



At the Special Council meeting of Clare County Council held on Thursday, 9th March, 2023

“Following consideration by the elected members of:

- a) The proposed amendments to the Draft Clare County Development Plan 2023-2029;
- b) The Chief Executive’s Report to the Elected Members on submissions received on the proposed amendments to the Draft Clare County Development Plan 2023-2029, dated 30th January 2023, (issued in accordance with the provision of Section 12(8) of the Planning and Development Act 2000, (as amended));
- c) The amendments made at this meeting in the Resolution Booklets 1-5
- d) The associated Strategic Environmental Assessment (Environmental Report); Appropriate Assessment (Natura Impact Report and determination) and the Strategic Flood Risk Assessment;
- e) Project Ireland 2040: The National Planning Framework;
- f) The Regional Spatial and Economic Strategy of the Southern Assembly;
- g) The National Marine Planning Framework;
- h) The policies and objectives of the Minister contained in the Guidelines prepared under Section 28 of the Planning and Development Act, 2000 (as amended);
- i) The statutory obligations of the local authority in this area; and
- j) The proper planning and sustainable development of the area.

The Council hereby resolves, in accordance with the provisions of Section 12(10) of the Planning and Development Act, 2000 (as amended), to make the Clare County Development Plan 2023-2029:

- 1) To include all recommendations in the Chief Executive's Report to Elected Members of 30th January 2023 on submissions received to the proposed amendments to the Draft Clare County Development Plan 2023-2029, except where altered or amended by resolutions set out in the attached resolution booklets:

Proposed by: Cllr. J. Cooney; seconded by Cllr. P. Hayes and agreed:

Booklet 1 -General Resolutions

Proposed by Cllr. C. Colleran Molloy; seconded by Cllr. P. Murphy and agreed:

Booklet 2 -Ennis Municipal District Resolutions

Proposed by Cllr. M. Begley; seconded by Cllr. P.J. Ryan and agreed:

Booklet 3 -Shannon Municipal District Resolutions

Proposed by Cllr. A. O'Callaghan; seconded by Cllr. J. Cooney and agreed:

Booklet 4 -Killaloe Municipal District Resolutions

Proposed by Cllr. I. Lynch; seconded by Cllr. S. Talty and agreed:

Booklet 5 -West Clare Municipal District Resolutions

Proposed by: Cllr. M. Begley

Seconded by: Cllr. C. Collieran Molloy and agreed:

The Council hereby resolves to amend the Draft Clare County Development Plan 2023-2029 to correct various identified errata:

- (1) Generally formatting and spelling corrections where the amendments do not materially change the effect of the text or objectives
- (2) Updating the information, tables, mapping and site labels.”

Proposed by: Cllr. P.J. Ryan

Seconded by: Cllr. P. Murphy and agreed:

The Council hereby resolves, in accordance with the provisions of Section 12(10) of the Planning and Development Act, 2000 (as amended), to make the Clare County Development Plan 2023-2029.

Signed:



Riarthóir Cruinnithe.

Signed:



Cathaoirleach.

Dated:

9th March 2023



Clare County Development Plan
2023-2029

Booklet 1: General Resolutions

Members' Resolution

**to Amend the Draft Clare County Development Plan 2023-2029 in
accordance with Section 12(10) of the
Planning and Development Act 2000, as amended**

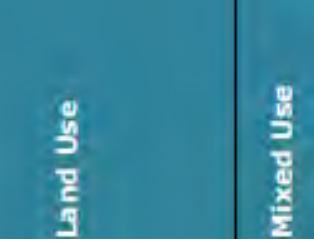
Date: 9th March 2023

General Issues – Members’ Resolution 9th March 2023

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement/Ref.</u>	<u>Members’ Resolution</u>	<u>Members’ Reasons and Considerations</u>
G.1	S3-011	Volume 1, Chapter 11	<p>To include text in Objective CDP11.32 Wastewater Treatment and Disposal, part h) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029 which reads as follows:</p> <p>h) Where settlements have no public wastewater treatment infrastructure, and in settlements which have limited or insufficient capacity to facilitate development, to consider alternative developer led/provided shared use wastewater treatment infrastructure, including those incorporating nature-based solutions, to serve development where it can be clearly demonstrated that the system is in compliance with relevant EPA Guidelines on design standards and which will allow connection to a public system when it is provided.</p> <p>To remove text in Objective CDP11.32 Wastewater Treatment and Disposal, part i) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029 as a Minor</p>	To facilitate growth in settlements and to provide clarity.

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement/Ref.</u>	<u>Members' Resolution</u>	<u>Members' Reasons and Considerations</u>
			<p>Modification (blue strikethrough) which reads as follows:</p> <p>i) To permit the development of treatment systems for small businesses/community facilities in unserved areas where they are in single ownership and where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with Code of Practice Waste Water Treatment and Disposal Systems Serving Single Houses, Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent \leq 10), EPA (2021) and Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels, EPA (1999) or any future versions;</p>	
G.2	S3-035 S3-049 S3-051 S3-053 S3-057 S3-058 S3-062 S3-081 S3-087	Volume 1, Chapter 8	<p>To include additional text in Objective CDP8.14 Minerals and Mining as follows:</p> <p>c) To avoid an unreasonable risk of environmental harm due to the toxicity of chemicals and their demonstrated potential to cause damage to the environment, the use of the following chemicals as a processing agent shall be prohibited from use in any proposed processing operation located above or adjacent to surface or ground water or which</p>	<p>The County Development Plan recognises the extreme water vulnerability across the county, therefore there is a need to avoid environmental harm due to the toxicity of such chemicals in the interest of public health and proper planning and sustainable development.</p> <p>Harm to human health.</p>

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement/Ref.</u>	<u>Members' Resolution</u>	<u>Members' Reasons and Considerations</u>
	S3-089 S3-090 S3-093– S3-095 S3-097 S3-103– S3-105 S3-107- S3-113 S3-119 S3-121 S3-124 S3-129 S3-131 S3-133 S3-136 S3-137 S3-141 S3-143 S3-146- S3-149 S3-151 S3-152 S3-167		could potentially impact such waters regardless of their location – mercury, cyanide or cyanide compounds, breakdown products of cyanide or sulfuric acid.	
G.3	S3-092 S3-070 S3-072	Volume 1, Appendix 2	To change the Indicative Land-Use Zoning Matrix as it relates to Mixed-Use zoning and the potential	To expand the range of potential uses that are open for consideration on Mixed-Use zoning in an

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			<p>uses of Data Centre, Lorry Depot and Industry to be shown as Open for Consideration as follows:</p>  <p>Industry * o</p> <p>Lorry Depot * o</p> <p>Data Centre * o</p>	<p>effort to support regeneration of mixed-use sites as appropriate.</p>



Booklet 2: Ennis M.D Resolutions

Members' Resolution

**to Amend the Draft Clare County Development Plan 2023-2029 in
accordance with Section 12(10) of the
Planning and Development Act 2000, as amended**

**Ennis Municipal District
Written Statement and Maps**

Date: 9th March 2023

Ennis Municipal District – Members’ Resolution 9th March 2023

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members’ Resolution</u>	<u>Members’ Reasons</u>
E.1	S3-012 S3-011 S3-056	Ennis	To zone land at Ballymaley, Ennis for Low Density Residential development (LDR14) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<p>1. Lands are located within the defined Ballycoree-Ballymaley Neighbourhood, and within walking distance to amenities, including hotel, grocery shopping (Lidl), Ballymaley Business Park, and the recreational water amenities at Ballyallia Lake.</p> <p>2. The subject lands benefits from easy access to the M18 Motorway and will directly benefit from public transportation infrastructure with the “Ennis Bus” scheduled to be delivered in 2025 (and during the lifetime of this plan), indicating its Route will run in front of the subject lands, creating accessibility and reducing need for private car use.</p> <p>3. Planning has been granted across the road from the subject lands to EKO Integrated Services Ltd reference 21664 for 24 houses and the existing Parnell Grove development is located 200 meters away from the subject lands with worked agricultural lands located in between.</p>

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
				4. To support a planning application for these lands mitigation efforts during construction must be provided to ensure that the natural environment is protected-particularly water run off to Ballyallia Lake.
E.2	S3-012	Ennis	To zone land at Woodstock, Ennis for Low Density Residential development (LDR6) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<ol style="list-style-type: none"> 1. Lands are within the Ennis plan boundary and are within walking distance of Ennis Town Centre. 2. Amenities such as Woodstock Hotel, Leisure Centre, Golf Club, Banner G.A.A. and Lees Road Recreational Park are all within walking distance, there are a number of grocery shops also. 3. The M18 motorway is easily accessible via the N85 relief road. 4. Essential services such as Sewerage connection, water and footpaths are already existing.
E.3	S3-012	Ennis	To zone land at Woodstock, Ennis for Low Density Residential development (LDR15) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<p>Current planning application on the site which is located within the Woodstock neighbourhood, close to services and access to necessary infrastructure.</p> <p>A bat survey and Natura Impact Statement Report was carried out as requested by the Council</p>

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
				under Planning Application No. P22/263 for the site. This confirmed that the development would not have any impact on the Pouldatig Cave SAC.
E.4	S3-012 S3-024 S3-140	Ennis	To zone land at Knockanean, Ennis for Low Density Residential development (LDR12) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	1. This site has the benefit of a current decision to grant planning permission. It is not a Greenfield site, and is currently zoned low density residential in the 2017-2023 CDP. It consists of Infilled Lands raised under a previous planning permission (P11/21073) for residential development. The lands are now at elevations that place it above and outside of the moderate and high-risk Zones A and B This is confirmed in the published 2016 CFRAM Study. Further to this a site-specific flood risk assessment was undertaken by Dr. A. Cawely, Expert Hydrologist of Hydro Environmental Ltd., in 2021 as part of a successful planning application for this site (Planning Reference P21/512), which was thoroughly assessed by Clare County Council and its conclusions accepted. This resulted in a decision to grant planning permission for 13 houses under Chief Executive Order Number 79462 dated 16 th March 2022. This site-specific flood risk assessment which is available on the

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
				<p>public planning file found that the subject lands were essentially outside flood risks Zones A and B, were substantially in Flood Zone C and thereby suitable for residential development as set out in the Department of Environment Flood Risk Guidelines 2009. Due consideration has been given to the advice provided by Local Authorities in Circular Letter PL 2/2014 from the Department of the Environment, Community and Local Government and the specific emphasis and importance placed therein on "site specific flood risk assessments" in determining Flood Risk Zones. Such a site-specific FRA is available for this site which supports this amendment and confirms compliance with the 2009 Flood Risk Guidelines. Therefore, there is no conflict with the 2009 Guidelines or NP057. We recommend a policy objective be included to require a site-specific FRA accompany any new planning proposals for this site, and that there be no net loss of flood plain volume due to the development of this site.</p> <p>2. In order to avoid the creation of a derelict and under-utilised vacant site, which has previously been subject to unauthorized parking/camping, the completion of this development site represents sustainable development of an under-utilised and serviced site. This site now has</p>

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
				<p>sewerage and water infrastructure on site to accommodate development. An Irish Water confirmation of feasibility accompanied the successful grant of permission under P21/512 and is available on the public planning file.</p> <p>3. The approved application P12/512 was accompanied by an EIA (Environmental Impact Assessment) by expert ecologists and concluded that "there would be no significant impact on biodiversity given the design, nature and scale of the development." Furthermore, the Chief Executive's Order No. 79462 (dated 16th March 2022) under Schedule 1 of P21/512 concluded that the development of this site "would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and suitable development of the area."</p>
E.5	S3-012 S3-024 S3-069 S3-102	Ennis	To zone land at Claureen, Ennis for Commercial development (COM5) a per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<ul style="list-style-type: none"> •This site zoning is intended to provide for the development of a much-needed Neighbourhood Centre to serve the Claureen Neighbourhood. •The overwhelming majority of this site is located in Flood Zone C, with encroachment of Flood Zone A/B (approx. 10% of site as per CFRAM mapping) along the southern section of the site.

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				<p>Provided that a fully detailed stage 3 FRA is provided at Development Management Stage then the site may be developed but on condition that Flood Zones A and B are kept free from vulnerable development.</p> <ul style="list-style-type: none"> •Any future development proposal for a Neighbourhood Centre on the subject lands will potentially allow an opportunity to provide an amended/upgraded junction design in respect of the Shanaway Road/Lahinch Road junction which could assist in resolve existing traffic congestion/stacking issue. •The modification is considered minor in nature under Section 12(10) of the Planning and Development Act 2000 (as amended) as it does not inter alia; increase the area of land zoning , not likely to have significant effects on the environment or adversely affect the integrity of a European site.
E.6	S3-011	Ennis	To zone land at Roslevan, Ennis for Residential development (R16) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	It is an infrastructural objective to provide a link road between the Gort Road and Tulla Road and these lands are necessary for the completion of this Inner Relief Road.

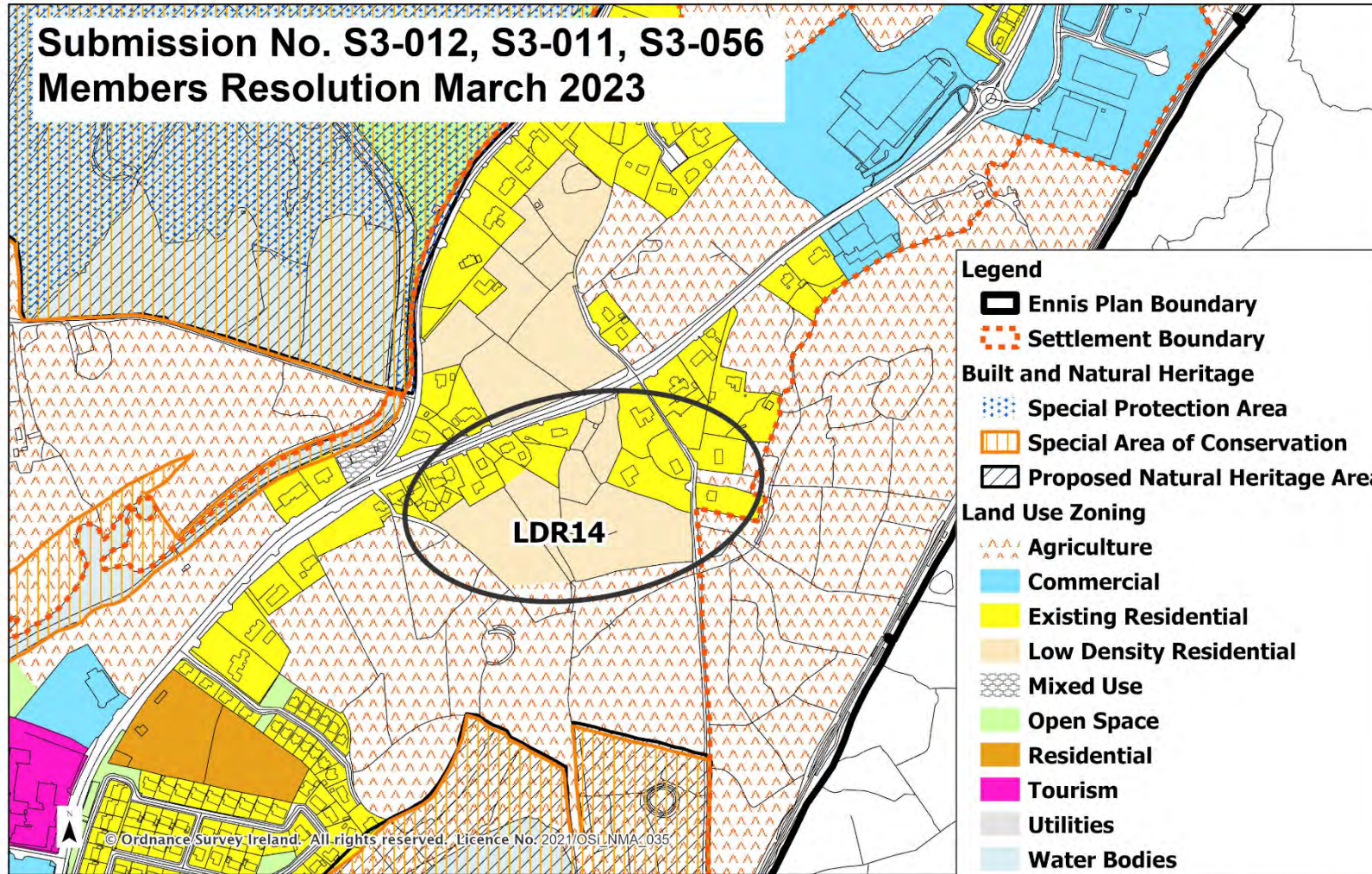
<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
E.7	S3-024 S3-048	Ennis	To zone lands at Clonroadmore, Ennis for Low Density Residential Development (LDR2) as per the Draft Clare County Development Plan 2023-2029.	<p>1. Existing access road, residential , commercial offices and carparking on site currently above 3.2m OD have been historically free from flooding bar a section to the North East , below 3.2m OD , of the site adjoining the railway bridge . The subject lands were of the reach of the constructed OPW Lower Fergus Flood Scheme but did not have to be flood protected.</p> <p>2. A detailed site-specific flood Risk Assessment will be required to support a planning application for these lands to ensure that they meet the requirements of the Flood Risk Planning Guidelines (2009) for the Development Application Stage.</p> <p>Development should not be permitted on the minor portion of lands below CFRAM study ground levels contour of 3.2m OD.</p>
E.8	S3-029	Ennis	To change text in the make a minor modification to the Proposed Amendment to the Draft Clare	In the interest of clarity.

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
			<p>County Development Plan 2023-2029 relating to land zoned Mixed Use (MU6), Clonroad More, Ennis, to make changes to the text of the technical guidance for the zoned lands as follows:</p> <p>The Ennis South Flood Relief Scheme (ESFRS) is now complete and while the ESFRS was not designed specifically to provide protection to these lands they do benefit from an overall reduction in flood risk to the area and removal of overland flow paths due to the scheme's flood defences. There is a history of groundwater sourced flooding on the site and the ESFRS incorporates groundwater management consisting of engineered culverts, h. However residual risks associated with exceedances events remain. In the event that the culvert system reaches capacity, the historic overland flow path could re-emerge and cause inundation to the site. The Scheme has also not addressed local risks to the site arising from surface and groundwater. A long term programme of groundwater monitoring is in place as part of the ongoing maintenance of the flood relief scheme. appropriate flood management systems will need to be developed for the site and these should be presented as part of the planning applications. Any flood risk</p>	

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
			<p>assessment submitted with any application should take into account any sources of potential flooding including groundwater and pluvial sources.</p> <p>Any proposals for new development within the site boundary, or redevelopment along the Western Road frontage, would need to include a flood risk assessment which would specifically review residual risk to the site, including the development of overflow routes should the scheme capacity be exceeded. This assessment should also include the findings of a detailed groundwater and hydrogeological study, which will include ground water levels when the River Fergus is at a high level so interactions can be understood. Given the Karst limestone nature of the subject site and environs a detailed hydrological study from a competent consultant which will examine the interaction between flood levels of the River Fergus and the site will be required to be carried out as part of any planning application. The site layout and finished floor levels will be informed by the residual risk assessment. A site-specific flood risk assessment shall demonstrate the primary means of mitigating flood risk through increasing</p>	

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
			ground/floor levels and maintaining flow paths. An overflow pipe from the site to the Fergus floodplain and back drains may be required.	
E.9	S3-070	Ennis	To zone lands at Drumcliffe, Ennis as Existing Residential as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	This is an infill site on family lands which addresses a housing need.

