

PLANNING DEPT.
CLARE COUNTY COUNCIL,
NEW ROAD,
ENNIS.

February 24th 2025

Ref: Residential Zoned Land Tax.

Final Map for 2025.

Dear Sir,

I acknowledge receipt of letter dated 7th February 2025 from your Councils Senior Planner, Ms. Helen Quinn, regarding the above matter.

1) I am a little confused as to the new legislative provision relative to the zoning of land generally and to the lands at [REDACTED] in particular, having regard to previous submissions made to your Council. As the matter stands under current zoning, it is just not possible to adequately expand the existing economic activity at Clonroad, which has existed for many years. In this regard, I refer to my submission dated 3rd May 2024 and your Councils reply of 31st July 2024 where my request for a zoning change was rejected for the reason stated.

2) I also refer to my submission dated 25th March 2024 and your Councils reply of 27th June 2024 where it was decided that the land parcel "ID CELA 0001464", in the ownership of members of the [REDACTED] and adjoining the [REDACTED] should be excluded from the final map as the subject lands are dependent upon access through third party lands. This position has not changed.

3) While it would appear that the foregoing lands are not now to be included in the final map for 2025, nevertheless, the primary issue remains in relation to my letter of 3rd May 2024 relative to a rezoning request in respect of lands attached to existing commercial offices and carpark at [REDACTED]. The continuation of an on-going economic activity is what is at stake here for the reasons already stated. I repeat again that the facility at [REDACTED] now employs over 30 persons and the building/carpark is at maximum capacity and must expand if employment is to continue at this location and could be lost due to planning or zoning restrictions.

4) With respect, it is somewhat contradictory for the Council to state that "the future development of the lands will contribute to the promotion of compact growth and will ensure the proper planning and sustainable development of the town" WHEN, the majority of the lands at [REDACTED] are now zoned as OPEN SPACE in the current Development Plan and with little scope to either expand the existing economic activity or to provide low density residential development for which the lands were previously zoned.

5) Arising from the new provision contained in Section 114(b) of the Finance Act and having regard to the foregoing observations, I would again request the Council to review the zoning for Fergus Lodge and adjoining lands in order that any development now or in the future, given its attractive setting in close proximity to the Town Centre, would be in the interest of the proper planning and sustainable development of the area.



Yours faithfully,



Copy: Helen Quinn, Senior Planner



3rd MAY 2024

Rezoning Request at Fergus Lodge, Clonroad Bridge, Ennis.

Dear Sir or Madam,

With reference to the above rezoning request, I attach a submission, on my own behalf, in respect of land attached to existing Commercial Offices and Carpark at the above address.

Yours Faithfully,



REQUEST FOR REZONING AT FERGUS LODGE,
CLONROAD BRIDGE, ENNIS.

The attached map, APPENDIX 1 and shaded pink illustrates the boundaries of the present Commercial Offices and Carpark known as [REDACTED] which is in the ownership of [REDACTED] and the building and carpark are now at maximum capacity and requires to be extended.

However, due to the de-zoned open space boundaries imposed by the Council in the 2023 – 2029 County Development Plan, despite submissions from the Writer, any such extensions are largely constrained in an easterly direction. Refer to APPENDIX 2 map. There is ample scope to extend to the south and within the site boundary attached to the Office Building, but this alternative is also constrained due to the proposal by the Council in the Residential Zoned Land Tax Draft Map. Refer to APPENDIX 3 map.

Despite the open extent of adjoining lands in a most attractive setting, it is unreasonable that the Writer is left in the above position, despite the fact that it is the policy of the Council to encourage office development adjoining the Town Centre. The Council should therefore note that any expansion to [REDACTED] will be extremely difficult to achieve without a change in zoning and /or a variation to the County Development Plan.

With reference to attached Hydrology Report from Hydro Environmental Ltd., it is contended that there is no logical reason for extending the open space into the curtilage of the office boundaries and thus restricting the proper planning of any Office development and car parking now or in the immediate future. There are up to 30 persons employed at the [REDACTED] but such employment cannot be sustained without more working and carparking space being made available.

Under Section 19.5.5 "Land Use Zonings" in the County Development Plan, the Council clearly states that "it will consider reasonable extensions and improvements to premises that accommodate non-conforming uses provided that it would not be injurious to the amenities of the area and is consistent with the proper planning and sustainable development of the area." In this regard the Writer would contend that this request for re-zoning is certainly NOT unreasonable having regard to all of the foregoing circumstances. Furthermore, it is envisaged that any expansion proposed would continue to be of high quality functional design, given its attractive setting on Family Lands in terms of both natural and cultural heritage, its close proximity to the Town Centre, all of which would be in the interest of the proper planning and sustainable development of the area.

