Clare County Development Plan **2023–2029**

COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL

Chief Executive's Report to the Elected Members on submissions received to the Proposed Variation No 1 to Clare County Development Plan 2023-2029

Proposed Variation No. 1

30th April 2026

Clare County Development Plan 2023–2029

Variation No 1 to Clare County Development Plan 2023-2029

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Glossary of Acronyms

AA	Appropriate Assessment
CDP	County Development Plan
CSO	Central Statistics Office
EPA	Environmental Protection Agency
CCC	Clare County Council
NPF	National Planning Framework
NTA	National Transport Authority
OPR	Office of the Planning Regulator
OPW	Office of Public Works
RSES	Regional Spatial and Economic Strategy
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
TII	Transport Infrastructure Ireland

Chief Executives Report on Submissions Received to Proposed Variation No. 1 of the Clare County Development Plan 2023-2029
30th April 2026

1. Introduction

1.1 Introduction and Background to the Proposed Variation

Clare County Council published notice on 6th March 2026 of Proposed Variation No 1 to the Clare County Development Plan 2023-2029. Public consultation closed on 7th April 2026.

The Clare County Development Plan 2023-2029 is the statutory land use plan for County Clare and within it is the vision for sustainable development incorporating a series of objectives and policy guidance framed to achieve that vision. The purpose of Proposed Variation No 1 to that plan was to:

1. To align the Clare County Development Plan 2023-2029 with the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000, as amended (2025).
2. To implement the decision to propose a variation to the Clare County Development Plan 2023-2029 to change the zoning of lands in accordance with the Finance Act 2021, as amended by the Finance Act 2024, and the policy and guidance in the Residential Zoned Land Tax - Change in zoning of land subject to existing economic activity Guidelines for Planning Authorities (2024).
3. To incorporate 'Ennis 2040 Economic and Spatial Strategy' into the Clare County Development Plan 2023-2029 to inform future patterns of land-use zoning in Ennis and support the effective implementation of the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities (2025).
4. To incorporate 'Ennis Local Transport Plan' into the Clare County Development Plan 2023-2029 to inform the future comprehensive pattern of land-use zoning of Ennis and support the effective implementation of the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities (2025).
5. To align the Clare County Development Plan 2023-2029 with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000, as amended (2024).

1.2 Purpose of this Report

This report is prepared in accordance with Section 58(11) of the Planning and Development Act 2024. The purpose of this report is to list all persons or bodies who made submissions or observations on the Proposed Variation, to provide a summary of all submissions and observations received, and to present the Chief Executive's response to the issues raised in the consultation, including recommendations where relevant.

The report in line with Section 58 (11) (c) provides a summary of the recommendations and submissions made by the Minister, the Office of the Planning Regulator, the National Transport Authority and all other persons. In some instances, submissions have been grouped

together on a thematic basis. The response of the Chief Executive to the issues raised in the submissions, taking account of the proper planning and sustainable development of the area, the statutory obligations of the planning authority and any relevant policies or objectives of the Government or of any Minister of the Government has been included in the responses section of each submission.

The recommendations of the Chief Executive as to how any recommendations made by the Minister and the Office of the Planning Regulator and all other persons or bodies has also been set out clearly with each submission.

1.3 Public Display and Consultation Process

Notification was published in the Clare Champion newspaper on 6th March 2026 notifying members of the public that the proposed variation was on public display.

The proposed Variation No.1 to the Clare County Development Plan 2023-2029 with associated Environmental Report and Natura Impact Report was placed on public display between **6th March 2026 and 7th April 2026 inclusive** and was available to view online at https://clarecdp2023-2029.clarecoco.ie/variation1/display/ or could be inspected during normal opening hours at the following locations:

- Áras Contae an Chláir, New Road, Ennis.
- Shannon Municipal District Office, Town Hall, Shannon.
- West Clare Municipal District Office, Town Hall, The Square, Kilrush.
- Ennistymon Area Office, Ennis Road, Ennistymon.
- Killaloe Municipal District Office, Mountshannon Road, Scarriff and
- At all public libraries in County Clare during opening hours.

Copies of the proposed Variation No.1 to the Clare County Development Plan 2023-2029 were also available for purchase from the Planning Department.

Submissions or Observations could be made via email or by post. A total of 701 submissions were received of which 4 were deemed invalid, 68 were subsequently withdrawn leaving 629 valid submissions to be considered in this report. There were also a further 22 requests to withdraw a submission however no original submission was received for the withdrawal request. 4 late submissions were received after the closing date of the 7th April 2026. Details of the 629 valid submissions received are available to view online at https://clarecdp2023-2029.clarecoco.ie/submissions/variation1/. The submissions have received careful consideration and Clare County Council wishes to thank all those who engaged in the public consultation process.

1.4 Format of the Report

The Chief Executive's Report is structured as follows:

- Section 1: Introduction (this section)

- Section 2: This section addresses the issues raised in the submissions received and the Chief Executive's associated responses and recommendations to the Elected Members.
- Appendix 1: List of Late Submissions
- Appendix 2: Public Notice
- Appendix 3: Submissions from Office of the Planning Regulator (OPR) and Uisce Éireann

With regard to recommended changes to the text of the proposed Variation No 1 set out in Section 2 of this report new text as originally proposed in the variation is denoted in green italics e.g. *new text* with deleted text denoted by red strikethrough e.g. ~~deleted text~~. Further new changes to the variation text is denoted in blue text and deleted text denoted by black strikethrough e.g. ~~deleted text~~

1.5 Strategic Environmental Assessment/Appropriate Assessment

It should be noted that all proposed changes as recommended by the Chief Executive have been subject to Strategic Environmental Assessment (SEA) And Appropriate Assessment (AA) screening.

1.6 Next Steps

The Elected Members of Clare County Council should now consider the Proposed Variation No 1 to the Clare County Development Plan together with this Chief Executive's Report on the submissions received during the public consultation period in line with Section 58 (12) (a) of the Planning and Development Act 2024. The CE report takes due account of all submissions received and makes recommendations to the Elected Members in the context of the aims of the Proposed Variation and having regard to the proper planning and development of County Clare. It is intended that the consideration of the Proposed Variation and this report will appear as an agenda item at the June 2026 Council Meeting. If the proposed Variation is made on that date it comes into effect on the day it is made save any parts that may be subject to a subsequent Ministerial Direction.
If Material Alterations are required to the Proposed Variation a further period of public consultation and environmental assessment must take place ahead of the making of the Variation. In this instance it is anticipated that the Variation will be before the members for consideration later in the year.

2. Summary of Issues Raised in Submissions

Section 2 provides a summary of the key issues raised in the 629 submissions received during the public consultation period. A Chief Executive's Response and Recommendation to the Elected Members is also included in this section.

Submission No: CDPVAR 26S1-491 Office of the Planning Regulator

Summary of Issues Raised in Submission

The Office of the Planning Regulator (OPR) assessed the County Council's Proposed Variation in accordance with the Planning and Development Act 2024. The submission sets out the OPR's strategic assessment, including 5 recommendations (to address policy or legal inconsistencies) and 3 observations (requests for clarification or improvement). The full submission is include in Appendix 3 of the Chief Executive's Report.

The OPR welcomes the overall approach, particularly the significant uplift in zoned residential land to meet the National Planning Framework (NPF) Housing Growth Requirements (2025) and welcomes the additional supply of zoned lands across the county, including the release of Strategic Residential Reserve sites. It states that combined with undeveloped lands in the development plan it provides a strong basis for meeting the housing growth requirements and more than meets housing demand, including the required 50% additional provision, through the rezoning of Strategic Residential Reserve lands, the zoning of new residential zonings, and identification of long-term development lands.

The OPR also welcome the importance placed by the Planning Authority on protecting and enhancing the county's heritage when identifying new residential lands referring specifically to the creation of sensitively designed connectivity links (O'Callaghan's Mills), the preservation and protection of Architectural Conservation Areas (Kilkishen and Ballyvaughan), the retention or mature trees and dry stone walls (Quin) and the retention of trees and hedgerows for biodiversity (Newmarket-on- Fergus).

The OPR sets out 5 Recommendations and 3 Observations which are relate set out below under seven headings.

1. Implementation of the housing growth requirements

The OPR particularly welcomes the following:

- the rezoning of c. 163ha of Strategic Residential Reserve lands to Residential that could accommodate c. 4,292 units on 87 sites in 29 settlements across the county;
- the zoning of an additional c. 105ha of newly identified residential sites that could accommodate 2,554 units at a net density of 80%, in 25 settlements across the county; and
- the identification of c. 136ha of Long Term Development lands that will guide future development and infrastructural investment in the county in the medium to long term.

It is also noted that through both zoning and planning policy amendments satisfactorily met and far exceed the housing growth requirements, but notes there is no housing unit target attributed to unserviced Tier 2 Large Villages, Small Villages or the Open Countryside in the Core Strategy Table.

Observation 1 - Core Strategy Table

Having regard to the need for clarity and transparency relating to the housing targets for County Clare over the period of the Clare County Development Plan 2023-2029, and having considered the Development Plans, Guidelines for Planning Authorities (2022), the Planning Authority is advised to update the Core Strategy Table to include housing unit targets for unserviced Tier 2 Large Villages, Small Villages and the Open Countryside.

2. Residential land zonings in towns

While most new zonings are supported, in a limited number of instances the OPR has concerns relating to compact growth, availability of sustainable transport options, impact on the national road network and the serviceability of lands related to wastewater in particular.

Recommendation 1 – Residential Zoning in Ennis and Killaloe

Having regard to the principles of compact growth, sequential approach to zoning, and the co-ordination of land use zoning, infrastructure and services, and having considered the following:

• NSO 1 (compact growth and regeneration of urban areas)
• NPO 9 of the NPF (compact and sequential growth)
• RPO 35 of the RSES (compact growth)
• RPO 151, RPO 152 and RPO 154 of the RSES (integration of transportation and land use planning)
• the Climate Action Plan 2025 (reducing vehicle kilometres travelled)
• the Climate Action and Low Carbon Development Act 2015, as amended (mandatory target to reduce greenhouse gas emissions by 51%)
• the National Sustainable Mobility Policy (2022) (reducing vehicle kilometres travelled)
• the policy and objective for sequential approach to zoning at section 6.2.3 of the Development Plans, Guidelines for Planning Authorities (2022),

the Planning Authority is recommended to make the proposed Variation without the following:

(i) Ennis (LT2) (See also Recommendation 4)
(ii) Ennis (LT7) (See also Recommendation 4)
(iii) Ennis (LT8) (See also Recommendation 4 below)
(iv) Killaloe (R12)

3. Village Growth Areas (VGAs)

- It is considered reasonable to retain VGA lands in certain circumstances e.g. where there is limited choice for housing development, where they would play a part in joining separate parts of a settlement, where they are proximate to the settlement core, do not leapfrog undeveloped lands and where they would comprise of small-scale infill development.
- Where extensive expansion of VGA lands are proposed they would likely facilitate haphazard and piecemeal development, leapfrogging undeveloped lands, which would place an undue

burden on capital investment programmes for extension of physical infrastructure and risk eroding the rural character and identify of the villages.

Recommendation 2 – Village Growth Areas

Having regard to the sustainable growth and development of rural areas, and having considered the following:

- NPO 9 of the NPF (sequential growth)
- NPO 24 of the NPF (sustainable development of rural areas)
- the Climate Action Plan 2025 (reducing vehicle kilometres travelled)
- the Climate Action and Low Carbon Development Act 2015, as amended (mandatory target to reduce greenhouse gas emissions by 51%)
- the National Sustainable Mobility Policy (2022) (reducing vehicle kilometres travelled)
- the policy and objective for sequential approach to zoning at section 6.2.3 of the Development Plans, Guidelines for Planning Authorities (2022)

the Planning Authority is recommended to:

(i) review the approach to the expansion of rural villages across the county, and where no evidence-based justification can be provided for the individual extensions, to make the proposed Variation without the proposed Village Growth Area lands at the following locations:

a) Barefield VGA 7, VGA 8, VGA 9, VGA 10, VGA 11
b) Ballinruan VGA 5
c) Broadford VGA 2
d) Clooney VGA 4
e) Kilmurry VGA 4
f) Bridgetown VGA 4
g) O'Callaghan's Mills VGA 5, VGA 6, VGA 7, VGA 8, VGA 10, VGA 11
h) Kilmihil VGA 7
i) Kiladysert VGA 5 and VGA 6
j) Bellharbour VGA 3 and VGA 4
k) Cooraclare VGA 5
l) Creegh VGA 3
m) Cross VGA 4
n) Doonaha VGA 6
o) Inch VGA 3
p) Kilbaha VGA 5
q) Kilmaley VGA 7 and VGA 8
r) Kilmurry McMahon VGA 4
s) Querrin VGA 7 and VGA 8
t) Ruan VGA 5

4. RZLT Rezoning – Scarriff/Tuamgraney

Of the six sites subject of this Variation in relation to land-use changes proposed that have arisen from the RZLT process, it is considered that two of the sites in Scarriff/Tuamgraney are centrally located to the settlement core and adjoin existing or proposed residential lands which could contribute to compact growth and should be kept under review.

Observation 2 - RZLT rezoning at Scarriff/Tuangraney

Having regard to the compact and sustainable growth of the settlements within Clare County and in particular to:

• NPO 42 of the NPF to target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040;
• NPO 43 of the NPF to prioritise the provision of new homes at locations that can support sustainable development; and
• NPF Implementation: Housing Growth Requirements (2025),

the Office advises that the Planning Authority keep the two Residential Zoned Land Tax locations within the settlements of Scarriff/ Tuamgraney under review as potential locations for residential uses in the future.

5. Flood Risk Management

The Strategic Flood Risk Assessment is welcomed. However there are a number of concerns where there is zoning or VGAs identified where lands are within Flood Zones A or B, or close to watercourses or climate-change flood extents. It is advised to address flood risk management taking account of the potential impacts of climate change on flood risk.

Recommendation 3 – Flood Risk Management

Having regard to flood risk management and in particular to:

• NPO 78 of the NPF (ensuring flooding and flood risk management informs place making);
• RPO 89, RPO 114 and RPO 116 of the RSES (incorporating flood risk management into the planning system); and
• the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009),

the Planning Authority is recommended to:
(i) amend land use zonings or Village Growth Area boundaries so that highly vulnerable development is not permitted on either Flood Zone A or Flood Zone B and less vulnerable development is not permitted on Flood Zone A, at the following locations:
a) Clonlara (R4)
b) Feakle (R4)
c) Quin (R4)
d) Kilkee (R10)
e) Miltown Malbay (R7)

f) Ennistymon (R8)
g) O'Callaghan's Mills (VGA 6)

(ii) undertake a site visit to establish whether a Stage 3 detailed flood risk assessment is required with respect to each of the sites listed below. Where it is found that highly vulnerable development (Flood Zones A/B) or less vulnerable development (Flood Zone A) is proposed and the Plan Making Justification Test has not been passed, the Planning Authority is required to amend or omit land use zonings or Village Growth Area boundaries to water compatible uses only:

a) Ballycannon North (Meelick) (site R4)
b) Feakle (R5)
c) Feakle (R6)
d) Feakle (R7)
e) Tuamgraney (R5)
f) Tuamgraney (R11)
g) Lahinch (R3)
h) Lahinch (R4)
i) Lahinch (R5)
j) Lahinch (R6)
k) Lahinch (R7)
l) Lisdoonvarna (LT1)
m) Lisdoonvarna (R9)
n) Mountshannon (LT1)
o) Inch (VGA 3)
p) Kilmaley (VGA 7)
q) Kilmaley (VGA 8)

The Office of Public Works should be consulted in relation to the Planning Authority's response to all of the above.

Observation 3 – Flood Risk Management – Climate Change Scenario

Having regard to flood risk management and in particular to:
• NPO 78 of the NPF (potential impacts of climate change on flooding and flood risk)
• RPO 116 of the RSES (consideration of potential impacts of flood risk arising from climate change)
• the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)

the Planning Authority is advised to:

(i) amend the Strategic Flood Risk Assessment to discuss how potential future climate change risk and any associated mitigation measures have been considered in relation to the following sites:

a) Clonlara (R4)
b) Feakle (R4)
c) Quin (R4)
d) Doonbeg (R4)

e) Doonbeg (R6)
f) Kilkee (R10)
g) Miltown Malbay (R7)
h) Sixmilebridge (R8) and
i) O'Callaghan's Mills (VGA 6)

(ii) set out measures in order to ensure that safe ingress and egress from the proposed highly vulnerable Residential lands at Broadford (Site R3) can be achieved, taking account of the flood zones that surround these lands to the east, north and west.

The Office of Public Works should be consulted in relation to the Planning Authority's response to all of the above.

6. National Road Network

The OPR seeks to protect the capacity and safety of national roads (N67, N68, N85) and has identified several proposed sites that would require or intensify access onto high-speed national roads.

Recommendation 4 – National Road Network

Having regard to the need to maintain the carrying capacity and safety of the strategic road network, and having considered the following:

• RPO 140 of the RSES (maintaining the strategic capacity and safety of the national roads);
• RPO 151 of the RSES (the protection of the strategic transport function of national roads); and
Sections 2.5 and 2.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012), in respect of the policy approach for access to national roads,

the Office recommends that the Planning Authority makes the proposed Variation without the following:

(i) Ennis (LT2)
(ii) Ennis (LT7)
(iii) Ennis (LT8)
(iv) Lissycasey (VGA 4)
(v) Lisdoonvarna (R5)
(vi) Lisdoonvarna (R7)
(vii) Doonbeg (R7)
(viii) Killimer (R3)
(ix) Barefield (VGA 7, VGA 8, VGA9, VGA 10 and VGA 11)

7. Local Transport Plan – Ennis

The Ennis Local Transport Plan (LTP) is welcomed and note inclusion of Objective 3(a)(i) to support its implementation but considers the inclusion of short, medium and long-term

measures as identified in the LTP into the County Development Plan to give clarity as regards the connectivity between land-uses and active travel infrastructure that would support them.

Recommendation 5 – Local Transport Plan

Having regard to the need for integration of land use and sustainable transportation, and having considered the following:

- NPO 37 of the NPF (sustainable mobility)
- RPO 151 of the RSES (integration of land use and transport)
- RPO 152 of the RSES (permeability for walking, cycling and public transport)
- the Climate Action Plan 2025 (reducing vehicle kilometres travelled)
- the Climate Action and Low Carbon Development Act 2015, as amended (mandatory target to reduce greenhouse gas emissions by 51%) and
- the National Sustainable Mobility Policy (2022) (reducing vehicle kilometres travelled)

the Planning Authority is recommended to:

(i) incorporate sections 7.3 to 7.4.2 inclusive, from the Local Transport Plan (LTP) into the Clare County Development Plan 2023-2029; and

(ii) provide a clearly legible map / series of maps that clearly reflect all existing and proposed active travel and public transport networks throughout the Key Town of Ennis, as identified in appendix 8 of the LTP, relative to the land use zonings in Ennis.

The submission concludes by setting out the statutory procedural requirements of the Planning Authority where it makes a variation.

Chief Executive's Response

I thank the Office of the Planning Regulator for this submission and set out my response to the issues raised by addressing each of the Recommendations and Observations as set out in the submission.

As a pretext to my response, it is important to note that it is based on acknowledging the practicalities of land-use planning for a rural county where it can be allowed to grow sustainably in both an urban and rural context. Protecting the unique characteristics and assets of the county is paramount, but this poses challenges that need to be understood when applying the principles of compact and sequential growth as a 'one shoe fits all' approach.

There are 50 rural villages within the county with no public wastewater infrastructure, many of which have local services including primary schools and in some cases a secondary school, community facilities, local services and facilities, shops, amenities, improved public transport through the Bus Connects and Local Link services, that have the potential to accommodate growth and to support a growing community. However, this needs to be achieved incrementally in such a way that the rural character is protected so that these villages can provide a viable attractive and more sustainable alternative to single one-off housing in the rural area. This promotes sustainability, strengthens local communities and supports the growth of local businesses and

services. It is therefore essential to provide housing options to encourage a growing resident population within rural areas in a sustainable manner. Land within villages can be limited to a small number of landowners which can limit the potential of land coming forward for development if the options are very restrictive. It is therefore necessary to provide options where small low density cluster housing could be accommodated. The majority of small villages are compact in nature with the settlement boundaries set to allow for growth which by any nature is considered sequential and compact as the space between development is necessary to reflect the natural and organic growth of the village. The designation of Village Growth Areas are a mechanism to support the delivery of small-scale cluster type housing, as well as other appropriate uses, focused around existing communities, services and facilities within villages. So, in response to the criticism in this and other submissions that too much land has been designated and located in the wrong place i.e. not compact and/or sequential growth which is not supporting sustainable rural growth I request that my points made here are taken on board. I do not agree that the Council's approach to promoting growth within rural villages is contrary to NPO 24 which is t*o* 'Support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities', and also contrary to the Climate Action Plan 2025 and the National Sustainable Mobility Policy in relation to reducing vehicle kilometres travelled.

The number and extent of designated Special Areas of Conservation, Special Protections Areas Natural Heritage Areas, wetlands, flood plains, groundwater vulnerability areas, defined groundwater protection areas and flood risk areas means that planning for larger settlements can be challenging in that lands that are sequential are often environmentally constrained in relation one or more of the circumstances listed. This is very evident in Ennis whereby in theory the next sequential location for long-term growth are identified beyond the extents of the town and are perceived not to be aligning with concepts of compact and sequential growth, but are necessary for the future growth of the Key Town in line with NPF aspirations.

With all this in mind my response to each of the recommendations and observations is set out below.

Response to Observation 1 - Core Strategy Table

Having regard to the need for clarity and transparency relating to the housing targets for County Clare over the period of the Clare County Development Plan 2023-2029, and having considered the Development Plans, Guidelines for Planning Authorities (2022), the Planning Authority is advised to update the Core Strategy Table to include housing unit targets for unserviced Tier 2 Large Villages, Small Villages and the Open Countryside.

I propose to amend the Core Strategy Table to reflect the changes I have recommended on foot of my consideration of all the submissions made on the proposed Variation to the development Plan. The amendments will be reflected in the Core Strategy Table, the Settlement Capacity Audits and the summary zoning tables in Volumes 3a(i), 3b, 3c, and 3d.

Response to Recommendation 1 – Residential Zoning in Ennis and Killaloe

Ennis, Claureen LT2 – I note this site is directly adjacent to zoned Residential Lands (LDR11), which are not subject of this variation, and for which access is taken from the L4140 local road to the south. It is not necessary to rely on direct access from the N85. I am therefore of the opinion that this site is included in the proposed Variation and that no amendment is made.

Ennis LT7 and LT8 – I note the NPF Implementation Housing Growth Requirements Guidelines encourage planning authorities to consider identifying long term sites, where potential future residential provision will be directed, as it will assist infrastructure providers in considering where future capital investment will be needed. In this regard sites LT7 and LT8 have been identified as Long Term Strategic and Development Sites. These sites are located within the Settlement boundary of Ennis on the western side of the N85 by-pass as noted in the submission and it is acknowledged that there are challenges that need to be addressed in realising development of these sites. However, I refer to my earlier point where I referred to the physical constraints in and around Ennis as to where development can be provided for and these sites do in fact represent long term sequential growth.

In order to meet the housing targets for Ennis as a Key Town to 2040, there is a responsibility of the Planning Authority to identify locations where housing could be delivered in the long term. There are many factors that will determine the 'evidence base' to support these sites but the physical locational practicalities as to 'where to go next' need to be understood and the potential challenges to overcome, both environmental and physical (N85 etc). I believe it is all the more important to be proactive in this regard and demonstrate intent at this early stage in the knowledge there will need to be on-going engagement required with all public infrastructure providers to compile the evidence base and feasibility of how these sites can be brought forward for development in the long term, and I note this approach is supported by Uisce Éireann in their submission, seeing their value in informing future capital investment planning decisions. This will also allow for development proposals on the eastern side of the N85 bypass currently in the pipeline to be constructed and so factor in any impacts they may have on its vicinity including on the N85 by-pass. I therefore consider that these sites should be included in the proposed Variation and that no amendment is made.

In relation to Site R12 in Killaloe, I acknowledge the comments in the submission in relation to this site, particularly in terms of its location on the southern side of the bypass where the bypass separates the site from any direct connection between the lands and the town of Killaloe and all its services and facilities, meaning any future residential community would be isolated from the services and amenities of the town and would be largely car dependent. I also note that this site was subject of a Ministerial Direction on the current development plan which required the removal of the residential zoning on this site. Also these lands are not necessary to meet the housing growth requirements. I concur with the points made in the submission and recommend that the proposed Variation is made without this amendment.

Response to Recommendation 2 – Village Growth Areas

I refer to the opening of my response to this submission in highlighting the importance of providing options and choice in identifying Village Growth Areas within small villages (and two

Tier 2 larger villages) to encourage small-scale low-density cluster housing. With this in mind I note the following:

The NPF's introduction of a tiered approach to the zoning of land for residential development meant that in the preparation of the current development plan, the zoning included in the previous Clare County Development Plan 2017-2023 had to be removed within userviced villages to align with national policy. This has been significant disadvantage to the smaller unserviced villages throughout the county and a dis-service in not recognising the value they have in terms of existing local communities and provision of local services that often serve a wider hinterland, as well as the opportunity they present for delivery of low density cluster housing serviced by Developer Led Infrastructure that provide an alternative to one-off rural housing. Uisce Éireann has stated that if land is not zoned within settlements, then they will not be targeted for capital investment. It is hoped that the publication of the Procedural Advice Note on DLI in March 2026 will facilitate provision of rural housing within the small settlements that will serve them. I note Broadford and Cooraclare are identified for removal of VGAs, however these villages have been approved for funding for wastewater infrastructure through Measure 8 of the Multi-annual Rural Water Programme.

Having considered the villages listed where it is recommended that Village Growth Areas should not be included in the Variation, I am of the opinion that all the VGAs identified should be included in the Variation to the development plan for the reasons stated throughout this response, with the exception of the following villages where I propose that the Variation is made without the following proposed amendments:

Barefield VGA 9 - The site is located on the northern periphery of the village and I note that in this case there are other designated VGA lands which I consider would benefit from an opportunity to come forward for development before designating proposed VGA9 lands. I propose to recommend that the proposed Variation is made without the amendment to include VGA9 lands, however, these lands will be kept under review for future consideration.
Ballinruan VGA 5 – The area of the site is in excess of what is currently needed.
O'Callaghan's Mills - VGA 5 and VGA 6 – These sites are at peripheral locations on the eastern and western side of the village.
Kiladysert VGA 5 and VGA 6 – These sites are peripheral to the village with limitations in accessing the lands.
Bellharbour VGA 4 – The site is peripheral and would be incongruous with the settlement form and surrounding Burren landscape.
Ruan VGA 5 – The site is peripheral and incongruous with the settlement form.

Response to Observation 2 - RZLT rezoning at Scarriff/Tuamgraney

Both sites referred to in the submission are located in Scarriff/Tuamgraney and are proposed to change from Residential zoning to Agriculture as part of the proposed Variation. This proposed change is in response to two rezoning requests received as submissions during the public consultation on the Residential Zoned Land Tax (RZLT) Final Map for 2025. This was a new provision introduced on foot of Budget 2025, which is set out in the 'Residential Zoned Land Tax (RZLT) - Change in zoning of lands subject to existing economic activity' Section 28 Ministerial Guidelines (December 2024). It was decided by the Council that the rezoning requests were

reasonable and appropriate on the basis that the lands are in active agricultural use (an established and on-going economic activity). I note the publication of the NPF Implementation: Housing Growth Requirements Guidelines (July 2025) and the new Government housing plan, 'Delivering Homes, Building Communities' 2025-2030, were published subsequent to the decision to propose the rezoning.

I am aware that the monitoring of the development plan in terms of its objectives and settlement land-use zonings is on-going, which includes the two RZLT locations subject of this observation.

Response to Recommendation 3 – Flood Risk Management

I note the first part of this recommendation seeks the amendment of landuse zonings or Village Growth Area boundaries so that residential development is not permitted on either Flood Zone A or B with specific reference to 7 sites which are:
Clonlara (R4) – A site-specific flood risk assessment accompanied the planning application (P20/740) for the residential development that is currently at advanced construction stage on this site. The planning permission was granted under the Clare County Development Plan 2017-2023 in which the site was zoned Residential. The SSFRA that accompanied the application informed the defined area of flood risk on site and the consideration of the application by the Planning Authority, whereby a condition of the planning permission was that the area of flood risk was kept as open space. Flood mapping was based on a site-specific assessment of levels and took into account that the CFRAM mapping missed a culvert under the canal at this location. I propose no change in relation to this site.

Feakle (R4) - Flood risk is managed within the site by preventing development within Flood Zone A/B and the requirement for a SSFRA at development management stage. The proposed Variation includes a written site-specific objective which states 'Development proposals……must also include an appropriately detailed Site-Specific Flood Risk Assessment as set out in Section 5 of the Clare County Development Plan 2023 2029 Strategic Flood Risk Assessment (the parent SFRA) in Volume 10c' which I consider clearly provides the flood-risk mitigation at project level. However, in order to align with the OPR's request I propose to adjust the site boundary to align with the written objective.

Quin (R4) - Flood risk is managed within the site by preventing development within Flood Zone A/B and the HEFS climate change extent and the requirement for a SSFRA at development management stage. The proposed Variation includes a written site-specific objective which states 'Planning applications must be accompanied by an appropriately detailed Site Specific Flood Risk Assessment as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA) in Volume 10c' which I consider clearly provides the flood-risk mitigation at project level. However, in order to align with the OPW's request I propose to adjust the site boundary to align with the written objective.

Kilkee (R10) – The site objective was informed by the SFRA and the mitigation and provisions required are incorporated. I consider that the site objective and the SFRA address any concerns and that no amendment is necessary.

Miltown Malbay (R7) - Flood risk is managed within the site by preventing development within Flood Zone A/B and the HEFS climate change extent and requiring SSFRA at development management stage. Climate change was investigated as part of the minor works study and has been used to inform the SFRA process. The proposed Variation includes a written site-specific objective which states 'There is a small portion of the northern boundary of the site which lies within area whereby there is potential for flood risk which shall be retained as open space/green infrastructure. Any future development should be subject to an appropriately detailed Site Specific Flood Risk Assessment as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA) in Volume 10c' which I consider clearly provides the flood-risk mitigation at project level. However, in order to align with the OPW's request I propose to adjust the site boundary to align with the written objective.

Ennistymon (R8) - Flood risk is managed within the site by preventing development within Flood Zone A/B and the HEFS climate change extent and the requirement for a SSFRA at development management stage. The proposed Variation includes a written site-specific objective which states 'Planning applications must be accompanied by an appropriately detailed Site-Specific Flood Risk Assessment as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA) in Volume 10c' which I consider clearly provides the flood-risk mitigation at project level. However, in order to align with the OPW's request I propose to adjust the site boundary to align with the written objective.

O'Callaghan's Mills (VGA 6) – I note this site is the subject of other submissions and my recommendation is that the proposed Variation is made without the proposed amendment that relates to this site.

In response to the second part of the Recommendation as it relates to Ballycannon North (Meelick) (R4), Feakle (R5), Feakle (R6), Feakle (R7), Tuamgraney (R5), Tuamgraney (R11), Lahinch (R3), Lahinch (R4), Lahinch (R5), Lahinch (R6), Lahinch (R7), Lisdoonvarna (LT1), Lisdoonvarna (R9), Mountshannon (LT1), Inch (VGA 3), Kilmaley (VGA 7) and Kilmaley (VGA 8), I can confirm that site visits have been undertaken for all of the sites listed which confirmed in all cases that the watercourses identified are minor in nature, with a small channel size and catchment area of less than 5km2. In most cases a minimum 10m offset has been provided from the relevant watercourse to the zoning boundary which appropriately manages flood risk. Where the 10m offset is not provided for in relation to sites Feakle R6, Tuamgraney R5, Lahinch R5, Lahinch R6, Lahinch R7, Lisdoonvarna R9 and Mountshannon LT1 I note the proposed Variation includes a site-specific objective which I consider clearly provides the flood-risk mitigation at project level. However, in order to align with the OPR's request I propose to adjust the site boundaries to align with the written objective. I note reference to Lahinch site R3, however this site is not subject of the proposed Variation.

Observation 3 – Flood Risk Management – Climate Change Scenario

Climate change has been considered in the SFRA through the use of high-end future scenario 0.1% AEP extents. This approach applies to all areas where flood risk has been identified, including the sites mentioned. Where site-specific text varies in detail, the SFRA will be updated. Mitigation is

addressed at a strategic level through avoiding vulnerable development within the climate change extents, and that a detailed FRA will be required at development management stage.

Regarding Residential (R3) lands at Broadford I note there is access available to the site from the L3080 to the south which is not impacted by any flooding. CCC should ensure that this is considered in any planning application.

Response to Recommendation 4 – National Road Network

Ennis (LT2) – I refer to my response to Recommendation 2 in relation to this site
Ennis LT7 Ennis LT8 – I refer to my response to Recommendation 2 in relation to these sites
Lissycasey (VGA 4) – These lands are adjacent to the N68 at a location where the 80kph speed limit applies. I concur with the recommendation and I intend to recommend not to proceed with the inclusion of this site in the proposed Variation.

Lisdoonvarna (R5) – I note the issues raised in the submission and that it would be difficult to achieve access into the site at a point inside the 50kmph speed limit, and as such concur with the recommendation that the Variation should be made without the proposed amendments PA 3d – 11f to change from Strategic Residential Reserve (SR1), PA 3d – 12b – to delete the text objective for Strategic Residential Reserve; and PA 1f - 3 to amend Section 19.4. Nature of Zonings to delete text concerning Strategic Residential Reserve in Volume 1 Written Statement.

Lisdoonvarna (R7) – I note this site has road frontage with the N67 where the 50kph applies providing a potential access to the site. No change is proposed.

Doonbeg (R7) – I can clarify that access to the lands concerned can be provided in a manner consistent with the safety of all road users and the provisions of official policy (Objective CDP 11.13 of the adopted County Development Plan, 2023 – 2029, Regional Policy Objective 140 and NPF National Strategic Outcome no. 2.) The lands are accessible from the L6097 public road, which is a local road. I intend to recommend that an amendment to the proposed Variation is made, to include an Indicative Access arrow at this site, on the Doonbeg settlement map in Volume 3d, as well as to revise wording to objective R7 in the Doonbeg Settlement Plan to read:

R7 To the West of Dun na Mara

Any development 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. Vehicular access to the site shall be taken from the L6097 road within Dún na Mara.

Killimer (R3) – I note these lands have their boundary with the N67 inside the 50kph speed limit. I intend to recommend that no change is made to the proposed Variation in relation to this site.

Barefield (VGA 7, VGA 8, VGA9, VGA 10 and VGA 11) – I refer to my earlier response as it relates to Barefield and more generally on the role and value of designating VGAs in villages. I acknowledge the points raised in the submission in relation to the importance of road safety in relation to the national road network and the potential impact of increased traffic movements. However, development of the sites will be for small sale incremental growth consisting of small

clusters of low density housing which would generate low volumes of vehicular traffic compared to the higher density development in larger settlements. Any development will evolve over the lifetime of this plan and into the next plan period. However, as I stated earlier it is important to provide choice so that there is an opportunity for land to come forward for development. I propose to include the VGAs in Barefield (with the exception of VGA9 – see Recommendation 2) in the proposed Variation.

Response to Recommendation 5 – Local Transport Plan

I concur with the request from the OPR to include in the development plan, sections 7.3 to 7.4.2 of the Ennis Local Transport Plan which set out the short, medium, and long term measures for the implementation of the Local Transport Plan. I also acknowledge that a map showing the active travel and public transport networks in the context of the zoning for Ennis and Clarecastle would be beneficial. I propose to amend Volume 3a(i) Ennis and Clarecastle Settlement Plan to allow for these inclusions, whereby the implementation measures will be included as an additional Appendix (Appendix 2) and the new map to be included under section 1.9 Travel, Mobility and 10 Minute Town of the settlement plan.

Chief Executive's Recommendation

A. I recommend the proposed Variation No.1 to the Clare County Development Plan 2024--2029 is made **without** the following proposed amendments:

Volume 3c Killaloe Municipal District Settlement Plans, **Killaloe** Settlement Plan:

- PA 3c-7g – to amend the Killaloe Settlement map to change zoning of part of Tourism site (TOU2) to Residential (R12)
- PA-3c – 8h – to add text objective for proposed residential zoning R12

  R12 – South of the Killaloe Bypass

  This is a large greenfield site at the south of the settlement. Any future proposals for development on this site must meet the following criteria:

  • A masterplan for the entire site, demonstrating pedestrian linkages between the site, neighbouring areas and the town centre. The masterplan shall incorporate a habitat and species survey and an ecological assessment. These will inform the screening for appropriate assessment together with a Natura Impact Statement, should it be determined that an appropriate assessment is required.

  • Development proposals on this site must include a Site-Specific Flood Risk Assessment.

  • Development proposals must be informed by an appropriate Traffic and Transport assess ment, to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety. Development shall not proceed at this site, unless safe connectivity to the town centre can be demonstrated.

  • The lands zoned R12 are adjacent to the Lower River Shannon SAC (Site Code 2165). Given the extent of zoning at Killestry, it is imperative that there are no significant impacts on the adjacent ecologically sensitive shoreline adjoining the Lower River Shannon SAC (Site Code 2165).

  • Nutrient loading, siltation or any negative impacts on water quality must be avoided as these can have potential negative impacts on the aquatic ecosystems, e.g. fish habitat;

• Trees and hedgerows must be retained and maintained throughout the site where possible as these act as wildlife corridors.
• The hydrology of the site and subsequent potential impact on the adjacent SAC must be taken into account at all times and this must be demonstrated as part of any planning application.
• Due regard must be had to the flight path of bats in relation to the retention of trees. The migration paths and habitats of mammals, birds and fish along the Lower River Shannon must not be disrupted. Any future developments must not lead to the further spread of invasive species (Rhododendron and Japanese Knotweed) at this site.
• Proposals for development on the site must demonstrate that suitable services and infra structure, particularly relating to water supply and wastewater infrastructure, can be pro vided to serve the proposed development.

Volume 3a(ii) Ennis Municipal District Settlement Plans, **Barefield** Settlement Plan:

- PA 3a – 45f to designate unzoned land Agriculture adjacent to VGA 9 and extend the settlement boundary accordingly.
- PA 3a – 46c to add site objective for proposed VGA 9:
  VGA 9 North end of Village, West of the Gort Road (R458) Development of these lands shall be guided by the site specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: VGA 9) Development proposals shall also be informed by a Traffic and Transport Assessment, which shall demonstrate the provision of safe access and connectivity for pedestrians, cyclists and vehicles, through VGA5, to the R458 and Barefield Village.

Volume 3c Killaloe Municipal District Settlement Plans, **Ballinruan** Settlement Plan:

- PA No. 3c - 23a to change unzoned lands at the south of Village Growth Area (VGA2) to Village Growth Area (VGA5)
- PA No. 3c - 24a to add the following text to the Village Growth Areas section:
  Any future development proposals for Village Growth Areas within Ballinruan must be sensitive to and protective of the setting and scenic value of the Ballinruan Loop Walk.

Volume 3c Killaloe Municipal District Settlement Plans, **O'Callaghan's Mills** Settlement Plan:

- PA 3c - 33a to change unzoned lands at the east of the settlement boundary, south of the R466 road to Village Growth Area (VGA 5) and amend settlement boundary accordingly.
- PA 3c - 34a Add text objective for proposed Village Growth Area zoning VGA5
  VGA5 - East of Settlement, South of R466
  Any development proposals for this site should be informed by a Traffic and Transport Assessment to ensure road safety and safe pedestrian, cycle and vehicular access to the site.
- PA 3c - 33b to change unzoned lands at the northwest of the settlement boundary to Village Growth Area (VGA 6) and amend settlement boundary accordingly.
- PA 3c - 34b Add text objective for proposed Village Growth Area zoning VGA6
  VGA6 – Northeast of Open Space (OS1)
  This site is suitable to accommodate the future expansion of O'Callaghan Mills. Any future development proposals at this site shall accompanied by a Site-Specific Flood Risk Assessment, and a Traffic and Transport Assessment, to ensure road safety and safe pedestrian, cycle and vehicular access to the site.

Volume 3d West Clare Municipal District Settlement Plans, **Killadysert** Settlement Plan:

- PA 3d – 34b to change unzoned land (east of Village Growth Area (VGA2)) to Village Growth Area (VGA5) and extend settlement boundary accordingly.
- PA 3d – 35c to add text objective for proposed VGA5
  VGA5 South of Kilrush Road L2066
  Any development proposal shall ensure heights and design are sensitive to the existing land scape and rural character of the area.
- PA 3d – 34a to change unzoned land and Agriculture zoned land (south of Village Growth Area (VGA2)) to Village Growth Area (VGA6) and extend settlement boundary accordingly.

Volume 3d West Clare Municipal District Settlement Plans, **Bellharbour** Settlement Plan:

- PA 3d – 36b to change Enterprise (ENT1) to Village Growth Area (VGA4)
- PA 3d – 37b to add text objective for proposed VGA4
  VGA4 East of village centre
  This site is located at the northeast of the village and is an extremely prominent site which is highly visible from the L1014. There is a minimum buffer of 50 m from the Special Area of Conservation: East Burren Complex SAC and Proposed Natural Heritage Areas: East Burren Complex pNHA whereby no development is permitted. Any proposed development shall be cognisant of this highly visible location and as such it is essential that the design and layout of any proposed development shall be of high quality and sympathetic to the surrounding Bur ren landscape and complement the existing village character. The stone boundary wall shall be retained and any existing mature trees and hedgerow throughout the site be integrated into site layout and design.

Volume 3d West Clare Municipal District Settlement Plans, **Ruan** Settlement Plan:

- PA 3d – 58c to change unzoned lands west of (VGA2) to Village Growth Area (VGA5) and extend settlement boundary accordingly.
- PA 3d – 59c to add text objective to proposed VGA5
  VGA5 To the West of the Village There is a minimum 50m buffer around a Ringfort located towards the south of this site where no development shall occur.

Volume 3d West Clare Municipal District Settlement Plans**, Lisdoonvarna** Settlement Plan:

- PA 3d – 11d to change Strategic Residential Reserve (SR1) to Residential (R5)
- PA 3d – 12b to delete text objective for Strategic Residential Reserve
  ~~Strategic Residential Reserve (SRR) Acknowledging that not all lands within the settlement boundary of Kilkee will be required for development to 2029, lands which comprise infill or contiguous sites or have a planning history for residential use and can form part of the long-term sequential expansion of the settlement are zoned SRR. Consideration may be given to the development of some SRR lands before the end of the plan period, in line with provisions set out for Strategic Residential Reserve in Section 19.4 of Volume 1 of this plan~~.
- Proposed Amendment No. 3d-1 Introduction to amend the West Clare Municipal District summary table, column headed Res. Ha Zoned and column 4 headed SR ha. Zoned to reflect the changes proposed for the land use zoning within the settlements subject of this proposed Variation, under Zoned Lands within the West Clare Municipal District Area Settlements,
- PA 3a – 2a to amend the Ennis and Clarecastle and Municipal District summary table, column 2 headed Res. Ha Zoned and column 4 headed SR ha. Zoned, to reflect the changes proposed

for the land use zoning within the settlements subject of this proposed Variation, under Zoned Lands within the settlements subject of this propose Variation.

- PA 3b - 1a to amend the Shannon Municipal District summary table, column 2 headed Res. Ha Zoned and column 4 headed SR. Ha Zoned, to reflect changes proposed for land-use zoning within the settlements subject of this proposed variation.
- PA 3c - 1 to amend the Killaloe Municipal District summary table, column 2 headed Res. ha Zoned and column 4 headed SR. ha Zoned to reflect the changes proposed for land-use zoning within the settlements subject of this proposed variation.
- PA 1f - 3 to amend Volume 1 Written Statement, Section 19.4. Nature of Zonings to delete text concerning Strategic Residential Reserve:

~~Strategic Residential Reserve Strategic Residential Reserve lands have been identified across serviced settlements to facilitate longer term growth needs across the county. These lands comprise infill or contiguous sites or in some cases there is an on site planning history of residential use. These lands are considered as the most appropriate site for the long term sequential expansion of the relevant settlement. These Strategic Residential Reserve lands, in general, will not be brought forward for development within this plan period, with the following exceptions:~~

~~1. Non-residential development that is considered to be appropriate to the site context.~~

~~2. In addition to protecting these lands for the long-term expansion of these settlements, consideration may be given to the development of some of the Strategic Residential Reserve lands before the end of the current plan period. The residential development of such lands will only be considered from the beginning of year four of the Plan (April 2027) in order to give an opportunity for zoned land to be brought forward for development. It will also be a requirement that the Strategic Residential Reserve lands can be serviced and can offer a reasonable substitute in terms of being delivered within the lifetime of the plan and are sequential lands within the settlement with good connectivity and access to services and amenities.~~

~~In its assessment of such proposals, the Planning Authority must be satisfied that the development of residential zoned land is progressing faster than expected and a shortage of available lands may arise or that residential zoned land is not being brought forward as expected and a shortage may arise which would hinder the delivery of residential units to meet demand during the plan period. The assessment will also be subject to compliance with the Core Strategy, and that the development permitted will not prejudice the future use of the remaining Strategic Residential Reserve lands for the longer-term growth needs of the plan area.~~

Volume 3d West Clare Municipal District Settlement Plans, **Lissycasey** Settlement Plan:

- PA 3d-55 and PA3d-55a to amend the Lissycasey Settlement map to change zoned Agriculture land (AG3) to Village Growth Area (VGA4).
- PA 3d – 56, and PA3d-56a to add text objective for proposed VGA4: Doonbeg

  VGA4 North of N68

  The site is suitable for residential development. There are woodlands located along the northern boundary of this site which shall be protected and fully retained in terms of any proposed development. No development is permitted on said woodlands.

B. I recommend **amendments** to the proposed Variation No.1 to the Clare County Development Plan 2023-2029, as follows:

- To update the Core Strategy Table in Volume 1 Written Statement, Chapter 1.

- To amend the Settlement Capacity Audits in Appendix 1, and the summary zoning tables in the Introduction of Volumes 3a(i) Ennis and Clarecastle Municipal Settlement Plan, 3b Shannon Municipal District Settlement Plans, 3c Killaloe Municipal District Settlement Plans, and 3d West Clare Municipal District Settlement Plans. These proposed amendments are located at the end of the recommendation.

Volume 3c Killaloe Municipal District Settlement Plans, **Feakle** Settlement Plan
To amend the Feakle Settlement Map to show amendments as follows:
- Site R6 – to amend the site boundary and zone the area as Buffer Space
- Site R4 – to amend the site boundary and zone the area as Buffer Space

Volume 3c Killaloe Municipal District Settlement Plans, **Quin** Settlement Plan
To amend the Quin Settlement Plan to show the following amendment:
- Site R4 – to amend the site boundary and zone the area removed as Buffer Space

Volume 3c Killaloe Municipal District Settlement Plans, **Tuamgraney** Settlement Plan
To amend the Tuamgraney Settlement Plan to show the following amendment:
- Site R5- to amend the site boundary and zone the area removed as Buffer Space

Volume 3c Killaloe Municipal District Settlement Plans, **Mountshannon** Settlement Plan
To amend the Mountshannon Settlement Plan to show the following amendment:
- Site LT1 – to amend the site boundary and zone the area removed as Buffer Space

Volume 3d West Clare Municipal District Settlement Plans, **Lahinch** Settlement Plan:
To amend the Lahinch Settlement Plan to show the following amendment:
- Sites R5 – to amend the residential zoning to provide a 10m off set either side of the watercourse through the site and zone the area as Open Space.
- Site R6 - to amend the residential zoning along the northern boundary to provide a 10m off set and to zone this area as Open Space
- Site R7 – to amend the southern site boundary and zone the area removed as Open Space

Volume 3d West Clare Municipal District Settlement Plans, **Doonbeg** Settlement Plan:
- PA 3d–20e which is to add a text objective for the proposed residential site R7 as follows:
  R7 To the West of Dun na Mara
  Any development 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. Vehicular access to the site shall be taken from the L6097 road within Dún na Mara.

To amend Doonbeg Settlement Plan to show the following amendment:
- Site R6 – to amend the settlement boundary and zone the area removed as Buffer Space

Volume 3d West Clare Municipal District Settlement Plans, **Miltown Malbay** Settlement Plan:
To amend the Miltown Malbay Settlement Plan to show the following amendment:
- Site R7 – to amend the settlement boundary and zone the area removed as Buffer Space

Volume 3a(i) **Ennis and Clarecastle** Settlement Plan:

To amend the Ennis and Clarecastle Settlement Plan

- To insert an Appendix 2: Ennis Local Transport Plan Implementation to include the following:

Phased Implementation

The following section outlines the proposed phasing of the LTP Delivery Plan. Measures have been divided into the following phases:

- **Short Term** (up to 2030): This timeline corresponds with the completion of the current National Development Plan.
- **Medium Term** (up to 2035): This time period represents a midway point between the end of the current Clare County Development Plan and the timeline for Project Ireland 2040.
- **Long Term** (up to 2040): This timeline corresponds with Government's long term sustainable development strategy for the country- Project Ireland 2040.

A summary of the priority actions for immediate action is provided below. As noted above, each of these measures will be appraised individually on its own merits, in terms of feasibility, design, planning, approval and available funding. Most projects will require grant funding from central government and agencies. Availability of funding will be a key driver for the implementation of the LTP.

The phasing of measures is based both on both the ability of a project to deliver on the LTP objectives, and its deliverability timeframe. Projects with the potential to enable trips to school, and then to the town centre, to be made by cycling have been prioritised for earlier phases.
It should be noted that these categories are indicative only, and a project being in Medium or Long Term does not preclude it from being brought forward for implementation before another project.

Active Travel

Short Term

- Tulla Road (Section 6.2.1) (Section as far as St. Senan's Road under construction)
- Connecting Tulla Road scheme to town centre and schools (Section 6.2.1)
- Cornmarket Street setback of protected structure and provision of footpath
- North-South Active Travel Corridor: (Section 6.2.1)
  o Clarecastle to Town Centre active travel route including Clareabbey Roundabout (Section 6.2.1)
  o Mill Road to Carmody Street active travel route (Section 6.2.2)
  o Gort Road to Town Centre active travel route (Section 6.2.1)
- Lahinch Road to Town Centre and Harmony Row (Section 6.2.1)
  o Lahinch Road/Cusack Road to Cloughleigh Road
  o Cloughleigh Road Modal Filter (as required)
  o Circular Road north of Cloughleigh Road o Mill Road
  o Harmony Row (excluding Modal Filter – School Zone through pinch point)
- Train Station to Town Centre (Section 6.2.1)
- Corrovorrin to Fioruisce Bridge (Section 6.2) (Preliminary Design Stage)

- Droichead na Gabhair Active Travel Bridge (Section 6.2) (Design)
- School Zones Safety Interventions (Section 6.2) (Holy Family, Ennis National School completed & Gaelscoil Mhichíl Cíosóg in design stage)
- Permeability Improvements (Section 6.2)
- Traffic Calming and Footpath Upgrades (Section 6.2)
- Francis Street to New Road Pedestrian Bridge (Design) (Section 6.2)

Medium Term

- Drumbiggle Road to Town Centre active travel route to be delivered ahead of, or in conjunction with, further residential development (Section 6.2.1)
- Quin Road Scheme: Station to Bruach na hAbhainn active travel route (Section 6.2.1)
- Cahercalla More to Town Centre active travel route, incl. Turnpike Road Modal Filter (as required) (in conjunction with completion of Clarecastle to Town Centre active travel route) (Section 6.7.1)
- Lahinch Road (Shanaballa) to Town Centre active travel route (Section 6.2.1)
- Phoenix Court park and stride access with modal filter (Section 6.2)
- Drumbiggle Road/Circular Road to Ennis National School (Section 6.7.1)
- Newbridge Road Cycle Scheme (Section 6.2) (In conjunction with the completion of connecting Tulla Road to schools and Town Centre project)
- Francis Street to New Road pedestrian bridge (Construction/Completion) (Section 6.2.2)
- Drumcliffe Road active travel schemes (Section 6.2.1)
- Station Road modal filter (subject to assessment of improvements in bus efficiency) (Section 6.5.1)
- River Fergus walk and cycleways (Section 6.2.2)
- Traffic calming and footpath upgrades (Section 6.2)
- Permeability improvements (Section 6.2.3)

Long Term

- N85 Inter-Urban cycle scheme (Section 6.2)

7.3.2 Town Centre

Phasing maps of the Town Centre Plan are included in Figure 6-14, Figure 6-15 and Figure 6-16.

Short Term

- Timed Pedestrian Priority O'Connell Street (to Full Pedestrian Priority by End of Short Term) (implementation in line with 2025/2026 consultation process) (Section 6.3.3)
- A Delivery and Service Strategy for the Town Centre (initially for O'Connell Street) (Section 6.3.3)
- Cabey's Lane Modal Filter (Town Centre Low Traffic Cycle Route) (Section 6.3.3)
- Old Friary Lane Modal Filter (Town Centre Low Traffic Cycle Route) (Section 6.3.3)
- Mobility Hub at Museum-Friars Walk Carpark (Section 6.4.1)

Medium Term

- Wider Timed Pedestrian Priority Area (Section 6.3.3)

- Walking and Cycling only on Salthouse Lane, High Street, eastern end of Bank Place (Section 6.3.3)
  o Potential to Remove Old Friary Lane Modal Filter
- Market Square Public Realm Enhancement (Section 6.3.3)
- Abbey Street Public Realm Enhancement (Section 6.3.3)

Long Term
- Pedestrian Priority Abbey Street and O'Connell Street (Section 6.3.3)

7.3.3 Public Transport

Short Term
- Town Bus Service (Section 6.4.1)
- Bus Station & Mobility Hub, Friars Walk Car Park – Museum (Section 6.4.1)
- Review Town Bus Service Performance and Potential Need for Bus Priority and Capacity Enhancements (Section 6.4.1)
- Introduction of NS3 Bus Route (Section 6.4.1) (Subject to the level of uptake of NS1 & 2 town bus routes
- Ongoing support to NTA and Irish Rail in the delivery of enhanced rail services to Ennis (Section 6.4.3)
- Ongoing support to NTA in delivering enhanced bus services to Ennis as set out under Connecting Ireland (Section 6.4.2)

Medium Term and Long Term
- Work with the NTA to secure improvements to frequency of town bus services (Section 6.4.1
- Work with NTA to review town bus service routes with a view to expanding the number of town bus service routes (Section 6.4.1)
- Ongoing support for NTA and Irish Rail in the delivery of enhanced rail services to/from Ennis (Section 6.4.3)
- Ongoing support for NTA and Local Link in delivering enhanced bus services to/from Ennis as set out under Connecting Ireland (Section 6.4.2)

7.4 Traffic Management and Road Infrastructure

Short Term
- Priority Active Travel Junction Upgrades (Section 6.5.2)
- Traffic Management Changes supporting Active Travel and Town Centre Schemes (Section 6.5.1)
- LIHAF Scheme Claureen Roundabout to Drumcliffe Road (Section 6.5.3)
- OP19 Roche Site link to Clarecastle Bridge Options Development and Feasibility Study (Section 6.5.3)
- Multi-Modal Road Corridor R3: Tulla Road to Gort Road (Design and Feasibility Study) (Section 6.5.3)
- R1 Skehenagh Roundabout (N85) – Quin Road (R469) Options Development and Feasibility Study (Design and Feasibility Study) (Section 6.5.3)

Medium Term

- Multi-Modal Road Corridor R3: Tulla Road to Gort Road (Construction – Completion) (Section 6.5.3)
- R1 Skehenagh Roundabout (N85) – Quin Road (R469) (Construction – Completion) (Section 6.5.3)

7.4.1 Demand Management and Supporting Measures

Short Term

- 10-minute Town Principles (Section 8.1)
- Ensure design alignment with Design Manual for Urban Roads and Streets and the Cycle Design Manual 2023, particularly at junctions (Section 6)
- Town Car Club / Car Sharing Scheme to support existing and future residents (Section 8.1) ′ Safer Routes to School & School Mobility Plans (Section 8.1)
- Workplace Travel Plans for large employers to encourage sustainable travel behaviours of staff (Section 8.1)
- Support and encourage Park & Stride initiatives (Section 6.6.1) ′ Implement 30pkh speed limit area (Section 8.1)
- Cycle Parking Strategy (Section 8.1
- Park and Ride/Stride (Section 6.6.1)

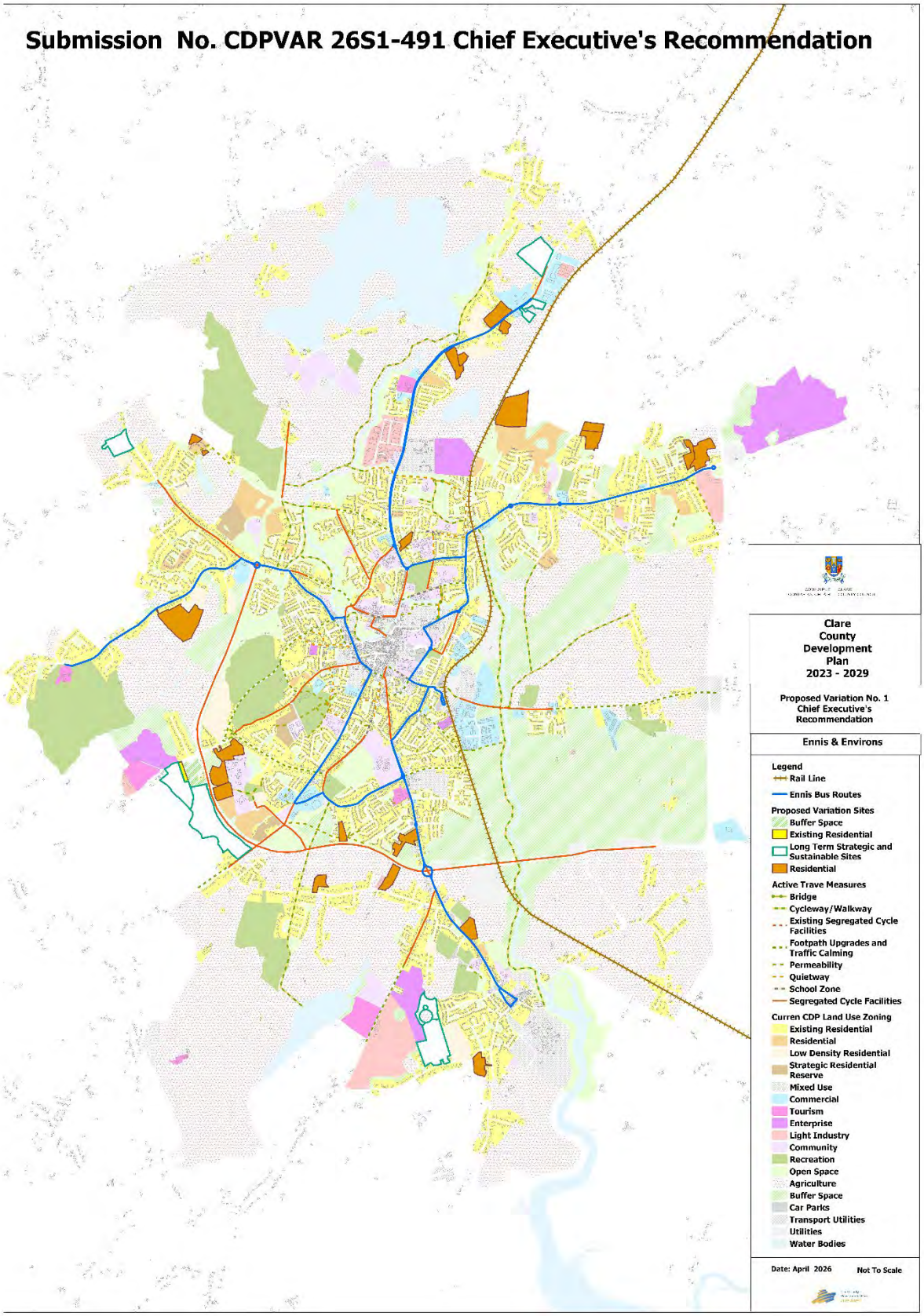
Medium to Long Term

- HGV Management Strategy. The full delivery of a weight limit restriction in the town may be dependent on the delivery of Road Infrastructure Links R1 and R3 (Section 6.5.3)
- LGV Management Strategy (Section 6.6)
- All other Demand Management and Supporting Measures (Section 8.1)

7.4.2 Priority Actions

The items listed below are seen as the highest priority actions and schemes that should be considered as soon as possible to support the successful delivery of the LTP.