**Submission No. S3-012, S3-011, S3-056
Members Resolution March 2023**



- Legend**
- Ennis Plan Boundary
 - Settlement Boundary
 - Built and Natural Heritage**
 - Special Protection Area
 - Special Area of Conservation
 - Proposed Natural Heritage Area
 - Land Use Zoning**
 - Agriculture
 - Commercial
 - Existing Residential
 - Low Density Residential
 - Mixed Use
 - Open Space
 - Residential
 - Tourism
 - Utilities
 - Water Bodies



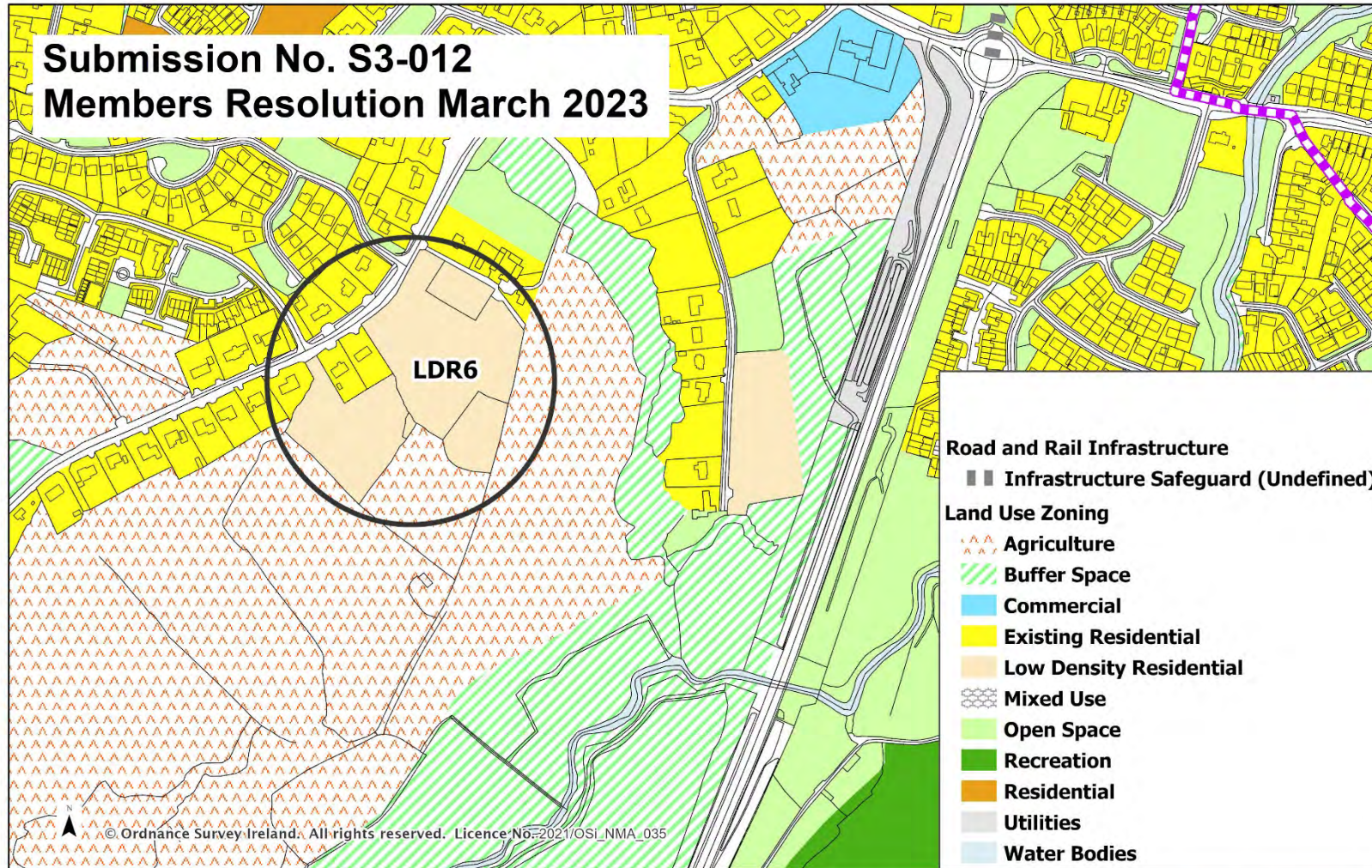
Draft Clare County Development Plan 2023 - 2029

Ennis

Date: March 2023 Not To Scale



Submission No. S3-012
Members Resolution March 2023



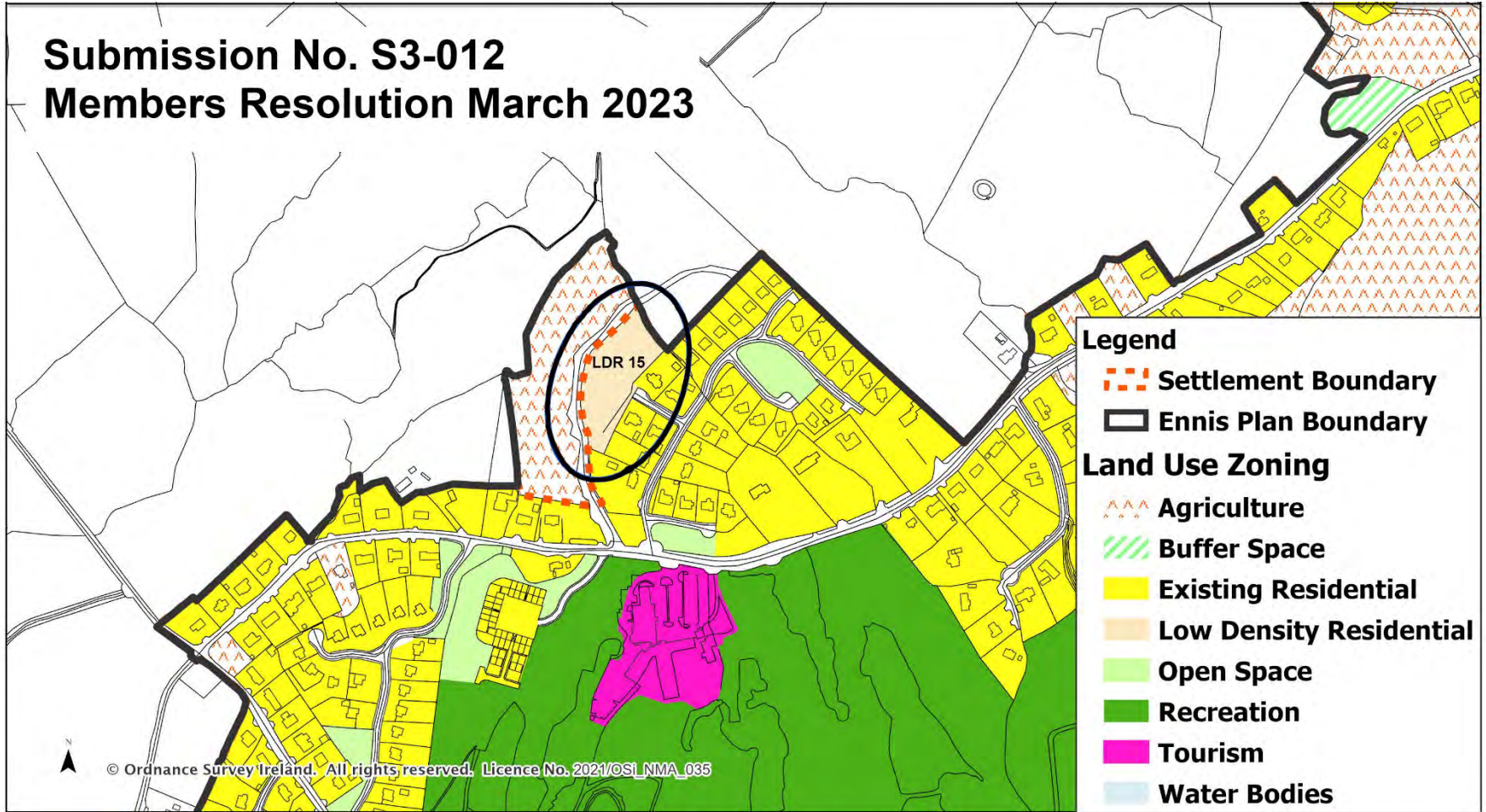
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Submission No. S3-012
Members Resolution March 2023



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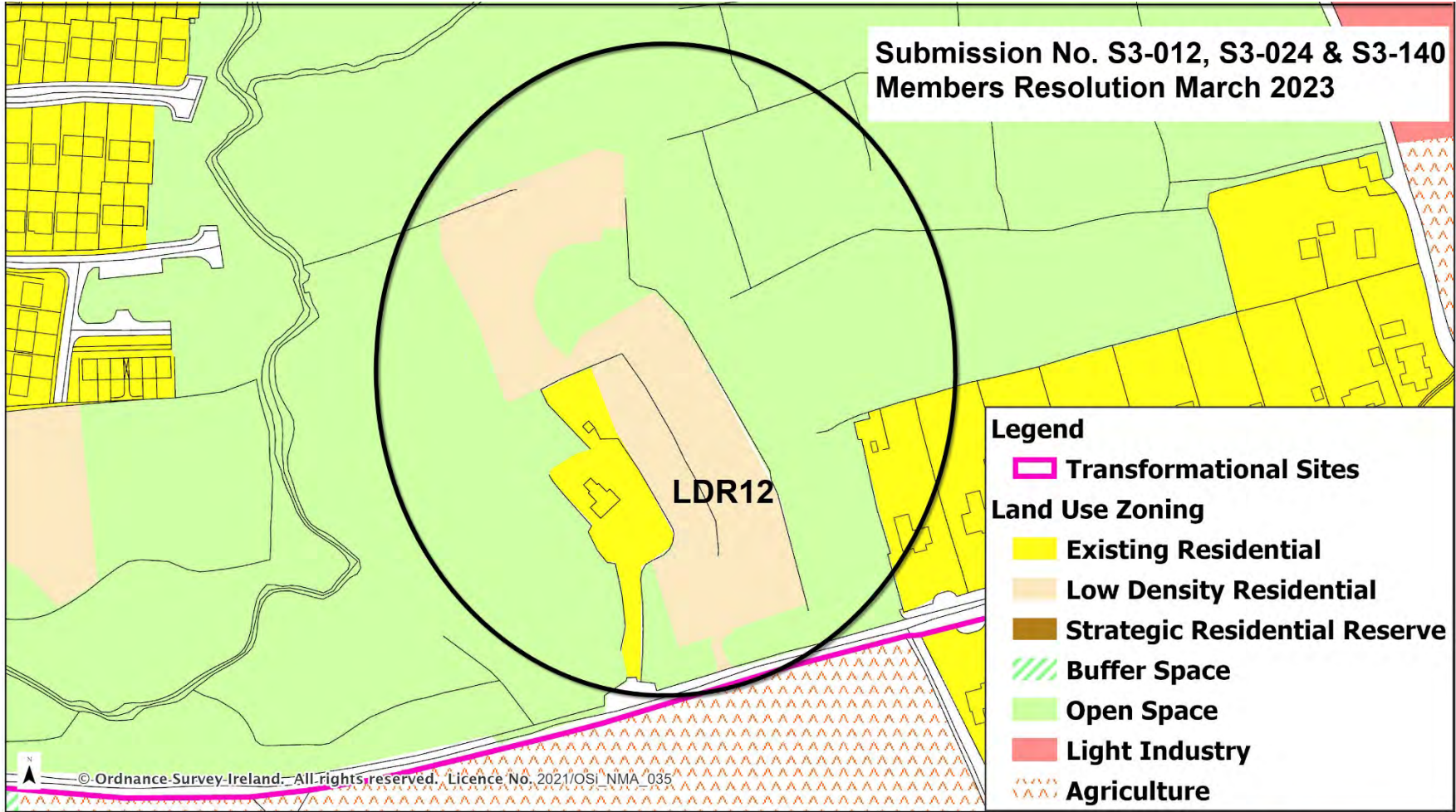
Legend

- Settlement Boundary
- Ennis Plan Boundary

Land Use Zoning

- Agriculture
- Buffer Space
- Existing Residential
- Low Density Residential
- Open Space
- Recreation
- Tourism
- Water Bodies

Submission No. S3-012, S3-024 & S3-140
Members Resolution March 2023



Legend

- Transformational Sites
- Land Use Zoning**
 - Existing Residential
 - Low Density Residential
 - Strategic Residential Reserve
 - Buffer Space
 - Open Space
 - Light Industry
 - Agriculture



Draft Clare County Development Plan 2023 - 2029

Ennis

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Submission No. S3-012, S3-024, S3-069 & S3-102 Members Resolution March 2023

Legend

Settlement Boundary

Indicative Access



Legend

Town Centre Area

Built and Natural Heritage

Architectural Conservation Area

Special Area of Conservation

Road and Rail Infrastructure

Infrastructure Safeguard (Undefined)

Car Parks

Land Use Zoning

Agriculture

Buffer Space

Commercial

Community

Existing Residential

Low Density Residential

Mixed Use

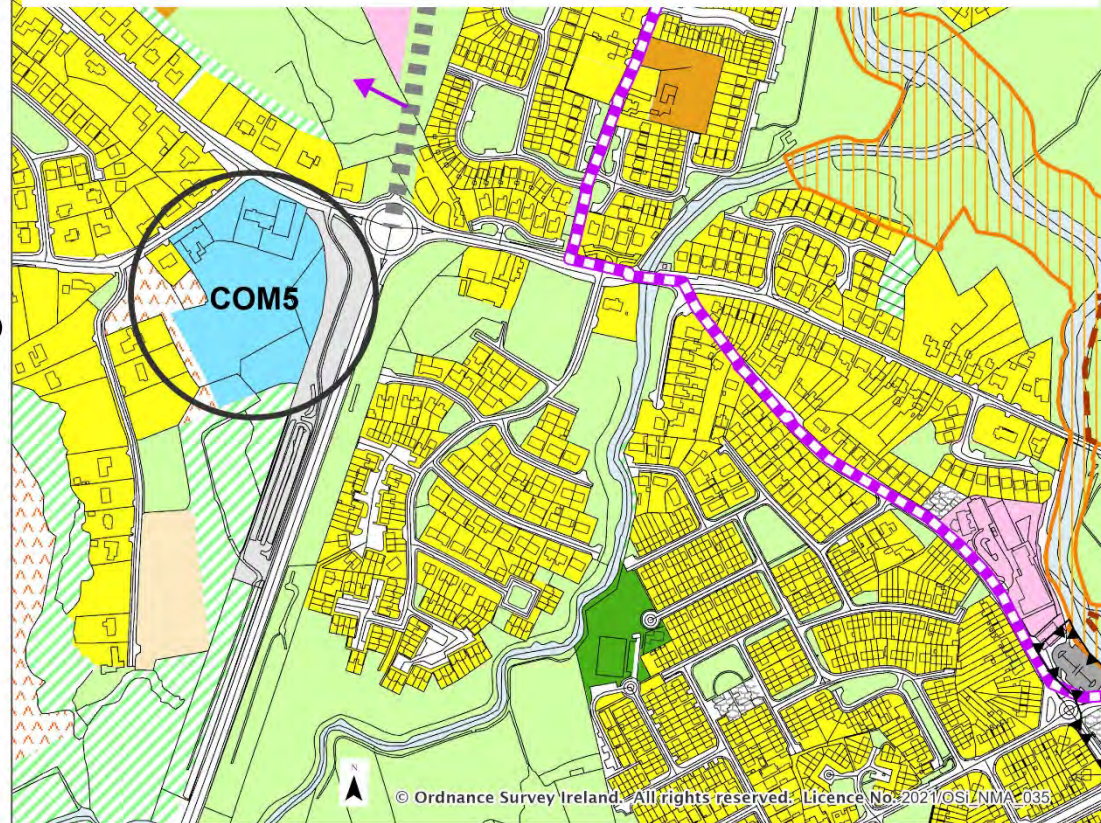
Open Space

Recreation

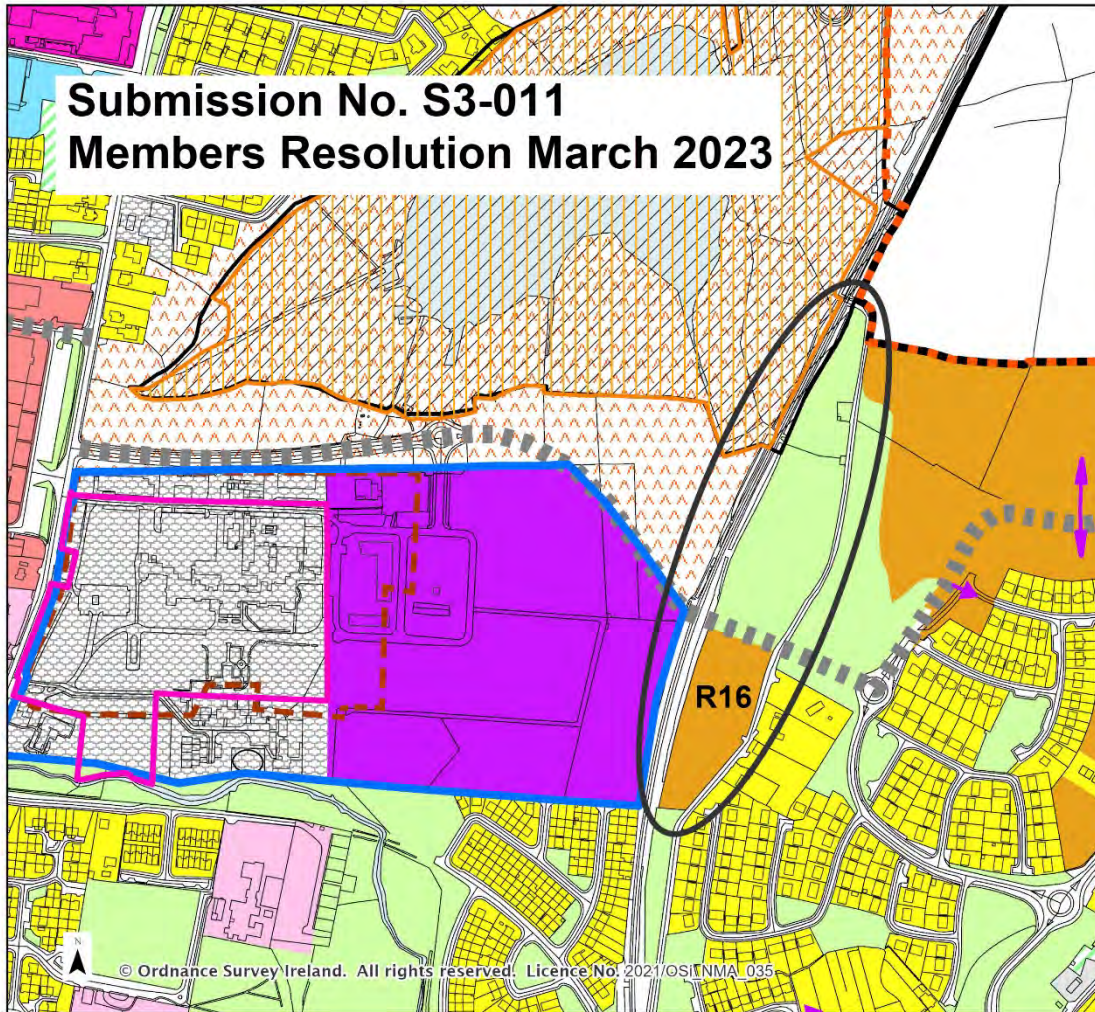
Residential

Utilities

Water Bodies



Submission No. S3-011
Members Resolution March 2023



- Legend**
- Ennis Plan Boundary
 - Settlement Boundary
 - Transformational Sites
 - Opportunity Site
 - Built and Natural Heritage**
 - Architectural Conservation Area
 - Special Area of Conservation
 - Proposed Natural Heritage Area
 - Indicative Access**
 -
 - Road and Rail Infrastructure**
 - Infrastructure Safeguard (Undefined)
 - Land Use Zoning**
 - Agriculture
 - Buffer Space
 - Commercial
 - Community
 - Enterprise
 - Existing Residential
 - Light Industry
 - Mixed Use
 - Open Space
 - Recreation
 - Residential
 - Tourism
 - Utilities
 - Water Bodies



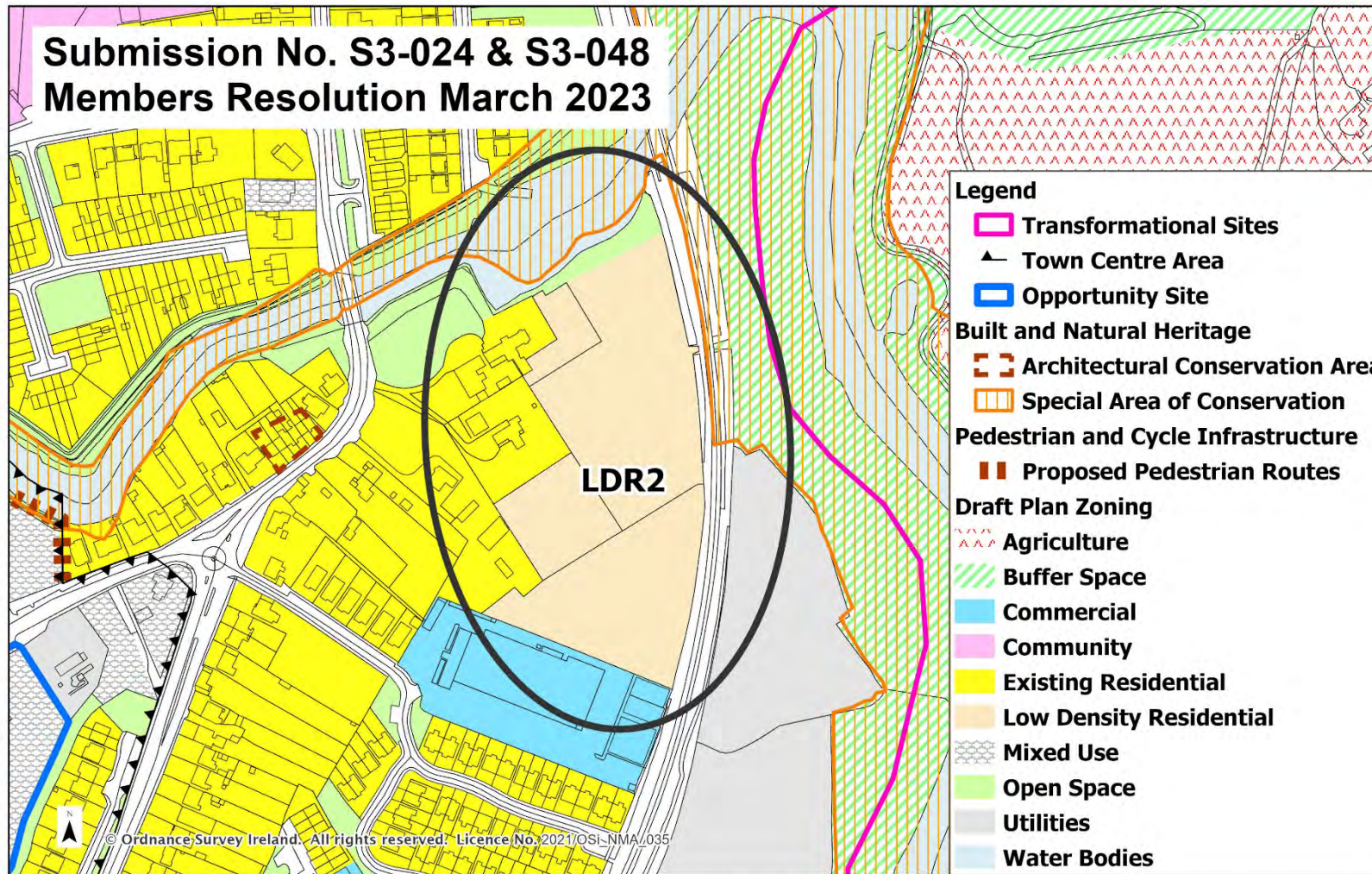
Draft Clare County Development Plan 2023 - 2029

