

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

Parcels F Lands at Ashline, Kilrush Road, Ennis

Submission Ref: S2.825

Harnett Homes & Estate Developers Limited

Issue: A

Customer Project Number: 4951

Customer Document Number:

Document Sign Off

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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	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 Harnett Homes and Estate Developers Limited to prepare a submission to the Proposed Amendments to the Draft Clare County Development Plan 2023-2029 (Draft Plan) with specific reference to the land-use zoning proposed for Ennis town. The subject site is identified in Figure 1 below.

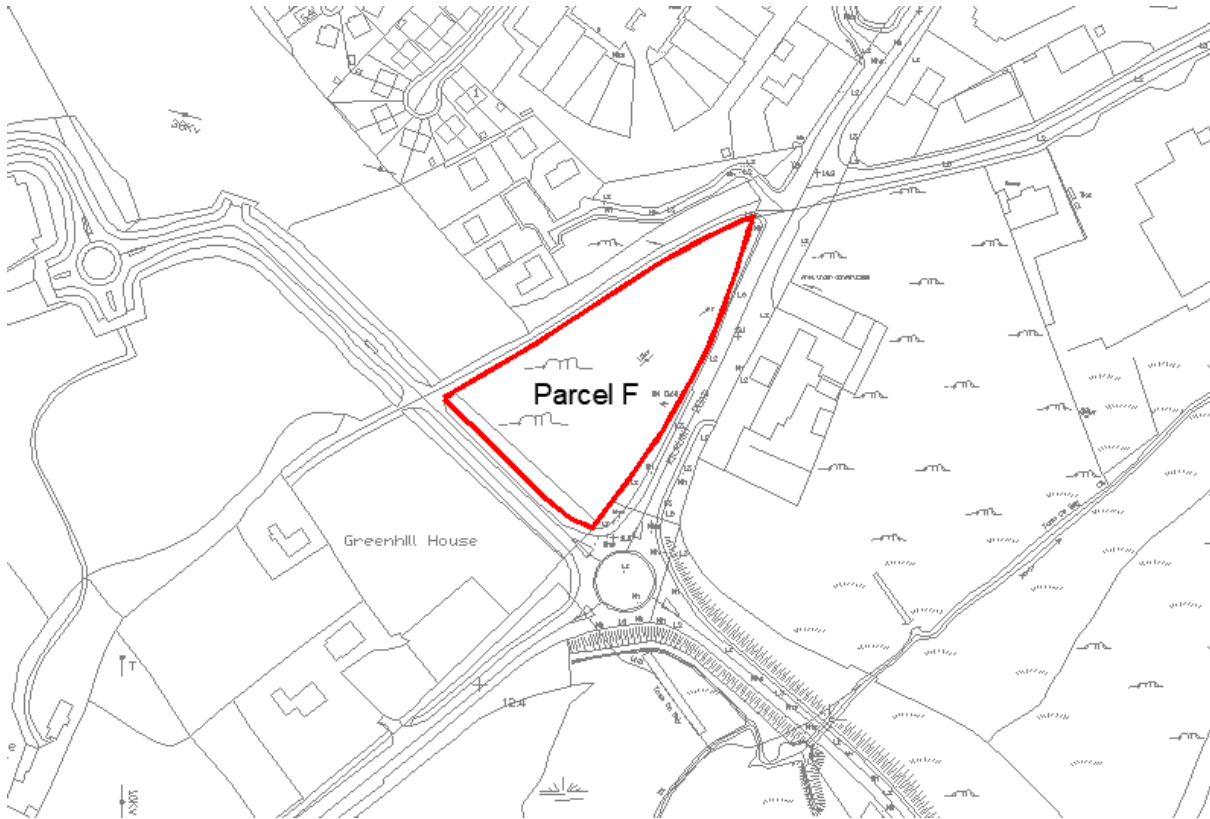


Figure 1 – Site Location Map – Subject Site outlined in Red - identified as Parcel F

2.0 BACKGROUND

Our Client lodged a submission regarding the subject site to the Draft Clare County Development Plan 2023-2029 – Submission Ref: S2.825. The original submission sought the rezoning of the proposed 'Community' zoning objective on the subject site to 'Commercial'.

3.0 PROPOSED AMENDMENTS

We note the following in the Proposed Amendments to the Draft Plan in relation to the above request:-

- No change to proposed 'Community' zoning objective.
- Provide for specific zoning objective to the subject site as outlined in Section 2.5.3 of the Proposed Amendments to the Draft Plan



2.5.3 Community Lands C5

The site is strategically located to serve the community needs of the Cahircalla neighbourhood, Limerick Road and wider areas. The lands are located in a prominent location on the approach to Ennis and has the potential to make a positive contribution to the entry to the town from the western side of the county. Any future community buildings on the site need to have regard to the prominent location and seek to develop a landmark building.

We note that this proposed specific 'C5' wording approved for the subject site has come about as a result of Submission Ref: S2.109 where it was requested that the provision of a playground be provided for in the Tobartescain area. The CE's response to this submission referred to our Client's site on the Kilrush Road and stated that this site is identified as being suitable for the provision of a community playground/play facilities and this is why it is zoned 'Community' in the Draft Plan and is proposed to facilitate such a development to service the neighbourhoods of the wider Kilrush Road and Limerick Road.

We wish to state that we found no reference on the Draft Plan stating that the subject site has been identified as being suitable for a community playground as stated in the CE's response to S2.109.

4.0 SUBMISISON REQUEST

Our Client is seeking to ensure that the subject site will be considered for the range of land uses which are deemed to be permitted principle on 'Community' zoned lands as per the Zoning Matrix and which include the following:-

- Civil/Cultural/heritage Building
- Community Facility
- Creche/Childcare Facility
- Education/Enterprise Centre
- Health Centre/Clinic
- Library
- Nursing Home/Retirement Village
- Open Space
- Playground
- Playing Pitches
- Religious Places of worship

This site is in private ownership and while identified to provide for community facilities to serve the Cahircalla Neighbourhood in the Proposed Amendments to the Draft Plan, this should not be restricted to providing only for a community playground. The inclusion of the reference in the C5 specific zoning to providing a '*Landmark building*' on the site is therefore welcomed as this will ensure that some other '*permitted in principle*' use, other than just a community playground, will also be considered on the site.



5.0 CONCLUSION

On behalf of our Client, we request that the subject site would be duly considered for the range of *'Community'* uses permitted in principle under this zoning objective in the adopted in the Clare County Development Plan 2023-2029.