

Kilrush Development Plan 2002

Variation No.4

Kilrush Town Council
Town Hall, The Square,
Kilrush, Co. Clare



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Forward Planning Section
Clare County Council
New Road, Ennis,
Co. Clare

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H7: Housing Development

PROPOSALS FOR HOUSING DEVELOPMENT FOR PERMANENT OCCUPATION WILL BE PERMITTED ON LAND ZONED FOR RESIDENTIAL USES OR AS OTHER SETTLEMENT LAND WHERE IT CAN BE CLEARLY DEMONSTRATED THAT:

- A. THE PROPOSAL RESPECTS THE EXISTING CHARACTER OF THE SURROUNDING AREA; AND**
- B. CONFORMS WITH THE APPROPRIATE DEVELOPMENT STANDARDS ESTABLISHED IN THE PLAN; AND**
- C. PROVIDES SATISFACTORY VEHICULAR ACCESS TO THE SITE; AND**
- D. PROVIDES ADEQUATE SPACE BETWEEN PROPOSED AND EXISTING BUILDINGS TO MAINTAIN THE AMENITY OF NEIGHBOURING PROPERTIES; AND**
- E. PROVIDES ADEQUATE LANDSCAPE WORKS, INCLUDING THE RETENTION WHERE POSSIBLE OF EXISTING TREES AND HEDGEROWS; AND**
- F. THE SITE IS IN ALL OTHER RESPECTS SUITABLE.**

37. *The policy seeks to ensure that proper controls are placed on new housing proposals. The policy expects that where possible, housing development should occur on land zoned for residential uses. It is also considered appropriate to provide direction in terms of securing adequate access and egress, protect residential amenity; and to respect the character and scale of building within the surrounding area. Presented on the proposals map, other settlement land allows for residential development which will be considered appropriate to the existing character of the area and respecting residential amenity.*

Implementation : *Development Control*

Development Within Residential Curtilages

H8 PROPOSALS FOR DEVELOPMENT WITHIN EXISTING RESIDENTIAL CURTILAGES INCLUDING EXTENSIONS TO EXISTING DWELLINGS AND NEW DWELLINGS WILL BE PERMITTED WHERE IT CAN BE CLEARLY DEMONSTRATED THAT THEY WILL:

- A. RESPECT THE DENSITY, MASSING, SCALE, PROPORTIONS MATERIALS AND OVERALL DESIGN AND CHARACTER OF THE EXISTING PROPERTY AND THE CHARACTER OF THE STREET SCENE AND SURROUNDING AREA; AND**
- B. NOT PREJUDICE THE AMENITIES OF ADJOINING OCCUPIERS; AND**
- C. NOT PREJUDICE ROAD SAFETY OR THE RETENTION ON AN ACCEPTABLE LEVEL OF PARKING PROVISION AND AN ACCEPTABLE LEVEL OF PARKING PROVISION IS PROVIDED FOR ANY SEPARATELY OCCUPIED DWELLING; AND**
- D. NOT PREJUDICE THE RETENTION OF ADEQUATE PRIVATE AMENITY SPACE AND ADEQUATE PRIVATE AMENITY SPACE IS PROVIDED FOR ANY NEW SEPARATELY OCCUPIED DWELLING.**

37. *Where extensions are potentially capable of separate occupation but lack an acceptable level of separate parking provision or private amenity space the Council will impose a condition on any planning permission granting such development that the extension should only be used ancillary to the main dwelling.*

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benefits to the residential community whilst respecting the environmental quality of its setting.

LS7 Leadmore Road – Residential – 2.3 hectares

The need to provide a range of housing types requires the provision of a range of site locations. Land at Leadmore Road is serviced and in the event of increased housing demand within the life of the Plan that cannot be met on sites elsewhere this site would come forward for comprehensive development.

Sites allocated elsewhere in the Plan that could provide a comparable locational and environmental quality and therefore satisfy demand for a similar housing type exists at Cappa. This site would therefore only come forward when land zoned for residential development at Cappa have been developed.

The extension of residential development on Leadmore Road would provide the final extension of the developed area to the west on the northern side of the Creek. The provision of land of high environmental quality would provide for a comprehensive development that would act as the town edge with the open countryside in an area of scenic value.

Other Settlement Land

28. Areas of the town that are designated Other Settlement Land seek to accommodate development proposals which are in keeping with the character of the surrounding area. Within this zoning appropriate development proposals for any type of land-use is open to consideration, including amenity space/play areas, commercial, residential (permanent and non-permanent occupation), recreation and community facilities.

29. The importance will be to ensure the existing character of the immediate area be maintained and where possible reinforce it whilst also seeking to support and strengthen the service base.

Open Countryside

31. Outside the strategic development areas and the built up areas of the urban district there are 330 hectares of land, 60% of the Plan area, that have a predominantly agricultural use. These areas provide the context and setting for the built up area. Development within these areas is only anticipated where it is necessary to sustain the existing uses of that area.

32. The area of open countryside indicates the extent of urban development for the Plan period. There will be a presumption against development within this area to safeguard the landscape and economic value of the open countryside. Development to meet the needs of the rural community will be accommodated.