

Submission Ref: S3-033

The Planning Department,
Clare County Council,
New Road,
Ennis,
Co.Clare
V895 DXP2
21Dec2022



Re: Submission to the planning authority to object to the extension of the town boundary in Leadmore West and the zoning of this agricultural land.

Dear Sir/Madam,

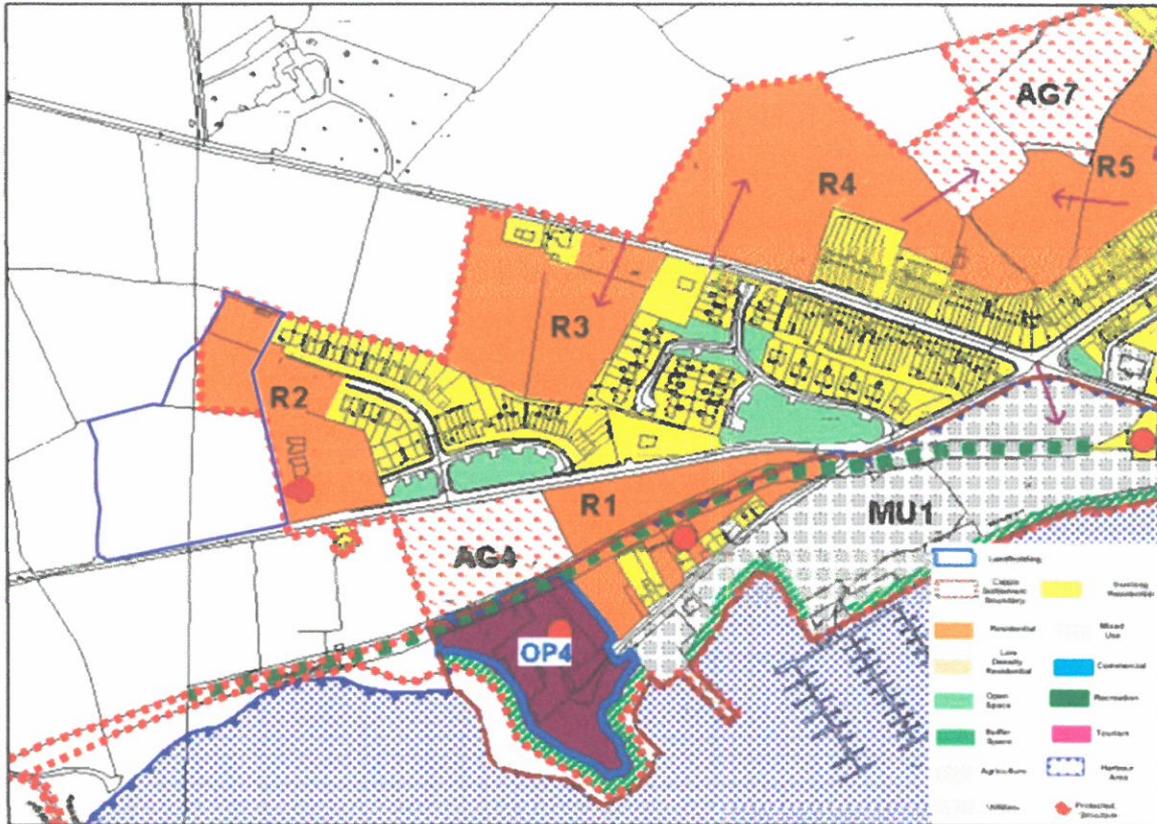
My husband and I are private residence living within the existing settlement town boundary line in [REDACTED]
[REDACTED] We enjoy the peace and tranquillity of the countryside, along with spectacular views of Scattery Island, the Shannon Estuary and the Marina whilst enjoying the proximity to the town centre. We purchased this house our home in June 2014 at the far corner of the unfinished Beal and Inbhir development for the above mentioned reasons. We therefore have major concerns regarding the extension of the existing town boundary along the rear of our property and the zoning of the land marked "R2" in the Draft 2023 – 2029 Clare Development Plan for residential purposes. Our major environmental concerns include how this will impact the wildlife in the area, noise disturbance as a result of the proposed development, noise from increased traffic and further subsidence along our property boundary.

This submission to the planning authority to object to the extension of the town boundary in Leadmore West and the zoning of this agricultural land. The land in question is 2.13 hectares located west of the town centre on the Shanakyle Road, neighbouring the town graveyard and our residence. This submission has been placed on the following grounds;

- I. Contravenes the Town Centre First Approach
- II. Site Access and Traffic Safety
- III. Loss of native species and mature Trees
- IV. Loss of Residential Amenity
- V. Subsidence Issue

These issues are discussed in more detail in the proceeding pages.

