



Clare County
Development Plan
2023-2029

Draft Clare CDP 2023-2029 - Public Consultation Portal

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Volume 1

Core Strategy, Settlement Strategy and Housing

Volume 3(a) Ennis Municipal District Written Statements and Settlement Maps

Volume 3(b) Shannon Municipal District Written Statements and Settlement Maps

Clonlara

Volume 3(c) Killaloe Municipal District Written Statements and Settlement Maps

Volume 3(d) West Clare Municipal District Written Statements and Settlement Maps

Associated Documents

None of the above

Environmental Reports

None of the above

Your Submission

Location Map



Earthstar Geographics | Esri, FAO, NOAA

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Upload Files

clare dev plan.docx, 0.01MB

I wish to add further to my recent submission on the Clare Draft Development Plan.

Ireland, as we know is going through one of the most serious housing crises since the beginning of the state. Because of a lack of supply of affordable housing, our young people are destined to remain part of the so called 'Generation Rent' without the ability to ever been able to afford their own houses. To add to this, our homelessness figures have never been as high and show no sign of recovery in the near future. As a person who has worked within the homelessness and Social Care Sector, I have first hand knowledge of working with these problems.

In order to address this, the Government has launched an ambitious plan to increase the supply of housing (as this is what is needed to solve this crisis) to build 33,000 houses per year until 2030. Increased supply would reap dividends in respect of providing affordable housing and aid business development.

With this in mind, I conducted a short research on building in Clonlara area, which is a well developed village in the periphery of Limerick City. Over a one year period, Clare County Council has granted 18 planning permissions and dismissed (usually the term 'further information' seems to have the desired effect of sidelining submissions) 12. Of those, only about 6 houses have been built. During this year, an application was made to build 70 houses in the Village, which despite intense opposition was passed. So it would seem, the holy grail of big developments is not so popular with those it affects, a fact totally ignored by the Council as it pursues implementing this draft plan. Furthermore, this developer, has now put the planning for this development on the market which will result in higher prices. So, in effect, Clare County Council has encouraged developer speculation which will have the effect of further alienating people from the housing market. I also note, that no affordable housing was built into these plans.

So, it would seem that pursuing this plan, has had the effect of not providing any housing in the area. This is not in line with governments housing plan to increase affordable housing. It has decreased it. Its reliance on private developers to dominate the housing market, as in this case only leads to higher prices, and a lack of supply and does not solve the problem. Housing is only provided by developers for profit and does not address housing need as shown here.

In the spirit of disclosure, it is only fair to state my own interest also in this. I had proposed to sell sites, which I have now taken off the market at 50% of what others were selling in the immediate area in order to do my part in assisting those in housing need. However, Clare County Council have made it clear that they will vehemently oppose any house building, so now am in a position where my children cannot build a house they might have a chance of affording on a farm that has been in our family for five generations. This is something the councils have kept back from people.

Building housing estates in rural areas will have the long term effect of excluding those in that community from being able to afford a house in the place they grew up. It will lead to the break up of such communities and families and lead to a breakdown of the

relationships of kin and the support it offers to groups such as the elderly or those relying on other family supports.

I vehemently oppose this plan in its current form, as I assure you will others. It is my hope that Clare County Council take the views of its people into account and not railroad through decisions regardless of its constituents as Clare County Council has been wont to do. I will make these views as public as possible and continue in my efforts to oppose an unworkable housing plan.