Ennis

Date: March 2023 Not To Scale



**Submission No. S3-024 & S3-048
Members Resolution March 2023**



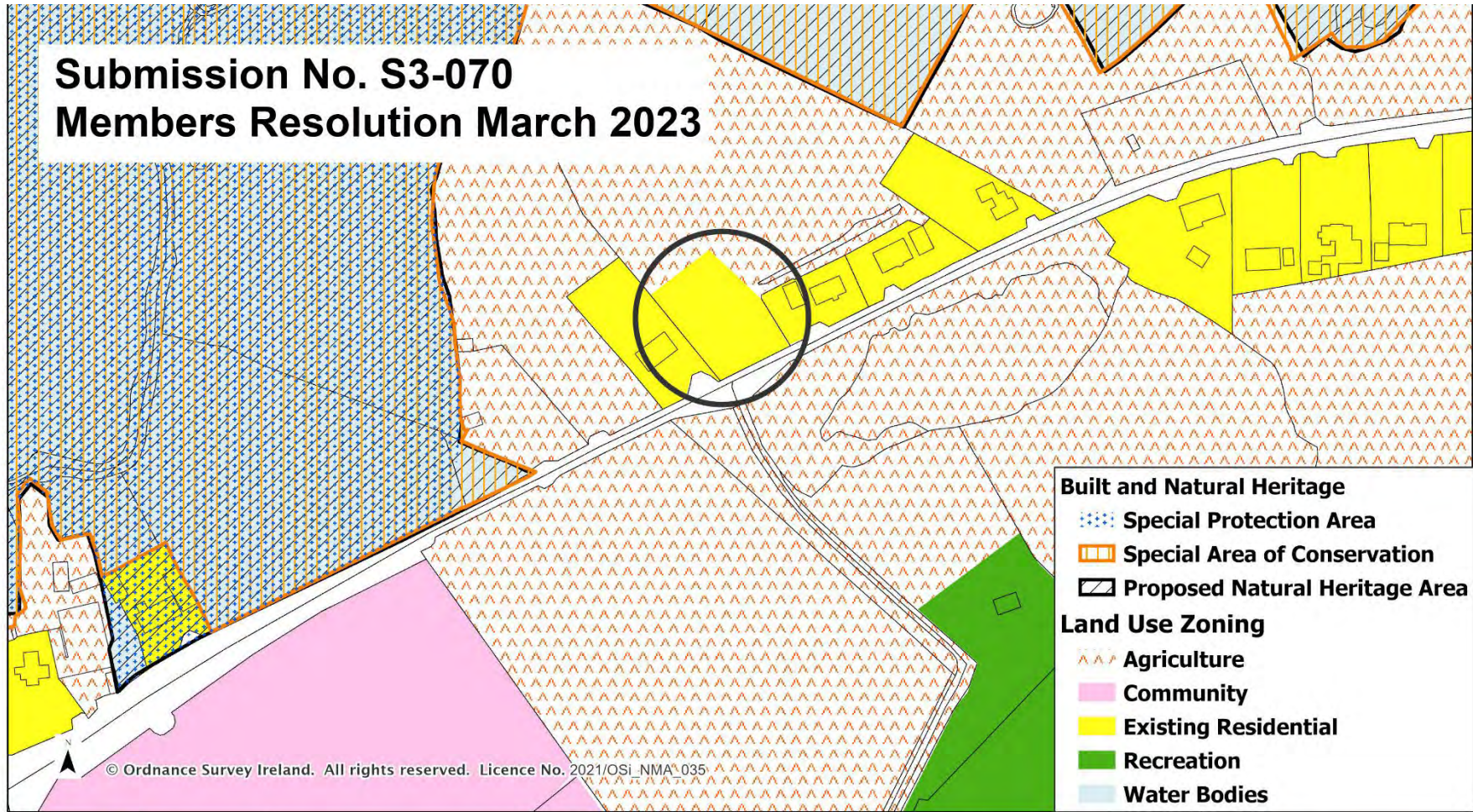
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Ennis

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**Submission No. S3-070
Members Resolution March 2023**



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Built and Natural Heritage

-  Special Protection Area
-  Special Area of Conservation
-  Proposed Natural Heritage Area

Land Use Zoning

-  Agriculture
-  Community
-  Existing Residential
-  Recreation
-  Water Bodies



Draft Clare County Development Plan 2023 - 2029

Ennis

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Clare County Development Plan
2023-2029

Booklet 3: Shannon M.D Resolutions

Members' Resolution

**to Amend the Draft Clare County Development Plan 2023-2029 in
accordance with Section 12(10) of the
Planning and Development Act 2000, as amended**

**Shannon Municipal District
Written Statement and Maps**

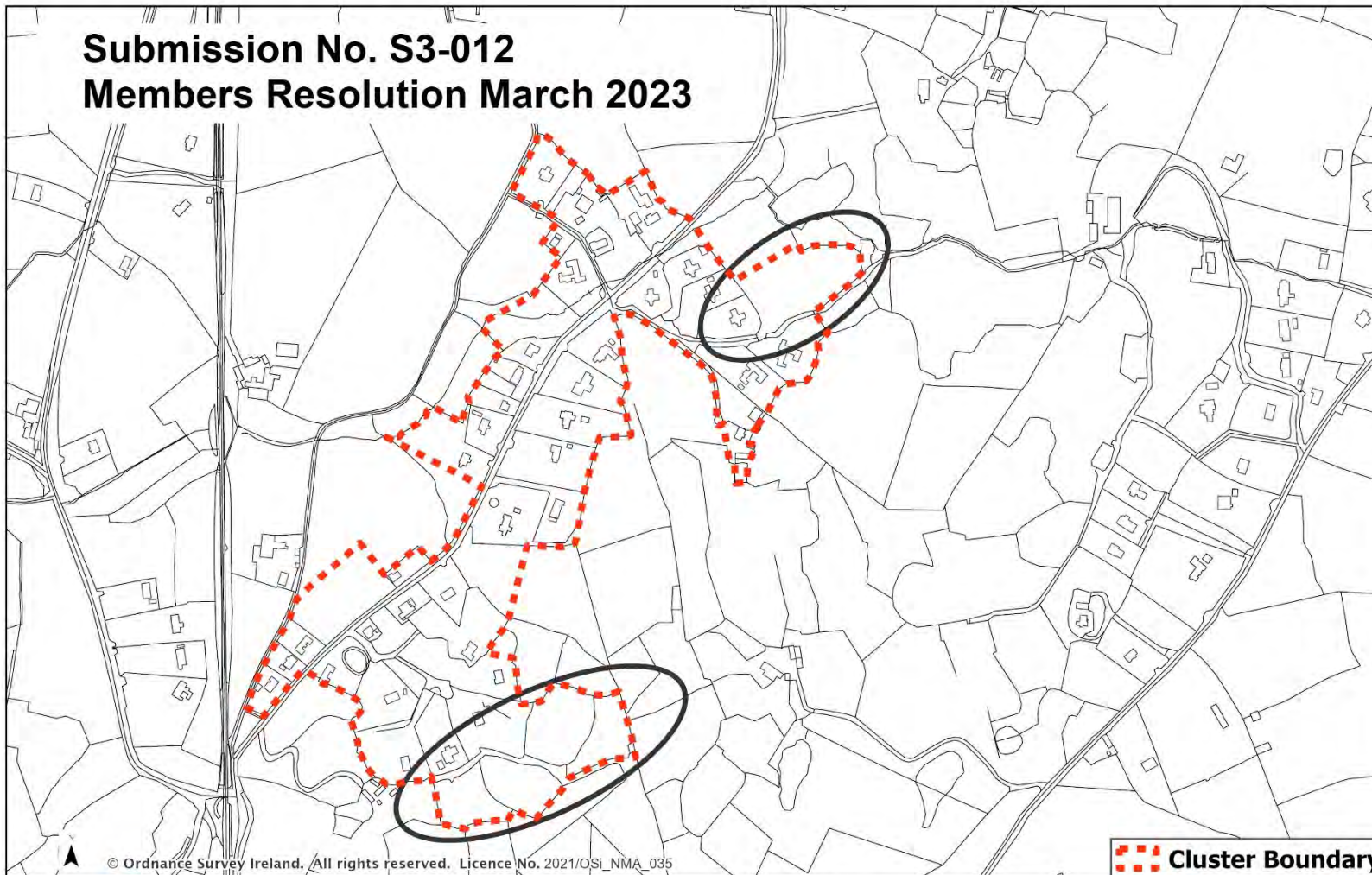
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Shannon Municipal District – Members’ Resolution 9th March 2023


<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members’ Resolution</u>	<u>Members’ Reasons and Considerations</u>
S.1	S3-012	Ballintlea South 2 Cluster	To extend the boundary of the Ballintlea South 2 cluster as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<p>To extend the area of the cluster which has services to accommodate rural growth within the Limerick-Shannon Metropolitan Area.</p> <p>To provide for limited housing and growth within the Limerick - Shannon Metropolitan Area, to accommodate local need for permanent residences.</p>
S.2	S3-011	Parteen	To zone lands at Parteen as Strategic Residential Reserve (SR1) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	The site is centrally located with access to services and located within the Limerick-Shannon Metropolitan Area.
S.3	S3-011 S3-012	Newmarket on Fergus	To zone lands at Newmarket on Fergus for Residential development (R6) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	There is high demand for housing, the site is ready for development and in proximity to key services and the Limerick-Shannon Metropolitan Area.

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons and Considerations</u>
S.4	S3-073	Ballycannon North	To zone lands in Ballycannon North for Residential development (R1) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	To facilitate improvements to road infrastructure and to facilitate delivery of sewerage works and to allow for the provision of a playground. There are other residential and strategic residential reserve lands that are less suitable for development.
S.5	S3-073	Ballycannon North	To zone lands in Ballycannon North for Strategic Residential Reserve (SR2) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	In the interest of the long-term sustainable development of the village.

**Submission No. S3-012
Members Resolution March 2023**



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 **Cluster Boundary**



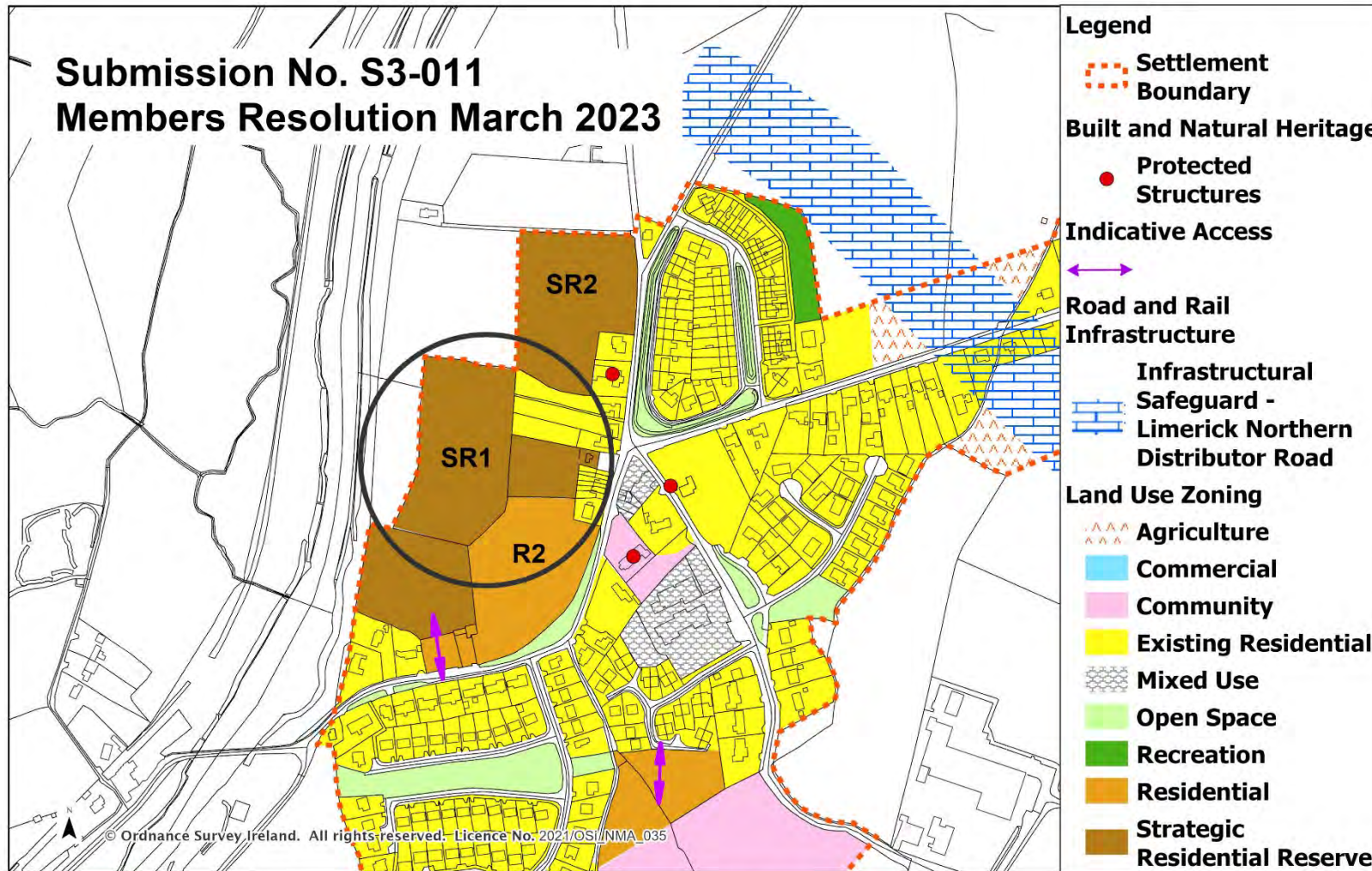
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Ballintlea South 2 Cluster

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**Submission No. S3-011
Members Resolution March 2023**



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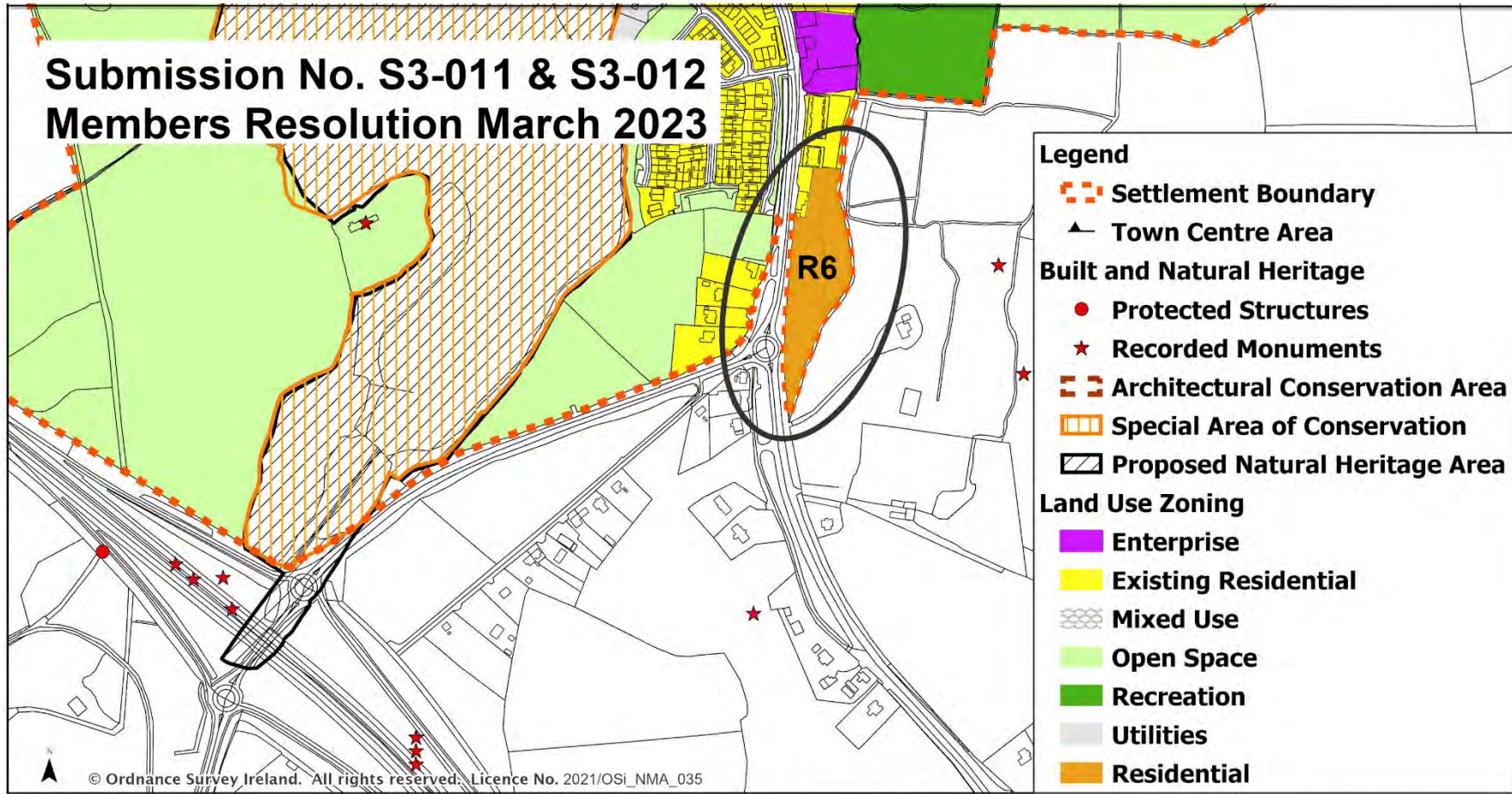
Draft Clare County Development Plan 2023 - 2029

Parteen

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**Submission No. S3-011 & S3-012
Members Resolution March 2023**



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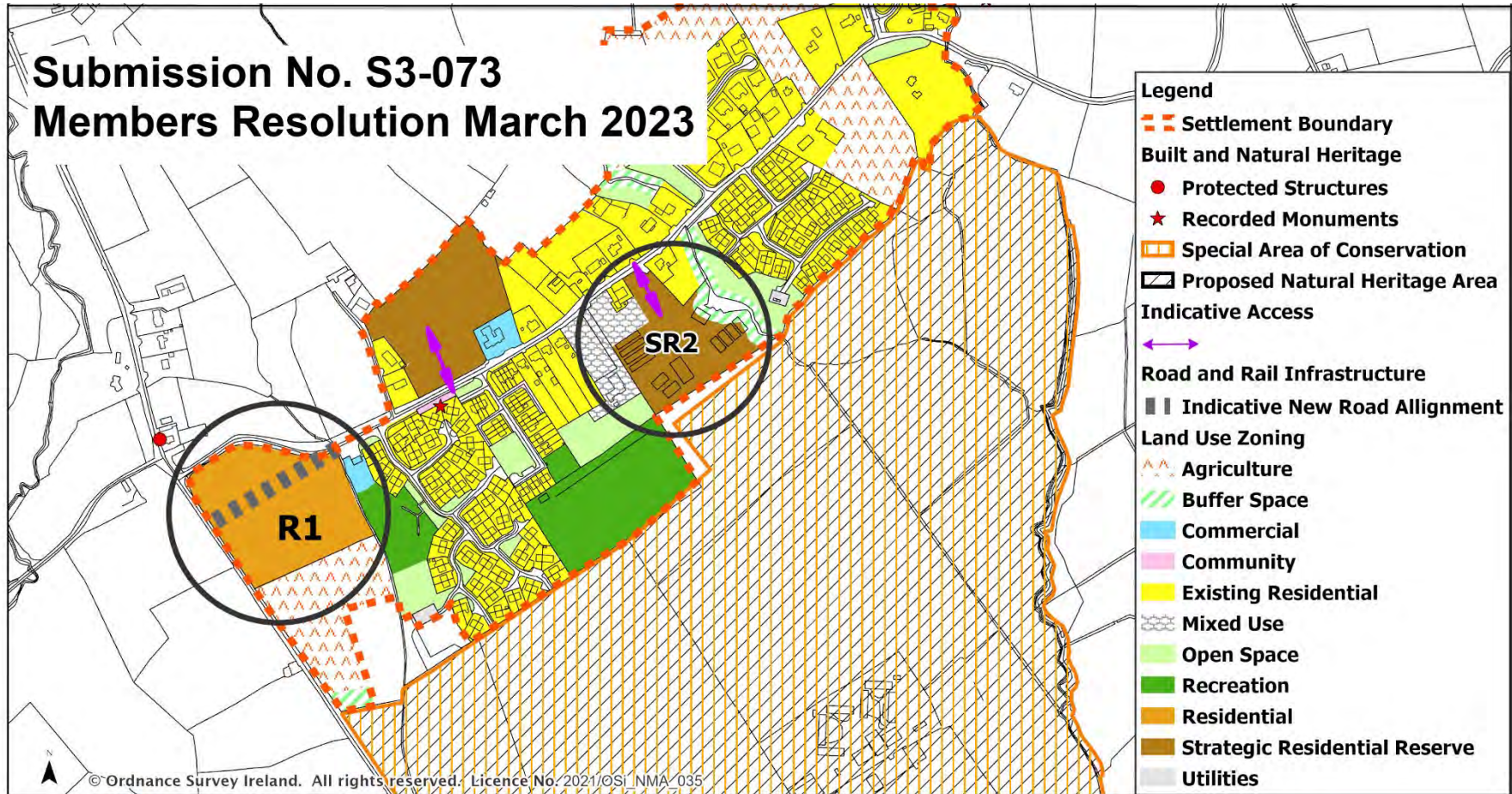
Draft Clare County Development Plan 2023 - 2029

Newmarket on Fergus

Date: March 2023 Not To Scale



Submission No. S3-073
Members Resolution March 2023



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Draft Clare County Development Plan 2023 - 2029

Ballycannon North

Date: March 2023 Not To Scale





Clare County Development Plan
2023-2029

Booklet 4: Killaloe M.D Resolutions

Members' Resolution

**to Amend the Draft Clare County Development Plan 2023-2029 in
accordance with Section 12(10) of the
Planning and Development Act 2000, as amended**

**Killaloe Municipal District
Written Statement and Maps**

Date: 9th March 2023

Killaloe Municipal District – Members’ Resolution 9th March 2023

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members’ Resolution</u>	<u>Members’ Reasons and Considerations</u>
K.1	S3-011 S3-012 S3-155	Killaloe	To zone lands in Killaloe for Residential development (R6) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<p>1. Currently there is a huge deficit in housing stock in Killaloe. Proposed zoned lands have not been developed and if they were there would still be a deficit in housing in the area.</p> <p>2. The proposed R6 will enhance and compliment the already zoned land and is situated within the town settlement boundary.</p> <p>3. The proposed R6 is a site which already has been identified as an area suitable for development. It is currently zoned as tourism, this proposal is to change a portion of the site from tourism to residential.</p> <p>4. The infrastructural upgrade for the wastewater treatment plant in the Killaloe/Ballina area which is due for completion in 2024 will cater for increased housing in a much sought after location.</p> <p>5. The completion of the new River Shannon crossing and Killaloe bypass when completed in 2025 will allow improved access to the entire area. This proposed R6 site will allow the community to develop without impacting negatively on the</p>

