

**From:** [REDACTED]  
**To:** [Development Plan](#)  
**Subject:** Submission to Variation No.1 to the Clare County Development Plan 2023-2029  
**Date:** Thursday 26 March 2026 23:15:46  
**Attachments:** [REDACTED]

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A chara,

I write in relation to the proposed Variation No. 1 to the Clare County Development Plan 2023–2029, as recently published by Clare County Council.

This submission concerns lands at Crusheen currently zoned as SR3 and constitutes an objection to the proposed rezoning of these lands to R3, for the reasons outlined in the accompanying documentation.

I would be grateful if you could confirm receipt of this correspondence at your earliest convenience and issue us with a relevant submission reference for our records.

[REDACTED]

Yours faithfully,  
Shane O'Malley on behalf of Raymond O'Grady,

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

Clare County Council  
New Road  
Ennis  
Co. Clare  
V95 DXP2



25 March 2026

**Re: Formal Objection to Proposed Variation No. 1 to the Clare County Development Plan 2023–2029 – Proposed Amendment No. PA 3c-11c (Crusheen Settlement Map)**

A chara,

This submission is made on behalf of landowner Raymond O’Grady in respect of Proposed Amendment PA 3c-11c, which seeks to rezone lands at Crusheen from Strategic Residential Reserve (SR3) to Residential (R3).

It is respectfully submitted that the proposed rezoning is:

- Premature and not supported by demonstrable housing need;
- Contrary to the Core Strategy and the sequential approach to development;
- Fundamentally constrained by the absence of legal, safe, and deliverable access;
- Inconsistent with the principles of proper planning and sustainable development as required under the Planning and Development Act 2000 (as amended).

Accordingly, it is requested that the proposed amendment be rejected and that the existing SR3 zoning be retained.

**Statutory and Policy Context**

Under Section 10 of the Planning and Development Act 2000 (as amended), a Development Plan must secure the proper planning and sustainable development of the area, including the zoning of land for particular uses having regard to infrastructure provision, accessibility, and the Core Strategy.

The Core Strategy of the Clare County Development Plan 2023–2029 promotes a plan-led and evidence-based approach to zoning, including:

- The sequential development of lands;
- The prioritisation of serviced and accessible lands;

- The avoidance of premature or excessive zoning that cannot be delivered within the plan period.

The proposed rezoning fails to align with these statutory and policy requirements.

### **Prematurity and Material Contravention of Core Strategy**

The subject lands are currently in agricultural use and will remain so for the lifetime of the Development Plan. There is no intention on behalf of the landowner to bring forward these lands for development.

In addition, the adjoining “R1” lands, which are in the same ownership, are not subject to any development proposals. This clearly demonstrates the absence of any short- to medium-term deliverability.

The rezoning of SR3 lands to R3 in these circumstances represents a premature release of strategic reserve lands and materially contravenes the Core Strategy, which requires that such lands only be activated where justified by need and supported by infrastructure.

### **Absence of Legal and Deliverable Access (Critical Constraint)**

The subject lands are effectively landlocked and lack any direct road frontage or independent access. This constitutes a fundamental and overriding constraint.

All potential access routes identified are reliant on third-party lands and are neither legally secured nor demonstrably feasible. These include:

- The GAA club access road (north of C5), which is substandard in width, constrained in alignment, and incapable of accommodating additional residential traffic in compliance with road safety standards;
- A private road to the south of C5, outside the applicant’s control;
- Lands zoned “MU2” to the north, also in third-party ownership.

There are no extant planning permissions or agreed frameworks in place that would facilitate access through any of these lands.

It is a well-established principle in Irish planning practice, including decisions of An Bord Pleanála, that lands should not be zoned for development where there is no reasonable prospect of securing safe, suitable, and legally enforceable access.

The proposed rezoning is therefore unsound, undeliverable, and contrary to Development Plan standards relating to access, traffic safety, and site suitability.

### **Lack of Servicing, Integration, and Deliverability**

The subject lands are not supported by any demonstrated servicing strategy or infrastructure delivery framework. The isolated rezoning of these lands, in advance of any wider masterplanning or infrastructure provision, creates the potential for piecemeal and incoherent development. This is contrary to the proper planning and sustainable development of the area and undermines the integrity of the plan-led system.

**Precedent and Material Planning Harm**

The rezoning of inaccessible and constrained lands to a fully residential zoning sets an undesirable precedent for the release of other strategic reserve lands that are not development-ready.

It risks inflating the quantum of zoned residential land beyond what is required under the Core Strategy and creates unrealistic expectations regarding the development potential of such lands.

**Conclusion**

Having regard to:

- The statutory requirements of the Planning and Development Act 2000 (as amended);
- The Core Strategy and settlement hierarchy of the Clare County Development Plan 2023–2029;
- The absence of access, infrastructure, and deliverability;

it is submitted that the proposed rezoning of these lands from SR3 to R3 is unjustified, premature, and contrary to the proper planning and sustainable development of the area.

**Accordingly, Clare County Council is respectfully requested to reject Proposed Amendment PA 3c-11c and retain the existing SR3 zoning.**

**Supporting Documentation**

- **Fig. 1** – Excerpt of Map taken from Clare County Development Plan 2023- 2029 – Proposed Variation No.1
- **Fig. 2** –Extract from Proposed Amendment No. 3c-11 – Crusheen Settlement Map, with PA 3c-11c highlighted;
- **Fig. 3** – Map illustrating the location of the proposed “R3” lands and the absence of suitable access.

