

**Annette Ryan**

---

**From:** Mandy Coleman <mandy@pjcoleman.com>  
**Sent:** Tuesday 3 January 2023 11:33  
**To:** Development Plan  
**Subject:** RE: "Proposed Amendments to the Draft Clare Draft Development Plan 2023-2029"  
Submission for Loughville Property Ltd Lands at Loughville Ennis re Sub Ref S2.867  
**Attachments:** Submission to Proposed Amendments to Draft CCDP 2023-2029 Lands at  
Loughville Ennis for Loughville Property Ltd re Sub Ref S2.867.pdf

Dear Sir or Madam,

Please find attached Submission to the Proposed Amendments to the Draft Clare County Development Plan 2023-2029 on behalf of Loughville Property Ltd. regarding lands at Loughville, Ennis.

Kindly acknowledge receipt of this submission at your earliest convenience.

Kind regards

Mandy.

**Regards**

**Mandy Coleman-Planner**

P. Coleman & Associates Consulting Engineers & Planners •/span> 5 Bank Place, Ennis, Co. Clare, V95 HW27•  
/span> Land Line: +353 65 6829731 •/span> [www.pjcoleman.com](http://www.pjcoleman.com)

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

**Lands at Loughville, Lahinch Road, Ennis**

**Submission Ref: S2.867**

Loughville Property Ltd.

Issue: A

Customer Project Number: 6739

Customer Document Number:

## Document Sign Off

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

**Lands at Loughville, Lahinch Road, Ennis**

**Submission Ref: S2.867**

Loughville property Ltd.

Issue A

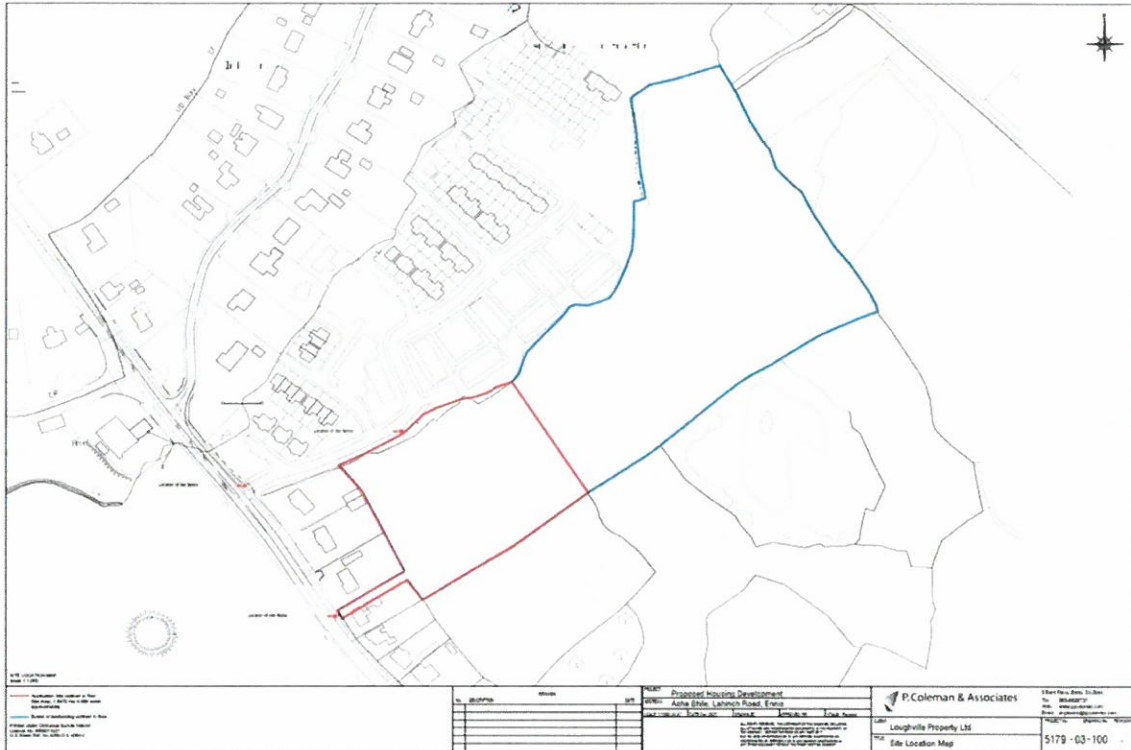
File No: 6739

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		23.12.22	

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 Loughville Property Ltd. to prepare a submission to the Proposed Amendments to Draft Clare County Development Plan 2023-2029 with specific reference to the land-use zoning proposed for Ennis town as outlined in Volume 3a of the Draft Plan. The subject lands are identified in Figure 1 below.