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				<p>historical and heritage centre of the Killaloe settlement.</p> <p>6. Killaloe is just outside the Limerick metropolitan area approx. 6km (indeed a part of the parish namely O'Briens Bridge is within the greater Limerick metropolitan area). This area is identified as a strategic and important area for growth and development in all national and regional planning guidelines.</p> <p>7. Population projections and as such the housing need for the area have been identified as per the 2016 census which seriously understate the current housing need in the locality. I refer to an interview in the Kildare Nationalist newspaper as late as October 4th, 2022, where the current Minister in charge of housing Minister Darragh O'Brien stated that more land needed to be zoned as residential for house building.</p>
K.2	S3-011 S3-012 S3-036	Tulla	To zone the lands in Tulla for Residential development (R3) and lands for Agriculture (AG1) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<p>1.Full planning permission (REF 22-708) has been granted on the subject lands by Clare County Council on January 26th 2023.</p> <p>2.This follows the submission made by KPMG Future Analytics (ref: S2/813) to the Draft County Development Plan which outlined the ability of the</p>

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				<p>subject lands to deliver much needed housing and associated community infrastructure to support a growing population.</p> <p>3.As outlined in the previous submission to the Draft CDP, the subject lands are strategically located to the southeast of the Tulla settlement centre with the potential to act as an entrance point to the town from the south. The lands are highly accessible with the R352 providing a direct connection to Ennis and the spine road to the west offering a link to the Tulla settlement centre. It should also be reiterated that the site's single party ownership offers a degree of certainty in terms of development intent for the lands and presents a viable opportunity to deliver an integrated plan led development response to currently underutilized lands.</p> <p>4.The extension of the Tulla settlement boundary to now include the entirety of the subject lands together with the expansion of the R3 zoning objective further south in place of the previously zoned SR2 lands is essential to allow sustainable future planning on the entire of the land holding.</p>

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				<p>5.This expansion of the settlement boundary will avoid what was previously an undue segregation of a single entity owned land bank, will provide clarity regarding the future redevelopment potential of the lands, and contribute to the delivery of the strategic vision for the growth of the Tulla settlement.</p> <p>6.Furthermore, the extension of the settlement boundary is a clear recognition of Tulla's recent growth moving away from the long and outdated settlement boundary that risked acting as a barrier to allowing the future sustainable development of the area. This new settlement boundary will facilitate the sequential development of the town taking advantage of existing strategic infrastructure and serviced, development ready lands in line with the proper planning and sustainable development of the area.</p> <p>7.The Draft Plan previously confined the R3 zoned lands to an isolated plot to the north rendering them unviable for future redevelopment. The proposed amendment is a recognition of this fact and now offers the potential to deliver a</p>

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				<p>sustainable residential led development on the lands with active frontage to the eastern spine road directly connecting the lands to the Tulla settlement core.</p> <p>8.It is considered that the proposed rezoning of the remainder of the subject lands as <i>AG/ Loughaun South</i> for agricultural purposes fails to fully recognise the benefits of consolidating a single entity owned, and strategically located, land bank for future redevelopment. It is respectfully submitted that these lands have the potential to deliver associated community infrastructure and employment generating uses in tandem with residential development on the adjoining R3 zoned lands as an integrated plan led scheme.</p> <p>9.Ennis which is designated as a key town as per the Settlement Hierarchy of the County Development Plan is located approximately 15 minutes from the subject lands and its significance cannot be ignored when planning for Tulla. The County Town will have a natural draw from Tulla due to its economic importance in the county and</p>

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				<p>the wider region and the accessible location of Tulla in this context.</p> <p>10.The delivery of a residential led scheme on the landbank will contribute to improving the viability of businesses in the town centre, provide people with a high-quality neighbourhood and relieve some of the demand pressure from Ennis for housing supporting rural communities.</p> <p>11.The landowners wish to reaffirm their commitment to realising the vision for the Tulla settlement through the successful delivery of a high-quality development on these lands, respecting national standards with regard to density, height and overall integration with neighbouring land uses, services, and facilities. A viable opportunity exists to transform these lands from the current underutilized state and provide a vibrant new residential led development that will complement and enhance the existing offering in the settlement core.</p> <p>12.The inclusion of R3 as proposed by us will provide for the future growth of Tulla and will include the provision of community facilities. The</p>

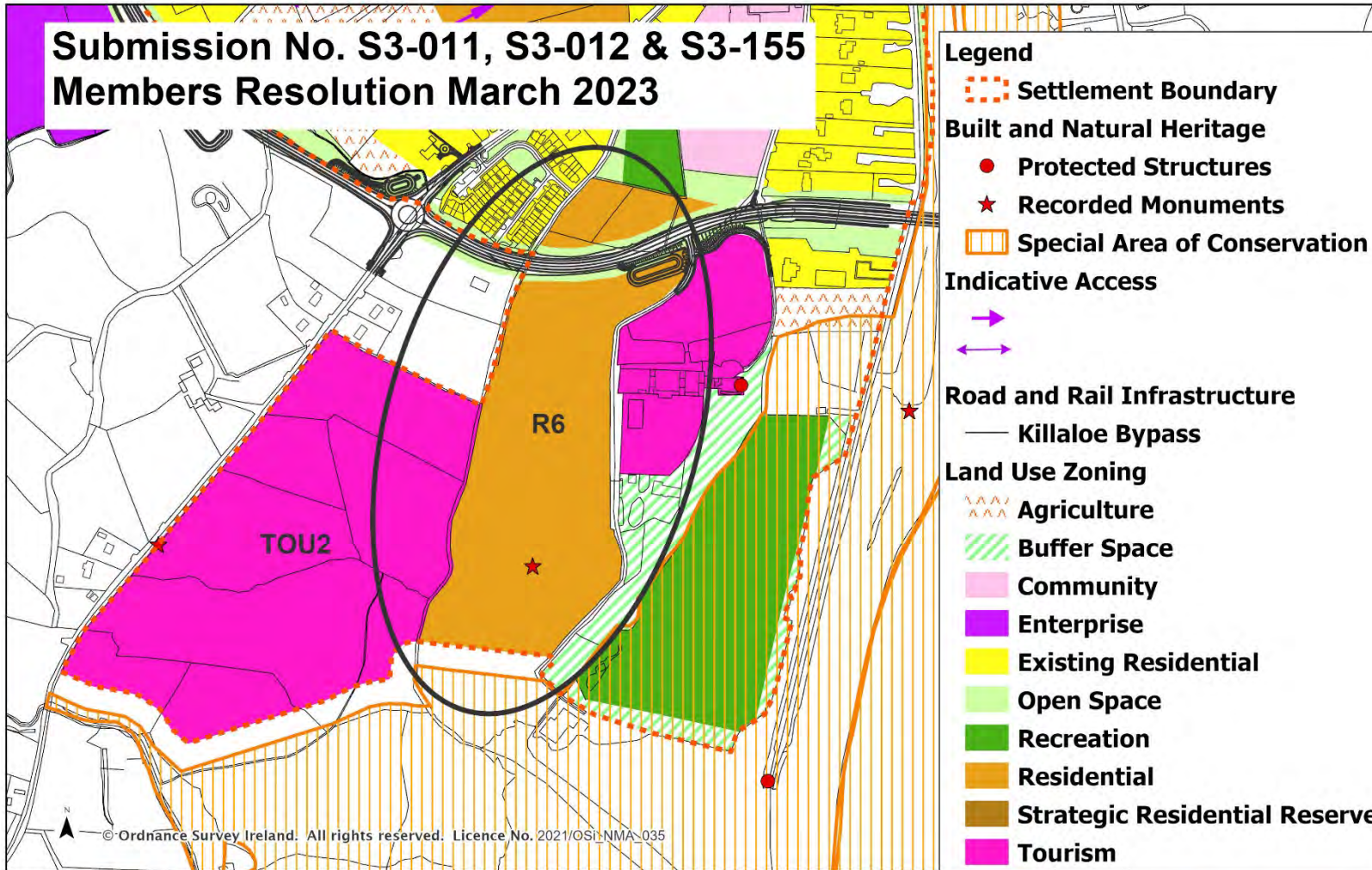
<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons and Considerations</u>
				zoning as proposed at R3 will also reflect the extent of the current planning application for the residential development of these lands.
K.3	S3/011 S3-012	Quin	To zone lands in Quin as Strategic Residential Reserve (SR4) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<ol style="list-style-type: none"> 1. This site is located in the heart of Quin village and is fully serviced with mains water and sewage 2. Sewage plant in Quin village has been upgraded ref Irish Water. 3 This site can provide a significant quantum of open space in a riverside setting. 4. Also can accommodate a pedestrian and cycle way connection to the village. 5. Quin is a thriving village with a new school/shop and childcare. 6. It is on the periphery of the Limerick-Shannon Metropolitan Area and also within 4 miles of our county town. 7. As the restrictive nature of Quin village with most lands zoned for open space this leaves limited SR lands for future developments in Quin.
K.4	S3-011 S3-012	Broadford	To zone lands in Broadford for Residential and Low Density Residential development (including LDR1, LDR2, LDR4, LDR5, LDR6,	1. Broadford is one of two settlements which Clare County Council has made a funding application for under the Multi-Annual Rural Water Programme

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			LDR7, LDR8, LDR9) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<p>2022-2025 Measure A8 - Waste Water Collection and Treatment Needs for Villages and Settlements without access to Public Waste Water Services. In anticipation of being approved for funding under this funding stream it is considered appropriate to zone lands to accommodate future growth and deliver on the investment associated with providing this infrastructure.</p> <p>2.The provision of services is a precedent for how services in other towns and villages across the county can be delivered.</p> <p>3.Acknowledging the role of the Local Authority going forward in providing a range of services in rural settlements to deliver sustainable communities into the future.</p> <p>4. Irish Water recently indicated that only settlements which have land zoned for development will be considered for future capital investment in key wastewater infrastructure.</p>
K.5	S3-012 S3-025	Kilmore Cluster	To extend the boundary of the Kilmore cluster as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<p>1. There is no other land available to meet the needs of the local population in sustaining their community and local services.</p> <p>2. The proposal as presented will allow only for a maximum of 4 new houses as (A) quite a large</p>

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				<p>proportion of the proposed extension is either not suitable for development and (B) a large area within the proposed extension is owned and used by a farmer for his intensive agriculture business and is an integral part of that business so therefore will not be used for development.</p> <p>3. We consider this to not be an extravagant expansion but one which will allow very moderate development in an otherwise well protected area from development.</p> <p>4. The proposed extension to the cluster is exactly that an extension to an already agreed and existing cluster within the current County Development Plan and could not be considered as sprawling or intrusive into the local landscape.</p> <p>5. The existing cluster as well as the proposed extension enjoys very mature landscaping and a very high degree of screening. As such any proposed development on the proposed extension would have to meet the already existing standards of design and integration into the existing cluster.</p> <p>6. Allowing this small number of developments in this proposed extension will greatly relieve the pressure for one off housing in the local open countryside.</p>

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K.6	S3-011	Feakle	To zone lands in Feakle as Strategic Residential Reserve (SR2) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<p>1.The proposed SR2 site is within the Feakle settlement. It is close to and will support all the village infrastructure such as shops, schools, post office, pubs, playground etc.</p> <p>2.Planning permission was granted for 20 homes on this site in 2006 (P06/826). This clearly indicates that this site is suitable for development and meets the necessary criteria to allow it to contribute positively to the sustainable development of Feakle village.</p> <p>3. There is now the necessary wastewater infrastructure in place to allow this site to develop it's potential. This was an impediment until the upgraded works were complete.</p> <p>4. The village has a housing need some of which was addressed by a similar size social housing development which has recently been completed in the village. In the interest of proper planning and sustainable development a good mix of all housing types is required. The SR2 zoning on this site will allow this much sought after mix.</p> <p>5.In zoning the site identified as SR2 within the settlement boundary it greatly reduces pressure and demand for one off housing in the open countryside.</p>

**Submission No. S3-011, S3-012 & S3-155
Members Resolution March 2023**



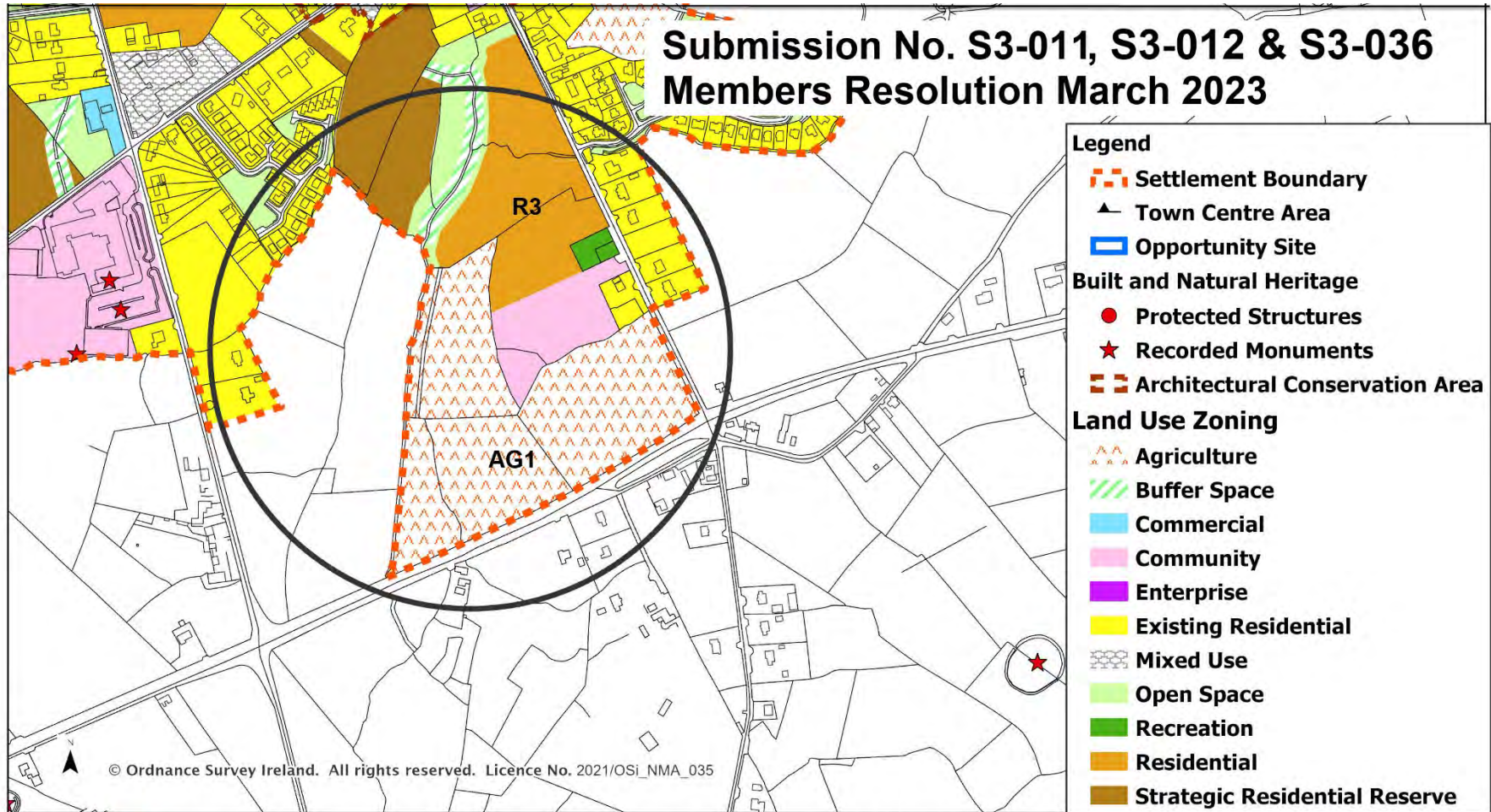
Draft Clare County Development Plan 2023 - 2029



Killaloe

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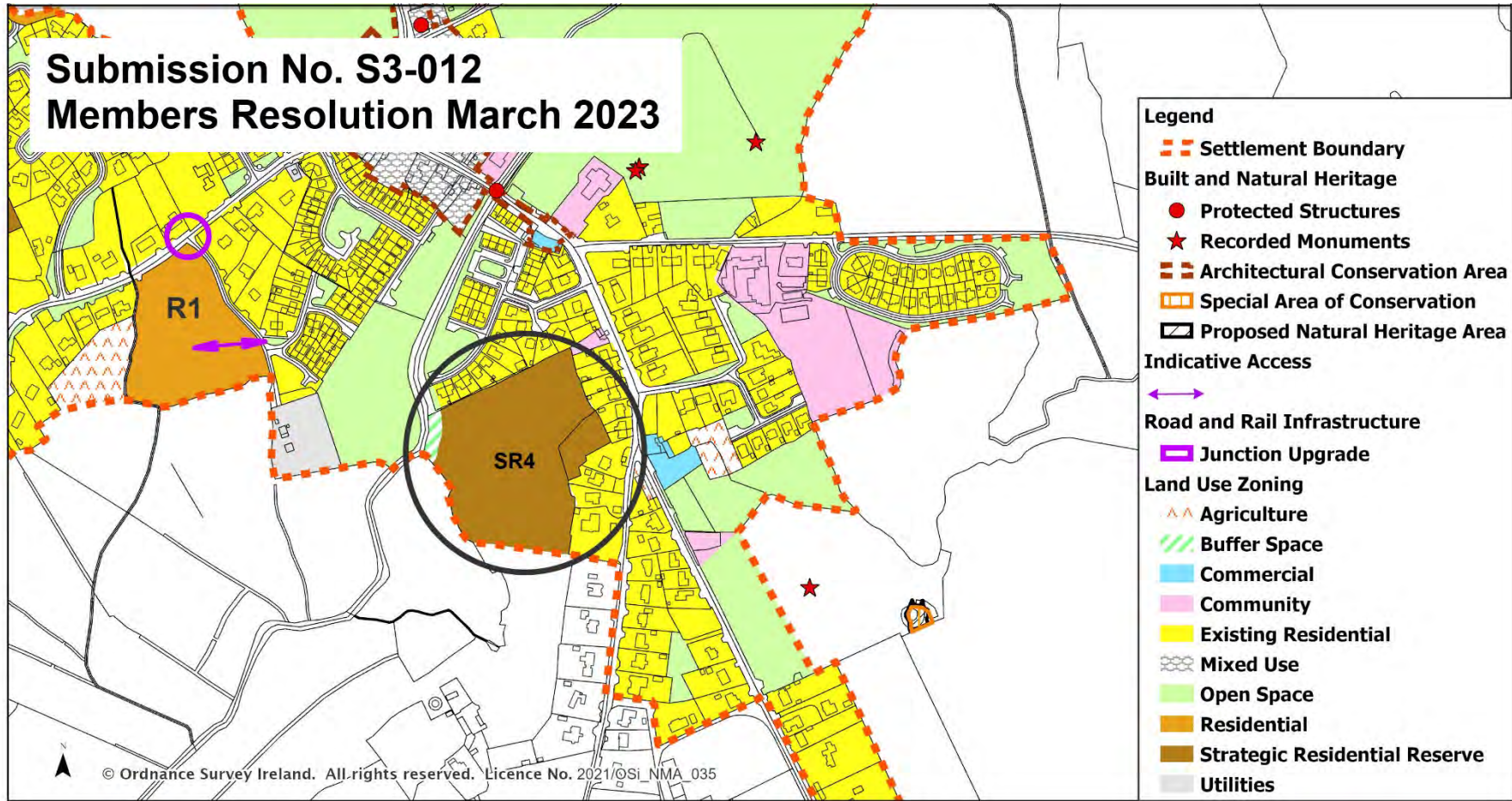


Submission No. S3-011, S3-012 & S3-036 Members Resolution March 2023



 <p>COMHAIRLE CONTAE AN CHLÁIR CLARE COUNTY COUNCIL</p>	<p>Draft Clare County Development Plan 2023 - 2029</p> <h1>Tulla</h1> <p>Date: March 2023 Not To Scale</p>	 <p>Clare County Development Plan 2023-2029</p>
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Submission No. S3-012
Members Resolution March 2023



Legend

- Settlement Boundary
- Built and Natural Heritage**
- Protected Structures
- Recorded Monuments
- Architectural Conservation Area
- Special Area of Conservation
- Proposed Natural Heritage Area
- Indicative Access**
-
- Road and Rail Infrastructure**
- Junction Upgrade
- Land Use Zoning**
- Agriculture
- Buffer Space
- Commercial
- Community
- Existing Residential
- Mixed Use
- Open Space
- Residential
- Strategic Residential Reserve
- Utilities