- Tulla Road to Town Centre (Section 6.2.1) (Section as far as St. Senan's Road under construction)
- Town Bus Service (Section 6.4.1)
- Town Centre Phase 1 (Section 6.3.3)
- Permeability Links (Section 6.2.3)
- R3 Multi Modal Corridor Tulla Road to Gort Road (Section 6.5.3)
- Clarecastle to Ballymaley (Gort Road) Scheme via Gort Road (Section 6.2.1)
- Lahinch Road and Cloughleigh Road (Section 6.2.1)
- School Zone Safety Interventions (Section 6.2)
- Traffic Calming and Footpath Upgrades (Section 6.2)
- Priority Active Travel Junction Upgrades (Section 6.5.2)
- Ensure design alignment with Design Manual for Urban Roads and Streets and the Cycle Design Manual 2023, particularly at junctions (Section 6.2)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2023 - 2029
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Chief Executive's
Recommendation
Ennis & Environs
Legend
Rail Line
Ennis Bus Routes
Proposed Variation Sites
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Sites
Residential
Active Trave Measures
Bridge
Cycleway/Walkway
Existing Segregated Cycle Facilities
Footpath Upgrades and Traffic Calming
Permeability
Quietway
School Zone
Segregated Cycle Facilities
Curren CDP Land Use Zoning
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Residential
Low Density Residential
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Commercial
Tourism
Enterprise
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Community
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Open Space
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Buffer Space
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Transport Utilities
Utilities
Water Bodies
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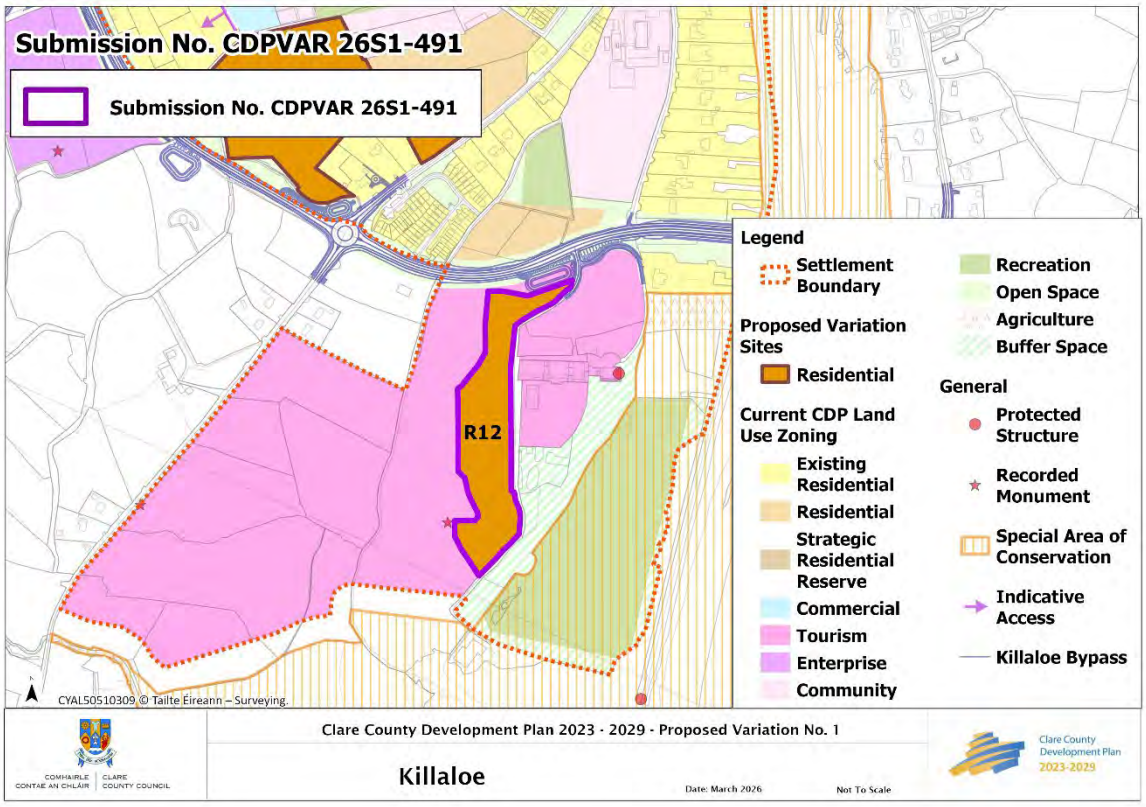
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Enterprise
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Special Area of Conservation
Indicative Access
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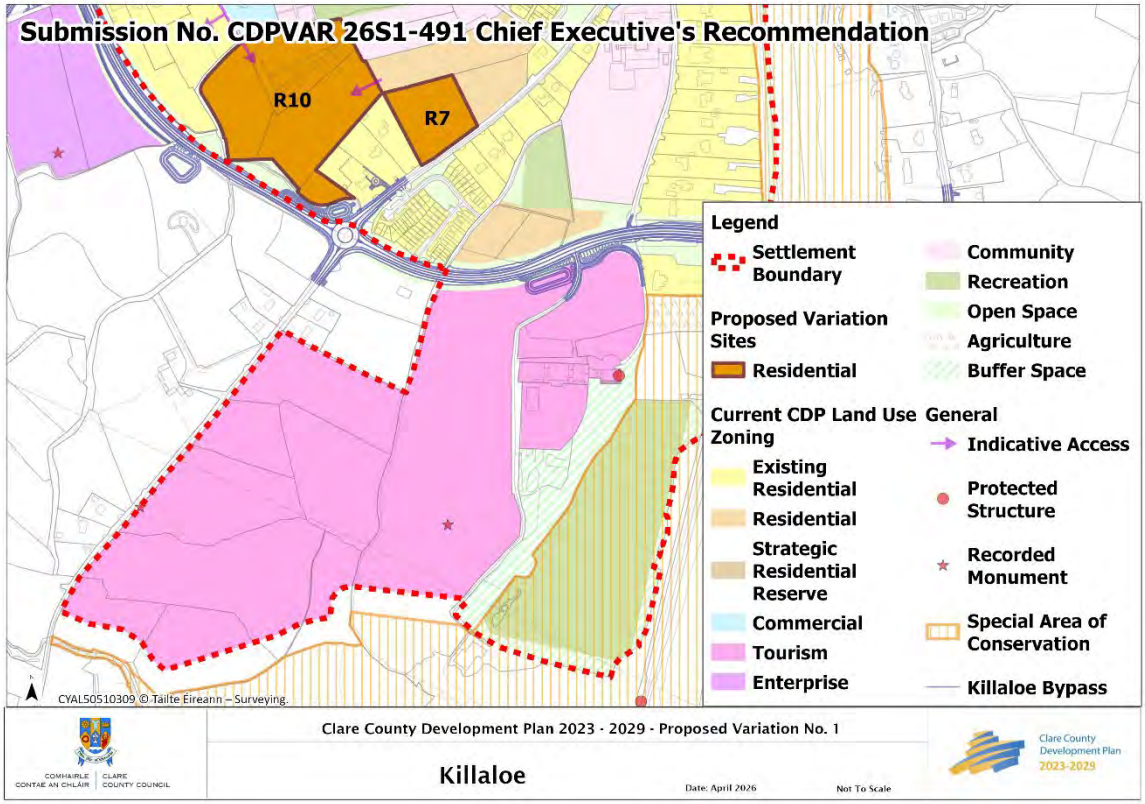
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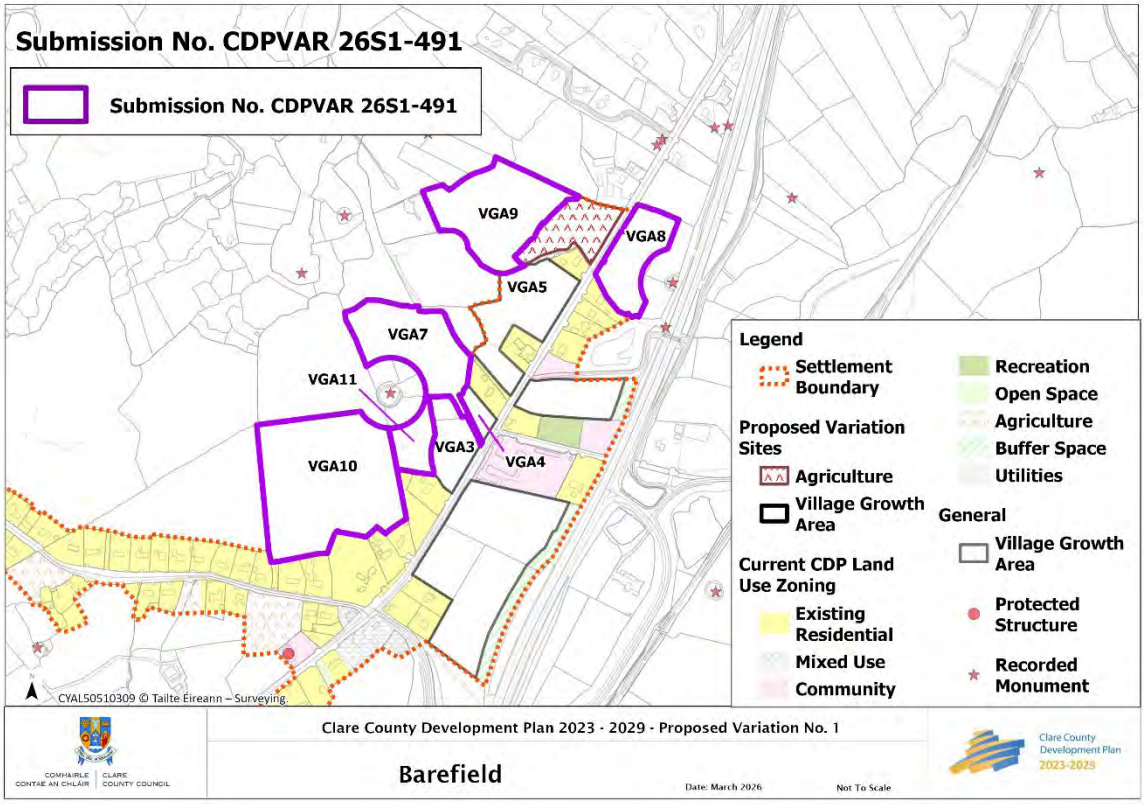
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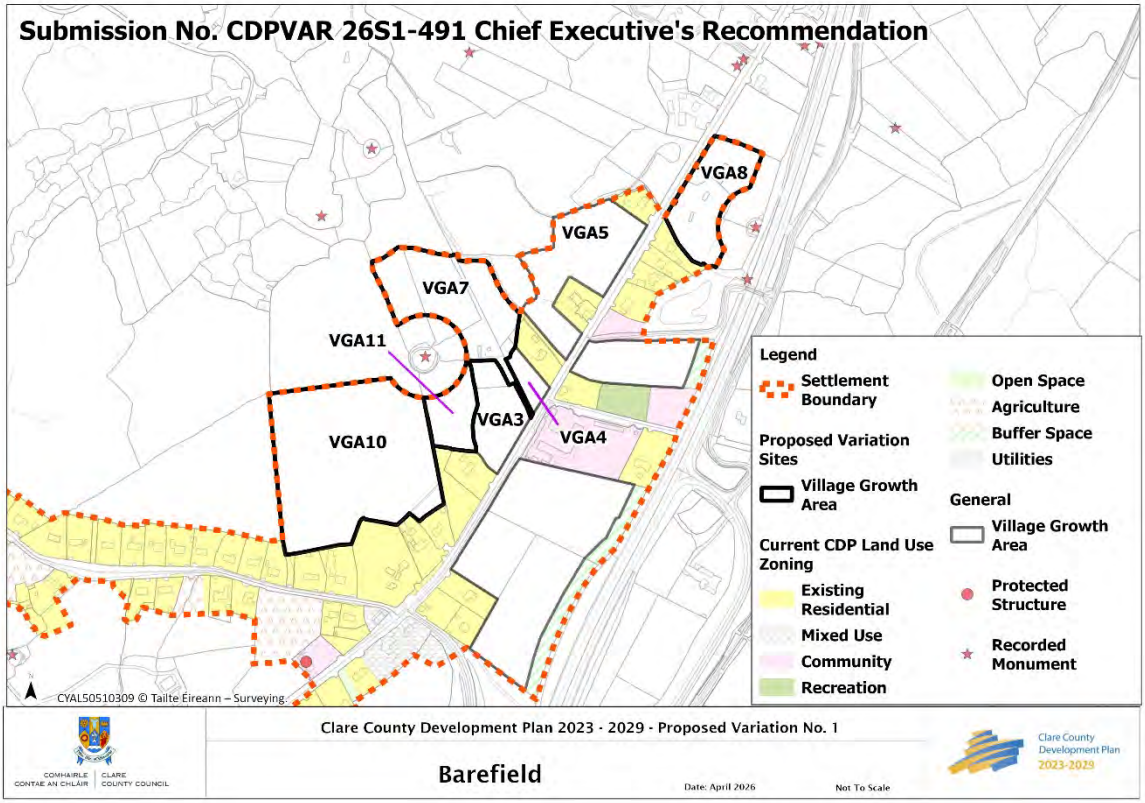
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Agriculture
Buffer Space
Utilities
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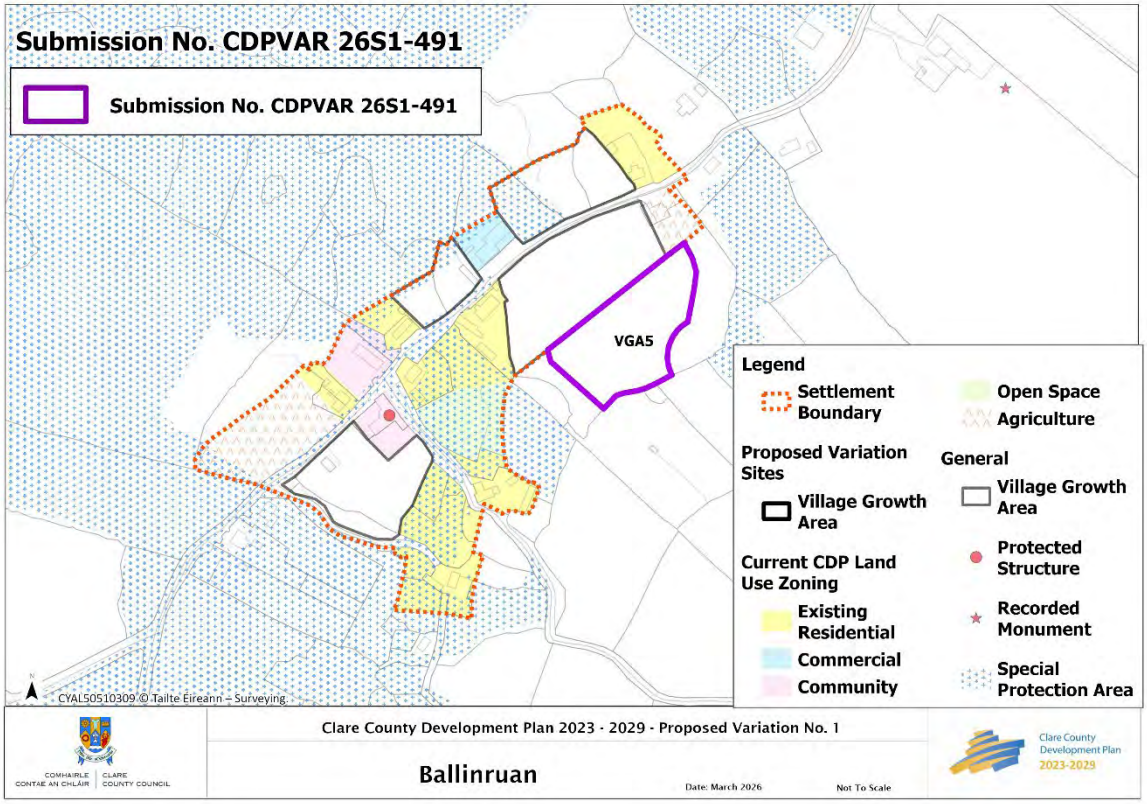
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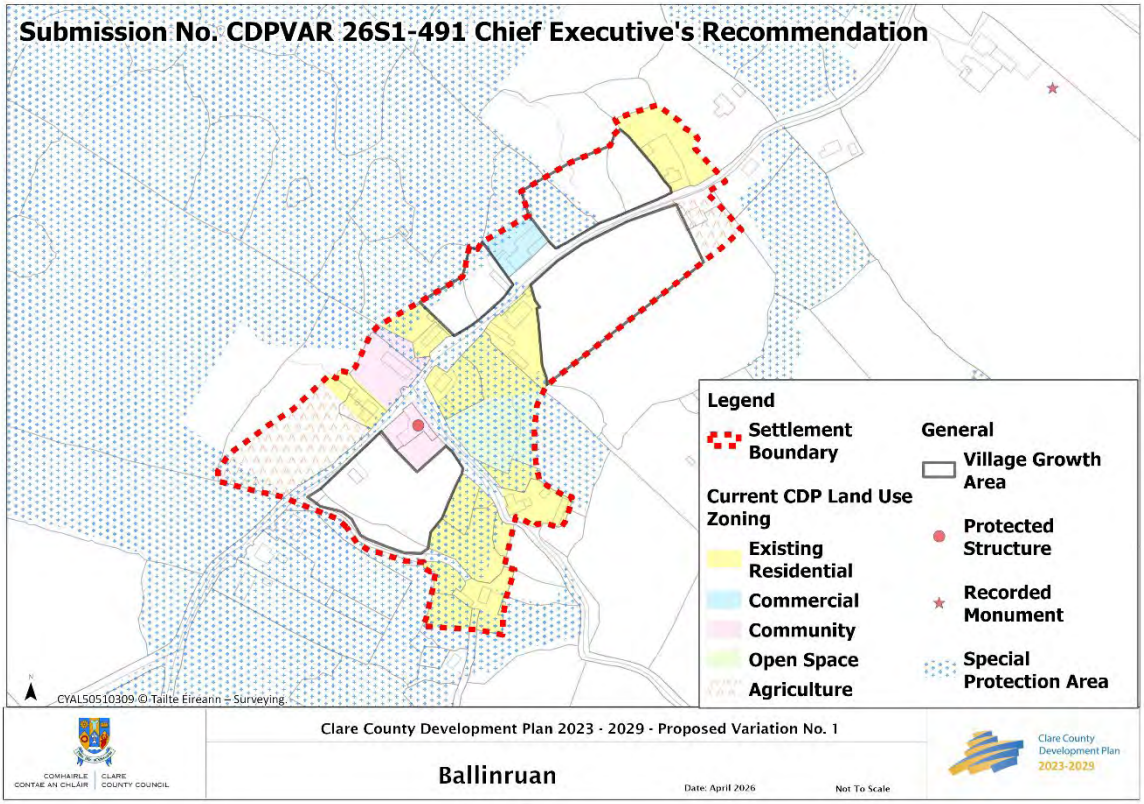
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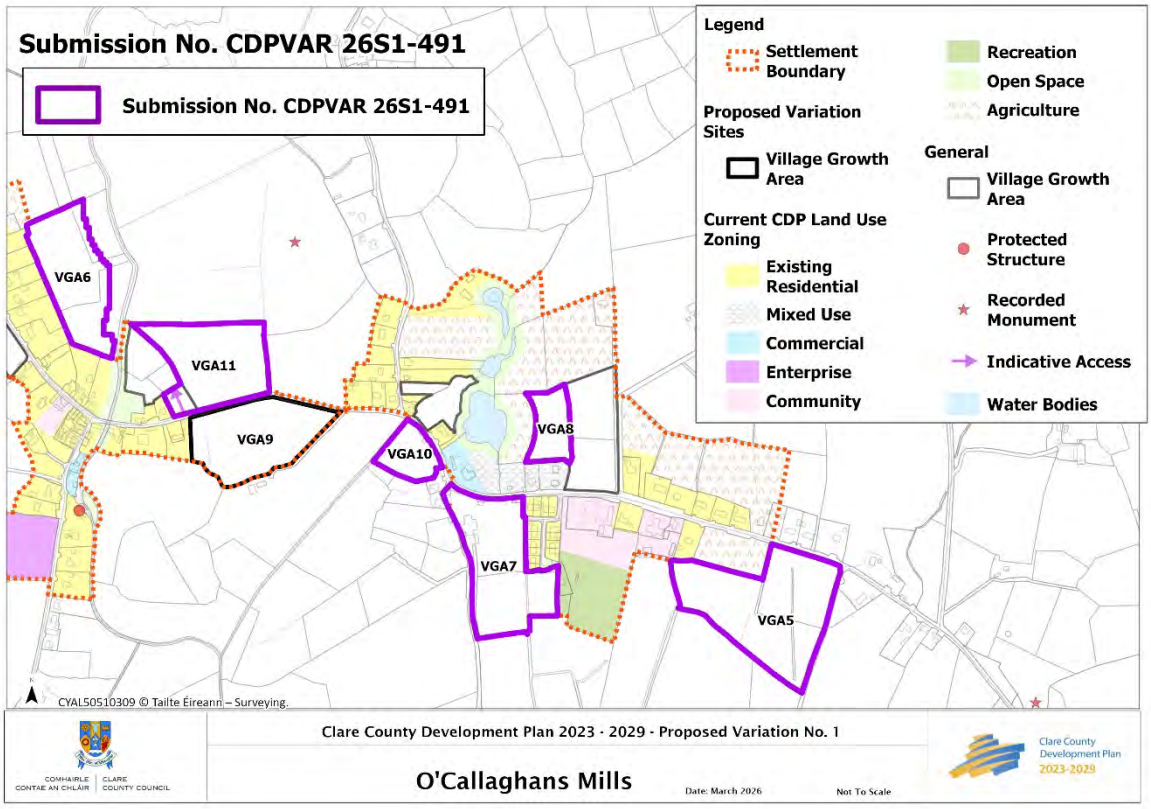
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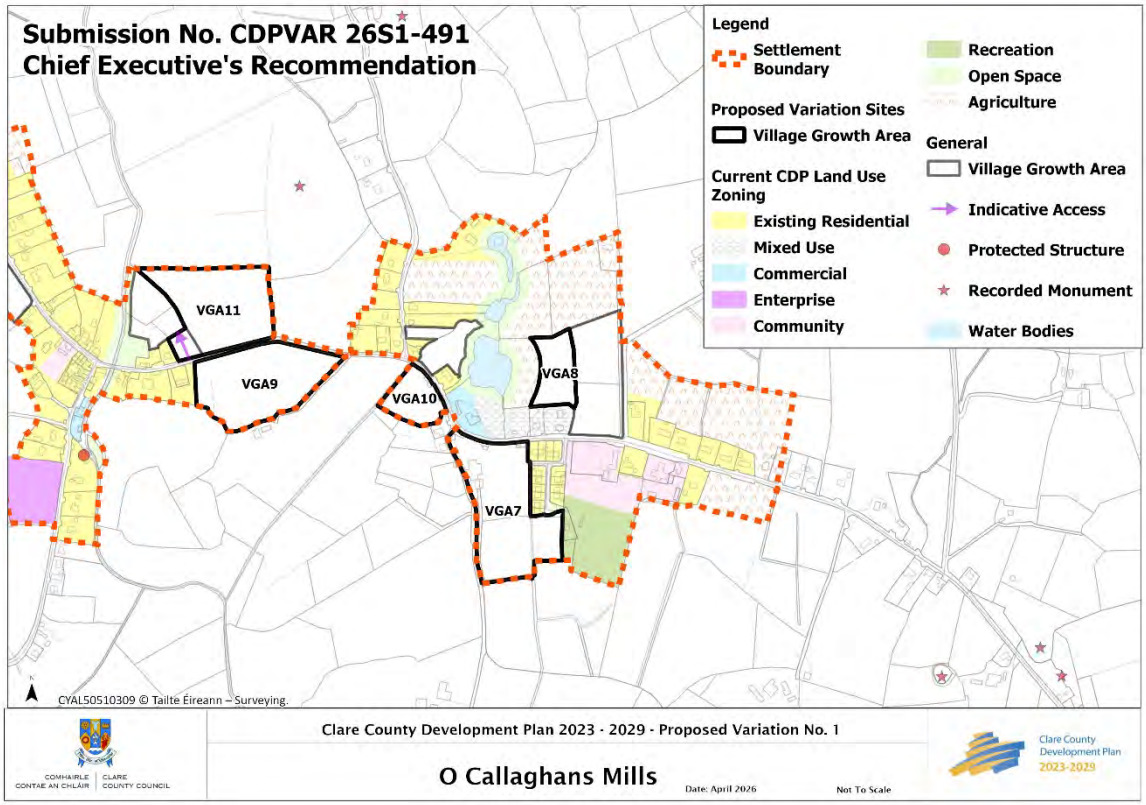
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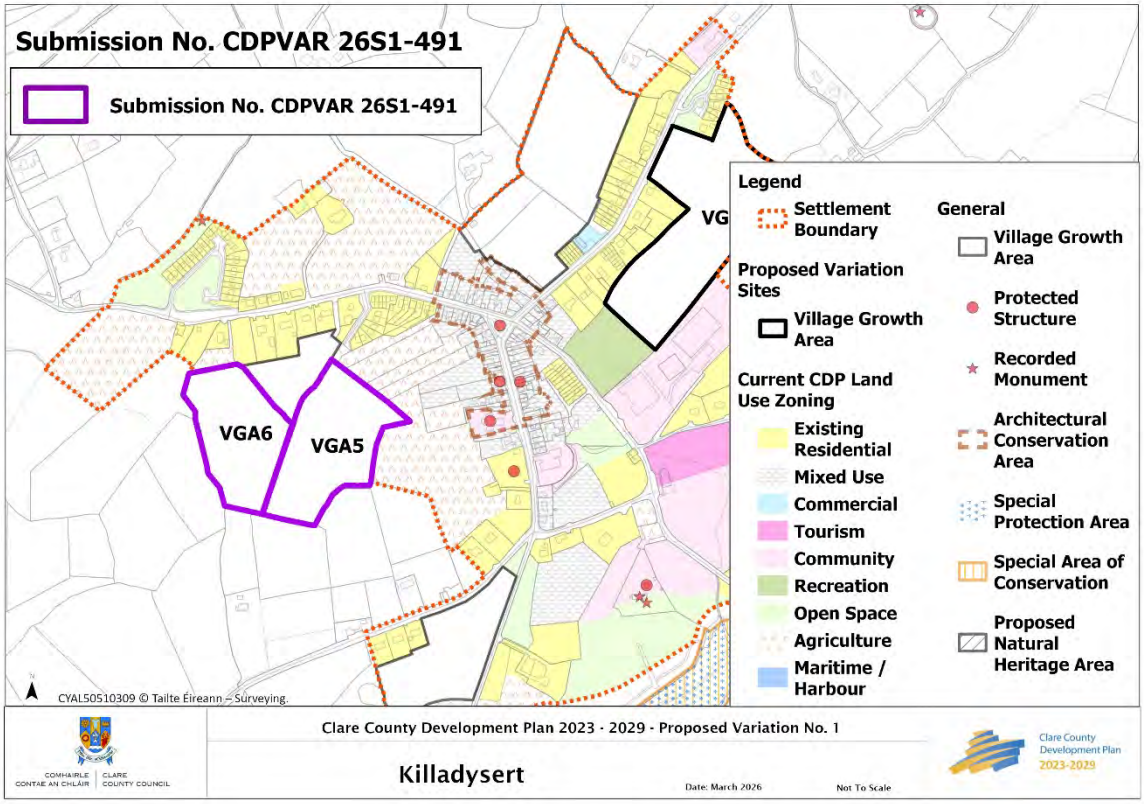
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Recorded Monument
Architectural Conservation Area
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Special Area of Conservation
Proposed Natural Heritage Area
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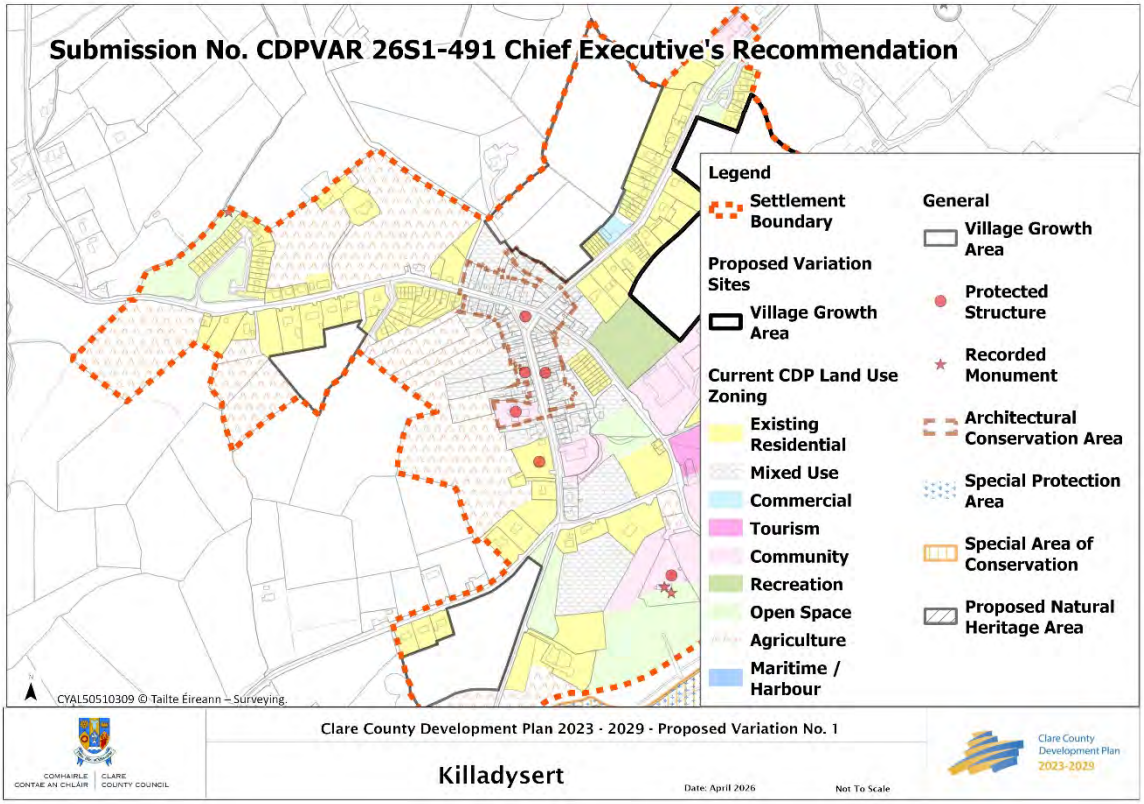
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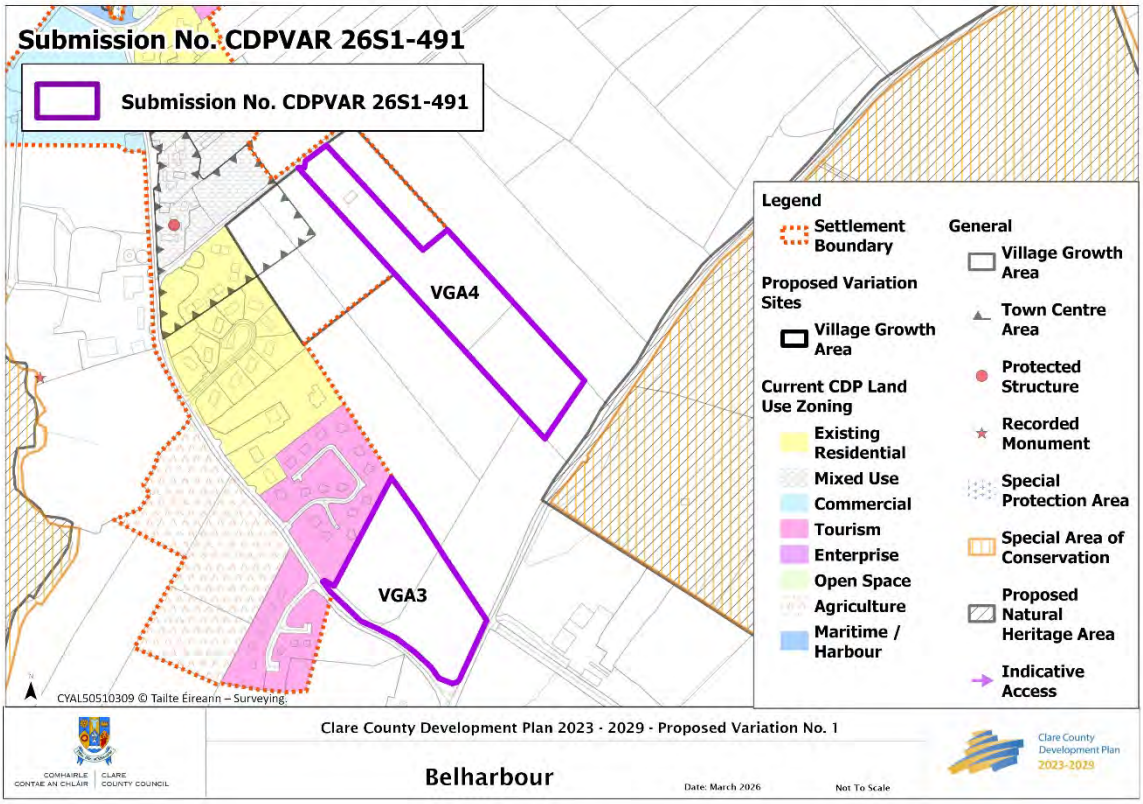
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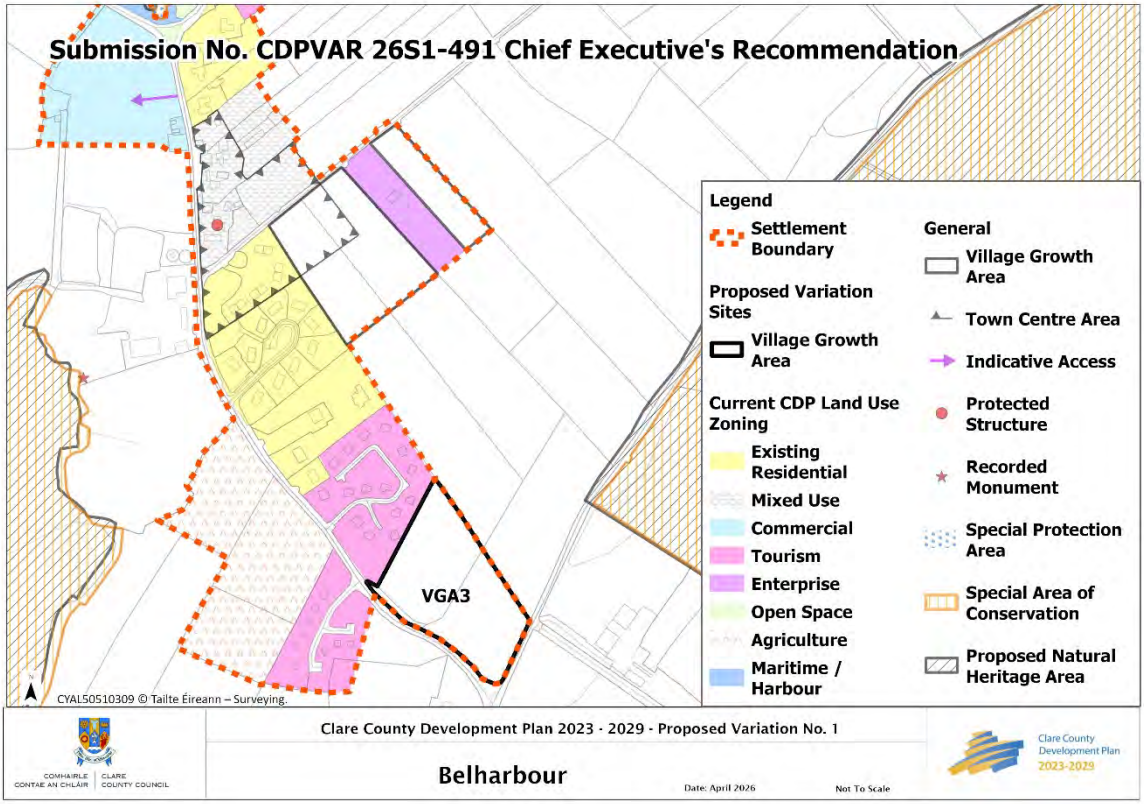
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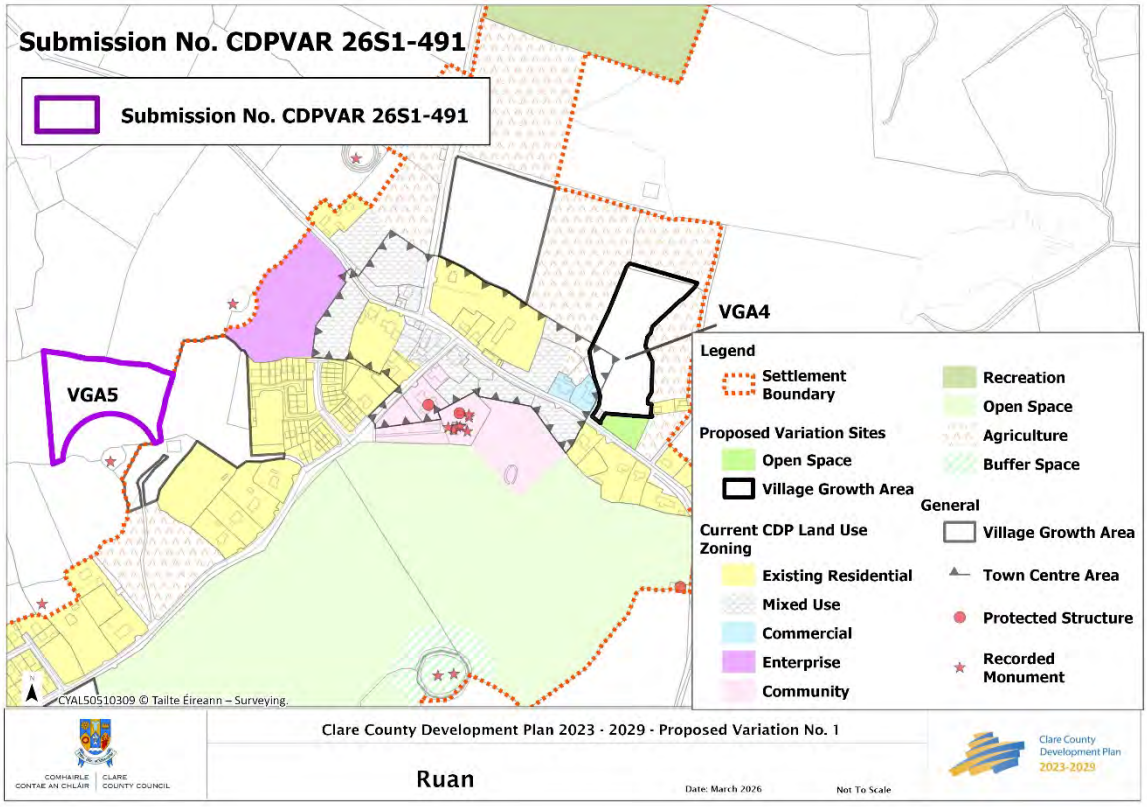
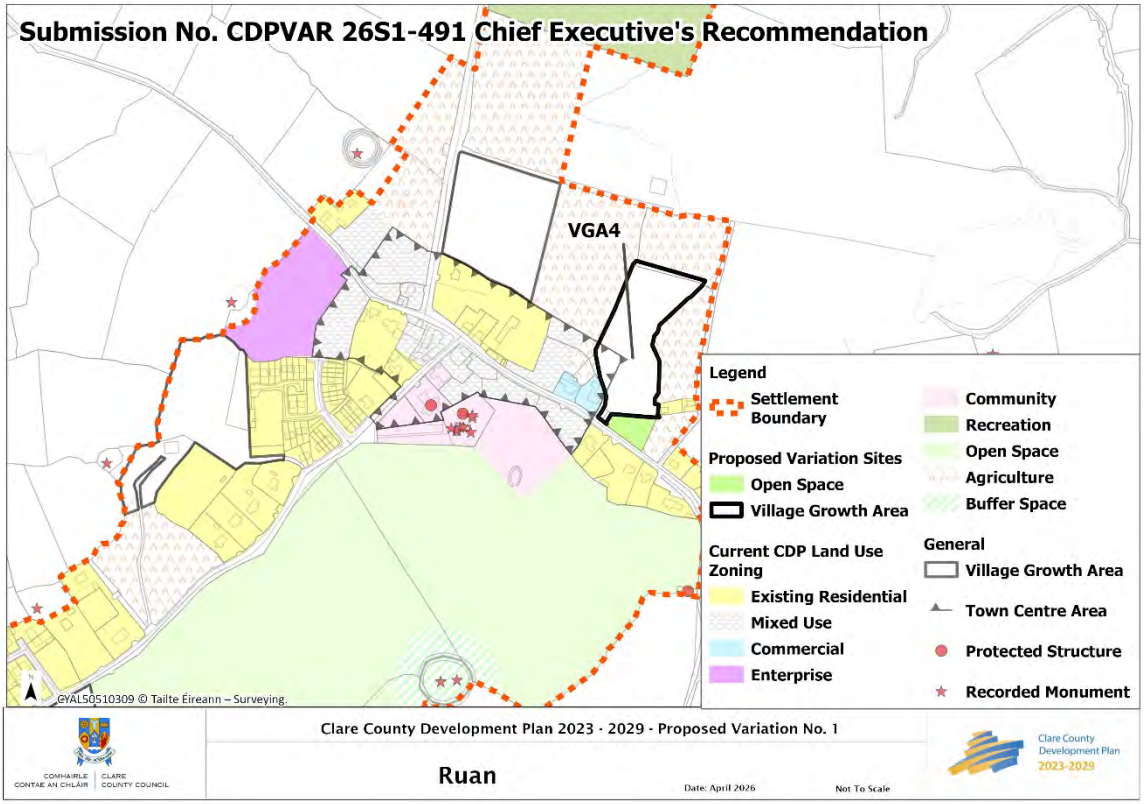
Commercial
Tourism
Enterprise
Open Space
Agriculture
Maritime / Harbour
General
Village Growth Area
Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Belharbour
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491
Submission No. CDPVAR 26S1-491
VGA4
VGA5
Legend
Settlement Boundary
Proposed Variation Sites
Open Space
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Commercial
Enterprise
Community
Recreation
Open Space
Agriculture
Buffer Space
General
Village Growth Area
Town Centre Area
Protected Structure
Recorded Monument
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ruan
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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VGA4
Legend
Settlement Boundary
Proposed Variation Sites
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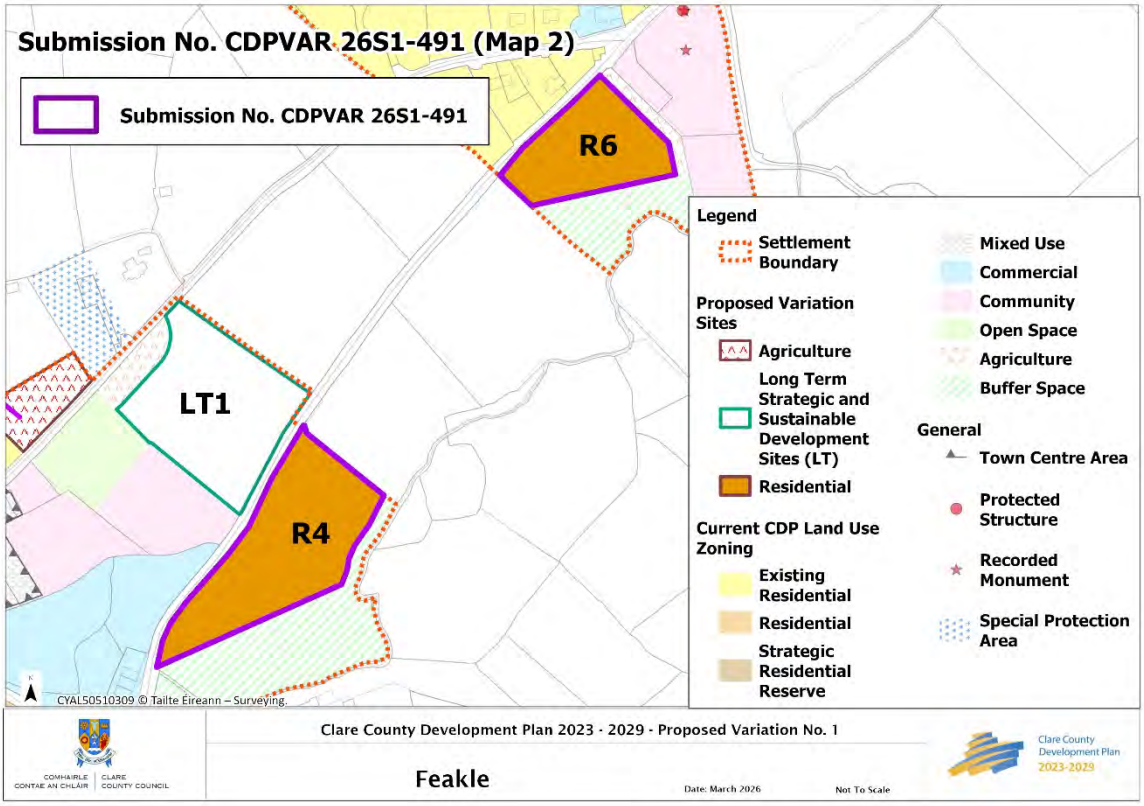
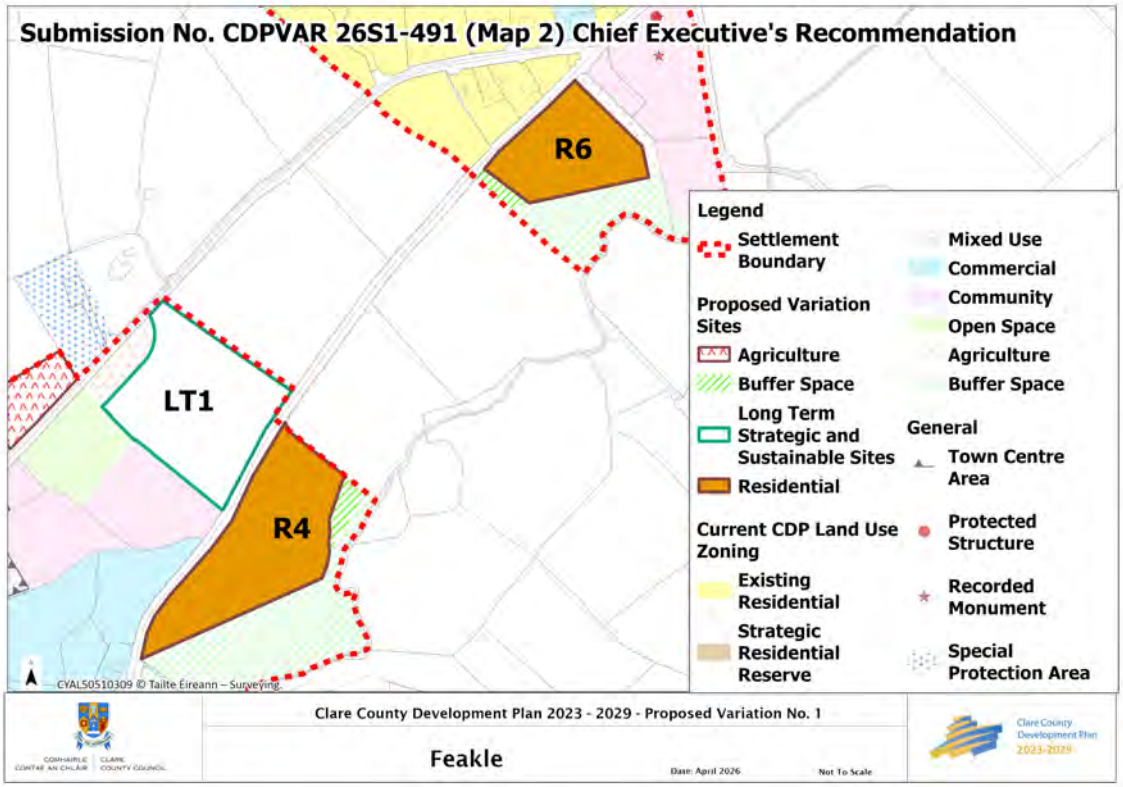
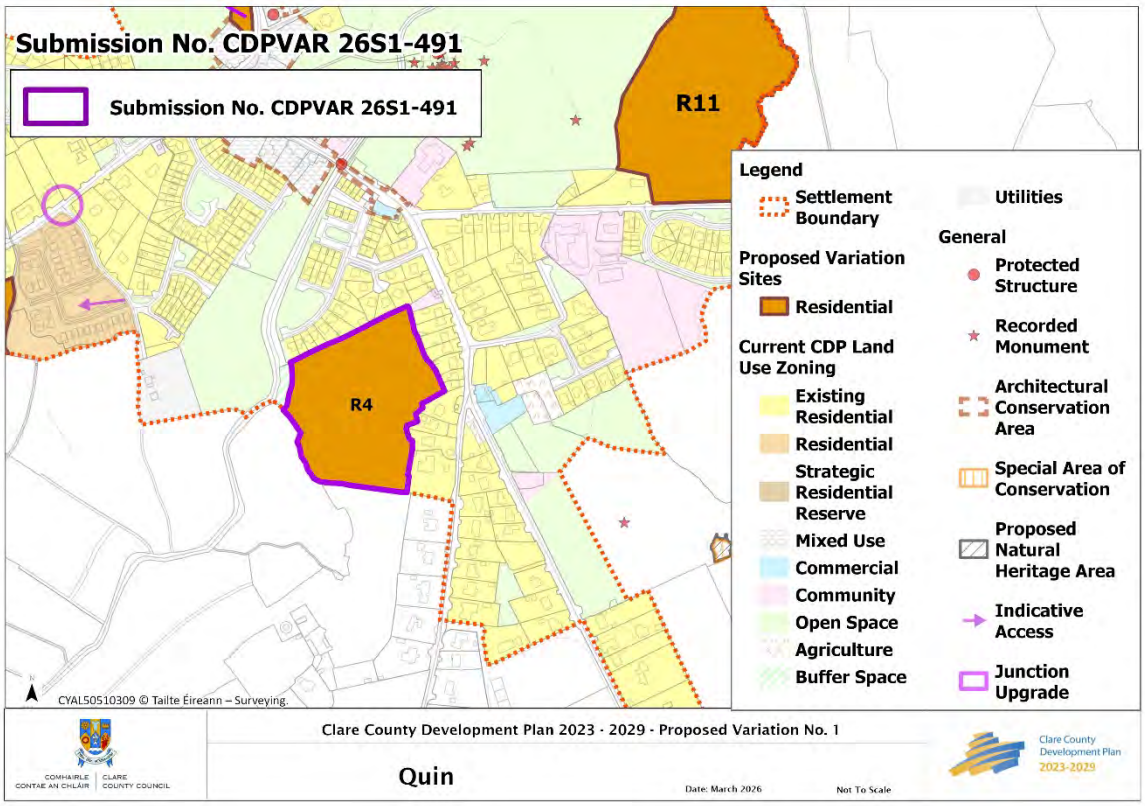
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Commercial
Enterprise
Community
Recreation
Open Space
Agriculture
Buffer Space
General
Village Growth Area
Town Centre Area
Protected Structure
Recorded Monument
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ruan
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491 (Map 2)
Submission No. CDPVAR 26S1-491
R6
LT1
R4
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Open Space
Agriculture
Buffer Space
General
Town Centre Area
Protected Structure
Recorded Monument
Special Protection Area
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Feakle
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491 (Map 2) Chief Executive's Recommendation
R6
LT1
R4
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Buffer Space
Long Term Strategic and Sustainable Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Open Space
Agriculture
Buffer Space
General
Town Centre Area
Protected Structure
Recorded Monument
Special Protection Area
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Feakle
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029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Submission No. CDPVAR 26S1-491
R11
R4
Legend
Settlement Boundary
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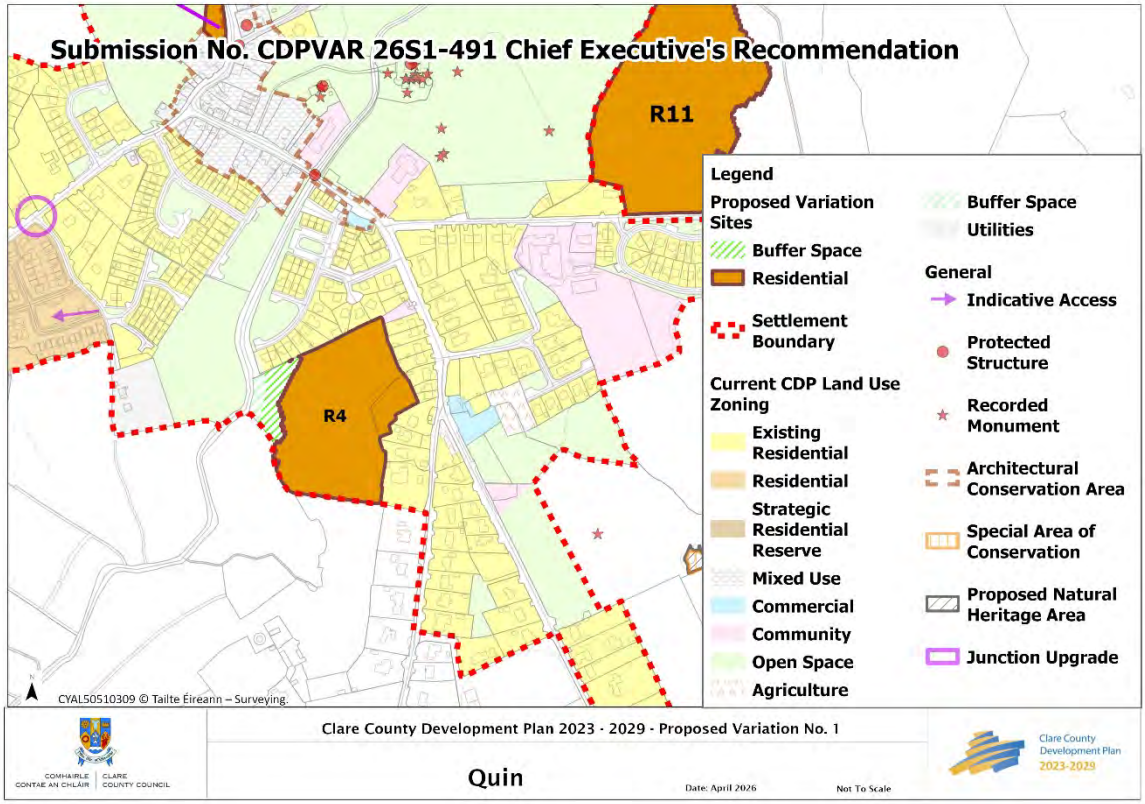
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Open Space
Agriculture
Buffer Space
Utilities
General
Protected Structure
Recorded Monument
Architectural Conservation Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
Junction Upgrade
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Quin
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491 Chief Executive's Recommendation
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R4
Legend
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Settlement Boundary
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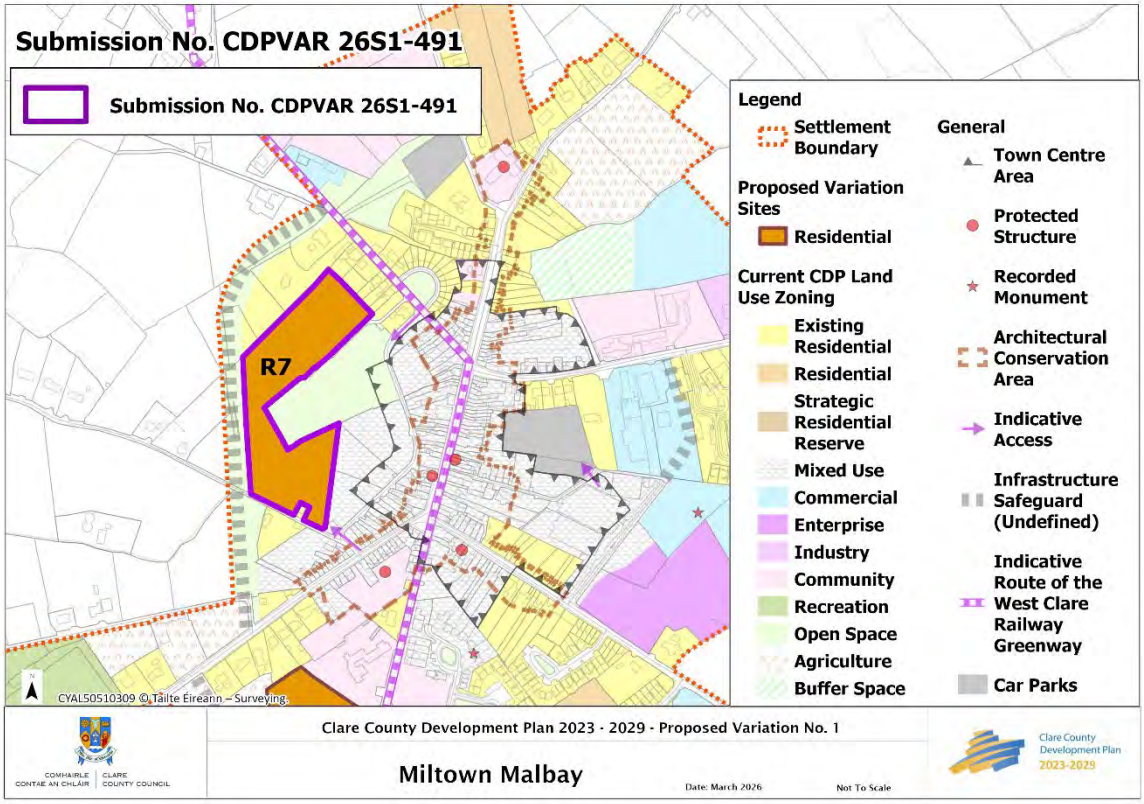
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Open Space
Agriculture
Buffer Space
Utilities
General
Indicative Access
Protected Structure
Recorded Monument
Architectural Conservation Area
Special Area of Conservation
Proposed Natural Heritage Area
Junction Upgrade
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Quin
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491
Submission No. CDPVAR 26S1-491
R7
Legend
Settlement Boundary
Proposed Variation Sites
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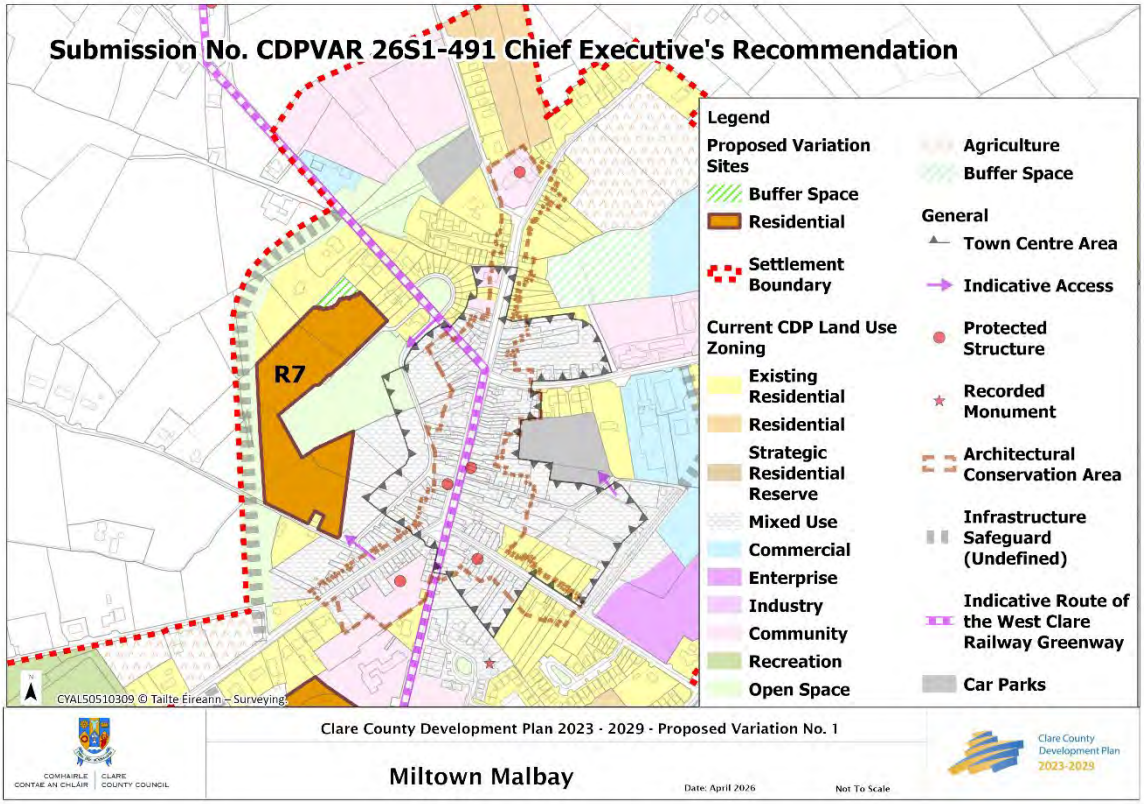
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Enterprise
Industry
Community
Recreation
Open Space
Agriculture
Buffer Space
General
Town Centre Area
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
Indicative Route of the West Clare Railway Greenway
Car Parks
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Miltown Malbay
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Legend
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Residential
Strategic Residential Reserve
Mixed Use
Commercial
Enterprise
Industry
Community
Recreation
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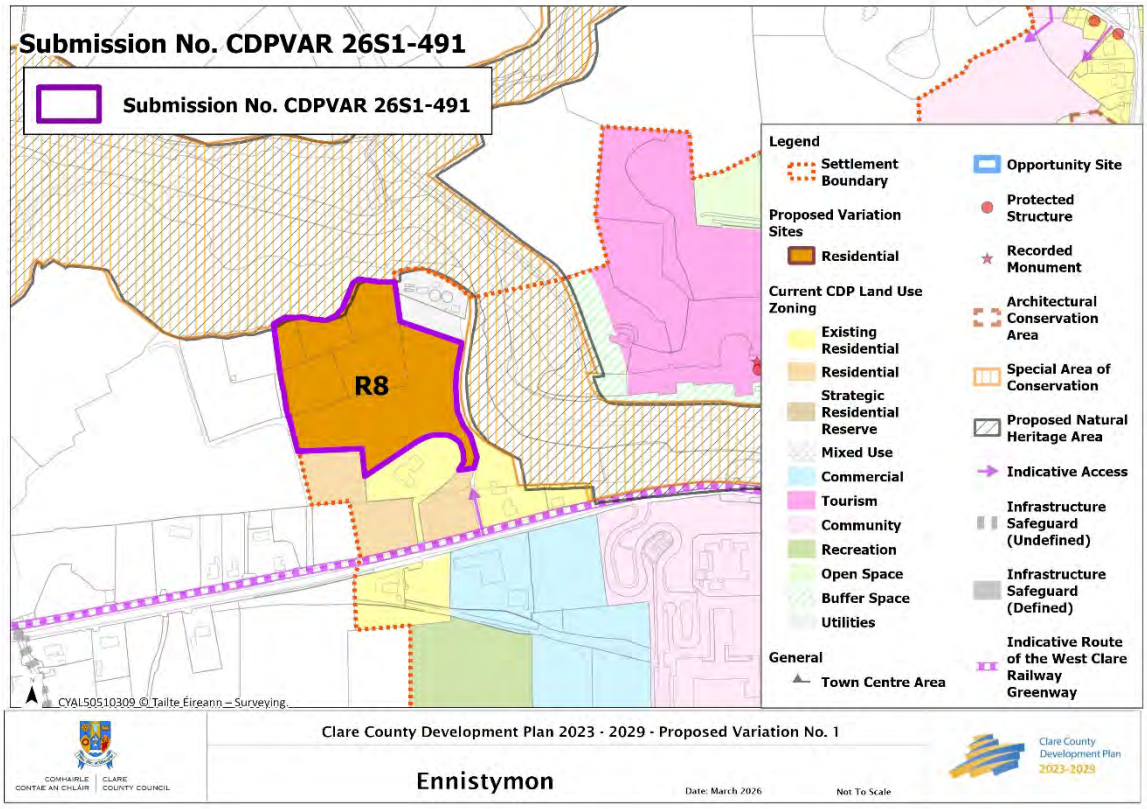
Agriculture
Buffer Space
General
Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
Architectural Conservation Area
Infrastructure Safeguard (Undefined)
Indicative Route of the West Clare Railway Greenway
Car Parks
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Miltown Malbay
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029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Submission No. CDPVAR 26S1-491
R8
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Residential
Strategic Residential Reserve
Mixed Use
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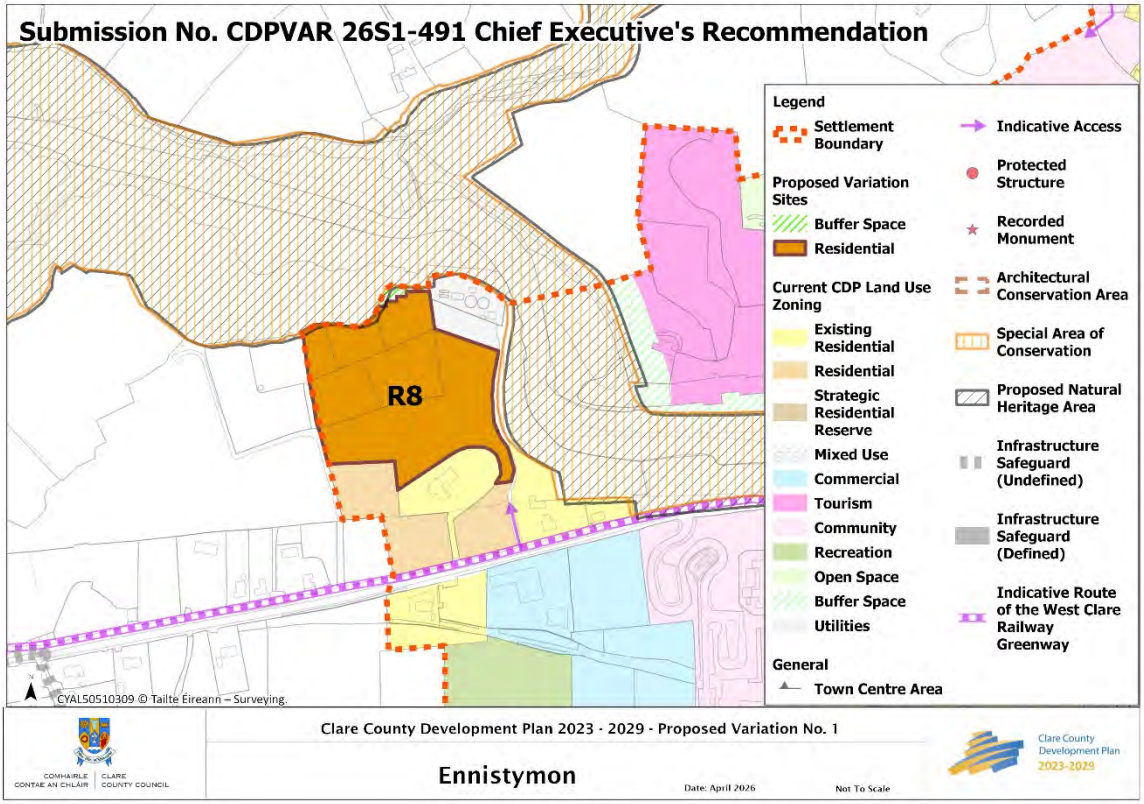
Community
Recreation
Open Space
Buffer Space
Utilities
General
Town Centre Area
Opportunity Site
Protected Structure
Recorded Monument
Architectural Conservation Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
Infrastructure Safeguard (Undefined)
Infrastructure Safeguard (Defined)
Indicative Route of the West Clare Railway Greenway
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennistymon
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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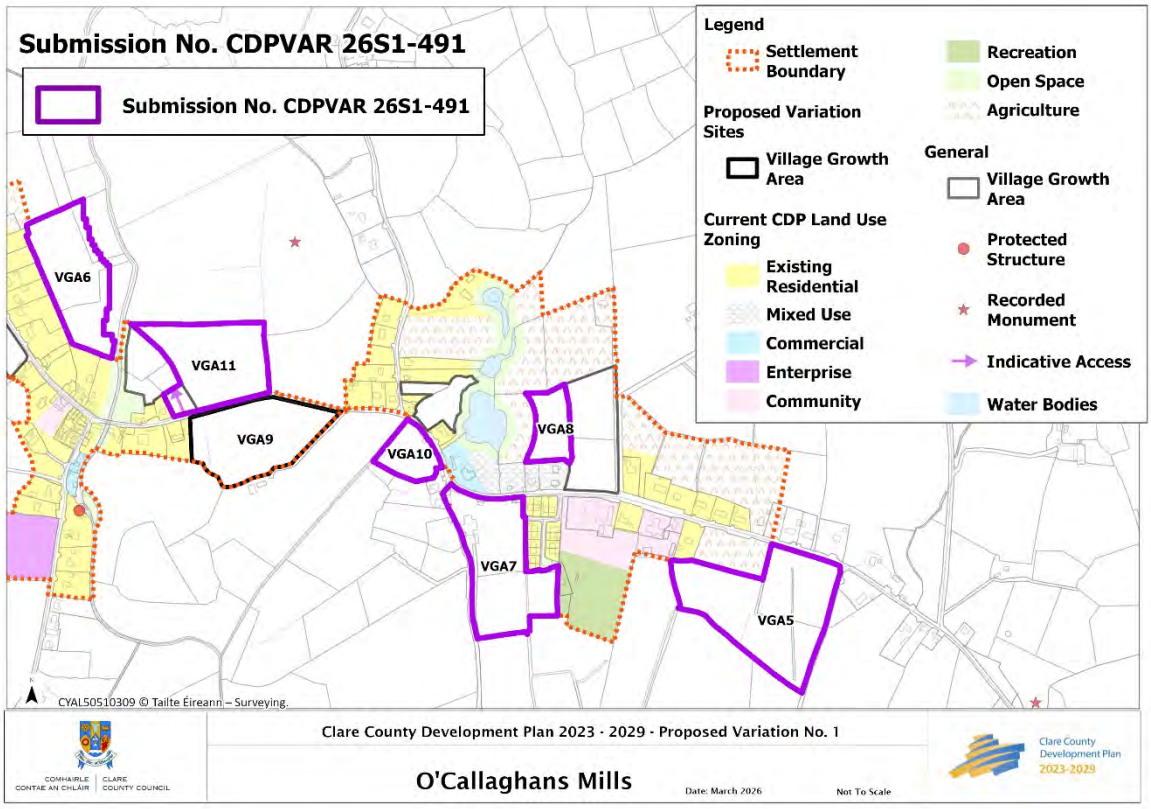
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Community
Recreation
Open Space
Buffer Space
Utilities
General
Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
Architectural Conservation Area
Special Area of Conservation
Proposed Natural Heritage Area
Infrastructure Safeguard (Undefined)
Infrastructure Safeguard (Defined)
Indicative Route of the West Clare Railway Greenway
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennistymon
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029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Submission No. CDPVAR 26S1-491
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Settlement Boundary
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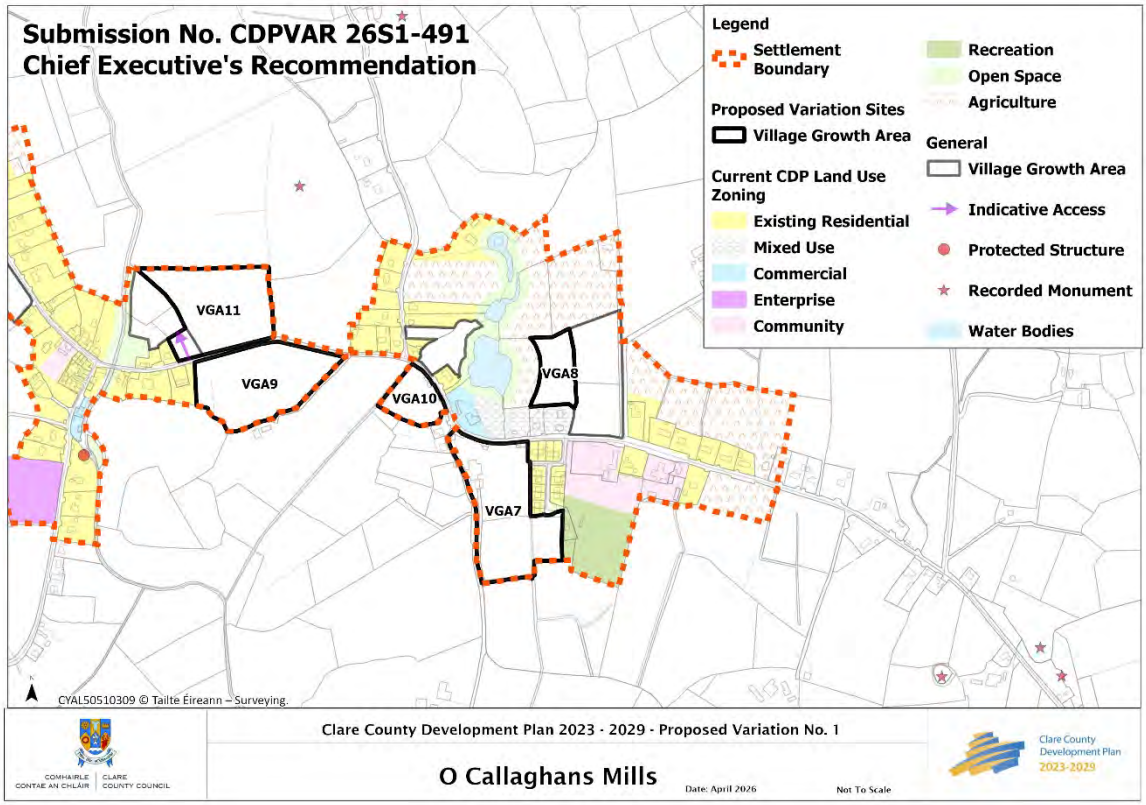
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Commercial
Enterprise
Community
Recreation
Open Space
Agriculture
General
Village Growth Area
Protected Structure
Recorded Monument
Indicative Access
Water Bodies
VGA6
VGA11
VGA9
VGA10
VGA8
VGA7
VGA5
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
O'Callaghans Mills
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Chief Executive's Recommendation
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Settlement Boundary
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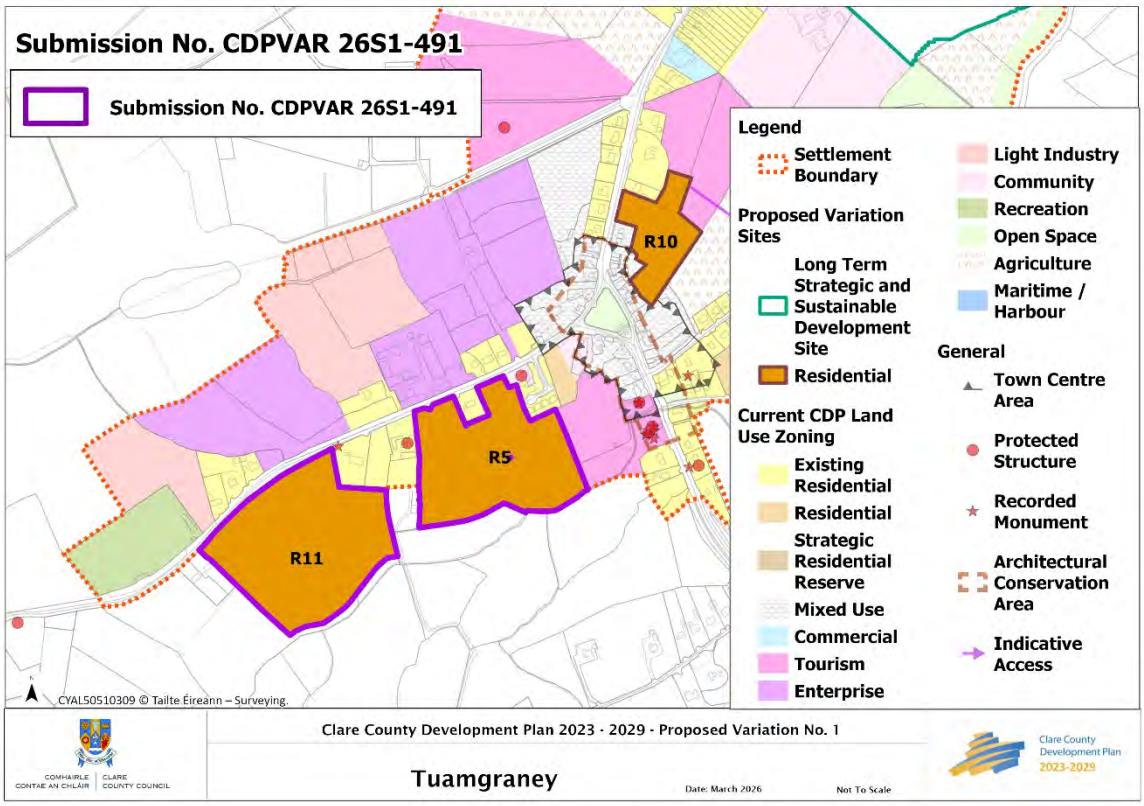
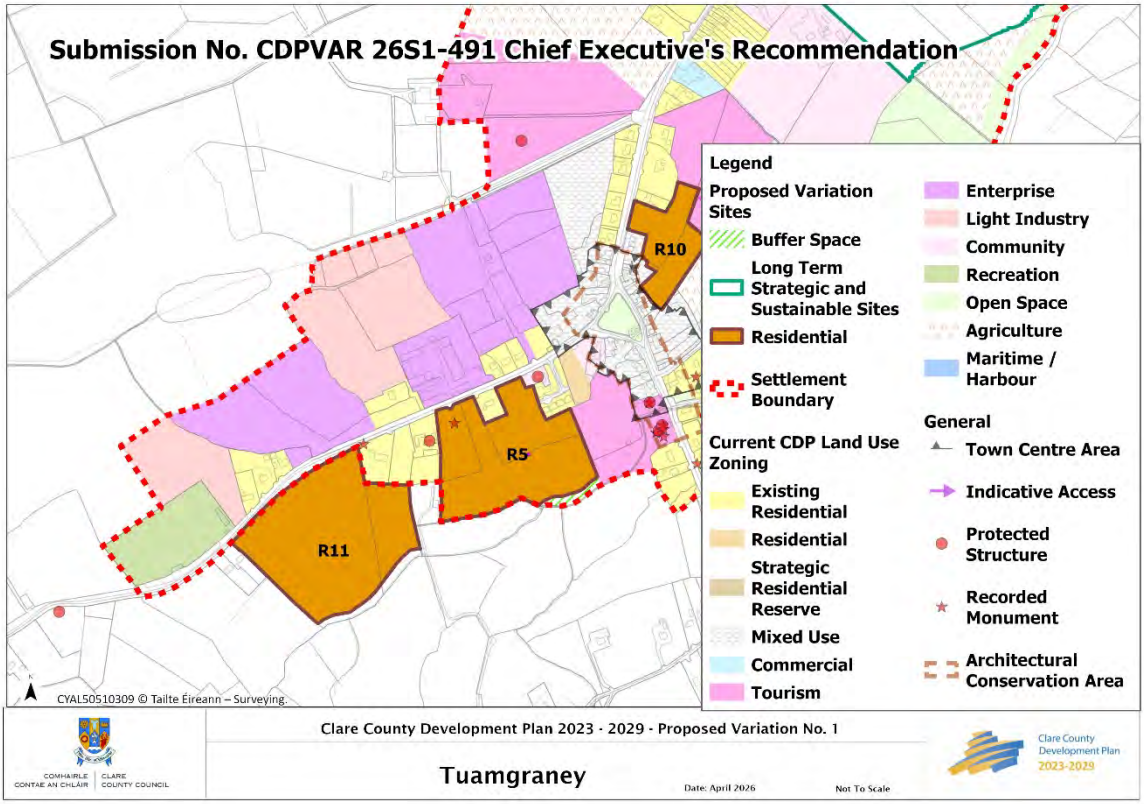
Mixed Use
Commercial
Enterprise
Community
Recreation
Open Space
Agriculture
General
Village Growth Area
Indicative Access
Protected Structure
Recorded Monument
Water Bodies
VGA11
VGA9
VGA10
VGA8
VGA7
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
O Callaghans Mills
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491
Submission No. CDPVAR 26S1-491
R10
R5
R11
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Development Site
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Enterprise
Light Industry
Community
Recreation
Open Space
Agriculture
Maritime / Harbour
General
Town Centre Area
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Tuamgraney
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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R5
R11
Legend
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Settlement Boundary
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Enterprise
Light Industry
Community
Recreation
Open Space
Agriculture
Maritime / Harbour
General
Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
Architectural Conservation Area
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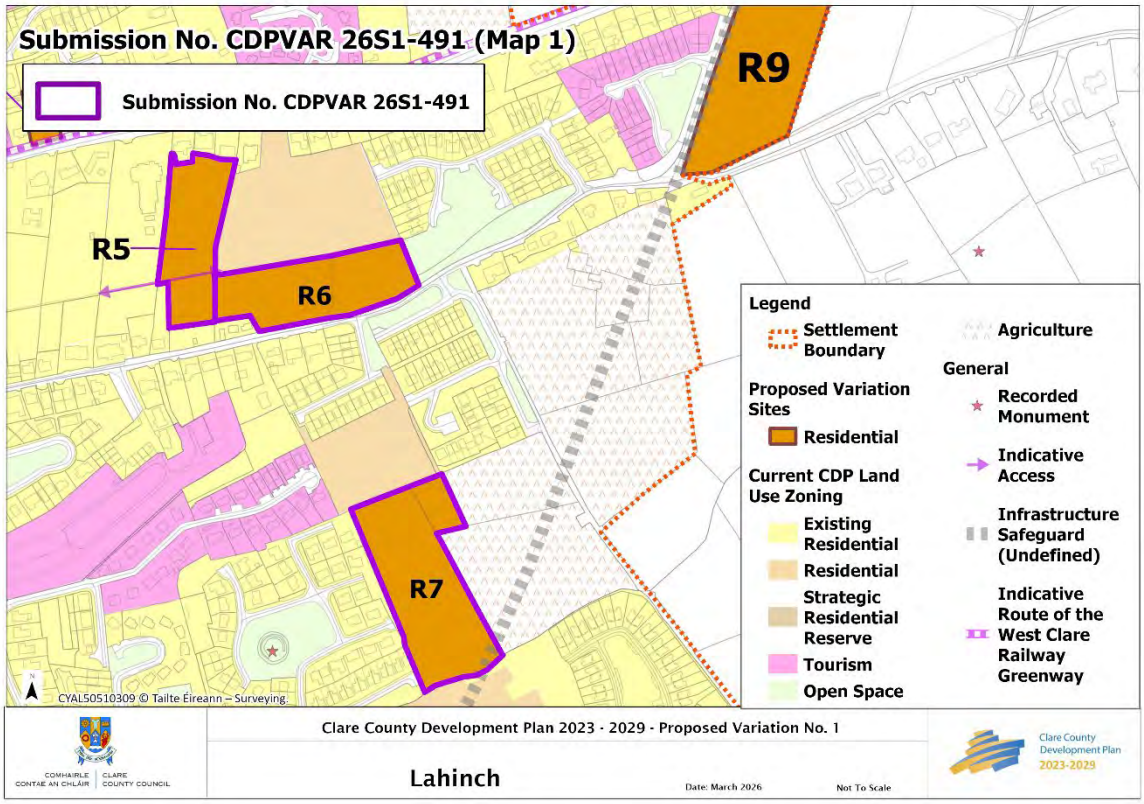
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Tuamgraney
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491 (Map 1)
Submission No. CDPVAR 26S1-491
R9
R5
R6
R7
Legend
Settlement Boundary
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Current CDP Land Use Zoning
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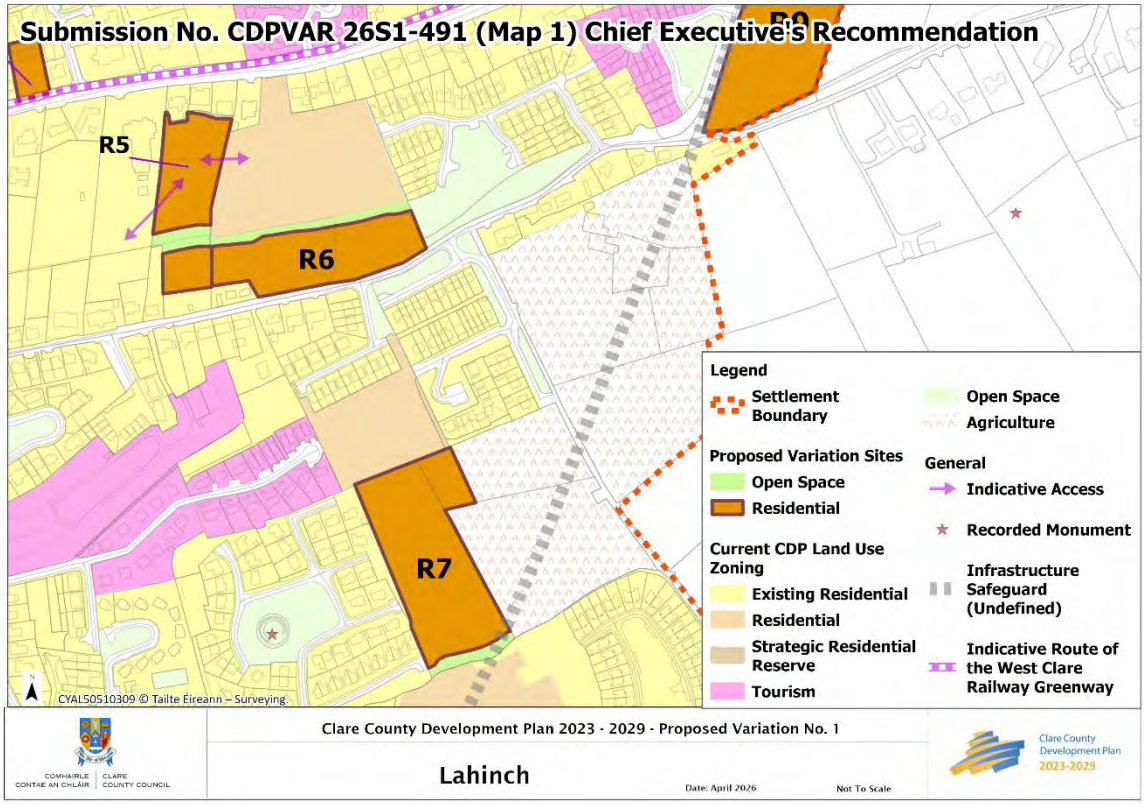
Residential
Strategic Residential Reserve
Tourism
Open Space
Agriculture
General
Recorded Monument
Indicative Access
Infrastructure Safeguard (Undefined)
Indicative Route of the West Clare Railway Greenway
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Lahinch
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491 (Map 1) Chief Executive's Recommendation
R5
R6
R7
Legend
Settlement Boundary
Proposed Variation Sites
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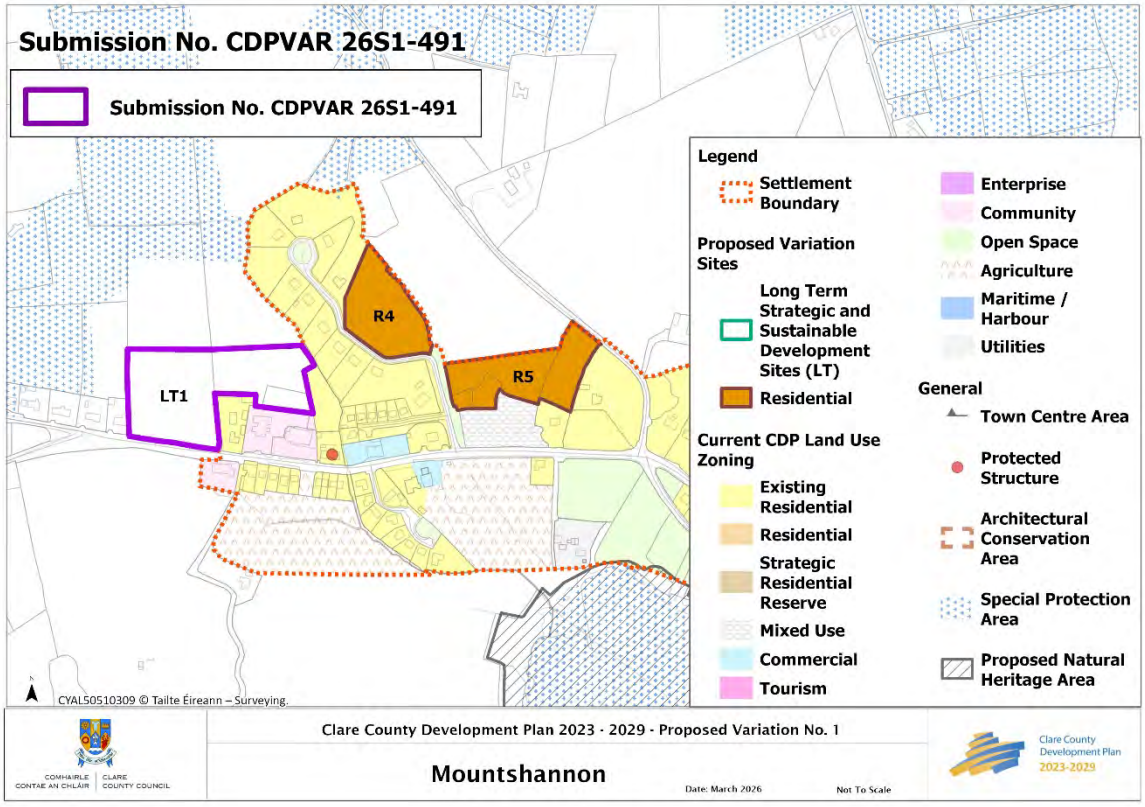
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Tourism
Open Space
Agriculture
General
Indicative Access
Recorded Monument
Infrastructure Safeguard (Undefined)
Indicative Route of the West Clare Railway Greenway
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Lahinch
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491
Submission No. CDPVAR 26S1-491
R4
R5
LT1
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Development Sites (LT)
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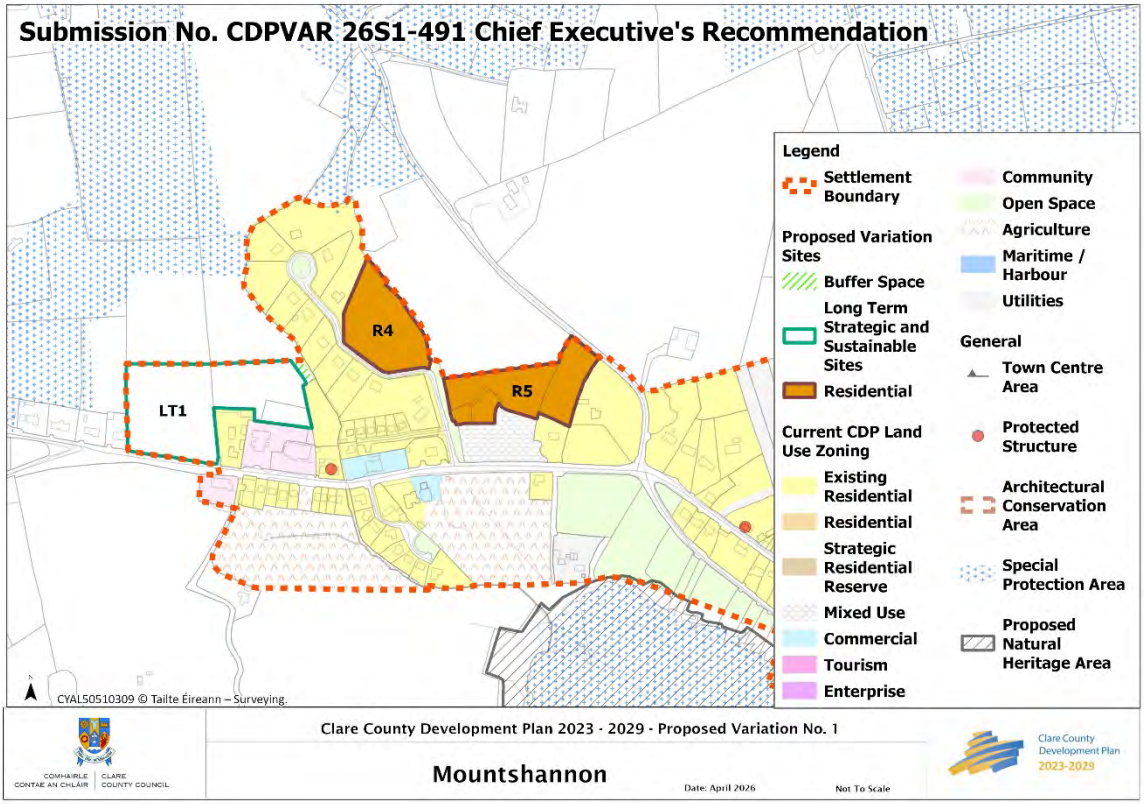
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Enterprise
Community
Open Space
Agriculture
Maritime / Harbour
Utilities
General
Town Centre Area
Protected Structure
Architectural Conservation Area
Special Protection Area
Proposed Natural Heritage Area
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Mountshannon
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491 Chief Executive's Recommendation
R4
R5
LT1
Legend
Settlement Boundary
Proposed Variation Sites
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Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Enterprise
Community
Open Space
Agriculture
Maritime / Harbour
Utilities
General
Town Centre Area
Protected Structure
Architectural Conservation Area
Special Protection Area
Proposed Natural Heritage Area
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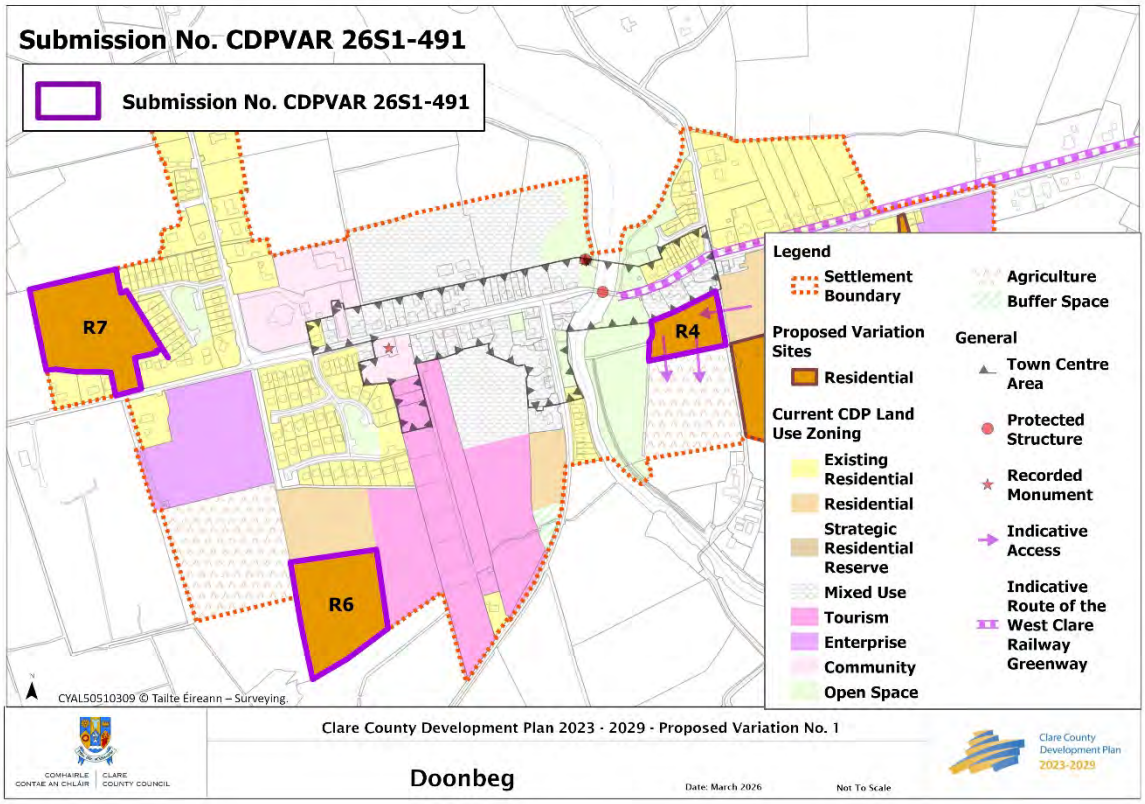
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Mountshannon
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491
Submission No. CDPVAR 26S1-491
R7
R4
R6
Legend
Settlement Boundary
Proposed Variation Sites
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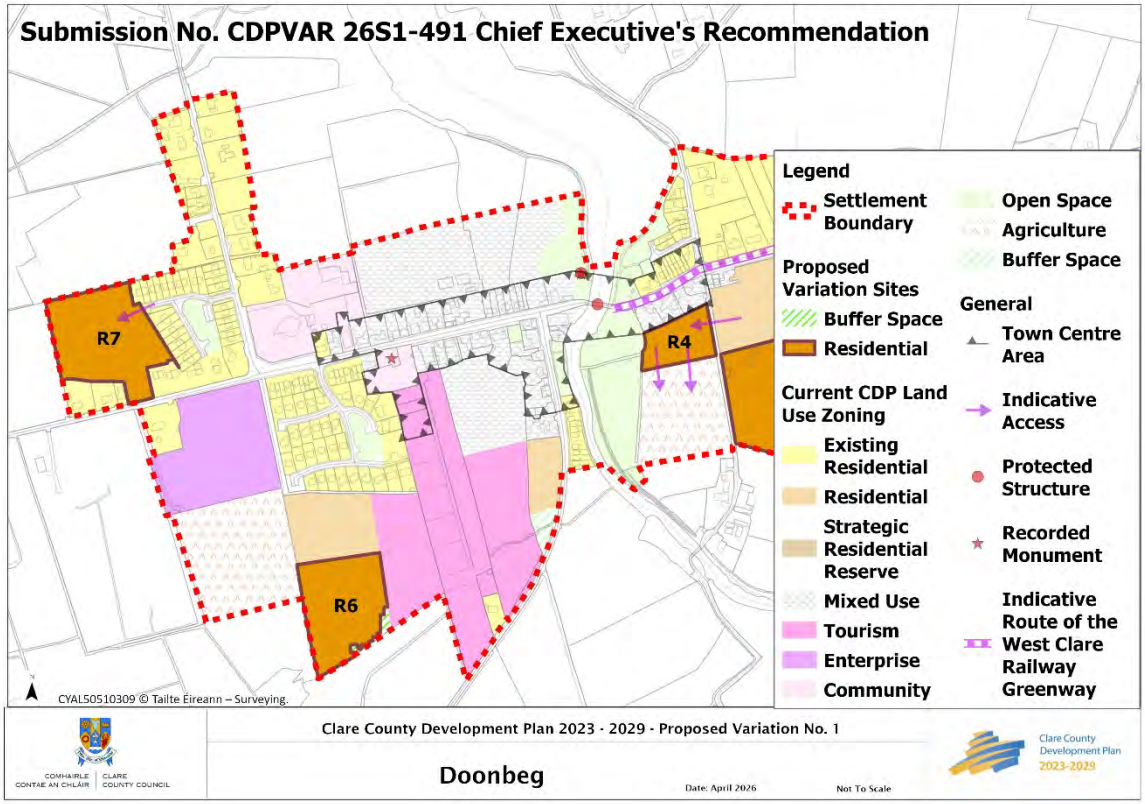
Strategic Residential Reserve
Mixed Use
Tourism
Enterprise
Community
Open Space
Agriculture
Buffer Space
General
Town Centre Area
Protected Structure
Recorded Monument
Indicative Access
Indicative Route of the West Clare Railway Greenway
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Doonbeg
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491 Chief Executive's Recommendation
R7
R4
R6
Legend
Settlement Boundary
Proposed Variation Sites
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Residential
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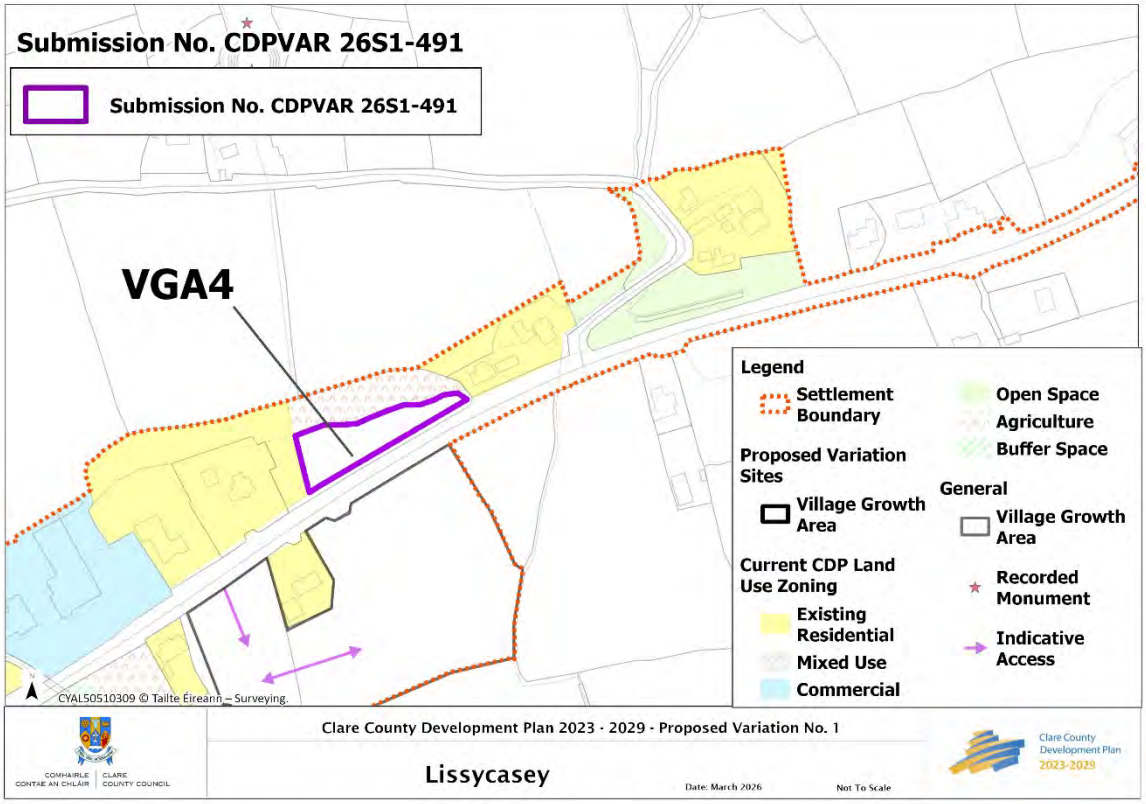
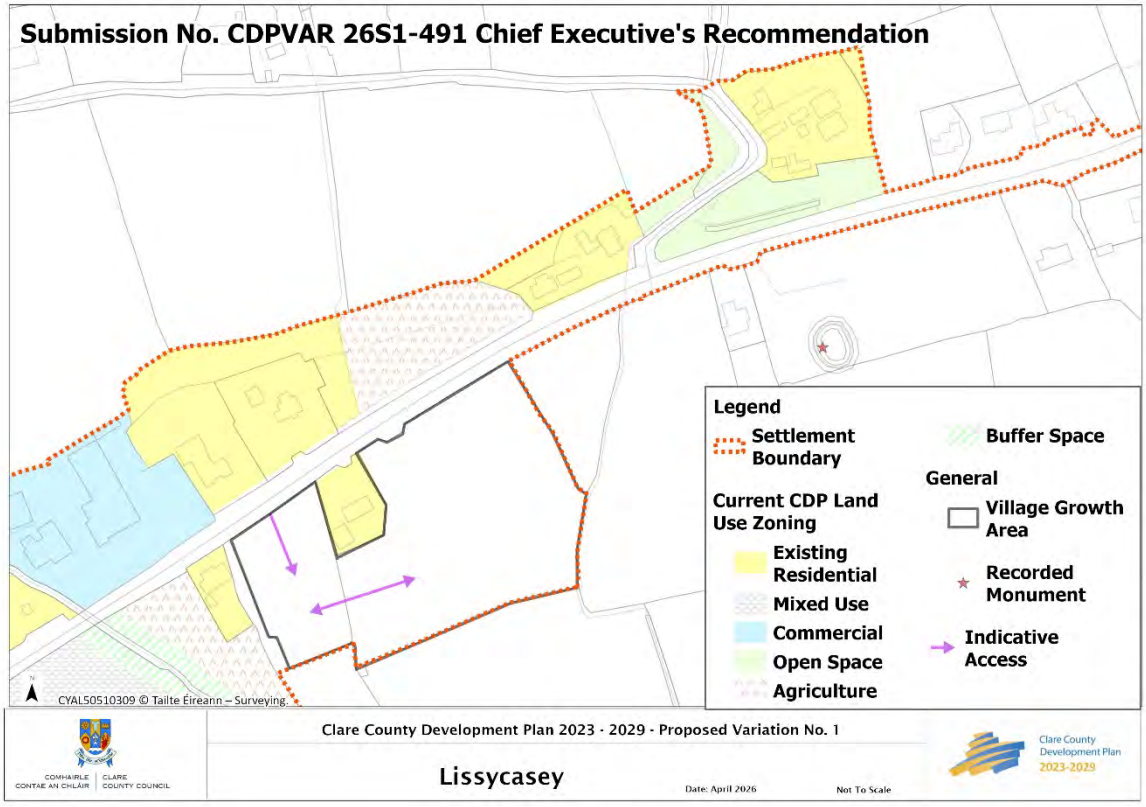
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Tourism
Enterprise
Community
Open Space
Agriculture
Buffer Space
General
Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
Indicative Route of the West Clare Railway Greenway
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Doonbeg
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491
Submission No. CDPVAR 26S1-491
VGA4
Legend
Settlement Boundary
Proposed Variation Sites
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Commercial
Open Space
Agriculture
Buffer Space
General
Village Growth Area
Recorded Monument
Indicative Access
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Lissycasey
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491 Chief Executive's Recommendation
Legend
Settlement Boundary
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Commercial
Open Space
Agriculture
Buffer Space
General
Village Growth Area
Recorded Monument
Indicative Access
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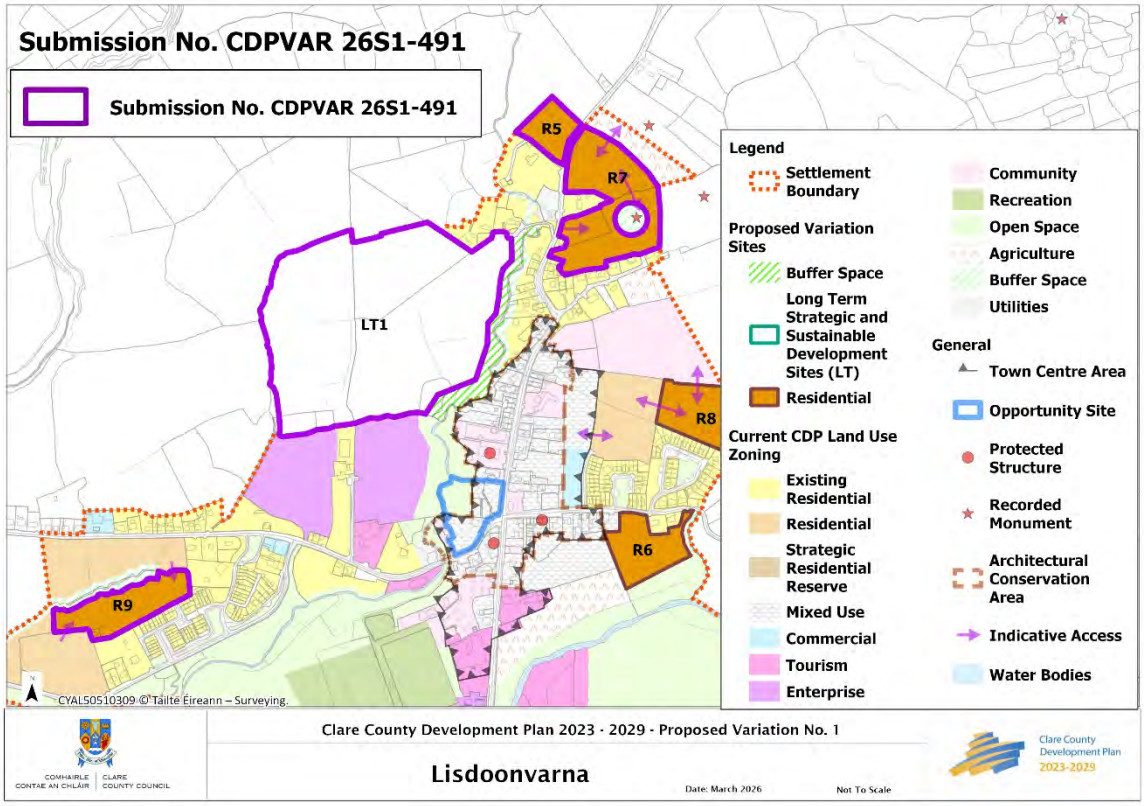
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Lissycasey
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029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Submission No. CDPVAR 26S1-491
R5
R7
LT1
R8
R6
R9
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Enterprise
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Town Centre Area
Opportunity Site
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
Water Bodies
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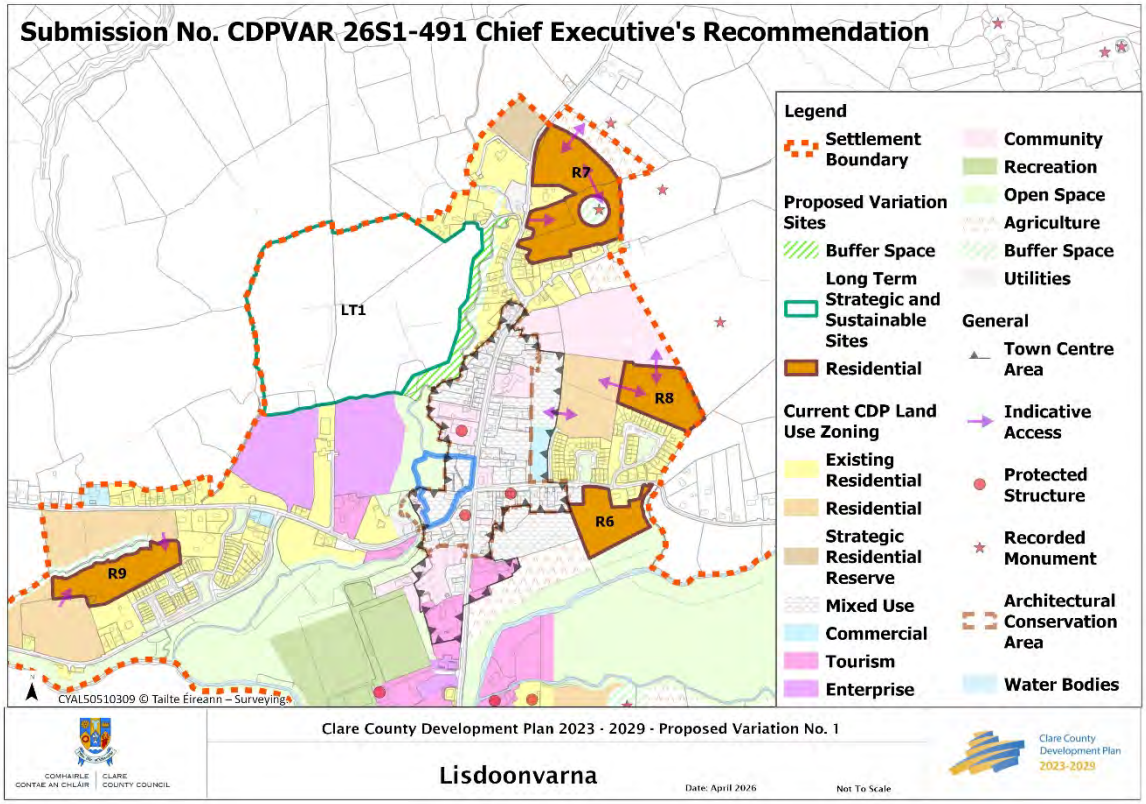
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Lisdoonvarna
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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R8
R6
R9
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Long Term Strategic and Sustainable Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Enterprise
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
Architectural Conservation Area
Water Bodies
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Lisdoonvarna
Date: April 2026
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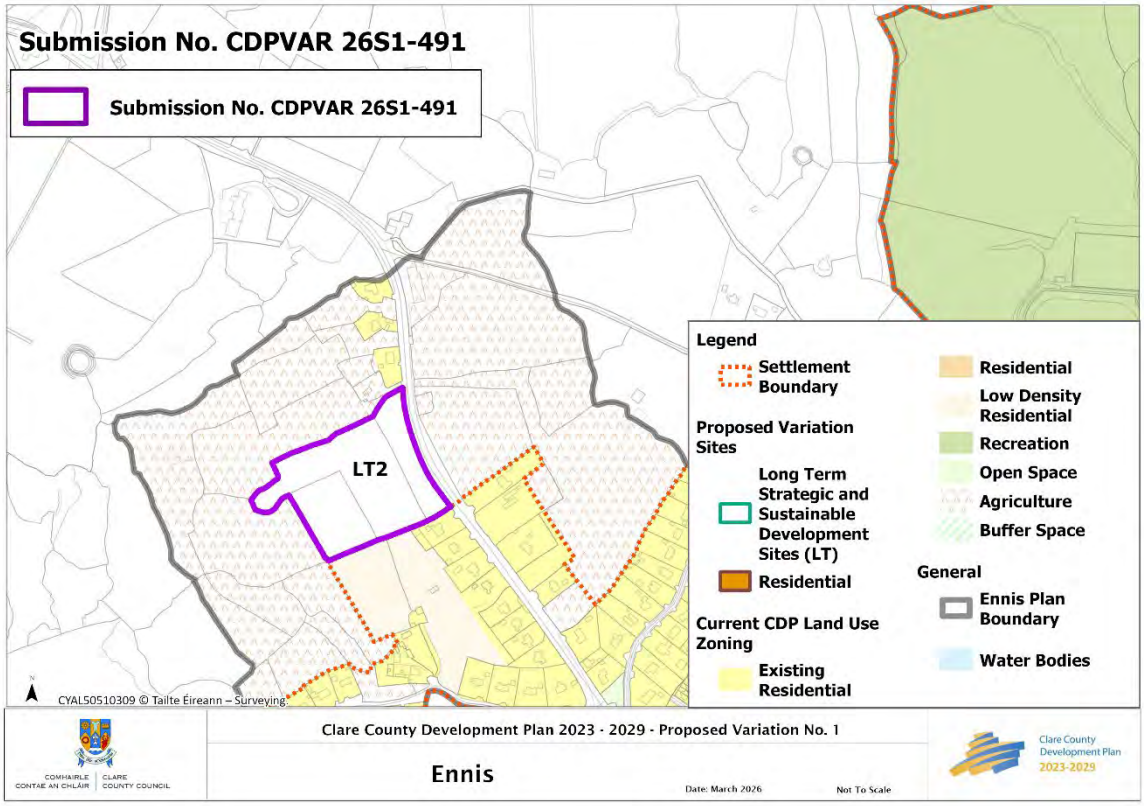
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Legend
Settlement Boundary
Proposed Variation Sites
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Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Recreation
Open Space
Agriculture
Buffer Space
General
Ennis Plan Boundary
Water Bodies
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
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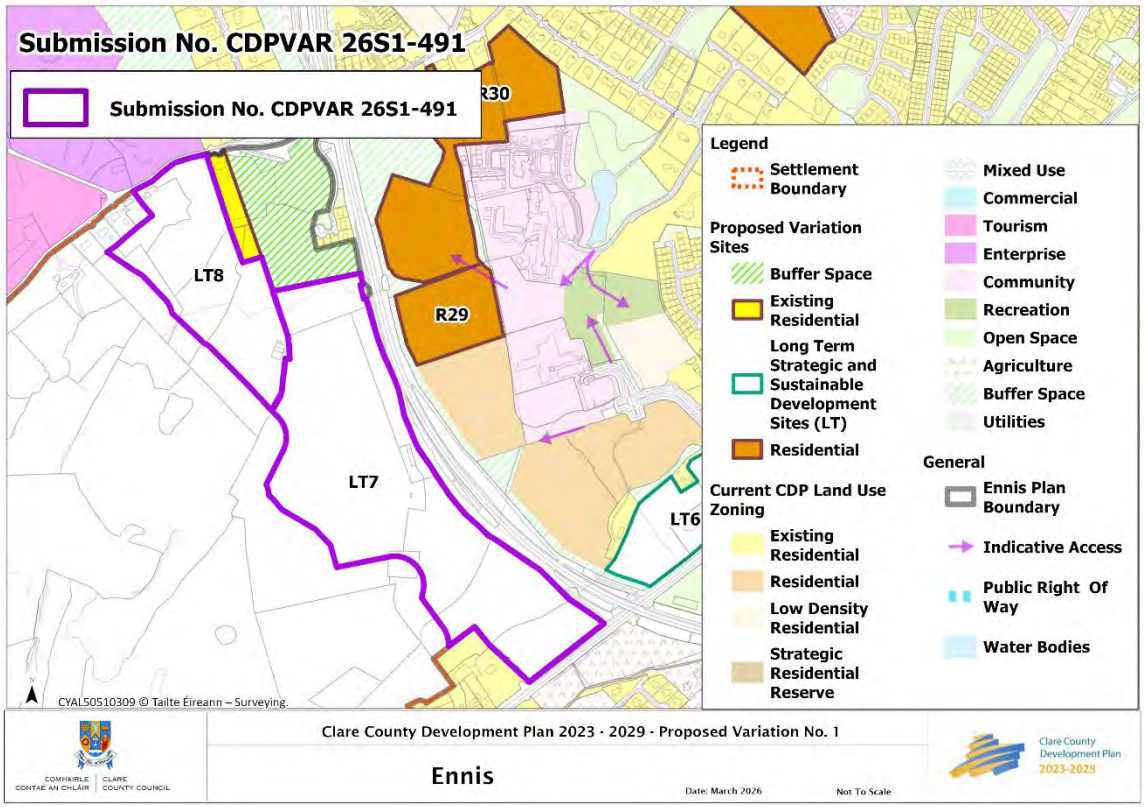
Clare County Development Plan 2023-2029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LT8
R29
LT7
LT6
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Buffer Space
Existing Residential
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Enterprise
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Ennis Plan Boundary
Indicative Access
Public Right Of Way
Water Bodies
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
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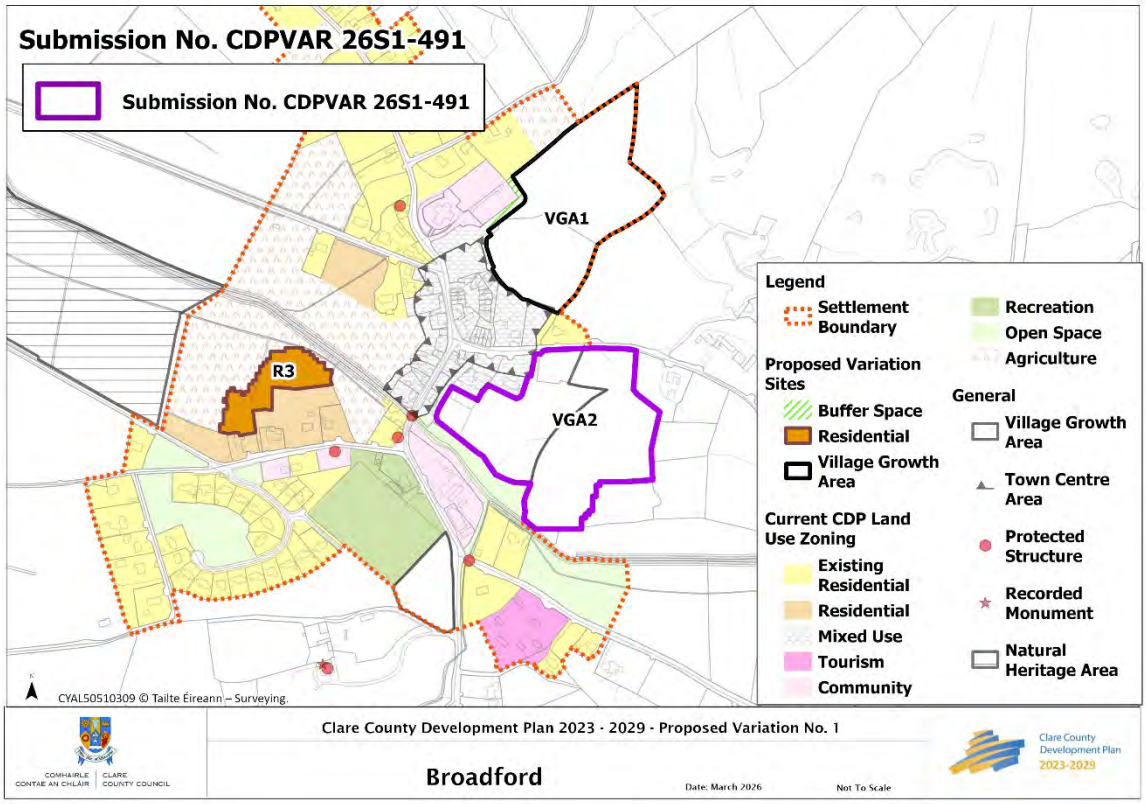
Clare County Development Plan 2023-2029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R3
VGA2
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Settlement Boundary
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Buffer Space
Residential
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Residential
Mixed Use
Tourism
Community
Recreation
Open Space
Agriculture
General
Village Growth Area
Town Centre Area
Protected Structure
Recorded Monument
Natural Heritage Area
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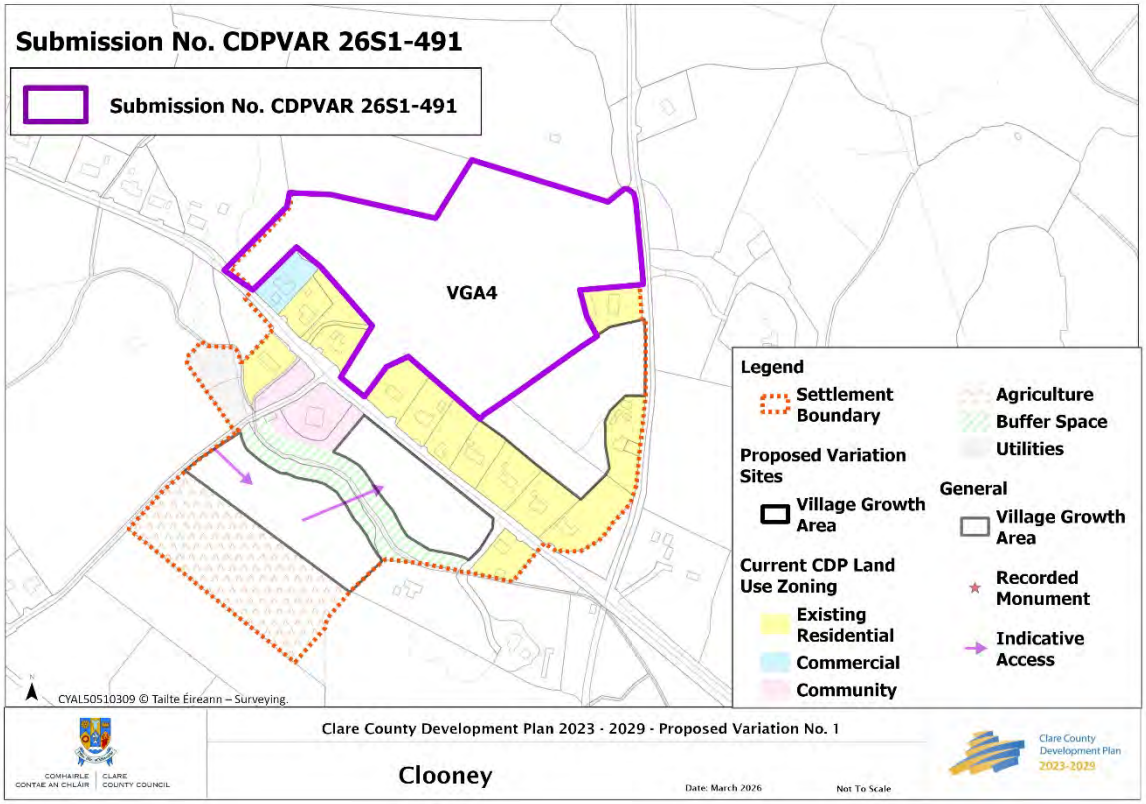
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Broadford
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Existing Residential
Commercial
Community
Agriculture
Buffer Space
Utilities
General
Village Growth Area
Recorded Monument
Indicative Access
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
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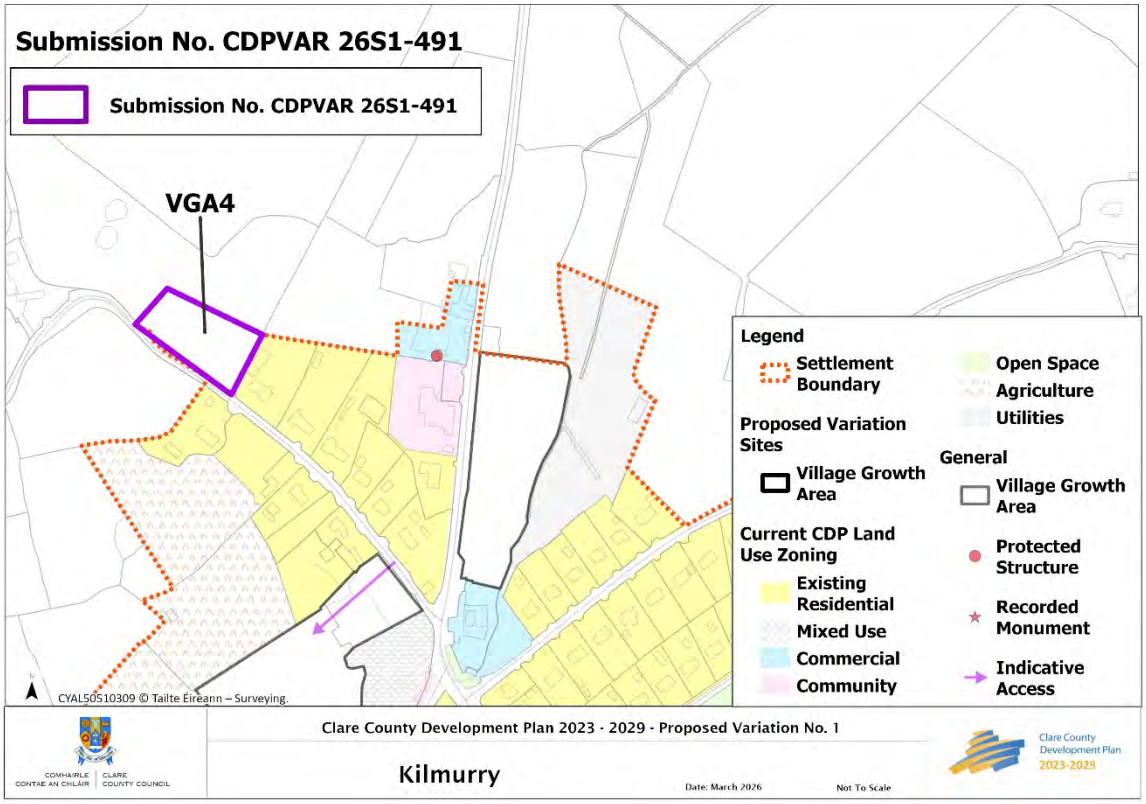
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Existing Residential
Mixed Use
Commercial
Community
Open Space
Agriculture
Utilities
General
Village Growth Area
Protected Structure
Recorded Monument
Indicative Access
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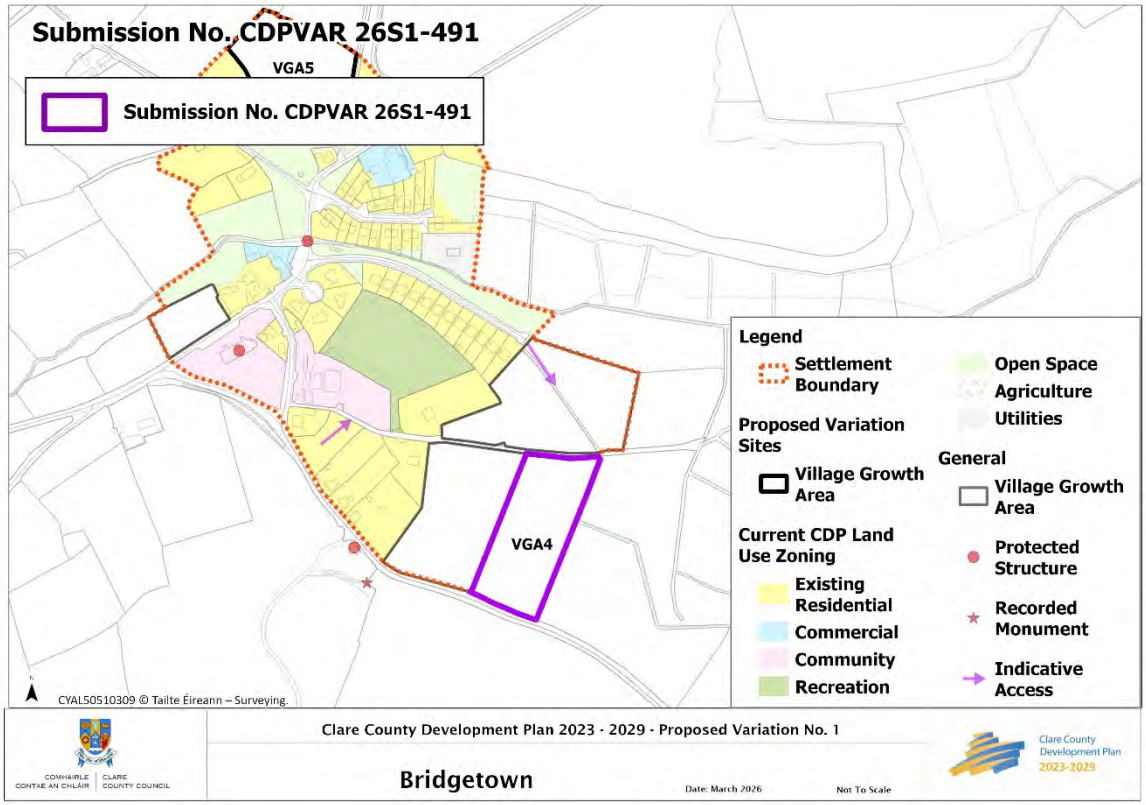
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilmurry
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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VGA5
Submission No. CDPVAR 26S1-491
VGA4
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Existing Residential
Commercial
Community
Recreation
Open Space
Agriculture
Utilities
General
Village Growth Area
Protected Structure
Recorded Monument
Indicative Access
CYAL50510309 © Tailte Éireann – Surveying.
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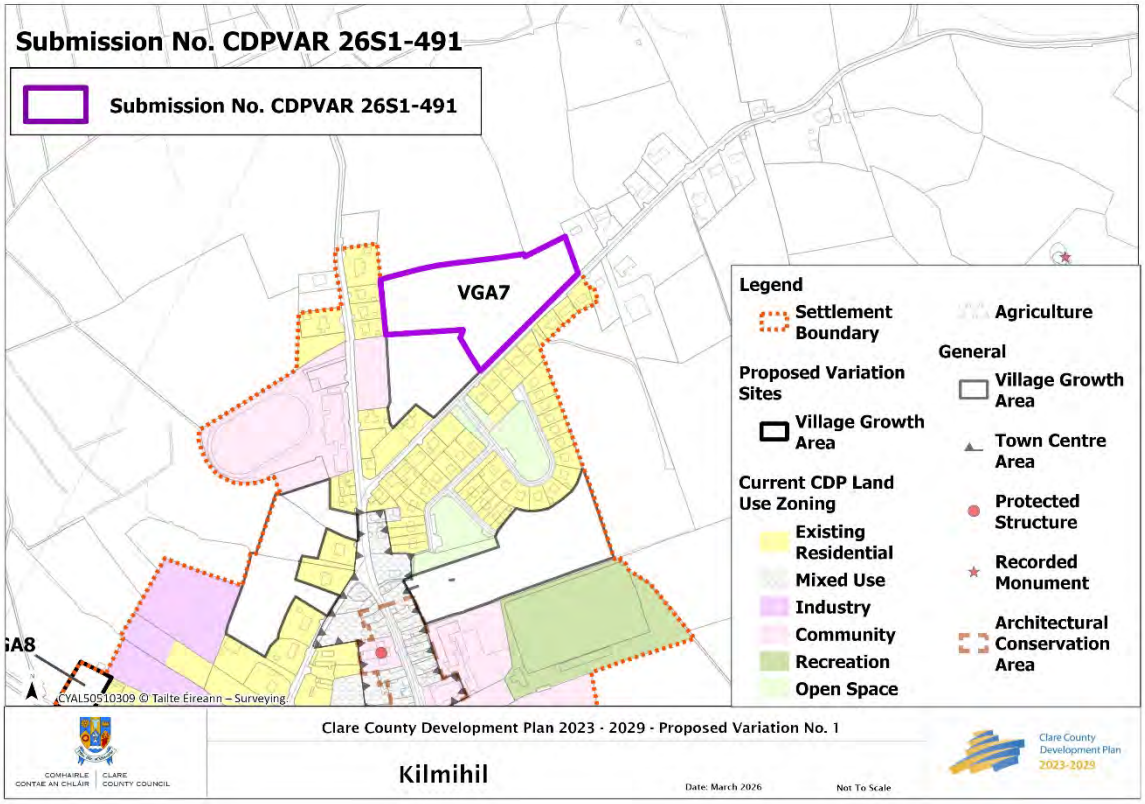
Bridgetown
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Settlement Boundary
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Existing Residential
Mixed Use
Industry
Community
Recreation
Open Space
Agriculture
General
Village Growth Area
Town Centre Area
Protected Structure
Recorded Monument
Architectural Conservation Area
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilmihil
Date: March 2026
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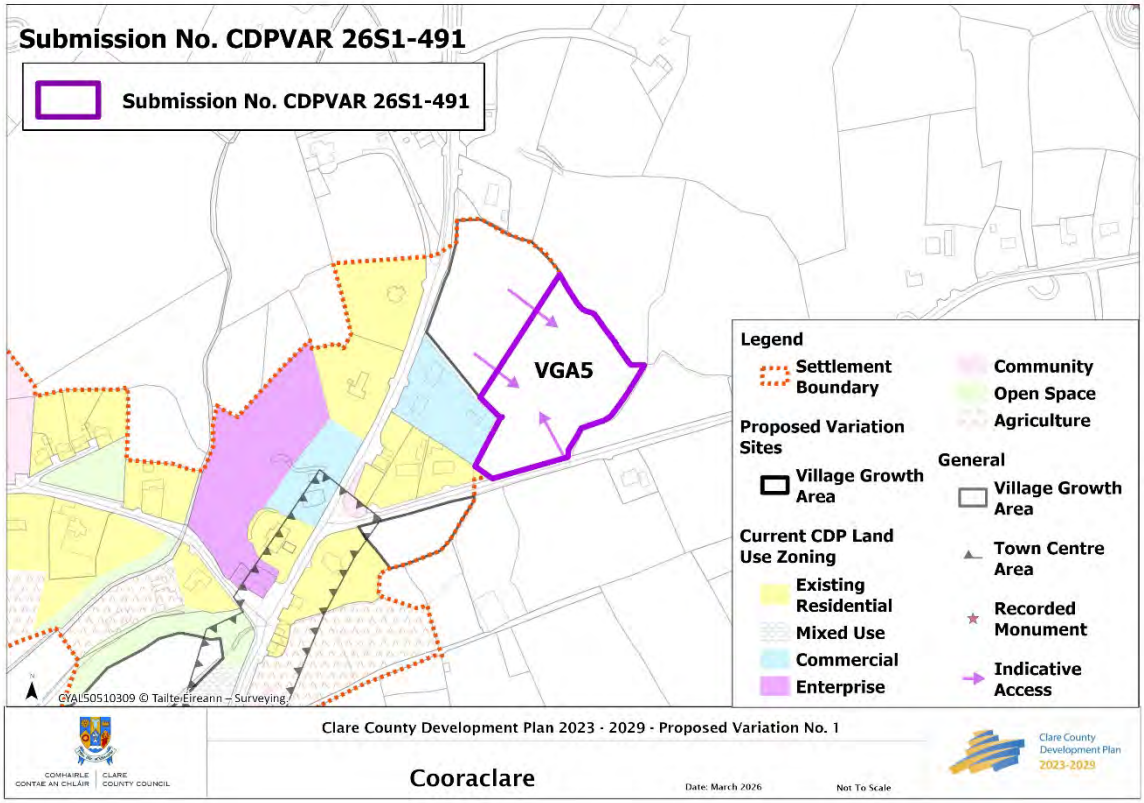
Clare County Development Plan 2023-2029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Submission No. CDPVAR 26S1-491
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Settlement Boundary
Proposed Variation Sites
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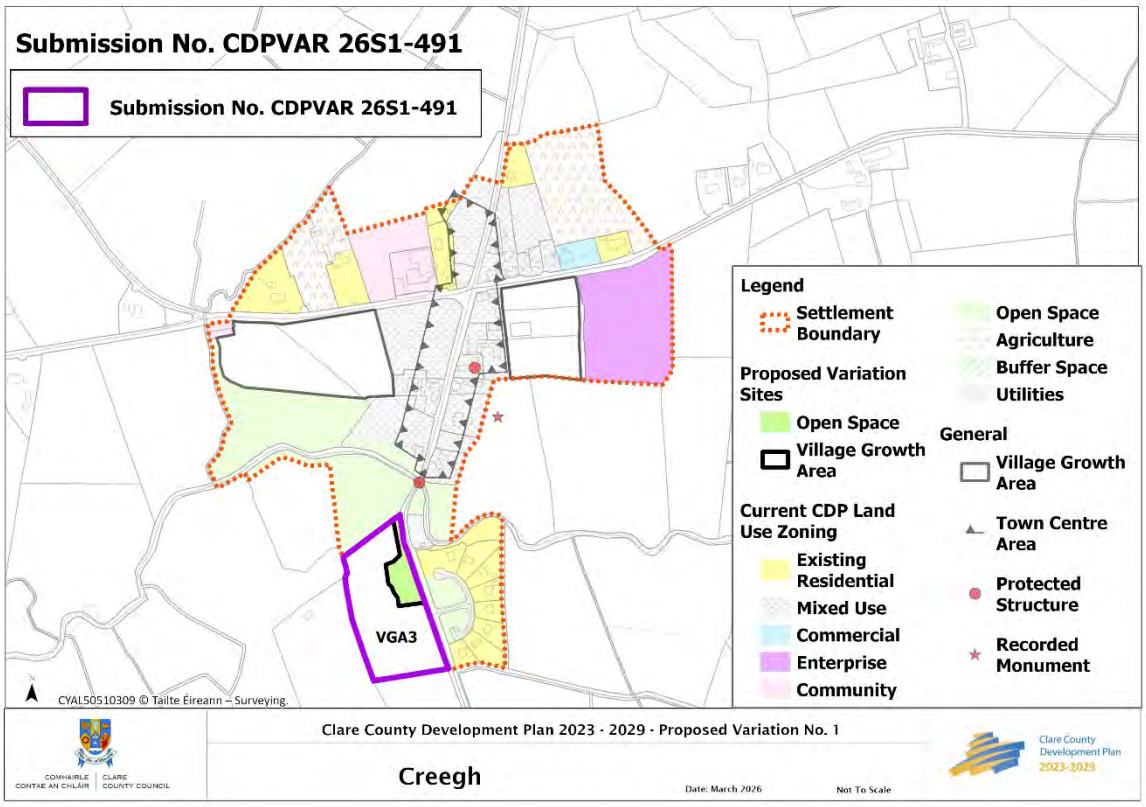
Existing Residential
Mixed Use
Commercial
Enterprise
Community
Open Space
Agriculture
General
Village Growth Area
Town Centre Area
Recorded Monument
Indicative Access
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Cooraclare
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Settlement Boundary
Proposed Variation Sites
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Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Commercial
Enterprise
Community
Open Space
Agriculture
Buffer Space
Utilities
General
Village Growth Area
Town Centre Area
Protected Structure
Recorded Monument
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Date: March 2026
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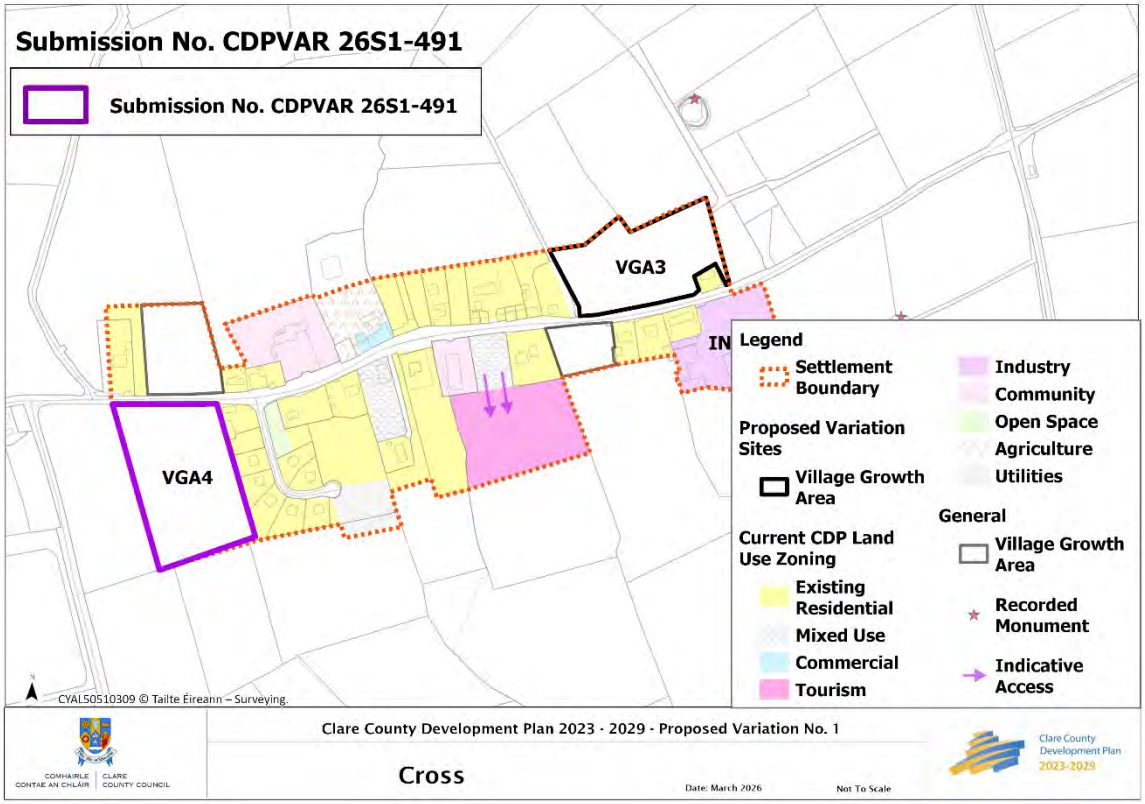
Clare County Development Plan 2023-2029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VGA4
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Settlement Boundary
Proposed Variation Sites
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Commercial
Tourism
Industry
Community
Open Space
Agriculture
Utilities
General
Village Growth Area
Recorded Monument
Indicative Access
CYAL50510309 © Tailte Éireann – Surveying.
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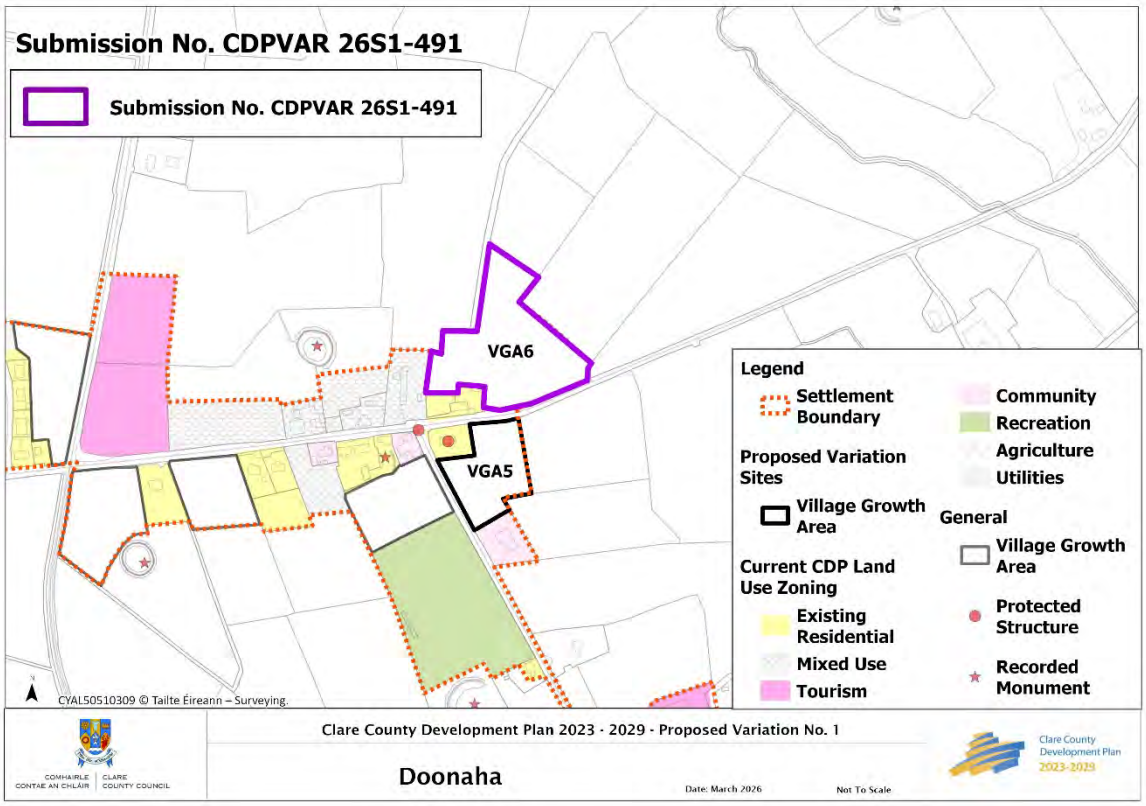
Cross
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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VGA5
Legend
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Proposed Variation Sites
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Tourism
Community
Recreation
Agriculture
Utilities
General
Village Growth Area
Protected Structure
Recorded Monument
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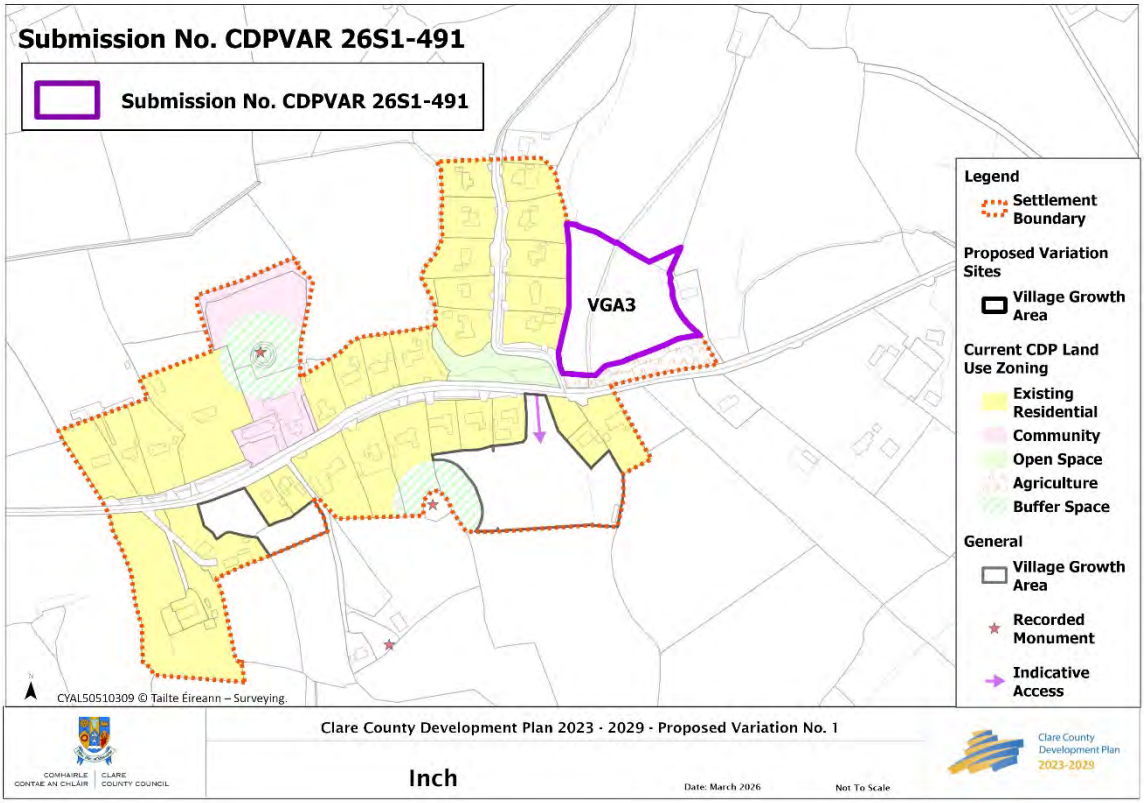
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Doonaha
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Settlement Boundary
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Existing Residential
Community
Open Space
Agriculture
Buffer Space
General
Village Growth Area
Recorded Monument
Indicative Access
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Inch
Date: March 2026
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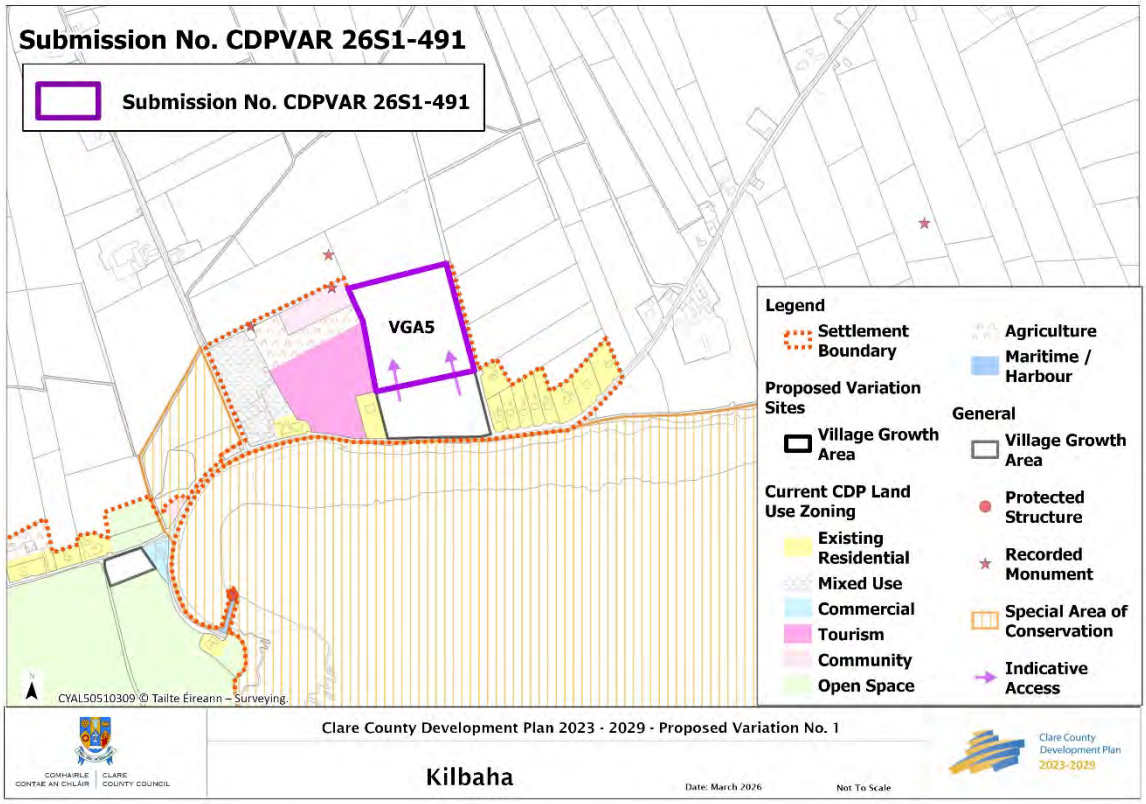
Clare County Development Plan 2023-2029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Proposed Variation Sites
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Existing Residential
Mixed Use
Commercial
Tourism
Community
Open Space
Agriculture
Maritime / Harbour
General
Village Growth Area
Protected Structure
Recorded Monument
Special Area of Conservation
Indicative Access
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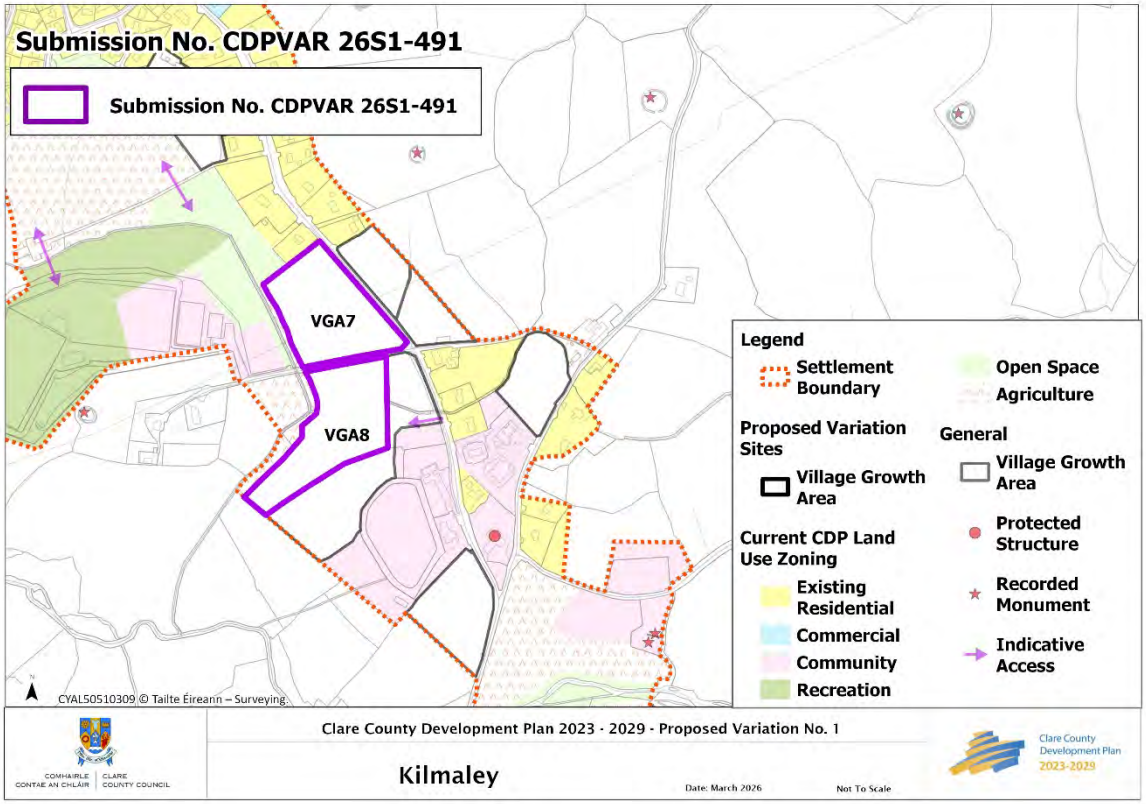
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilbaha
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Submission No. CDPVAR 26S1-491
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VGA8
Legend
Settlement Boundary
Proposed Variation Sites
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Existing Residential
Commercial
Community
Recreation
Open Space
Agriculture
General
Village Growth Area
Protected Structure
Recorded Monument
Indicative Access
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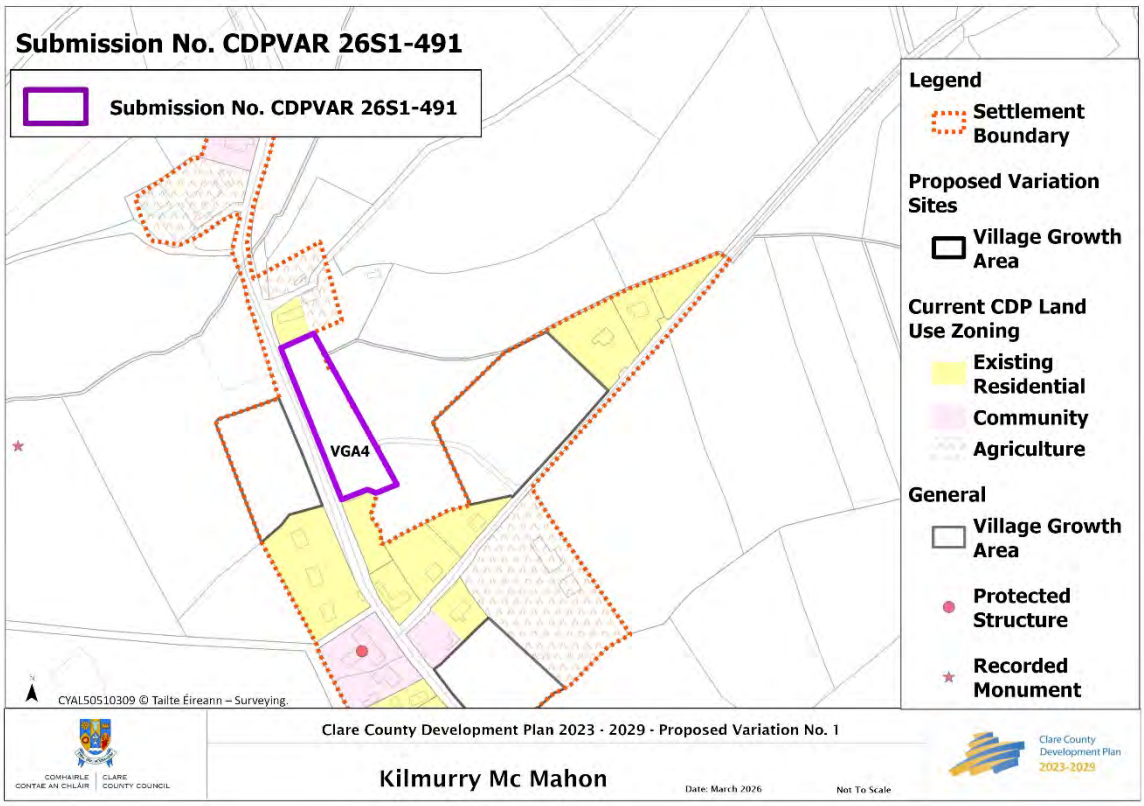
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilmaley
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Submission No. CDPVAR 26S1-491
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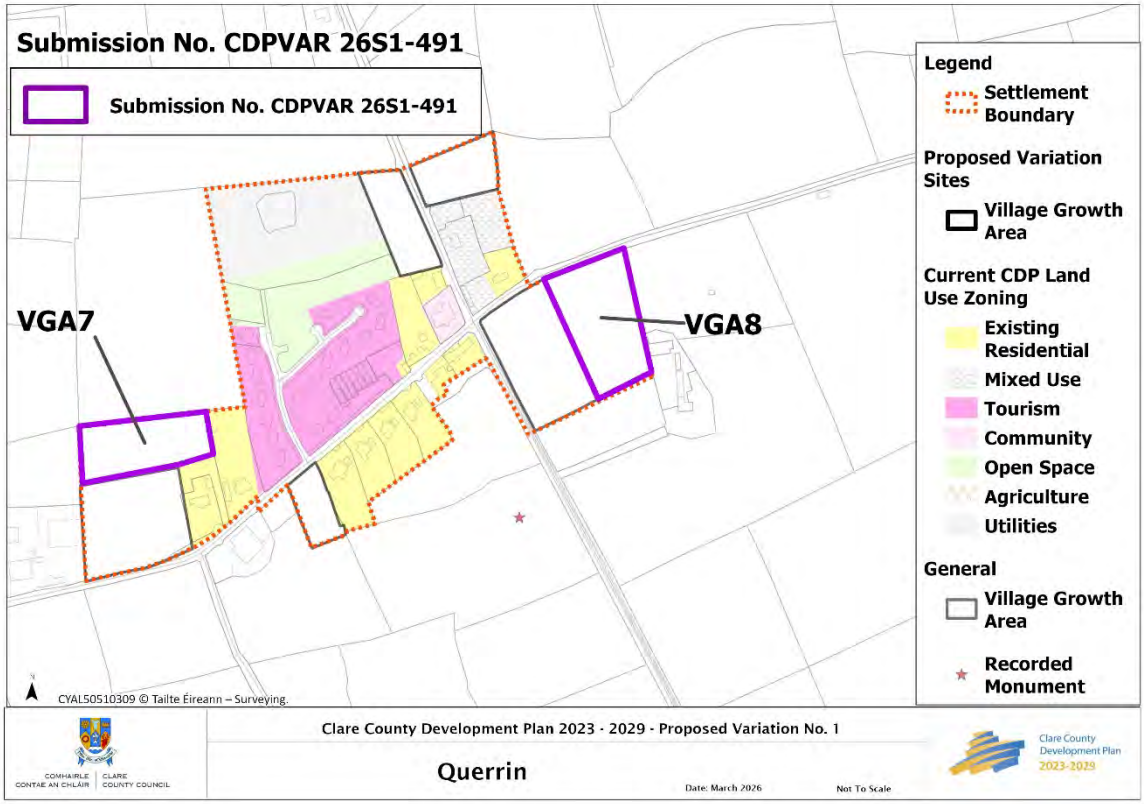
Settlement Boundary
Proposed Variation Sites
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Community
Agriculture
General
Village Growth Area
Protected Structure
Recorded Monument
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilmurry Mc Mahon
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-491
Submission No. CDPVAR 26S1-491
VGA7
VGA8
Legend
Settlement Boundary
Proposed Variation Sites
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Current CDP Land Use Zoning
Existing Residential
Mixed Use
Tourism
Community
Open Space
Agriculture
Utilities
General
Village Growth Area
Recorded Monument
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Querrin
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Settlement Typology	Settlement	Housing Unit Target from Q1 2026 to end Q1 2029[1]	Housing Units currently deliverable on zoned Residential land in settlements[2]	Housing Unit target for the post-CDP period up to the end of 2034[3]	Newly-identified Residential Land (ha)[4]	New Housing units deliverable on newly-identified Residential land[5]	Newly-identified Long Term Strategic and Sustainable Development Sites (ha)[6]	New Housing units deliverable on newly-identified Long Term Strategic and Sustainable Development Sites[7]
Key Town	Ennis	2074	2308	3352	28.05	841	35.89	1077
Totals		2074	2308	3352	28.05	841	35.89	1077
Metropolitan Area	Shannon	615	1334	952	0.00	0	0.00	0
	SDZ	117	0	181	0.00	0	0.00	0
	Sixmilebridge	211	391	419	5.54	194	5.69	199
	Athlunkard	146	69	319	0.00	0	10.13	355
	Bunratty	39	37	60	0.00	0	0.00	0
	Clonlara	94	66	237	0.00	0	2.38	59
	Parteen	62	164	189	1.06	27	0.00	0
	Ballycannon North (Meelick)	33	137	145	1.54	38	0.73	18
Unserviced Metropolitan Area Including Small Villages and Open Countryside						66 (units)		
Totals		1318	2198	2502	8.14	259	18.94	632
Service Towns	Ennistymon/ Lahinch	180	409	279	1.68	42	0.00	0
	Kilrush/ Cappa	246	324	455	5.65	141	2.44	61
	Scarriff/ Tuamgraney	115	217	252	7.30	146	11.30	226
Totals		541	950	986	14.63	329	13.73	287
Small Towns	Kilkee	108	199	167	0.00	0	0.00	0
	Killaloe	117	194	218	3.95	99	0.00	0
	Lisdoonvarna	56	188	124	1.25	25	10.71	214
	Miltown Malbay	41	189	63	0.00	0	0.00	0
	Newmarket-on-Fergus	144	285	259	3.39	85	0.00	0
	Tulla	44	73	104	3.55	71	5.60	112
Totals		509	1128	935	12.14	280	16.31	326
Large Villages - Tier 1	Ballyvaughan	25	81	51	0.52	10	1.31	26
	Corofin	61	100	107	3.10	62	0.00	0
	Crusheen	24	164	50	2.10	42	0.00	0
	Doonbeg	36	136	69	1.33	27	0.00	0
	Feakle	21	60	45	0.70	14	0.89	18
	Inagh	12	58	30	3.42	68	0.00	0
	Kilkishen	25	64	38	0.00	0	3.41	68
	Mountshannon	9	54	26	1.37	27	1.64	33
	Mullagh	16	56	38	2.51	50	1.53	31
	Quilty	19	41	42	2.98	60	0.00	0
	Quin	58	109	103	1.05	21	0.00	0
	Whitegate	19	56	42	0.81	16	0.00	0
	Liscannor	10	40	27	0.00	0	0.00	0
	Kilfenora	19	96	29	0.64	13	0.00	0
	Kilimer	7	18	23	2.34	47	0.00	0
Totals		362	1133	721	22.88	458	8.77	175
	Total	4805	7718	8496	85.84	2167	93.65	2497
Unserviced: Tier 2 Large Villages & Small Villages (including Broadford[8]) & Open Countryside			30		0.62	615 (units)		
Grand Total		4805	7748	8496				

