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

Submission Ref: S3-031

22nd December 2022.

Re: Proposed Zoning of Land under the new County Development Plan 2023 – 2029
Submission No. S2. 696 on behalf of Patrick Keogh

Dear Sir/Madam,

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

Proposed Amendment No. 6 (Submission No. S2/696)

Change Open Space zoning to Existing Residential (ER2)

From:

To:



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We acknowledge the amendment to zone the lands in question from open space to existing residential (ER2) and are satisfied that this is the correct zoning. In fact, we had argued as follows as part of our initial submission:

- The population and economy of Ennis and its environs has grown substantially over the last 5 years. In fact, there are currently many developments happening in the Ennis area with developers currently finishing a number of housing estates with a number of housing estates in the process of being built.
- 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.
- The subject lands are zoned as open space which has never been used by the residents of Cahercalla Drive possibly due to the fact that the majority of the dwellings are on quite large plots with big back gardens which are time consuming to maintain.
- This open space was never used or maintained as an open space and therefore the material use of an open space was never established or asserted. Clearly it is an unloved left-over piece of ground which needs to be re-purposed.
- Existing development in the vicinity of the subject lands comprise a mixture of long established, mature residential development and leaving this land as open space is creating a waste ground and could possibly lead to dumping and potential anti-social behaviour.
- Thus, if this land was rezoned to residential it would allow development on the site which would increase passive surveillance of the area and in turn deter any dumping of waste and anti-social behaviour ensuring the residents felt safe and secure in their homes.
- 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 and logical 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.

We trust that the proposed change in zoning as proposed in the amendments will remain and will be ratified by Clare County Council.

Yours sincerely,
HASSETT LEYDEN & ASSOCIATES



Maximilian Kraus