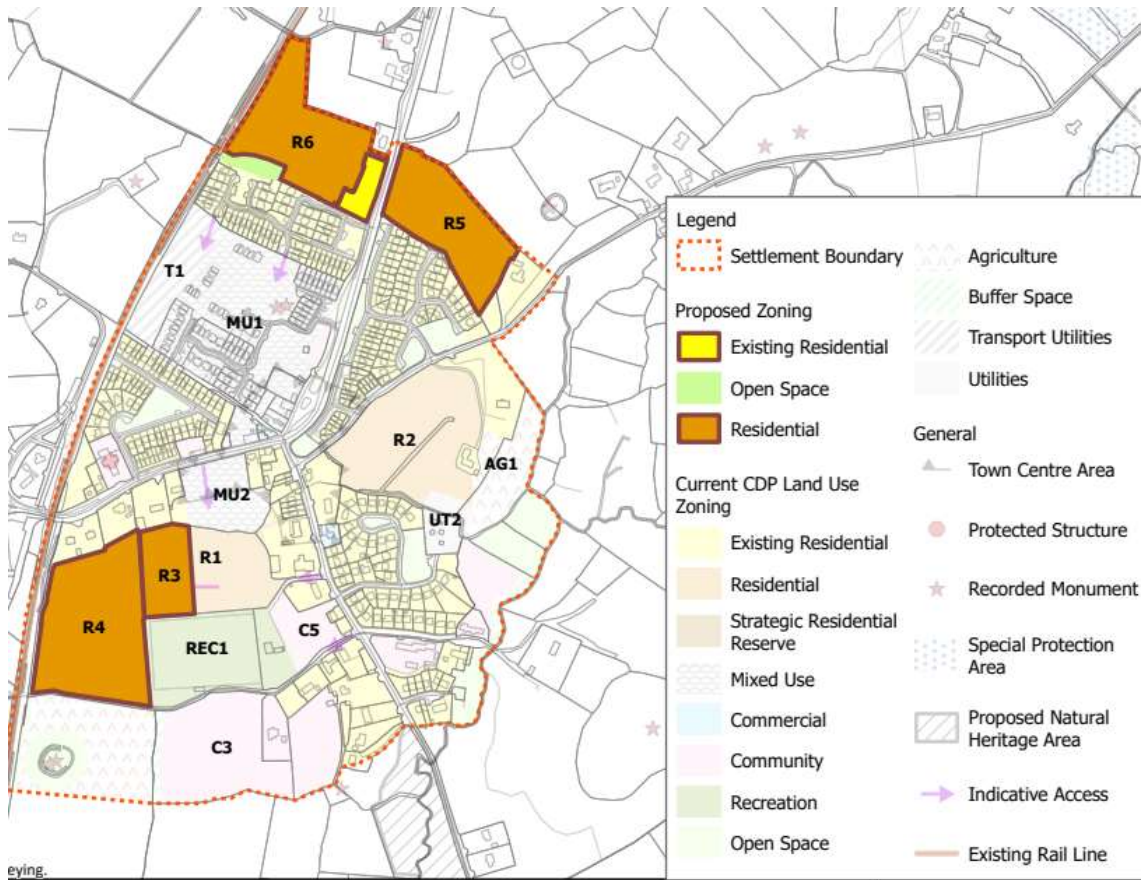
Proof of ownership can be furnished upon formal request.

Mise le meas,

*Shane O'Malley*

Shane O'Malley  
(on behalf of Raymond O'Grady)

[Redacted signature area]



Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1

## Crusheen

Date: March 2026

Not To Scale

Fig.1 - Excerpt from Clare County Development Plan 2023- 2029 – Proposed Variation No.1



## Crusheen

### Proposed Amendment No. 3c - 11 - Crusheen Settlement Map

- To amend Crusheen Settlement Map on page 46, as follows:

**PA 3c - 11a** To change zoning of Strategic Residential Reserve (SR1) to Residential (R4)

**PA 3c - 11b** To change zoning of Strategic Residential Reserve (SR2) to Residential (R5)

**PA 3c - 11c** To change zoning of Strategic Residential Reserve (SR3) to Residential (R3)

**PA 3c - 11d** To zone unzoned land at the north of the settlement to the west of the R452 as Residential (R6) and amend settlement boundary accordingly.

**PA 3c - 11e** To zone unzoned existing residential units bounding Residential (R6) to the east, at the west of the R452, as Existing Residential, and amend settlement boundary accordingly.

**PA 3c - 11f** To zone unzoned land between Residential (R6) and the existing residential estate to the south as Open Space.

### Proposed Amendment No. 3c - 12 - Crusheen Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 44, as follows:

**PA 3c - 12a** Add text objective for proposed residential zoning R3

#### **R3 – East of Residential R1**

Any future planning applications on this site shall provide indicative access to the adjacent R4 site to facilitate future development.

**PA 3c - 12b** Add text objective for proposed residential zoning R5

#### **R5 – East of R458**

This site is well located in close proximity to the range of services in the village. Any proposals for development must include provision for pedestrian and cycle connectivity with the existing footpath network.

**PA 3c - 12c** Add text objective for proposed residential zoning R6

#### **R6 - West of R458**

This site is suitable to accommodate the future expansion of the village. Development proposals must demonstrate pedestrian connectivity links from the site to the existing footpath network.

**Fig.2** - Excerpt from proposed Variation No.1 to the Clare County Development Plan 2023-2029



**Fig.3** - Location of "R3" lands