[1] Taking the Housing Growth Requirement figure for Co. Clare that is set out in the *"The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025)"* , which is 985 units, and adjusting that for the period of the County Development Plan that is remaining (Q1 2026 to end Q4 2029, i.e. 13 Quarters) and adding 50% Additional Provision that is allowed for in the 2025 Guidelines, then assigned to settlements.

[2] These figures are based on detailed monitoring of development activity. Any land that is zoned in the CDP as Residential, Low-Density Residential or Strategic Residential Reserve, and where a multi-unit housing development has been constructed, commenced or permitted is discounted. The remaining area zoned for Residential, Low-Density Residential or Strategic Residential Reserve in each settlement is adjusted to 80% of its area - to reflect Section 3.2.1 of the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)* , and multiplied by the applicable dwellings per hectare density given in those Guidelines. Any such site that is subject to a proposed rezoning to Agriculture in this Variation arising from the RZLT process has been discounted also.

[3] Taking the annual Housing Growth Requirement figure for Co. Clare that is set out in the *"The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025)"* , which is 985 units, and adjusting that for the period starting from the end of the lifetime of the current CDP, and for the remaining period to which that Guideline target applies (Q2 2029 to Q4 2034, i.e. 23 quarters), and adding 50% Additional Provision that is allowed for in the 2025 Guidelines, then assigned to settlements.

[4] The sum of the land areas identified in each settlement for Residential zoning in this proposed Variation, adjusted to 80% of their area - to reflect Section 3.2.1 of the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)* . Sites that are currently zoned as Strategic Residential Reserve are not included.

[5] Total of housing units that could be built at the dwellings per hectare density for that type of settlement given in the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)* .

[6] The sum of the land areas identified in each settlement as Long Term Strategic and Sustainable Development Sites in this proposed Variation, adjusted to 80% of their area - to reflect Section 3.2.1 of the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).*

[7] Total of housing units that could be built at the dwellings per hectare density for that type of settlement given in the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).*

[8] Broadford contains Residential land zoning, but is considered an unserviced settlement at present. It is appropriate to add a further small portion of Residential-zoned land to one of those Residential-zoned sites.

