


Residential Zoned Land Annual Daft Map
Planning Department
Clare County Council
New Road
Co. Clare
V95 DXP2



Re : Residential Zoned Land Annual Daft Map

Dear Sir/ Madam

 I am the registered owner of approx. .32 hectare (0.8 acre) lands located on New Road, Ennis, Co. Clare. The land is adjoining Clare County Council's office on New Road and is identified on the Map attached (Extract from Clare County Council Development Plan 2023-2029). I wish to formally object to the inclusion of my land on the Residential Zoned Land Map.

This site does not satisfy the relevant criteria as to what is to be included under Section 653B of the Taxes Consolidation Act 1997. It has been brought to our attention on numerous occasions by representatives of Clare County Council that our land is earmarked by Clare County Council for use as a carpark to alleviate the ongoing congestion in the area or for the provision of large-scale high quality office accommodation. Neither of these uses would incorporate a residential element.

The site was identified as such in the previous development plan Clare County Development Plan 2017–2023 as :

Office Provision

“ Ennis is ideally suited to the provision of large scale, high-quality office accommodation. This Plan supports and encourages the provision of new office space in town centre and edge of-centre areas rather than in outlying areas. The following locations, all or in part, present opportunities to deliver this ”

MU1

“New Road This site is situated to the west of the Clare County Council building on New Road in Ennis and is ideally located to provide for office development or for uses associated with the schools nearby. The provision of pedestrian linkages from New Road to Francis Street via a footbridge across the River Fergus will greatly improve connectivity to the town centre. This site is partially within Flood Zones A, B and C. Less vulnerable uses should be located on the ground floor in Flood Risk A and B areas, with residual risks considered through a site-specific flood risk assessment”

The new development plan, Clare County Development Plan 2023-2029 was adopted by the Elected Members of Clare County Council at a Special Planning Meeting on the 9th March 2023. The Plan came into effect 6 weeks from the date of adoption, on 20th April 2023, and identifies the site as before :

MU1

“New Road This site is situated to the west of the Clare County Council building on New Road in Ennis and is ideally located to provide for office development or for uses associated with the nearby schools. The provision of pedestrian linkages from New Road to Francis Street via a footbridge across the River Fergus will greatly improve connectivity to the town centre. This site is partially within Flood Zones A, B and C. Less vulnerable uses should be located on the ground floor in Flood Zones A and B, with residual risks considered through a site-specific Flood Risk Assessment, which has regard to the information set out in the Strategic Flood Risk Assessment in Volume 10c of this Plan.”

The site is therefore clearly not a residential development site. To include it on the map would be in contravention of the Clare County Council's objectives for the site. I am an eighty-five-year-old widower who has always been tax-compliant. I would ask that you resolve this now and save me any further distress on this matter.

Yours sincerely



