



Clare County Development Plan 2022-2028 Review

To: Helen Quinn, A/Senior Planner
Subject: Development Plan Review
Via email: forwardplan@clarecoco.ie

Re: Pre-draft Submissions in preparation of Draft County Development Plan 2022-2028

Date: Monday 16th November 2020

Helen,

Please see below comments for consideration in the preparation of Draft County Development plan 2022 – 2028:

1. Community Engagement

Community organisations are the heart of our town and villages, Clare County Council has assisted and supported many of these organisations in their efforts to enhance their respective communities. In the preparation of the Draft County Development Plan (DCDP) local area strategy documents currently developed by community groups must be included as reference documents to guide the DCDP.

Utilizing the existing data base for the community support scheme a specific invitation should be extended directly to all groups requesting details of their current strategy documents in order to ensure the DCDP provides an aligned high level supporting policy to assist the local efforts and ensure further progression.

2. Kilrush Area Reference Documents

Recognising and supporting the efforts of Kilrush Town Team, Kilrush Tidy Towns and West Clare Cycling Club to provide unified direction through the development of their respective strategy documents please include the following reference documents in the development of the DCDP:

- a) Kilrush Community Strategy, 2020
- b) Kilrush Tourism Destination Development Strategy, 2020
- c) OPW Scattery Island Strategy 2018
- d) Frances Street, Kilrush, Preliminary Public Realm Proposals, July 2015
- e) Clare County Development Plan 2017 – 2023: Volume 3d: West Clare Municipal District: Written Statement and Maps
- f) Cappa Enhancement Plan 2020
- g) Kilrush Signage Plan 2019
- h) Kilrush Town Sustainability Plan 2019
- i) CyKilrush – Cycle strategy 2019
- j) County Clare Tourism Strategy 2030
- k) Kilrush Nature & Wildlife Plan 2015 – 2018
- l) Kilrush Town Centre Health Check 2012

3. Moneypoint Strategy

The DCDP must identify a high level strategy for Moneypoint and its landmass. This strategy should seek to identify potential uses of a government supported 'just transition' fund to strengthen the case for Kilrush/ West Clare to be included in any such scheme.

4. Moneypoint Zoning

The zoning of lands at Moneypoint should consider 'mixed use' in an effort to support ancillary services to any future developments.

5. Pobal Deprivation index

The DCDP must seek to identify and support the root cause of the consistent low scoring in Pobal Deprivation index. The DCDP must specifically target the root causes and seek to ensure that Kilrush maximises its true potential emerging out of the 'disadvantaged' category.

6. Martine Strategy

The only county to have water on all sides it is imperative that the DCDP has a clear strategy which encourages and supports the development of recreational water amenities.

With no developed accessible water amenity on the Shannon Estuary, the DCDP should seek to identify suitable lands for development of a slipway and supporting infrastructure at Kilrush to help clearly establish Kilrush as a maritime town and tourist destination.

The DCDP must also seek to identify Cappa Pier as a commercial port and support any future developments of the pier.

The DCDP should also identify the importance of the Martine facility at Kildysart and seek to support future developments of the existing moorings but also the further development of Cahercon.

7. Gateway to West Clare

The DCDP must seek to identify 'West Clare' as a unique selling point. The strategic future marketing of 'West Clare' as a brand will enhance the entire offering and develop the broad range of activities and facilities available in West Clare.

The DCDP should identify Kilrush as the 'gateway to West Clare'

8. Residential Zoning - Kilrush

The structured nature of Kilrush as a 'planned town' does not lend itself to the current zoning requirements focusing on the urban centre outwards. While land masses have been identified close to the urban centre, they do not lend themselves to potential residential development. To ensure potential investment and realistic future development of new residential property in Kilrush residential zoning needs to start focusing outside of the 'urban centre' nucleus.

Strategic zoning should look to maximise the potential investment but also seek to ensure that areas on the peripheral of the town are not disenfranchised and create a greater connection to the town itself.

On the strength of home working Clare County should seek additional zoning levels to ensure the ability of Kilrush town to meet further residential development demands.

9. Town Centre rejuvenation

Kilrush town has consistently scored in the Geo-directory top 5 towns with the highest commercial vacancy rate. The DVDP must seek to identify and address the root cause with a clear supporting policy for the rejuvenation of Kilrush Town Centre.