Ennis Municipal District							
Settlement	Res.Ha. Zoned	LDR.Ha. Zoned	~~SR.Ha. Zoned~~ SR.Ha. Zoned	Commercial Ha. Zoned	Enterprise Ha. Zoned	Light Industry Ha. Zoned	Mixed Use Ha. Zoned
Key Town							
Ennis (including Clarecastle)	~~50.34~~ ~~113.17~~ 103.49	41.47	~~30.64~~ 9.68	65.49	79.87	52.86	98.24
Small Villages							
Barefield	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.73
Doora	N/A	N/A	~~N/A~~	0.38	0.00	0.00	0.00
Kilnamona	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00
Toonagh	N/A	N/A	~~N/A~~	0.16	0.00	0.00	0.00
Total	~~50.34~~ ~~113.17~~ 103.49	41.47	~~30.64~~ 9.68	66.03	79.87	52.86	98.97

Ennis Municipal District						
Settlement	Res.Ha. Zoned	LDR.Ha. Zoned	Commercial Ha. Zoned	Enterprise Ha. Zoned	Light Industry Ha. Zoned	Mixed Use Ha. Zoned
Key Town						
Ennis (including Clarecastle)	~~113.17~~ 103.49	41.47	65.49	79.87	52.86	98.24

Ennis Municipal District						
Settlement	Res.Ha. Zoned	LDR.Ha. Zoned	Commercial Ha. Zoned	Enterprise Ha. Zoned	Light Industry Ha. Zoned	Mixed Use Ha. Zoned
Small Villages						
Barefield	N/A	N/A	0.00	0.00	0.00	0.73
Doora	N/A	N/A	0.38	0.00	0.00	0.00
Kilnamona	N/A	N/A	0.00	0.00	0.00	0.00
Toonagh	N/A	N/A	0.16	0.00	0.00	0.00
Total	N/A	N/A	0.54	0	0	0.73

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield
Ennis	R1	2.00	1	1	1	1	√	√	√	√			
	R2	14.92	1	1	2	1	√	√	√		√		
	R3	0.79	1	1	1	1	√	√	√	√			
	R4	2.17	1	1	1	1	√	√	√	√			
	R5	2.33	1	1	1	1	√	√	√	√			
	R6	0.53	1	1	2	1	√	√	√		√		
	R7	0.58	1	1	1	1	√	√	√	√			
	R8	0.67	1	1	1	1	√	√	√	√			
	R9	4.83	1	1	2	2	√	√	√		√		
	R10	3.15	2	2	2	2	√	√	√		√		
	R11	0.68	2	2	1	1	√	√	√		√		
	R12	2.92	2	2	2	2	√	√	√		√		
	R13	7.54	2	2	2	2	√	√	√		√		
	R14	0.95	1	1	2	1	√	√	√		√		
	R15	0.07	1	1	1	1	√	√	√	√			
	R16	1.17	2	2	1	1	√	√	√		√		
	R18	1.63	1	1	1	2	√	√	√		√		
	R19	1.08	1	1	1	2	√	√	√		√		
	R21	2.31	2	2	1	1	√	√	√		√		
		50.34											
	~~SR1~~ R26	2.44	2	2	2	2	√	√	√		√	30	73
	SR2 ~~R33~~	5.69	2	2	2	2	√	√	√		√	30	171
	~~SR3~~	~~2.36~~	~~1~~	~~1~~	~~2~~	~~2~~	~~√~~	~~√~~	~~√~~	-	~~√~~		
	~~SR4~~ R29	2.14	1	1	2	1	√	√	√		√	30	64
	~~SR5~~ R30	5.82	1	1	2	1	√	√	√		√	30	174
	~~SR6~~ R25	2.09	1	1	1	1	√	√	√	√		30	63
	~~SR7~~ R28	1.01	1	1	1	1	√	√	√	√		30	30
	SR8 ~~R39~~	3.99	1	1	1	2	√	√	√		√	30	120
	~~SR9~~ R32	2.43	1	1	1	1	√	√	√	√		30	73
	~~SR10~~ R31	1.04	1	1	1	1	√	√	√	√		30	31
	~~SR11~~ R27	1.65	2	2	2	2	√	√	√		√	30	50
		~~30.64~~ **28.29**											**849**
	R22	3.67	2	2	1	1	√	√	√		√	30	110
	R24	1.48	2	2	1	1	√	√	√		√	30	44
	R34	2.02	1	1	1	2	√	√	√		√	30	61
	R35	2.24	1	2	1	1	√	√	√		√	30	67
	R36	2.97	2	2	1	1	√	√	√		√	30	89
	R37	1.57	1	1	1	1	√	√	√	√		30	47
	R38	2.09	1	2	1	2	√	√	√		√	30	63
	R40	7.53	2	2	1	1	√	√	√		√	30	226
	R41	0.19	1	1	1	1	√	√	√	√		30	6
	R42	0.75	2	2	1	1	√	√	√		√	30	23
	R43	8.46	2	2	1	1	√	√	√		√	30	254
	R44	0.64	2	2	1	1	√	√	√		√	30	19
	R45	0.93	2	2	1	1	√	√	√		√	30	28
		34.54											**1036**
	LDR1	1.01	1	1	1	2	√	√	√		√		
	LDR2	2.33	2	2	2	2	√	√	√		√		
	LDR3	1.20	1	1	2	1	√	√	√		√		
	LDR4	3.96	1	1	1	1	√	√	√	√			
	LDR5	1.28	1	1	1	1	√	√	√	√			
	LDR6	3.22	1	1	1	1	√	√	√	√			
	LDR7	10.12	2	2	1	2	√	√	√		√		
	LDR8	0.94	1	1	1	1	√	√	√	√			
	LDR9	1.02	1	1	1	2	√	√	√		√		
	LDR10	6.54	1	1	1	2	√	√	√		√		
	LDR11	2.67	2	2	2	1	√	√	√		√		
	LDR12	1.38	1	2	1	1	√	√	√		√		
	LDR13	1.59	1	1	1	1	√	√	√	√			
	LDR14	3.43	1	2	1	1	√	√	√		√		
	LDR15	0.80	2	2	2	2	√	√	√		√		
		41.47											

Shannon Municipal District								
Settlement	Res.Ha. Zoned	LDR.Ha. Zoned	~~SR.Ha.~~ ~~Zoned~~	Commercial Ha. Zoned	Enterprise Ha. Zoned	Light Industry Ha. Zoned	Industry Ha. Zoned	Mixed Use Ha. Zoned
Limerick-Shannon Metropolitan Area (Metropolitan Town)								
Shannon	32.18	30.22	~~0.00~~	11.05	102.25	186.60	0.00	23.09
Limerick-Shannon Metropolitan Area (Small Town)								
Sixmilebridge	~~8.05~~ 32.22 31.88	0.00	~~13.11~~	0.60	1.16	0.00	1.75	7.87
Limerick-Shannon Metropolitan Area (Large Villages)								
Bunratty	4.80	0.00	~~0.00~~	7.31	0.00	0.00	0.00	5.81
Clonlara	~~4.50~~ 9.76	0.00	~~5.26~~	0.00	2.38	0.00	0.00	1.41
Athlunkard	4.92	0.00	~~0.00~~	2.35	0.00	0.00	0.00	0.48
Ballycannon North (Meelick)	~~2.88~~ 8.78	0.00	~~3.98~~	0.37	0.00	0.00	0.00	0.89
Parteen	~~3.41~~ 9.58	0.00	~~4.84~~	1.05	0.00	0.00	0.00	1.06
Limerick-Shannon Metropolitan Area (Small Village)								
Ardnacrusha and Parkroe	N/A	N/A	~~N/A~~	2.57	0.00	0.00	0.00	0.00
Cratloe	N/A	N/A	~~N/A~~	1.68	0.00	0.00	0.00	0.00
O'Briensbridge*	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00	1.81
Small Town								
Newmarket-on-Fergus	~~7.92~~ ~~18.11~~ 15.17	0.00	~~6.35~~ 3.41	0.33	0.57	0.00	0.00	3.47
Total in M.D.	~~68.67~~ ~~120.35~~ 117.06	30.22	~~33.54~~ 30.6	27.31	103.97	186.60	1.75	45.90
**The O'Briensbridge Written Statement and Settlement Map is included within Volume 3c 'Killaloe Municipal District Settlement Plans'.*								

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield
Sixmilebridge	**R1**	1.55	1	2	1	1	√	√	√		**√**		
	R2	2.72	1	1	1	1	√	√	√	**√**			
	R3	0.51	1	2	1	1	√	√	√		**√**		
	R4	1.56	1	2	2	1	√	√	√		**√**		
	R5	0.93	1	1	1	2	√	√	√		**√**		
	R6	0.79	1	1	1	1	√	√	√	**√**			
	R8	~~3.69~~ 3.35	1	2	1	1	√	√	√		**√**	35-50	130-185
	R10	1.22	2	2	1	1	√	√	√		**√**	35-50	42-61
	R12	1.31	2	2	1	1	√	√	√		**√**	35-50	45-66
		~~10.59~~											
	~~SR1~~ R9	5.37	1	2	1	1	√	√	√		**√**	35-50	187-269
	~~SR2~~ R13	1.21	1	2	1	1	√	√	√		**√**	35-50	42-61
	~~SR3~~ R7	~~2.76~~ 3.78	2	2	1	1	√	√	√		**√**	35-50	132-189
	~~SR4~~ R11	~~3.76~~ 7.58	2	2	1	2	√	√	√		**√**	35-50	265-379
		~~13.11~~ ~~32.22~~ **31.88**											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2
Bunratty	**R1**	2.95	1	1	1	2	√	√	√		**√**
	R2	1.85	1	2	1	1	√	√	√		**√**
		4.80									

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield
Clonlara	**R1**	2.59	1	1	1	1	√	√	√	**√**			
	R2	0.7	1	2	1	1	√	√	√		**√**		
	R3	1.22	1	1	1	1	√	√	√	**√**			
		~~4.50~~											
	~~SR1~~ R4	5.26	1	1	1	1	√	√	√	**√**		25	131
		~~5.26~~ 9.76											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2
Athlunkard	**R1**	2.46	1	1	1	2	√	√	√		**√**
	R2	2.46	1	1	1	1	√	√	√	**√**	
		4.92									

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield
Ballycannon North (Meelick)	**R1**	2.88	2	2	1	2	√	√	√		**√**		
	R2	1.92	2	2	2	1	√	√	√		**√**	25	48
		~~2.88~~											
	~~SR1~~ R3	2.25	1	1	1	2	√	√	√		**√**	25	56
	~~SR2~~ R4	1.73	1	2	1	2	√	√	√		**√**	25	43
		~~3.98~~ 8.78											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield
Parteen	**R1**	0.89	1	1	1	1	√	√	√	**√**			
	R2	1.71	1	2	1	1	√	√	√		**√**		
	R3	0.81	1	1	1	1	√	√	√	**√**			
	R4	1.33	2	2	1	1	√	√	√		**√**	25	33
		~~3.41~~											
	~~SR1~~ R6	3.20	2	2	1	1	√	√	√		**√**	25	80
	~~SR2~~ R5	1.64	1	2	1	2	√	√	√		**√**	25	41
		~~4.84~~ 9.58											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield
Newmarket on Fergus	**R1**	0.74	1	1	1	1	√	√	√	**√**			
	R2	2.12	2	2	1	2	√	√	√		**√**		
	R3	2.95	2	2	2	2	√	√	√		**√**		
	R4	1.01	1	1	1	2	√	√	√		**√**		
	R6	1.1	1	1	1	2	√	√	√		**√**		
	R7	3.84	2	2	1	2	√	√	√		**√**	25-40	96-154
		~~7.92~~											
	~~SR1~~ R9	3.41	2	2	1	2	√	√	√		**√**	25-40	85-136
	SR3 ~~R8~~	2.94	2	2	2	1	√	√	√		**√**	25-40	73-118
		~~6.35~~ 18.11											

Killaloe Municipal District								
Settlement	Res.Ha. Zoned	LDR.Ha. Zoned	~~SR.Ha. Zoned~~ SR.Ha. Zoned	Commercial Ha. Zoned	Enterprise Ha. Zoned	Light Industry Ha. Zoned	Industry Ha. Zoned	Mixed Use Ha. Zoned
Service Town								
Scarriff/Tuamgraney	~~6.08~~ ~~32.08~~ 26.84	0.00	~~10.07~~ 3.46	1.85	13.85	6.64	14.85	14.33
Small Towns								
Killaloe	~~14.08~~ ~~20.64~~ 17.67	0.00	~~3.63~~	2.56	3.98	1.31	0.00	7.57
Tulla	~~7.87~~ 18.26	0.00	~~5.96~~	0.65	3.52	0.00	0.00	9.73
Large Villages								
Crusheen	~~4.29~~ ~~12.54~~ 6.59	0.00	5.96	0.13	0.00	0.00	0.00	5.60
Feakle	~~2.09~~ 4.64 4.54	0.00	~~1.63~~	2.02	1.78	0.00	0.00	4.20
Kilkishen	~~2.82~~ ~~4.72~~ 4.32	0.00	~~1.91~~ 0.4	0.00	3.75	0.00	0.00	5.44
Mountshannon	~~1.73~~ 5.81	0.00	~~2.36~~	0.31	0.74	0.00	0.00	4.90
Quin	~~5.21~~ 19.18 13.07	0.00	~~6.80~~	0.26	0.00	0.00	0.00	2.32
Whitegate	~~1.42~~ ~~6.11~~ 3.16	0.00	~~2.50~~ 1.77	0.11	0.00	0.00	0.00	4.19
Small Villages								
Ballinruan	N/A	N/A	~~N/A~~	0.11	0.00	0.00	0.00	0.00
Bodyke	N/A	N/A	~~N/A~~	0.35	0.00	0.00	0.00	0.00
Broadford	~~1.91~~ 2.69	0.00	~~0.00~~	0.00	0.00	0.00	0.00	2.50
Caher	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00	0.42
Clooney	N/A	N/A	~~N/A~~	0.20	0.00	0.00	0.00	0.00
Flagmount	N/A	N/A	~~N/A~~	0.29	0.00	0.00	0.00	0.00
Kilbane	N/A	N/A	~~N/A~~	0.19	0.00	0.00	0.00	0.00
Killanena	N/A	N/A	~~N/A~~	1.01	0.00	0.00	0.00	0.00
Kilmurry	N/A	N/A	~~N/A~~	0.63	0.00	0.00	0.00	0.45
O'Briensbridge and Bridgetown	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00	1.81
O'Callaghan's Mills	N/A	N/A	~~N/A~~	0.46	1.03	0.00	0.00	0.88
Ogonnelloe	N/A	N/A	~~N/A~~	0.18	0.00	0.00	0.00	0.00
Total in M.D.	~~**39.50**~~ ~~**126.67**~~ **103.05**	**0.00**	~~**40.83**~~ **11.59**	**11.32**	**28.65**	**7.95**	**14.85**	**64.34**

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Scarriff Tuamgraney	R1	3.48	2	2	1	2	√	√	√		√		
	R2	0.3	1	1	1	1	√	√	√	√			
	~~R3~~	~~0.86~~	~~1~~	~~1~~	~~1~~	~~1~~	~~√~~	~~√~~	~~√~~	~~√~~			
	~~R4~~	~~1.44~~	~~1~~	~~1~~	~~1~~	~~1~~	~~√~~	~~√~~	~~√~~	~~√~~			
	R7	7.5	1	2	1	1	√	√	√		√	20	150
	R8	1.09	2	2	1	1	√	√	√		√	20	22
	R9	0.89	1	2	1	1	√	√	√		√	20	18
	R10	1.53	1	1	1	1	√	√	√	√		20	31
	R11	5.59	1	2	2	1	√	√	√		√	20	112
	~~R12~~	~~1.97~~	1	1	1	1	√	√	√	√		20	39
		~~6.08~~											
	SR1	3.46											
	~~SR1~~ ~~R13~~	~~3.46~~ ~~3.11~~	2	2	1	1	√	√	√	√		20	62
	~~SR2~~ R5	~~4.59~~ 4.43	1	1	1	1	√	√	√	√		20	92
	~~SR3~~ R6	2.03	1	1	1	2	√	√	√		√	20	41
		~~10.08~~ 32.08 30.03											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Killaloe	R1	1.39	2	2	1	2	√	√	√		√		
	R2	0.99	1	1	2	2	√	√	√		√		
	R3	1.16	1	1	2	2	√	√	√		√		
	R4	0.58	1	2	1	2	√	√	√		√		
	R5	1.96	1	1	1	2	√	√	√		√		
	R9	3.03	2	2	1	1	√	√	√		√	20	76
	R10	4.35	2	2	1	1	√	√	√		√	20	109
	R11	0.58	2	2	2	2	√	√	√		√	20	14
	~~R12~~	~~2.97~~	~~1~~	~~2~~	~~2~~	~~2~~	~~√~~	~~√~~	~~√~~		~~√~~	~~20~~	~~74~~
		~~6.08~~											
	~~SR1~~ R6	2.26	2	2	1	2	√	√	√		√	20	57
	~~SR2~~ R7	1.05	1	1	1	2	√	√	√	√		20	26
	~~SR3~~ R8	0.32	1	2	2	2	√	√	√		√	20	8
		~~3.63~~ ~~20.64~~ 17.67											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Tulla	R1	2.61	1	1	1	2	√	√	√		√		
	R2	2.12	1	1	1	1	√	√	√	√			
	R3	3.13	1	2	1	1	√	√	√		√		
	R7	3.18	2	2	1	1	√	√	√		√	20	64
	R8	1.26	2	2	1	1	√	√	√		√	20	25
		~~7.87~~											
	~~SR1~~ R5 and R6	3.58	1	1	1	2	√	√	√		√	20	72
	~~SR3~~ R4	2.38	1	1	1	2	√	√	√		√	20	48
		~~5.96~~ 18.26											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Crusheen	R1	1.32	2	2	2	2	√	√	√		√		
	R2	2.97	1	2	1	1	√	√	√		√		
	R6	2.3	1	2	1	1	√	√	√		√	20	46
		~~4.29~~ 6.59											
	SR1 ~~R4~~	3.04	2	2	2	2	√	√	√		√	20	61
	SR2 ~~R5~~	2.02	1	2	1	1	√	√	√		√	20	40
	SR3 ~~R3~~	0.89	2	2	2	2	√	√	√		√	20	18
		~~5.96~~ 12.54											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Feakle	R1	0.97	2	2	1	1	√	√	√		√		
	R2	0.33	1	2	1	1	√	√	√		√		
	R3	0.79	1	1	1	1	√	√	√	√			
	R6	~~0.68~~ 0.64	1	2	1	2	√	√	√		√	20	14
	R7	0.24	1	1	1	1	√	√	√	√		20	5
		~~2.09~~											
	~~SR1~~ R5	0.46	1	2	1	1	√	√	√		√	20	9
	~~SR2~~ R4	~~1.17~~ 1.11	1	2	1	1	√	√	√		√	20	23
		~~1.63~~ ~~4.64~~ 4.54											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Kilkishen	R1	1.34	1	1	1	1	√	√	√	√			
	R2	1.47	1	2	1	1	√	√	√		√		
		~~2.82~~											
	SR1 ~~R4~~	0.4	1	1	1	~~1~~ 2	√	√	√	√		20	8
	~~SR2~~ R3	1.51	2	2	1	2	√	√	√		√	20	30
		~~1.91~~ 4.72											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Mountshannon	R1	1.73	1	2	1	2	√	√	√		√		
	R3	0.61	2	2	2	2	√	√	√		√	20	12
	R5	1.1	1	2	1	1	√	√	√		√	20	22
		~~1.73~~											
	~~SR1~~ R2	1.47	2	2	2	2	√	√	√		√	20	29
	~~SR2~~ R4	0.9	1	1	~~2~~ 1	1	√	√	√	√		20	18
		~~2.36~~ 5.81											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Quin	R1	1.85	1	2	1	1	√	√	√		√		
	R2	2.29	1	2	2	2	√	√	√		√		
	R3	1.06	1	1	2	2	√	√	√		√		
	~~R8~~	~~1.78~~	~~1~~	~~2~~	~~2~~	~~2~~	~~√~~	~~√~~	~~√~~		~~√~~	~~20~~	~~36~~
	R9	0.6	2	2	1	1	√	√	√			20	12
	R10	0.57	2	2	1	1	√	√	√			20	11
	~~R11~~	~~4.07~~	~~1~~	~~2~~	~~1~~	~~1~~	~~√~~	~~√~~	~~√~~		~~√~~	~~20~~	~~81~~
	R12	0.15	1	1	1	1	√	√	√	√		20	3
		~~5.21~~											
	~~SR1~~ R5	1.18	2	2	~~2~~ 1	~~2~~ 1	√	√	√		√	20	24
	~~SR2~~ R7	1.23	2	2	~~2~~ 1	~~2~~ 1	√	√	√		√	20	25
	~~SR3~~ R6	1.49	2	2	2	~~2~~ 1	√	√	√		√	20	30
	~~SR4~~ R4	~~2.91~~ 2.65	2	2	~~2~~ 1	~~2~~ 1	√	√	√		√	20	58
		~~6.8~~ ~~19.18~~ 13.07											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Whitegate	~~R1~~ R1	~~0.39~~ 0.39	~~1~~ 1	~~1~~ 1	~~2~~ 2	~~1~~ 1	~~√~~ √	~~√~~ √	~~√~~ √		~~√~~ √	20	8
	R2	0.64	1	1	1	1	√	√	√	√			
	R3	0.38	1	1	1	1	√	√	√	√			
	~~R7~~	~~0.5~~	~~2~~	~~2~~	~~1~~	~~1~~	~~√~~	~~√~~	~~√~~	-	~~√~~	~~20~~	~~10~~
	R8	0.1	1	1	1	1	√	√	√	√		20	2
	R9	~~1.57~~ 0.92	1	1	1	1	√	√	√	√		20	31
	~~R10~~	~~0.42~~	~~2~~	~~2~~	~~1~~	~~1~~	~~√~~	~~√~~	~~√~~	-	~~√~~	~~20~~	~~8~~
		~~1.42~~											
	SR1 ~~R5~~	0.78	1	2	1	2	√	√	√		√	20	15
	~~SR2~~ R4	0.73	1	2	1	~~2~~ 1	√	√	√		√	20	15
	SR3 ~~R6~~	0.99	1	2	1	1	√	√	√		√	20	20
		~~2.5~~ ~~6.11~~ 4.93											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Broadford	R1	0.54	1	2	1	0	√	√	√		√		
	R2	1.37	1	1	1	0	√	√	√		√		
	R3	0.78	2	2	1	0	√	√	√		√	20	16
		~~1.91~~ 2.69											

West Clare Municipal District								
Settlement	**Res.Ha. Zoned**	**LDR.Ha. Zoned**	**~~SR.Ha. Zoned~~ SR.Ha. Zoned**	**Commercial Ha. Zoned**	**Enterprise Ha. Zoned**	**Light Industry Ha. Zoned**	**Industry Ha. Zoned**	**Mixed Use Ha. Zoned**
Service Towns								
Ennistymon/Lahinch	~~7.53~~ ~~22.91~~ 22.61	0.00	~~4.81~~	7.01	4.37	0.00	9.68	4.69
Kilrush/Cappa	~~17.85~~ ~~23.18~~ 21.16	0.00	~~4.31~~ 2.18	10.83	6.79	9.44	7.83	20.20
Small Towns								
Kilkee	~~8.92~~ 12.41	0.00	~~3.50~~	0.73	4.32	0.00	0.00	13.72
Lisdoonvarna	~~6.89~~ ~~15.12~~ 14.38	0.00	~~6.66~~ 0.74	1.63	5.21	0.00	0.00	7.87
Miltown Malbay	~~5.50~~ ~~11.72~~ 11.63	0.00	~~6.34~~	5.74	2.01	0.00	0.00	9.37
Large Villages								
Ballyvaughan	~~1.65~~ 5.71	0.00	~~3.42~~	1.04	1.43	0.00	0.00	5.92
Corofin	~~4.68~~ 11.24	0.00	~~2.7~~	0.19	1.84	0.00	0.00	4.67
Doonbeg	~~2.98~~ ~~10.16~~ 9.61	0.00	~~5.52~~ 0.55	0.00	3.15	0.00	0.00	6.56
Inagh	~~1.0~~ 8.90	0.00	~~3.6~~	1.14	0.00	0.00	0.00	1.11
Mullagh	~~3.18~~ 6.63	0.00	~~2.2~~	0.49	0.00	0.00	0.00	4.60
Quilty	~~1.11~~ ~~6.30~~ 5.5	0.00	~~2.11~~ 0.8	0.28	0.00	0.00	0.00	0.96
Liscannor	~~22.9~~ 4.21	0.00	~~2.2~~	0.58	0.77	0.00	0.00	5.39
Kilfenora	~~1.47~~ 7.09	0.00	~~4.8~~	0.93	0.00	0.00	0.00	2.40
Killimer	~~1.12~~ 4.06	0.00	~~0.00~~	0.00	1.33	0.00	0.00	2.99
Kilmihil	N/A	N/A	~~N/A~~	0.38	0.18	0.00	2.61	4.87
Kiladysert	N/A	N/A	~~N/A~~	0.12	0.00	0.00	0.00	6.23
Small Villages								
Ballyea	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00	0.00
Ballynacally	N/A	N/A	~~N/A~~	0.00	1.40	0.00	0.00	3.98
Belharbour	N/A	N/A	~~N/A~~	1.96	~~0.68~~ **0.00**	0.00	0.00	1.69
Boston	N/A	N/A	~~N/A~~	0.27	0.00	0.00	0.00	0.00
Carrigaholt	N/A	N/A	~~N/A~~	0.00	2.99	0.00	0.00	7.30
Carron	N/A	N/A	~~N/A~~	0.24	0.00	0.00	0.00	0.00
Connolly	N/A	N/A	~~N/A~~	0.18	0.00	0.00	0.00	0.00
Cooraclare	N/A	N/A	~~N/A~~	0.85	1.21	0.00	0.00	2.94
Cranny	N/A	N/A	~~N/A~~	0.18	0.19	0.00	0.00	0.56
Creegh	N/A	N/A	~~N/A~~	0.18	1.87	0.00	0.00	4.68
Cross	N/A	N/A	~~N/A~~	0.06	0.00	0.00	0.86	0.45
Doolin	N/A	N/A	~~N/A~~	0.45	0.00	0.00	0.00	4.22
Doonaha	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00	1.58
Fanore	N/A	N/A	~~N/A~~	0.47	0.00	0.00	0.00	3.44
Inch	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00	0.00
Kilbaha	N/A	N/A	~~N/A~~	0.16	0.00	0.00	0.00	1.18
Kilnaboy	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00	0.00
Kilmaley	N/A	N/A	~~N/A~~	1.02	0.00	0.00	0.00	2.39
Kilmurry McMahon	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00	0.00
Kilshanny	N/A	N/A	~~N/A~~	0.16	0.00	0.00	0.00	0.00
Knock	N/A	N/A	~~N/A~~	0.13	0.00	0.00	0.00	0.55
Knockerra	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00	0.80
Labasheeda	N/A	N/A	~~N/A~~	0.00	1.58	0.00	0.00	2.02
Lissycasey	N/A	N/A	~~N/A~~	2.29	1.35	0.00	0.00	1.72
Moy	N/A	N/A	~~N/A~~	0.00	0.50	0.00	0.00	0.00
Moyasta	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00	0.56
Querrin	N/A	N/A	~~N/A~~	0.00	0.00	0.00	0.00	0.49
Ruan	N/A	N/A	~~N/A~~	0.19	1.32	0.00	0.00	2.57
Spanish Point	N/A	N/A	~~N/A~~	3.38	0.00	0.00	0.00	1.94
Tubber	N/A	N/A	~~N/A~~	0.00	0.00	0.00	1.95	0.17
Total in M.D.	~~67.57~~ ~~**149.64**~~ 145.14	0.00	~~**52.21**~~ ***4.27***	43.26	~~44.48~~ **43.80**	9.44	22.93	146.79

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Ennistymon	**R1**	1.73	2	2	1	2	√	√	√		**√**		
	R2	0.75	1	1	1	2	√	√	√		**√**		
	R3	1.17	2	2	1	2	√	√	√		**√**		
	R4	0.96	1	1	1	2	√	√	√		**√**		
	R5	0.99	1	1	1	1	√	√	√	**√**			
	R6	0.77	2	1	1	2	√	√	√		**√**		
	R7	1.16	**1**	**1**	**1**	**2**	**√**	**√**	**√**		**√**		
		~~7.54~~											
	~~SR1~~ R10	0.51	2	2	1	2	√	√	√		**√**	25-40	13-20
	~~SR2~~ R9	0.58	1	1	1	2	√	√	√		**√**	25-40	14-23
	~~SR3~~ R11	1.13	2	2	1	2	√	√	√		**√**	25-40	28-45
	~~SR5~~ R8	2.60	2	2	2	1	√	√	√		**√**	25-40	65-104
		~~4.81~~ 12.34											

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Kilrush	**R1**	0.69	1	1	1	1	√	√	√	**√**			
	R2	1.44	1	2	1	1	√	√	√		**√**		
	R3	1.76	1	1	1	1	√	√	√	**√**			
	R4	0.99	2	2	2	2	√	√	√		**√**		
	R6	2.05	1	1	1	1	√	√	√	**√**			
	R7	1.81	1	1	1	1	√	√	√	**√**			
	R8	2.15	1	1	1	2	√	√	√		**√**		
	R9	1.01	1	1	1	1	√	√	√	**√**			
	R12	~~1.87~~ 2.03	2	2	1	1	√	√	√		√	25-40	47-75
	R13	1.77	2	2	1	1	√	√	√		√	25-40	44-71
	R14	1.71	2	2	1	1	√	√	√		√	25-40	43-68
	R16	1.54	1	1	1	1	√	√	√	√		25-40	39-62
		~~11.90~~											
	SR1 ~~R15~~	2.18	2	2	2	2	√	√	√		**√**	25-40	55-87
	~~SR2~~ R10	1.05	1	1	1	1	√	√	√	**√**		25-40	69-110
	~~SR3~~ R11	1.08	2	2	2	1	√	√	√		**√**	25-40	27-43
		~~4.31~~ 23.18 23.34											

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Kilkee	**R1**	0.34	1	1	1	2	√	√	√		**√**		
	R2	1.33	1	1	1	2	√	√	√		**√**		
	R3	0.56	1	1	1	2	√	√	√		**√**		
	R4	1.29	1	1	1	2	√	√	√		**√**		
	R5	1.40	1	1	1	2	√	√	√		**√**		
	R6	1.40	2	2	2	2	√	√	√		**√**		
	R7	0.90	2	2	1	2	√	√	√		**√**		
	R8	1.70	1	2	2	2	√	√	√		**√**		
		~~8.91~~											
	~~SR1~~ R9	1.71	2	2	2	**2**	√	√	√		**√**	20	34
	~~SR2~~ R10	1.79	1	1	1	2	√	√	√		**√**	20	36
		~~3.5~~ 12.41											

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Lisdoonvarna	**R1**	1.82	1	1	2	1	√	√	√		**√**		
	R2	1.99	1	2	1	1	√	√	√		**√**		
	R3	2.19	1	1	2	1	√	√	√		**√**		
	R4	0.88	1	1	1	1	√	√	√	**√**			
	R9	1.57	1	2	1	1	√	√	√		√	20	31
		~~6.89~~											
	SR1 ~~R5~~	0.74	1	2	1	1	√	√	√		**√**	20	15
	~~SR2~~ R7	3.15	1	1	1	1	√	√	√		**√**	20	63
	~~SR3B~~ R6	1.29	2	2	2	1	√	√	√	**√**		20	26
	~~SR4~~ R8	1.49	2	2	2	1	√	√	√		**√**	20	30
		~~6.67~~ 15.12											

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Miltown Malbay	**R1**	0.39	1	1	1	1	√	√	√	**√**			
	R2	2.10	1	1	1	2	√	√	√		**√**		
	R3	1.29	2	2	1	1	√	√	√		**√**		
	R4	1.72	1	**2**	1	1	√	√	√		**√**		
		~~5.49~~											
	~~SR1~~ R8	2.05	1	1	2	2	√	√	√		**√**	20	37
	~~SR2~~ R5	~~1.95~~ 1.85	1	1	1	2	√	√	√		**√**	20	37
	~~SR3~~ R7	~~2.33~~ 2.24	2	2	1	**2**	√	√	√		**√**	20	42
		~~6.33~~ ~~11.72~~ 11.63											

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Ballyvaughan	R1	0.75	1	2	1	1	√	√	√		√		
	R2	0.90	1	2	1	1	√	√	√		√		
	R6	0.46	1	2	2	1	√	√	√		√	20	9
	R7	0.18	1	2	2	1	√	√	√		√	20	4
		~~1.65~~											
	~~SR1~~ R3	1.56	1	2	1	1	√	√	√		√	20	31
	~~SR2~~ R4	0.99	2	2	2	2	√	√	√		√	20	20
	~~SR3~~ R5	0.87	1	2	2	2	√	√	√		√	20	17
		~~3.42~~ 5.71											

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Corofin	R1	1.36	1	1	1	1	√	√	√	√			
	R2	1.92	1	1	1	1	√	√	√	√			
	R3	0.35	2	2	1	1	√	√	√		√		
	R4	0.73	2	2	1	1	√	√	√		√		
	R5	0.32	2	2	2	2	√	√	√		√		
	R7	1.84	1	1	1	1	√	√	√	√		20	37
	R10	2.03	1	2	1	1	√	√	√		√	20	41
		~~4.68~~											
	~~SR1~~ R9	0.52	1	1	2	2	√	√	√		√	20	10
	~~SR2~~ R6	0.33	2	2	2	2	√	√	√		√	20	7
	~~SR3~~ R8	1.85	1	1	1	1	√	√	√	√		20	37
		~~2.7~~ 11.24											

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Doonbeg	R1	1.56	1	1	1	1	√	√	√	√			
	R2	0.42	1	1	1	2	√	√	√		√		
	R3	1.00	1	1	1	2	√	√	√		√		
	R7	1.66	1	1	1	2	√	√	√		√	20	33
		~~2.98~~											
	~~SR1~~ R6	1.42	2	2	2	2	√	√	√		√	20	28
	SR2 ~~R4~~	0.55	2	2	1	2	√	√	√		√	20	11
	~~SR3~~ R5	3.55	1	1	1	2	√	√	√		√	20	71
		~~5.52~~ 10.16											

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Inagh	R1	0.40	1	1	1	1	√	√	√	√			
	R2	0.61	1	1	1	1	√	√	√	√			
	R5	4.28	1	2	2	1	√	√	√		√	20	86
		~~1.00~~											
	~~SR1~~ R3	2.12	2	2	1	1	√	√	√		√	20	42
	~~SR2~~ R4	1.49	1	1	1	2	√	√	√		√	20	30
		~~3.62~~ 8.90											

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Mullagh	R1	0.68	1	1	1	1	√	√	√	√			
	R2	0.58	1	1	1	1	√	√	√	√			
	R5	0.39	1	1	1	1	√	√	√	√		20	8
	R6	1.05	1	2	1	1	√	√	√		√	20	21
	R7	1.57	1	2	1	1	√	√	√		√	20	31
	R9	0.13	1	2	1	1	√	√	√		√	20	3
		~~1.26~~											25
	~~SR1~~ R3	1.22	1	2	1	1	√	√	√		√	20	24
	~~SR2~~ R4	1.01	1	1	1	1	√	√	√	√		20	20
		~~2.23~~ 6.63											

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Quilty	~~R1~~	~~0.63~~	~~1~~	~~1~~	~~1~~	~~1~~	~~√~~	~~√~~	~~√~~	~~√~~			
	R2	0.48	2	2	1	2	√	√	√		√		
	R5	2.29	1	1	1	2	√	√	√		√	20	46
	R6	1.43	1	2	1	2	√	√	√		√	20	29
		~~1.11~~											
	~~SR1~~ R3	1.30	1	2	1	1	√	√	√		√	20	26
	SR2 R4	0.80	1	1	2	1	√	√	√		√	20	16
		~~2.12~~ 6.30											

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Liscannor	R1	0.64	1	1	1	1	√	√	√	√			
	R2	0.80	1	1	1	1	√	√	√	√			
	R4	0.60	1	2	1	1	√	√	√		√		
		~~2.04~~											
	~~SR1~~ R5	1.49	1	1	1	1	√	√	√	√		20	30
	~~SR2~~ R6	0.68	1	1	1	2	√	√	√		√	20	14
		~~2.17~~ 4.21											

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Kilfenora	R1	0.70	1	1	1	2	√	√	√		√		
	R2	0.38	1	1	1	1	√	√	√	√			
	R3	0.40	1	1	1	1	√	√	√	√			
	R9	0.80	2	2	2	1	√	√	√		√	20	16
		~~1.47~~											
	~~SR1~~ R5	1.14	2	2	1	2	√	√	√		√	20	23
	~~SR2~~ R4	1.23	2	2	1	2	√	√	√		√	20	25
	~~SR3~~ R8	1.45	2	2	2	1	√	√	√		√	20	29
	~~SR4~~ R6	0.50	2	2	1	1	√	√	√		√	20	10
	~~SR5~~ R7	0.49	2	2	1	2	√	√	√		√	20	10
		~~4.81~~ 7.09											

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Killimer	R1	0.79	1	1	1	2	√	√	√		√		
	R2	0.34	1	1	1	2	√	√	√		√		
	R3	2.93	1	2	1	1	√	√	√		√	20	59
		~~1.13~~ 4.06											

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	EstimatedUnit Yield
Lahinch	R1	0.92	1	1	1	1	√	√	√	√			
	R2	1.62	1	2	1	1	√	√	√		√		
	R3	1.71	1	1	1	2	√	√	√		√		
	R8	0.16	1	1	2	2	√	√	√		√	25-40	4-6
	R9	1.94	1	1	2	2	√	√	√		√	25-40	49-78
		~~4.25~~											
	~~SR1~~ R7	1.61	1	2	1	1	√	√	√		√	25-40	40-64
	~~SR2~~ R5	~~0.9~~ 0.76	2	2	2	2	√	√	√		√	25-40	23-36
	~~SR3~~ R6	~~1.11~~ 0.95	1	1	1	1	√	√	√	√		25-40	28-44
	~~SR4~~ R4	0.61	2	2	1	1	√	√	√		√	25-40	15-24
		~~4.23~~ ~~10.57~~ 10.27											

Submission No: CDPVAR 26S1-484 – Southern Regional Assembly
Summary of Issues Raised in Submission
The Southern Regional Assembly acknowledges and supports the need for Clare County Council to provide for additional housing through this Variation process based on the Section 28 Guidelines - NPF Implementation: Housing Growth Requirements. On 26th March 2026, the Regional Assembly commenced the review of the Regional Spatial and Economic Strategy for the Southern Region (RSES) in accordance with Part 3, Chapter 4 of the Planning and Development Act 2024 (as amended). The revised RSES must align with the objectives of the National Planning Framework First Revision and will provide a basis for the future 10-year Development Plan cycle.
Chief Executive's Response
I thank the Southern Regional Assembly for their submission and note the recent commencement of the review of the Regional Spatial and Economic Strategy for the Southern Region and I look forward to continued engagement throughout the strategy preparation process.
Chief Executive's Recommendation
I recommend no change to the proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Submission No: 26S1-258 Maritime Area Regulatory Authority

Summary of Issues Raised in Submission

The Maritime Area Regulator Authority (MARA) assessed the County Council's Proposed Variation in accordance with the Planning and Development Act 2024. The submission sets out MARA's responsibility as a prescribed body in accordance with Section 54 of the Planning and Development Act 2024 for the purposes of development plan review and the preparation of draft development plans and in accordance with Section 58 in relation to the variation of a development plan.

MARA welcomes the opportunity to consult on the Proposed Variation.

MARA highlighted Clare County Council's statutory obligations as a Coastal Planning Authority (CPA) in accordance with Section 42 (8)(b)(ii) of the Planning and Development Act 2024 to ensure the development plan is materially consistent with the National Marine Planning Framework (NMPF). MARA highlighted the need to align or take into consideration the objectives and policies as set out in the NMPF with the proposed changes which form part of the Proposed Variation.

MARA further highlights their role as a prescribed body for the purposes of all maritime development and the obligation on the CPA to refer all planning application within and directly adjacent to the maritime area to MARA at validation stage for comment. This includes any proposed planning development within the maritime area and highlights the requirement for a Maritime Area Consent (MAC) before submission pf any planning applications unless it can be demonstrated that the land in question is a privately owned maritime site or has an existing foreshore lease or licence. MARA is happy to advise the Coastal Planning Authority in this regard where any queries may arise.

MARA provides the relevant contact details for consultation on maritime planning and requests early notification of the maritime planning applications to the Authority.

To conclude, MARA provides other additional information in relation to the obligations on MARA under the MAP Act with regard to specific activities in Schedule 7 for which they can grant a Maritime Usage Licence (MUL). They also provide links to information on both MAC and MUL applications, Foreshore Consent and Further advice and guidance on MARA.

Chief Executive's Response

I wish to thank MARA for their submission to the Proposed Variation, and I acknowledge the importance of the statutory role which MARA plays in the planning process for a Coastal Planning Authority such as Clare County Council. I can confirm that in preparing the Proposed Variation Clare County Council had regard to the objectives and policies as set out in the NMPF. I note the highlighted statutory obligations in terms of maritime development and thank MARA for providing the relevant contact details for such consultation and referrals.

Chief Executive's Recommendation
I recommend that no amendment is made to the Proposed Variation on the basis of this submission.

Submission No: CDPVAR 26S1-313 – OPW Flood Management

Summary of Issues Raised in Submission

The submission welcomes the opportunity to comment on the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029 and advises that this submission has been made specifically in relation to flooding and flood risk management. The submission is summarised as follows:

- Map Review Programme – Flood Mapping produced under the National CFRAM Programme is currently under review at Ennis and updated mapping at Sixmilebridge is at post consultation stage and due to be published in the coming months. The Council is requested to note that the mapping in these areas may change as part of the review process and any update of status can be found at the on-line link provided.
- The preparation of development plans should take account of the opportunities to use nature-based solutions to reduce runoff and provide other benefits to water quality, biodiversity e.g. by using SUD's.
- Encourages Nature Based Solutions and green infrastructure, by way of an integrated approach, at key sites to help avoid reliance on individual site by site solutions.

The submission includes observations in relation to a number of sites which require the Council's consideration in relation to flooding/flood risk on proposed Residential and Village Growth Area sites, specifically Clonlara (R4), Feakle (R4), (R5), (R6), (R7); Quin (R4), Doonbeg (R4) and (R6), Kilkee (R10), Miltown Malbay (R7), Ballycannon North (R4), Sixmilebridge (R8), Broadford (R3), Mountshannon (LT1), O'Callaghan's Mills (VGA6), Tuamgraney (R5) and (R11), Inch (VGA3), Kilmaley (VGA7) and (VGA8), Lahinch (R3), (R4), (R5), (R6) & (R7), Lisdoonvarna (LT1) and (R9).

Chief Executive's Response

I thank the OPW for their submission and present my response below.

Map Review Programme - The Strategic Flood Risk Assessment (SFRA) is based on the best available CFRAM mapping at the time of preparation and a note will be included in the SFRA to reflect this.

Nature Based Solutions (NBS) - The parent SFRA in Volume 10 of the Clare County Development Plan 2023-2029 includes guidance on the consideration of NBS and SuDS for all new development. Additional wording is included within Section 2.2 of the SFRA: 'In particular, it is noted that the site will offer opportunities to integrate nature-based solutions to reduce runoff and deliver benefits for both water quality and biodiversity. At development management stage applicants should implement the Best Practice Interim Guidance Document 'Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas', as well as the Guidance Document for Planners, Developers and Developer Agents 'Implementation of Urban Nature-based Solutions' wherever possible.

Clonlara (R4) – The SFRA notes that a site-specific flood risk assessment accompanied the planning application (P20/740) for the residential development that is currently at advanced construction stage. The planning permission was granted under the Clare County Development Plan 2017-2023 in which the site was zoned Residential. The SSFRA that accompanied the application informed the defined area of flood risk on site and the consideration of the application by the Planning Authority, whereby a condition of the planning permission was that the area of flood risk was kept as open space. Flood mapping was based on a site-specific assessment of levels and took into account that the CFRAM mapping missed a culvert under the canal at this location.

The SFRA of the Clare County Development Plan 2017-2023 SFRA states the following:
'Potential risk arising from the headrace and canal were reviewed in CFRAM outputs and the risk level is low due to the fact that the levels the headrace are closely managed by ESB. Based on current Flood Zones, the settlement is in Flood Zone C. There are some low lying and boggy land adjacent to the old canal, which is zoned for open space. This is appropriate and should be retained. Land use zonings are appropriate. JT not needed'.

'Clonlara has been subject to a detailed flood risk mapping and management study under the Shannon CFRAM. The draft flood mapping from the Shannon CFRAM with respect to these settlements have been incorporated in this report……. The management plans from the CFRAM are not included within the assessment. Detailed, site specific FRAs may be submitted to support planning applications'.

The site is zoned Strategic Residential Reserve in the current development plan as it was considered that it was the most appropriate zoning given the development status of the site.

Finally, I can confirm the Flood Zone B extent is slightly larger than the National CFRAM extents.

Feakle (R4) - Flood risk is managed within the site by preventing development within Flood Zone A/B and the requirement for a SSFRA at development management stage. The proposed Variation includes a written site-specific objective which states 'Development proposals……must also include an appropriately detailed Site-Specific Flood Risk Assessment as set out in Section 5 of the Clare County Development Plan 2023 2029 Strategic Flood Risk Assessment (the parent SFRA) in Volume 10c' which I consider clearly provides the flood-risk mitigation at project level. However, in order to align with the OPW's request I propose to adjust the site boundary to align with the written objective.

In the case of this site the current 0.1% AEP is used to designate the future 1% AEP climate change extent as set out under the Planning Guidelines where climate change outlines are not otherwise available.

Quin R(4) - Flood risk is managed within the site by preventing development within Flood Zone A/B and the HEFS climate change extent and the requirement for a SSFRA at development management stage. The proposed Variation includes a written site-specific objective which states 'Planning applications must be accompanied by an appropriately detailed Site Specific Flood Risk Assessment as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA) in Volume 10c *which includes measures for the provision*

of access to allow for maintenance of the Drainage District at this location which I consider clearly provides the flood-risk mitigation at project level. However, in order to align with the OPW's request I propose to adjust the site boundary to align with the written objective.

The measures outlined in the SFRA will ensure that the floodplain is protected and adequate maintenance space is provided. The SFRA will be updated to include reference to the presence of Arterial Drainage Schemes and will note the preservation of maintenance access and I propose to include additional wording as set out in the paragraph above.

Doonbeg (R4) and (R6): Flood risk is managed within the site by preventing development within the HEFS climate change extent and requiring SSFRA at development management stage. The proposed Variation includes a written site-specific objective for both R4 and R6 which states 'Any future development should be subject to an appropriately detailed Flood Risk Assessment as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment in Volume 10' which I consider clearly provides the flood risk mitigation at project level. However, in order to align with the OPW's request I propose to adjust the site boundaries to align with the written objective. I note that site R4 is the subject of another submission and my recommendation is that the proposed Variation is made without the proposed amendment to Site R4.

Kilkee (R10) - In identifying land for zoning the process is informed by many factors including that of the provision of planned infrastructure and the on-going maintenance requirements where these arise. Zoning is informed by rigorous environmental assessments and flood risk assessment where it relates to flood management schemes, which involves consultation with project teams and relevant Council personnel, to ensure the necessary mitigation and provisions inform both the zoning and the accompanying site objective, which in turn informs the consideration of any development proposals that may arise. I consider that the SFRA and site-specific objective in the Kilkee settlement plan for R10 is clear in its intent to ensure that any development proposal will make the necessary provisions that are required, in consultation with the Council. It is in the interest of the Planning Authority to facilitate whatever arrangements or measures are required. Furthermore, I can confirm that the SFRA was prepared with input from the Kilkee Flood Relief Scheme team which informed the assessment and site-specific objective for the site. I do not propose an amendment is required.

Miltown Malbay (R7) - Flood risk is managed within the site by preventing development within Flood Zone A/B and the HEFS climate change extent and requiring SSFRA at development management stage. Climate change was investigated as part of the minor works study and has been used to inform the SFRA process. The proposed Variation includes a written site-specific objective which states 'There is a small portion of the northern boundary of the site which lies within area whereby there is potential for flood risk which shall be retained as open space/green infrastructure. Any future development should be subject to an appropriately detailed Site Specific Flood Risk Assessment as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA) in Volume 10c' which I consider clearly provides the flood-risk mitigation at project level. However, in order to align with the OPW's request I propose to adjust the site boundary to align with the written objective.

Ballycannon North (R4) - A site visit has been undertaken which confirmed that the watercourse is minor in nature with a small channel size and catchment area less than 5km2. There is a circa 15m offset from the watercourse and the residential zoning which appropriately manages flood risk. A site-specific FRA will be required in accordance with CDP policy to confirm appropriate FFL and flood risk management details. A Stage 3 assessment is not required at Plan Making stage on this basis.

Sixmilebridge (R8) - The measures outlined in the SFRA will ensure that the floodplain is protected and adequate maintenance space is provided. The SFRA will be updated to include reference to the presence of Arterial Drainage Schemes and will note the preservation of maintenance access. I propose to include wording in the zoning objective for this site '*The measures as outlined in the Strategic Flood Risk Assessment for R8 shall inform any future development of this site to ensure that the floodplain directly adjacent to the zoned lands are protected and adequate access is provided to allow for the maintenance of both the Arterial Drainage Scheme and Drainage District at this location'*.

Broadford (R3) – There is access available to and from the site from the L3080 to the south which is not impacted by any flooding, with potential access also through the R2 lands to the south.

Feakle (R5), (R6), (R7) - The SFRA will be updated to acknowledge historical flooding in the vicinity, and to note that Stage 3 detailed FRAs are only required at development management stage. A site visit has been undertaken which confirmed that the watercourse is minor in nature with a small channel size and catchment area less than 5km2. There is a 10m offset from the watercourse (in the case of R5 and R7) and the residential zoning which appropriately manages flood risk and for R6 a 10m buffer will be provided. A site-specific FRA will be required in accordance with CDP policy to confirm appropriate FFL and flood risk management details. A Stage 3 assessment is not required at Plan Making stage for the above sites on this basis.

Mountshannon (LT1) - A site visit has been undertaken which confirmed that the watercourse is minor in nature with a small channel size and catchment area less than 5km2. There is a 10m offset from the watercourse and the residential zoning provided with just a small section missing which has been amended to ensure the 10m off set applies fully and which appropriately manages flood risk. A site-specific FRA will be required in accordance with CDP policy to confirm appropriate FFL and flood risk management details. A Stage 3 assessment is not required at Plan Making stage on this basis.

O'Callaghan's Mills (VGA6) - The VGA6 boundary is aligned to the HEFS 0.1% AEP extent. Flood risk is therefore managed appropriately. I note this site is the subject of other submissions and my recommendation is that the proposed Variation is made without the proposed amendment that relates to this site.

Tuamgraney (R5) and (R11) - Site R11 is set back 10m and I propose an amendment to site R5 set back the site boundary by 10m from the watercourse. A site visit has been undertaken which confirmed that the watercourse is minor in nature with a small channel size and catchment area less than 5km2. With a 10m offset in place then flood risk is appropriately managed. A site-specific FRA will be required in accordance with CDP policy to confirm appropriate FFL and flood risk management details. A Stage 3 assessment is not required at plan making stage on this basis.

Inch (VGA3) - A site visit has been undertaken which confirmed that the watercourse is minor in nature with a small channel size and catchment area less than 5km2. There is a 10m offset from the watercourse and the VGA zoning which appropriately manages flood risk. A site-specific FRA will be required in accordance with CDP policy to confirm appropriate FFL and flood risk management details. A Stage 3 assessment is not required at plan making stage on this basis.

Kilmaley (VGA7) and (VGA8) - A site visit has been undertaken which confirmed that the watercourse is minor in nature with a small channel size and catchment area less than 5km2. There is a 10m offset from the watercourse and the VGA7 & VGA8 lands which appropriately manages flood risk. A site-specific FRA will be required in accordance with CDP policy to confirm appropriate FFL and flood risk management details. A Stage 3 assessment is not required at Plan Making stage on this basis.

Lahinch (R3), (R4), (R5), (R6) and (R7) – A site visit has been undertaken which confirmed that the respective watercourses are minor in nature with a small channel size and catchment area less than 5km2. A 10m offset from the watercourse has been applied for sites R5, R6 and R7 zonings which appropriately manages flood risk. A site-specific FRA will be required in accordance with CDP policy to confirm appropriate FFL and flood risk management details. A Stage 3 assessment is not required at plan making stage on this basis. I note site R4 abuts the road so no set-back can be provided and that site R3 is not part of the proposed Variation to the development plan.

Lisdoonvarna (LT1) - A site visit has been undertaken which confirmed that the watercourse is minor in nature with a small channel size, very steep banks and a catchment area less than 5km2. There is a 10m offset from the watercourse and the LT1 zoning which appropriately manages flood risk. A site-specific FRA will be required in accordance with CDP policy to confirm appropriate FFL and flood risk management details. A Stage 3 assessment is not required at Plan Making stage on this basis.

Lisdoonvarna (R9) - A site visit has been undertaken which confirmed that the watercourse is minor in nature with a small channel size and catchment area less than 5km2. There is a 10m offset from the watercourse and the R9 zoning which appropriately manages flood risk. A site-specific FRA will be required in accordance with CDP policy to confirm appropriate FFL and flood risk management details. A Stage 3 assessment is not required at Plan Making stage on this basis.

Chief Executive's Recommendation

I recommend amendments to the proposed Variation No.1 to the Clare County Development Plan 2023-2029 as follows:

Volume 3c Killaloe Municipal District Settlement Plans, **Feakle** Settlement Plan
To amend the Feakle Settlement Map to show amendments as follows:

- Site R6 – to amend the site boundary and zone the area as Buffer Space

Volume 3c Killaloe Municipal District Settlement Plans, **Quin** Settlement Plan
To amend the Quin Settlement Plan to show the following amendment:

- Site R4 – to amend the site boundary and zone the area removed as Buffer Space

Volume 3d West Clare Municipal District Settlement Plans, **Doonbeg** Settlement Plan:
To amend Doonbeg Settlement Plan to show the following amendment:

- Site R6 – to amend the settlement boundary and zone the area removed as Buffer Space

Volume 3d West Clare Municipal District Settlement Plans, **Miltown Malbay** Settlement Plan:
To amend the Miltown Malbay Settlement Plan to show the following amendment:

- Site R7 – to amend the settlement boundary and zone the area removed as Buffer Space

Volume 3b Shannon Municipal District Settlement Plans, **Sixmilebridge** Settlement Plan:
To amend the Sixmilebridge Settlement Plan to show the following amendment:

- Site R8 – to include additional wording in the zoning objective for this site at the end of paragraph 2 to read 'The vehicular access to the site shall form a crossroads junction with the Rossmanagher Road and the access road into Gort na Gréine. The access road shall be extended from the site entrance eastwards as far as the eastern site boundary, in accordance with the road design requirements of the Council. Development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe pedestrian, cycle and vehicular access to the site. *The measures as outlined in the Strategic Flood Risk Assessment for R8 shall inform any future development of this site to ensure that the floodplain directly adjacent to the zoned lands are protected and adequate access is provided to allow for the maintenance of both the Arterial Drainage Scheme and Drainage District at this location'*.

Volume 3c Killaloe Municipal District Settlement Plans, **Mountshannon** Settlement Plan
To amend the Mountshannon Settlement Plan to show the following amendment:

- Site LT1 – to amend the settlement boundary and zone the area removed as Buffer Space

Volume 3c Killaloe Municipal District Settlement Plans, **Tuamgraney** Settlement Plan
To amend the Tuamgraney Settlement Plan to show the following amendment:

- Site R5- to amend the site boundary and zone the area removed as Buffer Space

Volume 3d West Clare Municipal District Settlement Plans, **Lahinch** Settlement Plan:
To amend the Lahinch Settlement Plan to show the following amendment:

- Sites R5 – to amend the residential zoning to provide a 10m off set either side of the watercourse through the site and zone the area as Open Space
- Site R6 - to amend the residential zoning along the northern boundary to provide a 10m off set and to zone the area as Open Space
- Site R7 – to amend the southern site boundary and zone the area removed as Open Space

I recommend that the proposed Variation is made **without** the following proposed amendments:

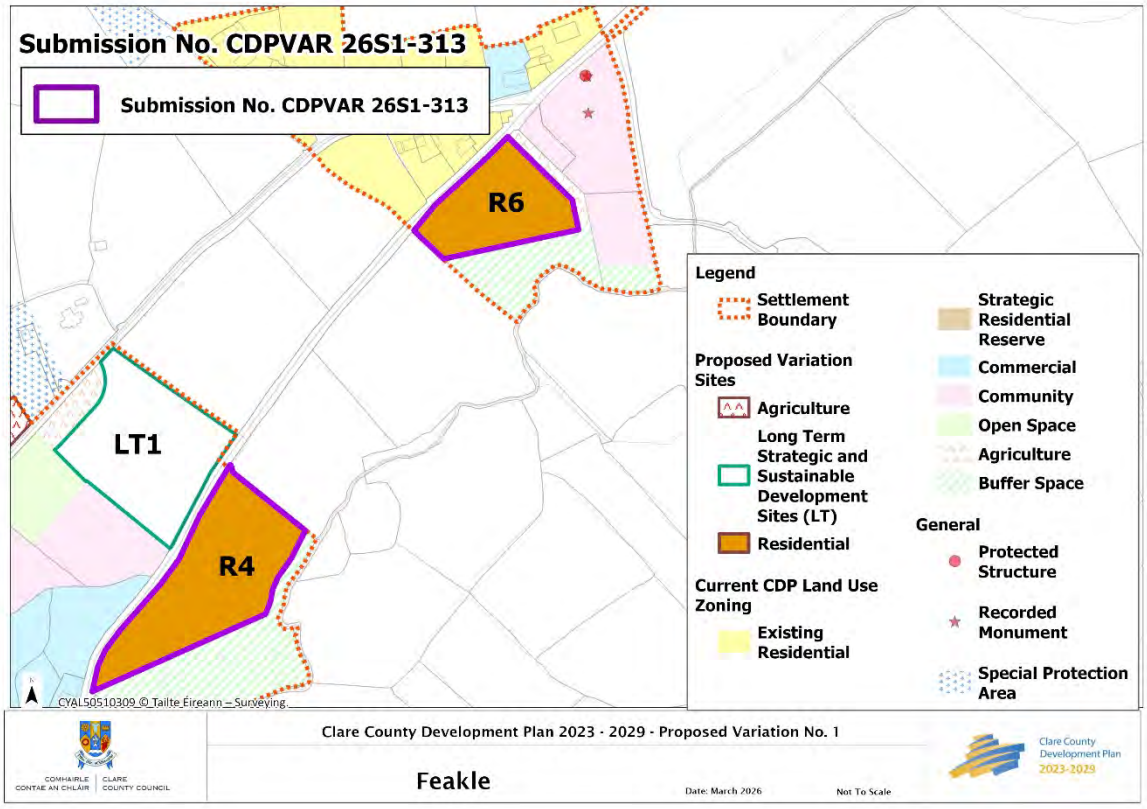
Volume 3c Killaloe Municipal District Settlement Plans, **O'Callaghan's Mills** Settlement Plan:

- PA 3c - 33b to change unzoned lands at the northwest of the settlement boundary to Village Growth Area (VGA 6) and amend settlement boundary accordingly.
- PA 3c - 34b Add text objective for proposed Village Growth Area zoning VGA6
  VGA6 – Northeast of Open Space (OS1)

This site is suitable to accommodate the future expansion of O'Callaghan Mills. Any future development proposals at this site shall accompanied by a Site-Specific Flood Risk Assessment, and a Traffic and Transport Assessment, to ensure road safety and safe pedestrian, cycle and vehicular access to the site.

Volume 3d West Clare Municipal District Settlement Plans, **Doonbeg** Settlement Plan:

- PA 3c - 13c to change zoning of Strategic Residential Reserve (SR2) to Residential (R4)
- PA 3c - 14a to add a text objective for proposed residential zoning R4
  R4 - East of Commercial (COM3)
  Development proposals shall include footpaths to link the development to the existing footpath network in the village and must also include an appropriately detailed Site-Specific Flood Risk Assessment as set out in Section 5 of the Clare County Development Plan 2023 2029 Strategic Flood Risk Assessment (the parent SFRA) in Volume 10c.


