

[REDACTED]

From: Maximilian Kraus <maxkraus@hassettleyden.ie>
Sent: Tuesday 3 January 2023 14:15
To: Development Plan
Cc: [REDACTED]
Subject: Lands at Tulla Co. Clare
Attachments: Submission-Jim Halpin 2023.pdf

Dear Sir/Madam,

On behalf of our Client Jim Halpin we wish to re-submit our submission for due consideration for the re-zoning of lands as detailed in the attached document.

We would be obliged if the re-zoning can be executed by your department.

Kind Regards and Happy new Year.

Max Kraus

Maximilian Kraus

Director

T:+353(0)65 6828422 | Email: maxkraus@hassettleyden.ie | <https://www.hlfarchitects.ie>

HASSETT LEYDEN & ASSOCIATES. | ROSLEVAN SHOPPING CENTRE | TULLA ROAD | ENNIS | CO. CLARE

EIRCODE: V95 YN93

 Please think about the environment before you print this email.

CONFIDENTIALITY NOTICE:

This e-mail message and accompanying data are for the sole use of the intended recipient (s) and may contain information that is confidential. If you are not the intended recipient, you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you have received this message in error, please notify us immediately and erase all copies of the message and attachments.

Thank you.

HASSETT LEYDEN & ASSOCIATES

ARCHITECTS ♦ CIVIL ENGINEERS ♦ PROJECT MANAGERS

SUBMISSION TO

Clare County Council To Request

- (1) Proposed re-zoning of agricultural land under the new Clare County Development Plan 2023-2029 and
- (2) To Permit Residential Development

On Behalf of Mr. Jim Halpin

March 2023



HASSETT LEYDEN & ASSOCIATES
4 BINDON STREET ENNIS
COUNTY CLARE
T. 065 6828422
hmail@hassettleyden.ie



Contents

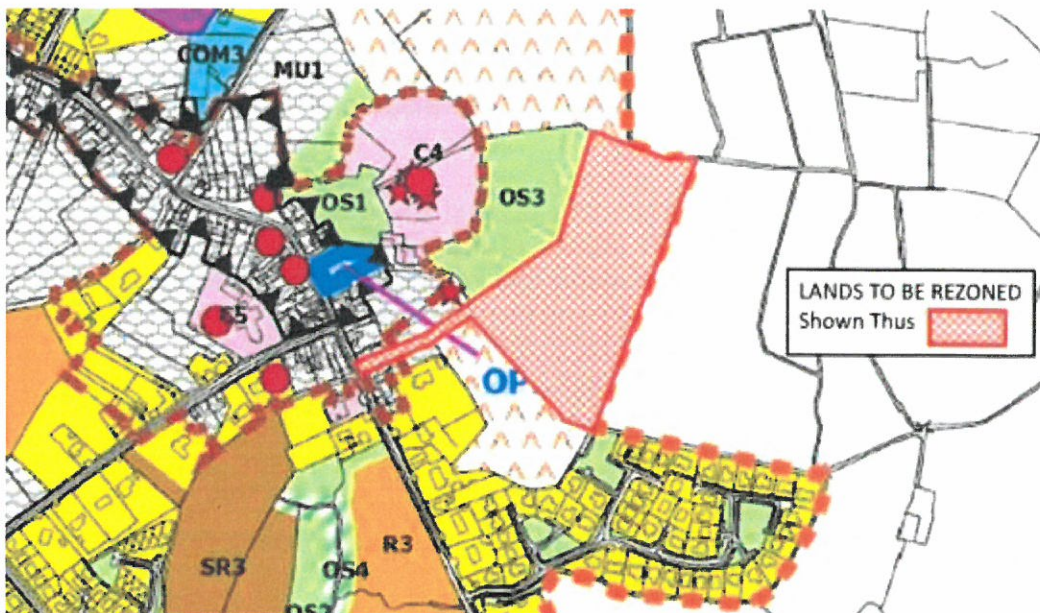
1. Status of Submission	2
2. Opportunity Presented by the Clare County Development Plan of 2023-2029	3
3. Site Description.....	4
4. Site Accessibility	4
5. Strategic & Local Opportunities.....	4
6. Conclusions	5
ANNEXE – 1 -PROPERTY MAP OF LANDS	6
ANNEXE -2 PREVIOUS FEASIBILITY STUDY	7

HASSETT LEYDEN & ASSOCIATES
Ordnance Survey Ireland Licence No. CYAL50248730
© Ordnance Survey Ireland/Government of Ireland

1. Introduction

This submission to Clare County Council has been prepared by Hassett Leyden & Associates on behalf of Mr. Jim Halpin.