Existing Land Use Zoning



The location of our property and our neighbour's is denoted by the large red circle seen above. This map clearly depicts that our property boundary is along the town boundary line, bordering the 2.13 hectares agricultural field in Leadmore West.

I. Contravenes the Town Centre First Approach

The extension of the settlement town boundary in Leadmore West would contradict the town centre first approach in the Draft 2023 – 2029 Clare Development Plan.

CDP 17.1 of the Draft Clare County Development Plan 2023-2029 states that:

It is an objective of Development Plan:

a) To support the development of the national "Town Centre First" principle to aid in the development and coordination of regeneration, revitalisation and growth in vibrancy of our towns and villages.

b) To carry out public realm enhancement works as well as retail health checks, vacant site and derelict site surveys and other essential research and analysis to inform the actions required to support town and village centre renewal and development projects across County Clare.

Zoning of the land marked “R2” in the Draft 2023 – 2029 Clare Development Plan for residential purposes will have the negative consequence of dezoning 2 acres of land which would be of more value for development purposes closer to the town centre. This proposed land marked “R2 in Leadmore West lacks amenities and services to support any more residential settlement in this area.

The submissions submitted by HRA PLANNING Chartered Town Planning Consultants on behalf of Leadmore West Partnership mentions low density housing. However no master plan or any details regarding the style and quantity of these proposed low density development houses has been provided in the submission. Would these houses be built to rent, as holiday homes or one-off residences? It must be noted in the estate Beal and Inbhir adjoining this agricultural land, that the developer had major issues selling these houses privately due to lack of demand thus this estate remains unfinished to this day. This reality compounds the delirium of extending the town boundary in Leadmore West. The extension of the town boundary in Leadmore West runs the major risk of more high density settlement been developed on this land marked “R2” which is contrary to Town Centre First Approach and damaging to the natural environment in Leadmore West.

The Core Strategy population targets, set out in Table 3.4 from the Draft 2023 - 2029 Clare Development Plan, states that Kilrush requires 10.10Ha of land for future development to support the expanding population. This target has been exceeded with 20 percent extra land zoned i.e. 12.32Ha is already provided as per the current zoning delineation. Therefore, the extension of the town boundary to accommodate any new development is not entirely necessary and would be contrary to the proper planning and sustainable development of the town and area.

II. Site Access and Traffic Safety

This site occupies a key location to the entrance to Kilrush from the road or the water via the Marina. The design and layout of future housing in this area must create an attractive entrance to the town from the West. Housing must address the public road and proposals to enhance the roadside open space area, must also be included in the application. Dependent on the proposed site and development layout, pedestrian access point may be required to provide convenient pedestrian connectivity to the town centre and encourage sustainable travel options.

The proposed development would add traffic to an area in which there are already many complex movements which occur in a narrow section of road. Any proposed vehicular access on this development would lead to major traffic issues in the area as the road adjoining this site is a secondary road which doesn't have the width for two vehicles to pass when in motion. This area isn't suitable for residential zoning due to the lack of pedestrian footpaths between the proposed development site and the town centre.

CDP A1.6.1 of the Draft Clare County Development Plan 2023-2029 states that:

Cycle Routes, Footpaths and Roads, Walking and Cycling

“To promote the modal shift away from the private car to more sustainable modes of transport a central element of the design of any new development, including new road infrastructure, shall be

walking and cycling facilities that are well connected, safe, attractive and accessible. Footpaths shall be designed to allow pedestrians pass each other in comfort, and shall accommodate persons with mobility issues and visual impairments”

In addition residential development of this site which borders the graveyard for the settlement area of Kilrush is not future proofing, the inevitable graveyard expansion.

III. Loss of native species and mature Trees

There are mature trees to the West of this agricultural zone which would potentially be felled if development were to occur in this currently zoned as agricultural land. I understand that these trees provide habitat for Bats which are protected species under the Wildlife Acts 1976-1990. I reside adjacent to this land and have witnessed Bat actively at this location during the Summer months. To interfere with the habitat of such protected species is an offence under the Wildlife Acts. The loss of the mature trees in this area will inevitably result in the loss of the Bats habitat.

CDP 15.19 of the Draft Clare County Development Plan 2023-2029 states that:

It is an objective of Clare County Council:

c) To protect individual or groups of trees within the Plan area which are important for environmental, recreational, historical, biodiversity and/or aesthetic reasons or by reason of contribution to sense of place, including groups of trees which correspond with protected habitats, or which support protected species, under the Habitats Directive;

The above mentioned mature trees which provide a habitat for the Bats are thus protected under the Plan.