Submission No. CDPVAR 26S1-313
Submission No. CDPVAR 26S1-313
R6
LT1
R4
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Commercial
Community
Open Space
Agriculture
Buffer Space
General
Protected Structure
Recorded Monument
Special Protection Area
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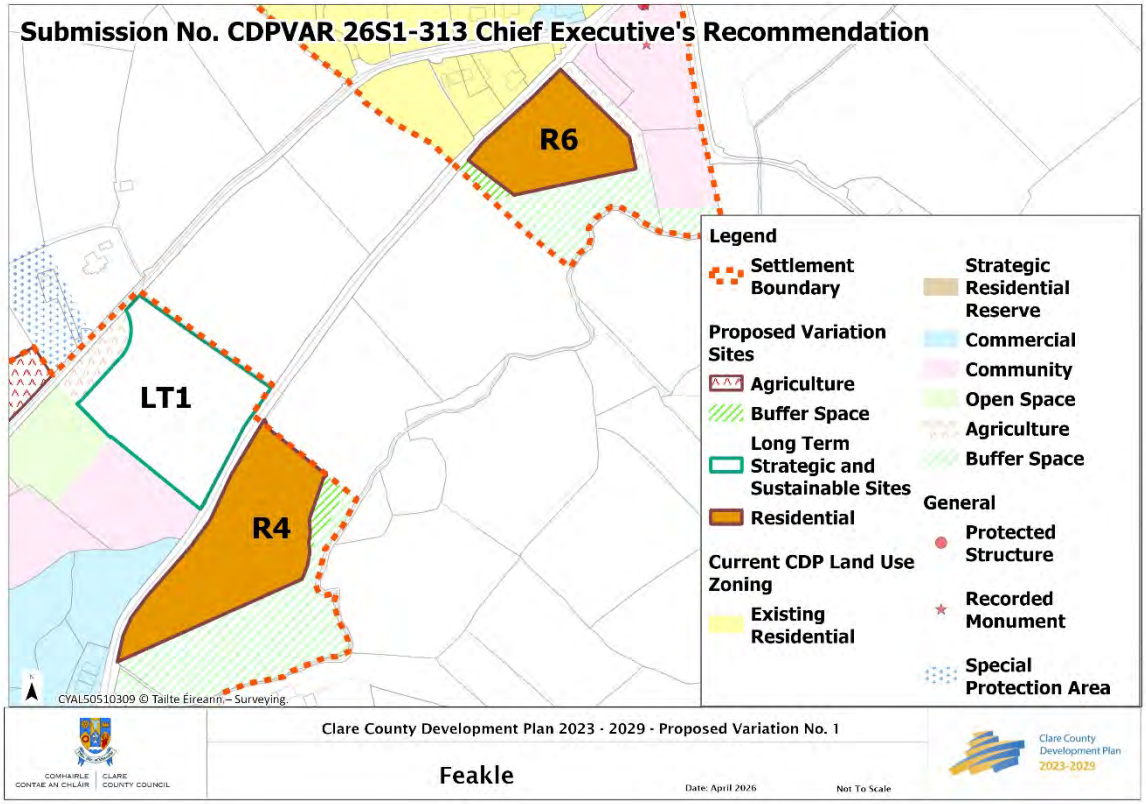
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Feakle
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-313 Chief Executive's Recommendation
R6
LT1
R4
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Buffer Space
Long Term Strategic and Sustainable Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Commercial
Community
Open Space
Agriculture
Buffer Space
General
Protected Structure
Recorded Monument
Special Protection Area
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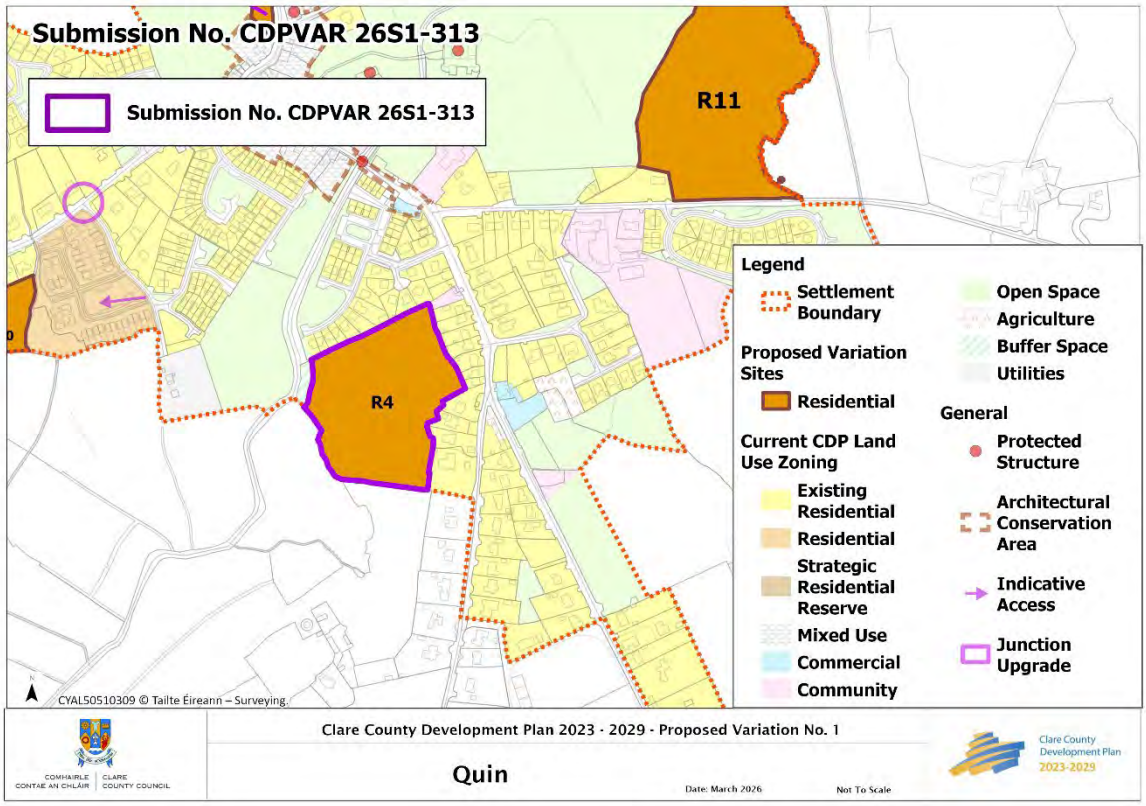
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Feakle
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029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R11
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Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Open Space
Agriculture
Buffer Space
Utilities
General
Protected Structure
Architectural Conservation Area
Indicative Access
Junction Upgrade
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Quin
Date: March 2026
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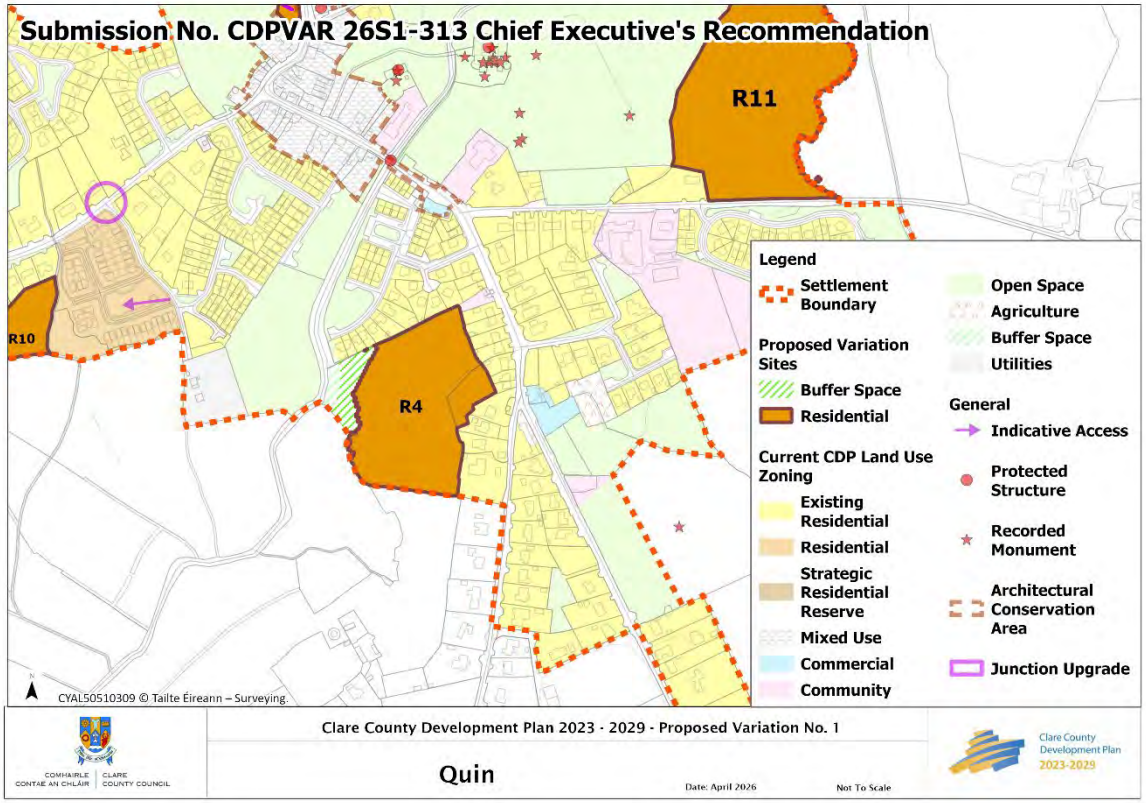
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Open Space
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Utilities
General
Indicative Access
Protected Structure
Recorded Monument
Architectural Conservation Area
Junction Upgrade
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
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Date: April 2026
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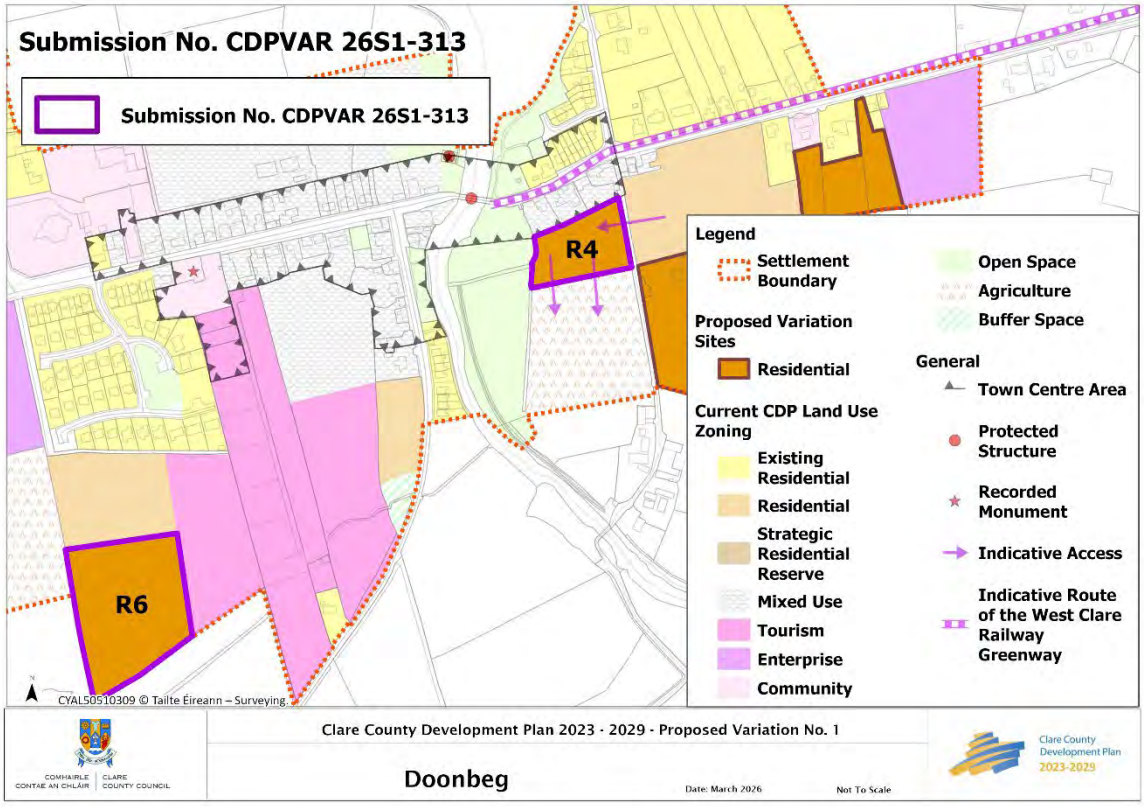
Clare County Development Plan 2023-2029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Residential
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Enterprise
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Open Space
Agriculture
Buffer Space
General
Town Centre Area
Protected Structure
Recorded Monument
Indicative Access
Indicative Route of the West Clare Railway Greenway
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Doonbeg
Date: March 2026
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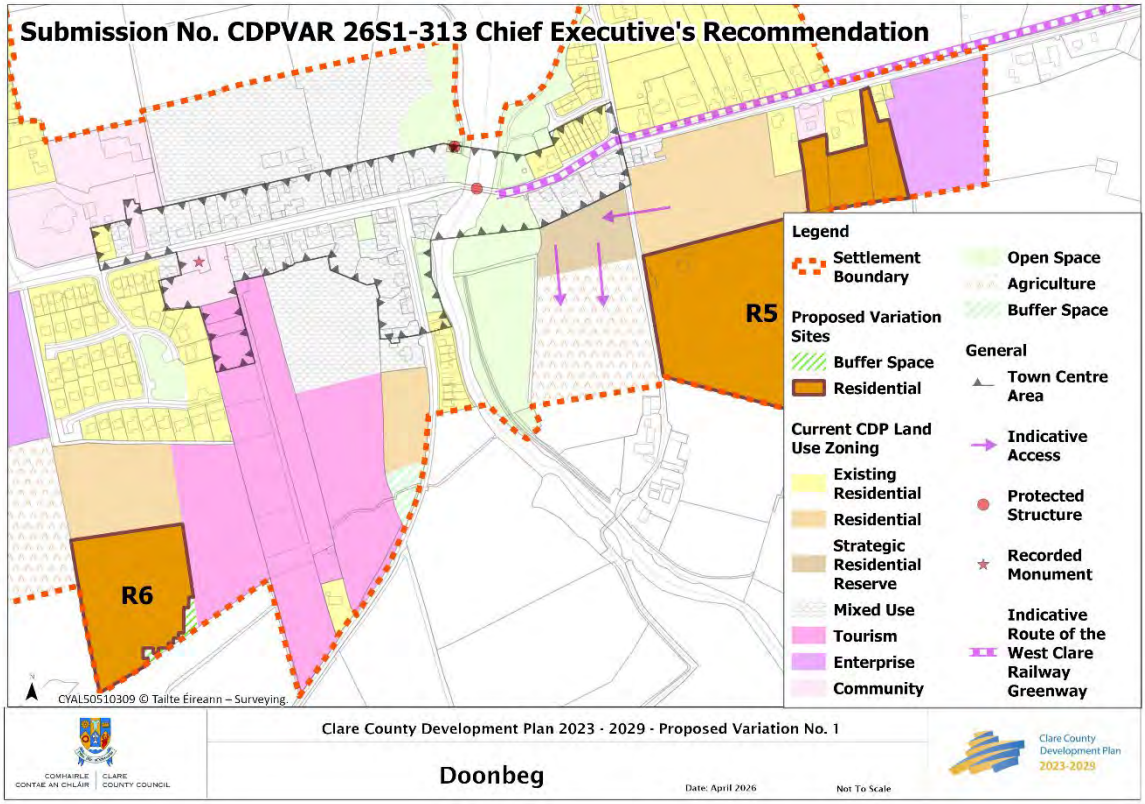
Clare County Development Plan 2023-2029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Enterprise
Community
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Agriculture
Buffer Space
General
Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
Indicative Route of the West Clare Railway Greenway
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Doonbeg
Date: April 2026
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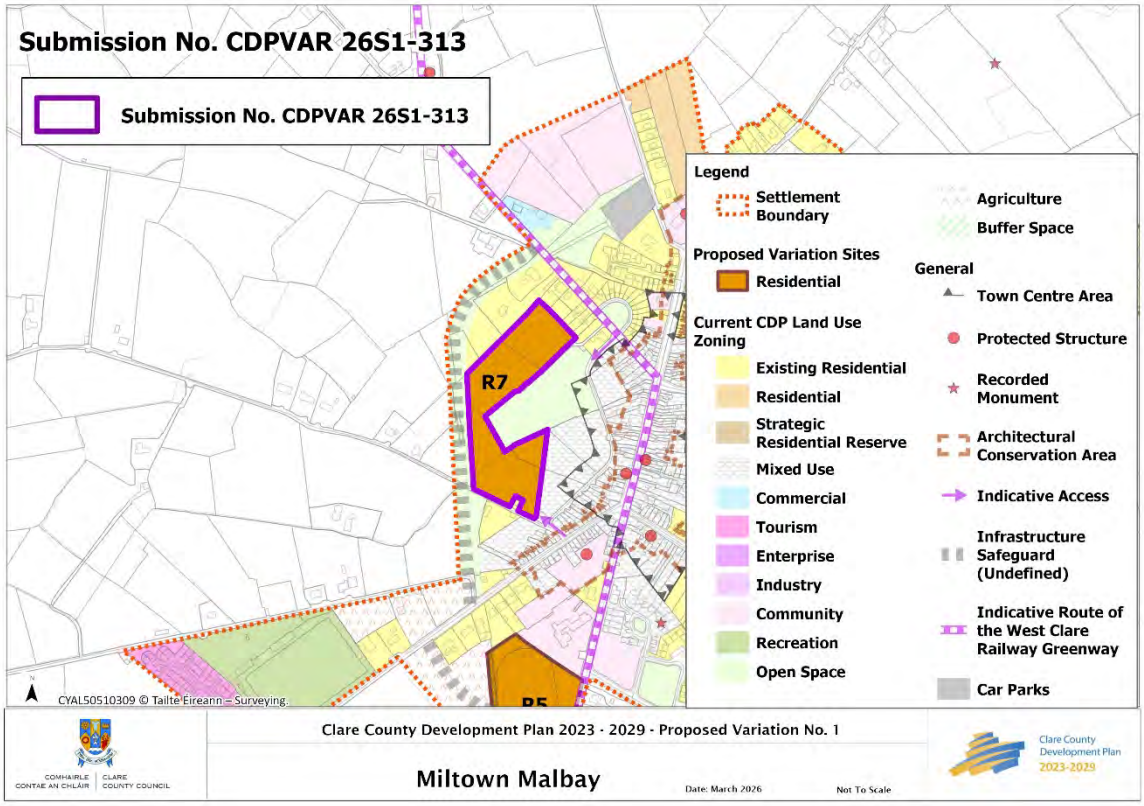
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Mixed Use
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Enterprise
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Community
Recreation
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Agriculture
Buffer Space
General
Town Centre Area
Protected Structure
Recorded Monument
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Indicative Access
Infrastructure Safeguard (Undefined)
Indicative Route of the West Clare Railway Greenway
Car Parks
CYAL50510309 © Tailte Eireann – Surveying.
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Miltown Malbay
Date: March 2026
Not To Scale
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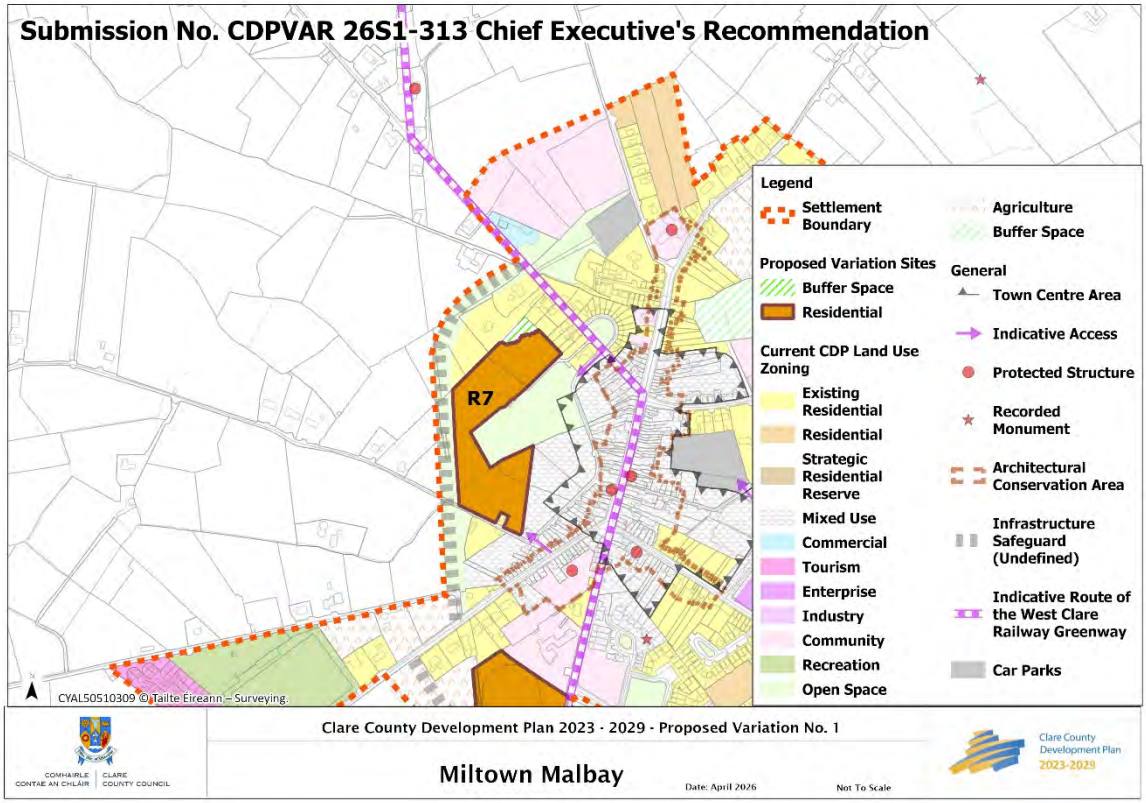
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Mixed Use
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Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
Architectural Conservation Area
Infrastructure Safeguard (Undefined)
Indicative Route of the West Clare Railway Greenway
Car Parks
CYAL50510309 © Tailte Eireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
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Date: April 2026
Not To Scale
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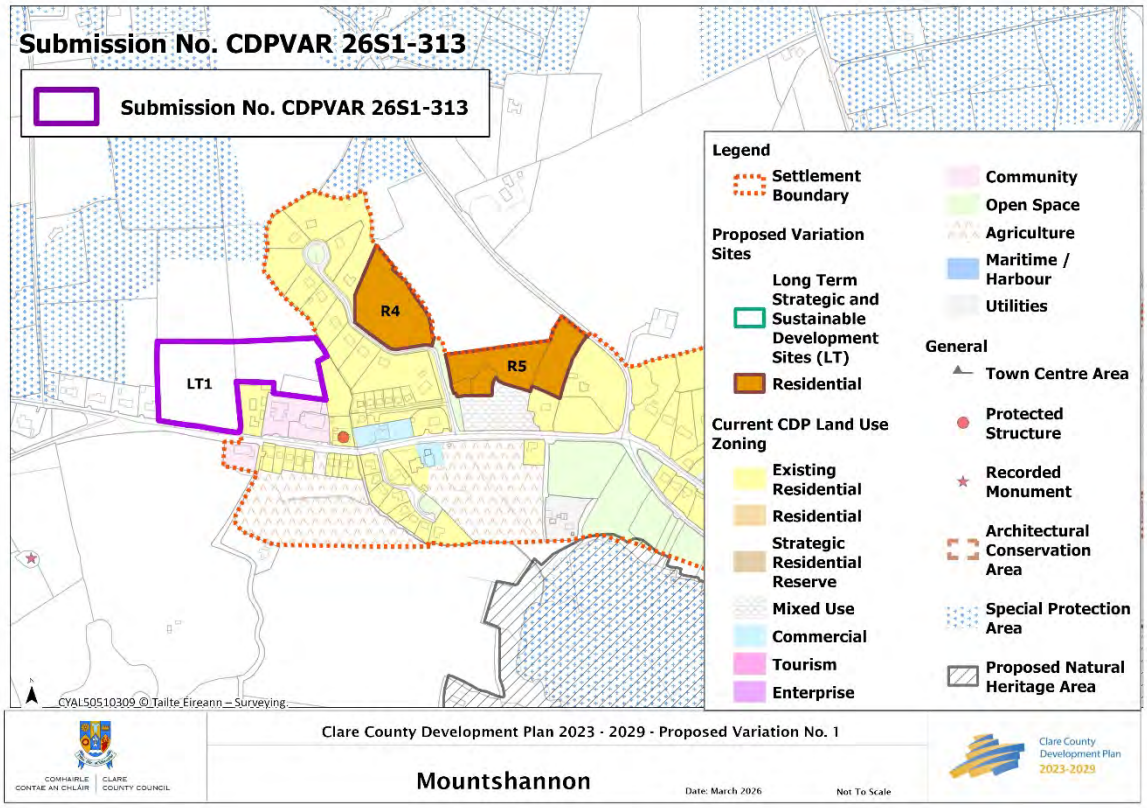
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LT1
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Mixed Use
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Tourism
Enterprise
Community
Open Space
Agriculture
Maritime / Harbour
Utilities
General
Town Centre Area
Protected Structure
Recorded Monument
Architectural Conservation Area
Special Protection Area
Proposed Natural Heritage Area
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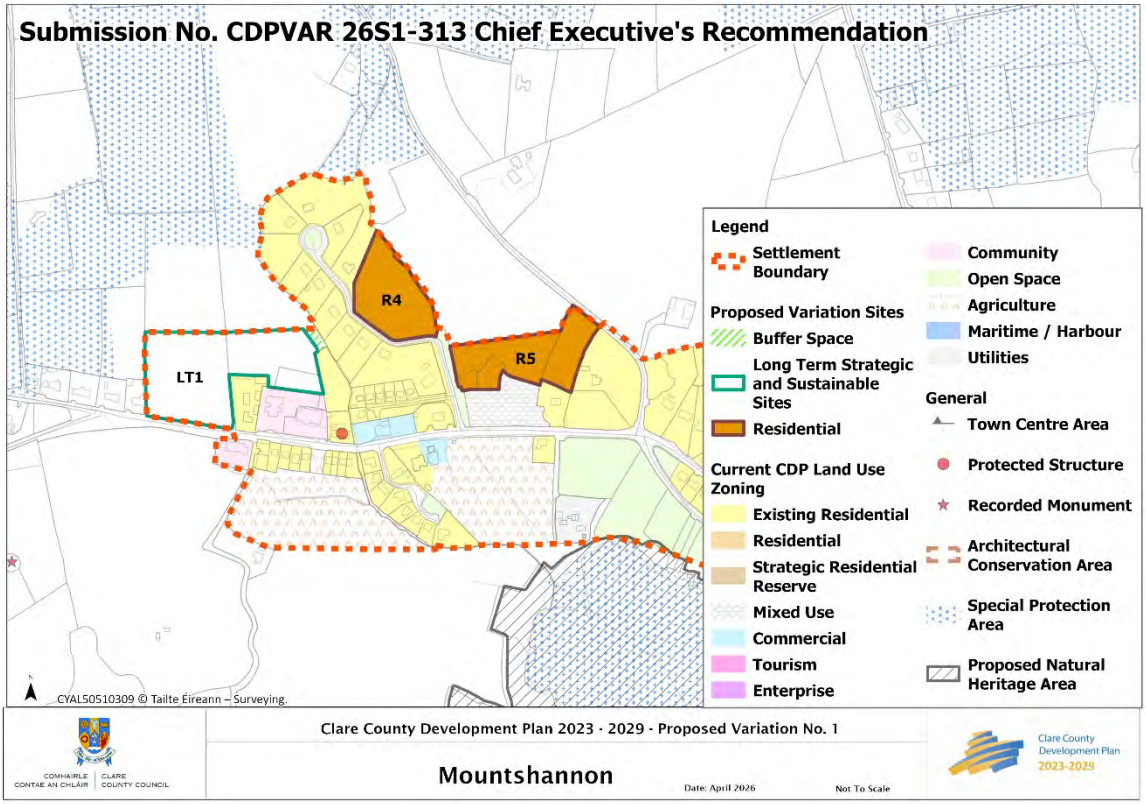
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Mountshannon
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Legend
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Agriculture
Maritime / Harbour
Utilities
General
Town Centre Area
Protected Structure
Recorded Monument
Architectural Conservation Area
Special Protection Area
Proposed Natural Heritage Area
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Date: April 2026
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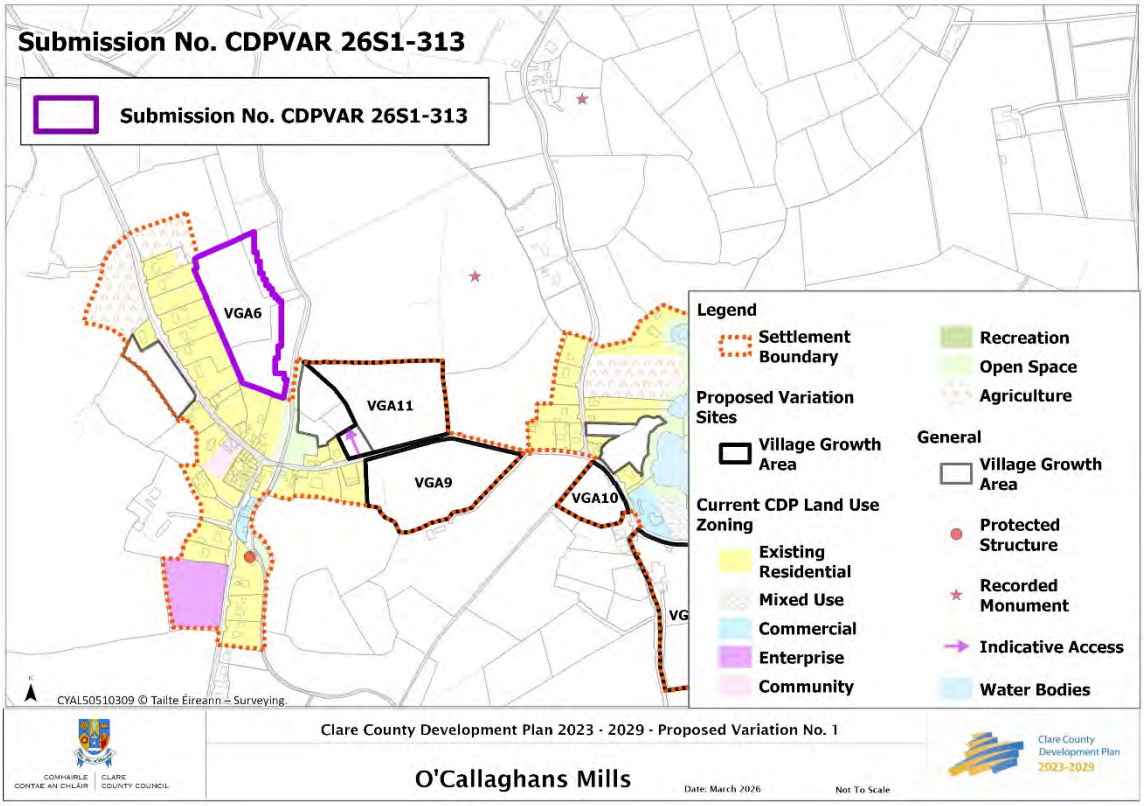
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VGA11
VGA9
VGA10
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Community
Recreation
Open Space
Agriculture
General
Village Growth Area
Protected Structure
Recorded Monument
Indicative Access
Water Bodies
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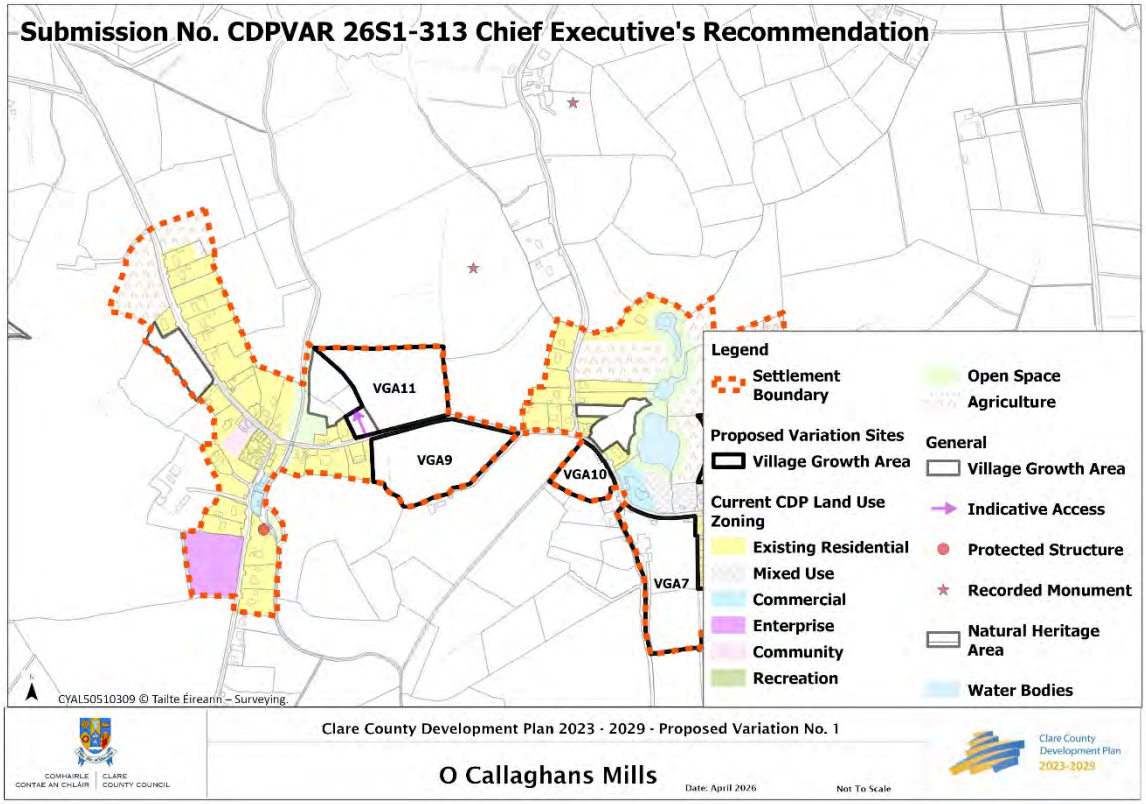
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
O'Callaghans Mills
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Recreation
Open Space
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General
Village Growth Area
Indicative Access
Protected Structure
Recorded Monument
Natural Heritage Area
Water Bodies
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
O Callaghans Mills
Date: April 2026
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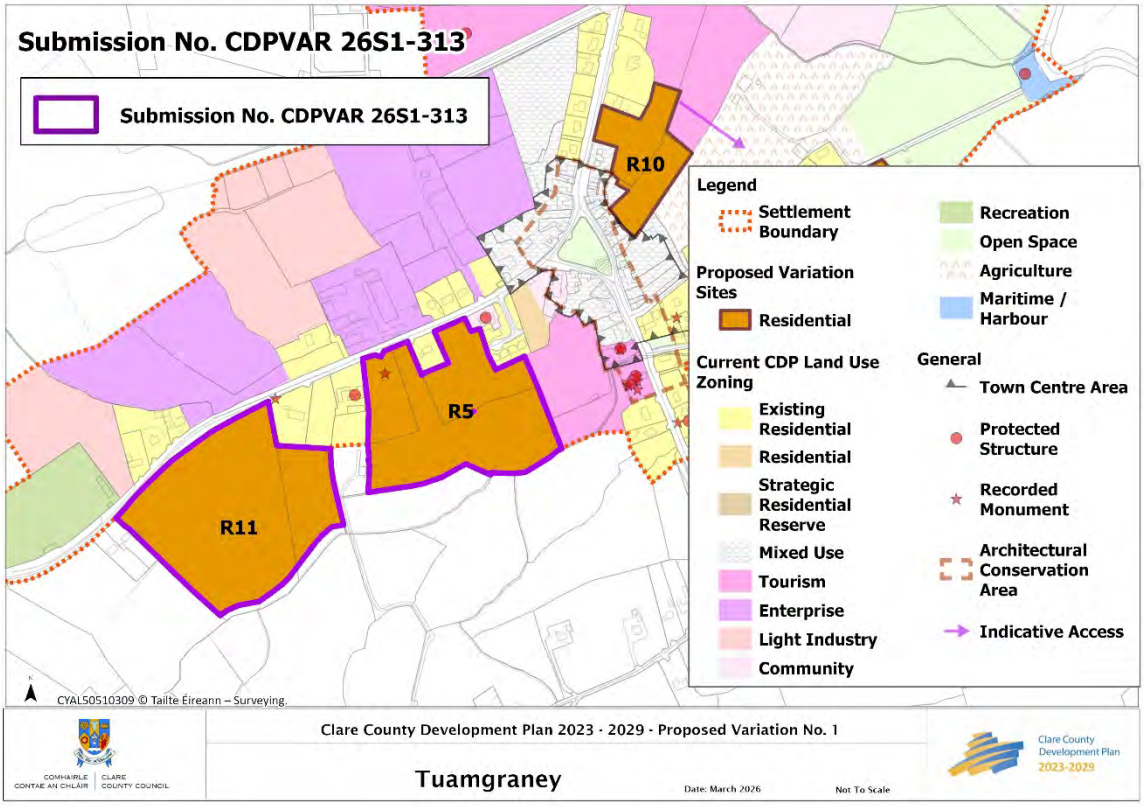
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Residential
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Tourism
Enterprise
Light Industry
Community
Recreation
Open Space
Agriculture
Maritime / Harbour
General
Town Centre Area
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Tuamgraney
Date: March 2026
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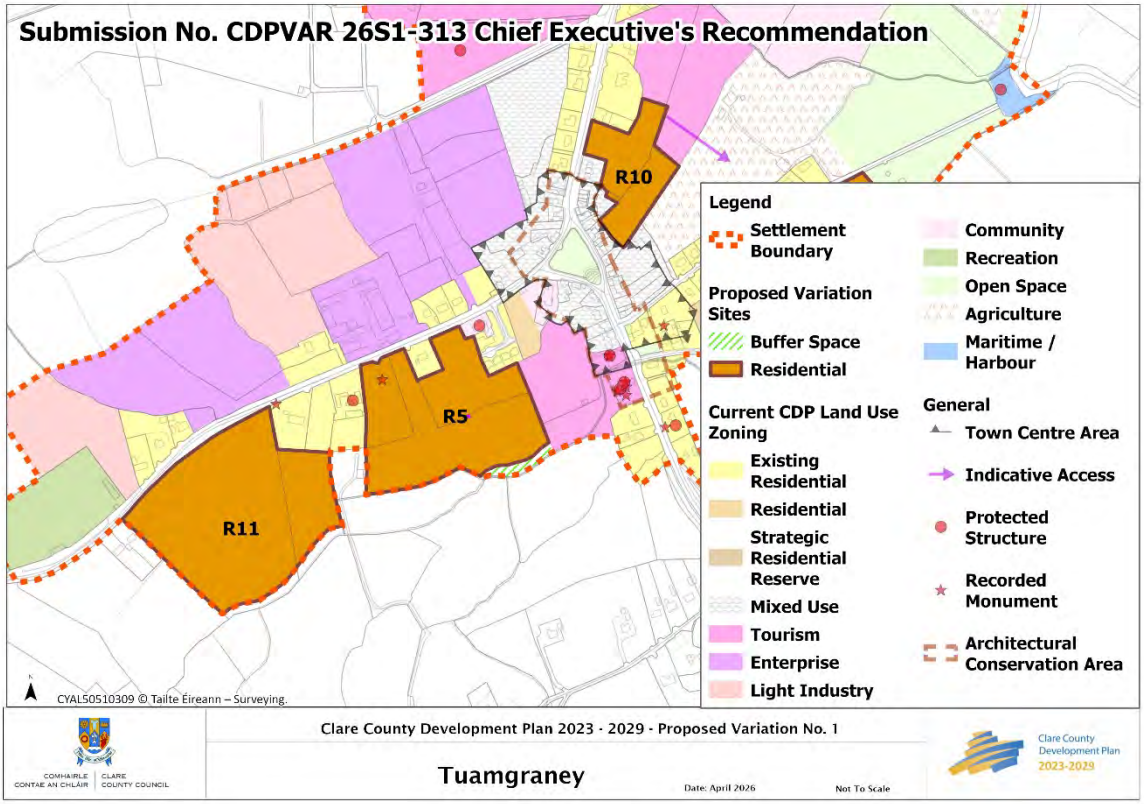
Clare County Development Plan 2023-2029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Open Space
Agriculture
Maritime / Harbour
General
Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
Architectural Conservation Area
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Tuamgraney
Date: April 2026
Not To Scale
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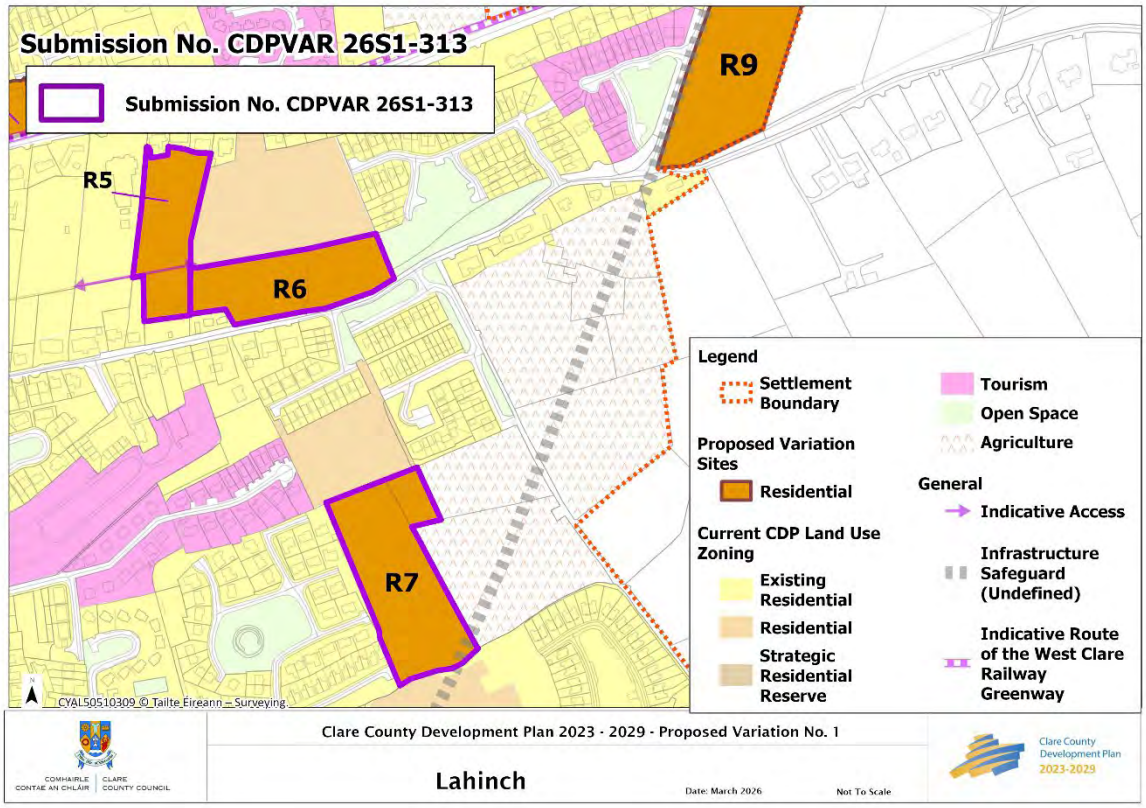
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Agriculture
General
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Infrastructure Safeguard (Undefined)
Indicative Route of the West Clare Railway Greenway
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
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Date: March 2026
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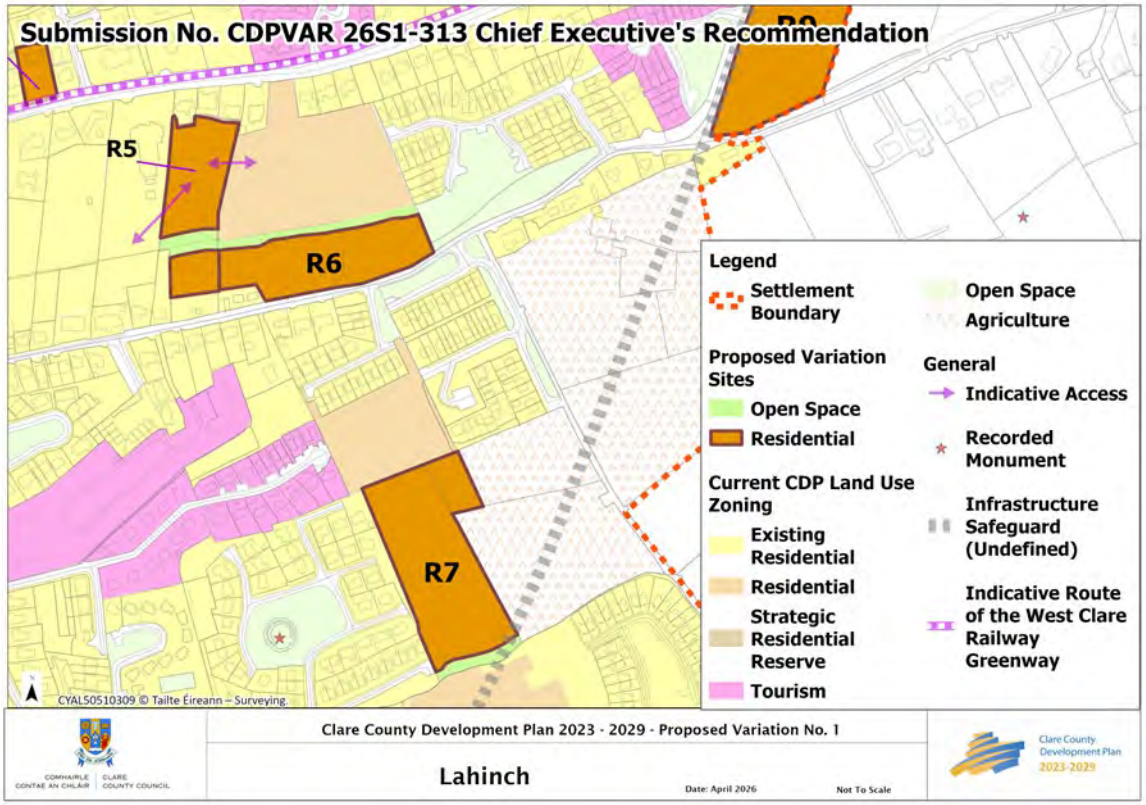
Clare County Development Plan 2023-2029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Infrastructure Safeguard (Undefined)
Indicative Route of the West Clare Railway Greenway
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
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Date: April 2026
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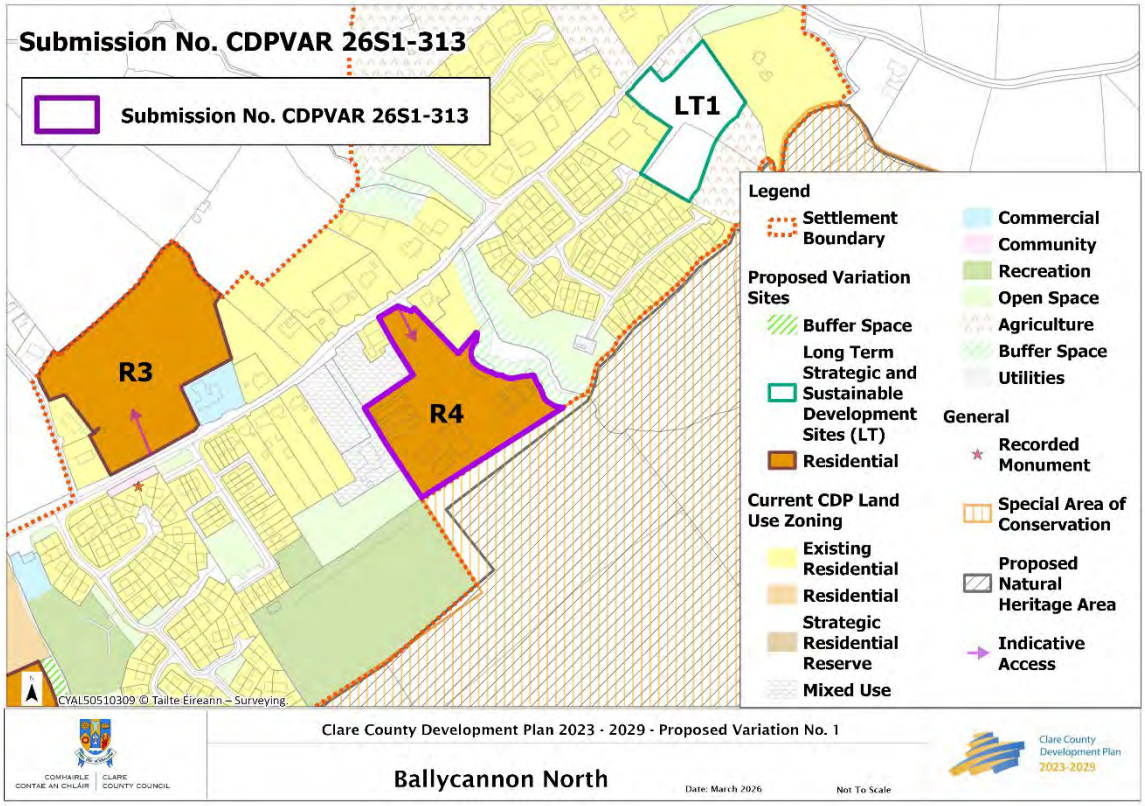
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Buffer Space
Utilities
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Indicative Access
CYAL50510309 © Tailte Éireann – Surveying
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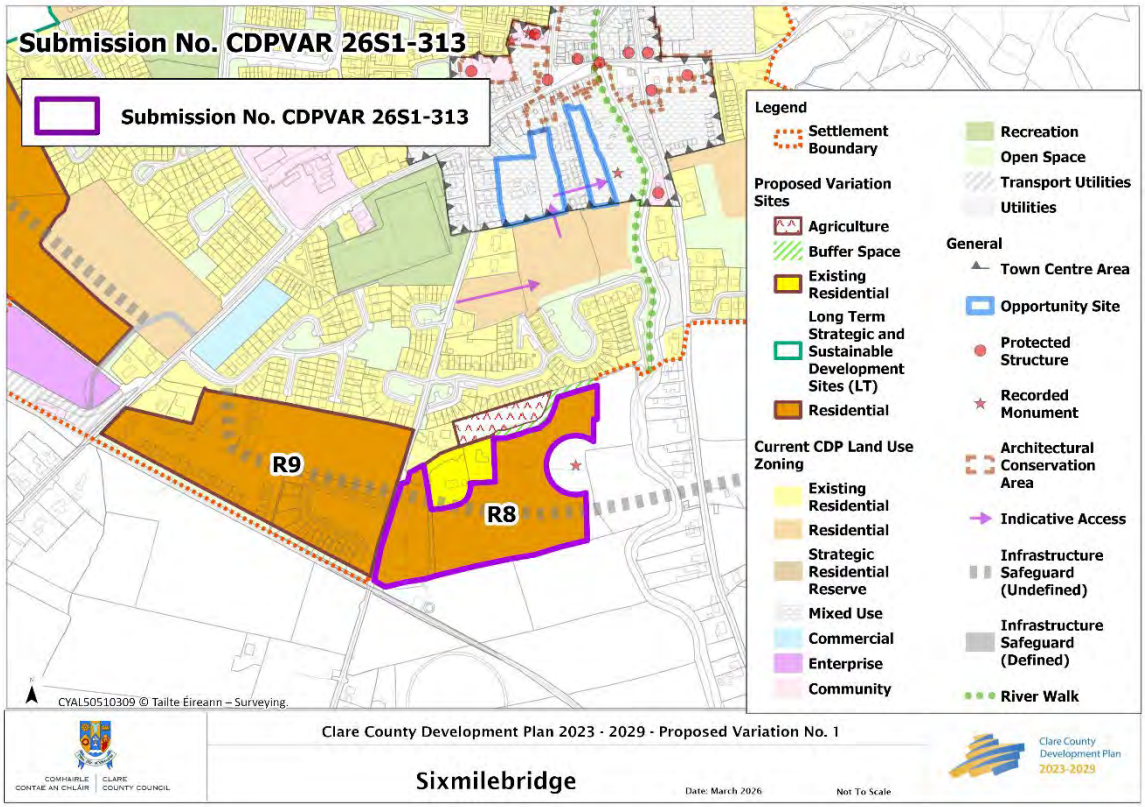
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Enterprise
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Protected Structure
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Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
Infrastructure Safeguard (Defined)
River Walk
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Date: March 2026
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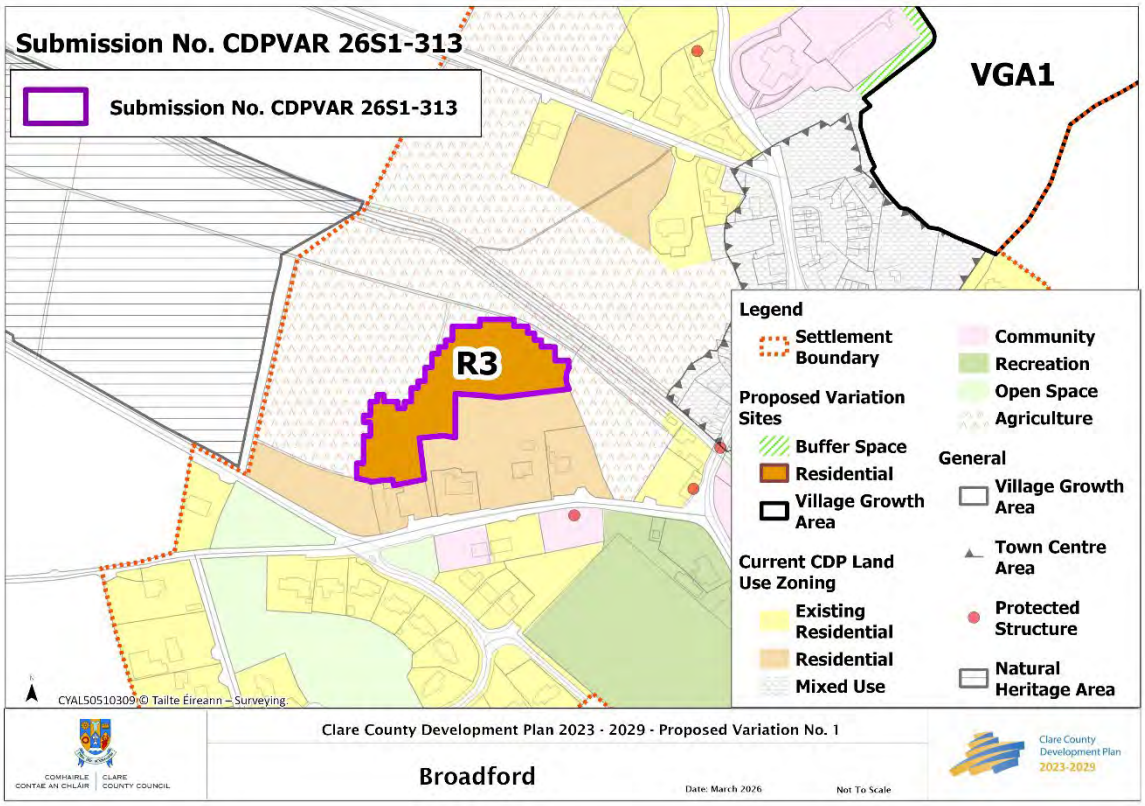
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Existing Residential
Residential
Mixed Use
Community
Recreation
Open Space
Agriculture
General
Village Growth Area
Town Centre Area
Protected Structure
Natural Heritage Area
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Not To Scale
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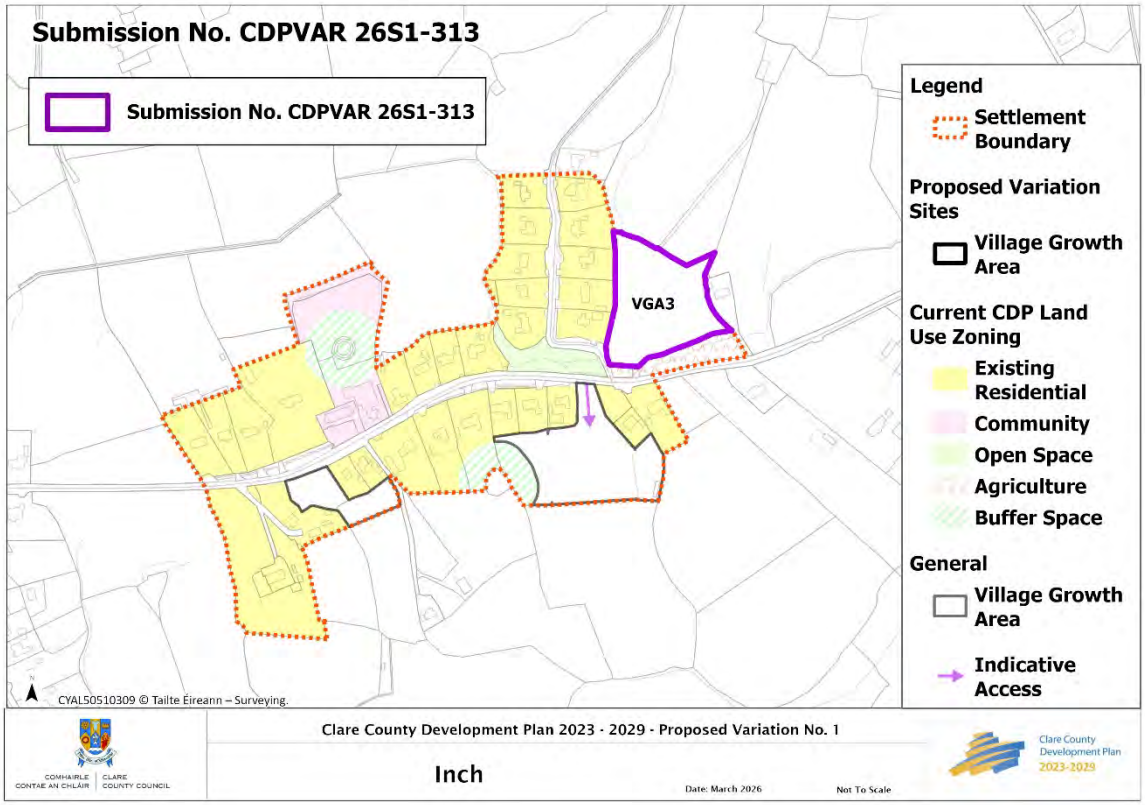
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Community
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Agriculture
Buffer Space
General
Village Growth Area
Indicative Access
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
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Date: March 2026
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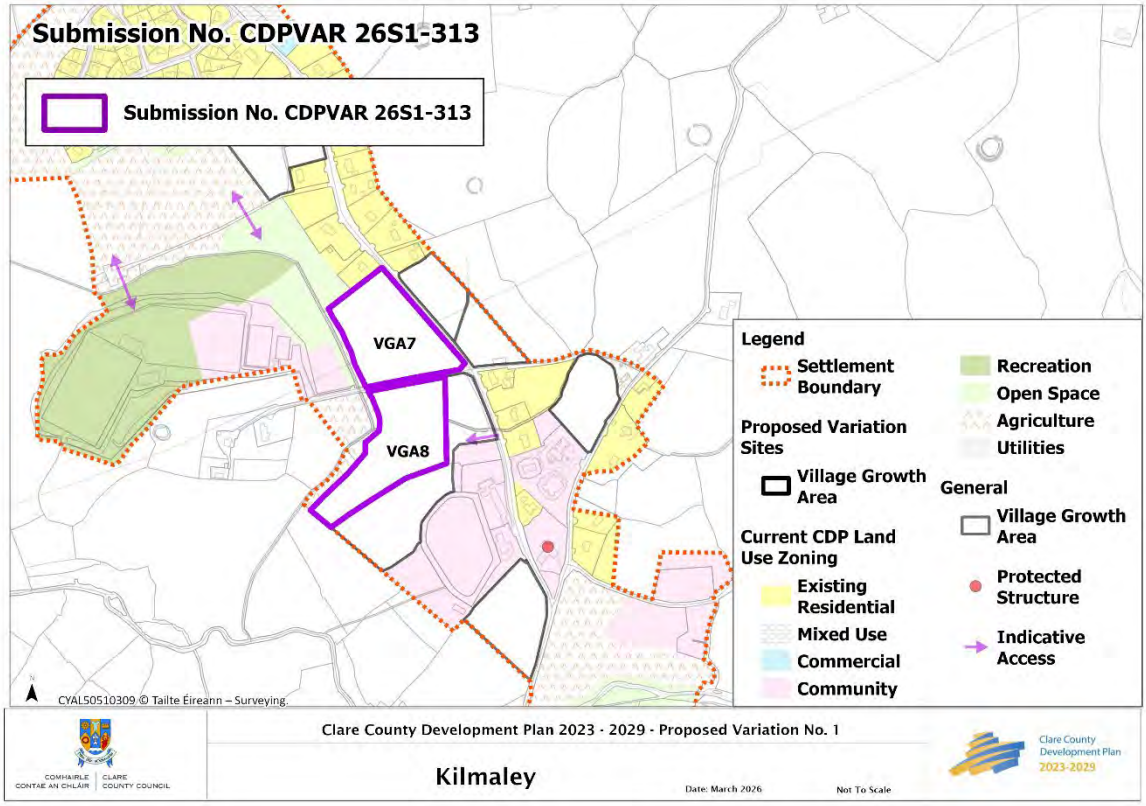
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VGA8
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Existing Residential
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
Utilities
General
Village Growth Area
Protected Structure
Indicative Access
CYAL50510309 © Tailte Éireann – Surveying.
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Date: March 2026
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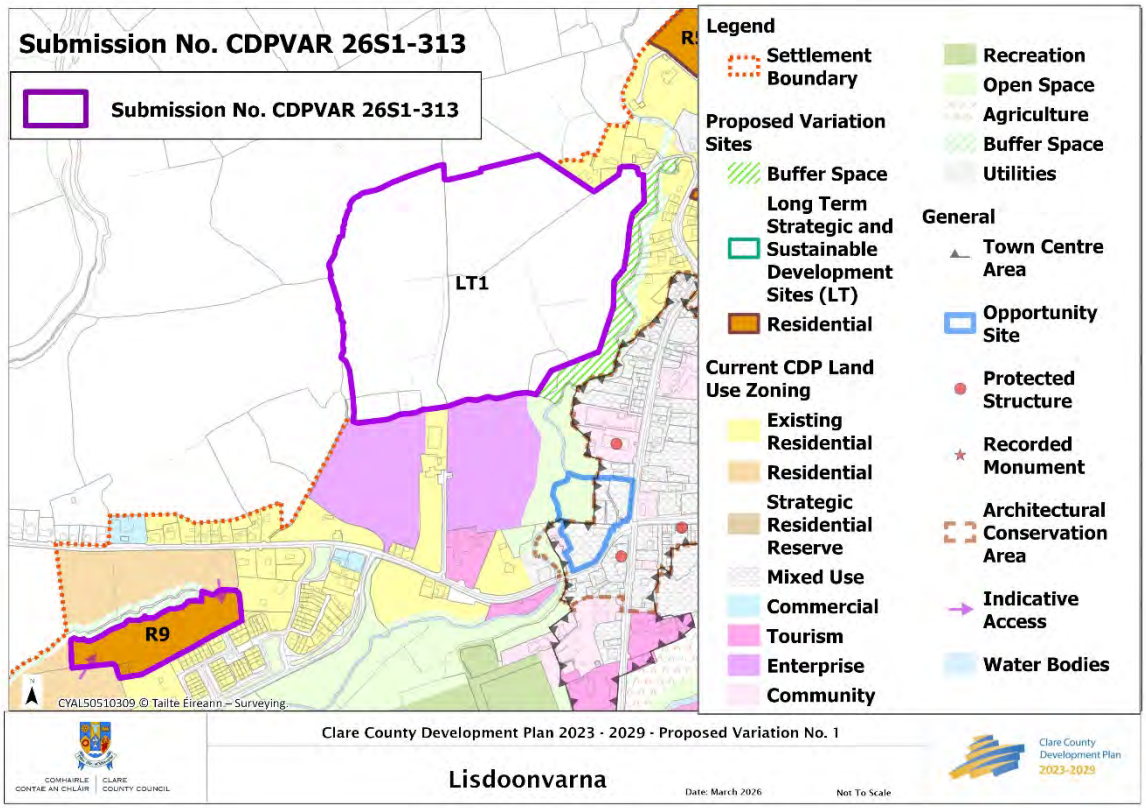
Clare County Development Plan 2023-2029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Tourism
Enterprise
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
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Town Centre Area
Opportunity Site
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
Water Bodies
CYAL50510309 © Tailte Éireann – Surveying.
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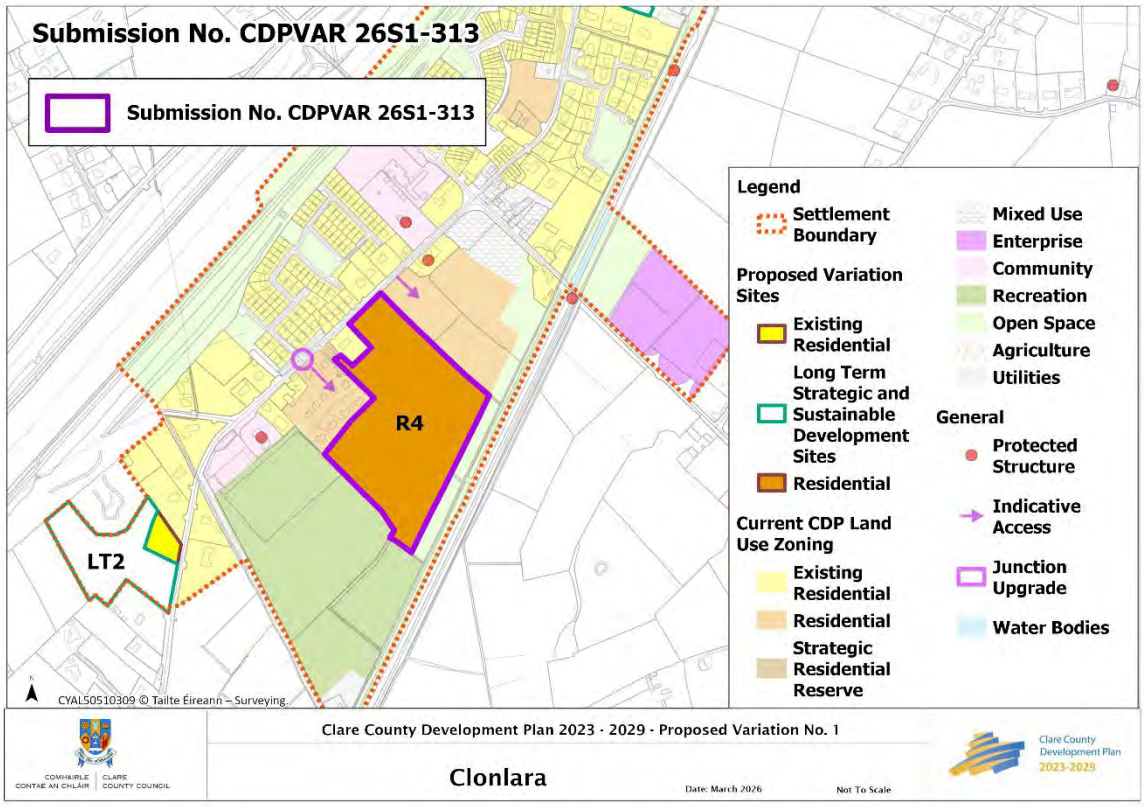
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Submission No. CDPVAR 26S1-313
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Mixed Use
Enterprise
Community
Recreation
Open Space
Agriculture
Utilities
General
Protected Structure
Indicative Access
Junction Upgrade
Water Bodies
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Comhairle Contae an Chláir | Clare County Council
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Clonlara
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-346 Environmental Protection Agency (EPA)

Summary of Issues Raised in Submission

This submission outlines the EPA's role as an environmental authority under the SEA Regulations and their focus in promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan.

The EPA refers to their Guidelines *SEA of Local Authority Land Use Plans – EPA Recommendations and Resources* which sets out their key recommendations for integrating environmental considerations into Land Use Plans and suggests that this guidance is taken into account and the relevant recommendations incorporated in finalising and implementing the Proposed Variation.

The EPA highlights how the Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the revised National Planning Framework (NPF) and the Southern Regional Spatial and Economic Strategy.

Content of the Environmental Report

The EPA highlights the key areas for consideration as arising from the SEA Regulations with regards to the potential for likely significant effects to be identified and therefore to include appropriate mitigation measures. The Variation should include clear commitments to implement the mitigation measures. With regards to Monitoring the EPA takes the opportunity to highlight that the Monitoring Programme should be flexible to take account of specific environmental issues and unforeseen adverse impacts should they arise. It should consider and deal with the possibility of cumulative effects. Monitoring of both positive and negative effects should be considered, and it should set out the various data sources, monitoring frequencies and responsibilities.

The EPA highlights the existence of the County Development Plan and therefore the opportunity to include information on outputs of the previous monitoring programme. This should help inform how effective the current monitoring programme has been, and how it can be improved or further developed to cater for the new plan-period.

The EPA references the NPF's SEA Statement and the Environmental Monitoring set out in Table 7.1. The EPA recommends reflecting this monitoring where relevant and appropriate, in the context of future, environmental monitoring and related reporting associated with the revised CDP implementation.

The EPA recommends that If the monitoring identifies adverse impacts during the implementation of the Variation, Clare County Council should ensure that suitable and effective remedial action is taken.

Lastly, the EPA recommends that any future amendments to the Variation are screened for likely significant effects and that an SEA Statement should be prepared to provide information on the decision in terms of how environmental consideration were integrated into the Variation, the reasons for choosing the Variation, how submission were taken into account and what monitoring

was considered in light of the significant environmental effects of implementation of the Variation.
Chief Executive's Response
I thank the EPA for their submission All EPA comments relating to the SEA of the Variation have been reviewed and I can they confirm have been considered in the preparation of the SEA Environmental Report as issued for public consultation.
Chief Executive's Recommendation
I recommend no amendment to the proposed Variation No.1 to the Clare County Development Plan 2023-2029 on foot of this submission.

Submission No: CDPVAR 26S1-361 – OPW

Summary of Issues Raised in Submission

The submission refers to various locations around Co. Clare. Maps were received accompanying the submission.

The submission relates to the OPW's Heritage Services portfolio and it outlines the following observations in relation to some key areas/sites as follows:

Ennis Friary
The OPW notes the presence of Opportunity Sites OP9, 11, 12 & 13 in the vicinity of Ennis Friary and of transformational site C2. The OPW requests that the setting of Ennis Friary is respected and taken into account in any plans for these areas. The OPW requests to be consulted in the event of any proposed development in relation to these sites.

Killaloe
The OPW requests that any proposed housing located on Residential site (R8) should not have a negative impact on views from St. Molua's or of St. Molua's church from the bridge or the opposite bank of the River Shannon and advises that careful and sensitive design will be necessary given its sensitive location.

Quin Friary
The OPW acknowledges the preservation to date of the setting of Quin Abbey as both notable and remarkable, and the setting by the river and views towards the surrounding farmlands to the east is an integral part of the sense of place of the Quin settlement. However, the OPW notes that the lands to the east of Quin Abbey are proposed Residential lands and refers Clare County Council to review an archaeological report by TVAS Ireland Limited (2017) whereby there was a link included in the submission for review.

The OPW requests Clare County Council to consider and take on board the observations outlined in their report as part of the Variation No. 1 of the Clare County Development Plan 2023 – 2029.

Chief Executive's Response

I wish to thank the OPW for their submission, and I wish to respond as follows.

Ennis Friary
I acknowledge the historical, archaeological and heritage importance of the Ennis Friary and the importance of conserving the Protected Structure and its setting. Any future development proposals should be carefully considered as regards the Opportunity Sites OP9, 11, 12 & 13 located within the vicinity of Ennis Friary.

Killaloe – Proposed Residential site (R8).

I note the OPW's request to ensure that any potential residential development should not have a negative impact on views from and to St. Molua's Church from the bridge on the opposite bank of the River Shannon. Therefore, the following text will be included as part of the overall text objective for this site: ''Development proposals should have regard to views to and from St. Molua's Church as well as from the bridge on the opposite bank of the River Shannon''

Quin Friary

I am mindful of the successful preservation to date of Quin Abbey is its environs and I acknowledge the importance of the site in terms of placemaking for the village of Quin, its importance as a monument (architectural, archaeological, cultural heritage value) and the role it plays in attracting visitors to Quin. I am also mindful of the national importance of the site and the onus on its protection for future generations.

On review of the submission as a whole, I consider that the placemaking value along with the views to and from the Abbey would be negatively impacted upon particularly from the approach roads into Quin village by residential development on the lands proposed as R 11 in the Proposed Variation. I also consider that these lands are not required to make up the quantum of lands needed for housing delivery in Quin and therefore I consider it necessary to retain the Open Countryside designation for these lands and surrounding area.

Chief Executive's Recommendation

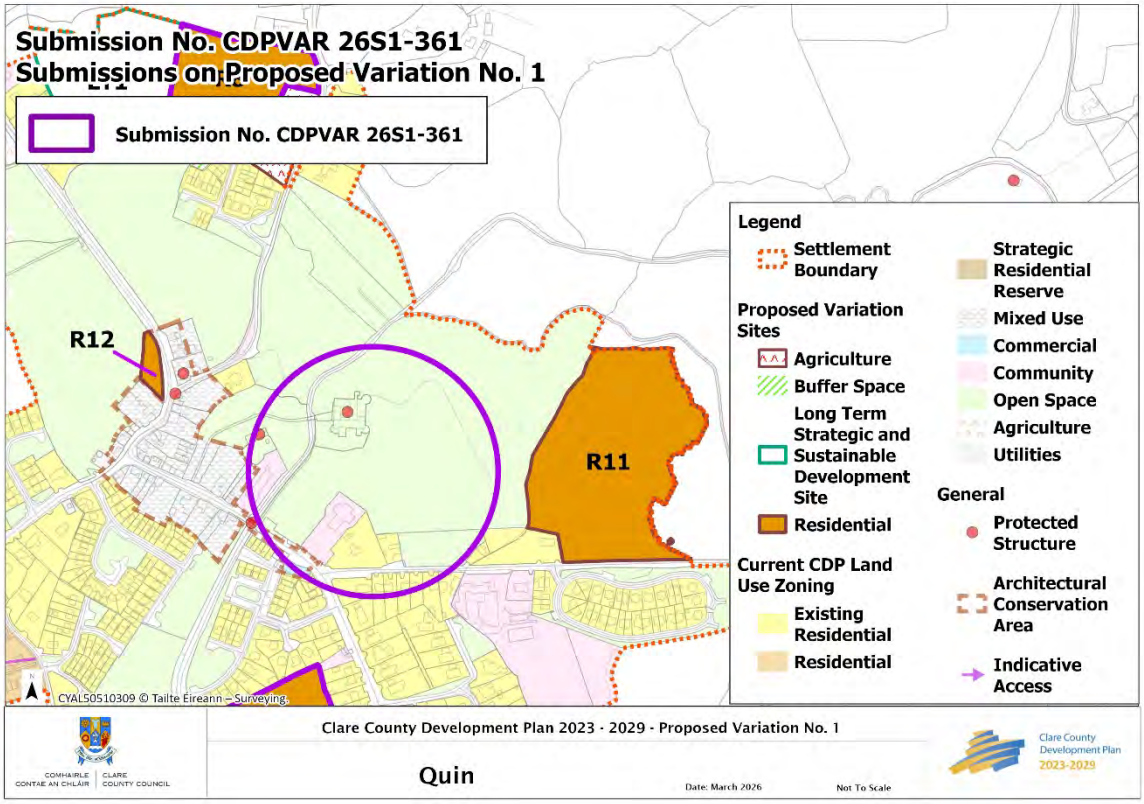
I recommend the following

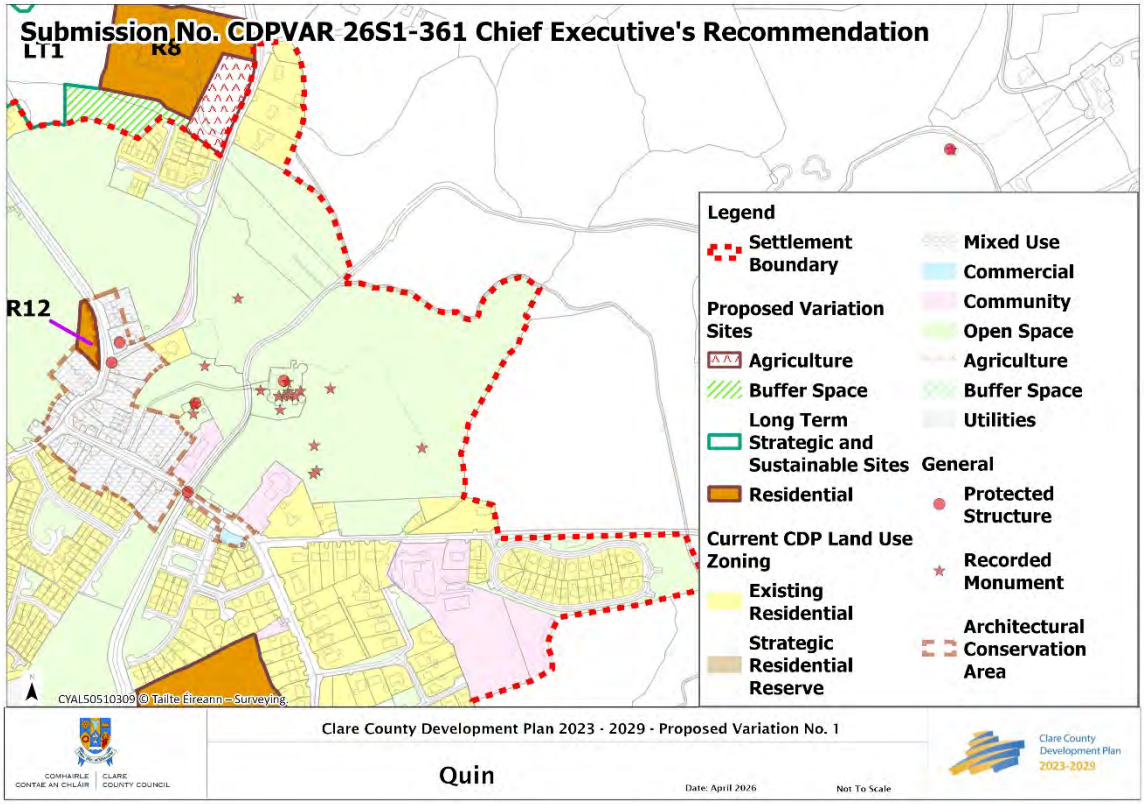
Killaloe

1. The Proposed Variation No 1 to the Clare County Development Plan 2023-2029 is made with the following Non-Material amendment inserted into the site- specific objective for proposed Residential (R8) in Killaloe. Proposed Amendment: PA 3c - 8e: Include the following text objective for the site- specific objective for proposed residential zoning R8: ''Development proposals should have regard to views to and from St. Molua's Church as well as from the bridge on the opposite bank of the River Shannon''

Quin

2. I recommend that the Proposed Variation No 1 of the Clare County Development Plan 2023-2029 is not made with regard to the Proposed Amendment PA 3c - 19g: To zone land to the east of Open Space (OS1) as Residential (R11) and amend settlement boundary accordingly. I recommend that these lands are retained in full as Open Countryside.


Submission No. CDPVAR 26S1-361
Submissions on Proposed Variation No. 1
Submission No. CDPVAR 26S1-361
R12
R11
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Buffer Space
Long Term Strategic and Sustainable Development Site
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Open Space
Agriculture
Utilities
General
Protected Structure
Architectural Conservation Area
Indicative Access
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Quin
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-361 Chief Executive's Recommendation
LT1
R8
R12
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Buffer Space
Long Term Strategic and Sustainable Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Open Space
Agriculture
Buffer Space
Utilities
General
Protected Structure
Recorded Monument
Architectural Conservation Area
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Quin
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-368: National Transport Authority (NTA)

Summary of Issues Raised in Submission

National Transport Authority (NTA) submits observations and recommendations for the consideration of the Planning Authority.

1. Alignment with Ennis Local Transport Plan:
NTA recommends that a map is included which illustrates the LTP measures in the context of the proposed rezonings, in the interest of illustrating how the proposed rezonings are served by current and proposed transport infrastructure.

2. Scale of Rezonings in Towns & Villages
The NTA seeks that a rationale and justification is provided regarding the scale of proposed additional zoning, demonstrating its consistency with the Section 28 Guidelines "NPF Implementation: Housing Growth Requirements" (July 2025). The NTA provide examples of settlements where additional zoning is evident.

3. Settlement Capacity Audits
The NTA recommends, in the interests of sustainable development and in order to avoid car dependent development, that the 'Summary Infrastructural Assessment Matrices' for each of the Settlement Plans be amended to meet the requirements of a 'Settlement Capacity Audit' as set out in Section 2.4 of the Section 28 Guidelines for Housing Growth.

4. Ennis – Specific Zonings
The NTA recommends that a clear demonstration should be provided as to how sites LT2, LT7, LT8 and R37 in Ennis would be served by sustainable modes of transport such as public transport, walking and cycling, with reference to the Ennis Local Transport Plan.

Chief Executive's Response

I wish to thank the National Transport Authority for their submission, the contents of which have been noted.

Alignment with Ennis Local Transport Plan:
I intend to recommend that a map is included which illustrates the LTP measures in the context of the proposed rezonings.

Having regard to the OPR submission and my recommendation to insert an Appendix 2: Ennis Local Transport Plan Implementation within Volume 3a(i) Ennis and Clarecastle Settlement Plan, which will include a map of the proposed zonings alongside the Active Travel and Bus Networks for Ennis which are set out in the LTP, I do not propose to make a recommendation on this item of the submission. However, the map referred to above is included with my recommendations.

Scale of Rezonings in Towns & Villages
I do not intend to recommend any changes to the proposed Variation in relation to the NTA's recommendation, noting that the while the Office of the Planning Regulator's submission

highlights limited instances of spatial aspects of the proposed Variation as requiring attention, that Office states in its submission: "The Office notes and welcomes the proposals by the Planning Authority to meet the identified housing growth requirements taking account of the Housing Growth Guidelines in order to ensure an adequate supply of serviced and developable land to support compact, consolidated growth".

Settlement Capacity Audits

I intend to recommend that as part of the County Development Plan review for the settlement of Ennis, that the Settlement Capacity Audit Table contain 2 new categories, each with 2 sub-categories: Public Transport – Tier 1 and Tier 2, and Active Travel – Tier 1 and Tier 2. It is not proposed to include these additional categories as part of the Proposed Variation No. 1 as this would be inconsistent with the manner in which existing sites are considered.

Ennis – Specific Zonings

In relation to LT2 in Ennis, this site is directly adjacent to zoned Residential Lands (LDR11), which are not subject of this variation, and for which access is taken from the L4140 local road to the south. It is not necessary to rely on direct access from the N85. I intend to recommend that there is no change to Variation ref. PA3a – 16a and PA 3a – 36a - To change zoning of Agriculture land to Long Term Strategic Development Site (LT2) in Volume 3a(i) Ennis and Clarecastle Settlement Plan, as proposed.

In relation to LT7 and LT8, I note the NPF Implementation Housing Growth Requirements Guidelines encourage planning authorities to consider identifying long term sites, where potential future residential provision will be directed, as it will assist infrastructure providers in considering where future capital investment will be needed. In this regard sites LT7 and LT8 have been identified as Long Term Strategic and Sustainable Development Sites. These sites are located within the Settlement boundary of Ennis on the western side of the N85 by-pass as noted in the submission and it is acknowledged that there are challenges that need to be addressed in realising development of these sites. However, physical constraints exist in and around Ennis as to where development can be provided for and these sites do in fact represent long term sequential growth. These constraints include the number and extent of designated Special Areas of Conservation, Special Protections Areas, Natural Heritage Areas, wetlands, flood plains, areas of groundwater vulnerability, defined groundwater protection areas and flood risk areas. This means planning for growth can be challenging in that lands that are sequential are often environmentally constrained in relation one or more of the circumstances listed. In Ennis, the next sequential locations for long-term growth are being identified beyond the extents of the town and while they may be perceived as not being aligned with the concepts of compact and sequential growth, they are in actual fact the most sequential lands available.

In order to meet the housing targets for Ennis as a Key Town to 2040, there is a responsibility of the Planning Authority to identify locations where housing could be delivered in the long term. There are many factors that will determine the 'evidence base' to support these sites but the physical locational practicalities as to 'where to go next' need to be understood and the potential challenges overcome, both environmental and physical (N85 etc). I believe it is all the more important to be proactive in this regard and demonstrate intent at this early stage in the knowledge there will need to be on-going engagement required with all public infrastructure providers to compile the evidence base and feasibility of how these sites can be brought forward

for development in the long term, and I note this approach is supported by Uisce Éireann in their submission, seeing their value in informing future capital investment planning decisions. This will also allow for development proposals on the eastern side of the N85 bypass currently in the pipeline to be constructed and to factor in any impacts they may have on its vicinity including on the N85 by-pass. I therefore consider that these sites should be included in the proposed Variation and that no amendment is made.

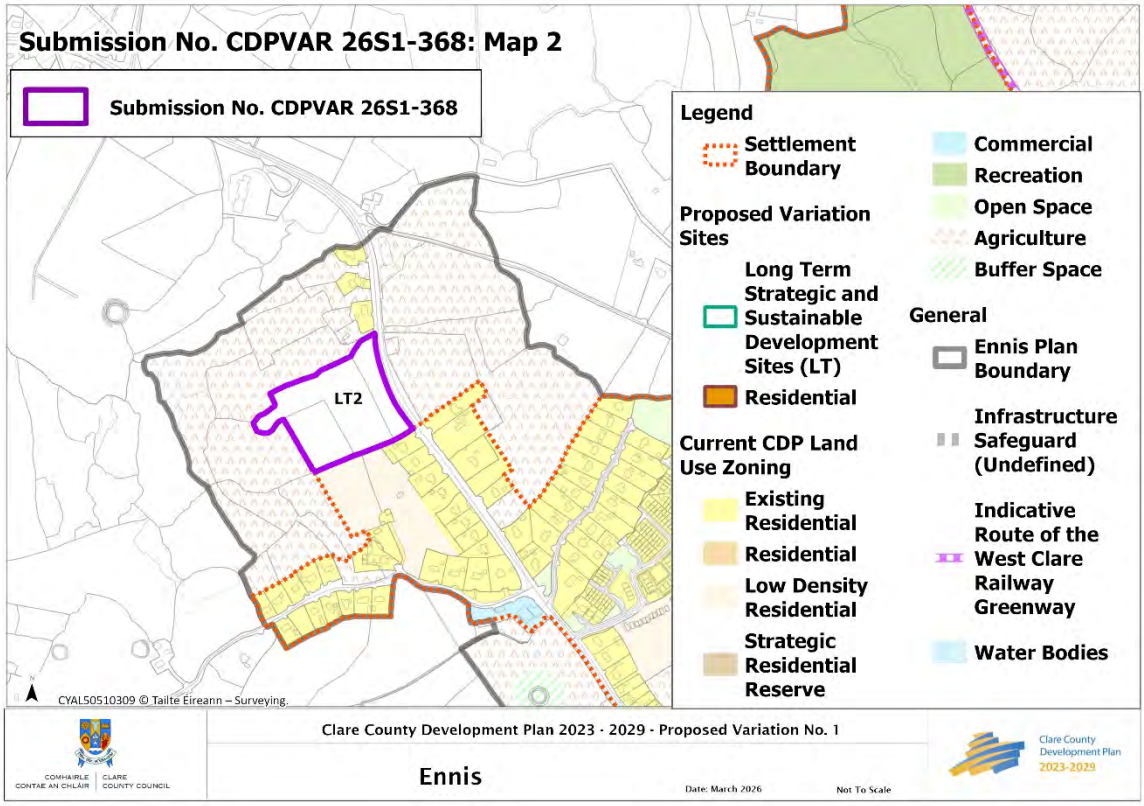
In relation to R37 at Ballybeg in Ennis, the site measures 1.57ha and is located within an existing neighbourhood. It is 1.25km from the nearest bus stop pair (Vision House, Clareabbey, Stop IDs: 631141 and 603141), which is served by the 330 bus service, linking Ennis to Shannon and Shannon Airport at a 30-minute peak-time frequency. The site is linked to those bus stops by a continuous footpath which was recently completed and has public lighting throughout. On that basis, I do not consider that this site is peripheral in terms of public transport accessibility and active travel. I therefore consider that this site should be included in the proposed Variation and that no amendment is made. I refer to my response and recommendation on Submission CDPVAR 26S1-358, wherein a minor adjustment to the mapped boundary of the R37 site is deemed necessary, due to a previous drawing error.

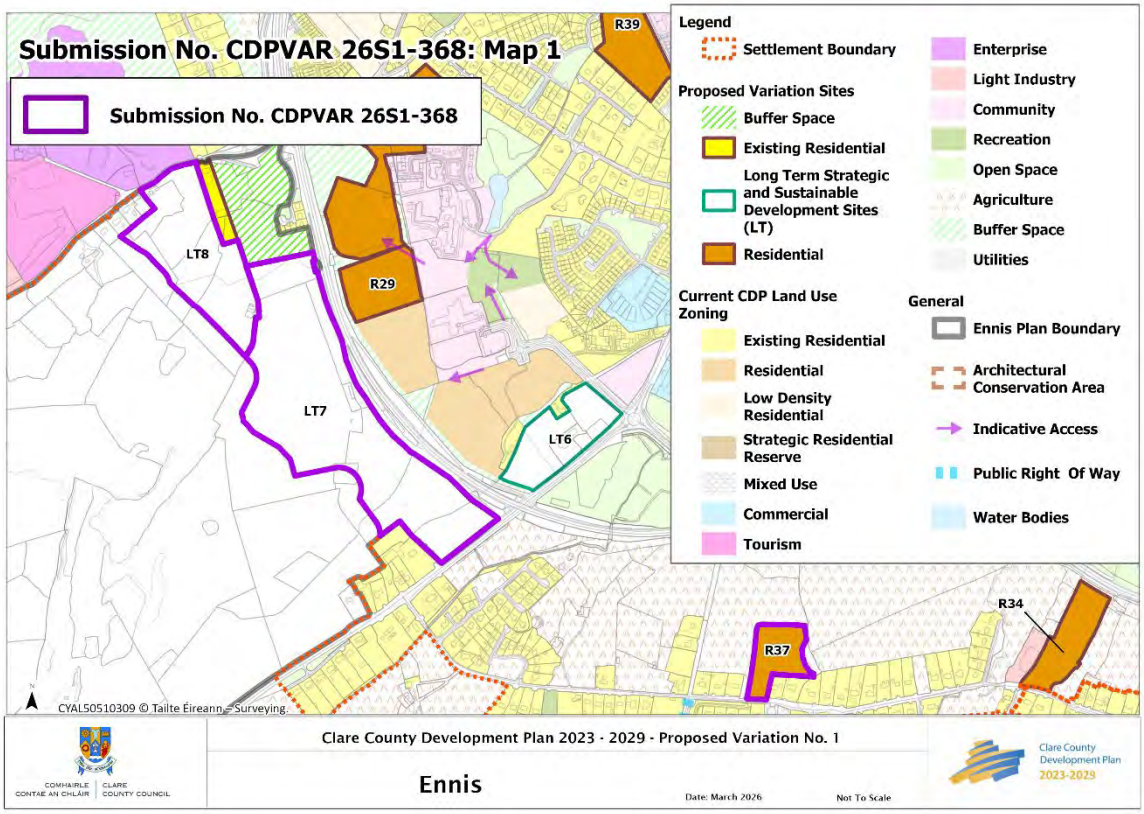
Chief Executive's Recommendation

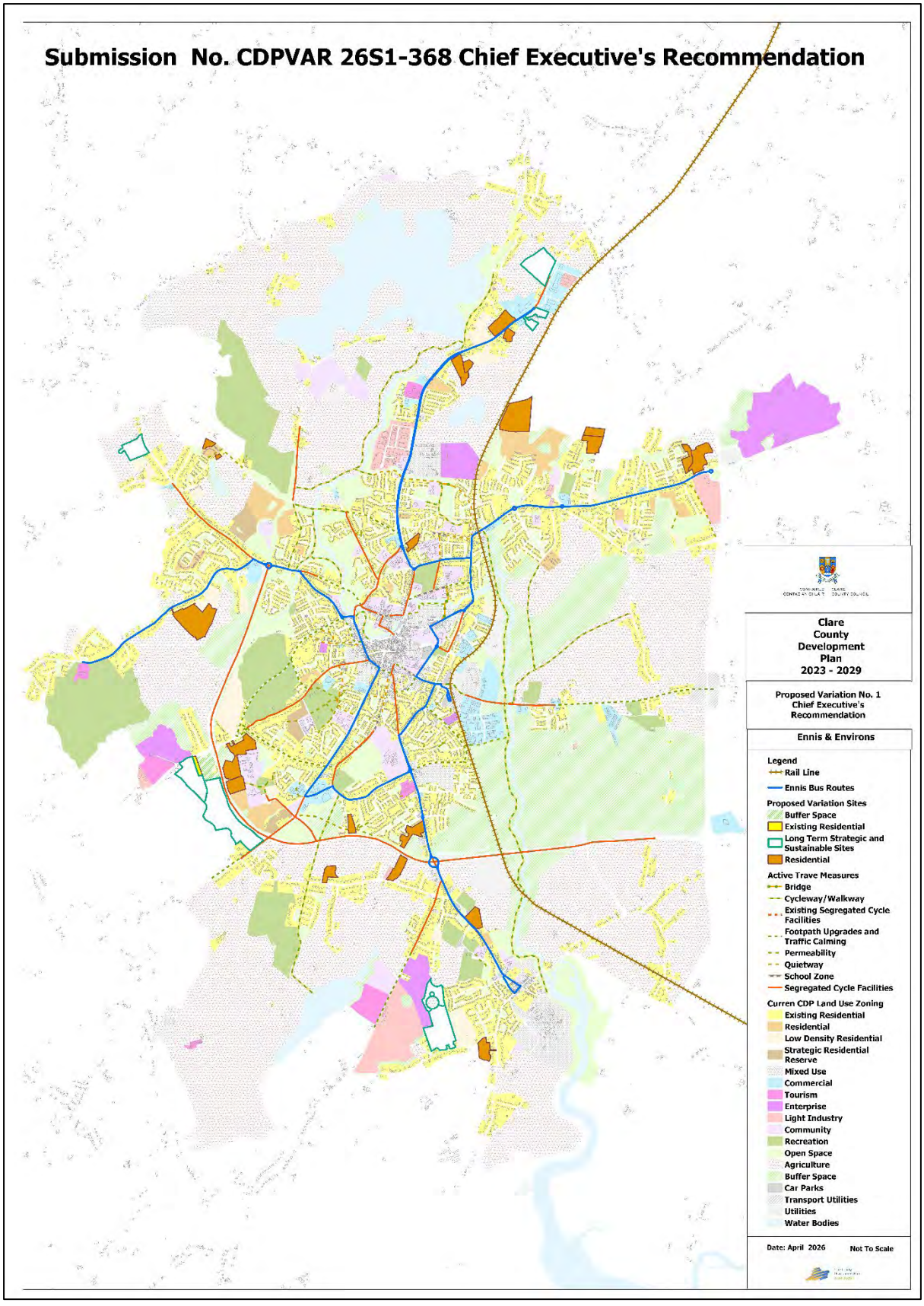
Scale of Rezonings in Towns & Villages
I recommend no change to the Proposed Variation No. 1 in relation to this item.

Settlement Capacity Audits
I recommend that as part of the County Development Plan review for the settlement of Ennis, that the Settlement Capacity Audit Table contain 2 new categories, each with 2 sub-categories: Public Transport – Tier 1 and Tier 2, and Active Travel – Tier 1 and Tier 2. It is not proposed to include these additional categories as part of the Proposed Variation No. 1 as this would be inconsistent with the manner in which existing sites are considered.

Ennis – Specific Zonings
I recommend no change to the proposed Variation in relation to this item.


Submission No. CDPVAR 26S1-368: Map 2
Submission No. CDPVAR 26S1-368
LT2
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Commercial
Recreation
Open Space
Agriculture
Buffer Space
General
Ennis Plan Boundary
Infrastructure Safeguard (Undefined)
Indicative Route of the West Clare Railway Greenway
Water Bodies
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-368: Map 1
Submission No. CDPVAR 26S1-368
R39
LT8
R29
LT7
LT6
R37
R34
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Enterprise
Light Industry
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Ennis Plan Boundary
Architectural Conservation Area
Indicative Access
Public Right Of Way
Water Bodies
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-368 Chief Executive's Recommendation
Clare County Development Plan 2023 - 2029
Proposed Variation No. 1 Chief Executive's Recommendation
Ennis & Environs
Legend
Rail Line
Ennis Bus Routes
Proposed Variation Sites
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Sites
Residential
Active Trave Measures
Bridge
Cycleway/Walkway
Existing Segregated Cycle Facilities
Footpath Upgrades and Traffic Calming
Permeability
Quietway
School Zone
Segregated Cycle Facilities
Curren CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Enterprise
Light Industry
Community
Recreation
Open Space
Agriculture
Buffer Space
Car Parks
Transport Utilities
Utilities
Water Bodies
Date: April 2026
Not To Scale

Submission No: CDPVAR 26S1-402 Transport Infrastructure Ireland

Summary of Issues Raised in Submission

Transport Infrastructure Ireland (TII) welcomes consultation on Proposed Variation No.1 but raises concerns about multiple zoning and transport-related proposals, primarily where they may conflict with national road safety, capacity, and planning policy.

1. **Alignment with National Policy**
   TII acknowledges that the Variation seeks to align the County Development Plan with the NPF Housing Growth Requirement Guidelines (2025). However, it stresses that this alignment must not undermine national road policy or safety objectives under the Section 28 *Spatial Planning and National Roads Guidelines* (2012).

2. Ennis & Clarecastle Settlement Plan
TII objects to several proposed rezoning and Long-Term Strategic and Sustainable Development sites near the **N85 and key junctions**, including:

- **PA3a – 16a and PA 3a – 36a:** Claureen (LT2) Rezoning agricultural land adjoining the N85 (100km/h) is considered to directly conflict with national policy on access control and road safety.
- **PA3a – 18a, PA3a – 18b:** Cahercalla More / Circular Road (R29 and R30): While future development is acknowledged, TII stresses that access points must be located well away from the Beechpark Roundabout and supported by robust transport assessment. **PA3a – 18c** (LT6) is also mentioned in this context.
- **PA3a – 32a Beechpark (LT7 & LT8)**: TII states there is no evidence that the national road network can accommodate the traffic generated, nor that the proposals support compact growth or sustainable mobility. The use of a future "masterplan" is an inappropriate approach as no details are provided in relation to its preparation, proposals for consultation nor mechanisms for adoption.

TII recommends not proceeding with these zonings unless compliant and evidence-based access arrangements are demonstrated.

3. Barefield (Ennis Municipal District)
PA3a – 45 (a-e) Proposals to designate multiple Village Growth Areas adjacent to M18 Junction 14 are opposed due to:

- Lack of transport or junction capacity assessment
- Likely dependency on private car travel
- Conflict with compact growth and sustainable mobility objectives

TII advises these zoning proposals be reviewed before adoption.

4. Ennis 2040 – Economic & Spatial Strategy
TII raises procedural and substantive concerns:

- No record of consultation with TII
- No integrated land-use and transport evidence base

Specific observations include:

- **Proposed Northern Bypass**: Identified inconsistencies between text and mapping, no compliance demonstrated with national road policy, and absence from the Local Transport Plan.
- **Wetlands & Enterprise Area**: Strong opposition to proposed new junctions onto the M18, which would require a Motorway Order and are deemed inconsistent with national policy. It is noted that the subject lands have not been incorporated into the Ennis Local Transport Plan.
- **Toureen Data Centre**: TII seeks clarification to ensure **only data-centre-related uses** occur, warning against higher trip-generating uses not previously assessed.

5. Ennis Local Transport Plan

- Future access points near the N85 Beechpark Roundabout must be carefully assessed and located further away.
- Proposals such as the Skehanagh–Quin Road connection would also require an evidence based assessment in adherence with the requirements of Section 2.7 of the DoECLG Spatial Planning and National Roads Guidelines.

