

Development Plan Review,  
Planning Department,  
Clare County Council,  
New Road,  
Ennis,  
Co Clare.  
V95 DXP2



Date: 9th November 2020

**Re: Pre Draft Submission to Clare County Development Plan 2022-2028**

1. I, Andrew Hersey Planning Consultant MIPI, am acting on behalf of my client, Pat Quinn, whom owns the Business Park at Lissane, Clarecastle as shown in Figure 1 & Figure 2 below.

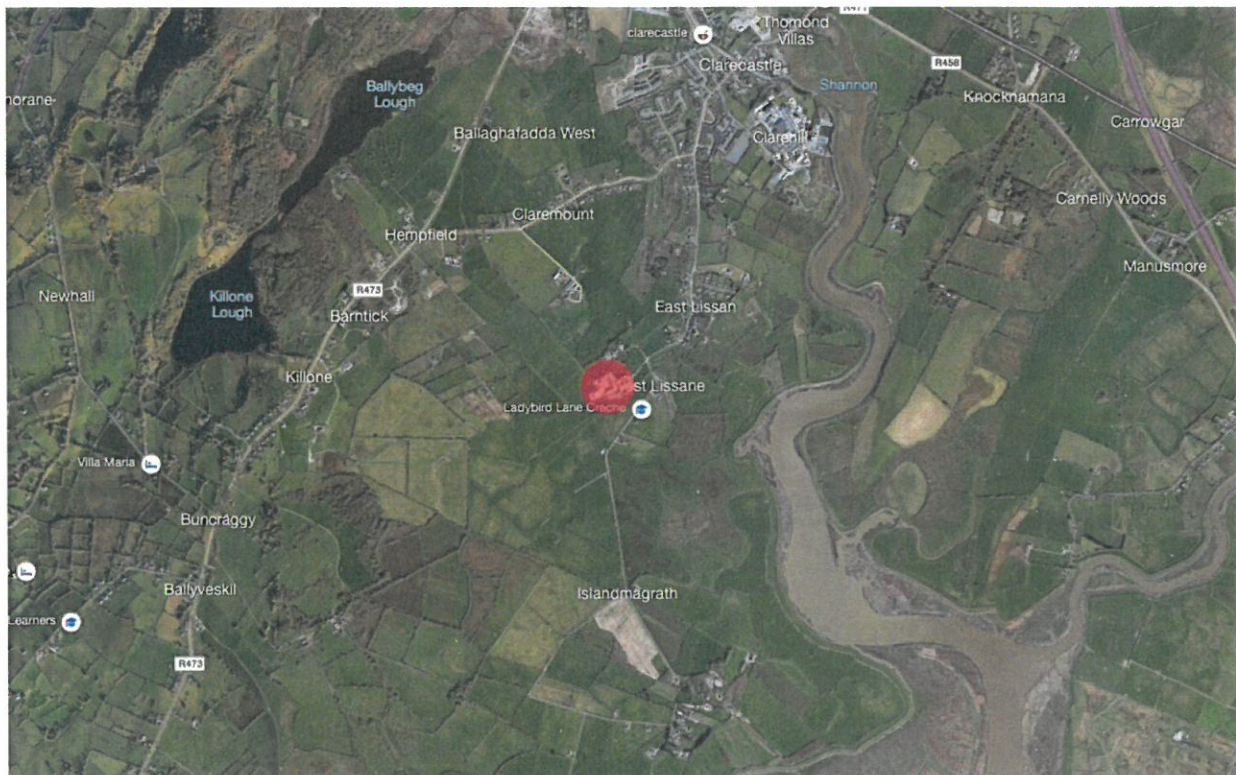
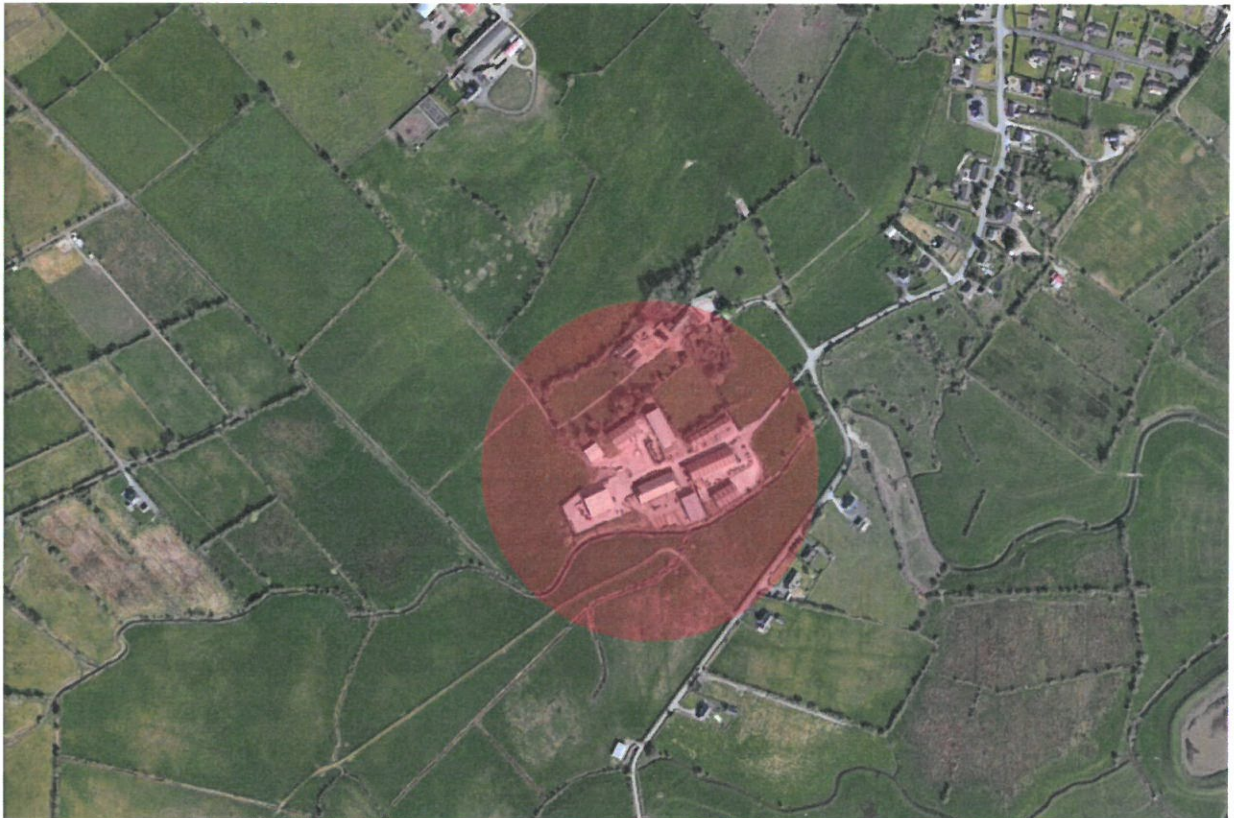