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COMHAIRLE CLARE
 CONTAE AN CHLÁIR
 CLARE COUNTY COUNCIL

Draft Clare County Development Plan 2023 - 2029

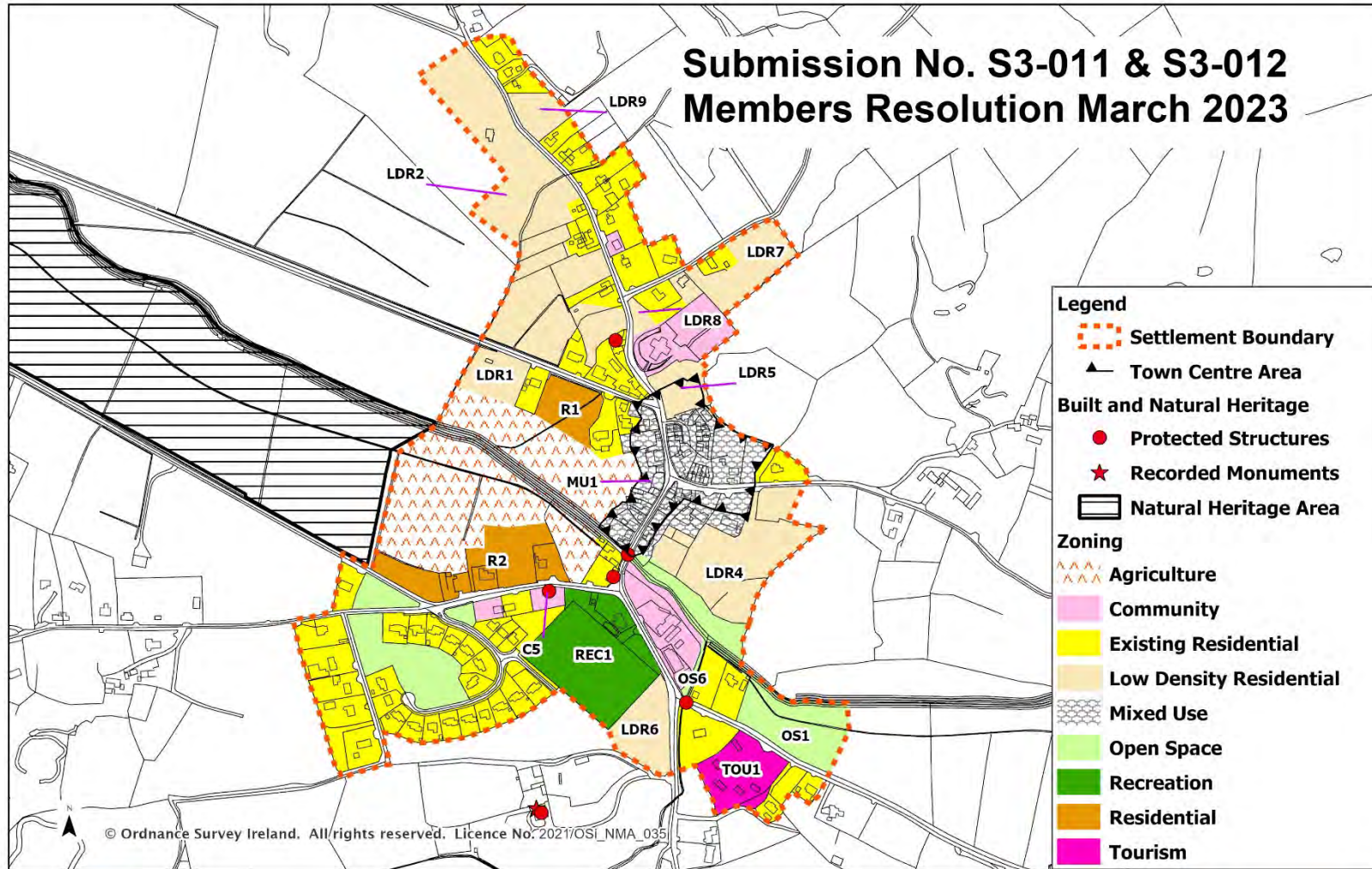
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Clare County
 Development Plan
 2023-2029

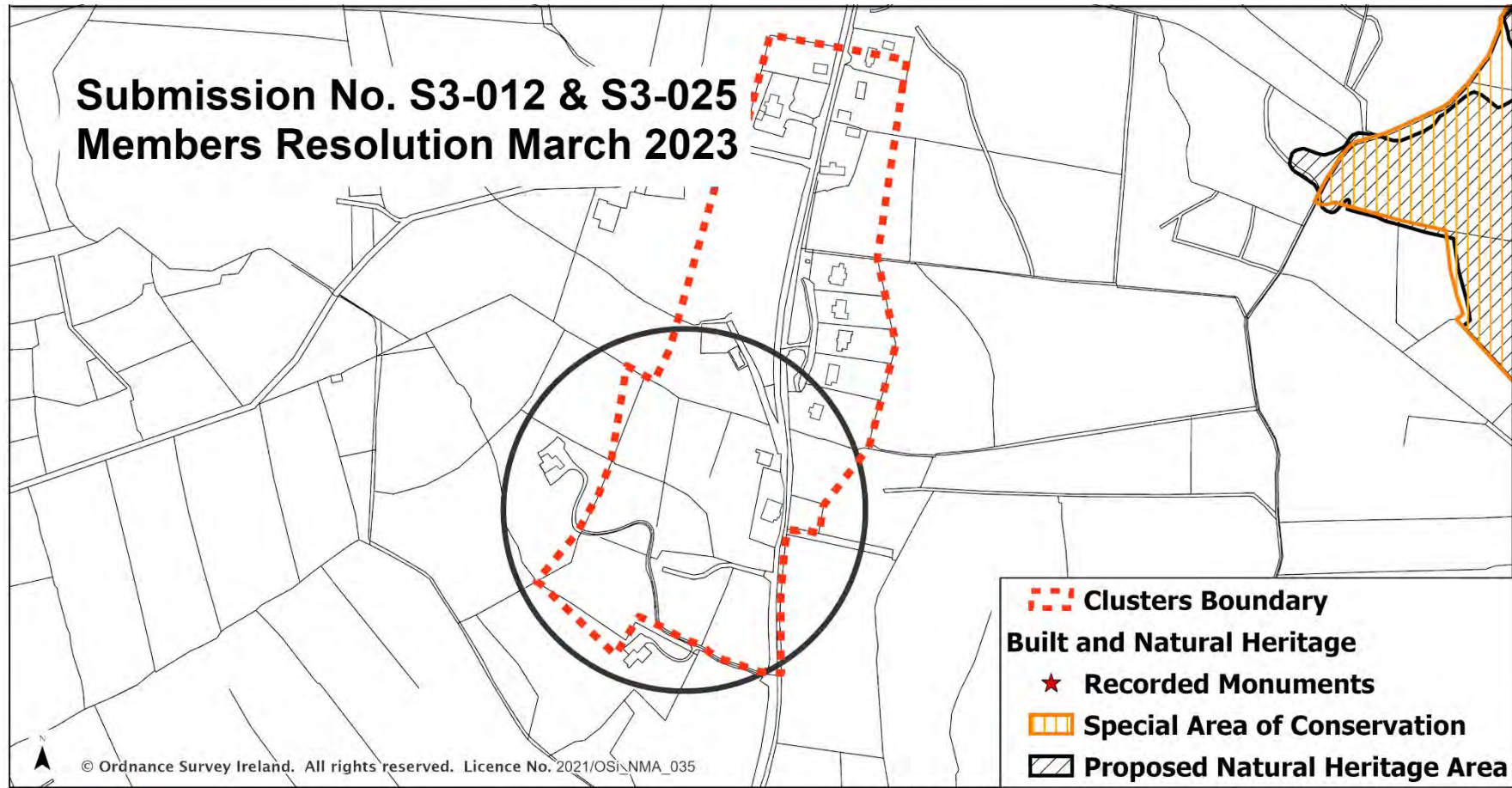
Submission No. S3-011 & S3-012 Members Resolution March 2023



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 <p>COMHAIRLE CONTAE AN CHLÁIR CLARE COUNTY COUNCIL</p>	<p>Draft Clare County Development Plan 2023 - 2029</p> <h2>Broadford</h2> <p>Date: March 2023 Not To Scale</p>	 <p>Clare County Development Plan 2023-2029</p>
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**Submission No. S3-012 & S3-025
Members Resolution March 2023**



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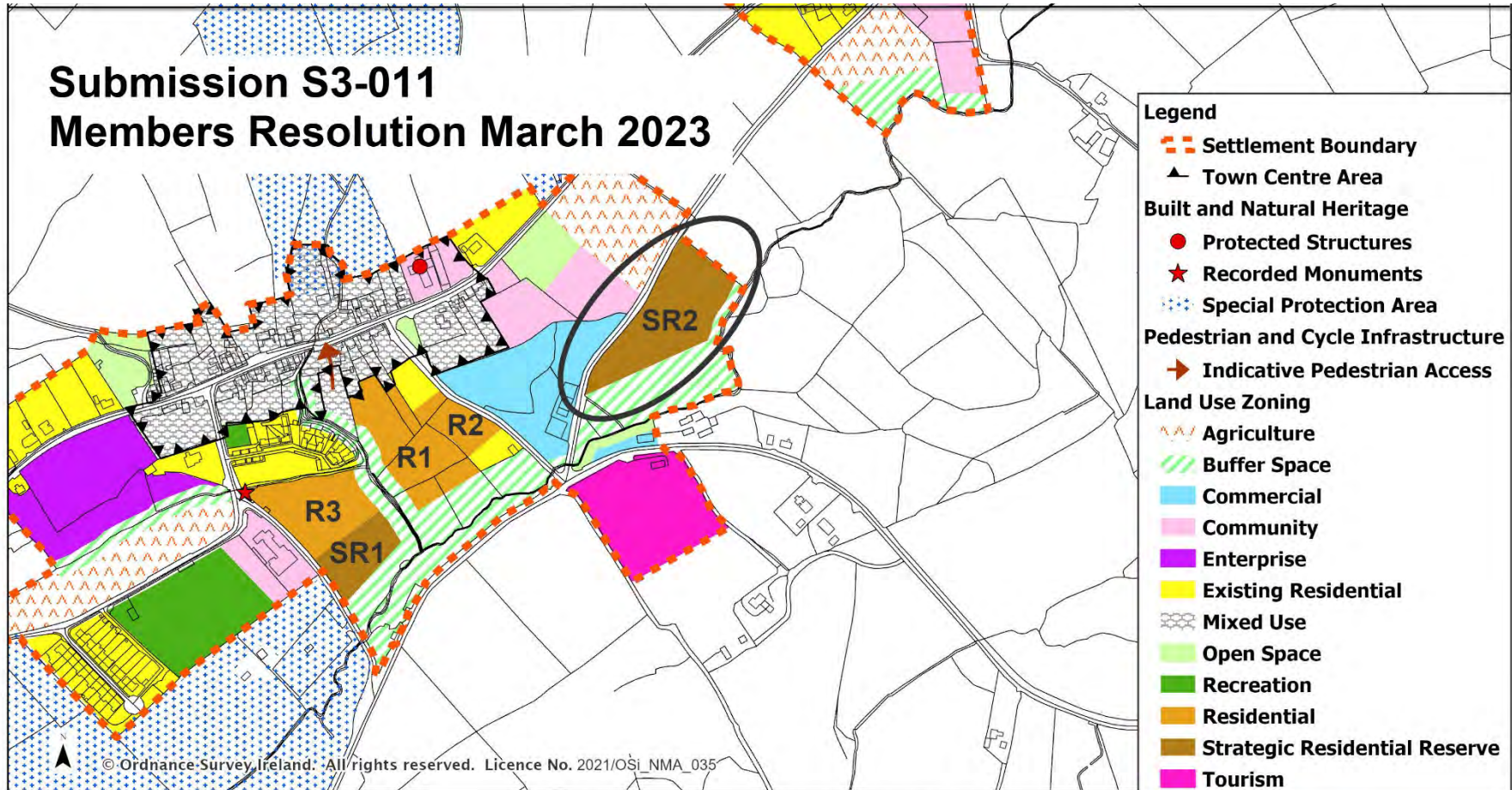
Draft Clare County Development Plan 2023 - 2029

Kilmore Cluster

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Submission S3-011 Members Resolution March 2023



Draft Clare County Development Plan 2023 - 2029

Feakle

Date: March 2023 Not To Scale





Clare County Development Plan
2023-2029

Booklet 5: West Clare M.D Resolutions

Members' Resolution

**to Amend the Draft Clare County Development Plan 2023-2029 in
accordance with Section 12(10) of the
Planning and Development Act 2000, as amended**

**West Clare Municipal District
Written Statement and Maps**

Date: 9th March 2023

West Clare Municipal District – Members’ Resolution 9th March 2023

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members’ Resolution</u>	<u>Members’ Reasons</u>
W.1	S3-012	Kilrush	To zone lands in Kilrush for Agriculture as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	Having regard to the prohibitive access to the site, the residential zoning is considered to be contrary to the proper planning and sustainable development of the area.
W.2	S3-012	Kilrush	To zone lands in Kilrush for Residential development (R7) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	Consolidation of residential uses and located in close proximity to facilities.
W.3	S3-012	Kilrush	To zone lands in Kilrush for Residential development (R5) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	In the interest of the proper planning and sustainable development of the area.
W.4	S3-012	Cappa	To zone lands in Cappa for Residential development (R2) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	No other lands are available for development and this land is needed to facilitate future development in Cappa.
W.5	S3-012	Cappa	To zone lands in Cappa for Agriculture as per the Proposed Amendments to the Draft Clare County	Considered sustainable development.

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			Development Plan 2023-2029.	
W.6	S3-011 S3-012	Kilkee	To zone lands in Kilkee for Residential development (R8) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	<p>1. Town development area boundary. It clearly makes sense that the settlement boundary at the Northern section of the town should include these lands. It has substantial road frontage within the reduced speed limit area, it is directly opposite to and immediately adjacent to two medium density housing estates and the area immediately to the north-west and on the same side of the road has been included within the settlement boundary.</p> <p>2. The land is serviced and owned and available for development by an experienced construction company. This land is connected by footpath, street lighting and fibre to the central part of the town of Kilkee and is directly opposite a small green public space. It is owned by a construction company who have the experience, capacity and finance in place to start development immediately and intend to submit a planning application for approx. 30 houses within 3 months, which will be subject to a planning condition with regard to permanent occupancy only.</p>

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				<p>3. Core Strategy. In the event that the land is not included in the zoned area, the total land available for development will leave very little freeboard to meet the housing requirements identified in the core strategy process, putting the objectives of the development plan in respect of provision of housing at risk and leaving the council unable to fulfil its statutory obligations. It will also have the effect of significantly increasing the site values, making affordable housing in Kilkee even more challenging than it is already for the local community.</p> <p>4. The unique circumstances of Kilkee. Local people find it difficult to acquire housing because they are frequently outbid in their efforts to purchase housing by those seeking to establish second homes in the area. This places the sustainability of Kilkee at risk. It is therefore prudent to specifically identify sites that are less attractive for second homeowners and are suitable for permanent occupation. The centre of Kilkee has effectively been hollowed out with any opportunity for housing for permanent occupants, this only leaves lands on the periphery for</p>

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				<p>development to cater to this community. Circumstances have changed considerably since the guidelines around housing and population targets were set out, Covid has seen a significant influx of people to Kilkee, due to quality of life, and future developments such as Moneypoint and the development of offshore renewables will also see a significant demand for housing for those in both the construction phase and the operational phases. There is also uncertainty with regards to the Ukrainian community and their desire to go back to their own country or to remain here in Ireland. Currently there are over 300 staying in Kilkee, and accommodating some growth capacity for housing to satisfy this demand in the near term would appear to be a sensible approach.</p> <p>The development of this land may also provide the local authority development across the road with some opportunity to make savings with regards to the extension of any services required for their own development.</p> <p>5. Other lands which are proposed to be zoned.</p> <p>While there are other lands zoned for</p>

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				residential housing in the draft plan there is uncertainty around whether or when they will or can be developed. These lands are immediately available, has all the services required on its doorstep, and is in the ownership of a company that has a proven track record in the construction of high-quality housing. If zoned, this land will be developed and developed quickly to help to relieve the serious housing crisis that currently affects Ireland in general, and Kilkee in particular.
W.7	S3-012 S3-013 S3-014 S3-037 S3-038 S3-039 S3-150	Lisdoonvarna	To zone land at Lisdoonvarna for Residential development (R3) and Agriculture (AG1) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	The state owned site (purchased for c €2m by LA in or about 2006/7) is within the settlement boundary. Is suitable and appropriate for low density serviced sites and fits Croi Conaithe Serviced Sites initiative for first time buyers and qualifying persons. Subject to full design and feasibility would be a rare rural friendly housing initiative under HFA in Clare. The site is within walking distance to the Town Centre with a short (50m) footpath extension, schools, amenity facilities, childcare, shops, bus stop, day care centre.

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				<p>10 minute town.</p> <p>The site is located in a fully serviced town with significant water and wastewater capacity to accommodate living community and housing.</p> <p>The site developed for serviced sites in this rural small town with services would provide alternatives to those who cannot secure planning permission in the highly sensitive North Clare landscape and bring living families/community back into the Town where all the necessary services and facilities have been put in place by government.</p> <p>The development of the site on the edge of the settlement for low density serviced sites is fully appropriate and designation of the site for this high-quality development will ensure the proper and sustainable development of the area is supported by this designation - other sites closer to the town centre are not appropriate or amenable to serviced sites initiative envisaged.</p> <p>Zoning a state owned site, located within a settlement boundary, for appropriate development which is in line and compatible with state and housing initiative (Croi Conaithe Serviced sites fund) in a serviced small town is maximising the value and use of</p>

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				<p>State owned land , following state policy and is underpinning the proper planning and sustainable development of the area.</p> <p>Designating the site for low density, high quality serviced sites is also an action towards securing and protecting it from less appropriate high density consideration in the future.</p> <p>Subject to feasibility and design and on successful completion the development would provide housing options for young families and qualifying persons not currently viable, available or in reach for small rural towns.</p>
W.8	S3-012 S3-037	Lisdoonvarna	To zone lands at Lisdoonvarna for Residential development (R4) as per the Draft Clare County Development Plan 2023-2029.	To facilitate a housing mix on fully serviced sites, with full accessibility to all amenities and facilities within the town and to add housing options to a serviced settlement.
W.9	S3-011 S3-012	Miltown Malbay	To zone lands at Miltown Malbay for Residential development (R3) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	The site is located in the town centre, close to all amenities, adjacent to the church, green routes and with safe pedestrian access to the school, community centre and car-parking.

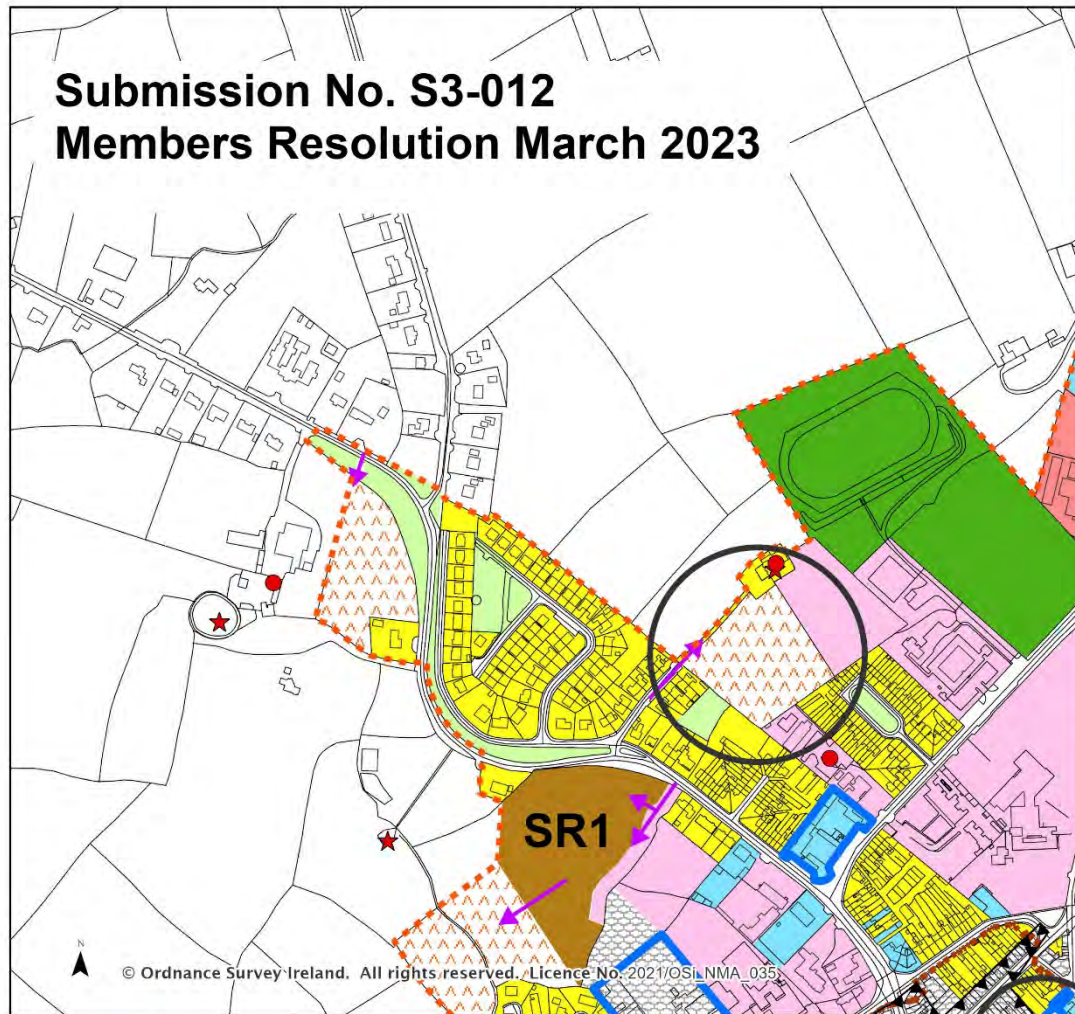
<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
W.10	S3-011 S3-012	Miltown Malbay	To zone lands at Miltown Malbay for Residential development (R4) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	To allow for a housing mix and to link existing development with the town in terms of sequential development.
W.11	S3-011 S3-012	Ballyvaughan	To zone lands at Ballyvaughan for Agriculture as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	To reflect the existing use on the site.
W.12	S3-011 S3-012	Mullagh	To zone lands at Mullagh for Residential development (R3) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	There is a demand for development which will avail of existing public services, help grow the community and has regard to the policy and objective set out in Section 4.4.1 of the Development Plan Guidelines for Planning Authorities (June 2022) as it relates to rezoning of zoned land in serviced settlements.
W.13	S3-012	Liscannor	To zone lands in Liscannor for Residential development (R3) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	To avail of the significant government investment in the new WWTP in the village and to address the need for more permanent housing. The site has good access to the village centre.
W.14	S3-011 S3-012	Cooraclare	To zone lands at Cooraclare for Low Density Residential development (LDR1, LDR2, LDR3, LDR4, LDR5, LDR6) as per the Proposed Amendments to the	1. Cooraclare is one of two settlements which Clare County Council has made a funding application for under the Multi-Annual Rural

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			Draft Clare County Development Plan 2023-2029.	<p>Water Programme 2022-2025 Measure A8 - Waste Water Collection and Treatment Needs for Villages and Settlements without access to Public Wastewater Services. In anticipation of being approved for funding under this funding stream it is considered appropriate to zone lands to accommodate future growth and deliver on the investment associated with providing this infrastructure.</p> <p>2.The provision of services is a precedent for how services in other towns and villages across the county can be delivered.</p> <p>3.Acknowledging the role of the Local Authority going forward in providing a range of services in rural settlements to deliver sustainable communities into the future.</p> <p>4. Irish Water recently indicated that only settlements which have land zoned for development will be considered for future capital investment in key wastewater infrastructure.</p>
W.15	S3-012 S3-024	Ballynacally	To designate lands at Ballynacally as Village Growth Area (VGA3) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029 and to insert new text as a minor modification to state: Any proposal for development on the site shall be	The site has never flooded and is not prone to flooding given the significant difference in levels between the watercourse and these lands.