This must include supporting policies in relation to

- Vacant properties
- Derelict Properties
- Opportunity Sites
- Enhanced Public Realm
- Francis St redevelopment

10. Kilrush Town Green Spaces

The DCDP must seek to protect any remaining open green spaces in Kilrush town centre. Any proposed developments should demonstrate the protection of green space and provision of that space as an amenity.

11. Town Centre Amenity

As a service town with uniquely different weekday and weekend user needs the DCDP should seek to identify suitable landmass for the development of suitable public amenities for the town centre. This should take cognisance of the needs of weekend and weekday users of the town.

The DCDP should identify and support the need for the development of a multipurpose town park that is age and ability friendly.

12. Development of Kilrush Sports Hub

The DCDP must support the development of Kilrush as a sports hub for West Clare. This must include the development of a multifunctional indoor facility for sports and other community activities.

The DCDP must identify the need for openly accessible sports facilities. The current sports facilities are paid facilities which limits the accessibility, discouraging participation in sports

13. Eco Hotel – Kilrush

The existing zoning for an eco-tourism product near Kilrush Woods should be further enhanced to identify and zone land in proximity to the area to package the unique ‘wellbeing’ offering available in Kilrush for development.

14. Out of town retail

The DCDP should identify the possibility of enhanced accessibility of ‘out of town’ retail developments linking these back to the town centre.

15. 3rd Level Education

Kilrush is home to the Irish Whale and Dolphin group and its ideal location on the Shannon estuary provide the potential to develop a 3rd level campus researching marine mammals or renewable energy potential.

16. West Clare Greenway

Currently identified in the existing County Development Plan, the proposed route of the West Clare Greenway follows the route of the old West Clare Railway. The indicative location should encapsulate a greater area on both sides of the old railway line to allow for deviating and adjustments as required

The DCDP must fully support and encourage the development of the Kilrush to Kilkee route and allow for the potential development of micro enterprises along the route.

17. Occupancy of new developments

Over the years Clare County Council (CCC) and residents have endured the burden of unfinished estates. The DCDP must clearly identify the expectation for all developments prior to occupation. The DCDP should outline the need for developers to demonstrate to CCC the completion of the development or phased areas prior to approval to occupy the development.

The DCDP should also identify the need for each developer to established or facilitated the establishment of a management company as part of the sale of any property within that development. The establishment of the management company must clearly identify the binding requirements of each property owner to provide supports for the management company to fulfil the development maintenance requirements

18. Community Energy Schemes

The DCDP must support the development of Community Energy Schemes. The DCDP should encourage all new developments to establish infrastructure supports to develop shared energy resources.

19. Electrical Charge Points

The DCDP must support the development of additional electric charge points throughout the county. This should include the installation of additional infrastructure in new developments.

20. Ability Friendly Policy

Similar to the successful development of the Age Friendly Strategy, the DCDP must support an ability friendly strategy.

The strategy should seek to consider all abilities in the future development of our county. This needs to expand beyond mobility needs and look at intellectual and sensory needs to ensure that appropriate infrastructure/ supports are available but also to protect the additional needs of persons.

CCC should seek that all new developments complete an ability and needs impact assessment to ensure the protection of the most vulnerable and those with additional needs within our communities.

The DCDP should seek to ensure that all recreational and amenity development include equipment and infrastructure that provides for the inclusion of persons with additional needs.

21. Public Transport

As a 'rural' county, public transport is critical to the connectivity of our communities. The DCDP must support the development of public transport networks and required infrastructure. Area maps should identify proposed locations of bus stops/ laybys for the development of public transport providers.

The DCDP must also seek to support anticipated changes to public transport in terms of green energy and support the installation of required infrastructure.

22. N68 Upgrade

The DCDP must identify the critical need for upgrading of road infrastructure to ensure connectivity of rural communities. In particular the urgent need to upgrade the N68 Kilrush to Ennis as the main artery connecting West Clare.

23. Broadband

The DCDP must continue to support the development and connectivity of our county to high quality broadband. However, in doing so it is essential that the DCDP seeks to ensure the protection of community safety and visual aesthetics from any proposed broadband or telecommunications developments.

24. Windfarm Developments

The DCDP must set out the protection of community's from future developments of windfarms. County Clare has significant windfarm developments, the DCDP should ensure that areas are not overdeveloped.

The DCDP should seek to avoid the use of local public road infrastructure where possible, requesting the development construct access roads through the development to limit disturbance to residents.

Yours sincerely



Cllr Ian Lynch
Member of Clare County Council