As a substantial Ratepayer to the Council, the Writer is greatly concerned at the planning restrictions being imposed upon him by reason of both the County Development Plan and the Land Tax Draft Map and would ask the Council to consider this request for re-zoning in a positive and sympathetic manner and as shown on the APPENDIX 1 Map, it being the curtilage of [REDACTED]

[REDACTED]

176039

ITM CENTRE-P

534708 677883

DESCRIPTION

MAP SHEETS

1:1000

4322-04 4264-24



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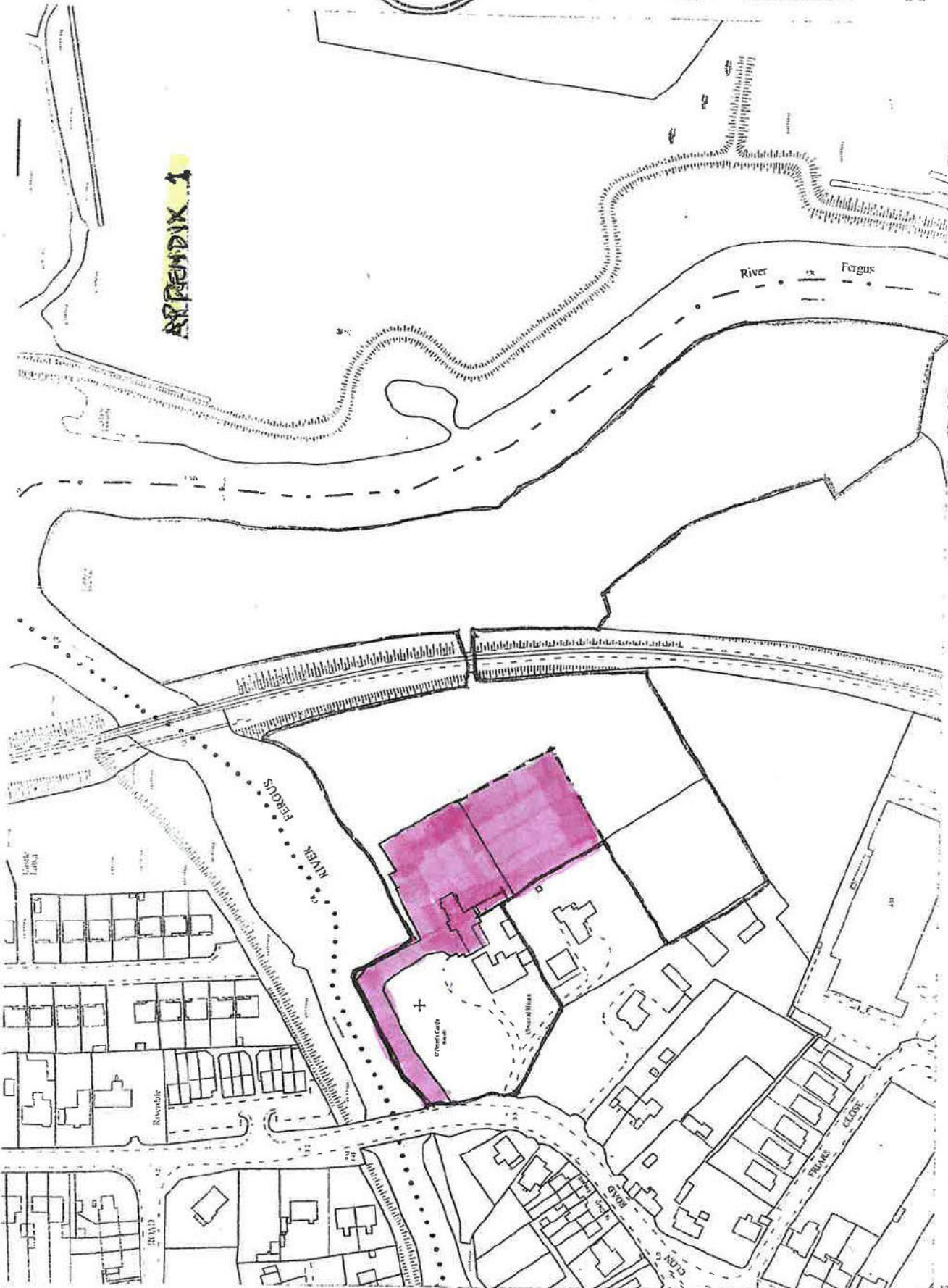
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177623

