

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

Claureen Service Station, Claureen, Ennis, Co. Clare

Submission Ref: S2.926

Claureen Service Station Limited

Issue: A

Customer Project Number: 5205

Customer Document Number:

Document Sign Off

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

Claureen Service Station, Claureen, Ennis, Co. Clare

Submission Ref: S2.926

Issue A

File No: 5205

CURRENT ISSUE					
Issue No: A	Date: 31.12.22	Reason for issue: Submission 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	Authorised Electronically				
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 Clareen Service Station Limited to prepare a submission to the Proposed Amendments to the Draft Clare County Development Plan 2023-2029 (Draft Plan).

Our Clients lodged a submission to the Draft Plan, Submission Ref: S2.926, which requested the following:-

1. The proposed zoning of “Commercial”/“COM5” on the subject site at Clareen Service Station, Clareen, Ennis be kept and adopted in the Final Plan.
2. Draft Policy CDP7.21 be modified to provide for associated shops in excess of 100m².

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

2.1 Submission Request No. 1

‘Commercial’/‘COM5’ zoning on our Clients property is noted to remain as is with additional lands to the south to be included as shown in Figure 1 below. Additional text is to be included in the ‘COM5’ specific zoning objectives as outlined in Figure 2 below.

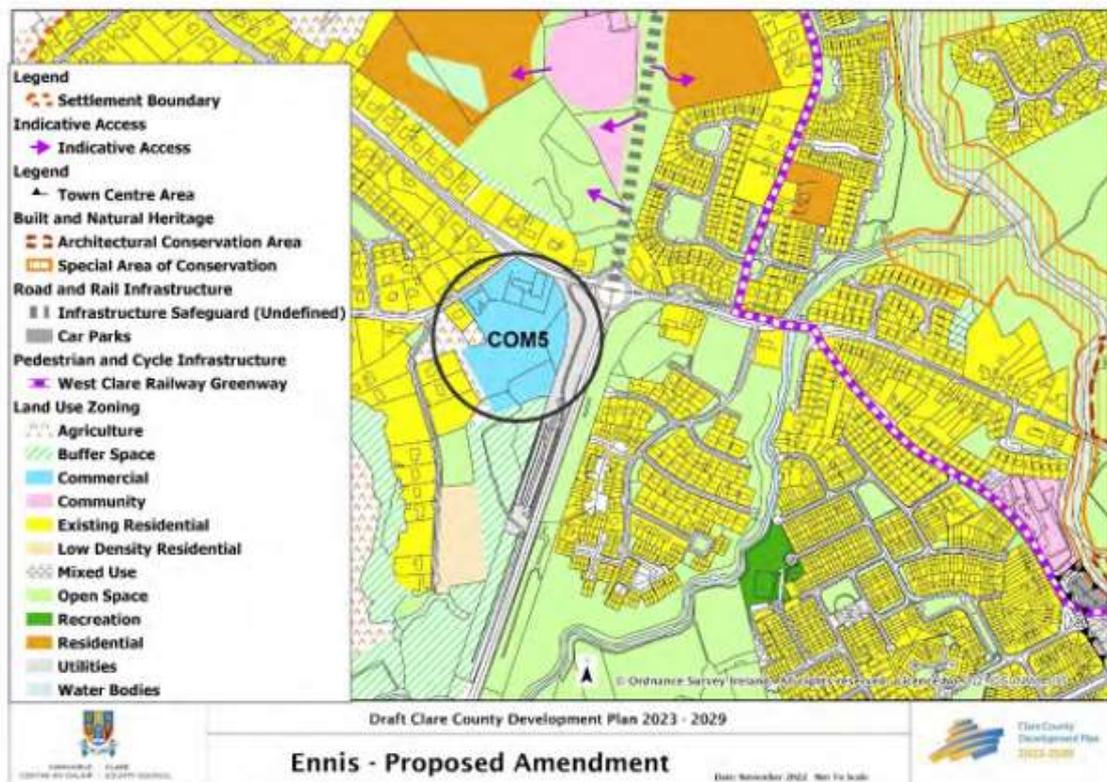


Figure 1 –Proposed extension to ‘COM5’ site as per Amendments to Draft Plan.



Site COM5 Claureen

The principal development objective is to secure the redevelopment of this site for the provision of a neighbourhood centre to serve the Claureen and Woodstock neighbourhoods. The centre must provide for a mix of uses anchored by a supermarket/ grocery store up to approximately 1200m² (net floor area). Other services such as hairdressers/barbers, pharmacy, café or restaurant etc. may also be provided in the neighbourhood centre.

Development proposals for this site must be accompanied by a transport and traffic assessment undertaken in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must also include an assessment of the cumulative impact of traffic/transport generated by planned development in the area on significant junctions in the vicinity.

This site is located within 3km of a Lesser horseshoe bat buffer, associate with Poulatadig Cave SAC and just over 2.5km from a mapped bat roost. There is also potential connection to the Lower River Shannon SAC. Any development proposals on this site shall include details of how surface water will be controlled during construction and operation to allow the Local Authority to screen the proposals under Article 6(3) of the EU Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely affect the cSAC will be permitted. Any development proposals shall include mitigation to protect water quality (construction and operation), bats birds and habits in line with NIR Mitigation 2, 3, 4a set out in Volume 10a of the Plan.

The majority of the site is in Flood Zone C, with a portion to the south in Flood Zone A and B, and therefore a Flood Risk Assessment will be required as part of any planning application made in relation to this site. The flood Risk Assessment must be prepared having regard to the information set out in Volume 10(c) Strategic Flood Risk Assessment of this Plan.

Figure 2 – Proposed additional text to the ‘COM5’ zoning objective outlined in green as per Draft Plan.

2.2 Submission Request No. 2

In relation to the request for policy objective CDP7.21 to be modified to provide for associated shops in excess of 100m² subject to the sequential approach as outlined in the Retail Planning Guidelines, this policy is proposed to be revised to allow for petrol filling station shops in excess of 100m² subject to the sequential approach being applied. See Figure 1 below showing the proposed revised wording to Policy objective CDP7.21.



Development Plan Objective: Petrol Filling Stations	
CDP7.21	It is an objective of Clare County Council To consider development proposals for petrol filling stations, and associated shops with a floor space no greater than up to 100m ² (net), on their individual merits, subject to normal planning and environmental considerations traffic impact considerations and the location, health and scale of existing retail services in the area. Where permission is sought for associated shops with a floorspace is in excess of 100m ² (net), the sequential approach shall also be applied.

Figure 1 – Revised CDP7.21 wording

3.0 SUBMISSION TO PROPOSED AMENDMENTS TO DRAFT PLAN

Our Client wishes to make the following request as part of this Submission

3.1 Submission Request No. 2

Our Client welcomes the proposed change in the wording of policy objective CDP7.21 which is proposed to be modified to provide for associated shops in excess of 100m² subject to the sequential approach as outlined in the Retail Planning Guidelines as outlined in Figure 2 below.

Our Client is requesting that this proposed revised Policy Objective CDP7.21 is adopted in the Final Clare County Development Plan 2023-2029