

Submission No' 089



BY EMAIL: forwardplan@clarecoco.ie

Submission on Clare County Council's New County Development Plan

This submission relates to activities of the Social Directorate with a particular focus on Housing.

One of the stated objectives of the new development plan is to deliver a balance between social and private housing.

It is suggested that a more inclusive objective would be "to deliver sustainable communities" acknowledging that while achieving a balanced social mix is desirable Residential zoning implies the land is suitable for residential development irrespective of tenure.

In the consideration of sustainable communities issues such as access to local schools and other community facilities needs to be considered with regard to residentially zoned land. Further, if residential is a permitted use of mixed use zoning then these lands must be considered in relation to access to services necessary to sustain communities.

As a Housing Authority we are obligated to meet the housing need of all housing applicants. In this regard can a provision for cultural diversity be included?

Consideration of the zoning of surplus lands surrounding the Western Relief road to explicitly restrict unauthorised encampments on these lands?

Consideration of zoning of lands to accommodate temporary sites for accommodation of traveller encampments?

Section 29 of the Traveller Accommodation Act 1998 provides for the issuing of guidelines by the Minister in relation to sites for caravans as transient sites and/or pending the provision of permanent accommodation under an accommodation programme. To date no guidelines have issued on this matter. There are no transient sites for Travellers in the Country and in this regard a national/regional plan for the development of such transient sites is required.

Emergency accommodation is referenced in the CDP. In this regard should there be reference to the Resettlement Programme?

Deficit in housing type

The new CDP must have regard to the requirement for social housing with ~70% of those approved for social housing approved for Provision of 1 / 2 bed units. Developments of this nature are best suited to town/village centres and may serve to address vacancy.

Consider a provision for accessible properties and universal design for a fixed percentage of a development?

Have regard to Age Friendly requirements in the development plan and recent policy and research in relation to housing for an aging population.

Design considerations

Design is bound by regulation namely the Building Regulations. Design of social housing funded by the Department of Housing must comply with a standard specification issued by that Department. This specification identifies boundary treatments that will be funded and this is currently contrary to standards of boundary treatments identified in the CDP.

Is a defined length of rear garden required?

Open space is required in all residential developments as is right. That said grass cutting is the single biggest issue raised by residents in estates. In this regard can regard be had to future maintenance in the conditioning of open space?

Can the requirement for private open space be reconsidered in retrofitting vacant units?

New social housing developments are currently conditioned to provide for electric charging points; while this is a welcome initiative consideration needs to be given to the business of a local authority as an energy supplier and the mechanism to recover the costs incurred by the LA.

Infrastructure

Capacity of infrastructure impacts on development - again is the restriction considered in the zoning?

Green infrastructure – once provided consideration of the management and maintenance.

Housing Implementation and monitoring

Does this relate to monitoring the implementation of the Housing Strategy?

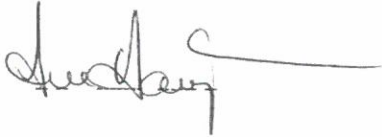
Development Contributions & Special Development Contributions

Consider the waiving of development contributions for all developments provided for social housing.

Sports and Recreation

CCC are obliged to develop a Sports Plan (with Clare Sports Partnership)
should this be referenced in the CDP?

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A handwritten signature in black ink, appearing to read 'Anne Haugh', with a long horizontal flourish extending to the right.

Anne Haugh
Director of Social Development &
Killaloe Municipal District