6. West Clare Settlement Plans

TII objects to several proposed zoning changes in Lisdoonvarna, Doonbeg, Killimer and Lissycasey, where lands adjoin national roads outside reduced speed zones, namely:

Lisdoonvarna Settlement Plan

- **PA 3d – 11a:** To change Strategic Residential Reserve (SR2) to Residential (R7)
- **PA 3d – 11d:** To change Strategic Residential Reserve (SR1) to Residential (R5).

Doonbeg Settlement Plan

- **PA 3d – 19d:** To change Tourism site (TOU1) to Residential (R7)

Killimer Settlement Plan

- **PA 3d – 31a:** To change unzoned lands to Residential (R3) and extend settlement boundary accordingly.

Lissycasey Settlement Plan

- **PA 3d – 55a:** To change zoned Agricultural land (AG3) to Village Growth Area (VGA4)

These proposals are considered to:

- Conflict with official policy having regard to access requirements to national roads at locations outside where 50 – 60kph speed limits apply;
- Undermine road safety and the strategic function of national roads.

TII recommends not proceeding with these changes unless clarification that access to the lands concerned can be provided in a manner consistent with the foregoing provisions of official policy and the safety of all road users.

Chief Executive's Response

I wish to thank Transport Infrastructure Ireland for their submission, the contents of which have been noted.

Ennis & Clarecastle Settlement Plan
PA3a – 16a and PA 3a – 36a: Claureen (LT2)
This site is directly adjacent to zoned Residential Lands (LDR11), which are not subject of this variation, and for which access is taken from the L4140 local road to the south. It is not necessary to rely on direct access from the N85. I intend to recommend that there is no change to Variation ref. PA3a – 16a and PA 3a – 36a - To change zoning of Agriculture land to Long Term Strategic Development Site (LT2) in Volume 3a(i) Ennis and Clarecastle Settlement Plan, as proposed.

PA3a – 18a, PA3a – 18b, PA3a – 19a Cahercalla More / Circular Road (R29 and R30)
I consider that the provisions of the text objective relating to this site – that "Access to this site shall be considered within the context of the overall circulation of all modes of transport throughout and between all the zoned lands in and around the school, as indicated on the Ennis and Clarecastle settlement plan map" – are sufficient to ensure that access points to the site are managed appropriately. I intend to recommend that there is no change to Variation ref. PA3a – 18a, PA3a – 18b, PA3a – 19a - To change zoning of Strategic Residential Reserve (SR4) to Residential (R29), To change zoning of Strategic Residential Reserve (SR5) to Residential (R30) and Amend text objective for proposed residential sites R29 and R30 in Volume 3a(i) Ennis and Clarecastle Settlement Plans, as proposed.

PA3a – 32a Beechpark (LT7 & LT8)
I note the NPF Implementation Housing Growth Requirements Guidelines encourage planning authorities to consider identifying long term sites, where potential future residential provision will be directed, as it will assist infrastructure providers in considering where future capital investment will be needed. In this regard sites LT7 and LT8 have been identified as Long Term Strategic and Sustainable Development Sites. These sites are located within the Settlement boundary of Ennis on the western side of the N85 by-pass as noted in the submission and it is acknowledged that there are challenges that need to be addressed in realising development of these sites. However, physical constraints exist in and around Ennis as to where development can be provided for and these sites do in fact represent long term sequential growth. These constraints include the number and extent of designated Special Areas of Conservation, Special Protections Areas, Natural Heritage Areas, wetlands, flood plains, areas of groundwater vulnerability, defined groundwater protection areas and flood risk areas. This means planning for growth can be challenging in that lands that are sequential are often environmentally constrained in relation to one or more of the circumstances listed. In Ennis, the next sequential locations for long-term growth are being identified beyond the extents of the town and while they may be perceived as not being aligned with concepts of compact and sequential growth, they are in fact the most sequential available lands.

In order to meet the housing targets for Ennis as a Key Town to 2040, there is a responsibility of the Planning Authority to identify locations where housing could be delivered in the long term. There are many factors that will determine the 'evidence base' to support these sites but the physical locational practicalities as to 'where to go next' need to be understood and the potential challenges overcome, both environmental and physical (N85 etc). I believe it is all the more important to be proactive in this regard and demonstrate intent at this early stage in the

knowledge there will need to be on-going engagement required with all public infrastructure providers to compile the evidence base and feasibility of how these sites can be brought forward for development in the long term, and I note this approach is supported by Uisce Éireann in their submission, seeing their value in informing future capital investment planning decisions. This will also allow for development proposals on the eastern side of the N85 bypass currently in the pipeline to be constructed and so factor in any impacts they may have on its vicinity including on the N85 by-pass. I therefore consider that these sites should be included in the proposed Variation and that no amendment is made.

PA3a – 45 (a-e) Barefield

Barefield (VGA 7, VGA 8, VGA9, VGA 10 and VGA 11) – I refer to my response to the submission from the Office of the Planning Regulator (CDPVAR 26S1-491) as it relates to Barefield and more generally on the role and value of designating VGAs in villages. I acknowledge the points raised in this submission in relation to the importance of road safety in relation to the national road network and the potential impact of increased traffic movements. However, development of the sites will be for small scale incremental growth consisting of small clusters of low density housing which would generate low volumes of vehicular traffic compared to the higher density development you would expect in larger settlements. Any development will evolve over the lifetime of this plan and into the next plan period. However it is important to provide choice so that there is an opportunity for land to come forward for development. I propose to include the VGAs in Barefield in the proposed Variation, with the exception of VGA9. The site is located on the northern periphery of the village and I note that in this case there are other designated VGA lands which I consider would benefit from an opportunity to come forward for development before designating proposed VGA9 lands. I propose to recommend that the proposed Variation is made without the amendment to include VGA9 lands, however, these lands will be kept under review for future consideration.

4. Ennis 2040 – Economic & Spatial Strategy

In relation to the points raised regarding Transformational Sites, all of the transformational sites are identified in the Clare County Development Plan 2023-2029 that took effect in April 2023. Their inclusion in the adopted County Development Plan followed plan-making stages where TII made submissions. In this proposed Variation No. 1, there are no additional transformational sites, and in fact two of the pre-existing transformational sites are proposed to be removed from the Ennis 2040 volume of the Plan (Volume 3a(iii)).

5. Ennis Local Transport Plan

Access points to undeveloped zoned lands in the vicinity of Beechpark roundabout are not taken from the roundabout itself and there is no instance of a potential access point in unduly close proximity to the roundabout. The lands at the eastern side of the site have been zoned in successive County Development Plans. The Skehanagh to Quin Road link is designated as an Undefined Infrastructure Safeguard in the Clare County Development Plan 2023-2029 that took effect in April 2023 (Volume 2 Map I7). Its inclusion in the adopted County Development Plan followed plan-making stages where TII made submissions.

PA 3d – 11a, PA 3d – 11d, PA 3d – 12b (Lisdoonvarna R7, R5)

In relation to PA 3d – 11a, the R7 lands have a boundary with the N67 inside the speed limit, and therefore access to the lands does not have to be taken from a point outside the 50kph speed

limit. I intend to recommend that there is no change to Variation ref. PA 3d – 11a - To change Strategic Residential Reserve (SR2) to Residential (R7) in Volume 3d West Clare Municipal District Settlement Plans, as proposed.

In relation to PA 3d – 11d R5 Lisdoonvarna, I note the issues raised in the submission and note that it would be difficult to achieve access into the site at a point inside the 50kph speed limit and as such concur with the recommendation that the Variation should be made without this proposed amendment. Consequently, the text objective for Strategic Residential Reserve in the Lisdoonvarna settlement plan needs to be retained, and therefore PA 3d – 12b is not necessary.

PA 3d – 19d (Doonbeg R7):
I can clarify that access to the lands concerned can be provided in a manner consistent with the safety of all road users and the provisions of official policy (Objective CDP 11.13 of the adopted County Development Plan, 2023 – 2029, Regional Policy Objective 140 and NPF National Strategic Outcome no. 2.) The lands are accessible from the L6097 public road, which is a local road. I intend to recommend that an amendment to the proposed Variation ref. PA3d – 19d is made, to include an Indicative Access arrow at this site, on the Doonbeg settlement map in Volume 3d, as well as to revise wording to objective R7 in the Doonbeg Settlement Plan to read:

R7 To the West of Dun na Mara
Any development 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. Vehicular access to the site shall be taken from the L6097 road within Dún na Mara.

The latter sentence being an amendment to the proposed Variation ref. PA 3d – 20e.

PA 3d – 31a (Killimer R3):
In relation to PA 3d – 31a, the R3 lands have their boundary with the N67 inside the 50kph speed limit. I intend to recommend that no change is made to Variation ref. PA 3d – 31b - To change unzoned lands to Residential (R3) and extend settlement boundary accordingly, in Volume 3d West Clare Municipal District Settlement Plans, as proposed.

PA 3d – 55a (Lissycasey VGA 4):
In relation to PA 3d – 55a, the VGA 4 lands are adjacent to the N68 at a location where the 80 kph speed limit applies. I concur with the TII recommendation that the Council not proceed with the Proposed Variation - To change zoned Agricultural land (AG3) to Village Growth Area (VGA4), in Lissycasey.

Chief Executive's Recommendation

PA3a – 16a and PA 3a – 36a: Claureen (LT2)
I recommend that there is no change to Variation ref. **PA3a – 16a and PA 3a – 36a** - To change zoning of Agriculture land to Long Term Strategic Development Site (LT2) in Volume 3a(i) Ennis and Clarecastle Settlement Plans, as proposed.

PA3a – 18a, PA3a – 18b, PA3a – 19a Cahercalla More / Circular Road (R29 and R30)
I recommend that there is no change to Variation ref. **PA3a – 18a, PA3a – 18b, PA3a – 19a** - To change zoning of Strategic Residential Reserve (SR4) to Residential (R29), To change zoning of Strategic Residential Reserve (SR5) to Residential (R30) and Amend text objective for proposed residential sites R29 and R30 in Volume 3a(i) Ennis and Clarecastle Settlement Plans, as proposed.

PA3a – 32a Beechpark (LT7 & LT8)
I recommend that there is no change to proposed Variation ref. **PA3a – 32a.**

In relation to:
PA 3a – 45f To zone unzoned land Agriculture adjacent to VGA 9 and extend the settlement boundary accordingly,
and
PA 3a – 46c to add site objective for proposed VGA 9,
VGA 9 North end of Village, West of the Gort Road (R458) Development of these lands shall be guided by the site specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: VGA 9) Development proposals shall also be informed by a Traffic and Transport Assessment, which shall demonstrate the provision of safe access and connectivity for pedestrians, cyclists and vehicles, through VGA5, to the R458 and Barefield Village.

I recommend that the Council **not proceed** with the Proposed Variation in Volume 3a(ii) Ennis Municipal District Settlement Plans, Barefield Settlement Plan.

PA 3d – 11a (Lisdoonvarna R7)
I recommend that there is no change to Variation ref. **PA 3d – 11a, t**o change Strategic Residential Reserve (SR2) to Residential (R7), in Volume 3d West Clare Municipal District Settlement Plans, as proposed.

PA 3d – 11d (Lisdoonvarna R5)
I recommend that Variation ref. **PA 3d – 11d, t**o change Strategic Residential Reserve (SR1) to Residential (R5), in Volume 3d West Clare Municipal District Settlement Plans, as proposed, is not made.

PA 3d – 11d (Lisdoonvarna)
I recommend Variation Ref PA 3d– 11d - Delete the text Strategic Residential Reserve on page 59, in Volume 3d West Clare Municipal District Settlement Plans - is **not** included as proposed.

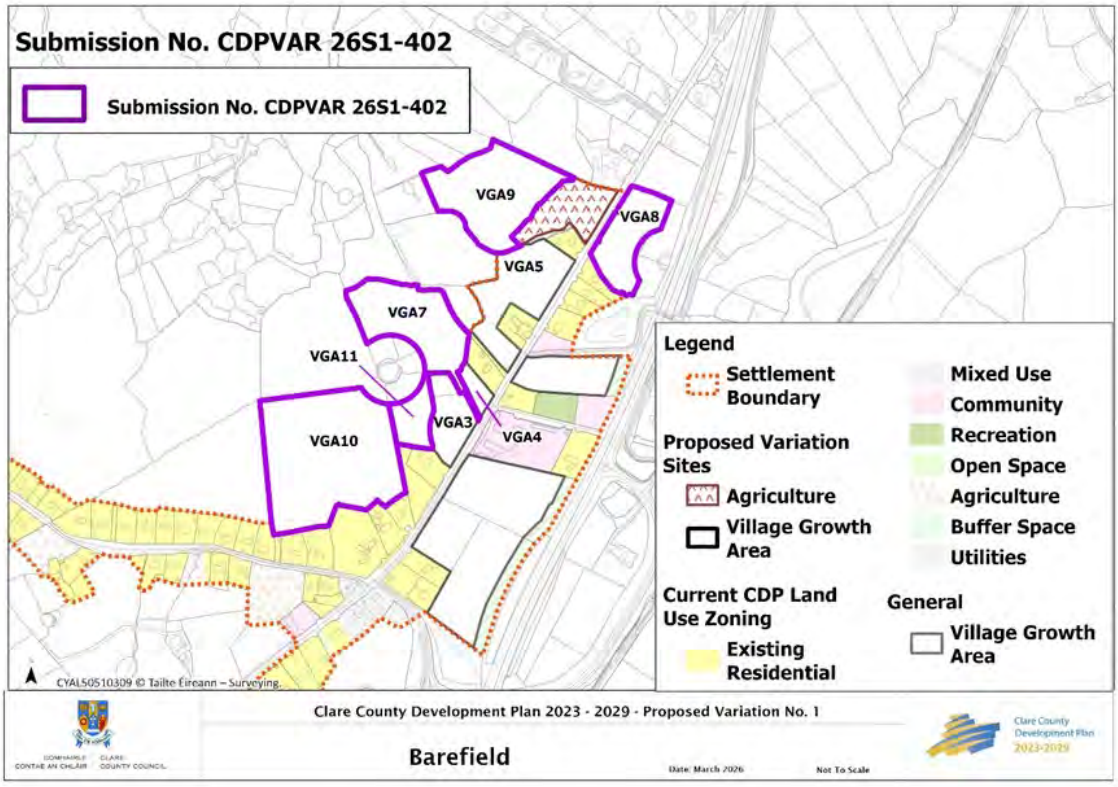
PA 3d – 19d and PA 3d – 20e (Doonbeg R7):
I recommend that an amendment to the proposed Variation ref. PA3d – 19d is made, to include an Indicative Access arrow at R7, on the Doonbeg settlement map in Volume 3d, as well as to revise wording to objective R7 in the Doonbeg Settlement Plan to read:

R7 To the West of Dun na Mara
Any development 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. Vehicular access to the site shall be taken from the L6097 road within Dún na Mara.

PA 3d – 31a (Killimer R3):
I recommend that there is no change to Variation ref. **PA 3d – 31a** - To change unzoned lands to Residential (R3) and extend settlement boundary accordingly, in Volume 3d West Clare Municipal District Settlement Plans, as proposed.

PA 3d – 55a (Lissycasey VGA 4):
I recommend that the Council **not proceed** with the Proposed Variation - To change zoned Agricultural land (AG3) to Village Growth Area (VGA4), in Lissycasey.


Submission No. CDPVAR 26S1-402
Submission No. CDPVAR 26S1-402
VGA9
VGA8
VGA5
VGA7
VGA11
VGA10
VGA3
VGA4
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Village Growth Area
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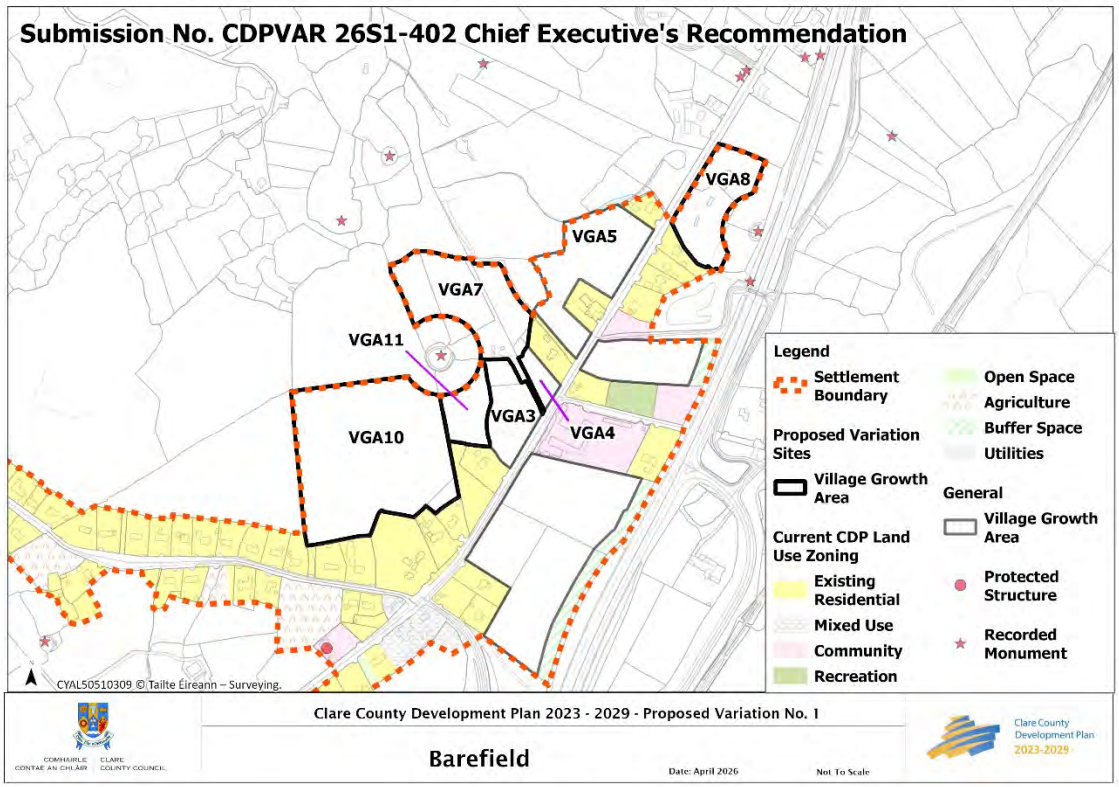
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Barefield
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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VGA8
VGA5
VGA7
VGA11
VGA10
VGA3
VGA4
Legend
Settlement Boundary
Proposed Variation Sites
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Village Growth Area
Protected Structure
Recorded Monument
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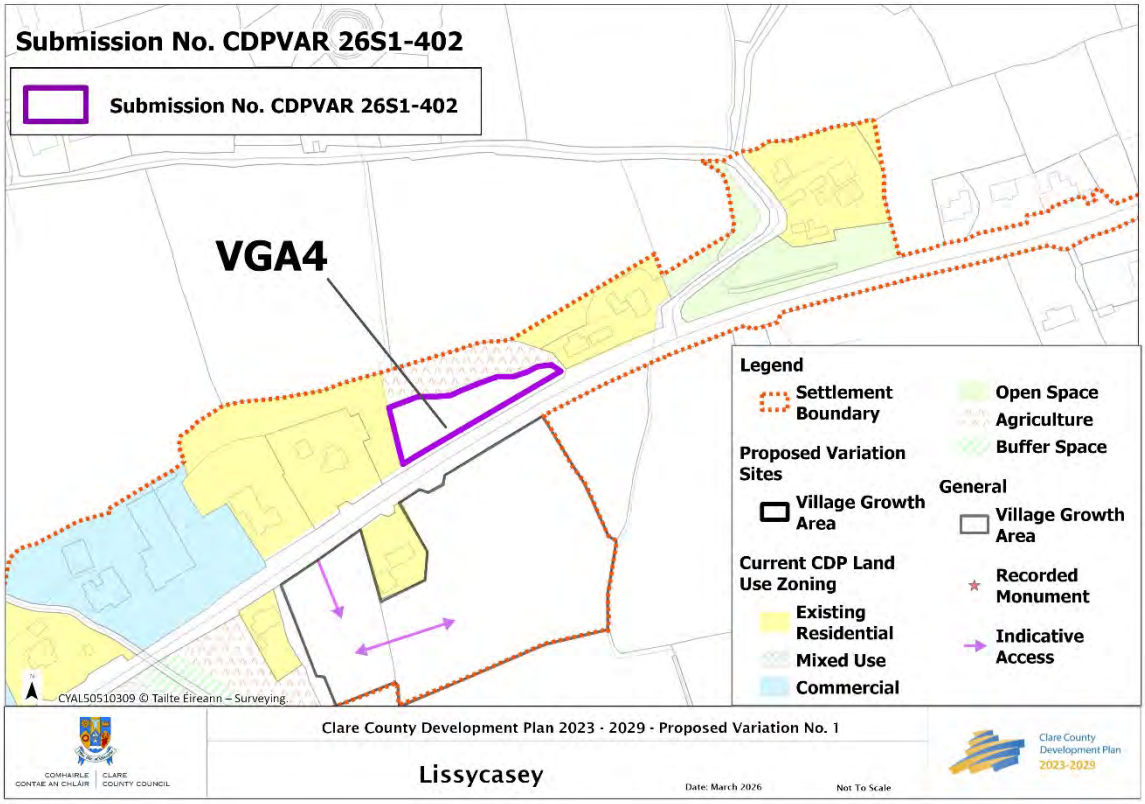
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Barefield
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029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Submission No. CDPVAR 26S1-402
VGA4
Legend
Settlement Boundary
Proposed Variation Sites
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Commercial
Open Space
Agriculture
Buffer Space
General
Village Growth Area
Recorded Monument
Indicative Access
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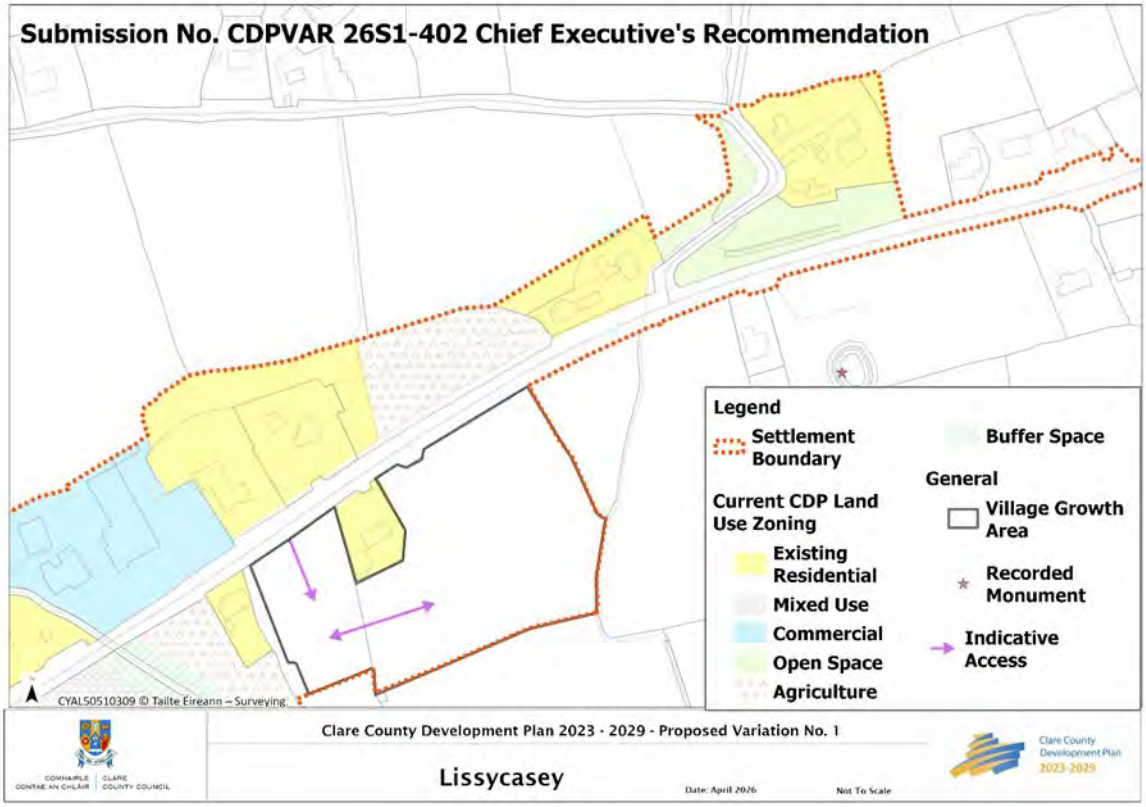
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Lissycasey
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Settlement Boundary
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Commercial
Open Space
Agriculture
Buffer Space
General
Village Growth Area
Recorded Monument
Indicative Access
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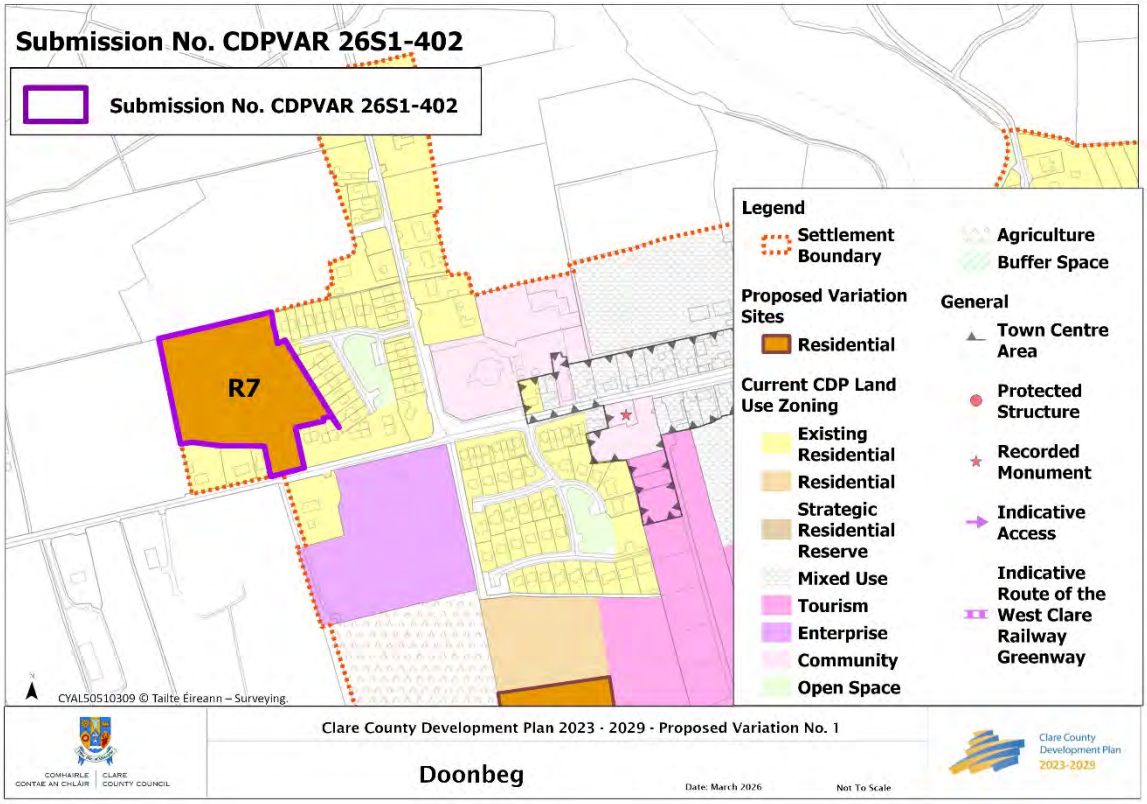
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Lissycasey
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-402
Submission No. CDPVAR 26S1-402
R7
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Tourism
Enterprise
Community
Open Space
Agriculture
Buffer Space
General
Town Centre Area
Protected Structure
Recorded Monument
Indicative Access
Indicative Route of the West Clare Railway Greenway
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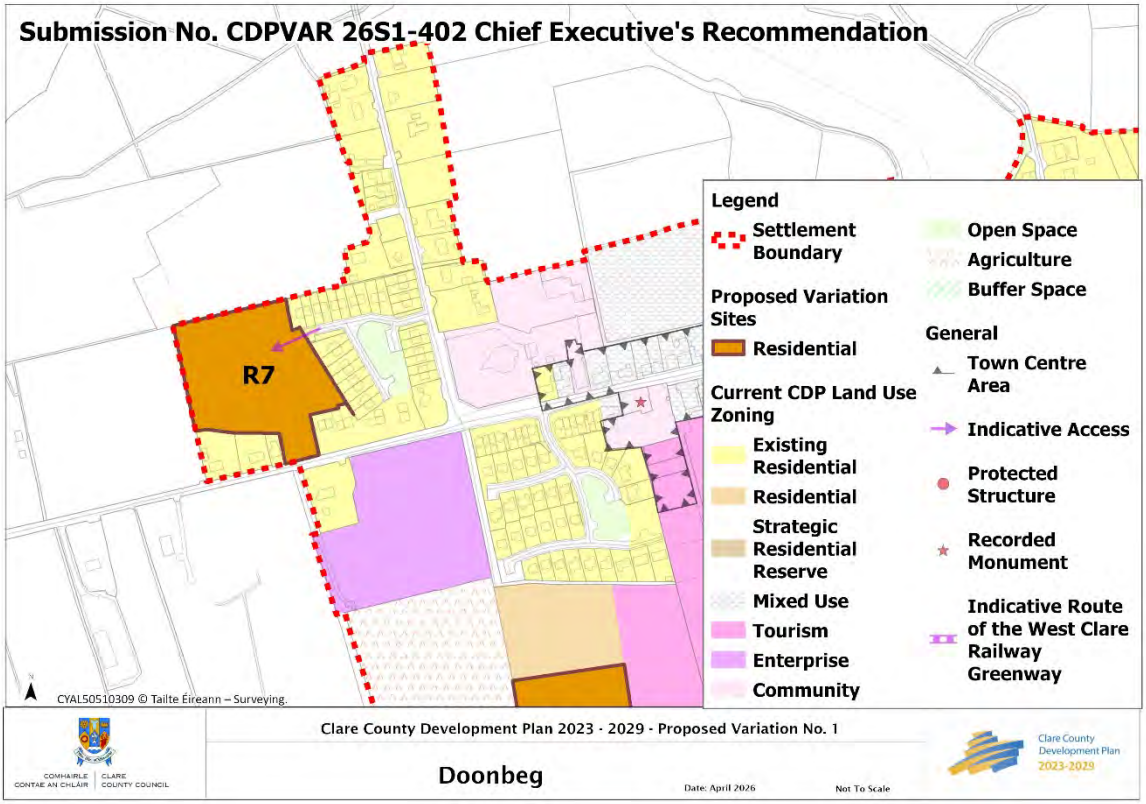
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Doonbeg
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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R7
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Tourism
Enterprise
Community
Open Space
Agriculture
Buffer Space
General
Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
Indicative Route of the West Clare Railway Greenway
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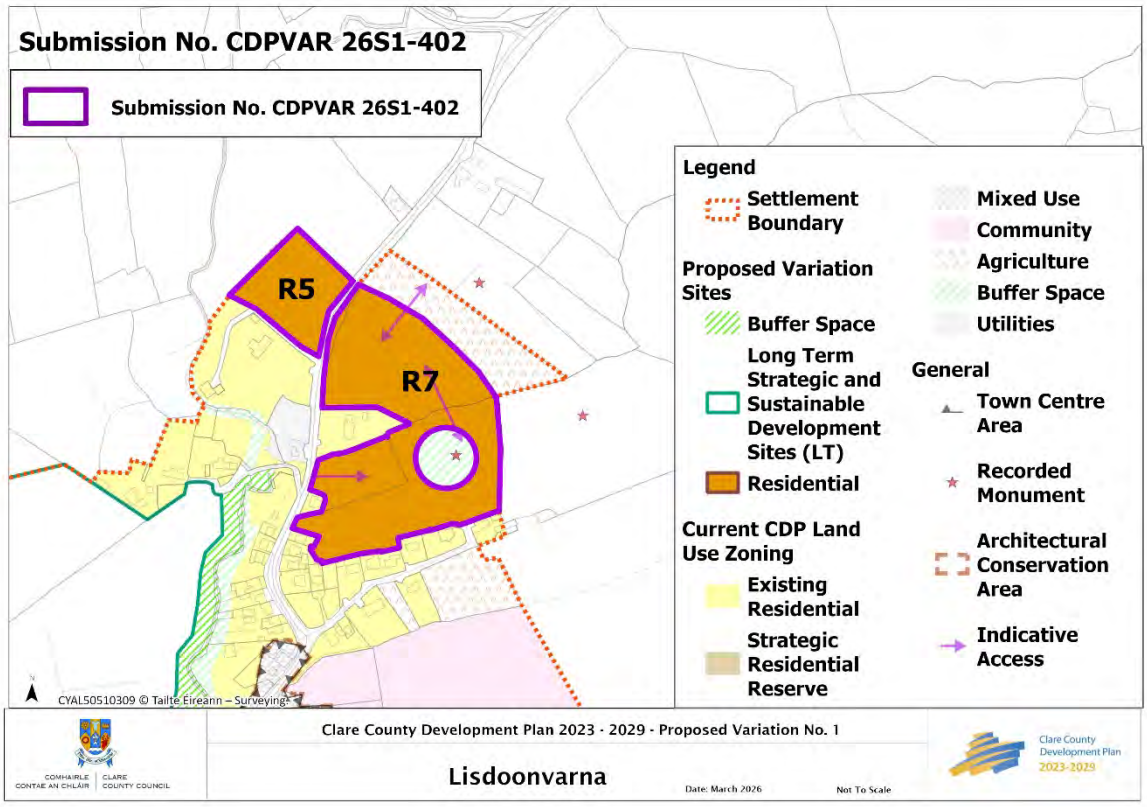
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Doonbeg
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-402
Submission No. CDPVAR 26S1-402
R5
R7
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Mixed Use
Community
Agriculture
Buffer Space
Utilities
General
Town Centre Area
Recorded Monument
Architectural Conservation Area
Indicative Access
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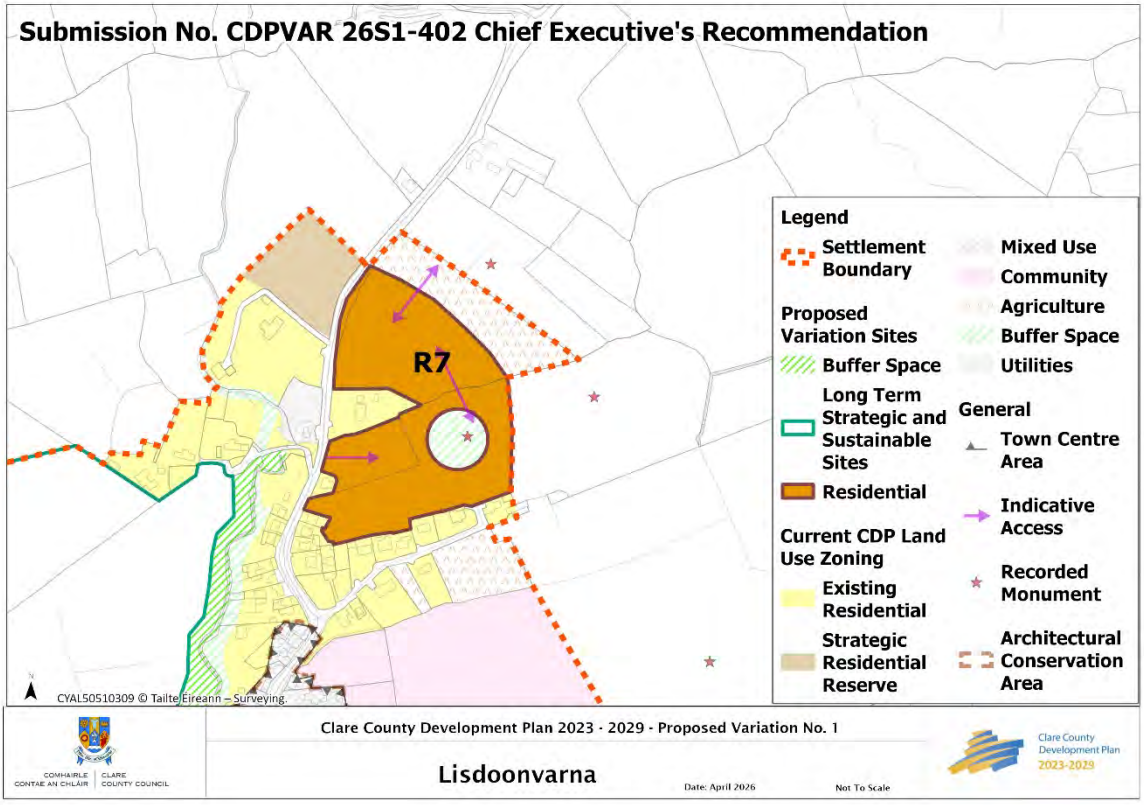
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Lisdoonvarna
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-402 Chief Executive's Recommendation
R7
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Long Term Strategic and Sustainable Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Mixed Use
Community
Agriculture
Buffer Space
Utilities
General
Town Centre Area
Indicative Access
Recorded Monument
Architectural Conservation Area
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Lisdoonvarna
Date: April 2026
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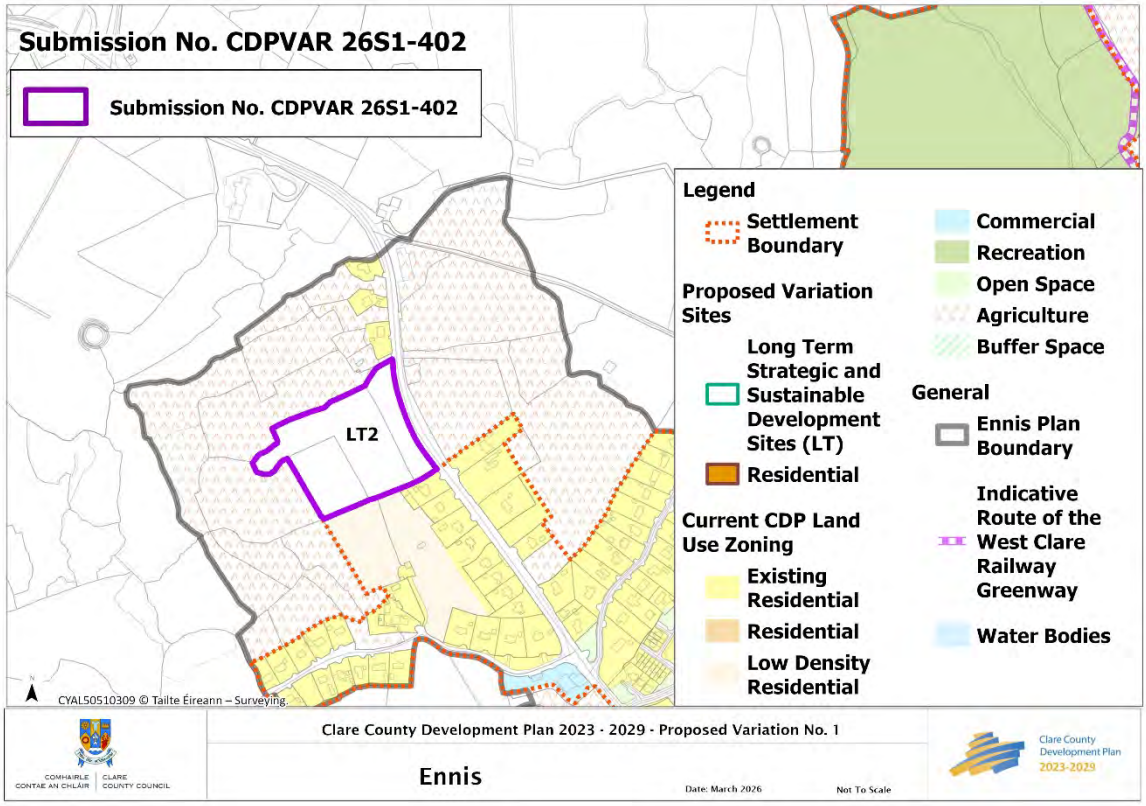
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-402
Submission No. CDPVAR 26S1-402
LT2
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Commercial
Recreation
Open Space
Agriculture
Buffer Space
General
Ennis Plan Boundary
Indicative Route of the West Clare Railway Greenway
Water Bodies
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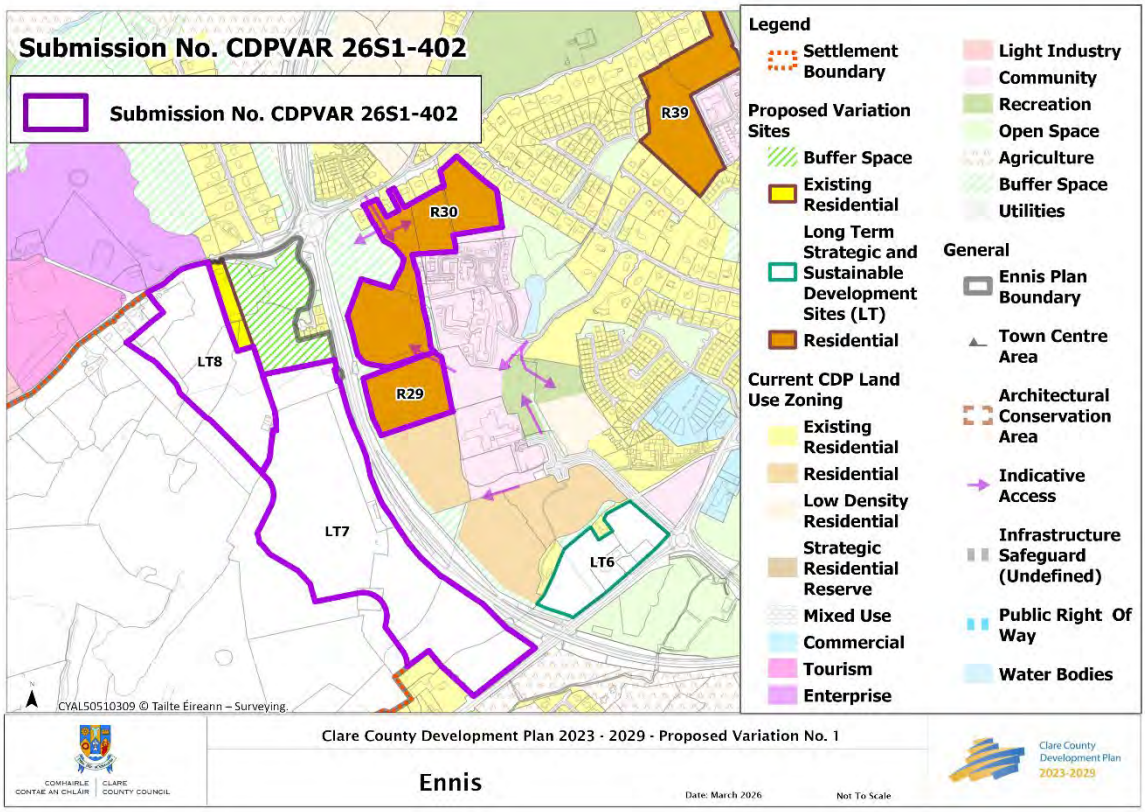
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-402
Submission No. CDPVAR 26S1-402
R39
R30
R29
LT8
LT7
LT6
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Enterprise
Light Industry
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Ennis Plan Boundary
Town Centre Area
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
Public Right Of Way
Water Bodies
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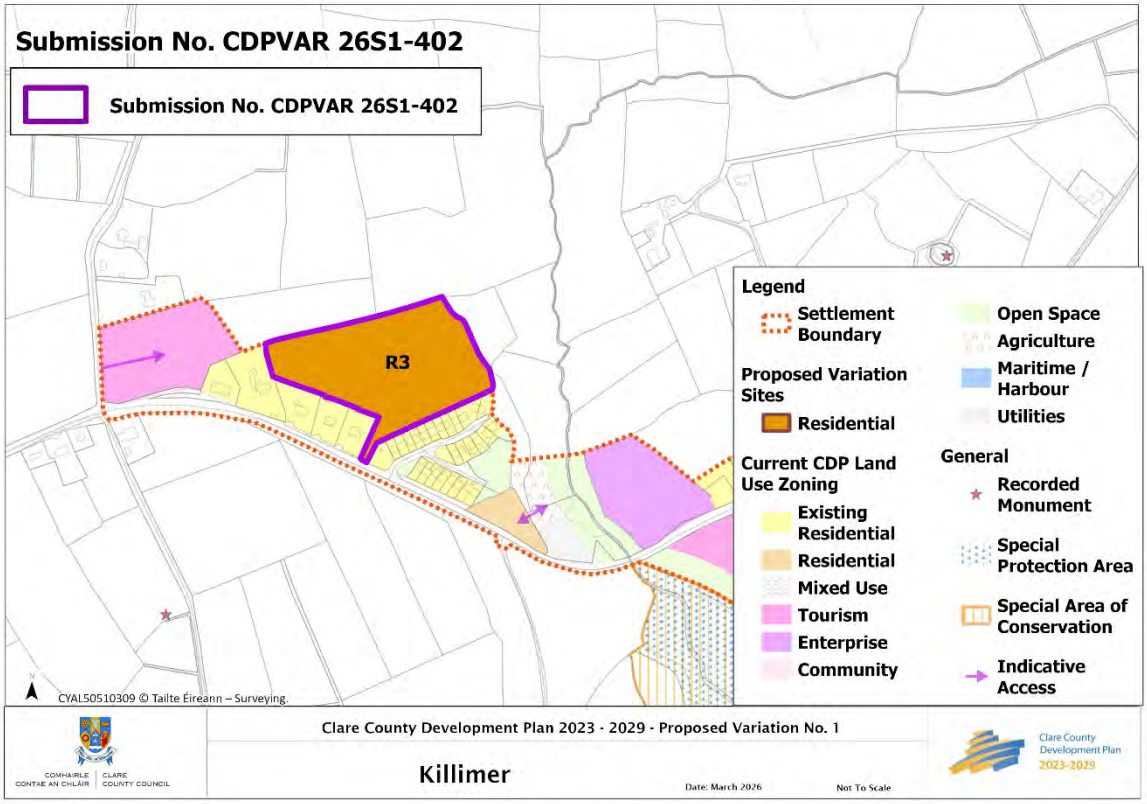
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Submission No. CDPVAR 26S1-402
R3
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Mixed Use
Tourism
Enterprise
Community
Open Space
Agriculture
Maritime / Harbour
Utilities
General
Recorded Monument
Special Protection Area
Special Area of Conservation
Indicative Access
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Killimer
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR S126-470 – An Taisce

Summary of Issues Raised in Submission

The focus of this submission is on the proposed change of SR8 from Strategic Residential Reserve to R39 Residential. The submission raised significant concerns with regards to the loss of an ecologically risk site to support future residential development. The submission makes reference to the likely presence of the Lesser Horseshoe Bat, and potentially other bat species, which are protected species under Annex II and IV of the EU Habitats Directive. The submission requests that prior to any rezoning decision, it must be demonstrated via robust ecological surveying methods that the species would not be adversely impacted by the loss of roosting, foraging and commuting habitat to facilitate future development.

An Taisce highlights the significance in the midst of a biodiversity emergency and the latest NPWS Article 17 report. The submission highlights how the subject site appears to provide biodiversity and landscape features which may be utilised by the species for roosting, navigation and feeding, and which may be lost to facilitate future development. The submission indicates that an Ecological Impact Assessment (EcIA) to inform this rezoning proposal and a systematic assessment of alternative sites for residential zoning purposes which are less ecologically impactful should be undertaken. It further highlights the requirement of Article 10 of the Habitats Directive with regard to stepping stones and ecological corridors, the potential for habitat fragmentation and the Kunming-Montreal Global Biodiversity Framework to halt and reverse biodiversity loss by 2030.

The submission advises of the responsibility which is detailed within from Section 59(B) of the Wildlife (Amendment) Act 2023, Section 21(3)(d)(ii) & (iii) of the National Planning Framework and Section 21(2)(f) and Section 50 of the Planning and Development Act, 2024.

Finally, An Taisce highlights that the change of land-use from a biodiversity rich site to one which would facilitate residential development requires assessment against the biodiversity objectives contained in the Clare County Development Plan 2023-2029 to ensure that biodiversity interests are balanced with housing need.

Chief Executive's Response

I would like to thank An Taisce for their submission regarding the rezoning of the c.10.5-acre site at Pairc Na Coille, Ennis, from Strategic Residential Reserve (SR8) to Residential (R39) the contents of which have been noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.

- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the sit

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

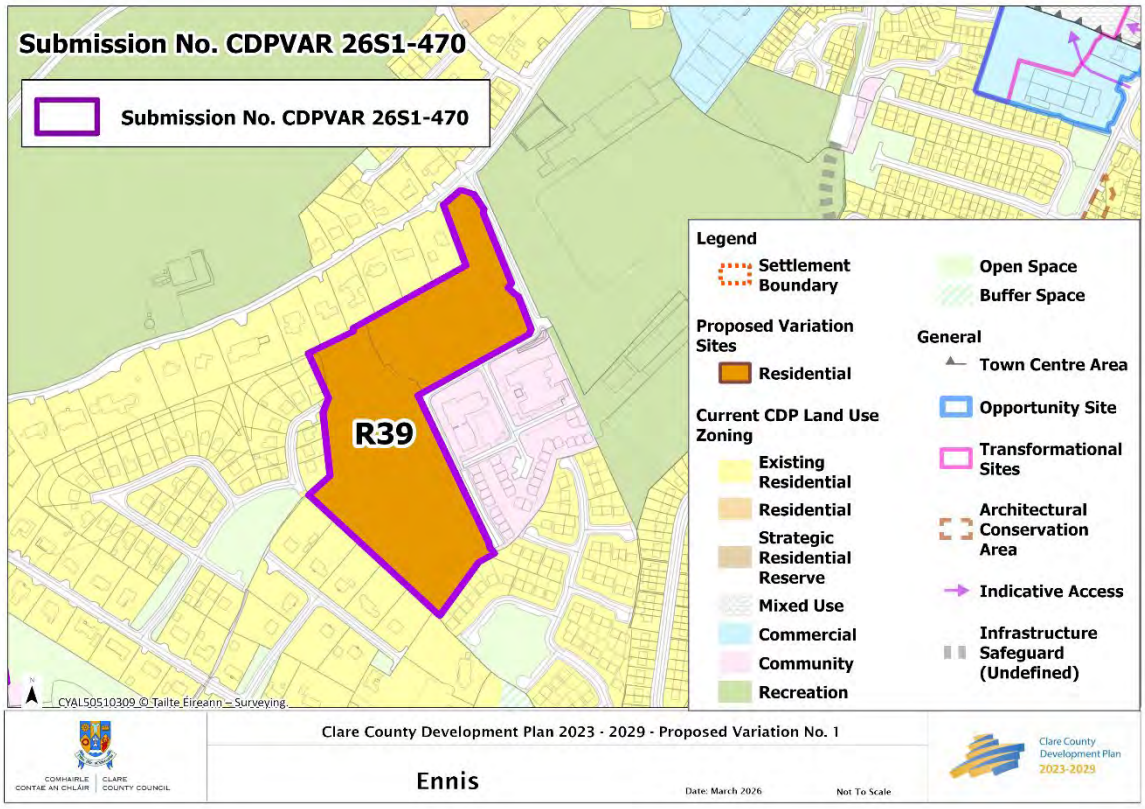
Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic

Residential Reserve until such time as a complete assessment of the site is undertaken. This Chief Executives Response should be read in conjunction with other submissions relating to this site ref: CDPVAR 26S1 009, CDPVAR 26S1-461, CDPVAR 26S1-497, CDPVAR 26S1-344, CDPVAR 26S1-371, CDPVAR 26S1-376, CDPVAR 26S1-389, CDPVAR 26S1-392, CDPVAR 26S1-393, CDPVAR 26S1-438, CDPVAR 26S1-443 & CDPVAR 26S1-499.

I intend the Variation should be made without the proposed amendments PA 3d – 11f to change from Strategic Residential Reserve (SR8) to Residential (R39) and PA 3d – 12b – to delete text objective for Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made **without** the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.


Submission No. CDPVAR 26S1-470
Submission No. CDPVAR 26S1-470
R39
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Buffer Space
General
Town Centre Area
Opportunity Site
Transformational Sites
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
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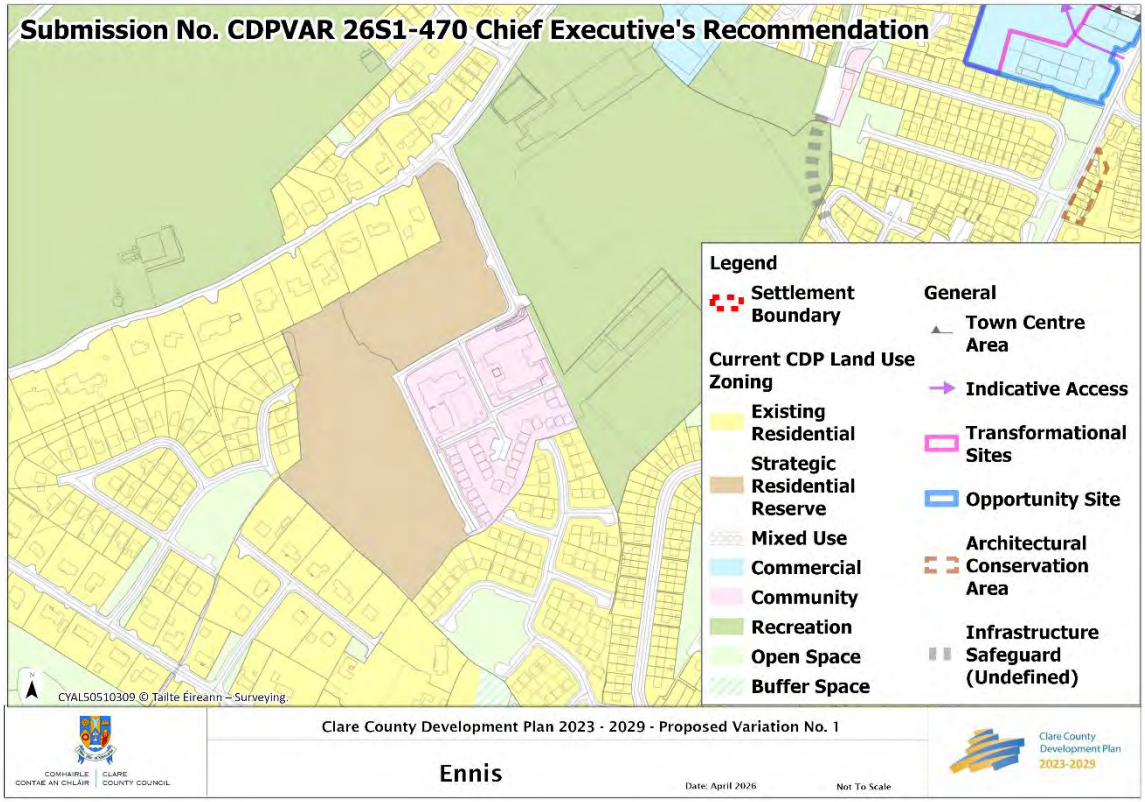
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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Legend
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Current CDP Land Use Zoning
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Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Buffer Space
General
Town Centre Area
Indicative Access
Transformational Sites
Opportunity Site
Architectural Conservation Area
Infrastructure Safeguard (Undefined)
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR26S1-474 – Construction Industry Federation - CIF

Summary of Issues Raised in Submission

The submission which was received raised the following points:

- The CIF welcome the opportunity to make a submission in relation to the Variation.
- It recognises and supports the importance of ensuring Clare County Council remains aligned with national policy and updated statutory guidelines and understands the practical realities of delivering housing, infrastructure etc.
- They hope the following points are provided within the Variation including:
  - Sufficient headroom to ensure viable housing delivery
  - A balanced approach to compact growth
  - Certainty for industry, particularly regarding zoning changes link to RZLT
  - Clear and implementable Core Strategy supported by realistic population and housing targets.
  - Integration of economic and transport strategies that facilities employment growth and sustainable mobility.
  - The variation should provide for infrastructure upgrades and nature-based solutions for wastewater.
- Proposed Amendment 1a: The restructuring of the Volume 3a into four components is welcome and provides clarification.
- Proposed Amendment 1b: The CIF request that the new core strategy does not restrict development.
- Proposed Amendment 1c: Compact growth should be implemented pragmatically and requests that the Council retains some flexibility in this regard particularly in relation to smaller / rural settlements.
- Proposed Amendment 1d: The need for clear density guidance should reflect market conditions. The importance of phasing policies that do no delay viable projects. The need for timely infrastructure delivery, particularly water and wastewater services.
- Proposed Amendment 1e: The integration of Ennis 2040 is supported by CIF.
- Proposed Amendment 1f: Requests that there is a clear rationale for each zoning change including those relating to RZLT.
- Proposed Amendment 1g and 1h: Recommends that all development management standards remain proportionate and do not impose unnecessary burdens on housing delivery.
- Recommends that adequate zoning is provided for in serviced settlements in Shannon MD, West Clare MD and Killaloe MD.
- Concerns in relation to the 2 no. wastewater treatment system servicing Ennis.
- The LAP for Shannon should be clear and defined.
- Request for the Council to review the Development Contributions Scheme of Clare County Council, given that some of the zoned lands are Tier 2 land which inevitably increase developers costs significantly.
- Encourages and supports the Council's continued compliance with environmental assessment requirements and objectives.
- The CIF commends Clare County Council for undertaking this important variation and for its commitment to aligning the development plan with updated national policy.

- Looks forward to continued engagement between CIF and Clare County Council in order to deliver homes, infrastructure and employment opportunities to support sustainable growth.

Chief Executive's Response

I would like to thank CIF for their submission, the contents of which have been noted. I wish to respond to the submission using the following headings, for clarity.

Core Strategy

The Core Strategy (within Volume 1 Written Statement - Proposed Variation No 1 to Clare County Development Plan 2023-2029) outlines the population and housing targets and the amount of land required for residential purposes over the plan period 2023–2029, and into the medium term period up to the end of 2034, as required by the 'NPF Implementation: Housing Growth Requirements' (DHLGH July 2025), in conjunction with the provisions and conclusions of the SFRA, the SEA and the AA process. Therefore, having regard to the Core Strategy and the SFRA, the SEA and the AA process, I am satisfied that a sufficient quantum of land has been zoned at appropriate locations within County Clare to help accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period and into the medium term period up to the end of 2034.

Development Management Standards

I note the concerns noted in relation to development management standards, and I wish to advise that there are no planned changes to these standards at this time.

Water and Wastewater Capacity Registers – Uisce Eireann

The proposed Variation has been informed by the most recent water and wastewater capacity registers and through ongoing liaison with Uisce Éireann. The capacity varies across settlements and that while some have sufficient capacity to accommodate growth within the development plan period, others require infrastructure upgrades. The development plan and proposed Variation clearly provides for development that will be contingent on the availability of adequate water and wastewater services and shall comply with environmental and planning legislation. Uisce Eireann issued their Wastewater and Water Supply Capacity Registers in April 2026.

Furthermore, the Council will continuously monitor the capacity of infrastructure in preparation for the forthcoming review of the Clare County Development Plan 2023-2029, and the preparation of the County Development Plan that will succeed the current County Development Plan.

Review of Development Contributions Scheme

A review took place of the Clare County Council Development Contribution Scheme in 2025, whereby it was also adopted at the time. Therefore, the Clare County Council Development

Contribution Scheme 2025-2029 under Section 48, Planning and Development Act, 2000 (as amended) is in situ.

Local Area Plan for Shannon

I note that the current Shannon LAP 2012 is in situ for Shannon and that there is no provision in the Planning and Development Act 2024 for the making of new Local Area Plans. However, when the Clare County Development Plan 2023 – 2029 is being reviewed as a whole, Shannon will also be reviewed as part of the process and every effort will be made towards compiling a clear and detailed approach.

In conclusion, I look forward to a continued and positive working relationship and engagement with CIF, and other stakeholders which work with Clare County Council in this regard, into the future.

Chief Executive's Recommendation

I recommend that no amendments are made to the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

Submission No: CDPVAR 26S1-480: Iarnród Éireann / Irish Rail

Summary of Issues Raised in Submission

Irish Rail submits observations for the consideration of the Planning Authority. The submission states that infrastructure delivery through strategic planning is required to be aligned with planning for Transport Orientated Development (TOD) in and around Ireland's five cities to support the delivery of new sustainable communities at brownfield and greenfield locations along existing or planned high-capacity public transport corridors.

1. Ennis Local Transport Plan:
Irish Rail suggests that the Ennis LTP considers Ennis train station as a suitable location for a mobility hub development.

2. Volume 3a(i) Ennis Transformational Site map
At Proposed Amendment No. 3a – 38, Irish Rail suggest that the Limerick-Galway rail line is included in the revised Ennis Transformational Sites map.

3. Volume 3 Settlement Plans
Irish Rail mentions certain sites and requests that proposals to zone lands or amend zoning at locations adjacent to the railway shall include an objective to adequately protect the railway boundary so as not to impede future investment and improvement to rail services, as recommended in the All-Island Strategic Rail Review.

4. Shannon Town and Environs
Irish Rail notes the objective to seek investment to regenerate and rejuvenate Shannon Town and Environs area.

5. Sixmilebridge and Shannon Airport Rail Link
In the absence of an up-to-date appraisal of an appropriate corridor to provide for a rail link to Shannon Airport, Irish Rail suggests it is necessary for Clare County Council to support the undertaking of a pre-feasibility study to assist with improving the Infrastructure Safeguard (Rail), as a connection point (on the existing line) for the rail link will be determined as part of this study.

Irish Rail requests that Clare County Council continue to engage with it through the detailed design of the N19 to ensure it does not negatively impact on the rail link to Shannon Airport.

Irish Rail highlights the upgrade works at Sixmilebridge station, and flags that carparking demand may exceed supply at the station, in future.

6. Limerick-Shannon Metropolitan Area Transport Strategy (LSMATS)
In relation to the proposal to amend Objective CDP 4.4 Shannon at Section 4.2.3 Settlement Hierarchy and Strategy, Irish Rail recommends the inclusion of Iarnród Éireann in new subsection (e) with other relevant agencies to deliver the objectives of LSMATS.

7. Rail Strategy within the RSES

The submission seeks that a rail strategy is included in the Regional Spatial and Economic Strategy, which is currently being reviewed by its author, the Southern Regional Assembly.

8. Rail / LNDR

Irish Rail seeks the inclusion of a reference to a rail investment programme in the section of Volume 1 that relates to constraints taken into account in the preparation of the Core Strategy.

9. Volume 2 Maps - Railway Corridor Safeguard

Irish Rail notes the inclusion of a railway infrastructure safeguard in the Volume 2 Maps, and seeks that the safeguard applies to the entire railway corridor within the county.

10. Ennis 2040 and All-Island Strategic Rail Review.

Irish Rail seeks inclusion of reference in the Ennis 2040 Volume to the Shannon Airport Rail link having been included in the All-Island Strategic Rail Review. Details of the recommendations in the AISRR that are relevant to Clare are included in the submission.

11. *Rail Projects Prioritisation Strategy (RPPS)*

The Rail Projects Prioritisation Strategy (RPPS) was published in December 2025 and is a follow-on strategy from the A-ISRR. The projects referenced in it are classed either as Early Interventions or Major Project Interventions.

12. Ennis Line Capacity Enhancements

Reference is made in the submission to a static passing loop at Sixmilebridge Station being provided, as well as platform extensions at multiple stations. Dynamic passing loops are intended to be added in the future.

Chief Executive's Response

I wish to thank the Iarnród Éireann / Irish Rail for their submission, the contents of which have been noted.

1. **Ennis Local Transport Plan:**

Shortly before commencement of the LTP process, Clare County Council conducted a study comparing the Temple Gate area and Ennis Train Station in an Options Selection Process to identify a preferred option for the provision of a mobility hub. The Temple Gate was the preferred option, and as such this was brought forward to the LTP.

However, the development of the LTP does not preclude future development of a mobility hub at Ennis Train Station. Successfully delivery of the mobility hub at Temple Gate could be used to explore future delivery of a mobility hub at Ennis Train Station.

2. **Volume 3a(i) Ennis Transformational Site map**

The Limerick-Galway rail line will be considered for inclusion in the Ennis Transformational Sites map, within the forthcoming review of the County Development Plan.

3. **Volume 3 Settlement Plans**

Of the sites mentioned by Irish Rail, only one of those sites (R40 in Ennis) is the subject of the proposed Variation. In any case, I could not find any mention within All-Island Strategic Rail

Review of a requirement for planning objectives on zoned lands for the purpose of protecting the railway boundary so as not to impede future investment and improvement to rail services.

4. Shannon Town and Environs

The comments are noted. I intend to recommend that no change is made to the variation in relation to this item.

5. Sixmilebridge and Shannon Airport Rail Link

I consider that the Shannon Airport Rail Link is supported in the adopted County Development Plan, in particular at CDP Objective 11.7 'Shannon Rail Link', which reads:

> "It is an objective of Clare County Council:
> a) To work in conjunction with the NTA, Iarnród Éireann and other relevant stakeholders to carry out a review of the existing feasibility study as it applies to the Shannon Rail Link infrastructure safeguard extending from the existing Limerick-Galway railway line to Shannon International Airport taking account of and being informed by the proposals contained within LSMATS to facilitate a commuter rail network for the Limerick - Shannon Metropolitan Area and by the N19 National Road upgrade; and,
>
> b) To facilitate a proposed Shannon Rail Link which does not inhibit the N19 National Road upgrade.

I intend to recommend that no change is made to the variation in relation to this item.

6. Limerick-Shannon Metropolitan Area Transport Strategy (LSMATS)

I consider that Objective CDP4.4 Shannon is only being amended at sub-objective (f) in so far as the sub-objectives are being re-referenced to take account of the deletion of the sub-objective that concerns the LAP. It was not the intention of the proposed Variation to revisit Objective CDP4.4 in any way other than to reflect the absence from the Planning and Development Act of any provisions for Local Area Plans. I intend to recommend that no change is made to the variation in relation to this item.

7. Rail Strategy within the RSES

I consider that this is not a matter that relates to the content of the proposed Variation, and I intend to recommend that no change is made to the variation in relation to this item.

8. Rail / LNDR

Section 3.4.2 'Core Strategy Statement' of Volume 1 refers to the LNDR in the context of the absence of necessary infrastructure being a constraint taken into account in the preparation of the Core Strategy. The rail investment programme of Irish Rail is not a constraint, and therefore is not appropriate to be listed there. I intend to recommend that no change is made to the variation in relation to this item.

9. Volume 2 Maps - Railway Corridor Safeguard

I consider that this is not a matter that relates to the content of the proposed Variation, and I intend to recommend that no change is made to the variation in relation to this item.

10. Ennis 2040 and All-Island Strategic Rail Review.

I consider that this is not a matter that relates to the content of the proposed Variation, and I intend to recommend that no change is made to the variation in relation to this item.

11. *Rail Projects Prioritisation Strategy (RPPS)*

The projects referenced in the Rail Projects Prioritisation Strategy (RPPS) as either Early Interventions or Major Project Interventions are not located within Co. Clare. Consequently, I intend to recommend that no change is made to the variation in relation to this item.

12. Ennis Line Capacity Enhancements

I consider that this is not a matter that relates to the content of the proposed Variation, and I intend to recommend that no change is made to the variation in relation to this item.

Chief Executive's Recommendation

I recommend no amendment to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR S126-485 – Uisce Eireann

Summary of Issues Raised in Submission

Uisce Éireann welcomes the opportunity to comment on Proposed Variation No. 1 to the Clare County Development Plan 2023–2029. The submission comprises general observations on water and wastewater services, developer-led infrastructure, and housing targets beyond the plan period, followed by detailed comments on specific proposed amendments. An appendix outlining settlement-level water and wastewater capacity accompanies the submission.

Water and Wastewater Services

Uisce Éireann advises that it has engaged with Clare County Council as part of the two-year review of the Development Plan and provided updates on investment programmes aimed at increasing water and wastewater treatment capacity. The most recent Water and Wastewater Capacity Registers were published in September 2025, with updated registers due in Q2 2026. Additional information in relation to water and water treatment is provided as Appendix 1 of the submission.

Developer-Led Infrastructure

Support is expressed for development in smaller settlements via the Small Towns and Villages Growth Programme and for the use of developer-led infrastructure (DLI), particularly in areas without an existing Uisce Éireann wastewater network. The submission references a Uisce Éireann Guidance document, Technical Standard for Nature Based Solutions and Minimum Requirements for Non-Nature Based solutions to support developers with implementation of DLI in small multi-unit housing developments to support developers with the implementation of DLI in small scale multi-unit housing developments, enabling housing activity where there is no existing Uisce Éireann wastewater network and maintaining necessary safeguards to ensure environmental compliance for discharges.

Uisce Éireann refers to recently issued national guidance NSP 01/2026 and recommends that Policy CDP 11.32(h) of the Development Plan be updated to align with this guidance. Suggested revised wording is provided in the submission.

Housing Targets Beyond the Plan Period (2029–2034)

Uisce Éireann notes that housing targets extending beyond 2029 exceed the timeframe of its current Capital Investment Plan (2025–2029). While some future capacity has been considered where projects are scheduled for completion within this period, all capital projects remain subject to funding availability, review, and statutory processes. The submission cautions that the level of available water and wastewater capacity will require reassessment should overall demand increase significantly and the level of capacity revisited. If required Uisce Eireann can initiate projects to increase capacity subject to Capital Investment Funding Plans.

Response to Proposed Amendments

Core Strategy and Housing Growth – Volume 1

No objection is raised to the overall housing growth targets and states that identifying the new category of Long Term Strategic and Sustainable Sites is useful to get a sense of where future potential delivery of housing will be located in the next development plan. However, it is not possible to determine the servicing of these sites but Uisce Éireann will continue to engage with

Clare County Council over the lifetime of the current plan and the preparation of the next Capital Investment Plan.

The available capacity for settlements identified for growth is indicated in the capacity registers based on the core strategy of the development plan to 2029. Capacity information is provided in relation to the Key Town of Ennis, Shannon Metropolitan Town and Service Towns of Kilrush/Cappa, Ennstymon/Lahinch and Scarriff/Tuamgraney with additional information provided as an Appendix in the submission.

The submission requests some clarity in relation to whether "Unmet Need" has been incorporated into the revised housing figures and how this relates to the 50% additional zoning provision.

Settlement Strategy, Land Use and Zoning
Uisce Éireann notes the proposed amendments without objection but makes specific recommendations in relation to:

- The inclusion of a policy for Ennistymon/Lahinch to support the timely delivery of wastewater infrastructure.
- Recognition of public services and utilities as 'permissible' or 'open-for-consideration' uses across all zoning objectives, with definitions suggested for inclusion in the zoning matrix.
- Acknowledgement that there are proposed zoned residential lands that will require network extensions, potential upgrades, or third-party access to existing infrastructure.

Housing – On-going review of the ability to serve housing with water and wastewater depending on the pace and sequencing of the development during the plan period.

Site-Specific Observations
Uisce Éireann recommend a specific policy is included in the Variation in relation to Ennistymon/Lahinch and sets out suggested wording. Also states the importance of the CDP including provision of the delivery of water services infrastructure on all zoned and unzoned land, and requests changes to the Land-use matrix in this regard. Also provide suggested zoning matrix definitions.

Detailed settlement-by-settlement comments are provided in relation to the Volume 3 Settlement Plans identifying locations where wastewater and/or water treatment capacity is available or constrained; where extensions or third-party network extensions will be required; and where further assessment of sewer or water network capacity is necessary prior to development.

Environmental Considerations
Uisce Éireann requests that the contents of its submission be taken into account in the preparation and review of the Environmental Reports accompanying the proposed Variation.

Uisce Éireann concludes by indicating its willingness to continue engaging with Clare County Council throughout the plan variation process and into future capital investment planning to ensure that growth proposals are aligned with sustainable water and wastewater infrastructure provision.

Chief Executive's Response

I thank Uisce Éireann for their submission and welcome their continued engagement with Clare County Council in relation to the coordinated planning and delivery of water services infrastructure around the county. I acknowledge the comprehensive observations made and set out my response below.

Water and Wastewater Capacity - The proposed Variation has been informed by the most recent water and wastewater capacity registers and through ongoing liaison with Uisce Éireann. I note that the submission confirms that capacity varies across settlements and that while some have sufficient capacity to accommodate growth within the development plan period, others require infrastructure upgrades. The development plan and proposed Variation clearly provides for development that will be contingent on the availability of adequate water and wastewater services and shall comply with environmental and planning legislation. Wastewater and Water Supply Capacity Registers have been issued in April 2026 and these haven considered in the preparation of this report.

Developer-Led Infrastructure - I note Uisce Éireann's recommendation to align Development Plan policy with its updated national guidance on Developer-Led Infrastructure, including NSP 01/2026, by amending part (h) of Objective CDP 11.32 Wastewater Treatment and Disposal of the Development Plan to align with this guidance. I am of the opinion that this Development Plan objective provides strong policy support for the provision of Developer-Led Infrastructure. Given the intrinsic connection between the Core Strategy of the development plan and the provision of water services infrastructure it is warranted to propose an amendment to the wording in CDP11.32(h) to reflect the recent publication of the Procedure Advice Note on DLI (March 2026) as follows:

(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 and bridging infrastructure where appropriate and in accordance with relevant national guidelines and standards for such development, subject to being taken in charge by Uisce Éireann, 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. Any such consideration will be subject to the ~~following criteria:~~ Procedure Advice Note on DLI (March 2026).

i. ~~Connection to an existing public wastewater treatment system is not currently available.~~
~~ii. Environmental and planning requirements are satisfied including plan adequacy, site suitability and a suitable means of sludge and treated effluent disposal.~~
~~iii. The land on which the treatment plant is located is transferred to Uisce Éireann on their request if/when a public system is provided.~~
~~iv. The management and maintenance of the shared wastewater treatment and disposal infrastructure following its completion shall be the responsibility of a legally constituted management company. This management company will be responsible for the adequate maintenance, operation and management of the shared infrastructure. It shall be a condition of~~

~~sale of all elements of the permitted development that the purchaser become a shareholder in the management company and include a similar condition on any contract for subsequent disposal of the property.~~
~~v. Adherence to the environmental assessment criteria set out in section 11.4.3.1 of this plan.~~
~~vi. As a condition of grant of planning permission, new developments will be required to connect to the public network when connection becomes available, subject to a connection agreement with Uisce Éireann.~~

Housing Targets Beyond the Plan Period (2029–2034) - I acknowledge the difficulty faced by Uisce Éireann in not being able to provide any certainty around investment into water and wastewater infrastructure beyond the current Capital Investment Plan 2025-2029. The Long-Term Strategic and Sustainable Development Sites have been identified as part of the proposed Variation to the development plan for the purpose of alerting where future capital investment will be needed to facilitate housing delivery beyond the current development plan period, by indicating where potential future growth will be directed. I do at the same time acknowledge the feasibility and level of infrastructural investment that may be required has to be determined and that this will involve continued on-going engagement with Uisce Éireann in this regard.

Volume 1 Chapter 3 Core Strategy
Long-Term Strategic and Sustainable Development Sites **-** I note Uisce Éireann acknowledge the value in identifying Long Term Strategic Sustainable Development Sites in giving a sense of where potential future delivery of housing may occur, and I acknowledge that determining the servicing of these sites is not possible at this stage. However, I concur with the value of identifying these sites indicating intent and where potential future capital investment will be needed to realise the delivery of housing. To this end I value continuing future engagement with Uisce Éireann in the delivery of the current development plan the preparation of the next Uisce Éireann Capital Investment Plan.

The additional information provided on capacity available within serviced settlements where additional growth has been identified in the Proposed Variation is welcomed. I propose that the information will be incorporated in the Settlement Capacity Audits in the Volume 3 Municipal District Settlement Plans. I note the current constraints set out in relation to Ennis, Clareabbey, Ennistymon/Lahinch and Scarriff/Tuamgraney specifically. In these and other settlements that are subject to wastewater infrastructure constraints, I note the importance of the recently published Procedural Advice Note on DLI – March 2026 to support the sustainable provision of DLI as a mechanism to facilitate future housing delivery, and emphasises the importance of early engagement with Uisce Éireann by developers as development proposals come forward.

To provide clarification around whether additionality of Unmet Need included in the updated housing unit figures in the revised Core Strategy Table, I refer to PA 1b-53 in Volume 1 Written Statement of the proposed Variation No.1 to the Clare County Development Plan 2023-2029 in this regard. I include the text below and confirm that no additionality of Unmet Need is included in the revised figures as the NPF Implementation: Housing Growth Requirements Guidelines (2025) include Unmet Demand and Unmet Need in the calculation of the Housing Unit Target for Co. Clare

(up to 2034). I propose to make a minor amendment to this text (in blue text) to refine the wording as follows:

Due to the NPF Implementation: Housing Growth Requirements Guidelines (2025) providing for Unmet Demand and Unmet Need in the calculation of the Housing Unit Target for Co. Clare (up to 2034), the revised Core Strategy table does not include any further ~~the~~ additionality of Unmet Need.

Comments in relation to proposed amendments to Chapter 4 - Urban and Rural Settlement Strategy and Chapter 5 - Housing are noted.

The submission highlights wastewater capacity constraints and recommends a specific policy objective to support the timely delivery of wastewater infrastructure in Ennistymon/Lahinch. In response I consider it appropriate to include the following additional objective in the Ennistymon/Lahinch Settlement Plan (General Objectives – Ennistymon/Lahinch Service Town) in Volume 3d West Clare Municipal District Settlement Plans to read:

- *Clare County Council will work closely with Uisce Éireann to identify and facilitate the timely delivery of wastewater facilities in Ennistymon/Lahinch required to realise the development objectives of this plan.*

Further, I note the request for utilities and public services to be included as a land-use category in the zoning matrix where the uses are considered 'permissible' or 'open to consideration' within all categories along with suggested zoning matrix definitions. However, I consider that the existing provisions of the development plan adequately facilitate essential infrastructure, subject to proper planning and environmental considerations, and I do not propose any amendment to the Variation as proposed in this regard.