Figure 1 Location of Lissane Business Park, Clarecastle in context of wider Area



2. This business park is in existence for at least 40 years and it is not recognised as such in the current County Development Plan 2017-2023 nor has it been recognised previously in by any development plan prepared by the council.



*Figure 2 -Site of Lissane Business Park*

3. This business park provides for a range of specialist and locally required services and storage solutions as follows:
  - John Deere Dealership
  - Clare Vehicle Testing Centre
  - Europiping Engineering
  - Lissane Engineering
  - General Storage Facilities.



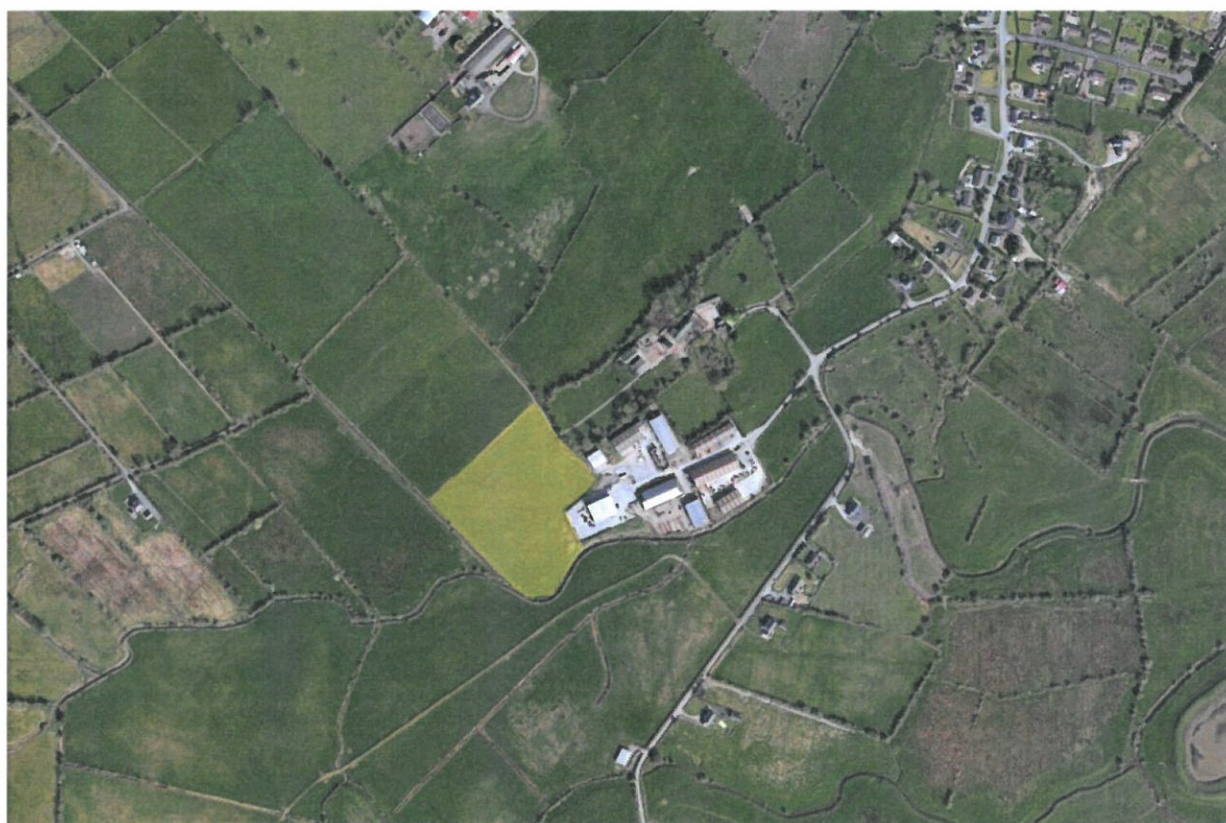
4. The business park is located within a 6 minute drive to the N85, a 10 minute drive to the M18 at Latoon, 21 minutes drive to Shannon Airport and 14 minutes drive to the centre of Ennis all along lightly trafficked roads.
5. My client has had demands for new warehousing facilities and for light industrial units for the purposes of new commercial ventures.
6. A 31.1ha solar energy farm has recently been granted permission under Planning Reg. Ref. 17-1001 which is located directly adjacent to the north west and south of Lissane Business Park. This solar farm is located within my clients landholding. It is my clients intention that once developed that there will be a direct connection made to this solar farm and that the business park will operate on a zero carbon basis. It is then my clients intention to market the business park as such.
7. In order to make this a feasible option therefore, my client will need to construct new units to meet demand. It is therefore suggested that further lands directly to the west of the business park are suitable for development. (while these lands form part of the solar farm as granted my client as the landowner can reduce the area if necessary subject to the necessary planning consents)
8. I note that the lands to the west of the business park are designated as Flood Zone A i.e. A High Probability of Flooding in the Clare County Development Plan 2017-2023. My client has never known these lands, which have been in his ownership for a considerable period, to flood. I note that these lands were designated after Preliminary Flood Risk Assessment Maps (PFRA) were prepared for the entire country. More recently CFRAM (Catchment Flood Risk Assessment and Management) maps have been prepared by the OPW which take into account coastal defences such as the embankments along the River Shannon Estuary. These maps which are not reflected in the current County Development Plan are now the primary reference for flood risk mapping in Ireland.
9. A Flood Risk Assessment (FRA) was submitted with the application for the Solar Farm under P17-1001.. The FRA shows, on the basis of a site specific FRA which was carried out, that the site of the proposed solar farm which includes lands directly to the west of the business park, was for the most part considered to be within Flood Zone C i.e. A Low Probability of Flooding.



As per the guidelines, *The Planning System and Flood Risk Management*, any type of development is acceptable on lands designated as Flood Zone C.3

10. In any respect, if a Flood Risk Assessment is carried out by the planning authority then these lands will be shown to be located within Flood Zone C.

11. With regard to the same my client requests that this business park be given recognition in the forthcoming Clare County Development Plan 2022-2028 and that the plan allows for potential to expand the park with particular respect of lands to the west of the current Clare Vehicle Test Centre as shown in the map below:



*Figure 3 - Land for Potential Expansion of Lissane Business Park*



If you have any queries regarding the same please contact me at [REDACTED]



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**Andrew Hersey MRUP MIPI**

Chartered Town Planning Consultant