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			accompanied by a site-specific flood risk assessment.	
W.16	S3-020	Doonbeg	To add new text to the Doonbeg Settlement Statement as follows: TOU1 Tourism Lands Any future development on TOU1 will be subject to a site Masterplan and should be sympathetic to the existing permanent residential use adjacent to this site and should be sympathetic to the permanent nature of this use. Any proposal will require a traffic impact and junction capacity assessment. This is a very visible site on the approach into the village and any proposal will be required to ensure that it contributes to an attractive entry point to the village through appropriate design and landscaping.	In the interest of proper planning and sustainable development.
W.17	S3-098	Spanish Point	To designate lands in Spanish Point as Village Growth Area (VGA4) as per the Proposed Amendments to the Draft Clare County Development Plan 2023-2029.	In the interest of the proper planning and sustainable development of the area.
W.18	S3- 050	Kilkee	To zone lands at Kilkee as part Tourism (TOU5) and part Strategic Residential Reserve (SR1) as per the Draft Clare County Development Plan 2023-2029 with new text to be included as follows:	To support the sequential tourism development of the area and to minimise impacts of such development on nearby residential communities.

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
			<p>TOU5 lands A site-specific flood risk assessment and flood management shall accompany any future proposals for this site.</p>	

**Submission No. S3-012
Members Resolution March 2023**



- Legend**
- Settlement Boundary
 - Town Centre Area
 - Opportunity Site
 - Built and Natural Heritage**
 - Protected Structures
 - Recorded Monuments
 - Architectural Conservation Area
 - Indicative Access**
 - Indicative Access
 - Land Use Zoning**
 - Agriculture
 - Commercial
 - Community
 - Enterprise
 - Existing Residential
 - Industry
 - Light Industry
 - Mixed Use
 - Open Space
 - Recreation
 - Residential
 - Strategic Residential Reserve
 - Utilities



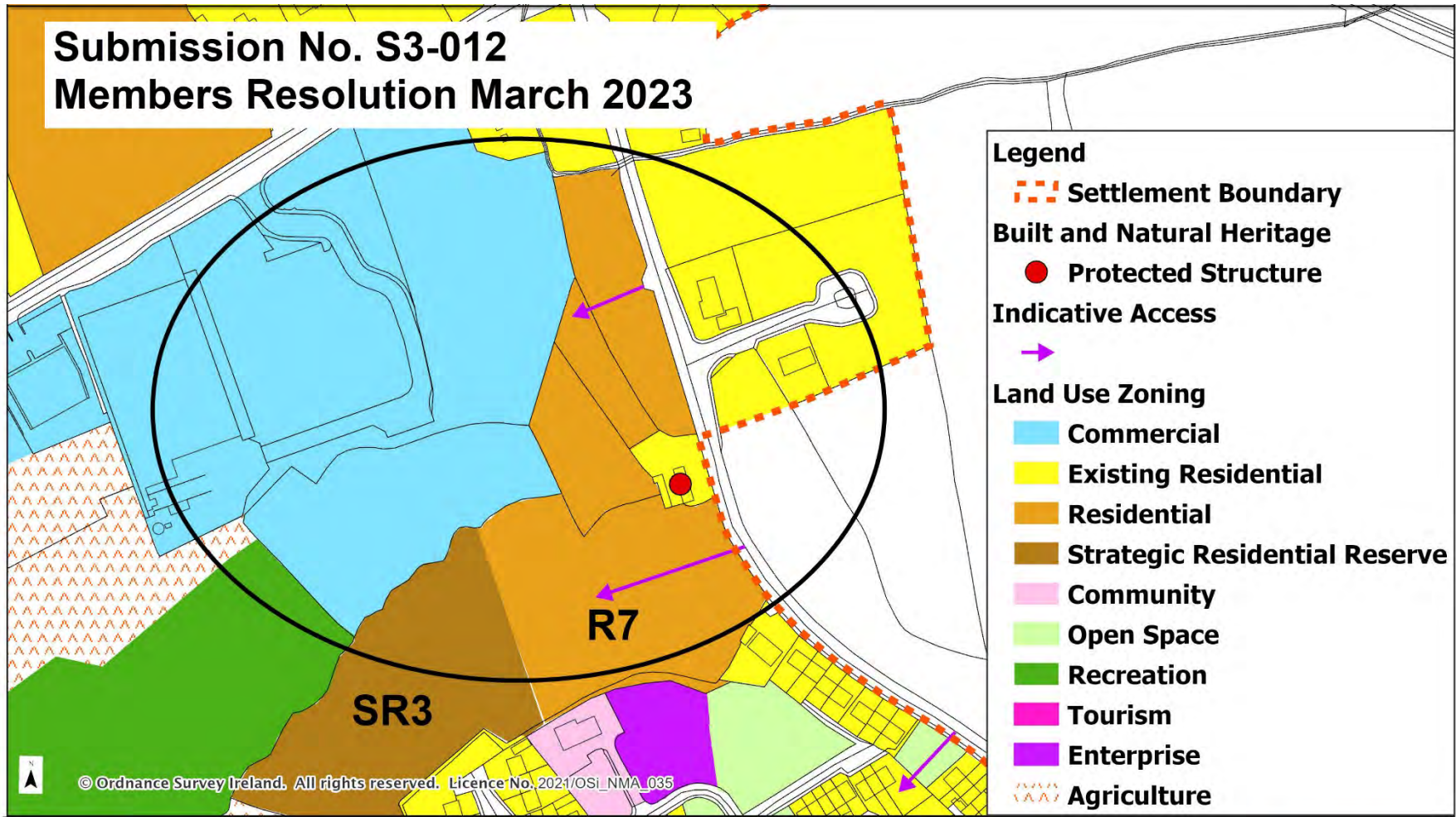
Draft Clare County Development Plan 2023 - 2029

Kilrush

Date: March 2023 Not To Scale



**Submission No. S3-012
Members Resolution March 2023**



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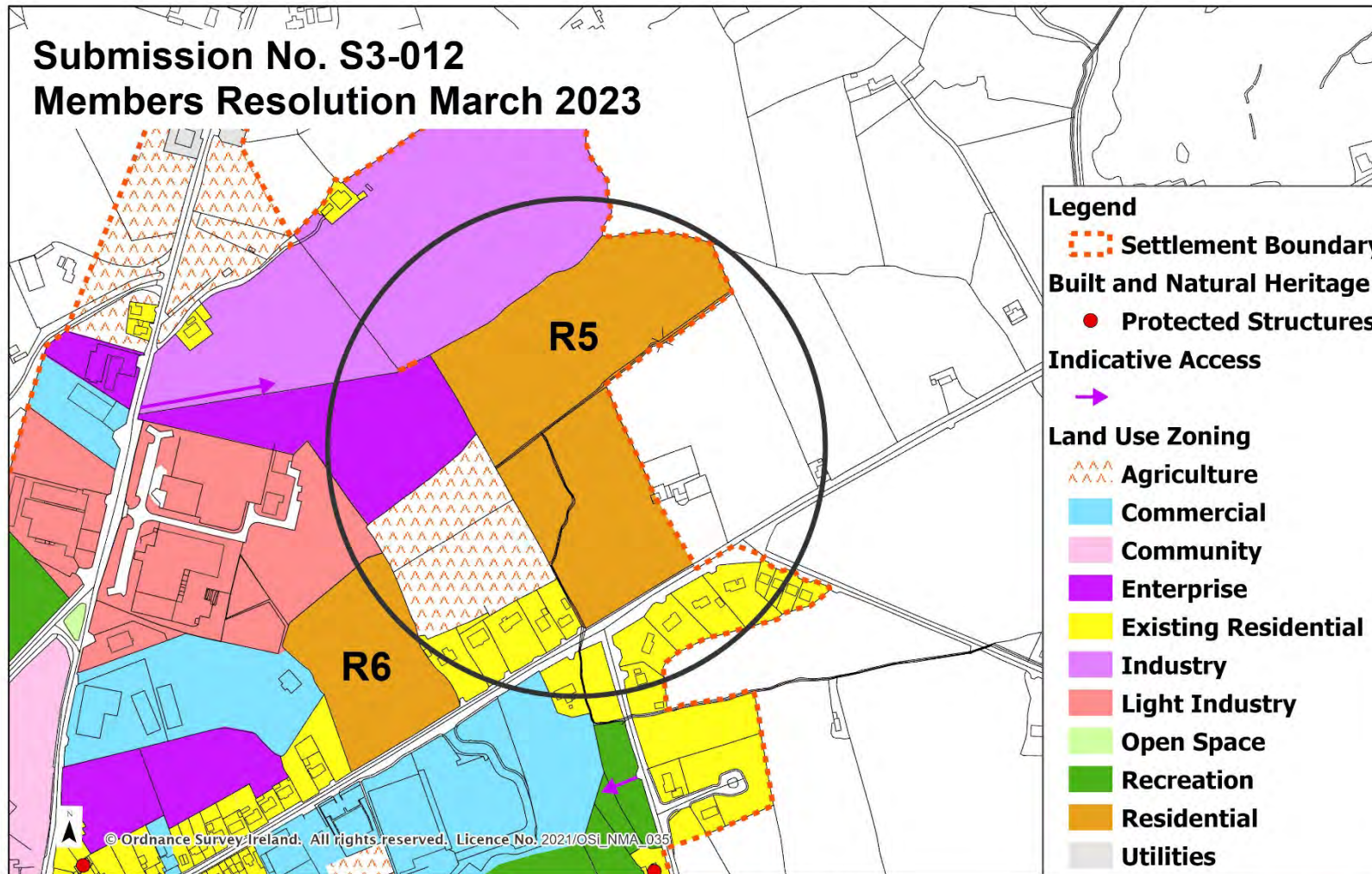
Draft Clare County Development Plan 2023 - 2029

Kilrush

Date: March 2023 Not To Scale



Submission No. S3-012
Members Resolution March 2023



- Legend**
- Settlement Boundary**
 - Built and Natural Heritage**
 - Protected Structures**
 - Indicative Access**
 - Indicative Access**
 - Land Use Zoning**
 - Agriculture**
 - Commercial**
 - Community**
 - Enterprise**
 - Existing Residential**
 - Industry**
 - Light Industry**
 - Open Space**
 - Recreation**
 - Residential**
 - Utilities**

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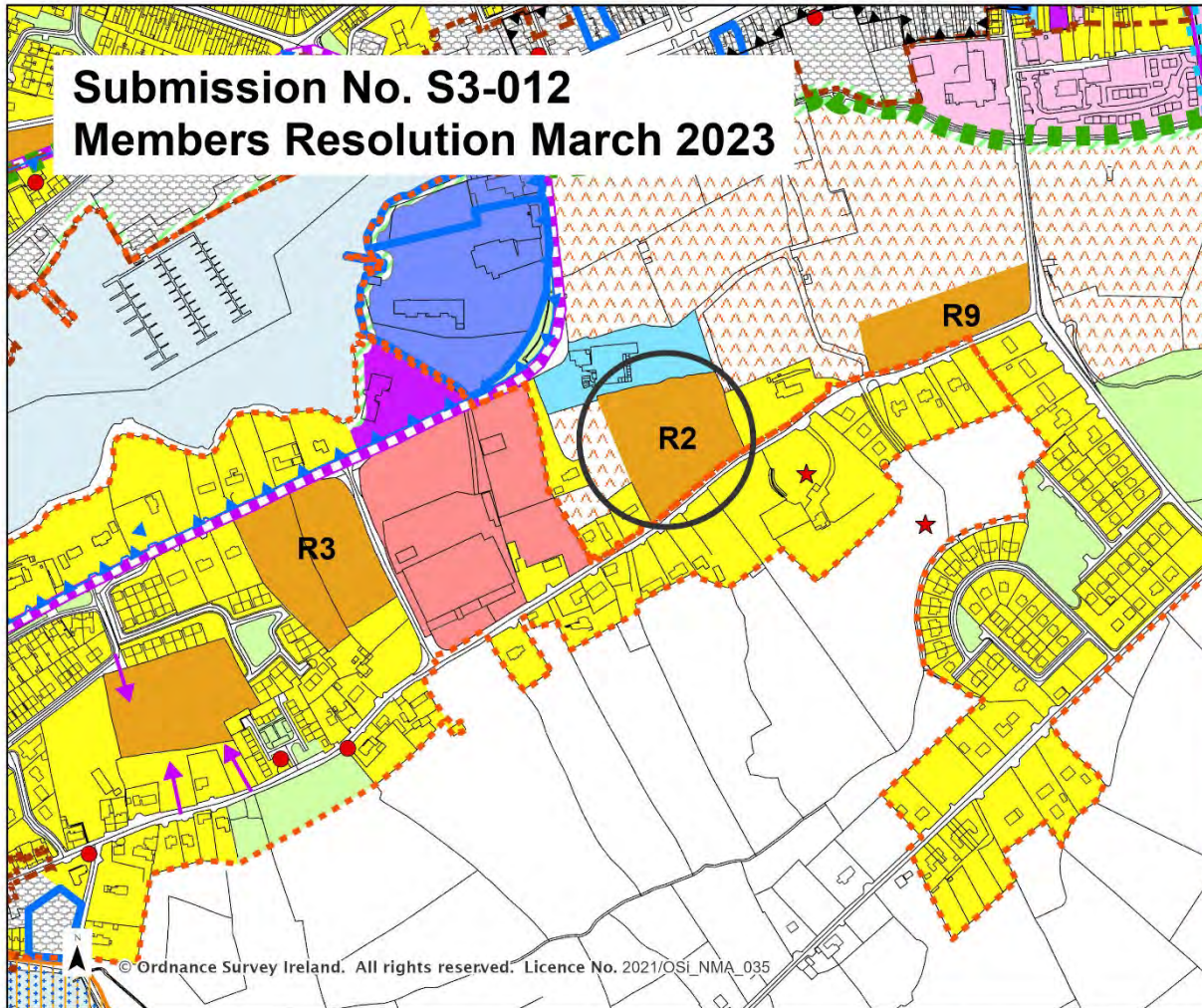
Draft Clare County Development Plan 2023 - 2029

Kilrush

Date: March 2023 Not To Scale



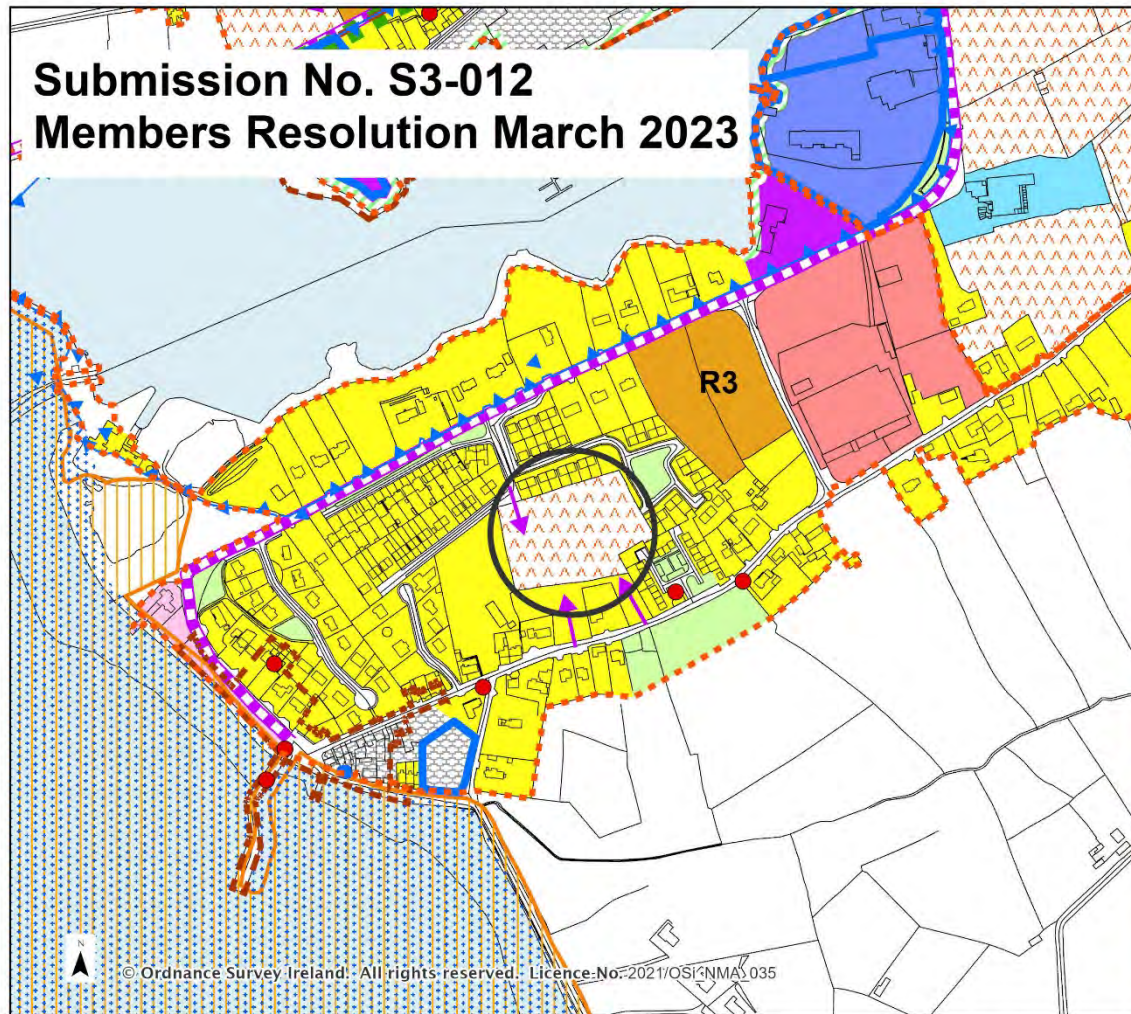
**Submission No. S3-012
Members Resolution March 2023**



- Legend**
- Settlement Boundary
 - Town Centre Area
 - Kilrush Harbour
 - Opportunity Site
 - Built and Natural Heritage**
 - Recorded Monuments
 - Architectural Conservation Area
 - Special Protection Area
 - Special Area of Conservation
 - Indicative Access**
 - Indicative Access
 - Land Use Zoning**
 - Agriculture
 - Buffer Space
 - Commercial
 - Community
 - Enterprise
 - Existing Residential
 - Light Industry
 - Maritime / Harbour
 - Mixed Use
 - Open Space
 - Residential
 - Tourism
 - Utilities
 - Water Bodies

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Members Resolution March 2023**



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Legend

- Settlement Boundary
- Kilrush Harbour
- Opportunity Site
- Built and Natural Heritage**
- Recorded Monuments
- Architectural Conservation Area
- Special Protection Area
- Special Area of Conservation
- Indicative Access**
- Indicative Access
- Land Use Zoning**
- Agriculture
- Buffer Space
- Commercial
- Community
- Enterprise
- Existing Residential
- Light Industry
- Maritime / Harbour
- Mixed Use
- Open Space
- Residential
- Water Bodies



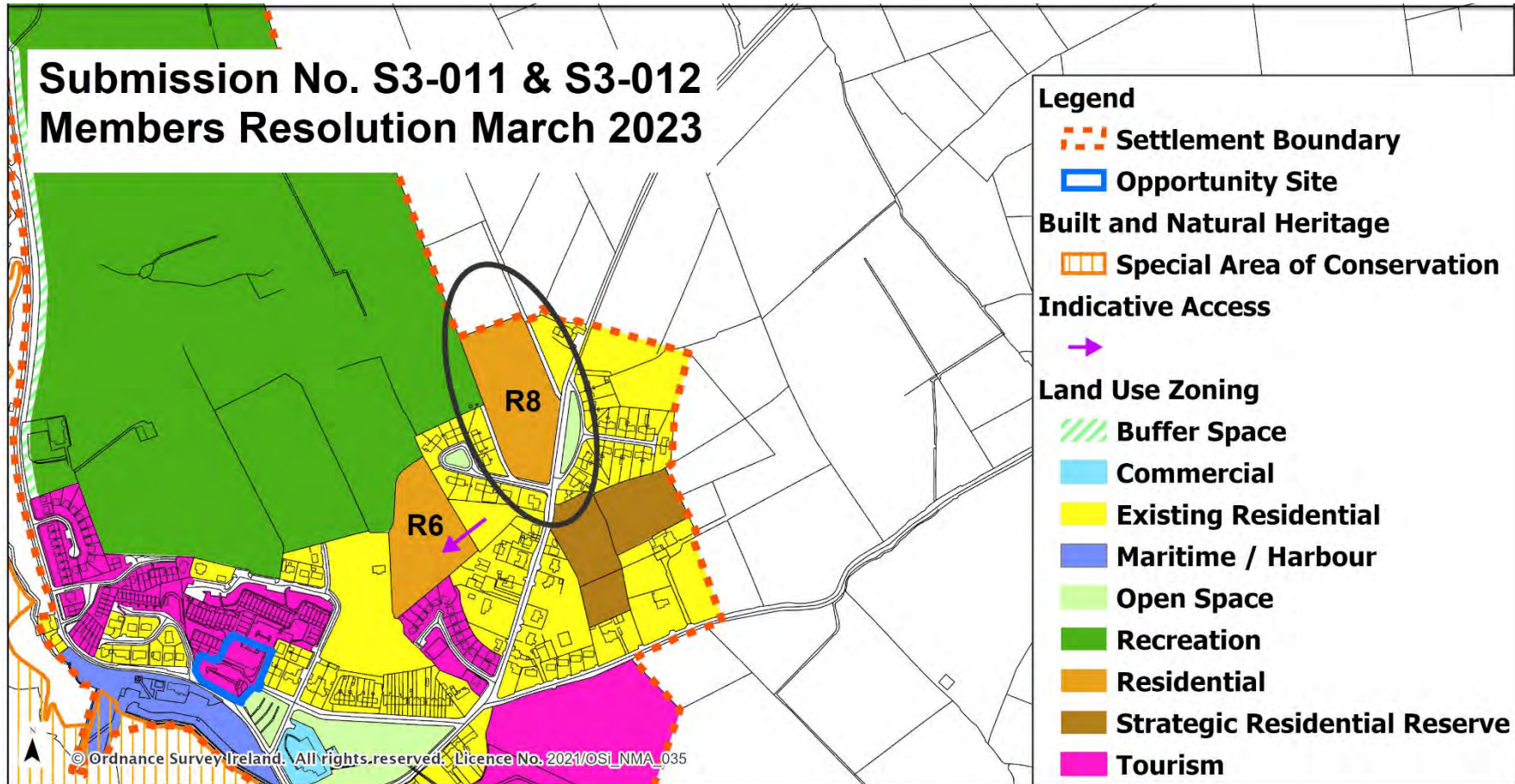
Draft Clare County Development Plan 2023 - 2029