It relates to a prime site in the Tulla area and is submitted on foot of the preparation of the new County Development Plan of 2023-2029. The site in question consists of those lands zoned as "agricultural" in the current Clare County Development Plan of 2017-2023. These lands were previously zoned residential in the Clare County Development Plan 2012-2017.



Subject Lands of this submission outlined in red and hatched in red.

This submission seeks to have the lands which are already zoned as "agricultural" under the current Clare County Development Plan of 2017-2023 and to have them zoned for residential use or other settlement in the new Clare County Development Plan of 2023-2029. The lands which are the subject of this rezoning submission are in the ownership of Mr. Jim Halpin and Mr. Maurice Murphy and encompass an area of 3.04 hectares and are contained in part of Folios CE59525F, CE44387F and CE49464F.

2. Opportunity Presented by the Clare County Development Plan of 2023-2029

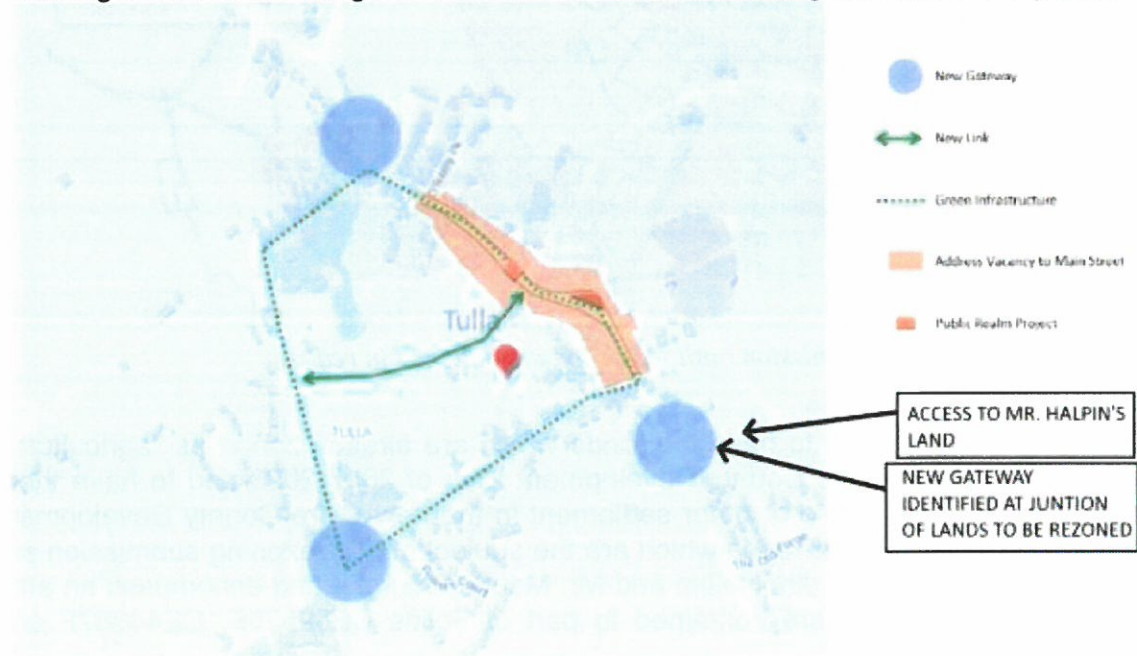
Clare County Council will in the near future be updating the Clare County Development Plan for 2023-2029.

The preparation of this Development Plan for the County of Clare provides a suitable opportunity for the presentation of submissions to Clare County Council in support of the case for the subject lands currently zoned "agricultural" within the current County Development Plan, for their zoning to be changed from agricultural use to residential or other settlement use.

This submission seeks to establish the context of the land with regard to:

- (a) The location, character and extent of the land.
- (b) The site's relationship with the village of Tulla and its hinterland.
- (c) The site in the context of a strategic development in the area of Tulla and its wider environs area.