In addition to Bats, high level of other wildlife such as hedgehogs, moles and birds have been noted in this area. One bird species of interest noted in this area is the endangered Hen Harrier. The Hen Harrier is a fully protected species in Ireland under the EU Birds Directive and under the national Wildlife Act 1976 & Amendment Act 2000.

CDP 3.1 of the Draft Clare County Development Plan 2023-2029 states that:

It is an objective of the Clare County Council:

a) To require compliance with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation;

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species, where required;

c) To protect, manage and enhance ecological connectivity and improve the coherence of the Natura 2000 Network;

Has any detailed environmental assessment of the wildlife in this agricultural area, lands marked "R2" been performed since this amendment to the Draft Clare County Development Plan 2023-2029?

IV. Loss of Residential Amenity

The zoning of this agricultural land will potential seriously impact our residential amenity. The proximity of the proposed development to my property will potentially result in noise and air disturbance during the proposed development, noise from increased traffic and affect the quality of day light due to overshadowing. The topography of the adjoining field site will inevitably negatively affect our privacy and thus result in a loss of residential amenity in this picturesque location.

Due to the lack of a master plan or any specific details regarding the style and density of this proposed development, it is difficult to state whether our residential amenity will be protected as per CDP14.2 of the Draft Clare County Development Plan 2023-2029 if this land is zoned.

CDP14.2 states; It is an objective of Clare County Council:

"To permit development in areas designated as 'settled landscapes' to sustain and enhance quality of life and residential amenity and promote economic activity subject to:

i. Conformity with all other relevant provisions of the Plan and the availability and protection of resources;

ii. Selection of appropriate sites in the first instance within this landscape, together with consideration of the details of siting and design which are directed towards minimising visual impacts;

iii. Regard being had to the need to avoid intrusion on scenic routes and on ridges or shorelines. Developments in these areas will be required to demonstrate:

- a) That the site has been selected to avoid visual prominence

b) That the site layouts avail of existing topography and vegetation to reduce visibility from scenic routes, walking trails, water bodies, public amenities and roads.

c) That design of buildings and structures reduces visual impact through careful choice of forms, finishes and colours, and that any site works seek to reduce visual impact".

V. Subsidence Issues

The rezoning of this agricultural land will potential seriously impact our residence and site due to the topography of the adjoining land. The site our house is built on is infilled land which borders the existing town boundary line. There is approximately a 3 meter difference between our site and the adjoining lane which consequently will have major drainage and subsidence issue if development happens in this area.

Conclusion

I, Lisa Marrinan urge the Planning Authority to refuse the zoning of this agricultural land marked "R2" in the Clare County Development Plan 2023-2029.

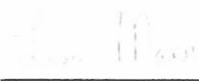
- I. The extension of the settlement town boundary in Leadmore West would contradict the town centre first approach in the Draft 2023 – 2029 Clare Development Plan.
- II. Any proposed vehicular entrance to this site will comprise traffic safety and result in congestion on this section of a narrow secondary public road.
- III. The proposed zoning and development of agricultural land in this area would contravene CDP 15.19 of the Clare County Development Plan 2023-2029 which seeks; *"To protect individual or groups of trees within the Plan area which are important for environmental, recreational, historical, biodiversity and/or aesthetic reasons or by reason of contribution to sense of place, including groups of trees which correspond with protected habitats, or which support protected species, under the Habitats Directive"*.
- IV. The zoning of this agricultural land will potential seriously impact our residential amenity.
- V. The zoning of this agricultural land will seriously impact our residence and site due to the topography of the adjoining land and subsidence issue along the existing town boundary line.

A major point which must be considered by the Planning Authority in respect to this submission, is the fact that the only reason the zoning of this agricultural land, marked "R2" has been included in this Draft 2023 - 2029 Clare Development Plan was by the resolution of the members. The extension of the town boundary in Leadmore West was against the wishes of the Chief Executive of Clare Co.Co. and the Planning Section. Please follow your initial views and thoughts on leaving this land as agricultural in the Clare County Development Plan 2023-2029 to protect our environment.

Please do not hesitate to get in touch if you have any queries on my submission.

Please find enclosed the submission fee of €20.00.

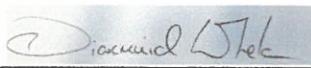
Kind Regards,

Signed 

Lisa Marrinan

Contact Details;



Signed 

Diarmuid Whelan