Volume 3 Site-Specific Observations

In addition to the inclusion of additional information on water and wastewater infrastructure capacity as an Appendix to the submission, this is supplemented with detailed settlement and site-specific observations on network capacity, extensions and third-party access. Whilst these matters are addressed through development management processes, I see merit in including the updated capacity information by way of an update to the relevant Settlement Capacity Audits in Appendix 1 of Volume 3 Municipal District Settlement Plans:

- Volume 3a(i) Ennis Municipal District Settlement Plans – Ennis
- Volume 3b Shannon Municipal District Settlement Plans – Sixmilebridge, Clonlara, Ballycannon North, Parteen, Newmarket-on-Fergus
- Volume 3c Killaloe Municipal District Settlement Plans – Scarriff/Tuamgraney, Killaloe, Tulla, Crusheen, Feakle, Kilkishen, Mountshannon, Quin, Whitegate, Broadford
- Volume 3d West Clare Municipal District Settlement Plans – Ennistymon, Kilrush, Kilkee, Lidoonvarna, Miltown Malbay, Ballyvaughan, Corrofin, Doonbeg, Inagh, Mullagh, Kilfenora, Killimer, Lahinch.

In terms of the environmental assessments and reporting of the proposed Variation, this submission has been reviewed, assessed and has informed my response to the observations and information provided. The final Environmental Reports will contain the assessment and outcome of this process.

Chief Executive's Recommendation

I recommend the following amendments to the proposed Variation No.1 to the Clare County Development Plan 2023-2029 as follows:

- Amend CDP11.32 Wastewater Treatment and Disposal, part (h), Chapter 11 Physical Infrastructure, Environment and Energy, Volume 1 Written Statement as follows:

(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 and bridging infrastructure where appropriate and in accordance with relevant national guidelines and standards for such development, subject to being taken in charge by Uisce Éireann, 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 provide Any such consideration will be subject to the ~~following criteria~~ Procedure Advice Note on DLI – March 2026 :

i. ~~Connection to an existing public wastewater treatment system is not currently available.~~
~~ii. Environmental and planning requirements are satisfied including plan adequacy, site suitability and a suitable means of sludge and treated effluent disposal.~~
~~iii. The land on which the treatment plant is located is transferred to Uisce Éireann on their request if/when a public system is provided.~~
~~iv. The management and maintenance of the shared wastewater treatment and disposal infrastructure following its completion shall be the responsibility of a legally constituted management company. This management company will be responsible for the adequate maintenance, operation and management of the shared infrastructure. It shall be a condition of sale of all elements of the permitted development that the purchaser become a shareholder in the management company and include a similar condition on any contract for subsequent disposal of the property.~~
~~v. Adherence to the environmental assessment criteria set out in section 11.4.3.1 of this plan.~~
~~vi. As a condition of grant of planning permission, new developments will be required to connect to the public network when connection becomes available, subject to a connection agreement with Uisce Éireann.~~

- Amend text of proposed amendment PA 1b-53, Volume 1 Written Statement, Chapter 3 Core Strategy as follows:
  Unmet Need
  Due to the NPF Implementation: Housing Growth Requirements Guidelines (2025) providing for Unmet Demand and Unmet Need in the calculation of the Housing Unit Target for Co. Clare

(up to 2034), the revised Core Strategy table does not include any further ~~the~~ additionality of Unmet Need.

- Include an additional objective in the Ennistymon/Lahinch Settlement Plan, General Objectives – Ennistymon/Lahinch Service Town, Volume 3d West Clare Municipal District Settlement Plans to read as follows:
  Clare County Council will work closely with Uisce Éireann to identify and facilitate the timely delivery of wastewater facilities in Ennistymon/Lahinch required to realise the development objectives of this plan.

- Update the Settlement Capacity Audits in Appendix 1 of Volume 3 Municipal District Settlement Plans as they relate to the following settlements:
  - Volume 3a(i) Ennis Municipal District Settlement Plans – Ennis
  - Volume 3b Shannon Municipal District Settlement Plans – Sixmilebrdge, Clonlara, Ballycannon North, Parteen, Newmarket-on-Fergus
  - Volume 3c Killaloe Municipal District Settlement Plans – Scarriff/Tuamgraney, Killaloe, Tulla, Crusheen, Feakle, Kilkishen, Mountshannon, Quin, Whitegate, Broadford
  - Volume 3d West Clare Municipal District Settlement Plans – Ennistymon, Kilrush, Kilkee, Lidoonvarna, Miltown Malbay, Ballyvaughan, Corrofin, Doonbeg, Inagh, Mullagh, Kilfenora, Killimer, Lahinch.

Municipal District	Settlement	Sites Reference	Serviceability Assessment
Ennis Municipal District			
	Ennis & Clarecastle	Multiple residential and long-term sites	Several sites are likely to require water and/or wastewater network extensions. Site-by-site assessments will be required.
Shannon Municipal District			
	Sixmilebridge	R10, R11, R12, R13	Wastewater network extensions required; potential requirement for road crossings.
	Athlunkard	—	Served by Limerick City WWTP; potential constraints within the sewer network; review of available capacity required.
	Bunraty	—	No specific water or wastewater constraints identified.
	Clonlara	LT1, LT2	Water network extension required for LT1 and LT2.
	Ballycannon North	R2, R4	R2 & R4 requires a network extension
	Parteen	R4, R6	Wastewater network extensions required
	Newmarket-on-Fergus	R6, R8, R9	Compact development issues identified; wastewater network extensions required.

Killaloe Municipal District			
	Scarriff–Tuamgraney	R6, R8, R11	Existing treatment capacity constrained; water and wastewater network extensions required
	Killaloe	R7, R10, R11, R12	Wastewater network extensions required; combined sewer capacity assessment necessary
	Tulla	R3, R5, R6, R7, R8, LT1–LT3	Water and wastewater network extensions required
	Crusheen	R3, R4	Wastewater network extensions required
	Feakle	R4, R5, R6, LT1, AG3	Wastewater network extensions required;
	Kilkishen	R3	Wastewater network extension required.
	Quin	Multiple	Water and wastewater network extensions required
	Whitegate	R4, R5, R7, R9, R10	Network extensions required;
	Broadford	VGA1, R3	Water network extensions required.
West Clare Municipal District			
	Ennistymon	R8, R9, R11	Water and wastewater network extensions required.
	Kilrush	R10–R14	Network extensions required;
	Kilkee	R8, R10	Upgrade or extension to wastewater infrastructure required;
	Lisdoonvarna	R5, R6, R7, R8	Wastewater network extensions required;
	Miltown Malbay	R5, R7, R8	Existing wastewater treatment capacity constrained; network extensions required.
	Ballyvaughan	R4, R5, R6, LT1	Long water and wastewater network extensions required.
	Corrofin	R3, R6, R9, R10	Network extensions required; some sites close to WWTP;
	Doonbeg	R4, R6	Wastewater network extensions required;
	Inagh	R3, R4, R5	No Uisce Éireann water network; wastewater network extensions required.
	Mullagh	R3, R4, R7, R9, LT1	Water network reinforcement and wastewater extensions required;
	Kilfenora	R4, R5, R7, R8	Sewer capacity assessment required; network extensions required

	Killimer	R3	Wastewater network extension required; no Uisce Éireann water network
	Lahinch	R5, R6, R9	Network extensions required;

Submission No: CDPVAR 26S1-486 – ESB

Summary of Issues Raised in Submission

The ESB welcomes the opportunity to make a submission to Clare County Council in relation to the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

The submission received raises the following points as follows:

- The ESB recognise that the Variation of the CDP is being carried out in accordance with NPF Housing Growth Requirement Guidelines (2025) in order to align the plan with updated national planning policy and statutory guidance.
- The integration of the Ennis 2040 Plan and Ennis Local Transport Plan strengthens a plan led, transport informed approach to compact growth in Ennis
- The SEA, AA and updated flood risk mapping ensure environmental, and climate consideration are fully embedded.
- The Delivery Homes, Building Communities Plan recognises that each new home constructed requires double the electricity capacity that previous houses built before 2019 require. Therefore the ESB are advising that due to increased reliance that reliability and resilience of the network is needed particularly in order to support the above mentioned document's proposal of delivering 300,000 homes by 2030.
- ESB is embracing smarter electricity networks and flexible energy solutions in Ireland and the United Kingdom including solar, wind, wave, storage and green.
- ESB are committed to expanding electricity network capacity across Ireland to meet increasing demand.
- The collaboration with ESB and Clare County Council is acknowledged and this working relationship will continue into the future to help expand electricity infrastructure in County Clare and address any potential forthcoming challenges. Proactive engagement between ESB and Clare County Council is encouraged.
- There are 28 high voltage substations owned / operated by ESB in County Clare.
- As one of the principal nodes feeding Clare's distribution network, Ennis 110kV is essential for maintaining the resilience and long-term capacity of the grid. Furthermore, the operational lands at this location are indispensable in accommodating future infrastructure requirements, ensuring the continued reliability and growth of the electricity network.
- The electricity grid in the region currently has limited capacity. If this matter is not addressed then it will hinder achievement of the short to medium term future growth targets outlined by the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029 in terms of not reaching targeted housing / population growth and development plan objectives.
- There are a number of reinforcements works taking place or planned across Clare over the coming years. This is including substation upgrades in Ennistymon and Shannon, and

uprating of the 110kV substation in Ennis by an additional 63MVA of installed capacity. Network capacity remedial works are also planned for the Tullabrack - Miltown Malbay – Ennistymon and the Ennis – Clarecastle – Cranny – Drumquin – Kilrush network lines.

- ESB has undertaken a comprehensive review of the Medium to Low Voltage network throughout County Clare which has identified areas where additional capacity is required.
- Proactive and collaborative engagement between the two organisations is required in order to protect the long term operational requirements of County Clare and also to form viable strategies in order to keep the infrastructure at pace with the country's growth objectives.

Chief Executive's Response

I wish to thank the ESB for their submission to the Proposed Variation, and I acknowledge the importance of the statutory role which the ESB play in the delivery of electricity infrastructure across County Clare and for their collaborative working relationship with Clare County Council. I note the highlighted demand for upgrading and uprating substations across County Clare and the need to keep pace with national population and housing growth and wish to convey my commitment to working with the ESB proactively and collaboratively into the future.

Chief Executive's Recommendation

I recommend that no amendment is to be made in relation to the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

Submission No: CDPVAR 26S1-487 Department of Education and Youth

Summary of Issues Raised in Submission

The Department of Education and Youth (DoEY) makes a statutory submission on Proposed Variation No. 1 to the Clare County Development Plan 2023–2029. The submission focuses on the implications of the revised housing and population growth projections for existing and future school place provision, including primary, post-primary and special education needs (SEN) facilities, across County Clare.

The Department acknowledges that the purpose of the variation is to align the Development Plan with the National Planning Framework (NPF) Implementation: Housing Growth Requirements and to incorporate the Ennis 2040 Economic and Spatial Strategy and the Ennis Local Transport Plan into the County Development Plan.

Population and Housing Growth

- The Department notes amendments to the Core Strategy, including:
  - 104.1 ha of newly identified residential land; and
  - 106.3 ha of newly identified long-term strategic and sustainable development lands.
- Revised housing targets provide for:
  - 4,805 housing units from Q1 2026 to Q1 2029; and
  - 8,496 housing units post-CDP period to end 2034 (total of 13,301 units).
- Applying an average household size of 2.67 persons (Census 2022), the Department estimates population growth of between approximately 26,000 and 35,500 people by 2034, potentially exceeding a county population of 160,000.
- The Department advises that such population growth would result in significant additional demand for school places, with potential pressure on existing schools.

School Place Provision and Land Use Planning

- The Department emphasises that schools are enabling infrastructure for housing and should be:
  - Located within new and expanding sustainable communities; and
  - Co-located, where possible, with other community facilities.
- The Department expresses a preference for the expansion of existing schools, where feasible, prior to the provision of new schools.
- The Planning Authority is requested to consider the protection of land buffers around existing schools to facilitate future expansion.
- All necessary enabling infrastructure (including roads, utilities, transport, active travel networks and road safety measures) should be delivered in advance of school development; the Department notes that such infrastructure is outside its funding remit.

Settlement-Specific Observations

Ennis

- Target of approximately 5,426 additional housing units (2026–2034).
- Likely requirement for one to two additional primary schools.

- Additional post-primary demand may be accommodated through the planned expansion of existing schools.

Shannon
- Target of approximately 1,567 additional housing units.
- Increased demand for primary and post-primary places anticipated, potentially requiring school site reservation and/or expansion of existing facilities.

Sixmilebridge
- Target of approximately 630 additional housing units.
- Additional demand may be accommodated through expansion of the existing schools.

Kilrush / Cappa
- Target of approximately 701 additional housing units.
- Increased demand at both primary and post-primary level may be accommodated through expansion of existing schools.

Lisdoonvarna
- Target of approximately 180 additional housing units.
- A site zoned Community (C5) is identified for a new school; however, the Department requests that a specific objective be included to provide alternative access to this site due to current access constraints.

Special Educational Needs (SEN) Provision
- The Department anticipates increasing demand for SEN provision arising from population growth.
- Ongoing coordination is undertaken with the National Council for Special Education (NCSE).
- The Department requests that the Development Plan provide explicit support for SEN accommodation, including additional special classes and potential future special schools where required.

Transport and Safe Routes to Schools
- The Department supports the Ennis Local Transport Plan, particularly proposals for **Safe Routes to Schools** and improved active and sustainable travel links between schools and residential areas.

Chief Executive's Response

I would like to thank the Department of Education and Youth for their submission, and I note the content of same.

Whilst, I note that the Departments calculations with regard to potential population growth countywide to 2034, owing to the proposed increased in residential zoned lands, I also note their point in relation to a potential significant demand for school placement and the effect that this may have on existing schools and wider community facilities. In this regard, it is worth noting that

some revisions to the Core Strategy will result from this phase of the Variation making process which will alter the figures as calculated in this submission.

The submission outlines varying areas of interest notably

Ennis,
I note that there are several parcels of land zoned 'Community' across Ennis that could potentially accommodate new schools or community facilities to support housing delivery in the town.

Shannon,
I note the intent to provide for increased demand for primary and post-primary places via school site reservation and/or expansion of existing facilities. I am aware that Shannon provides post primary places for a very wide catchment area, as the submission suggests. Given that some of the settlements may experience increased housing delivery in the near future, this may affect increased investment in school facilities.

Sixmilebridge,
I note the intent to provide for additional demand through the expansion of the existing primary school places in Sixmilebridge. This does not address however the post primary demand that is generated in the town and the demand that schools in Tulla, Shannon, Ennis and Limerick City will also have to cater for.

Kilrush,
I note the intent to cater for increased demand at both primary and post-primary level through expansion of existing schools

Lisdoonvarna,
I note the request to provide additional text to support the development of a post primary school on Community (C5) land. I have reviewed the text associated with the settlement strategy for Lisdoonvarna and I have found no text obstacle that would prohibit the identification of accesses to C5 lands.

I duly note all the points raised however, at this time, only submissions that relate to the proposed variation as published can be considered further. There is no provision to include or expand upon, new or existing lands, for educational purposes, at this stage in the Variation process.

Chief Executive's Recommendation

I recommend that no amendment is made to the proposed Variation No. 1 to the Clare County Development Plan 2023 – 2029.

Submission No: CDPVAR 26S1-357 – Martin Knox

Summary of Issues Raised in Submission

The submission relates to the Strategic Environmental Assessment (SEA) associated with the Proposed Variation No. 1 particularly relating to the approved Data Centre and the Clare Local Authority Climate Action Plan.

It is set out that the permitted Data Centre will emit Greenhouse Gas Emissions (GHG) amounting to almost 31% of the total emissions in County Clare per annum, and the path to meet the national targets of a 51% reduction in GHG emissions needs to be formulated in the Proposed Variation No. 1. Clarification is sought in this submission in respect of plans to build wind turbines and solar farms to accommodate the needs of the Data Centre, as without additional renewable energy development, the data centre will require all the turbines in both County Clare and County Galway to offset the emissions from the Data Centre.

Chief Executive's Response

I thank Martin Knox for his submission to the Proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which relate to the Strategic Environmental Assessment (SEA) of the proposed Variation No. 1 have been noted.

The purpose of the Strategic Environmental Assessment (SEA) associated with the proposed Variation is not to provide an analysis of the potential GHG emissions arising from a specific project, it is to provide the strategic level assessment of the zoning objectives set out in the plan.

The content of the submission as it relates to the specifics of a Date Centre development fall outside the scope of the Proposed Variation as published.

Chief Executive's Recommendation

I recommend no change to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-360 – Martin Knox **CDPVAR 26S1-365 – Martin Knox**
Summary of Issues Raised in Submission
The submissions set out that the Climate Action Plan (CAP) does not quantify how the additional load of 31% GHG emissions from Ennis Data Centres will be addressed by appropriate additional renewables to ensure climate neutrality in 2050 or achieve 51% reduction in GHG emissions by 2030.
Chief Executive's Response
I thank Martin Knox for his submissions to the Proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which relate to clarification of how Greenhouse Gas Emissions (GHG) from an Ennis data centre will be off set with renewable energy to ensure climate neutrality by 2050. The Climate Action Plan (CAP) is a national strategy document which provides updates and a roadmap to deliver carbon budgets and emission caps throughout the country. It does not quantify how any GHG emissions will be off set or managed at a project level. The content of the submission falls outside the scope of the Proposed Variation No 1 as it is relating to project level detail for a specific type of development proposal.
Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-372 – Martin Knox

Summary of Issues Raised in Submission

The submission relates to the Climate Change section of the Non-Technical Summary of the Draft SEA Environmental Report, pertaining to projects such as the Data Centre and floating LNG facility. The submission states that the SEA only includes aspirations in key performance indicators, with no measures included.

Chief Executive's Response

I thank Martin Knox for his submission to the Proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which relate to the Strategic Environmental Assessment (SEA) of the proposed Variation No. 1 and have been noted.

The submission refers to an existing Strategic Environmental Objective (SEO) defined in the SEA for the Clare County Development Plan 2023-2029. This SEO was used to measure the climate effects of the Proposed Variation. The current County Development Plan Objectives provide a framework for promoting sustainable land use in line with climate ambitions. In addition to this, additional meaningful and robust site-specific mitigation measures were integrated into the Variation to ensure development aligns with climate SEOs and the national climate objective. Examples of site-specific mitigation applied across sites subject to zoning change under the Variation include the following:

Site-Specific Mitigation Measure	**Purpose**
Include measures to avoid or mitigate potential adverse effects on important ecological features and networks; and seek to provide net benefits for biodiversity, in line with wider nature restoration objectives.	Biodiversity protection. Such biodiversity protection will support Greenhouse Gas Emission sequestration.
Ensure future development supports, and is in alignment with, current and future environmental protection objectives, including water quality,	Requires that development proposals at Variation sites align with the national climate objective (e.g., through delivery of

	climate, nature restoration objectives, and European site conservation objectives.	sustainable development, land use and transport).	
	Use and appropriately maintain Nature Based Solutions and Sustainable Drainage Systems to sustainably manage rainwater.	Promotes use of Nature Based Solutions to sustainably manage drainage at Variation sites being developed. Use of NMS promotes GHG sequestration and provides flood at enuation/climate change adaptation.	
Chief Executive's Recommendation			
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.			

Submission No: CDPVAR 26S1-426 – Martin Knox
Summary of Issues Raised in Submission
The submissions sets out that the County Development Plan (CDP) does not quantify how the additional load of 31% GHG emissions from Ennis Data Centres will be addressed by appropriate additional renewables to ensure climate neutrality in 2050 or achieve 51% reduction in GHG emissions by 2030.
Chief Executive's Response
I thank Martin Knox for his submissions to the Proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which relate to clarification of how Greenhouse Gas Emissions (GHG) from data centres will be off set with renewable energy to ensure climate neutrality by 2050. The Climate Action Plan (CAP) is a national strategy document which provides updates and a roadmap to deliver carbon budgets and emission caps throughout the country. It does not quantify how any GHG emissions will be off set. This detail will be managed at a project development level, in accordance with the Clare Renewable Energy Strategy and the Clare Climate Action Plan.
Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-450 Shannon Chamber of Commerce

Summary of Issues Raised in Submission

The submission expresses concern regarding the proposed deletion of references to the Shannon Local Area Plan, Shannon Town Centre Masterplan, and related objectives affecting Shannon, and recommends that replacement wording be introduced, to ensure that the following are given appropriate reference in the County Development Plan.

Chief Executive's Response

I wish to thank the Shannon Chamber of Commerce for its submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

I note the request makes specific reference to the following Proposed Amendments:

- PA 1c - 8 – deletion of final sentence;
- PA 1c - 9 – deletion of final sentence;
- PA 1c - 11 – deletion of "the preparation and implementation of a new local area plan";
- PA 1c - 12 – deletion of point (d);
- Deletion of CDP 19.1;
- Deletion of PA 1b 26.

PA 1c - 8 relates to the deletion of a reference to making a new Local Area Plan for Shannon during the lifetime of the County Development Plan, from the Development Strategy for the Limerick-Shannon Metropolitan Area within Chapter 4 Urban and Rural Spatial Strategy. As acknowledged in the submission, there is no provision in the Planning and Development Act 2024 for the making of new Local Area Plans. Therefore, PA 1c – 8 is a required amendment of the Development Plan. Consequently, I intend to recommend that no change is made to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, in relation to this item.

PA 1c – 9 covers the same amendment as PA 1c – 8, i.e. it is an error in the proposed Variation document. Consequently, I intend to recommend that the proposed Variation is changed to omit PA 1c – 9.

PA 1c – 10 is not listed specifically in the submission but is relevant to the overall points made in the submission. It concerns the deletion of a reference to making a new Local Area Plan for Shannon during the lifetime of the County Development Plan, from the Development Strategy for the Shannon within Chapter 4 Urban and Rural Spatial Strategy. As acknowledged in the submission, there is no provision in the Planning and Development Act 2024 for the making of new Local Area Plans. Therefore PA 1c – 10 is a required amendment of the Development Plan. Consequently, I intend to recommend that no change is made to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, in relation to this item.

PA 1c – 11 is the deletion of a reference to preparing and implementing a new Local Area Plan for Shannon, within CDP Objective 4.4 ' Shannon'. I consider that the removal of the text relating to

the LAP will not unduly weaken the sub-objective (b), which once amended would read "To seek investment to regenerate and rejuvenate Shannon Town and Environs area, through the enhancement of transport services, amenity and design quality, and the delivery of smart technologies, in order to drive public sector-led recovery, and to sustainably influence and support the Metropolitan Area and the wider county/region". Consequently, I intend to recommend that no change is made to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, in relation to this item.

PA1c - 12 is the deletion of a reference to having regard to the Shannon Town Centre Masterplan in making a new Local Area Plan for Shannon, within CDP Objective 4.4 ' Shannon', sub-objective (d). While the deletion of the reference to the new LAP is necessary, the sub-objective (d) should remain in an amended form, in order to provide policy support for the Shannon Town Centre Masterplan. It should be noted that the Shannon Town Centre Masterplan is given explicit policy support in the Strategic Goals for Shannon that are set out at Section 1 'Limerick – Shannon Metropolitan Area Settlements' of Volume 3b of the CDP. Consequently, I intend to recommend that the proposed Variation is amended to include revised wording of CDP Objective 4.4 (d).

PA 1f -1 is the deletion of a description in Chapter 19 of the scope of Local Area Plans generally, and the deletion of Objective CDP19.1 which sets out the intention to prepare LAPs for Shannon and Ennis during the lifetime of the County Development Plan. As acknowledged in the submission, there is no provision in the Planning and Development Act 2024 for the making of new Local Area Plans. Therefore, PA 1f – 1 is a required amendment of the Development Plan. Consequently, I intend to recommend that no change is made to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, in relation to this item.

PA 1b – 26 is the deletion of a reference to preparing a new Local Area Plan for Shannon during the lifetime of the County Development Plan, from the Core Strategy (Chapter 3). As acknowledged in the submission, there is no provision in the Planning and Development Act 2024 for the making of new Local Area Plans. Therefore, PA 1b – 26 is a required amendment of the Development Plan. Consequently, I intend to recommend that no change is made to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, in relation to this item.

Chief Executive's Recommendation

I recommend no change to Variation ref. PA 1c- 8 in Volume 1.

I recommend Variation ref. PA 1c – 9 in Volume 1 is **not** included as proposed.

I recommend no change to Variation ref. PA 1c- 10 in Volume 1.

I recommend no change to Variation ref. PA 1c- 11 in Volume 1.

I recommend an amendment to the proposed Variation ref. PA1c – 12, as follows:

d) To have regard to the Shannon Town Centre Masterplan, which provides the basis for a new Urban Regeneration and Development Fund application~~, in the preparation of the local~~

~~area plan~~;
e) To support and promote placemaking in Shannon, which would include public realm regeneration and urban renewal initiatives and public private partnership approaches to town centre regeneration;
f) To cooperate with the NTA, TII and Limerick City and County Council in the delivery of the LSMATS;
g) To support the development of housing and ancillary facilities in Shannon in order to facilitate the growth of Shannon's population by 30% by 2040; and,
h) To monitor the cumulative effect of grants of planning permission on available wastewater capacity, where connection to a public wastewater treatment plant is included as part of a development proposal.

I recommend no change to Variation ref. PA 1f- 1 in Volume 1.

I recommend no change to Variation ref. PA 1b – 26 in Volume 1.

Submission No: CDPVAR 26S1-454 Michael Duffy

Summary of Issues Raised in Submission

This submission outlines the requirements of the National Planning Framework and specifically Objective 103 which states "*When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development"* and how it applies to the Proposed Variation. It also highlights concerns with the approach to the public consultation phase of the Proposed Variation and the consideration of the submissions as received. The submission provides a summary of the High Court Judgement in Coolglass v An Bord Pleanala [2025] IEHC 1. The submission outlines the varying approaches to the hierarchy of "regard" in the context of this judgement and the Freedom of Information Act together with the Planning and Development Act, 2000. It further goes on to highlight the changes and the removal of the term "as far as practicable" from the Planning and Development Act, 2000 following the introduction of the 2024 Planning and Development Act.

The submission goes on to provide a summary as to the content of a development plan as outlined in the 2024 Planning and Development Act specifically in terms of what the development plan shall set out, what the written statement shall include in terms of a statement of the reasons why a development plan as made or varied departs from any relevant guidance contained in National Planning policy guidance, finally it highlights Section (9) which states; *The planning authority shall ensure that the strategies and statements referred to in paragraph (b) of subsection (1) are coordinated and consistent with one another and with the integrated overall strategy for the proper planning and sustainable development of the area and shall ensure that the development plan overall is internally consistent and coherent.*

The submission highlights how the outline as given in relation to the Planning and Development Acts is relevant by virtue of s. 58 which stipulates that a variation of a development plan is subject to subsection (8) of section 42. Therefore, the new *"as far as practicable"* compliance with objectives of the NPF is covered in the statement required in s.43(2) & (3) above.

The submission indicates how the elected members have a decision to make in terms of choosing to zone or unzone lands based on wastewater treatment capacity.

With regards to the reason for the Variation the submission indicates how it is an attempt to align with the NPF Implementation: Housing Growth Requirement' Guidelines and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

It notes the proposed amendment No.1f which is to remove zoning description for Strategic Residential Reserve and delete objective CDP 9.1 Local Area Plans to align with the National Planning Framework NPO 100. It highlights how this is the only National Planning Framework objective referred to whereas the writer considers that the proposed variation should also mention NPO 103.

Developer Led Infrastructure (DLI)
Within this section of the submission, it highlights concerns with the proposed developer provided infrastructure, compliance with NPO 103 and how this will actually be delivered by Uisce Eireann.

It highlights concerns with existing "*management companies*" and the management of wastewater overall both now and into the future by Uisce Eireann.

The last section of the submission deals with the Uisce Eireann Wastewater Treatment Capacity Register and highlights that Section 54(5) (c) states that a planning authority shall take such measures as it considers appropriate to consult *inter alia* the providers of water services. It highlights that there has been no indication provided as to the extent, if any, of this communication or consultations with Uisce Eireann regarding wastewater capacity of wastewater treatment plants or the associated networks which they outline is fundamental information to ensure compliance with NPO 103 and others.

The submission highlights that the current Uisce Eireann wastewater register for Clare shows Clareabbey, Ennistymon, Tulla, Lahinch, Doonbeg, Kilkee, and Kilmihil at amber, provides a definition for this designation and further provides specific details for each of these sites in terms of their licences, EPA reviews, Annual Environmental Reports and non-compliance with Emission Limit Values. It also highlights that Kildysert, Kilkishen and Miltown Malbay are at red with no capacity and raises concerns around the stated capacity at Ennis North WWTP. It goes on to state that Corofin, Lisdoonvarna, Kilmurry Ibrickane, are the only plants in the County with capacity and indicates that all other plants either do not have capacity or have unmonitored SWO's/EO's which are polluting receiving waters contrary to Article 4 of the UWW treatment Directive. None of these are planned to be addressed within the lifetime of this plan. Therefore, zoning of land for development in these settlements is contrary to NPO 103.

Mr Duffy queries what assistance was sought of the EPA in relation to the available capacities of WWTPs and the associated networks together with Uisce Eireann in terms of consultation on the capacity register. He raises concerns with the SEA process and the use of the capacity register to inform the assessment.

Mr Duffy would like to make the OPR and the Minister fully aware of the lack of capacity to treat additional wastewater arising from the additional zoning proposed.

With regards to speed limits the submission suggests there should be an immediate review of all speed limits in settlements especially where designated 60kph speed limits are impacting on applicants for planning permission in designated settlements. In addition, it suggests there should be a reassessment of TII policy and the Minister's direction on a blanket ban on new entrances to national roads.

The submission concludes by summarising that there should be no proposals to increase zoning for residential development in any settlement until such time as adequate wastewater treatment including compliant stormwater overflows or emergency overflows are provided. It indicates that the process should be informed by the best scientific knowledge available in relation to the condition of all municipal wastewater treatment works and that de-zoning should take place where capacity does not exist. The submission appends a sample of reports from EPA Discharge Licence portals.

Appendices:

Samples of reports from EPA Discharge Licence portals.
Annual Environment Reports from:

-Doonbeg
-Ennis North
-Lahinch
-Tulla

Chief Executive's Response

I wish to thank Mr. Duffy for making his submission and would firstly like to address the concerns raised with regards to public participation associated with the Proposed Variation No.1 to the Clare County Development Plan 2023-2029.

The Council have ensured through each step in the statutory process that both the public and the elected members are fully consulted and given every opportunity to participate in the planning process. Public participation in the Variation process to a development plan is governed by Section 58 of the Planning and Development Act 2024, as amended. Following the decision taken by the Chief Executive to propose the Variation, a formal public consultation process commenced in line with Section 58 of the Planning and Development Act 2024.

Prior to this, the SEA Scoping Report was prepared by the Planning Authority and issued to the Statutory Environmental Authorities for consideration and input which includes the EPA. The Chief Executive has taken the time to review and carefully consider all submissions received in preparing a thorough and considered Chief Executives Report which will inform the finalisation of the Proposed Variation. Each submission was considered, together with our Flood Risk and Environmental experts with their expertise and best available scientific information informing the final recommendation thereby providing for a fully informed decision.

In terms of communication and consultation with Uisce Eireann, as outlined in their submission to the Proposed Variation (CDPVAR S126-485) Uisce Éireann advise that it has engaged with Clare County Council as part of the proposed Variation process and provided updates on investment programmes aimed at increasing water and wastewater treatment capacity. The most recent Water and Wastewater Capacity Registers were published in September 2025, with updated registers provided in April 2026. Additional information in relation to water and water treatment was also provided as Appendix 1 of the submission. In addition, Clare County Council consulted with Uisce Eireann throughout the preparation of the Proposed Variation with regards to the capacity register.

I wish to thank Mr Duffy for his observations in relation to the principle of having "regard" and as outlined by Mr Duffy the recent summary of the law by Humphreys J in the Coolglass case and his observation in that "*No kind of compliance is required by a have-regard obligation, merely regard."* The obligation to "*consider*" or "*have regard*" is a "*light burden in respect of which no kind of compliance by the decision-maker is required*". A "*decision-maker obliged to "have regard to" a factor bears a light burden, is free to give no weight to it and is judicially reviewable as to*

merit in that regard only for irrationality" Fernleigh[1]. I would like to reassure Mr Duffy that all submissions are given full and careful consideration by the Chief Executive in informing the final Variation.

In relation to adherence with NPO 103 which states "*When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development",* Uisce Éireann's approach to wastewater capital investment is explicitly aligned with the statutory land-use planning framework. The utility provider states that investment to support growth is prioritised by reference to the National Planning Framework, Regional Spatial and Economic Strategies, and critically, adopted County Development Plans and Local Area Plans, which identify settlement hierarchies and lands zoned for development. Capital investment for additional wastewater capacity is therefore directed towards settlements where growth is planned and where suitably zoned and serviced land exists, rather than being speculative in nature. This position is reflected in Uisce Éireann's Growth and Development Programme and Capital Investment Plan, and has been reiterated by the Minister for Housing, Local Government and Heritage in response to Parliamentary Questions, confirming that Uisce Éireann's investment supports the growth of identified settlements in line with local authority development plans. Consequently, settlements without zoned land for development are not prioritised for strategic wastewater capital investment, in the main.

The provision of adequate treatment capacity was a consideration in the detailed environmental assessment undertaken as part of the Strategic Environmental Assessment process in preparation of the Environmental Report. It was identified that there is a lack of wastewater treatment capacity at several settlements in the County. At the same time, it was assessed that there is a suitable framework of environmental mitigation in the current CDP that ensures any residential development which gives rise to wastewater is delivered in tandem with the appropriate provision of additional wastewater treatment capacity (see Development Plan Objectives 11.32 and 11.33, for example).

To reinforce this, additional site-specific mitigation has been defined as part of the proposed Variation, emphasising the basic and fundamental planning requirement that suitable wastewater treatment capacity be confirmed prior to the grant of any planning consent for residential development being supported by the proposed Variation.

As an example, zoning in Lisdoonvarna includes the following site-specific Mitigation Measure - *Any future development on these lands shall be provided with appropriate wastewater treatment facilities so as to fully demonstrate that there will be no adverse effects upon water quality or European sites due to wastewater discharges - in line with Development Plan Objective 11.32 in the CDP.*

This approach is replicated across each of the settlements where wastewater treatment capacity is a concern and will be carefully adhered to at Development Management stage.

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Fernleigh RA CLG v An Coimisiún Pleanála [2025] IEHC 655 §39 & 56.

I intend the Variation should be made without the proposed amendment PA 1f - 3 to amend Section 19.4. Nature of Zonings to delete text concerning Strategic Residential Reserve as the following Variation changes from Strategic Residential Reserve to Residential will not be made; R4 Doonbeg, R4 Quilty, R15 Kilrush, R8 Newmarket on Fergus, R3, R4 & R5 Crusheen, R5 & R6 Whitegate, R4 Kilkishen, R33 and R39 Ennis.

Developer Led Infrastructure (DLI)

I note Uisce Éireann's recommendation to align Development Plan policy with its updated national guidance on Developer-Led Infrastructure, including NSP 01/2026, by amending part (h) of Objective CDP 11.32 Wastewater Treatment and Disposal of the Development Plan to align with this guidance. I am of the opinion that this Development Plan objective provides strong policy support for the provision of Developer-Led Infrastructure. Given the intrinsic connection between the Core Strategy of the development plan and the provision of water services infrastructure it is warranted to propose an amendment to the wording in CDP11.32(h) to reflect the recent publication of the Procedure Advice Note on DLI (March 2026) as follows:

(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 and bridging infrastructure where appropriate and in accordance with relevant national guidelines and standards for such development, subject to being taken in charge by Uisce Éireann, 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. Any such consideration will be subject to the ~~following criteria:~~ Procedure Advice Note on DLI (March 2026).

i. ~~Connection to an existing public wastewater treatment system is not currently available.~~
~~ii. Environmental and planning requirements are satisfied including plan adequacy, site suitability and a suitable means of sludge and treated effluent disposal.~~
~~iii. The land on which the treatment plant is located is transferred to Uisce Éireann on their request if/when a public system is provided.~~
~~iv. The management and maintenance of the shared wastewater treatment and disposal infrastructure following its completion shall be the responsibility of a legally constituted management company. This management company will be responsible for the adequate maintenance, operation and management of the shared infrastructure. It shall be a condition of sale of all elements of the permitted development that the purchaser become a shareholder in the management company and include a similar condition on any contract for subsequent disposal of the property.~~
~~v. Adherence to the environmental assessment criteria set out in section 11.4.3.1 of this plan.~~
~~vi. As a condition of grant of planning permission, new developments will be required to connect to the public network when connection becomes available, subject to a connection agreement with Uisce Éireann.~~

Water and Wastewater Capacity

I note that the proposed Variation has been informed by the most recent water and wastewater capacity registers and by ongoing liaison with Uisce Éireann. The submission confirms that

capacity varies across settlements and that while some have sufficient capacity to accommodate growth within the Development Plan period, others are subject to constraints or require infrastructure upgrades. The Development Plan and proposed Variation clearly provides that development shall be contingent on the availability of adequate water and wastewater services and shall comply with environmental and planning legislation.

The SEA process carefully considered the provision of wastewater treatment capacity for additional residential development supported by the Variation in a manner that was meaningful and robust.

A breakdown of wastewater treatment capacity for all Wastewater Treatment Plants (WWTPs) in the County has been provided in the Section 4.10.2 of the SEA Environmental Report (ER). This breakdown was provided for illustrative purposes.

The land use planning framework for the county as outlined in the Clare County Development Plan 2023-2029 does not allow for the carrying out of residential development in the absence of appropriate wastewater treatment capacity. Separate to the planning process, all development proposals giving rise to wastewater, which wish to utilise the public waste treatment services are required to obtain consent from Uisce Éireann to connect and discharge to the wastewater treatment network. Uisce Éireann, as the competent authority for manging the public wastewater network conduct detailed technical assessment as part of consent processes to confirm the network and receiving WWTPs have suitably capacity to accommodate proposed wastewater discharges from a given development.

Chief Executive's Recommendation

I recommend the following amendments to the proposed Variation No.1 to the Clare County Development Plan 2023-2029 as follows:

- Amend CDP11.32 Wastewater Treatment and Disposal, part (h), Chapter 11 Physical Infrastructure, Environment and Energy, Volume 1 Written Statement as follows:

(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 and bridging infrastructure where appropriate and in accordance with relevant national guidelines and standards for such development, subject to being taken in charge by Uisce Éireann, 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 provide Any such consideration will be subject to the ~~following criteria~~ Procedure Advice Note on DLI – March 2026 :

i. ~~Connection to an existing public wastewater treatment system is not currently available.~~
~~ii. Environmental and planning requirements are satisfied including plan adequacy, site suitability and a suitable means of sludge and treated effluent disposal.~~

~~iii. The land on which the treatment plant is located is transferred to Uisce Éireann on their request if/when a public system is provided.~~
~~iv. The management and maintenance of the shared wastewater treatment and disposal infrastructure following its completion shall be the responsibility of a legally constituted management company. This management company will be responsible for the adequate maintenance, operation and management of the shared infrastructure. It shall be a condition of sale of all elements of the permitted development that the purchaser become a shareholder in the management company and include a similar condition on any contract for subsequent disposal of the property.~~
~~v. Adherence to the environmental assessment criteria set out in section 11.4.3.1 of this plan.~~
~~vi. As a condition of grant of planning permission, new developments will be required to connect to the public network when connection becomes available, subject to a connection agreement with Uisce Éireann.~~

I recommend Variation Ref PA 1f -3 to amend Section 19.4. Nature of Zonings to delete text concerning Strategic Residential Reserve is **not** included as proposed.

Submission No: CDPVAR 26S1-699 – Peadar O'Rathaille

Summary of Issues Raised in Submission

The submission relates to lands at Ennis, Co. Clare. No maps were received as part of the submission.

The submission was received in Irish and is summarised as follows:

- Fáilteoidh an t-áitribh leis an athrú molta ar an bPlean Forbartha Contae agus molann sé gur cheart go léireodh nuashonruithe an t-éileamh atá ann faoi láthair ar thithíocht i gCo. an Chláir.
- Nótaítear go bhfuil an t-éileamh ar thithíocht tar éis sárú na n-uaillmhianta atá sa Phlean Forbartha Contae reatha.
- Moltar go gcuirfeadh Plean Iompair Áitiúil Inis Sonraí maidir le seirbhís roinnte carranna cosúil le Go Car nó seirbhís cosúil leis, de réir dlí AE agus náisiúnta.
- Thabharfadh sé seo iomaíocht iompair agus rátaí nua féideartha don chomhairle.
- Ba cheart scéim pháirceála a thabhairt isteach chun rátaí don chomhairle a mhéadú agus chun geilleagar ciorclach níos fearr a sholáthar trí scéimeanna roinnte carranna.
- Fáilteoidh an t-áitribh leis an luaite ar Thurasóireacht Gnó agus measann sé gur cheart smaoineamh ar úsáid Aerfort Shannain dá réir chun fostaíocht, rátaí agus ioncam cánach a ghlacadh.
- Ba cheart nasc iarnróid le Aerfort Shannain a lua sa phlean forbartha.
- Ba chóir stáisiún traenach i gCrusheen a áireamh freisin i rannóg Iompar phlean forbartha an chontae.
- Mothaíonn an t-áireamh go mbeadh páirc ghnó don gheilleagar gorm i gCill Rois, Pointe an Mhuine, nó Chill Aidhseart chun postanna sa todhchaí sa gheilleagar gorm a thabhairt – den chéad scoth dá chineál in Éirinn.
- Ba chóir Crios Eacnamaíochta Mara neamhbhrabúis faoi Chomhairle Contae an Chláir a áireamh chun cabhrú le bearnaí scileanna sa gheilleagar gorm maidir le calafort / fuinneamh in-athnuaite farraige, rud a bheadh d'aidhm straitéiseach agus náisiúnta.
- D'fhéadfadh sé tacú le campas tríú leibhéal chun rannchuidiú le héileamh eacnamaíoch sa gheilleagar gorm agus chun céimeanna ardchaighdeáin agus meantóireachta a sholáthar.
- Ferry ardluais ag nascadh Carraigaholt, Chill Aidhseart, Cill Íomair, Cill Rois, Sionainn agus Clár Chaisleán (le Luimneach, Fóin agus Tairbéirt Chiarraí mar bhealaí féideartha) chun spleáchas ar bhóithre a laghdú.
- Spreagann sé méadú ar nascacht tríd an gcósta / suíomh mara i bPort Chaisleán na Sionainne.
- Tá díomá léirithe nach bhfuil aon cheann de na suíomhanna gréasáin maidir le hiarrataí pleanála ná an doiciméadú ar taispeáint i Leabharlann de Valera, Inis le Gaeilge.

The submission was translated and summarised as follows:

- The submission welcomes the proposed change to the County Development Plan and advises that updates should reflect the current housing demand in Co. Clare.

- It notes that the demand for housing has exceeded the ambitions of the current CDP
- It is advised that the Ennis Local Transport Plan should provide details of a car sharing service such as Go Car or similar in line with EU and National law.
- This would bring about transport competition and potential new rates for the council
- A parking scheme should be introduced to increase rates for the council and to provide a better circular economy through car sharing schemes.
- The submission welcomes the mention of Business Tourism and considers that using Shannon Airport in this regard should be considered in order to generate employment, rates and tax receipts.
- There should be a rail link to Shannon Airport noted in the development plan.
- A railway station at Crusheen should also be included in the Transport section of the county development plan.
- The submission suggests a business park for the blue economy of Kilrush, Moneypoint or Killadysert to accommodate future jobs in the blue economy – first of its kind in Ireland.
- A non profit Clare Maritime Economic Zone under Clare County Council should be included so as to assist with skills gaps in the blue economy regarding marina / offshore renewable energy which would be of strategic and national benefit.
- This could support a third level campus to contribute to the economic demand in the blue economy and provide high quality degrees and apprenticeships
- A high-speed ferry connecting Carrigaholt, Killadysert, Killimer, Kilrush, Shannon and Clarecastle (with Limerick Foynes and Tarbert Kerry being potential routes) to reduce dependence on roads.
- Encourages the increase of connectivity via the coast / maritime location within the Shannon Estuary.
- There is disappointment outlined that none of the planning submissions website or the documentation on display in the de Valera Library, Ennis is in the Irish language.

Chief Executive's Response

Ba mhaith liom buíochas a ghabháil le Peadar Ó Rathaille as an aighneacht agus tugaim faoi deara a bhfuil inti, agus is mian liom freagra a thabhairt mar a leanas.

Cé nach bhfuil athruithe ar an bPlean Forbartha Contae maidir le Fuinneamh In-athnuaite, leis an ngeilleagar gorm nó le Forbairt Eacnamaíoch go ginearálta mar chuid den Athrú Beartaithe, luafainn go dtarraingítear aird cheana féin sa Phlean Forbartha Contae 2023-2029 reatha, i g*Caibidil 6, Forbairt Eacnamaíoch agus Fiontar*, ar an tábhacht a bhaineann le hInbhear na Sionainne i gcomhthéacs an Fhuinnimh In-athnuaite agus a leathnaithe amach anseo in Éirinn, mar aon leis an ngá gaolmhar le hoiliúint i sábháilteacht mhuirí chun ailíniú le ceanglais an tionscail de réir mar a aistríonn Éire isteach ina geilleagar atá saor ó charbón. Cuimsítear sa chaibidil seo príomhchuspóirí a chabhróidh leis na tairbhí eacnamaíocha a sholáthar don Chontae. Go sonrach, pléitear i gCaibidil 12 le Taighde Muirí, Oideachas Muirí agus Oiliúint Mhuirí, agus tarraingítear aird inti ar conas is féidir le hInbhear na Sionainne agus lena phobail chósta ról lárnach a imirt maidir le soláthar a dhéanamh ar na seirbhísí muirí a theastóidh chun freastal ar an earnáil sin amach anseo. Bhunaigh Comhairle Contae an Chláir Crios Eacnamaíoch Muirí an Chláir chun taighde a dhéanamh ar an tionscal sin agus chun tacú le haon deiseanna amach anseo agus chun iad a éascú de réir mar a bheidh Plean Náisiúnta Limistéir Mhuirí Ainmnithe (DMAP) á ullmhú ag

an Roinn Aeráide, Fuinnimh agus Comhshaoil. Nuair a bheidh an DMAP sin críochnaithe sa bhliain 2027, beidh sé mar bhonn eolais faoi ullmhú an athbhreithnithe ar an gcéad leagan eile de Phlean Forbartha Contae an Chláir.

Cé go bhfuil fiúntas suntasach ag baint le cuid mhór de na pointí a tarraingíodh anuas, tugaim faoi deara, áfach, nach dtagann siad faoi raon feidhme an phróisis Athraithe reatha.

I would like to thank Peadar O'Rathaille for the submission and I note the content of same, and I wish to respond as follows.

While changes to the County Development Plan in terms of Renewable Energy, the blue economy or Economic Development in general do not form part of the Proposed Variation I would note that the current County Development Plan 2023-2029 in *Chapter 6 Economic Development and Enterprise* already highlights the importance of the Shannon Estuary in the context of Renewable Energy and its future expansion in Ireland together with the associated requirement for maritime safety training to align with industry requirements as Ireland transitions into a carbon free economy. This chapter includes key objectives which will assist in delivering the economic benefits to the County. Specifically, Chapter 12 deals with Maritime Research, Education and Training and highlights how the Shannon Estuary and its coastal communities can play a key role in delivering the maritime services required to service this sector in the future. The Clare Maritime Economic Zone (MEZ) was established by Clare County Council to research this industry and to support and facilitate any future opportunities as the roll out of a National Designated Marine Area Plan (DMAP) is prepared by the Department of Climate, Energy, and the Environment. Once completed in 2027 this DMAP will inform the preparation of the review to the next Clare County Development Plan.

While many of the points raised have significant merit, I note however that they fall outside the scope of the current Variation process.

Chief Executive's Recommendation

Molaim nach ndéanfaí aon athrú ar Athrú Uimh. 1 ar Phlean Forbartha Contae an Chláir 2023-2029 mar atá beartaithe.

I recommend no change to Variation No.1 to the Clare County Development Plan 2023-2029 as proposed.

Submission No: CDPVAR26S1-700 – Peadar O'Rathaille

Summary of Issues Raised in Submission

It appears that this submission is to be treated as a continuation of Submission Reference CDPVAR26S1-699.

The submission was received in Irish and is summarised as follows:

- Ba cheart tagairt a dhéanamh sa phlean nua maidir le seirbhísí dóiteáin a bheidh riachtanach ar an bhfarraige, agus i gCill an Dísirt, le háis stórála gáis a bhfuil comparáid agus comhionannas idirnáisiúnta mhaith aici.
- Ina theannta sin, molann an t-iarratas go mbeadh straitéis shonrach um rannpháirtíocht margaidh onnmhairithe CHÉ le haghaidh fiontar Chontae an Chláir chun an bearna eacnamaíoch a líonadh agus spleáchas an chontae ar infheistíocht dhíreach eachtrach a laghdú chun tairbhe eacnamaíoch a bhaint amach.

The submission was translated and summarised as follows:

- There should be reference made in the new plan in terms of fire services that will be required offshore, and in Killadysert, with a gas storage facility that is comparable and equivalent to good practice internationally.
- Additionally, the submission suggests that there should be a particular SME export market engagement strategy for County Clare enterprises in order to fill the economic gap and reduce the county's reliance on foreign direct investment for economic benefit.

Chief Executive's Response

Ba mhaith liom buíochas a ghabháil le Peadar Ó Rathaille as an aighneacht agus is mian liom freagra a thabhairt mar a leanas.

Cé nach bhfuil athruithe ar an bPlean Forbartha Contae maidir le forbairt straitéiseach ina gcuid den Athrú Beartaithe, tá Comhairle Contae an Chláir ar an eolas faoi phróiseas roghnúcháin láithreáin Líonraí Gáis Éireann, ar sainaithníodh ann gurbh é suíomh i gCathair Dhá Chon in aice Chill an Dísirt ar Inbhear na Sionainne an suíomh don Chúltaca Straitéiseach Éigeandála Gáis. Is é is an Cúltaca Straitéiseach Éigeandála Gáis ann ná tionscadal Stát-treoraithe lena soláthrófar saoráid shealadach gáis nádúrtha a bheifear in ann a úsáid i gcás go gcuirfí isteach ar sholáthairtí gáis na hÉireann. Mar chuid den tionscadal agus d'imscrúduithe ar leibhéal an láithreáin, tá Líonraí Gáis Éireann i mbun iarratas pleanála a ullmhú faoi láthair, rud ina mbreithneofar an riosca a bhaineann le mórthionóiscí agus le mór-éigeandálaí, agus ina gcuimseofar riachtanais maidir le seirbhísí dóiteáin. A luaithe a bheidh na mionsonraí sin ar fáil, féadfar iad a bhreithniú i gcomhthéacs an athbhreithnithe ar an bPlean Forbartha Contae má mheastar gur gá déanamh amhlaidh.

I would like to thank Peadar O'Rathaille for the submission and I wish to respond as follows.

While changes to the County Development Plan in terms of strategic development do not form part of the Proposed Variation, Clare County Council is aware of the Gas Networks Ireland site selection process which has identified a location at Cahircon near Kiladysert on the Shannon Estuary as the location for a Strategic Gas Emergency Reserve. The Strategic Gas Emergency Reserve is a State-led project that will provide a temporary natural gas facility that can be used in the event of a disruption to Ireland's gas supplies. As part of the project and site level investigations Gas Networks Ireland are currently in the process of preparing a planning application which will consider the risk of major accidents and emergencies which will include for requirements in terms of fire services. Once these details are available, they can be considered in the context of the review of the County Development Plan if deemed necessary.

Chief Executive's Recommendation

Molaim nach ndéanfaí aon athrú ar Athrú Beartaithe Uimh. 1 ar Phlean Forbartha Contae an Chláir 2023-2029.

I recommend no change to Proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-701 – Peadar O'Rathaille

Summary of Issues Raised in Submission

The submission relates to lands in Ennis, Co. Clare. No maps were received as part of the submission.

The submission was received in Irish and stated the following:

Ba chóir iar-Cheanncheathrú na leabharlainne contae agus iar-Ennis de Valera in Ennis a oscailt lena n-úsáid mar ghailearaithe poiblí faoi Oifig Ealaíon Clare ar an gcaoi chéanna le Gailearaí Suil i nGlor Ennis

The submission was translated and summarised as follows:

The former county library headquarters and the former Ennis de Valera Library in Ennis should be opened for use as public galleries under the Clare Arts Office, in the same way as the Súil Gallery in Glór.

Chief Executive's Response

Ba mhaith liom buíochas a ghabháil le Peadar Ó Rathaille as an aighneacht a bhaineann le tailte in Inis, Co. an Chláir, agus is mian liom freagra a thabhairt mar a leanas.

Tugaim faoi deara an iarraidh go n-osclófaí iar-cheanncheathrú na leabharlainne contae agus iar-Leabharlann de Valera in Inis agus go n-úsáidfí na spásanna sin mar ghailearaithe poiblí. Meastar nach dtagann an aighneacht seo faoi raon feidhme an Athraithe Bheartaithe mar atá sé foilsithe.

I would like to thank Peadar O'Rathaille for the submission which relates to lands at Ennis, Co. Clare and I wish to respond as follows.

I note the request to open the former county library headquarters and the former Ennis de Valera library in Ennis and to use these spaces as public galleries. This submission is considered to fall outside the scope of the Proposed Variation as published.

Chief Executive's Recommendation

Molaim nach ndéanfaí aon athrú ar Athrú Uimh. 1 ar Phlean Forbartha Contae an Chláir 2023-2029 mar atá beartaithe.

I recommend no change to Variation No.1 to the Clare County Development Plan 2023-2029 as proposed.

Submission No:
CDPVAR26S1-009 – Gerard O'Brien
CDPVAR26S1-010 – Mary O'Brien
CDPVAR26S1-011 – Enda O'Connor
CDPVAR26S1-012 – Martha Dillon
CDPVAR26S1-013 – John Halpin and Linda McMahon
CDPVAR26S1-014 – Orla O'Connor
CDPVAR26S1-015 – Dara Reynolds
CDPVAR26S1-016– David Boylan
CDPVAR26S1-017 – Angela Connaughton
CDPVAR26S1-019 – Catriona O'Brien
CDPVAR26S1-020 – Mary Tiernan
CDPVAR26S1-021 – Breda McLoughlin
CDPVAR26S1-022 – Marty McLoughlin
CDPVAR26S1-023 – Eugene Maher
CDPVAR26S1-024 – Mary Maher
CDPVAR26S1-025 – Grainne O'Beirne
CDPVAR26S1-026 – Marie O'Beirne
CDPVAR26S1-027 – Dymphna Clohessy
CDPVAR26S1-028 – Paschal and Kathleen Phelan
CDPVAR26S1-030 – John Devany
CDPVAR26S1-031 – Ciaran O'Brien
CDPVAR26S1-032 – John Kehoe
CDPVAR26S1-033 – Werner Kunz
CDPVAR26S1-034 – Christina Kunz
CDPVAR26S1-035 – Geraldine Sullivan
CDPVAR26S1-038 – Antoinette O'Neill
CDPVAR26S1-039 – Maria Hanley
CDPVAR26S1-040 – Declan Hanley
CDPVAR26S1-041 – Joan Daly
CDPVAR26S1-042 – Hayley O'Neill
CDPVAR26S1-043 – Morgan Cahill
CDPVAR26S1-044 – Annemarie Cahill
CDPVAR26S1-045 – Stephen Cahill
CDPVAR26S1-046 – Brian McMahon
CDPVAR26S1-047 – Donal Stapleton
CDPVAR26S1-048 – Michael Irwin
CDPVAR26S1-049 – Marian Irwin
CDPVAR26S1-050 – Mairead Neylon
CDPVAR26S1-051 – Michael Neylon
CDPVAR26S1-059 – Kieran Kavanagh
CDPVAR26S1-061 – Liam Kelly
CDPVAR26S1-062 – Caroline Kelly
CDPVAR26S1-063 – Eileen Mcandrew
CDPVAR26S1-064 – Morgan Kelly
CDPVAR26S1-065 – Michael Mcandrew
CDPVAR26S1-067 – Eoin Tiernan
CDPVAR26S1-068 – Brian O'Beirne
CDPVAR26S1-070 – David Eustace
CDPVAR26S1-071 – Sarah Carmody
CDPVAR26S1-073 – John MacCarthy
CDPVAR26S1-074 – Eleanor MacCarthy
CDPVAR26S1-083 – Siobhan King
CDPVAR26S1-084 – Ivan King
CDPVAR26S1-254 – Rachel King
CDPVAR26S1-268 – Ian Barrett
CDPVAR26S1-326 – Doreen Stapleton
CDPVAR26S1-327 – Caroline Tredinnick
CDPVAR26S1-337 – Mary Frances D'Arcy
CDPVAR26S1-338 – Pat D'Arcy
CDPVAR26S1-349 – Grainne Maher
CDPVAR26S1-350 – Aoife Maher
CDPVAR26S1-351 – Bernadette Moroney
CDPVAR26S1-370 – Caelainn Reynolds
CDPVAR26S1-394 – Tommy Guilfoyle
CDPVAR26S1-405 – Kevin Tiernan
CDPVAR26S1-406 – Tony Conroy

Summary of Issues Raised in Submission
The submission relates lands within the proposed 3a(i) Ennis and Clarecastle Settlement Plan and proposed Residential site (R39). The submission strongly objects to the proposed amendment.

Instead, the submission requests that the land be rezoned as a wildlife habitat and flood-buffer area.

The reasons for being against the proposed zoning are as follows:

1. **Flood Risk** – There are concerns that should residential development be permitted on these lands, then it would worsen flooding for nearby areas by directing floodwater during construction toward Pairc Na Coille Nursing Home and the rugby club. The construction of new boundary walls may impact on the collection of potential floodwater which would negatively impact upon the nearby Woodlands and Willsgrove existing and established residential developments. The submission advises that floodwater is currently absorbed by the natural karst landscape of the subject lands.
2. **Wildlife Protection** – The site is an important feeding ground for the protected lesser horseshoe bat and supports significant local wildlife.
3. **Community Value** – The mature green space is highly valued by residents of the adjacent retirement village and the wider community of Ennis.
4. **Biodiversity** – The mature, species-rich woodland provides rare ecological value within an increasingly urbanised town.
5. **Air Quality Benefits** – The significant number of trees help improve oxygen production and helps mitigate poor local air quality, which is especially important for vulnerable nursing home residents.
6. **Geographical Concerns** – The area's basin-like shape near the River Fergus causes temperature inversions that trap air pollution, below warmer air, particularly on still and frosty nights meaning air pollutants are trapped close the ground thus impacting the health of the community.

The submission strongly urges Clare County Council to leave the land undeveloped so that the lands natural form can be retained.

Chief Executive's Response

I thank the above-named persons for their submissions regarding the rezoning of the c.10.5-acre site at Pairc Na Coille, Ennis, from Strategic Residential Reserve (SR8) to Residential (R39). The contents of your submission have been noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

• The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
• The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
• The need to retain green space at the site to contribute to amenity value.
• The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time (Clare County Development Plan 2017-2023).

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute Linear features there should be No significant loss within 2.5km of qualifying roosts. I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

Given the lacuna in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

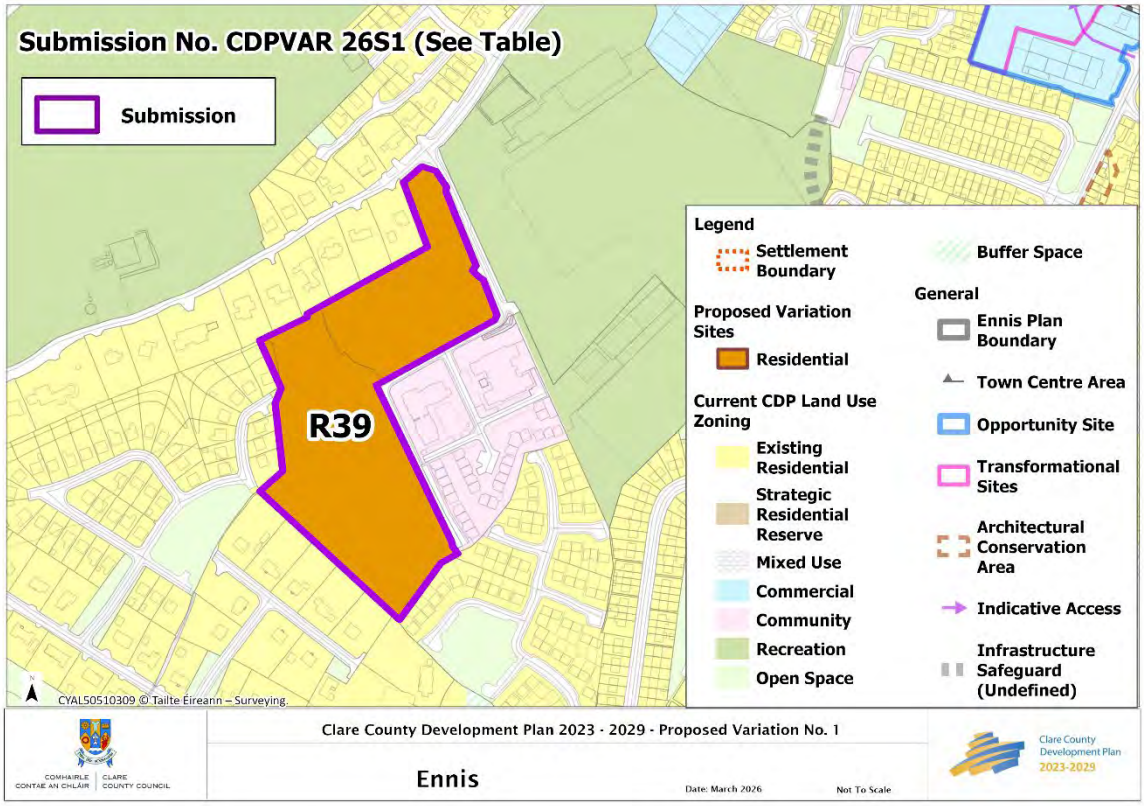
I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Flood Risk

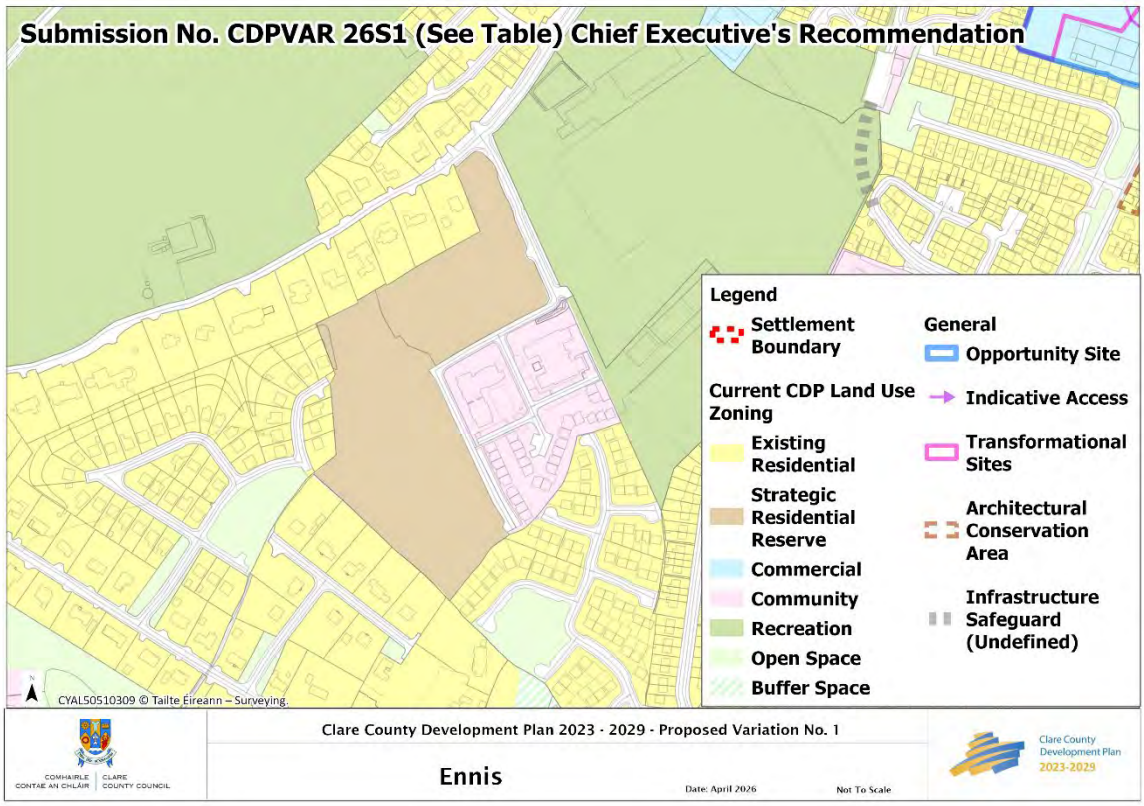
I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude *that flood risk may not be a significant constraint on the lands*. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.



CDPVAR 26S1-009	CDPVAR 26S1-021	CDPVAR 26S1-033	CDPVAR 26S1-046	CDPVAR 26S1-065	CDPVAR 26S1-326
CDPVAR 26S1-010	CDPVAR 26S1-022	CDPVAR 26S1-034	CDPVAR 26S1-047	CDPVAR 26S1-067	CDPVAR 26S1-327
CDPVAR 26S1-011	CDPVAR 26S1-023	CDPVAR 26S1-035	CDPVAR 26S1-048	CDPVAR 26S1-068	CDPVAR 26S1-337
CDPVAR 26S1-012	CDPVAR 26S1-024	CDPVAR 26S1-038	CDPVAR 26S1-049	CDPVAR 26S1-070	CDPVAR 26S1-338
CDPVAR 26S1-013	CDPVAR 26S1-025	CDPVAR 26S1-039	CDPVAR 26S1-050	CDPVAR 26S1-071	CDPVAR 26S1-349
CDPVAR 26S1-014	CDPVAR 26S1-026	CDPVAR 26S1-040	CDPVAR 26S1-051	CDPVAR 26S1-073	CDPVAR 26S1-350
CDPVAR 26S1-015	CDPVAR 26S1-027	CDPVAR 26S1-041	CDPVAR 26S1-059	CDPVAR 26S1-074	CDPVAR 26S1-351
CDPVAR 26S1-016	CDPVAR 26S1-028	CDPVAR 26S1-042	CDPVAR 26S1-061	CDPVAR 26S1-083	CDPVAR 26S1-370
CDPVAR 26S1-017	CDPVAR 26S1-030	CDPVAR 26S1-043	CDPVAR 26S1-062	CDPVAR 26S1-084	CDPVAR 26S1-394
CDPVAR 26S1-019	CDPVAR 26S1-031	CDPVAR 26S1-044	CDPVAR 26S1-063	CDPVAR 26S1-254	CDPVAR 26S1-405
CDPVAR 26S1-020	CDPVAR 26S1-032	CDPVAR 26S1-045	CDPVAR 26S1-064	CDPVAR 26S1-268	CDPVAR 26S1-406



CDPVAR 26S1-009	CDPVAR 26S1-021	CDPVAR 26S1-033	CDPVAR 26S1-046	CDPVAR 26S1-065	CDPVAR 26S1-326
CDPVAR 26S1-010	CDPVAR 26S1-022	CDPVAR 26S1-034	CDPVAR 26S1-047	CDPVAR 26S1-067	CDPVAR 26S1-327
CDPVAR 26S1-011	CDPVAR 26S1-023	CDPVAR 26S1-035	CDPVAR 26S1-048	CDPVAR 26S1-068	CDPVAR 26S1-337
CDPVAR 26S1-012	CDPVAR 26S1-024	CDPVAR 26S1-038	CDPVAR 26S1-049	CDPVAR 26S1-070	CDPVAR 26S1-338
CDPVAR 26S1-013	CDPVAR 26S1-025	CDPVAR 26S1-039	CDPVAR 26S1-050	CDPVAR 26S1-071	CDPVAR 26S1-349
CDPVAR 26S1-014	CDPVAR 26S1-026	CDPVAR 26S1-040	CDPVAR 26S1-051	CDPVAR 26S1-073	CDPVAR 26S1-350
CDPVAR 26S1-015	CDPVAR 26S1-027	CDPVAR 26S1-041	CDPVAR 26S1-059	CDPVAR 26S1-074	CDPVAR 26S1-351
CDPVAR 26S1-016	CDPVAR 26S1-028	CDPVAR 26S1-042	CDPVAR 26S1-061	CDPVAR 26S1-083	CDPVAR 26S1-370
CDPVAR 26S1-017	CDPVAR 26S1-030	CDPVAR 26S1-043	CDPVAR 26S1-062	CDPVAR 26S1-084	CDPVAR 26S1-394
CDPVAR 26S1-019	CDPVAR 26S1-031	CDPVAR 26S1-044	CDPVAR 26S1-063	CDPVAR 26S1-254	CDPVAR 26S1-405
CDPVAR 26S1-020	CDPVAR 26S1-032	CDPVAR 26S1-045	CDPVAR 26S1-064	CDPVAR 26S1-268	CDPVAR 26S1-406

Submission No: CDPVAR 26S1-037 – James and Bernard Lynch

Summary of Issues Raised in Submission

The submission seeks to remove the lands marked on the attached map from the Long Term Strategic and Sustainable Development Site LT5. The lands requested to be rezoned comprise the southernmost field accessed from the L-4172 Ballaghafadda West Road, Clarecastle. The lands were inherited by the submitters, having been in their family for generations and they wish the lands to remain as such for during their lifetime. The submission states that there is no objection to the rear lands being included in the Development Plan, but that the 2.3ha of lands to the south of the site should be excluded.

Chief Executive's Response

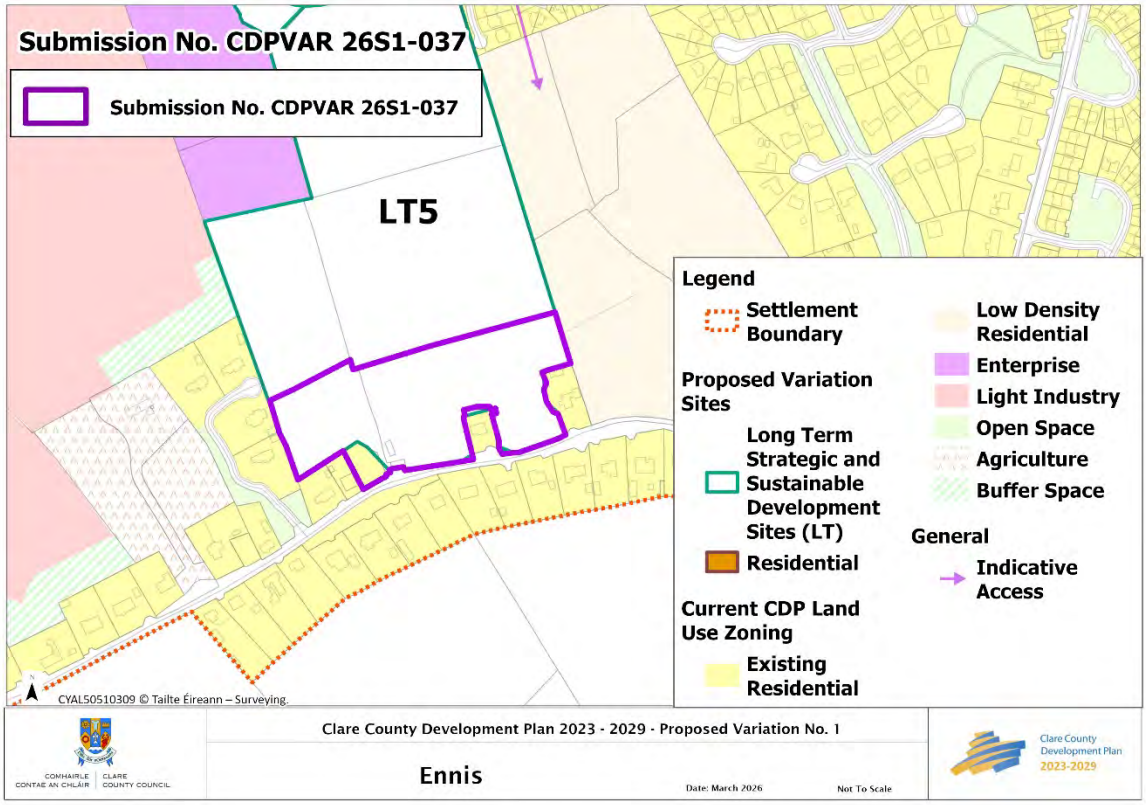
I would like to thank James and Bernard Lynch for their submission to the Proposed Variation No. 1 of the County Development Plan, and I note their request to remove the lands to the south of the site marked LT5 from the Proposed Variation.

The lands are identified for the long-term strategic and sustainable expansion of the settlement and indicate where future infrastructure upgrades and capital investment is required to meet the needs of the settlement beyond this plan period. It is not intended that these lands would be subject to further zoning or development during this plan period.

The lands subject of this submission provide suitable road frontage and access to the LT5 and LT9 lands to their rear. Removing the front section of LT5 will have impacts on how the remainder of LT5 and LT9 lands come forward for development. For that reason, I do not propose to make any change.

Chief Executive's Recommendation

I recommend no change to the proposed Variation No. 1 to the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-037
Submission No. CDPVAR 26S1-037
LT5
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Low Density Residential
Enterprise
Light Industry
Open Space
Agriculture
Buffer Space
General
Indicative Access
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR26S1-076 – Martin Browne

Summary of Issues Raised in Submission

The submission relates to lands in Ennis, Co. Clare. No map documentation was received as part of the submission.

The submission relates to the proposed 3a(i) Ennis and Clarecastle Settlement Plan and proposed Residential site (R39). The submission advises that the proposed lands currently act as a flood barrier and is an important aspect for the existing wildlife habitat. The submission further states that development within these lands could increase flooding risk to nearby homes, nursing home and surrounding area.

Chief Executive's Response

I wish to thank Martin Browne for his submission, the contents of which have been noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with

the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

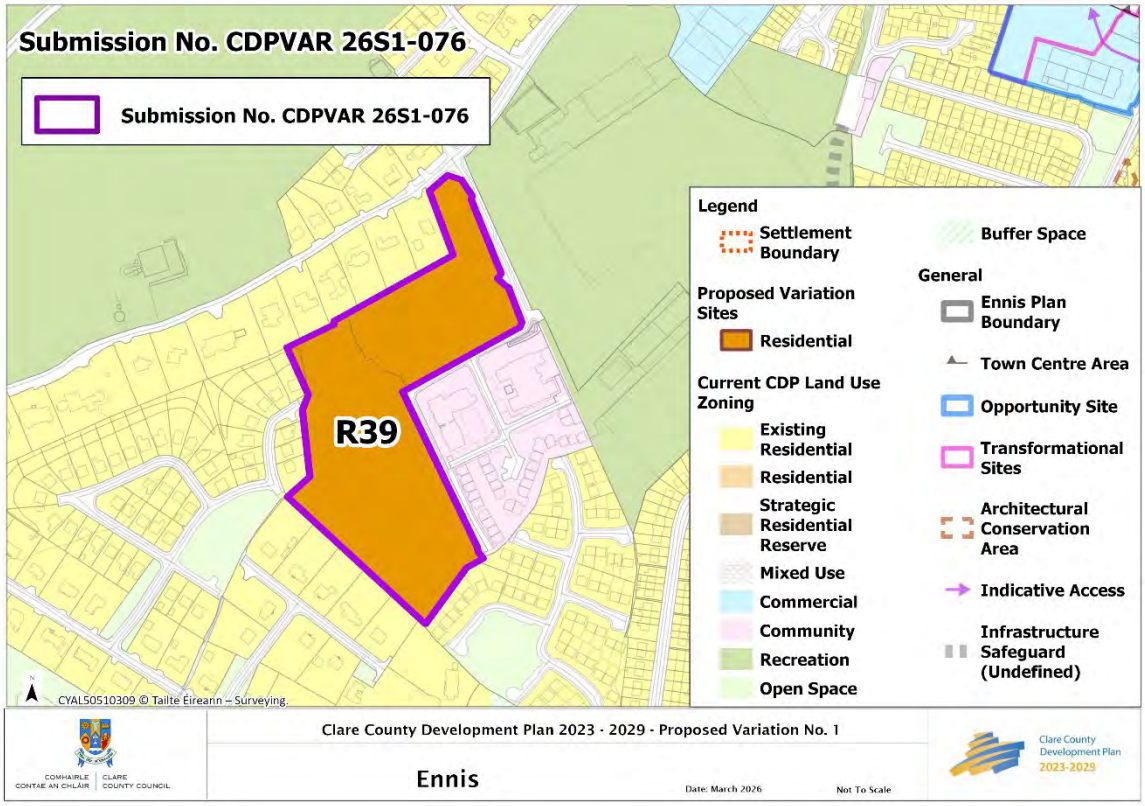
Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Flood Risk

I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby

grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.
Chief Executive's Recommendation
I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.


