2 Submission Request No. 2**

Subject to the proposed change to the zoning matrix as outlined in Section 3.1 above not being adopted in the Final Clare County Development Plan 2023-2029, our Client confirms his support for the proposed change in the zoning of his site from *'Agriculture'* to *'Existing Residential'* and formally requests Clare County Council to adopt this amendment in full in the final Clare County Development Plan 2023-2029.

We trust that the points raised in this submission will be duly considered by Clare County Council in its review of the Proposed Amendments to the Draft Plan.