The submission establishes within this context the manner in which the lands can make provision for the balanced growth of the village of Tulla in a sustainable and compact manner making a contribution towards meeting both the current and future housing needs of the village of Tulla and its hinterland during the next 5 to 7 years.



Outline proposed framework for potential public realm development

Extract CCC Draft Development Plan 2023-2029, Volume C, page 38

The above extract from the draft Clare County Development plan seeks to create a new gateway at the proposed access to the lands to be rezoned and reinforces our client's case for this rezoning submission.

3. Site Description

The subject site of 3.03Ha. is relatively level and is currently in agricultural use. It is located at the foothill of the Tulla graveyard and is within a short walking distance of the centre of Tulla. The field boundaries comprise mainly mature hedgerows and stone walls which will be retained and incorporated in any future development.

4. Site Accessibility

The subject lands have access via the public road. There are lands available to allow for the widening of this access road to the Planning Authority's requirements. In summary, the lands will be immediately accessible to and from the village of Tulla.



Image with access road

The access road to the lands has previously been reviewed with the road design section and it appears that the access road will easily be compliant with all the requirements of DMURS and as such there are no technical obstacles.

5. Strategic & Local Opportunities

- The population and economy of Tulla and its environs has grown moderately over the last 5 years. In fact, Clare County Council are currently developing a site in the Doonaun area of Tulla for a housing estate comprising 25 housing units and other developers are currently building smaller housing estates.
- From our interactions with Irish Water, it is clear that adequate foul and water services are available within practical connection distances of the subject lands which in turn provides the opportunity to accommodate the future growth in population in an orderly manner and in tandem with the provision of the necessary services.

- Further, the subject lands are well placed to contribute to the future housing provision of the Tulla area and the growing demand of housing stemming from the growing industrial base in the area with Beckman Coulter and McGrath quarries being major employers of the area.
- The subject lands, would provide development lands for a logical and orderly consolidation of the existing development in the Tulla area.
- Existing development in the vicinity of the subject lands comprise a mixture of established residential development along with a number of residential developments under construction.
- Thus, the vicinity of the subject lands can be adequately served in terms of water supply and wastewater treatment.
- We would point out that the lands are also closer to the town centre than other proposed zoned lands and therefore should be developed first in order to achieve orderly, sustainable and compact growth of the town.
- This reinforces the sustainability of the proposal with the close proximity to all services.
- The proposed residential zoning of the lands would afford full regard to the adjoining land use and the existing urban and built form and the requirements to protect the visual amenities of the area.
- Vehicular access to the land would be readily available from the existing public road.