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Date: March 2023 Not To Scale



**Submission No. S3-011 & S3-012
Members Resolution March 2023**



Draft Clare County Development Plan 2023 - 2029

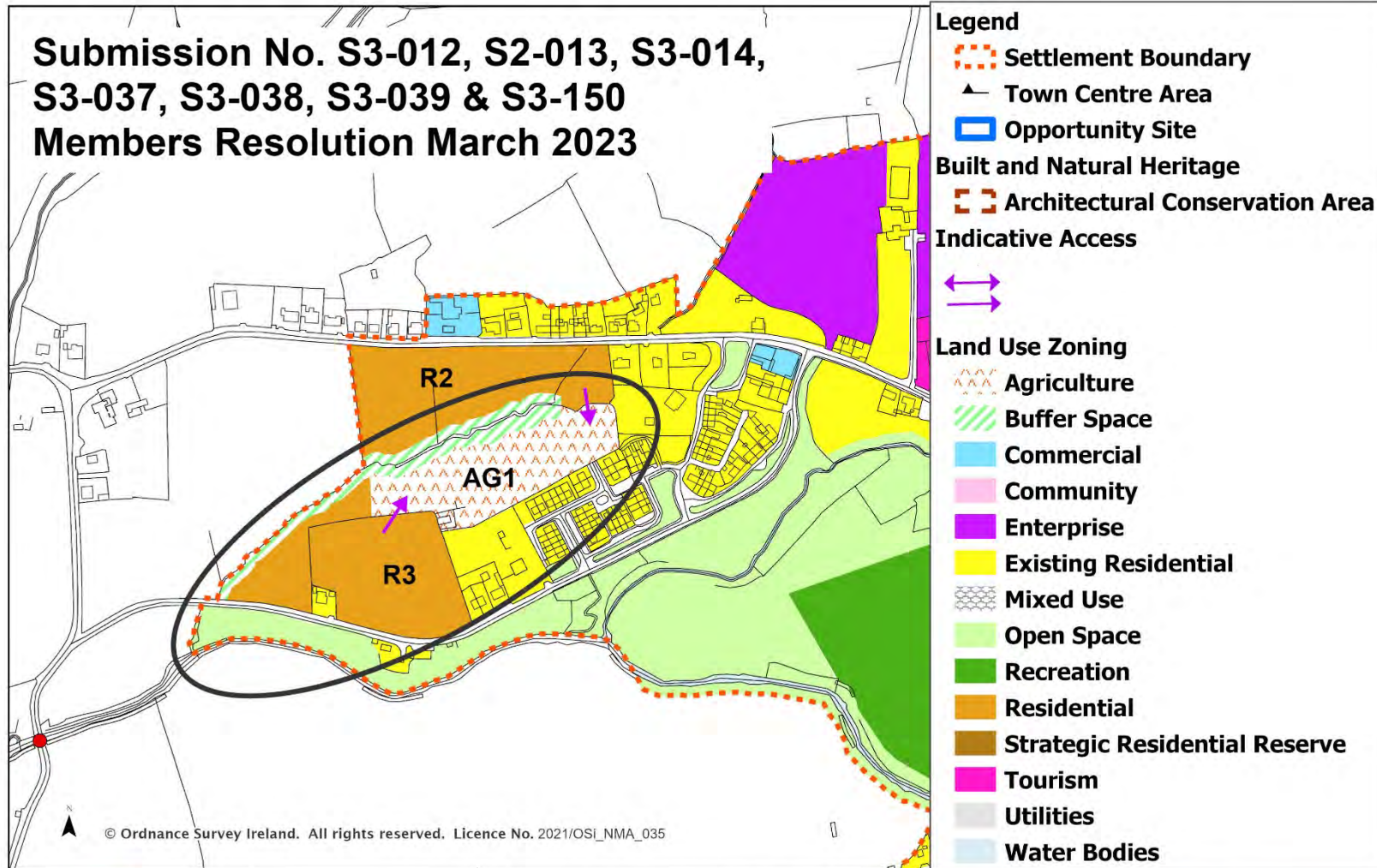
Kilkee

Date: March 2023

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**Submission No. S3-012, S2-013, S3-014,
S3-037, S3-038, S3-039 & S3-150
Members Resolution March 2023**



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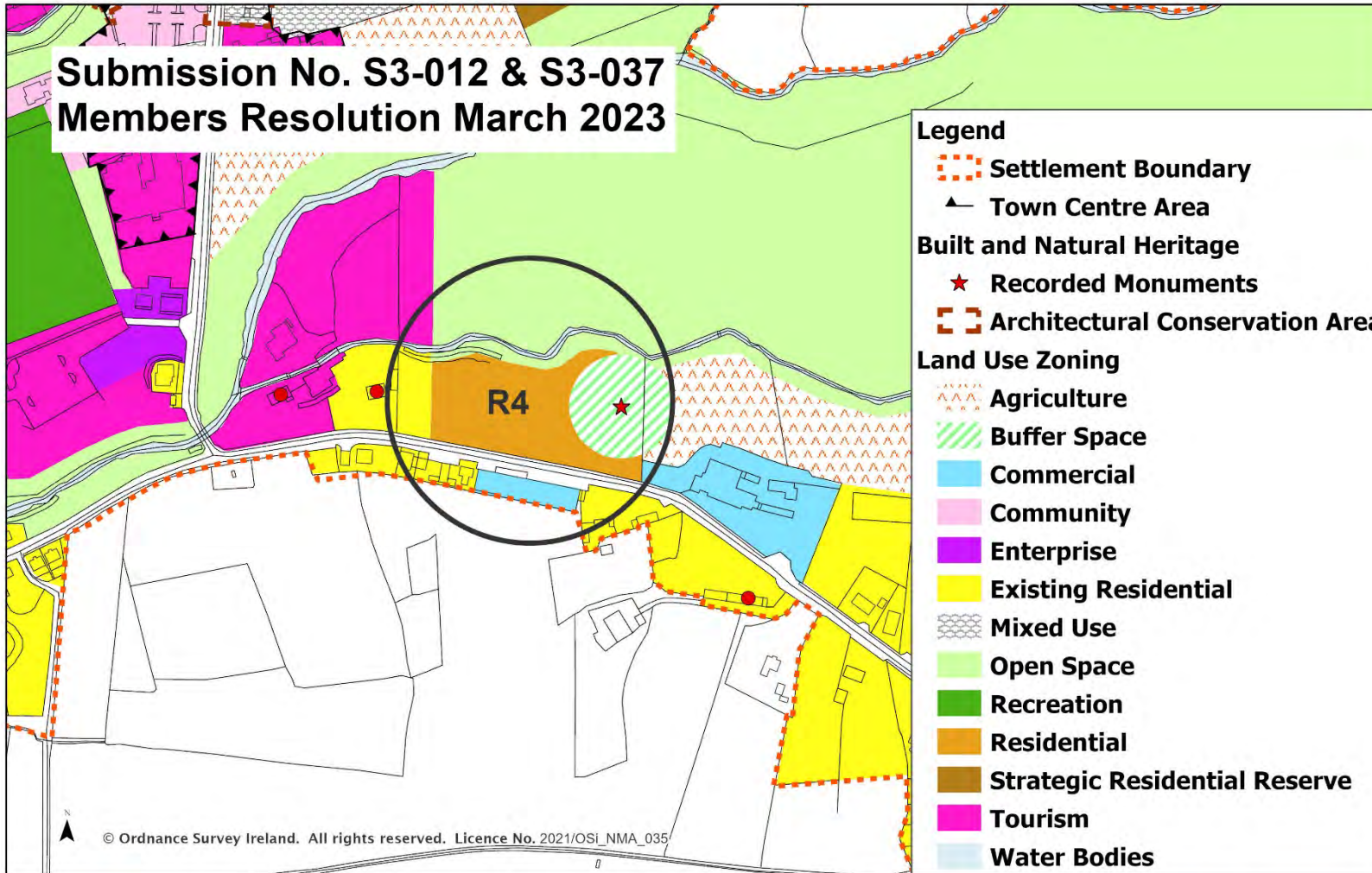
Draft Clare County Development Plan 2023 - 2029

Lisdoonvarna

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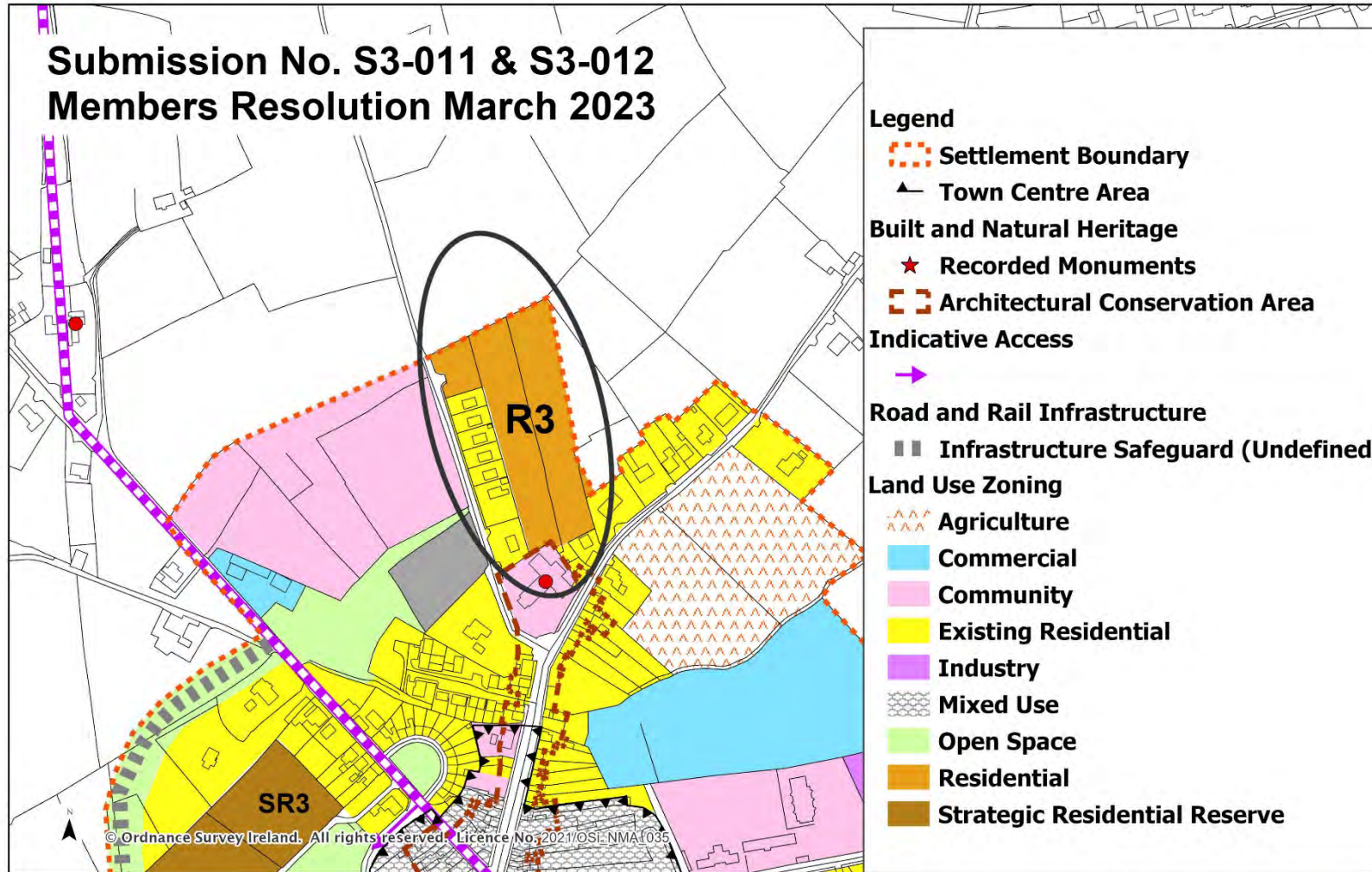


**Submission No. S3-012 & S3-037
Members Resolution March 2023**



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**Submission No. S3-011 & S3-012
Members Resolution March 2023**



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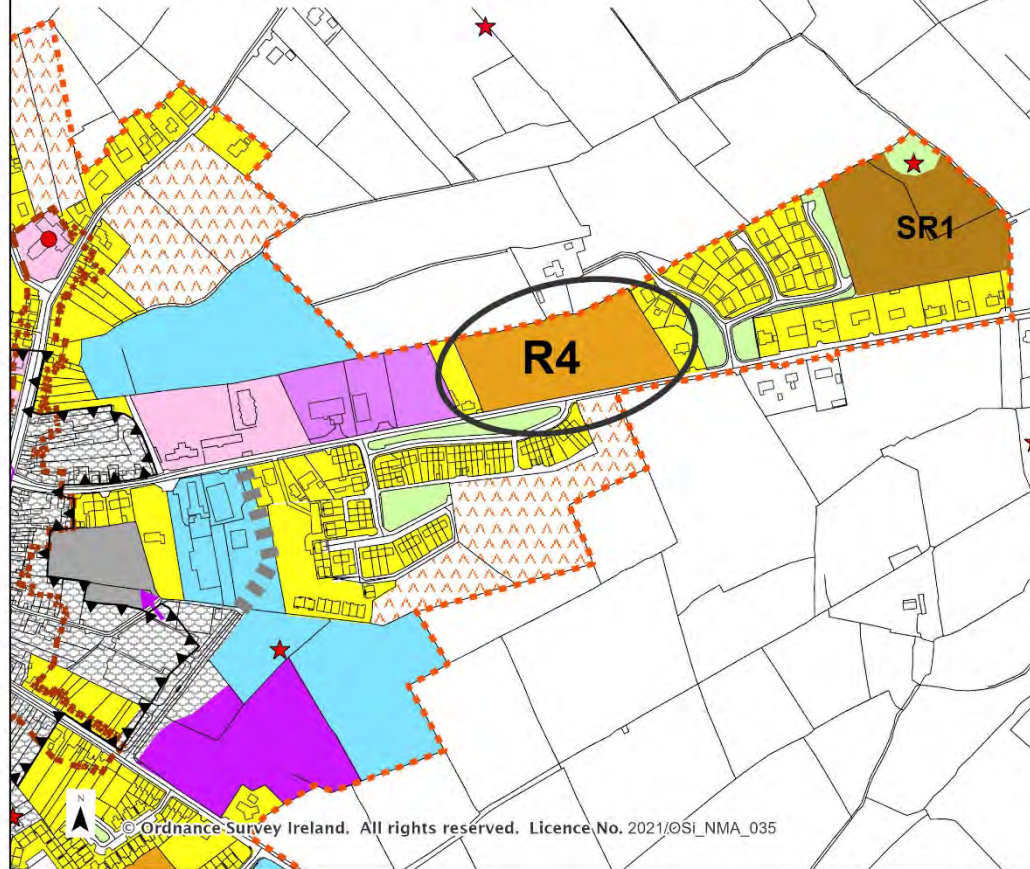
Draft Clare County Development Plan 2023 - 2029

Miltown Malbay

Date: March 2023 Not To Scale



**Submission No. S3-011 & S3-012
Members Resolution March 2023**



- Legend**
- Settlement Boundary
 - Town Centre Area
 - Built and Natural Heritage**
 - Recorded Monuments
 - Architectural Conservation Area
 - Indicative Access**
 - Indicative Access
 - Road and Rail Infrastructure**
 - Infrastructure Safeguard (Undefined)
 - Land Use Zoning**
 - Agriculture
 - Commercial
 - Community
 - Enterprise
 - Existing Residential
 - Industry
 - Mixed Use
 - Open Space
 - Residential
 - Strategic Residential Reserve

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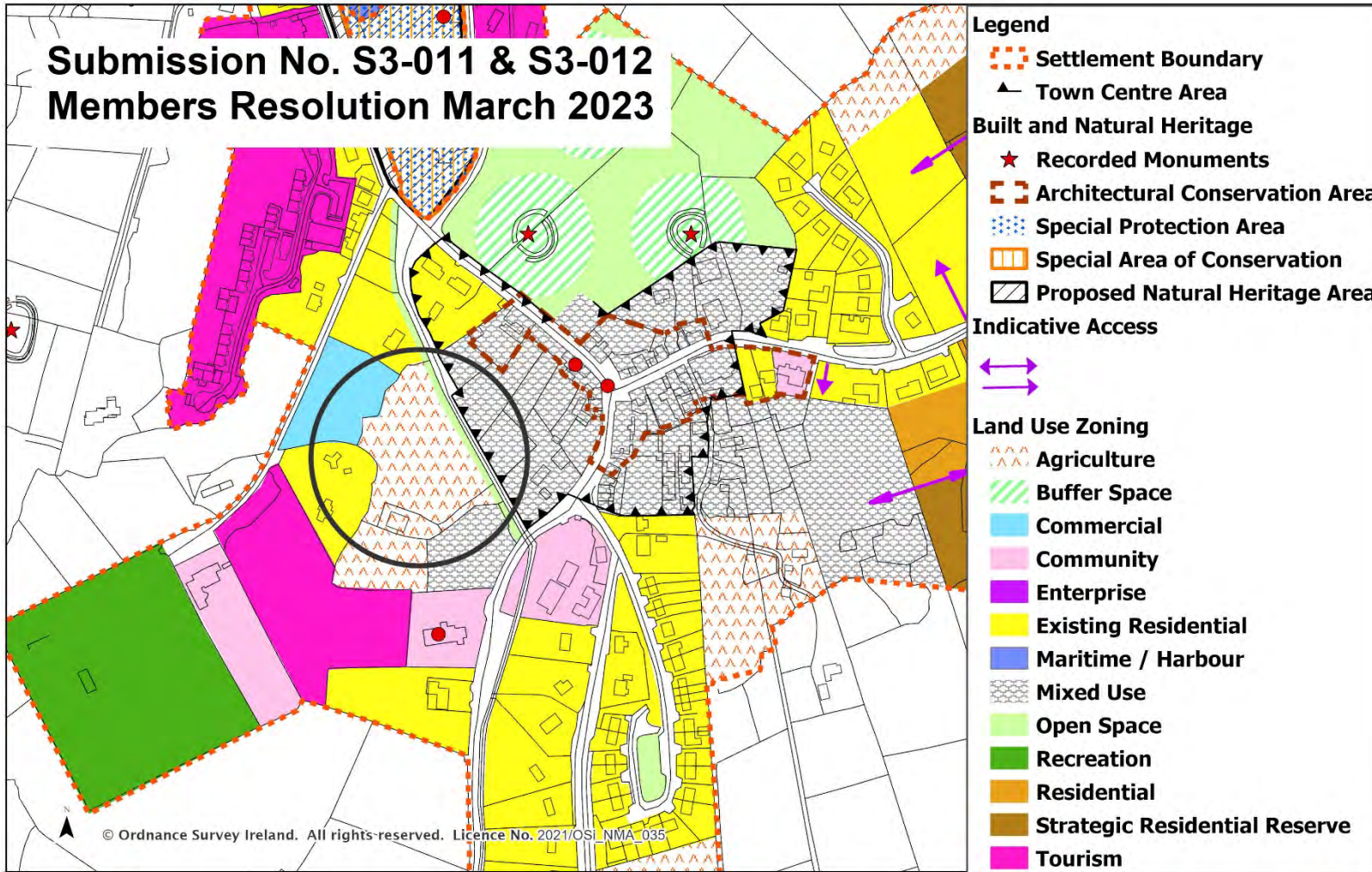
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Miltown Malbay