135634

APPENDIX 1



Plot Ref No. 1085706_1_5
Plot Date 01-MAR-2006

250 Metres

150 100 50 0

Scale:- 1:2,500
Scála:- 1:2,500

177623

134452

DESCRIPTION

MAP SHEETS

1:1000

4322-04 4264-24



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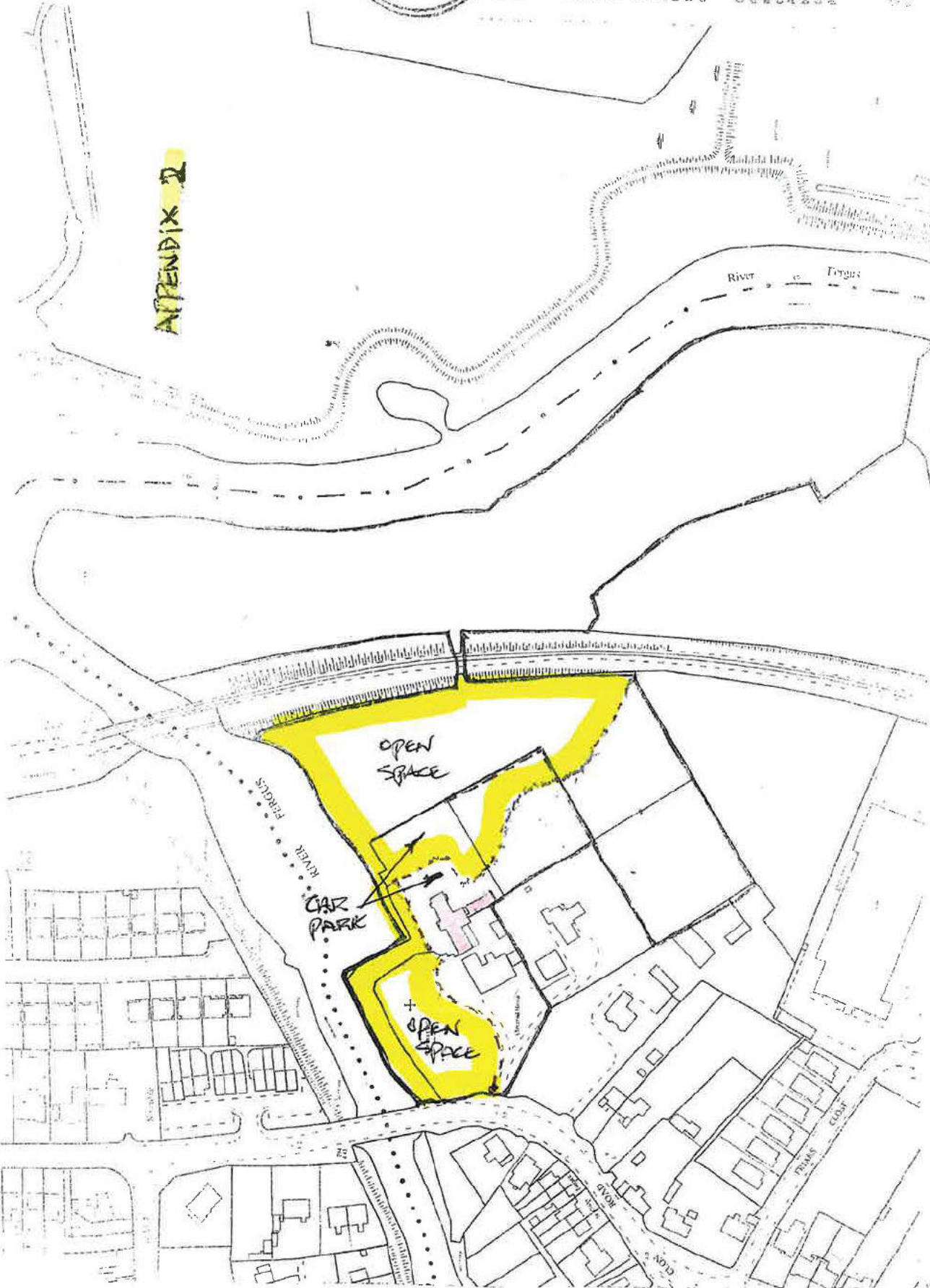
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APPENDIX 2



250 Metres

200

150

100

50

0

Scale - 1:2,500

Scale - 1:2,500

Plot Ref No. 1086703.1.0

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