6. Conclusions

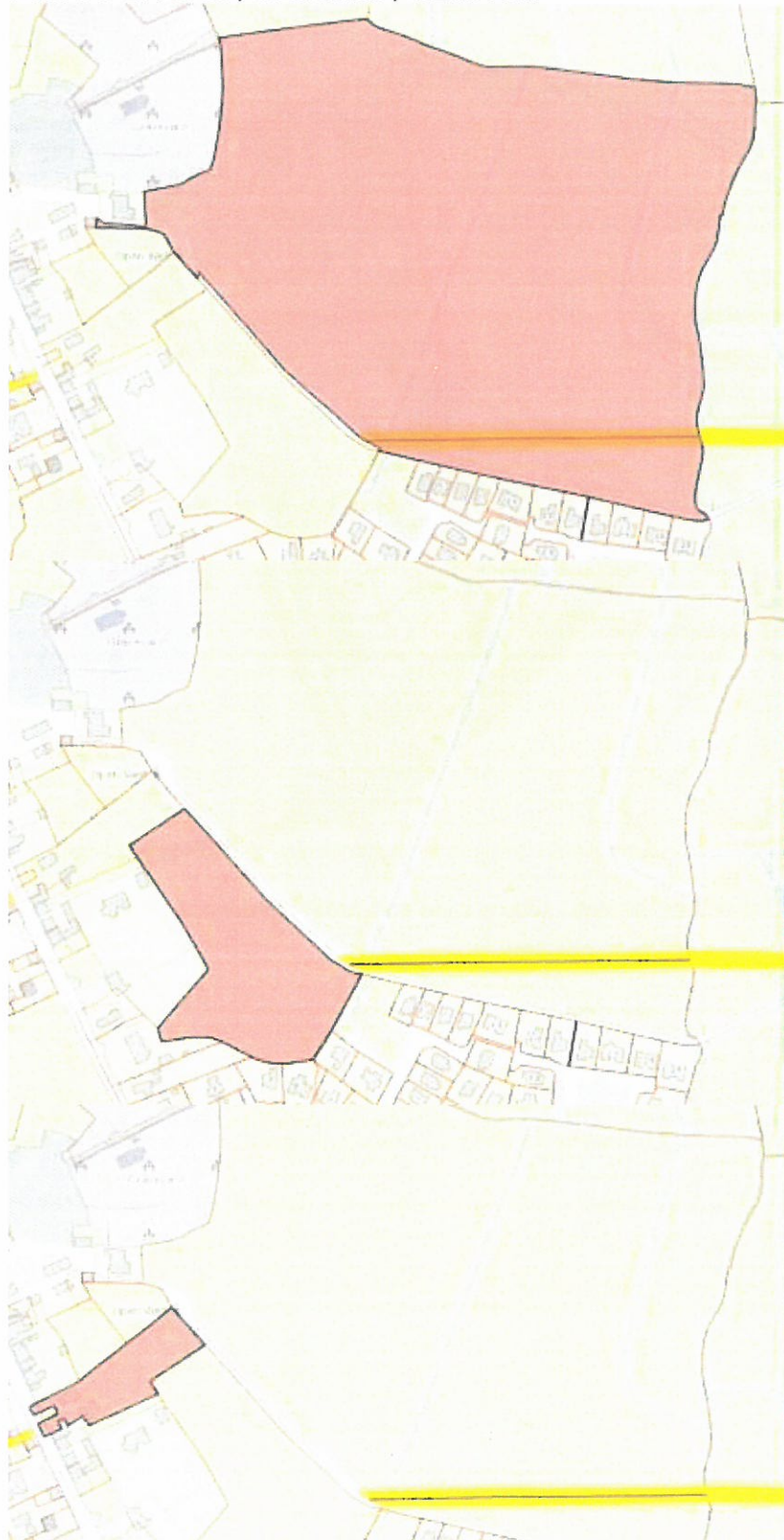
It is considered that the development of the subject lands in the manner proposed will represent a high-quality housing scheme which will not adversely impact on the visual environmental character of the area.

We request that Clare County Council should change the zoning as displayed in the current County Development Plan of 2017-2023 from "agricultural" to "residential" or "other settlement" for the upcoming Clare County Development Plan of 2023-2029.

This rezoning will be in keeping with the previously residential zoning in Tulla.

ANNEXE - 1 -PROPERTY MAP OF LANDS

Folios CE59525F, CE44387F, CE49464F



> Back

Folio Number	CE59525F
Title Level	Freehold
Plan Number	DGG5M
Property Number	1
Area of selected plans	8.79 hectares
Number of Plans on this folio:	1
Address	Not Available

[Add to Basket](#) [Create Alert](#)

*FFA Boundaries and Plan Area **are not conclusive** - see [Section 6\(2\) of Registration of Title Act 2006](#) and [Rule 6\(3\) of the Land Registration Rules 2012](#)

[View Basket](#)

[Print Current View](#)

Help

Folio Number	CE44387F
Title Level	Freehold
Plan Number	BK9CE
Property Number	1
Area of selected plans	1.16 hectares
Number of Plans on this folio:	1
Address	Not Available

[Add to Basket](#) [Create Alert](#)

*FFA Boundaries and Plan Area **are not conclusive** - see [Section 6\(2\) of Registration of Title Act 2006](#) and [Rule 6\(3\) of the Land Registration Rules 2012](#)

[View Basket](#)

[Print Current View](#)

Help

Folio Number	CE49464F
Title Level	Freehold
Plan Number	CAKCB
Property Number	1
Area of selected plans	0.33 hectares
Number of Plans on this folio:	1
Address	Not Available

[Add to Basket](#) [Create Alert](#)

Folio Number	CE55581F
Title Level	Freehold
Plan Number	CRJNS
Property Number	1
Area of selected plans	Not available
Number of Plans on this folio:	1
Address	Not Available

[Add to Basket](#) [Create Alert](#)

ANNEXE -2 PREVIOUS FEASIBILITY STUDY



Feasibility Study with up 72 dwelling houses, access road and scenic pedestrian link.