

From: [REDACTED]
To: [Development Plan](#)
Cc: [REDACTED]
Subject: Paschal And Kathleen Phelan - Objection to Proposed Amendment No. 3a-23 – Rezoning of Lands at Pairc na Coille (SR8)
Date: Saturday 21 March 2026 14:07:05

Dear Sir/Madam

This submission is made by the individual named and copied on this email, and not by the sender of the email.

I wish to formally object to Proposed Amendment No. 3a-23 – New Housing in Cloughleigh/Drumbiggie Neighbourhood, which proposes to change the zoning of lands at Pairc na Coille (Site SR8) from Strategic Residential Reserve (SR8) to Residential (R39).

I further request to Rezone this 10.5-Acre Site at Pairc na Coille, Drumbiggie, Ennis from Housing to Wildlife Habitat and flood buffer for the town. For the many reasons listed below.

1.Flood risk Developing the 10.5-acre wooded area will heighten flood risks, especially for Pairc Na Coille nursing home, the rugby club, and Woodlands Estate. Construction on the hill would direct floodwater toward the nursing home, which now would have been absorbed into the karst rock on the site . Moreover, new concrete boundary walls could trap floodwater, severely affecting the low-lying parts of the Willsgrove Estate and the areas along Cahercalla Road and Cahercalla Drive.

2.Protection of Local Wildlife Populations: This area is a crucial feeding ground for the protected lesser horseshoe bat and supports the largest population of wildlife in the town.

3.Community Value: The green space is highly valued by residents of the nearby retirement village, Pairc na Coille, which is situated close to the center of the area. And the townspeople in general.

4.Unique Biodiversity: The site, with its mature trees and substantial cover, is notable for its size and biodiversity, standing out amidst the encroaching urban sprawl that increasingly characterizes the town.

5.Air Quality Improvement: This expansive green area contributes to oxygen production in a region known for having some of the worst air quality in the country. This is particularly concerning for residents of the nearby nursing home, where many individuals suffer from respiratory issues.

6.Geographical Challenges: Drumbiggie is located in a low-lying basin near the River Fergus, creating a natural valley that exacerbates air quality issues. This geography leads to a phenomenon known as air inversion (temperature inversion), where cold air settles in the valley overnight and becomes trapped beneath a layer of warmer air, especially on still, frosty nights. This condition traps pollutants and particulates (PM2.5, PM10) close to the ground, further impacting the health of the community.

For these reasons, I strongly urge Clare County Council to retain this land as undeveloped.

Yours faithfully,

Paschal and Kathleen Phelan