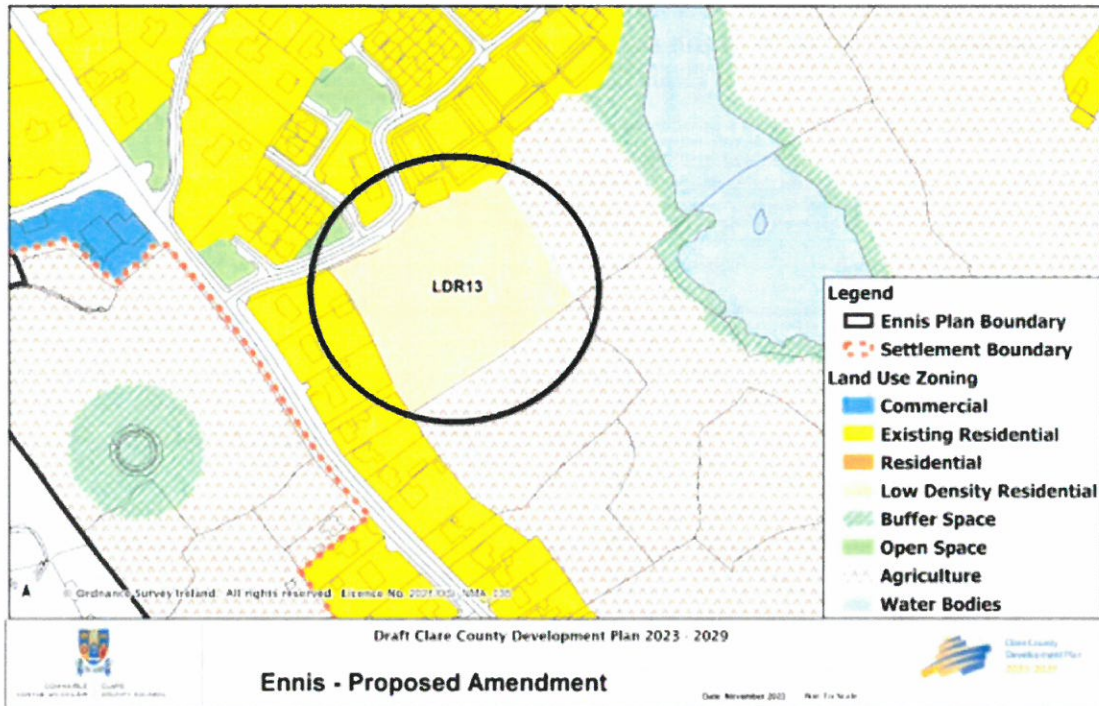
**Figure 1 – Site Location Map – PC&A drawing no. 5179-03-100**

## 2.0 BACKGROUND

Our Client lodged a submission regarding the subject lands to the Draft Clare County Development Plan 2023-2029 – Submission Ref: S2.867. The original submission sought to rezone the proposed ‘Agriculture’ zoning proposed in the Draft Plan on the subject lands to ‘Low Density Residential’.

### 3.0 PROPOSED AMENDMENTS

We note that this request has been accepted in the Proposed Amendments to the Draft Plan and our Client welcomes this rezoning – See Figure 2 below.



**Figure 2 – Proposed extended ‘Low Density Residential’ ‘LDR13’ zoning as per Proposed Amendments to Draft Plan.**

There is also the inclusion of a specific zoning objective for the subject site ‘LDR13’ which states as follows:-

***LDR13 Lands at Loughville***

*These lands are located to the rear of an existing line of roadside houses and have been zoned to accommodate residential development. Future development proposals must be designed to avoid any negative impacts on the residential amenity of the adjoining houses to the southwest and development directly adjoining these existing houses may be restricted to single storey development only. Development proposals must be accompanied by a Traffic Management Plan setting out how safe access and egress will be achieved in addition to including proposals for junction upgrade/improvement where necessary. The Strategic Flood Risk Assessment contained in Volume 10(c) of this Plan indicates that the site is at risk of flooding from groundwater. Additionally, any development proposals must be accompanied by a hydrogeological assessment definitively indicating whether or not the proposed development will interfere with water quality or hydrology of the Lower River Shannon cSAC and River Shannon and River Fergus Estuaries pSPA*



#### **4.0 SUBMISISON REQUEST**

Our Client is requesting that this proposed amendment to rezone the subject lands to '*Low Density Residential*' '*LDR13*' is adopted in the final Clare County Development Plan 2023-2029. This is consistent with the recently granted planning permission, Planning Permission Ref: P21/1312, for a housing development on the subject lands.

#### **5.0 CONCLUSION**

On behalf of our Client, we respectfully request that the Planning Authority take account of this submission and adopt this proposed rezoning in the final Clare County Development Plan 2023-2029.