Date: March 2023 Not To Scale



**Submission No. S3-011 & S3-012
Members Resolution March 2023**



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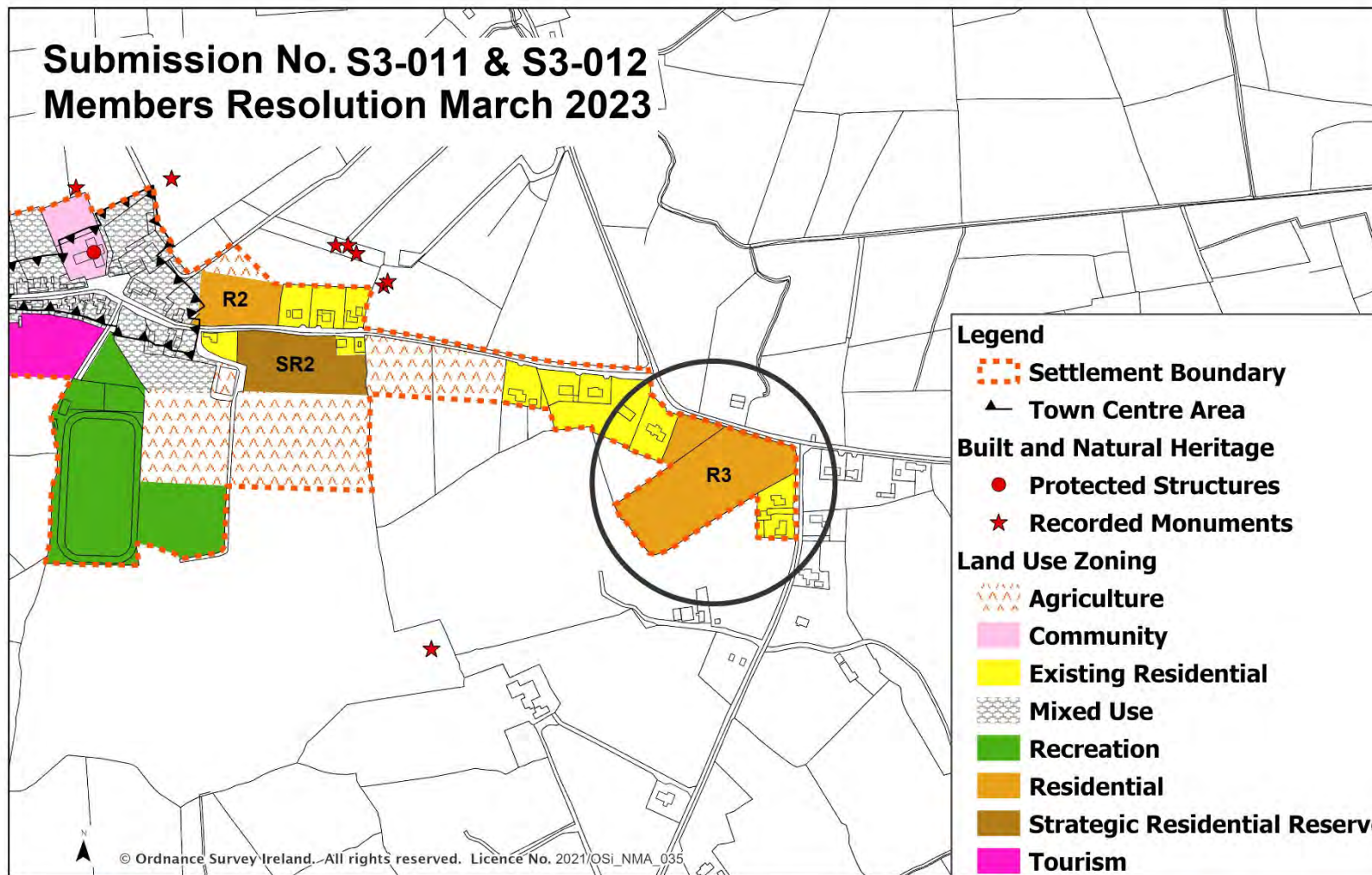
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Ballyvaughan

Date: March 2023 Not To Scale



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Members Resolution March 2023**



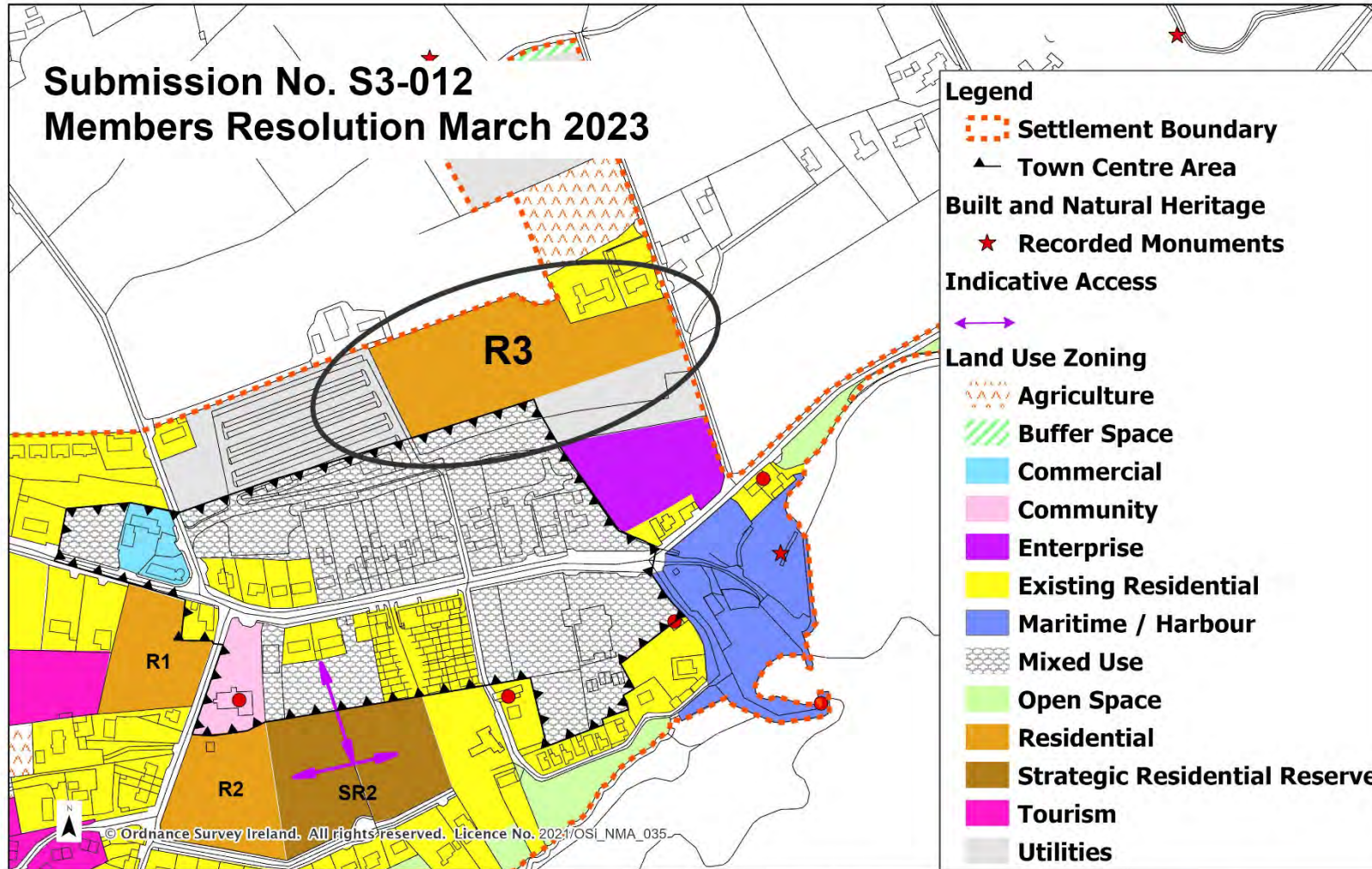
Draft Clare County Development Plan 2023 - 2029

Mullagh

Date: March 2023 Not To Scale



Submission No. S3-012
Members Resolution March 2023



- Legend**
- Settlement Boundary
 - Town Centre Area
 - Built and Natural Heritage**
 - Recorded Monuments
 - Indicative Access**
 -
 - Land Use Zoning**
 - Agriculture
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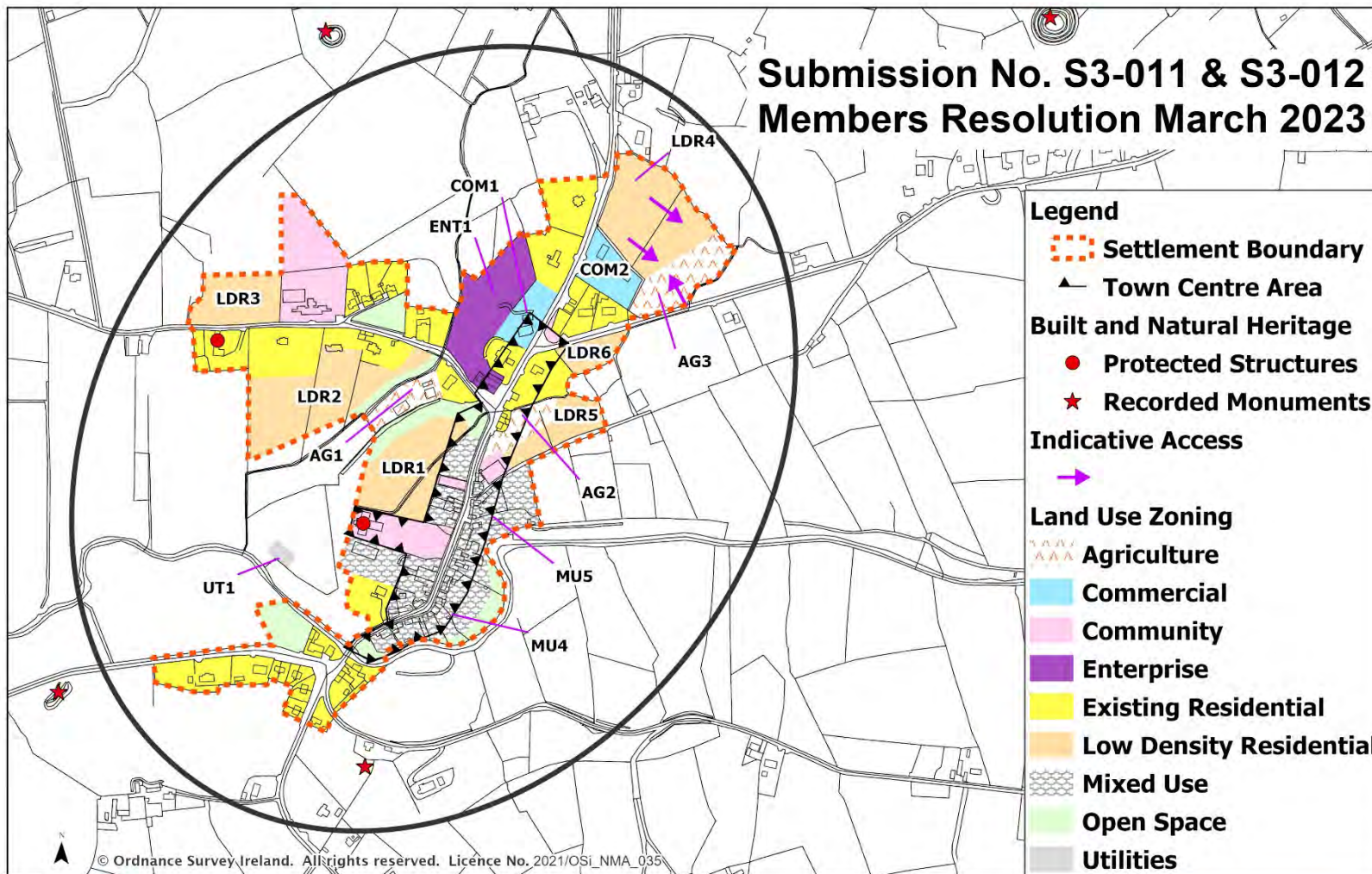
Draft Clare County Development Plan 2023 - 2029

Liscannor

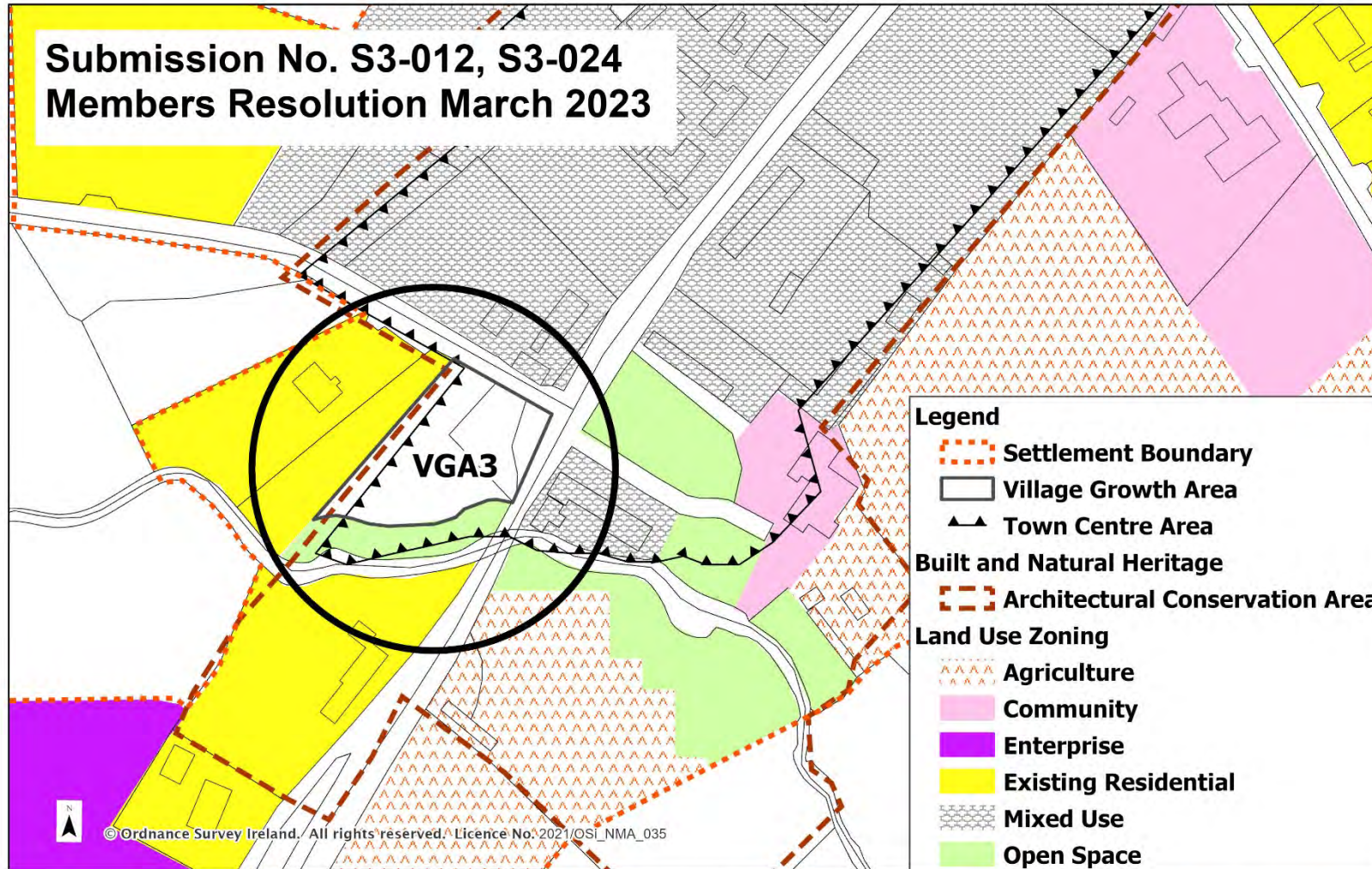
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Submission No. S3-011 & S3-012 Members Resolution March 2023



**Submission No. S3-012, S3-024
Members Resolution March 2023**



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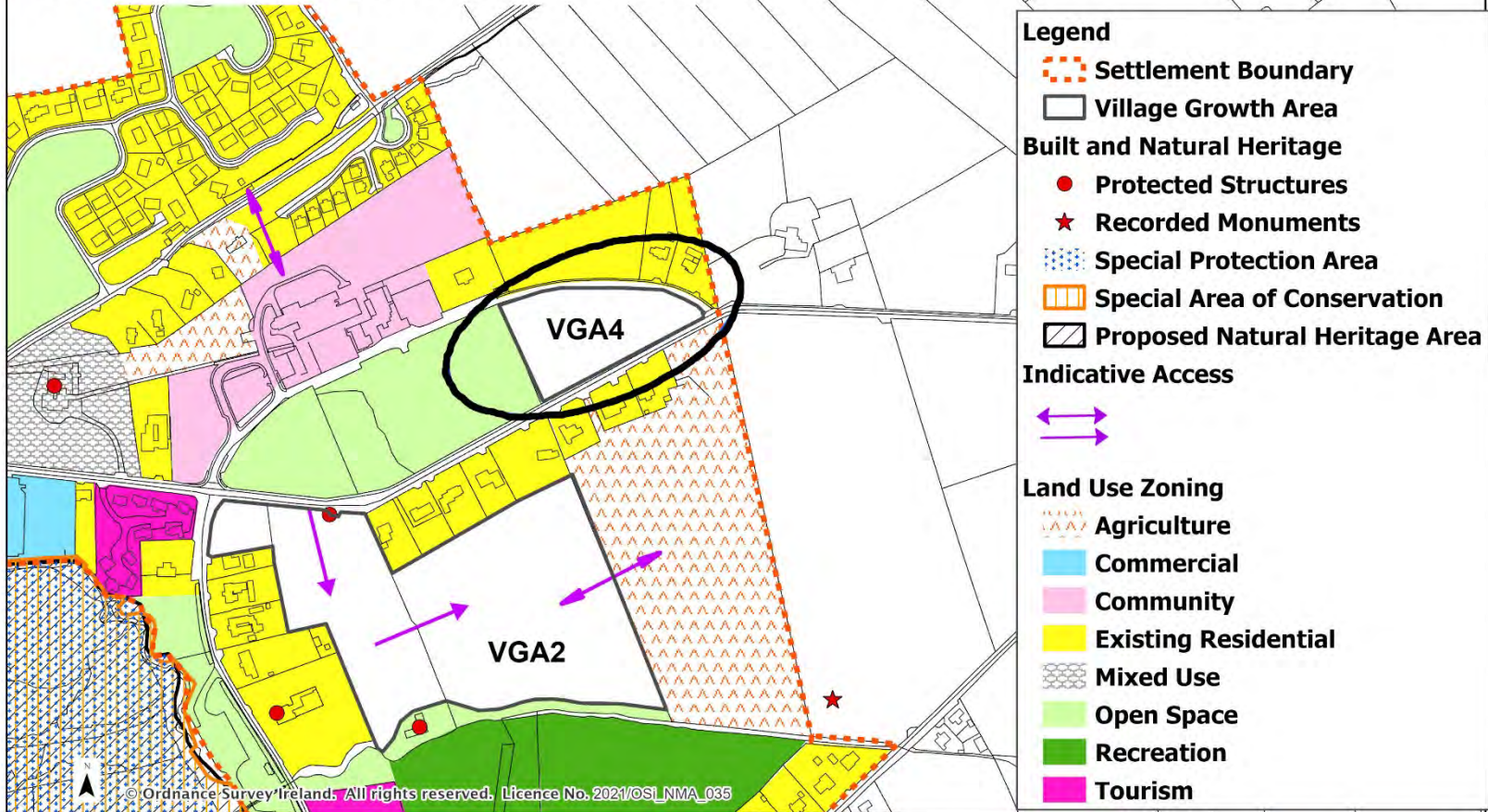
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Ballynacally

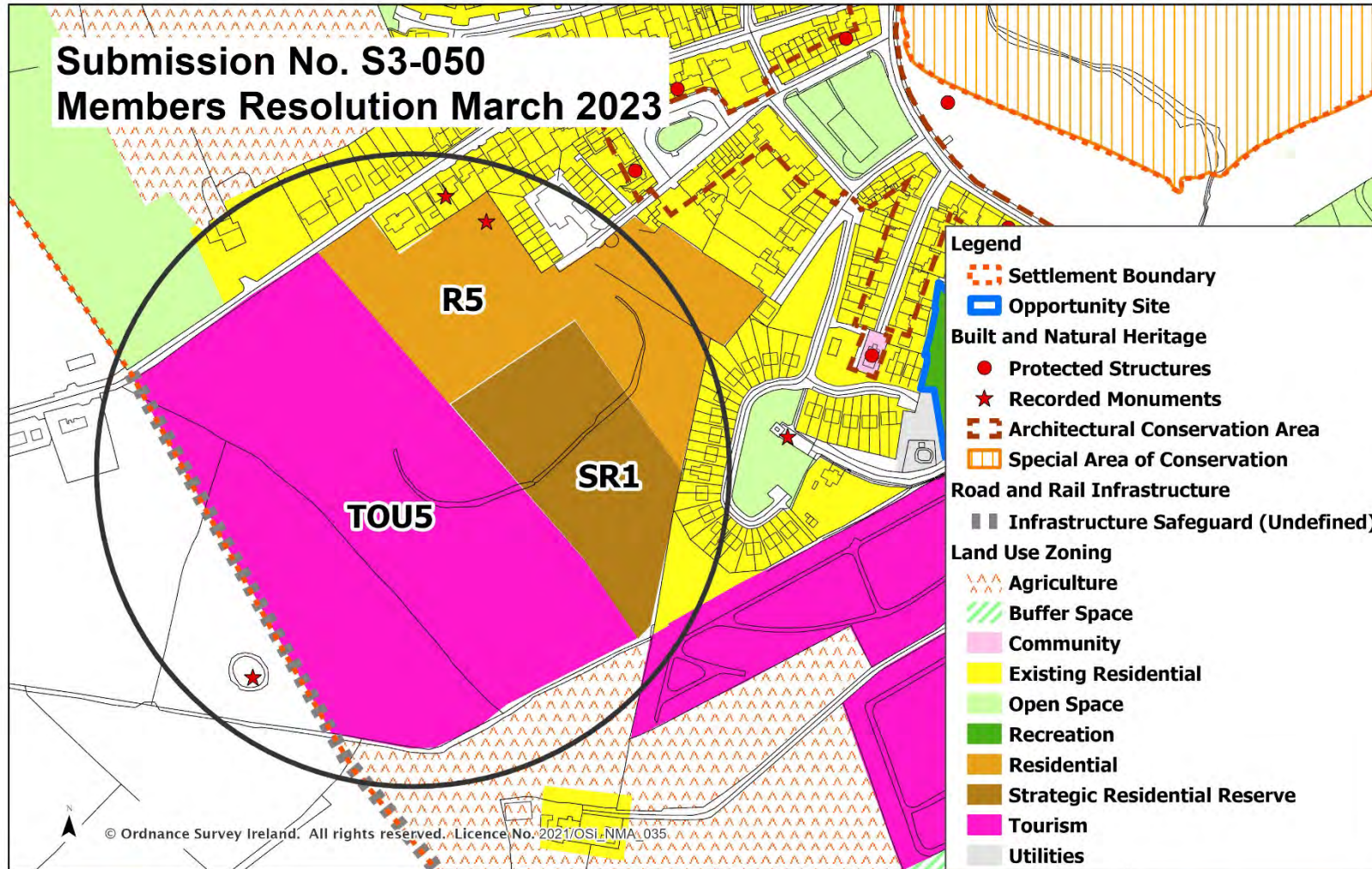
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Submission No. S3-098
Members Resolution March 2023



**Submission No. S3-050
Members Resolution March 2023**



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Draft Clare County Development Plan 2023 - 2029

Kilkee

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