Submission No. CDPVAR 26S1-076
Submission No. CDPVAR 26S1-076
R39
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Buffer Space
General
Ennis Plan Boundary
Town Centre Area
Opportunity Site
Transformational Sites
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
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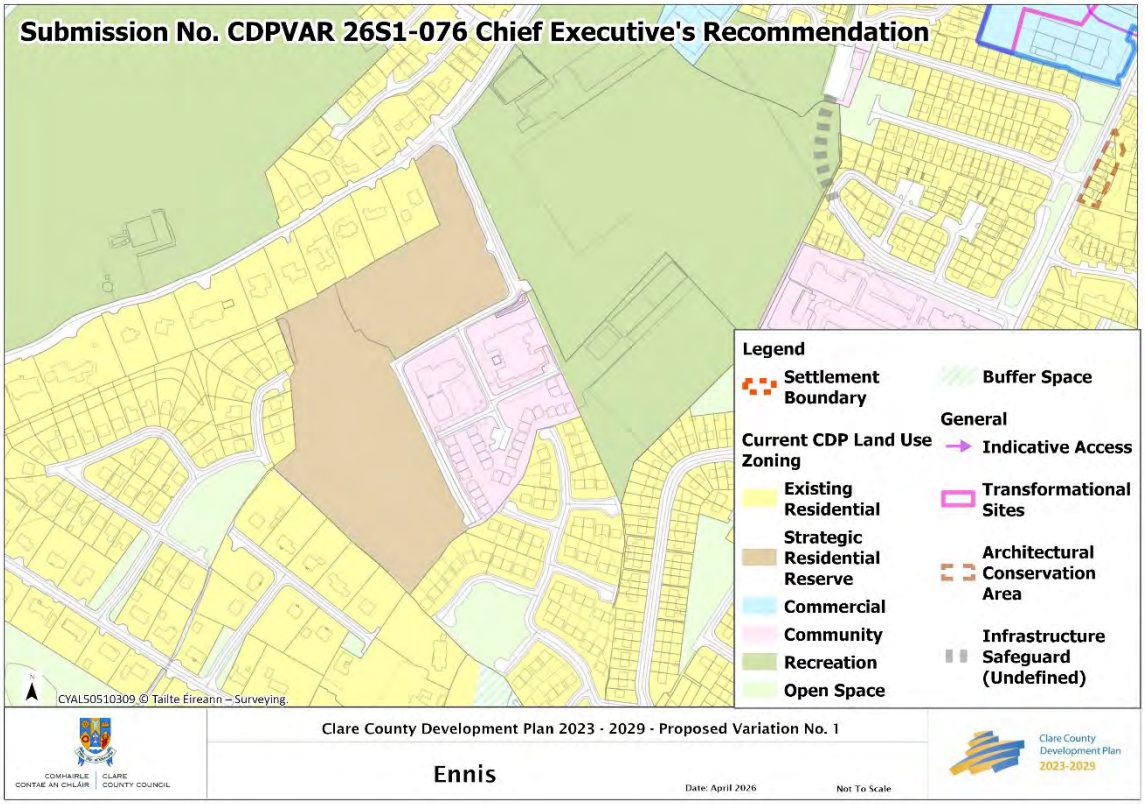
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-076 Chief Executive's Recommendation
Legend
Settlement Boundary
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Commercial
Community
Recreation
Open Space
Buffer Space
General
Indicative Access
Transformational Sites
Architectural Conservation Area
Infrastructure Safeguard (Undefined)
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-079 – Cllr. Tom O'Callaghan

Summary of Issues Raised in Submission

The submission supports the objective to address the housing crisis through the appropriate rezoning of lands within Variation No. 1 of the Clare County Development Plan 2023-2029, however, concern is raised in respect of inappropriate zoning of green or buffer zoned lands along Ennis rivers and streams, where nature-based solutions to slowing down rainfall and delaying flooding of rivers and streams occurs.

Reference is made to an Ennis Municipal District Statutory Notice of Motion from March 2026 which requested a map of the urban watercourses in the Ennis MD to be prepared for elected members to be able to understand both where flood defences have been constructed and where there are undefended properties and areas at risk of flooding.

The maps produced indicate that there are no flood protections or defences provided along stretches of Cahercalla Stream including housing located at Willsgrove Estate, Cahercalla Drive, Cahercalla Estate, Pairc na Coille and the Nursing home. Additionally, the stretch of Corrovorrin river from Fiourisce estate to the bridge at Tulla Road places homes in Corrovorrin Estate and Kevin Barry Avenue at risk of flooding if undefended.

This submission seeks to prevent any zoning or rezoning of lands for development on current undeveloped lands along the undefended stretches of both Cahercalla Stream and Corrovorrin River.

The submission specifically objects to the zoning amendment PA 3a -23a of Site R39 in Vol 3a(i) Ennis and Clarecastle Settlement Plan on the grounds of recent planning history, flood zone A, vulnerable residents adjoining the site, bats and biodiversity and increased rainfall frequency & intensity due to climate change. The submission requests this land is removed from the final adopted Variation No. 1 and the whole site is zoned green space or buffer space.

The submission, specifically relating to Corrovorrin River (Fergus Minor), requests that no future rezoning or development of the remaining buffer space and open space zoned areas along the stretch of the Corrovorrin River from Fioruisce Estate to the bridge on the Tulla Road is permitted in order to prevent flooding and protect the environment and biodiversity, allowing the undeveloped riverside lands continue their nature-based flood solution role by the slowing down and storing of rainfall on the land rather than run-off quickly into the river.

Chief Executive's Response

I thank Cllr. Tom O'Callaghan for his submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted in respect of the protection of lands from development and zoning along Fergus Minor River and the removal of Site R39 from Vol 3a(i) Ennis and Clarecastle Settlement Plans.

In respect of the zoning requests along the Fergus Minor River, while such are noted, only submissions that relate to the proposed variation as published can be considered. There is no

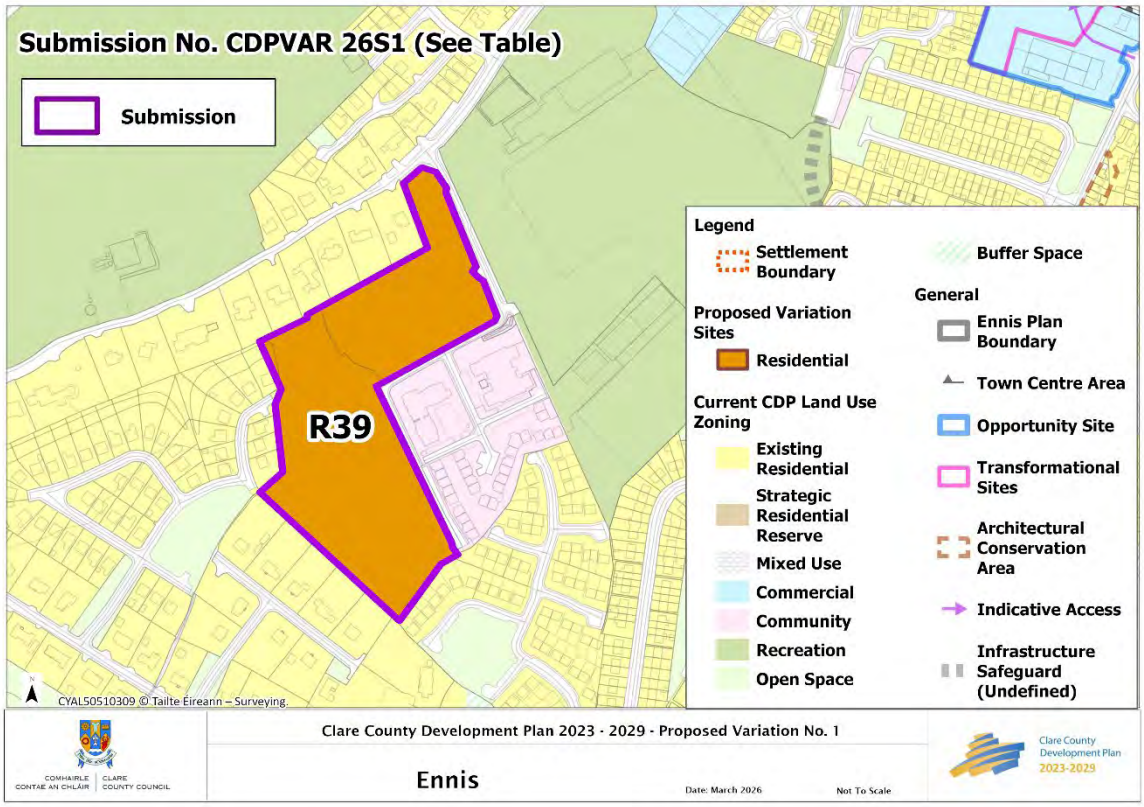
provision to include new lands or amend existing zonings at this stage in the Variation process. Any future proposals for development or zoning changes would be subject to assessment at that time. This area is entirely located within Flood Zones A and B and climate change extents, and it is not recommended to zone this area for residential use as part of this Proposed Variation process.

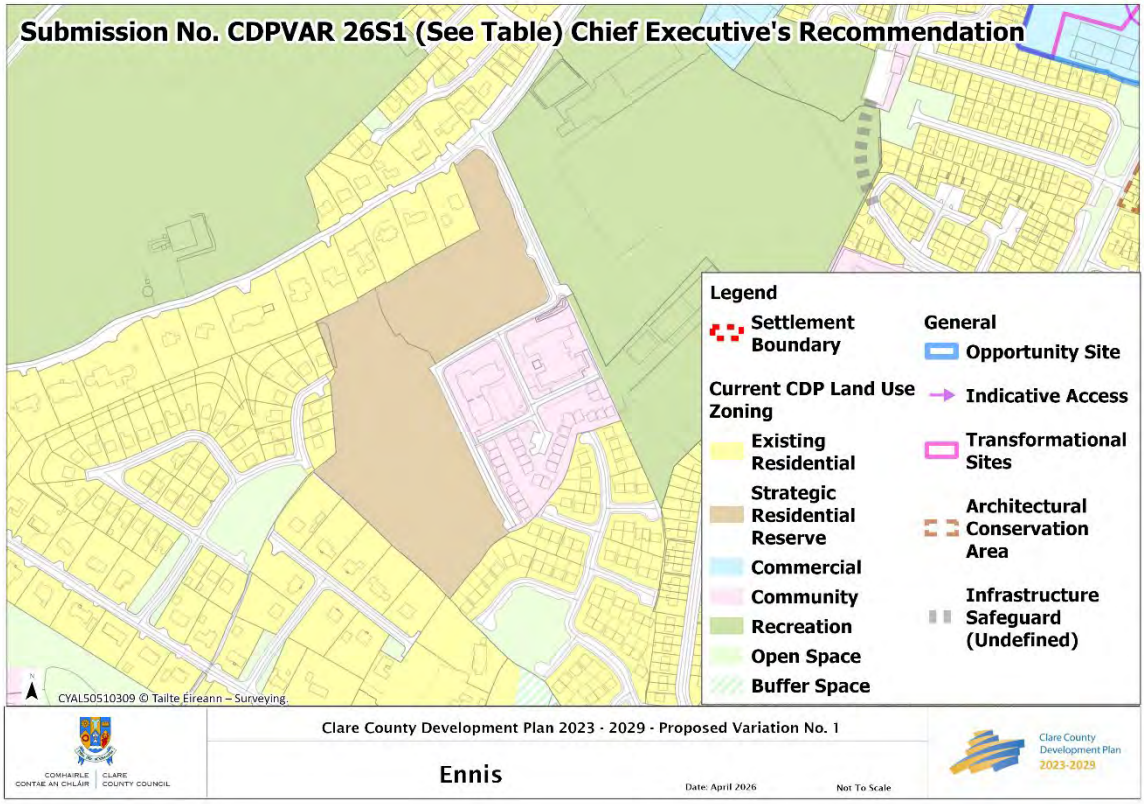
In response to the request to omit R39 from Vol 3a(i), I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.

Chief Executive's Recommendation

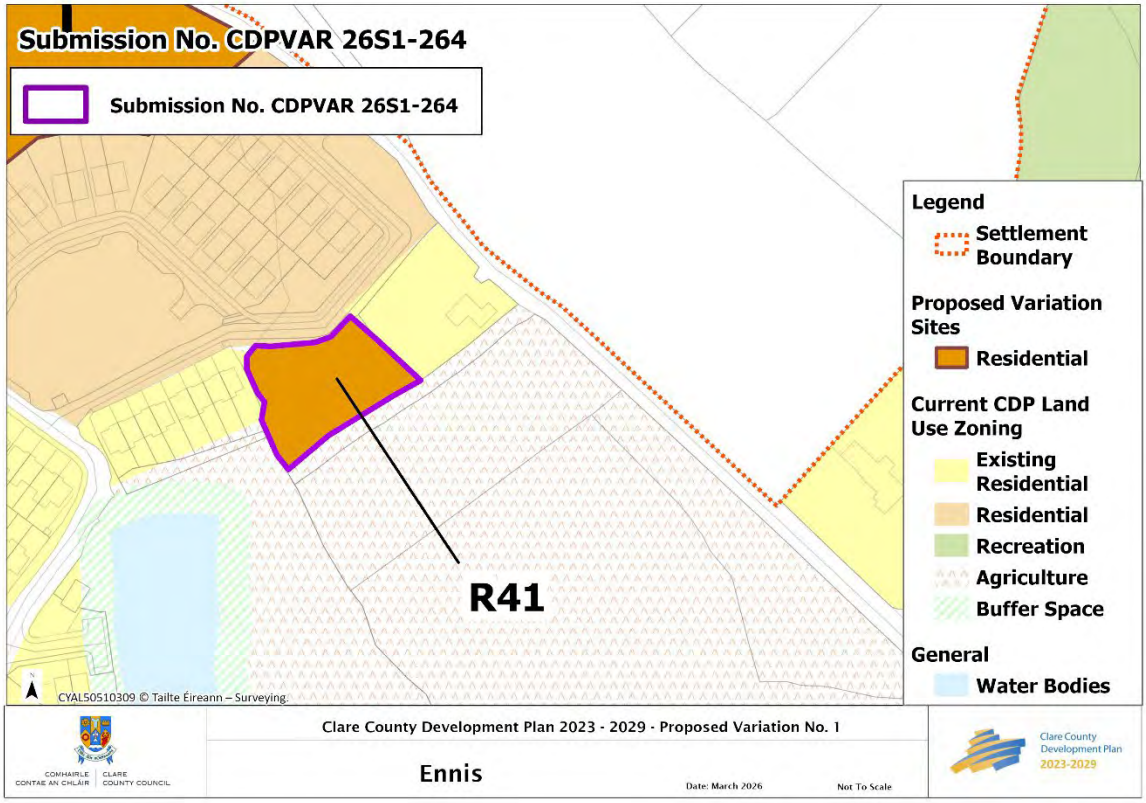
I recommend that the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made **without** the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Submission No: CDPVAR 26S1-
079





Submission No: CDPVAR 26S1-264 –Acha Bhile Construction Ltd. c/o Mandy Coleman
Summary of Issues Raised in Submission
The submission relates to lands in Ennis, Co. Clare. The submission sets out the landowner's support for the proposed Residential site (R41) and requests it is adopted without modification. It also states that this is an appropriate and logical amendment to the Development Plan which reflects the established planning context of the site and the surrounding area, and notes that the subject site has a long history of residential development and benefits from a recent permission for 6 no. dwellings on the site (P24/60501). The proposed rezoning is appropriate, logical and consistent with the proper planning and sustainable development of the area.
Chief Executive's Response
I wish to thank Acha Bhile Construction Ltd. c/o Mandy Coleman for their submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 and note the support of Acha Bhile Construction Ltd. for proposed change in zoning objective from Agriculture to Residential (R41).
Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-264
Submission No. CDPVAR 26S1-264
R41
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Recreation
Agriculture
Buffer Space
General
Water Bodies
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-266 – Joseph Kearney

Summary of Issues Raised in Submission

In summary, the submission seeks the change in zoning from what is being proposed as 'Residential' (R26) in the Variation to the zoning of 'Agriculture'. The lands comprise part of the landowner's farm and is farmed daily.

Chief Executive's Response

I wish to thank Joseph Kearney for his submission, and I note the contents of his submission.

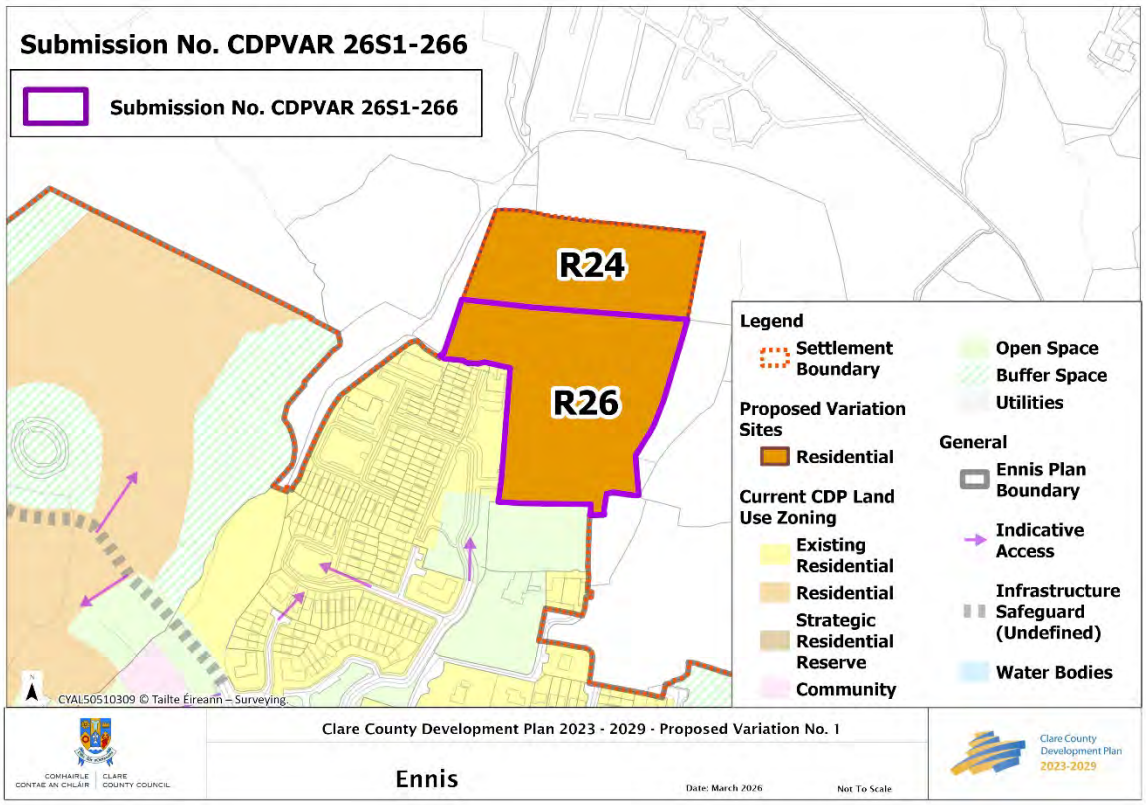
I note that the lands are currently zoned Strategic Residential Reserve (SR1) in the current Clare County Development Plan 2023-2029 and note the request to change the zoning of the proposed 'Residential' site (R26) to 'Agriculture'.

Having regard to the process of zoning lands within this proposed variation, the zoning of the lands cannot be changed to 'Agriculture' within this process, as the lands must be adopted as proposed or not adopted as proposed, resulting in the lands reverting to their current zoning.

Having regard to the location of the subject lands within the set lement boundary of Ennis Town, their location adjacent to established residential development, and their current zoning as 'Strategic Residential Reserve', it is considered that the 'Residential' zoning of the lands has the potential to facilitate a sequential and sustainable pat ern of development. Such zoning would accord with the principles of proper planning and sustainable development by consolidating residential development within the existing set lement boundary and contributing to the orderly growth of Ennis in line with the Core Strategy.

Chief Executive's Recommendation

I recommend no change to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-266
Submission No. CDPVAR 26S1-266
R24
R26
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Community
Open Space
Buffer Space
Utilities
General
Ennis Plan Boundary
Indicative Access
Infrastructure Safeguard (Undefined)
Water Bodies
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No:
CDPVAR26S1-270 – Ruairi O'Leachlain
CDPVAR26S1-272 – Peter Loftus
CDPVAR26S1-273 – Jason Doyle
CDPVAR26S1-293 – Lisa Buckley
CDPVAR26S1-294 – Mrs. S. Larkin
CDPVAR26S1-295 – Jennifer Richardson
CDPVAR26S1-296 – Maria Gaskin
CDPVAR26S1-297 – Nuala Riordan
CDPVAR26S1-298 – Catherine Rountree
CDPVAR26S1-299 – Becky Ellis
CDPVAR26S1-300 – Tracy Burke
CDPVAR26S1-301 – Lindsey Critchley
CDPVAR26S1-302 – Linda Kelly
CDPVAR26S1-303 – Catríona Ní Charragáin
CDPVAR26S1-304 – Nicola McMahon
CDPVAR26S1-306 – Louise O'Tuama
CDPVAR26S1-307 – Sandra Doyle
CDPVAR26S1-308 – Denise Cox
CDPVAR26S1-309 – Michele Hastings
CDPVAR26S1-310 – Nichola Petty
CDPVAR26S1-317 – Mary Flood
CDPVAR26S1-328 – Olivia Treacy
CDPVAR26S1-339 – Marianne Nagle
CDPVAR26S1-340 – Naoise Brennan
CDPVAR26S1-341 – Ingrid Byrnes
CDPVAR26S1-342 – Anneke O'Connor
CDPVAR26S1-352 – Maria O'Reilly
CDPVAR26S1-375 – Heather Ryan
CDPVAR26S1-386 – Benita Petty
CDPVAR26S1-387 – Wanda Carin
CDPVAR26S1-407 – Raedan Doyle
CDPVAR26S1-408 – Gillian Maguire
CDPVAR26S1-410 – Susan McDonnell
CDPVAR26S1-411 – Yasmin Bolger
CDPVAR26S1-412 – Grace O'Leary
CDPVAR26S1-413 – Bridget Walsh
CDPVAR26S1-414 – Lee O'Loughlin
CDPVAR26S1-415 – Aine Wynne
CDPVAR26S1-416 – Margaret Reen
CDPVAR26S1-439 – Elaine Haskins
CDPVAR26S1-440 – Laura Merren
CDPVAR26S1-441 – Elene Michaelides
CDPVAR26S1-442 – Fiona Murphy

Summary of Issues Raised in Submission

The submission relates to lands in Ennis, Co. Clare. There was no map received as part of the submission.

The submission objects to the zoning of lands at Pairc na Coille, Drumbiggle in Ennis owing to the lands being used as a feeding ground by the lesser horseshoe bat which are a protected species. The submission goes on to say that any development here would remove critical habitat and fragment ecological corridors which would have long term and unreversible impacts.

The submission supports the protection of the site and its biodiversity and objects to these lands being zoned Residential.

Chief Executive's Response

I thank the above-named persons for their submissions regarding the rezoning of the c.10.5-acre site at Pairc Na Coille, Ennis, from Strategic Residential Reserve (SR8) to Residential (R39). The contents of your submission have been noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures

relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

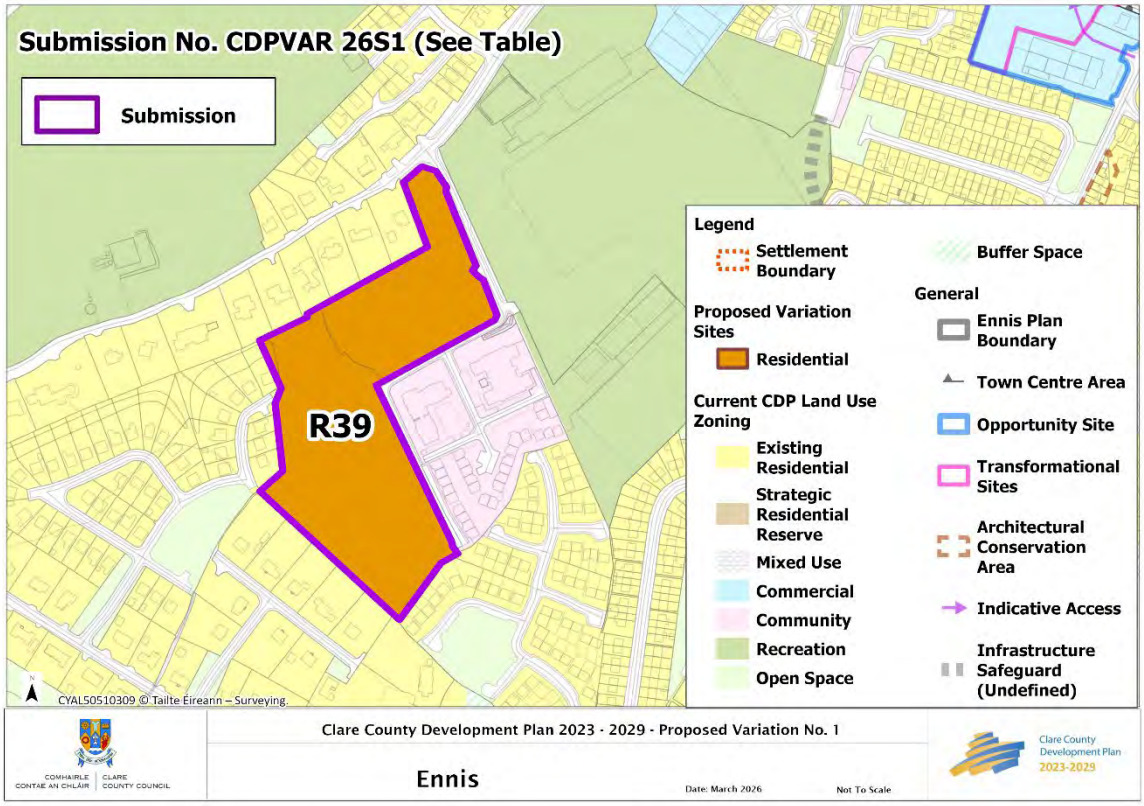
I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Flood Risk

I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.



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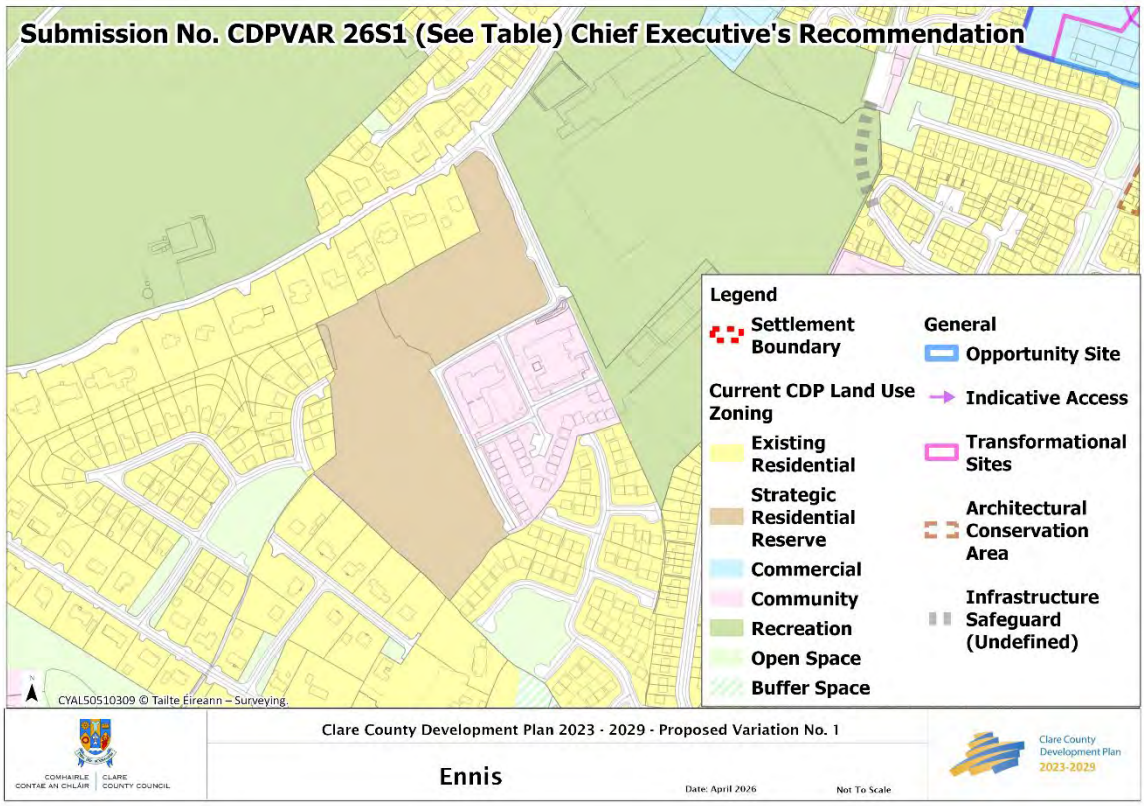
CDPVAR 26S1-272	CDPVAR 26S1-300	CDPVAR 26S1-310	CDPVAR 26S1-386	CDPVAR 26S1-415
CDPVAR 26S1-273	CDPVAR 26S1-301	CDPVAR 26S1-317	CDPVAR 26S1-387	CDPVAR 26S1-416
CDPVAR 26S1-293	CDPVAR 26S1-302	CDPVAR 26S1-328	CDPVAR 26S1-407	CDPVAR 26S1-439
CDPVAR 26S1-294	CDPVAR 26S1-303	CDPVAR 26S1-339	CDPVAR 26S1-408	CDPVAR 26S1-440
CDPVAR 26S1-295	CDPVAR 26S1-304	CDPVAR 26S1-340	CDPVAR 26S1-410	CDPVAR 26S1-441
CDPVAR 26S1-296	CDPVAR 26S1-306	CDPVAR 26S1-341	CDPVAR 26S1-411	CDPVAR 26S1-442
CDPVAR 26S1-297	CDPVAR 26S1-307	CDPVAR 26S1-342	CDPVAR 26S1-412	
CDPVAR 26S1-298	CDPVAR 26S1-308	CDPVAR 26S1-352	CDPVAR 26S1-413	



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CDPVAR 26S1-297	CDPVAR 26S1-307	CDPVAR 26S1-342	CDPVAR 26S1-412	
CDPVAR 26S1-298	CDPVAR 26S1-308	CDPVAR 26S1-352	CDPVAR 26S1-413	

Submission No: CDPVAR 26S1- 274 – Fergus Merriman, Merriman Solutions

Summary of Issues Raised in Submission

The submission relates to lands in Clarecastle which includes a map identifying the lands to the east of Sli na Fearghus in Clarecastle.
The submission sets out detail in relation to the site levels and flood risk.
The submission states the following:

- Refutes the that the lands would not be suitable for zoning owing to being within a flood risk area.
- The submission advises:
  - That the site in question is within similar flood levels to the village of Clarecastle.
  - That the flood assessment by JBA Consulting carried out for the Variation No. 1 of the Clare County Development 2023 – 2029 is flawed and inconsistent and the 'defended area' from village maps were omitted during the assessment.
  - The historically proposed and partly constructed development lies above all predicted flood events for the next 200 years
  - It is advised that flooding potential is an erroneous assessment for sterilisation by 'open space' zoning.
  - The site / lands are elevated adjacent to an existing 'Mixed-Use' site
- The submission advises that there is no clear reason for why these lands cannot be zoned 'Residential' or 'Mixed Use'.

Chief Executive's Response

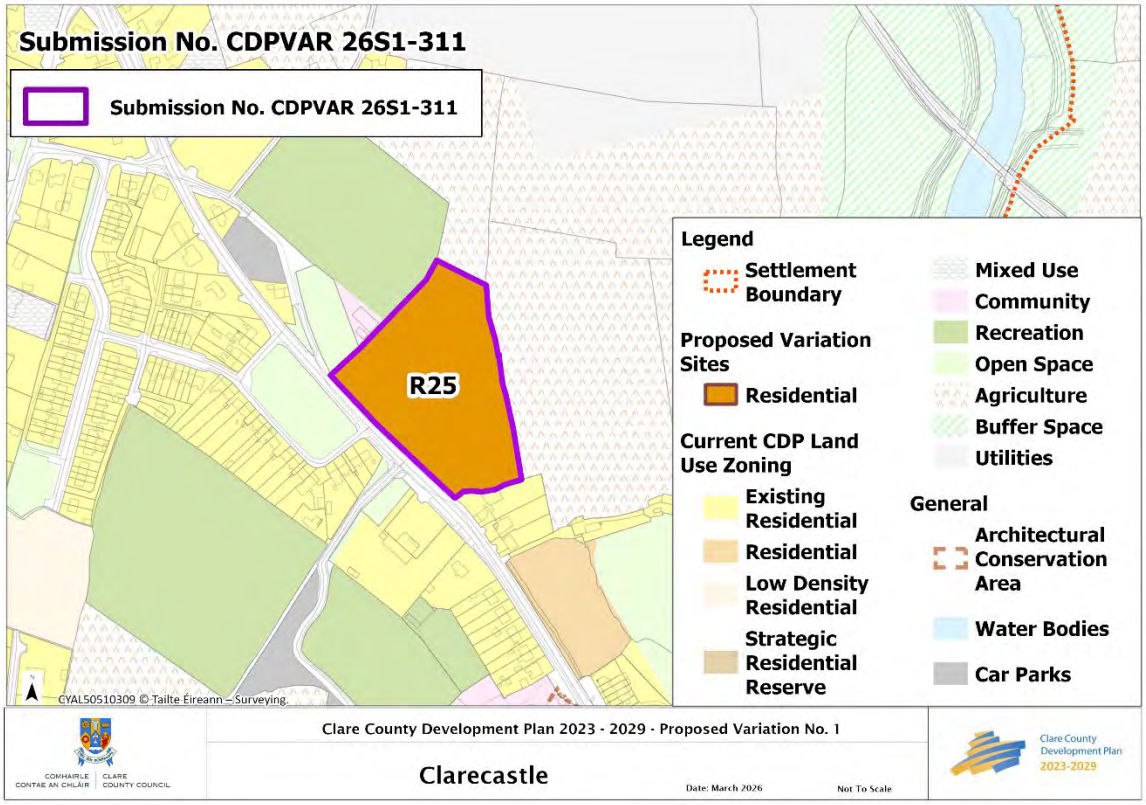
I thank Fergus Merriman of Merriman Solutions for the submission and note the request for the change in zoning objectives for lands to the east of Sli na Fearghus in Clarecastle, from 'Open Space' to 'Residential'.

I note the request to zone new additional lands to the east of Sli na Fearghus in Clarecastle as 'Residential' or 'Mixed Use'. However, the request to zone additional lands falls outside the scope of this stage of the Variation process and therefore cannot be considered at this time.

Chief Executive's Recommendation

I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-311 – Marram Properties Ltd. c/o Frances McCarthy
Summary of Issues Raised in Submission
The submission relates to lands in Ennis, Co. Clare. The submission welcomes and supports the proposed 'Residential' site (R25) at Clareabbey.
Chief Executive's Response
I wish to thank Marram Properties Ltd., c/o Frances McCarthy, for their submission and note the support for the proposed zoning change from 'Strategic Residential Reserve' (SR6) to 'Residental' (R25) at Clareabbey as part of the Proposed Variation No.1 to the Clare County Development Plan 2023-2029.
Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-311
Submission No. CDPVAR 26S1-311
R25
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Mixed Use
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Architectural Conservation Area
Water Bodies
Car Parks
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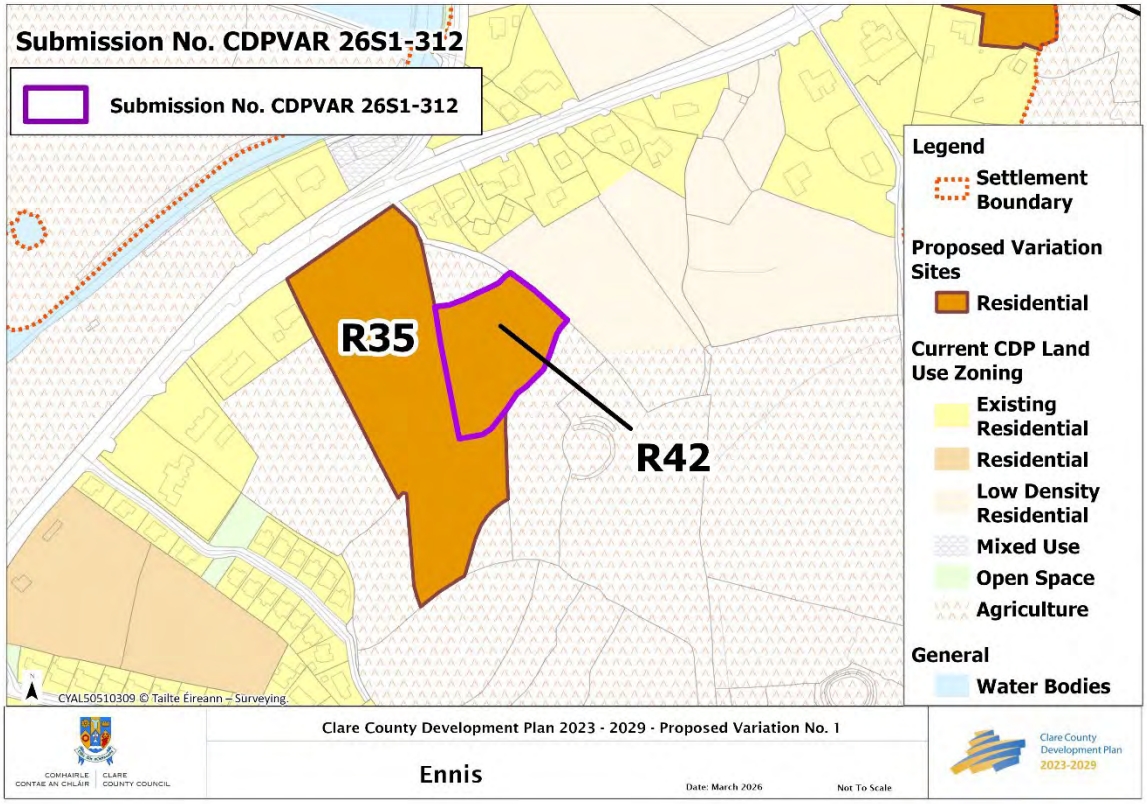
Comhairle Contae an Chláir | Clare County Council
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Clarecastle
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-312 – Protogenia Ltd. c/ o Frances McCarthy
Summary of Issues Raised in Submission
The submission relates to lands in Ennis and welcomes and supports the proposed Residential site (R42) at Gort Road, Ennis.
Chief Executive's Response
I wish to thank Protogenia Limited c/o Frances McCarthy for their submission. I note the support for the Proposed Variation to change the zoning objective of land currently zoned 'Agriculture' to 'Residential' (R42) at Gort Road, Ballymaley, Co. Clare (Ref. PA 3a - 26b).
Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-312
Submission No. CDPVAR 26S1-312
R35
R42
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Mixed Use
Open Space
Agriculture
General
Water Bodies
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-324 – Patricia Murray
Summary of Issues Raised in Submission
The submission requests that large building developments are not permitted in central Ennis in order to protect the towns heritage and traditional layout.
Chief Executive's Response
I wish to thank Patricia Murray for her submission and note her request to ensure no large building development is permitted in the historic core of Ennis town. I consider that this submission falls outside the scope of the Proposed Variation as published. There is no provision to include such requests at this stage in the Variation process.
Chief Executive's Recommendation
I recommend no change to Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 as proposed.

Submission No: CDPVAR 26S1-325 – Patricia Murray
Summary of Issues Raised in Submission
The submission requests that no development is permitted on prime civilian spaces in Ennis town, in order to retain such spaces for nature and people and to respect the historic town.
Chief Executive's Response
I thank Patricia Murray for her submission and note her request to ensure that no development on prime civilian spaces are permitted in Ennis town.
Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR26S1-344 – Michael O'Flanagan

Summary of Issues Raised in Submission

The submission largely refers to Proposed Amendment No. PA3a – 23a within the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029 – namely the proposed site (R39) in Ennis, Co. Clare. There was map documentation received as part of the submission.

The submission outlines the following concerns:

- Serious concerns in relation to back flooding as a resident in the nearby Willsgrove estate.
- There is an existing dual culvert which runs along Willsgrove's green space which travels through the proposed R39 site and onwards to the Ennis Rugby Club.
- Owing to flood risk concerns no houses were constructed on this green space within the Willsgrove estate.
- Cahercalla Stream is unmapped and may have the tendency for blockages which could result in back flooding.
- An Bord Pleanala refused planning permission for Pl Ref. No: 23/25 owing to ''complex hydrological and hydrogeological conditions pertaining to the site, to the limited investigation carried out of these conditions and hence to the potential inadequate mitigation impacts associated with the proposed development, it is considered that the development site could lead to unforeseen flooding and groundwater impacts that have not ben fully assessed''.
- There are concerns given that there are no ''recorded instances of site flooding'', this does not mean that flooding has not happened or could not happen especially given that adjacent lands have historically been prone to flooding.
- The submission advises that within the Strategic Flood Risk Assessment of the Clare County Development Plan 2023 – 2029 states that ''The viability of culvert removal and reinstatement of open channel through the site should be investigated and implemented as priority. This will help to ensure that a riparian zone is reestablished and that the Flood Zones and any residual risk is adequately managed within the central riparian corridor through the site'' and that it suggests that there is a known flood risk pertaining to the dual culvert within this site.
- The submission raises the question in relation to the potential removal / reinstatement of the dual culvert, would Clare County Council indemnify residents of Willsgrove against damages which may occur due to back flooding.
- Under Pl. Ref. No: 23/25 the submission advises that 2 no. attenuation tanks on the site to hold back ground water from the site entering the public ground water pipe network would suggest that the latter does not have the capacity to receive ground water directly from the site.
- The submission concludes with requesting the proposed residential site (R39) is zoned as Open Space.

Chief Executive's Response

I thank Michael O'Flanagan for his submission regarding the rezoning of the c.10.5-acre site at

Pairc Na Coille, Ennis, from Strategic Residential Reserve (SR8) to Residential (R39). The contents of your submission have been noted. I wish to respond as follows.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of

the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Flood Risk

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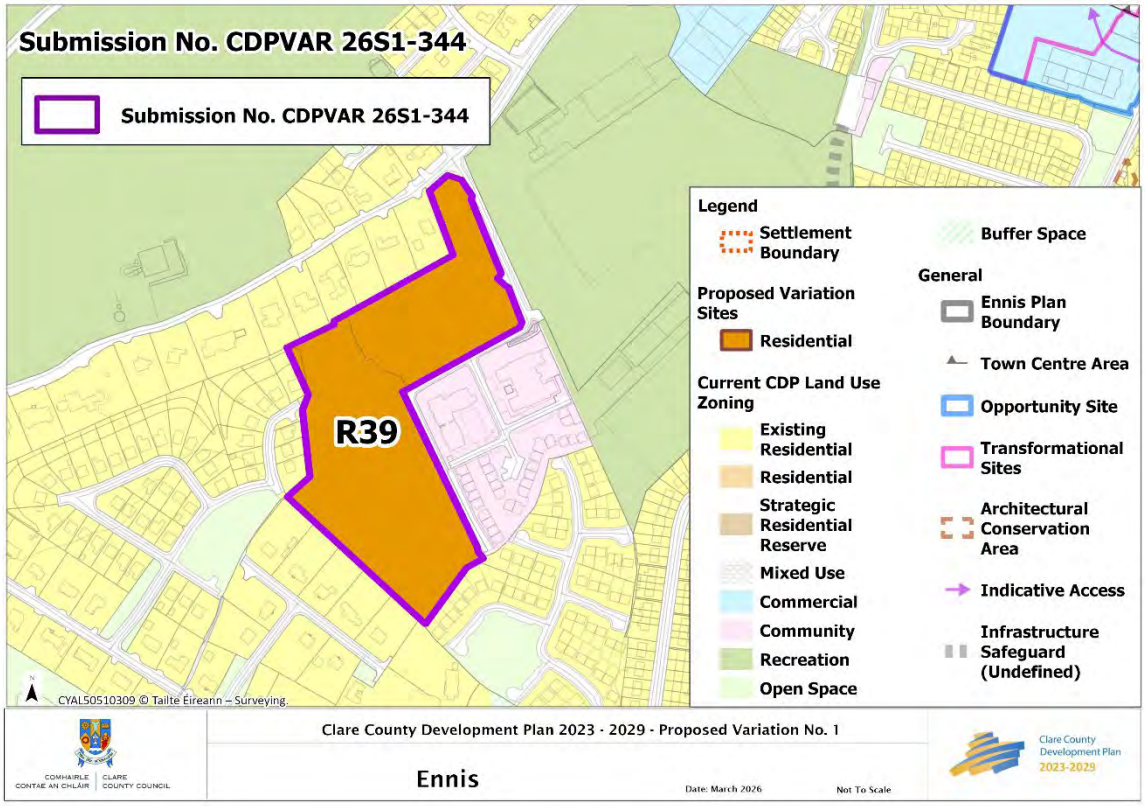
Chief Executive's Recommendation

I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.


Submission No. CDPVAR 26S1-344
Submission No. CDPVAR 26S1-344
R39
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Buffer Space
General
Ennis Plan Boundary
Town Centre Area
Opportunity Site
Transformational Sites
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
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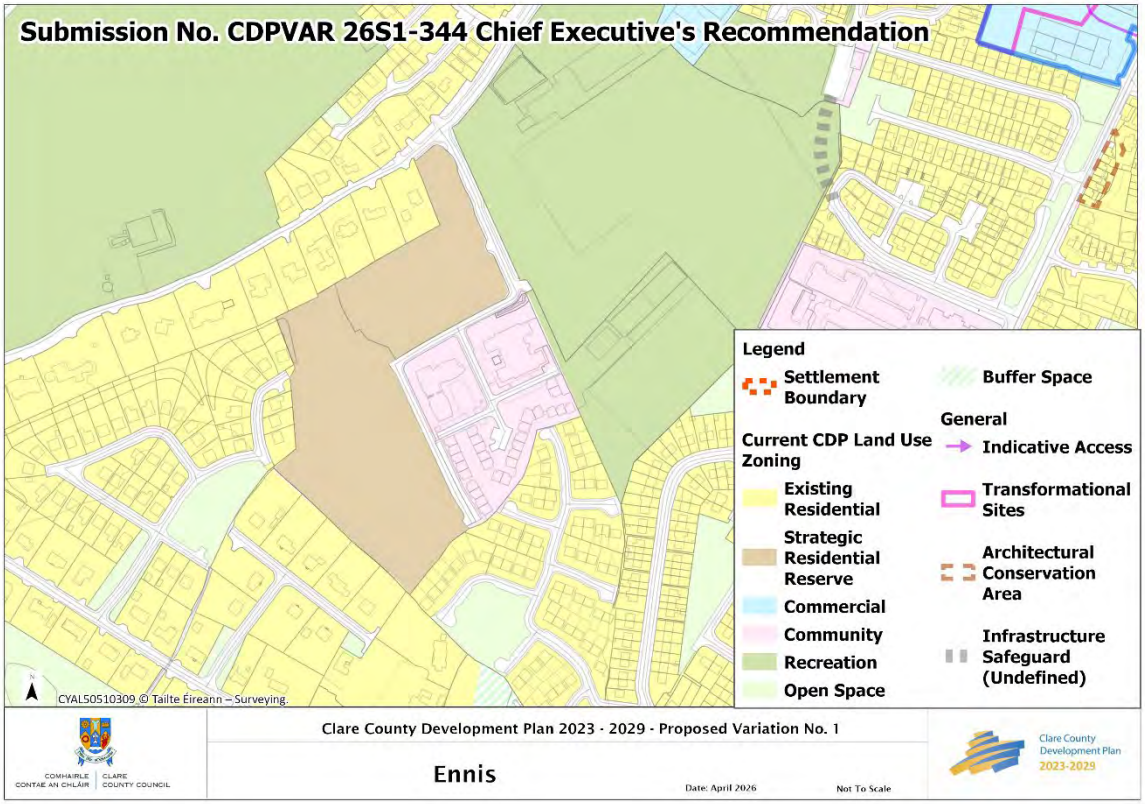
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-344 Chief Executive's Recommendation
Legend
Settlement Boundary
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Commercial
Community
Recreation
Open Space
Buffer Space
General
Indicative Access
Transformational Sites
Architectural Conservation Area
Infrastructure Safeguard (Undefined)
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Ennis
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-355 – Killaloe Diocesan Trust (KDT) c/o Mandy Coleman

Summary of Issues Raised in Submission

The submission relates to the proposed site (LT7) and the buffer space lands to the north. The submission requests the full landholding be identified as LT7, with the buffer space zoning removed and included within the LT7 designation, noting the buffer space zoning would significantly restrict and possibly sterilise the future development potential of the lands by cutting across the only access available to the landowner within their control. It is noted that the land has an existing established access to these lands from the R474 Kilmaley Road, with no existing access available to the south towards the N85 and N68, which is in different landownership. The submission suggests that the landowner of the lands to the south does not intend to develop this site and therefore it is unreasonable and unrealistic to designate lands on the assumption that access could be achieved through adjoining lands in separate ownership where landowners do not support the designation, as a development plan it should facilitate the orderly and sustainable development of lands. It is stated that a zoning which effectively landlocks lands or renders them dependent on third-party access arrangements is not consistent with proper planning and sustainable development.

The importance of biodiversity protection is acknowledged, however, there should be a distinction between the protection of clearly defined environmental features and imposing a broad 'Buffer Space' zoning that has the practical effect of sterilising access to this strategically located landholding. The submission further notes that the buffer space zoned lands are also in active agricultural use which suggests that the lands are not presently managed or protected as a sensitive ecological habitat and such zoning does not appear to be sufficiently justified by clearly defined site-specific information. It is put forward that environmental concerns can be addressed through site-specific measures, which can be facilitated through a site-specific zoning objective rather than an extensive 'Buffer Space' zoning which may unnecessarily sterilise development of the overall landholding, and resultingly seeks to incorporate the proposed buffer space zoned lands into LT7 and amend the wording of the site-specific objective (proposed amendment ref: PA 3a – 31a) to add the following text:

"*Development of these lands shall be subject to the preparation of a comprehensive Masterplan. Any planning application shall include Screening for Appropriate Assessment and, where required, a Natura Impact Statement. Proposals shall include an Ecological Impact Assessment, incorporate and enhance existing hedgerows and landscape features, include appropriate lighting design having regard to potential impacts on fauna, and provide for a permeable access to include pedestrian and cycle connectivity to the R474 and the Beechpark Roundabout*."

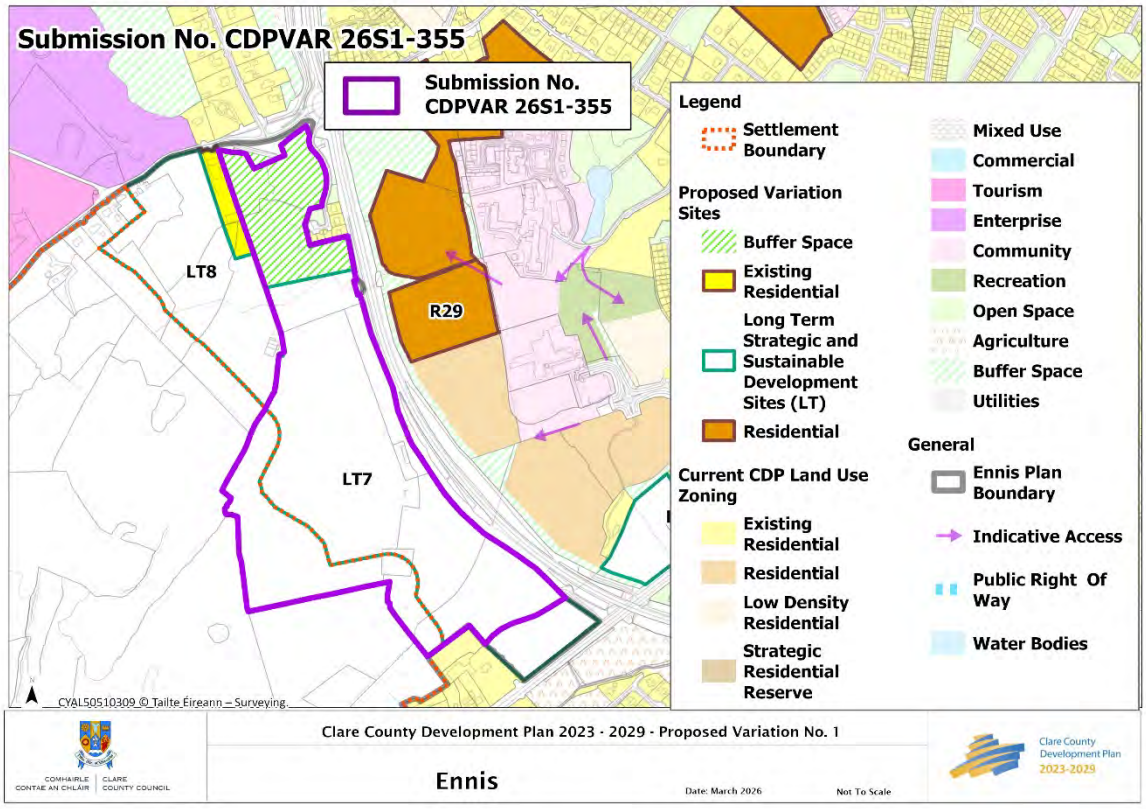
Chief Executive's Response

I wish to thank the Killaloe Diocesan Trust, c/o Mandy Coleman, for their submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, having regard to the request to remove the proposed buffer space zoned lands to the north and their inclusion within the LT7 designation in order to include the landowner's full landholding and provide a revised site-specific objective for the subject site.

The buffer zone associated with LT7 has been established to avoid adverse effects on sensitive environmental features on-site. As part of the environmental assessments associated with the Proposed Variation it has been identified that this area contains important wetland habitat and foraging ground for Lesser Horseshoe Bats. It has also been identified as being a part of an important dark corridor for bat species and is within 2.5 km of Newhall Edenvale Complex SAC (for which the Lesser horseshoe bat is a Qualifying Interest Feature). It is recommended that this buffer be retained, to avoid conflict with Biodiversity, Flora and Fauna Strategic Environmental Objectives defined in the CDP (as being Varied).

Chief Executive's Recommendation

I recommend no change is made to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-355
Submission No. CDPVAR 26S1-355
LT8
R29
LT7
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Enterprise
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Ennis Plan Boundary
Indicative Access
Public Right Of Way
Water Bodies
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Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-356 – Killaloe Diocesan Trust c/o Mandy Coleman

Summary of Issues Raised in Submission

This submission relates to lands subject to proposed amendment PA 3a – 18a and PA 3a – 18b for the change in zoning objective from 'Strategic Residential Reserve' (SR4 and SR5) to 'Residential' zoned lands (R29 and R30).

It is stated that the change of zoning is welcomed and supported, having regard to the strategic location of the lands within the Ennis settlement boundary and the position of the lands contiguous to existing residential development and community infrastructure, which represents a logical and sequential location for residential growth within the lifetime of the Development Plan.

Notwithstanding this support, concerns are raised regarding the access arrangements indicated on the settlement map and referenced in the site-specific objectives, which are perceived as relying on third-party lands outside the ownership or control of the landowner. The submission considers this approach to be uncertain and potentially prejudicial to the deliverability of the residential zoning.

The submission seeks an amendment to the wording of the site-specific objective proposed under amendment PA 3A – 19a, to include independent access arrangements, such as a new spur from the adjoining roundabout or, where appropriate, access traversing or adjoining the Buffer Space lands, subject to relevant ecological and environmental assessment requirements.

Chief Executive's Response

I wish to thank the Killaloe Diocesan Trust, c/o Mandy Coleman, for their submission to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029 and note their support for the proposed change of zoning objective from Strategic Residential Reserve (SR4) and (SR5) to proposed Residential zoning R29 and R30. I note the concerns expressed in respect of access to the site through third-party lands and the suggestion of a change in the wording of the proposed site-specific objective ref: PA 3a-19a, to provide for access to be sought to the site via a new spur on the Beechpark Roundabout or, where appropriate, traversing or adjoining the Buffer Space lands.

Having regard to proposals to provide wording to the site-specific objective which would consider access to the R30 lands via a new spur from the Beechpark Roundabout, such proposals would not align with Section 6.7 of the Local Transport Plan, which includes for access to the subject lands identified 100m east of the Beechpark Roundabout on the N85 or the overarching objective of the Local Transoprt Plan "*To safeguard the strategic function and levels of safety on the national road network in accordance with the requirements of official policy*".

As part of the Environmental Assessments undertaken for the zoning of lands at SR5 in the current Clare County Development 2023-2029 the mitigation measures for the site included the following:

"*Any development proposal should allow for a landscape buffer between the N85 and residential development to minimise noise impact and provide for house design which allows for such noise minimisation measures like noise insulation through triple glazing etc, to minimise potential negative effects in relation to noise nuisance on human health and quality of life. An integrated landscape plan for the lands should be provided not only for a noise buffer, but for additional planting which will help absorb carbon emissions generated by vehicular traffic and enhance linear commuting corridors for wildlife given the disturbance which has taken place within the adjacent buffer together with the level of development on the opposite side of the R474 together with the residential development at Cuan An Chlair."*

"Existing hedgerows within and bounding the site should be protected and integrated into any proposed development, providing an appropriate buffer to protect their value as a potential foraging and wildlife commuting corridor including for Lesser Horseshoe bats, given its proximity to Newhall and Edenvale complex SAC and the location of a bat roost on adjacent lands together with all other bat species which have been recorded through dedicated bat surveys on the site and adjacent to it in associated with development applications"

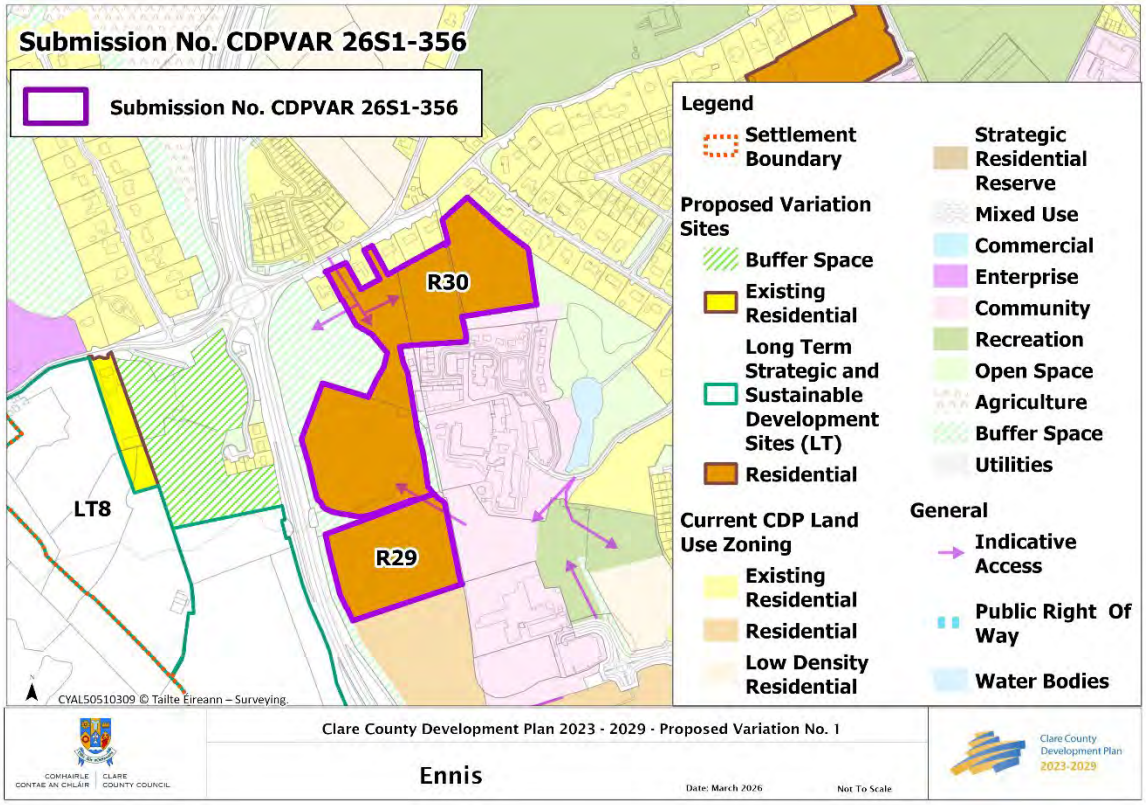
Where reference is made in the mitigation measures arising from the County Development Plan to "buffer" this is the buffer space abounding the N85 and directly adjacent to the Beechpark roundabout.

In addition, subject to the publication of the County Development Plan the SEA identified key baseline gaps and the associated monitoring which should be undertaken to inform these data gaps. As part of this work Clare County Council through the biodiversity office undertook *"Static Surveillance Bat Surveys of Ennis, Co. Clare with particular emphasis on the lesser horseshoe bat"* in 2024. The area to the north of the proposed zoning at R30 formed part of this survey with the results indicating the presence of Lesser Horseshoe bat and the lands identified as both commuting and foraging habitat for the species. The survey includes for key findings and recommendations which, in relation to this buffer zoning and the requirement for development at R30, highlights the importance of the two crossing points on the N85 road, one of which is directly adjacent to the Beechpark roundabout. The area zoned as buffer space provides part of a dark corridor network where Lesser Horseshoe bats commute across to other resources in the area together with foraging within it, therefore, the retention of these lands as buffer space is recommended in that scientific report. In addition, the report identifies and emphasises the importance of landscape management of roadways ensuring there is a dense network of tall vegetation for wildlife in an urban setting and that these are connected to the linear habitats as identified by the Vincent Wildlife Trust Circuitscape model which has also been prepared for Ennis by the Clare Biodiversity Office.

Having regard to the proposals to amend the wording of the site-specific objective to consider access traversing or adjoining Buffer Space lands, subject to compliance with all relevant environmental and ecological assessment requirements, I consider use of the buffer space zoned lands is not required to facilitate the development of the 'R29' and 'R30' zoned lands.

I further note reference made to the indicative access designations set out on the zoning map. I consider it necessary to amend the map associated with the Proposed Amendment PA 3a-18b – To change the zoning of Strategic Residential Reserve (SR5) to Residential (R30) to remove the Indicative Access into the 'Buffer Space' zoned lands.

Chief Executive's Recommendation
I recommend an amendment to Proposed Amendment PA 3a-18b – To change the zoning of Strategic Residential Reserve (SR5) to Residential (R30) to **remove** the Indicative Access into the 'Buffer Space' zoned lands.


Submission No. CDPVAR 26S1-356
Submission No. CDPVAR 26S1-356
R30
R29
LT8
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Mixed Use
Commercial
Enterprise
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Indicative Access
Public Right Of Way
Water Bodies
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Ennis
Date: March 2026
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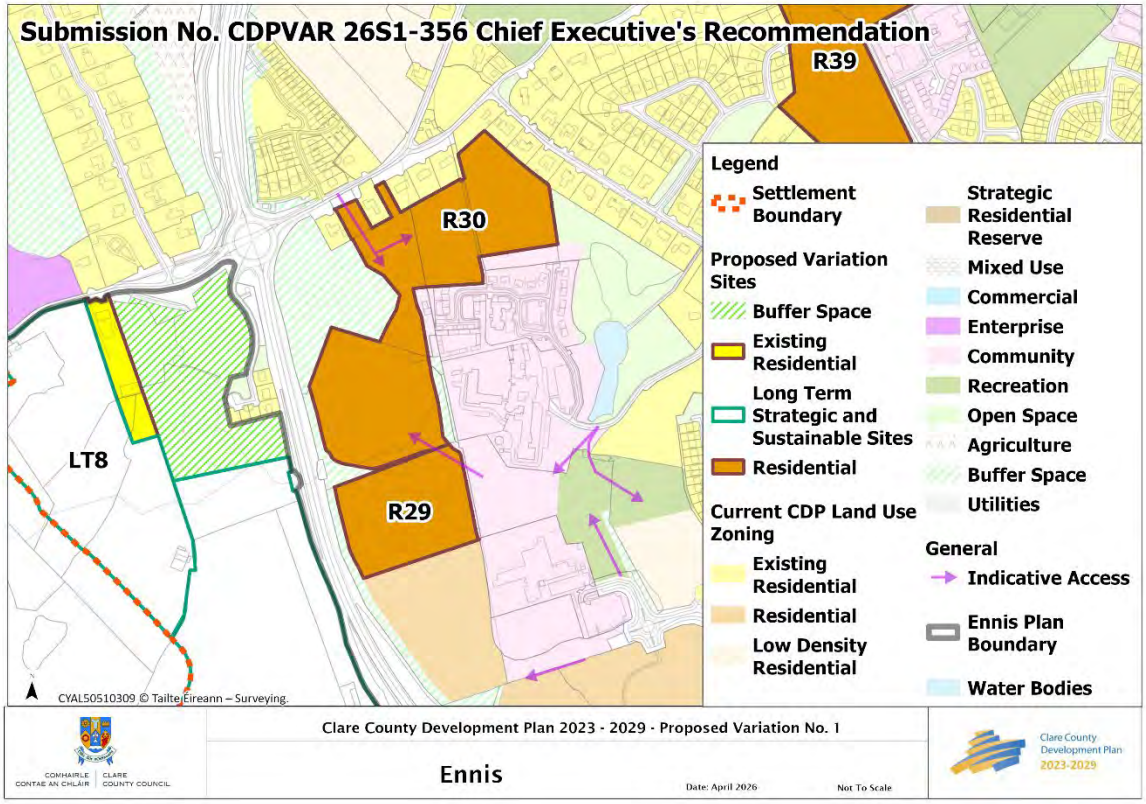
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-356 Chief Executive's Recommendation
R39
R30
R29
LT8
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Mixed Use
Commercial
Enterprise
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Indicative Access
Ennis Plan Boundary
Water Bodies
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Ennis
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1- 358 – The Courtney Family c/o Brock McClure

Summary of Issues Raised in Submission

The submission sets out that the proposals to align the Clare County Development Plan 2023-2029 with the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (July 2025) is a positive step in responding to the national call for the urgent delivery of housing, however, there is now a government mandate to ensure the provision of housing includes an appropriate quantum of zoned and serviced lands to meet the new housing targets, and the approach taken is not considered to go far enough in unlocking realistic, deliverable residential opportunities within key growth settlements such as Ennis.

The submission highlights the previous submission at the non-statutory expressions of interest stage in respect of this site and sets out that the subject lands are located within the established settlement area for Ennis, forming a logical and sequential extension to the existing residential area, have good accessibility to local routes, amenities, neighbourhood and town centre services and public transport, are located in proximity to established schools, community amenities and essential services, would provide an opportunity to strengthen permeability and connectivity in the area through pedestrian and cycle linkages, and are available for immediate development. The submission also highlights that permission was previously granted under refs: 04/2702 and 07/1779, and while these were not implemented, they demonstrate previous consideration for the development of this site.

The submission also sets out that a small portion of the lands subject to the rezoning of the adjoining R37 site falls within the submitter's landholding, stating that there is no reasonable or evidence-based justification for distinguishing between the two sites and that they are, in effect, one and the same site and field.

And it is evident from a review of the Proposed Variation, and in particular the Ennis & Environs Settlement Map, that other lands – some located at a greater distance from the town centre and with less established integration into the urban fabric – have been prioritised for residential zoning. The omission of the Ballybeg lands in this context raises concerns regarding consistency in the application of zoning criteria. Accordingly, the Planning Authority is requested to provide a clear rationale for the exclusion of the Ballybeg lands and to reconsider their inclusion as part of the zoning framework under Proposed Variation No. 1.

It is further included that the site is not within a designated European Site and the identified areas of potential bat foraging habitat predominantly lie outside the site, indicating that the subject lands are not within the key or most sensitive foraging network associated with the SAC and therefore the site has a limited role, if any, in supporting SAC related foraging activity and bat foraging can be accommodated through best practice, appropriate design and mitigation measures within new development, which can be managed at application stage. This submission further references similarities with the adjoining R37 site which has been included in the Variation and notes the enforcement notice issued relating to this site is being actively addressed by the landowner.

Chief Executive's Response

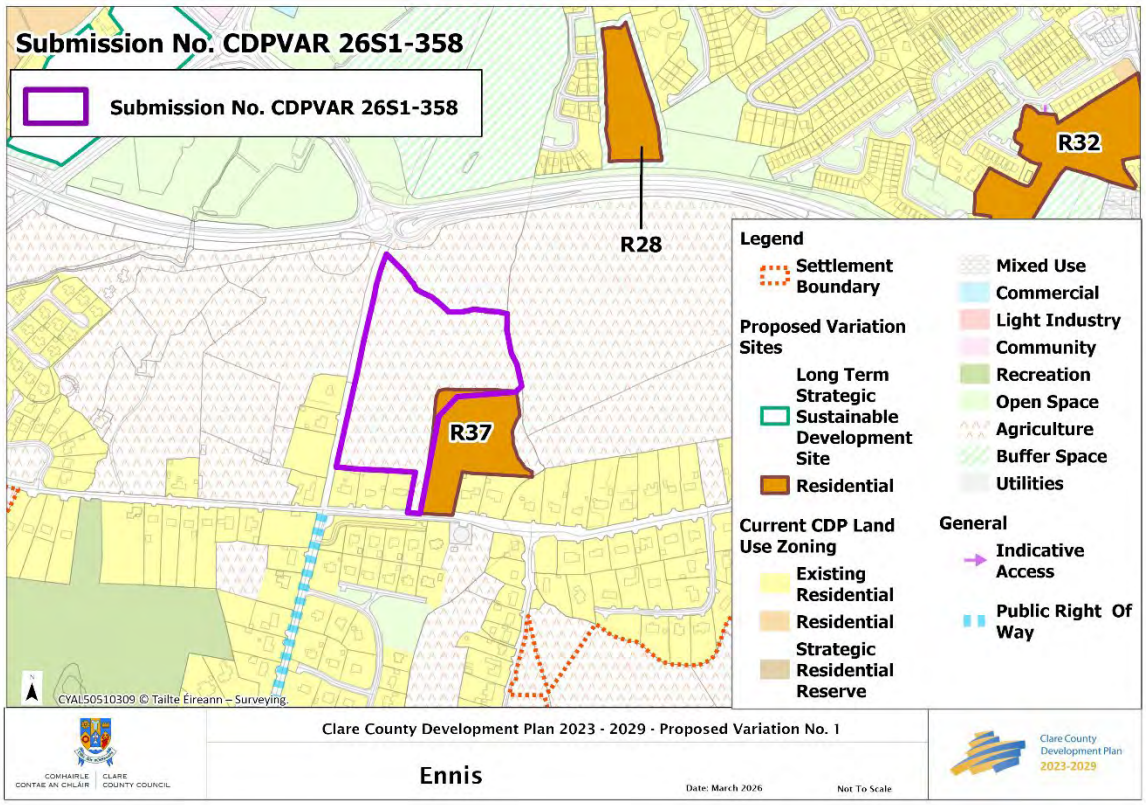
I thank the Courtney Family, c/o Brock McClure, for their submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

I note the request to zone new additional lands at Ballybeg in Ennis for residential development; however I also note that this submission relates to lands outside the scope of the Proposed Variation as published. There is no provision to include new lands at this stage in the Variation process.

Notwithstanding the above, I note reference to a small section of the lands in the ownership of the Courtney Family which is within the R37 site. I am satisfied that this relates to a drawing error and recommend the boundary of the R37 zoned land is amended to reflect this.

Chief Executive's Recommendation

I recommend the Proposed Variation No 1 of the Clare County Development Plan 2023-2029 ref: PA 3a-34b - To change the zoning objective from 'Agriculture' land to 'Residential' (R37) on the Ennis and Clarecastle Settlement Plans in Volume 3a(i) be made subject to an amendment whereby the boundaries of R37 are refined to exclude the portion of the lands owned by the Courtney Family from R37 and to revert those excluded lands to the zoning objective of 'Agriculture' as per the existing CDP.


Submission No. CDPVAR 26S1-358
Submission No. CDPVAR 26S1-358
R28
R32
R37
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic Sustainable Development Site
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Light Industry
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
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Public Right Of Way
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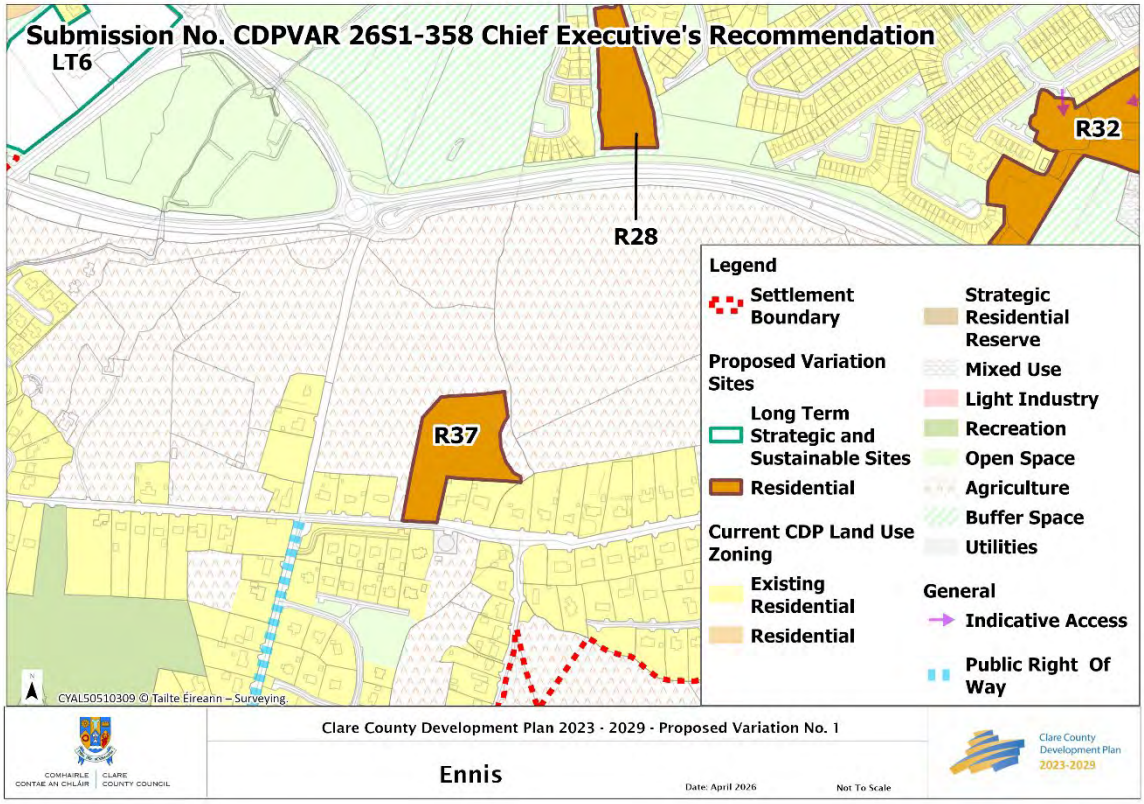
Submission No. CDPVAR 26S1-358 Chief Executive's Recommendation
LT6
R28
R32
R37
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Light Industry
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General
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Submission No: CDPVAR 26S1-359 – Selvaag Ireland Limited c/o Brock McClure

Summary of Issues Raised in Submission

The submission sets out a request to zone the subject lands to the north of Woodstock View for residential development, following the previous submission made at the non-statutory expressions of interest stage in respect of this site. The submission sets out that the subject lands are serviced, provide for the logical extension of the local existing built-up area, have good accessibility to local routes, amenities, neighbourhood and town centre services and public transport, are located in proximity to established schools, community amenities and essential services, supports the key principles of compact growth and are readily available for development.

The submission sets out that alternative sites which are at a more significant remove from Ennis town centre have been favoured over these lands at Woodstock and are proposed for residential rezoning in this Variation, reference is made to proposed rezonings where the Ennis settlement boundary has been amended to allow for additional zoned lands, suggesting the settlement boundary is not fixed but can be extended where it is considered appropriate to facilitate development and it is unclear why this approach has not been applied to these lands in Woodstock.

The submission sets out that the lands are not located in a peripheral location, having regard to their position directly adjacent to the established suburban envelope of Ennis, being directly contiguous to both existing and permitted residential development, resulting in lands which would form a logical and sequential extension to the built-up area which would consolidate the existing urban footprint in accordance with compact growth principles.

The submission also sets out that groundwater vulnerability is a well-documented characteristic of Ennis and the wider County Clare area and has not prevented residential zoning or development in comparable areas, and there is no evidence to suggest that the subject lands are uniquely constrained or that they present risks beyond those already successfully addressed in nearby developments in respect of 'extreme groundwater vulnerability'. Therefore, it is considered unreasonable to exclude the lands on this basis. It is also noted that a Groundwater Vulnerability and Land Zoning Technical Memo have been prepared and included with this submission.

The submission also sets out that the site is not located within or adjoining the SAC and while the site may fall within a broader zone of influence, this is not uncommon in Ennis. It is further stated that the planning process provides robust mechanisms to ensure the protection of European Sites, and future development could be subject to detailed environmental assessment, whereby the lands are not excluded on this ground.

Chief Executive's Response

I wish to thank Selvaag Ireland Limited, c/o Brock McClure, for their submission to the Proposed

Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

I note the request to zone new additional lands at Woodstock in Ennis for residential development, however I also note that the subject lands are outside the scope of the Proposed Variation as published. There is no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend no amendment to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR26S1-371 – John Hodnett

Summary of Issues Raised in Submission

The submission refers to the proposed 3a(i) Ennis and Clarecastle Settlement Plan and the proposed Residential site (R39).

The submission formally objects against the proposed amendment and raises the following concerns:

- Failure to comply with Core Strategy approach to Strategic Residential Reserve sites in terms of phasing and sequencing principles when it comes to the development of the site.
- The submission also advises that the proposed zoning does not demonstrate flood risk constraints, detail the availability of adequate infrastructure or provide the environmental capacity of the site.
- The submission identifies data gaps in relation to the Site Flood Risk Assessment of the site and advises that further assessment is required. It also notes the karst landscape of the site which has unpredictable groundwater behaviour.
- Development on the site for housing would cause a loss of natura flood attenuation function of the site.
- The submission advises that the rezoning is in conflict with Clare Biodiverstiy Action Plan in terms of avoidance of habitat fragmentation and protection of existing habitats particularly the lesser horseshoe bat which are a protected species.
- Concerns regarding Appropriate Assessment of the site have been mentioned.
- The zoning of the lands to Residential are contrary to recent planning decisions whereby flood risk and ecological impacts were factors.
- The site in question is unique and cannot be assessed in the same manner as other sites. A site-specific evaluation is needed.
- The precautionary principle should be applied in this case with regard the rezoning of these lands.
- The submission requests the Planning Authority to consider rezoning the lands for Buffer Space or Green Infrastructure.

Chief Executive's Response

I wish to thank John Hodnett for his submission, the contents of which have been noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.

- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

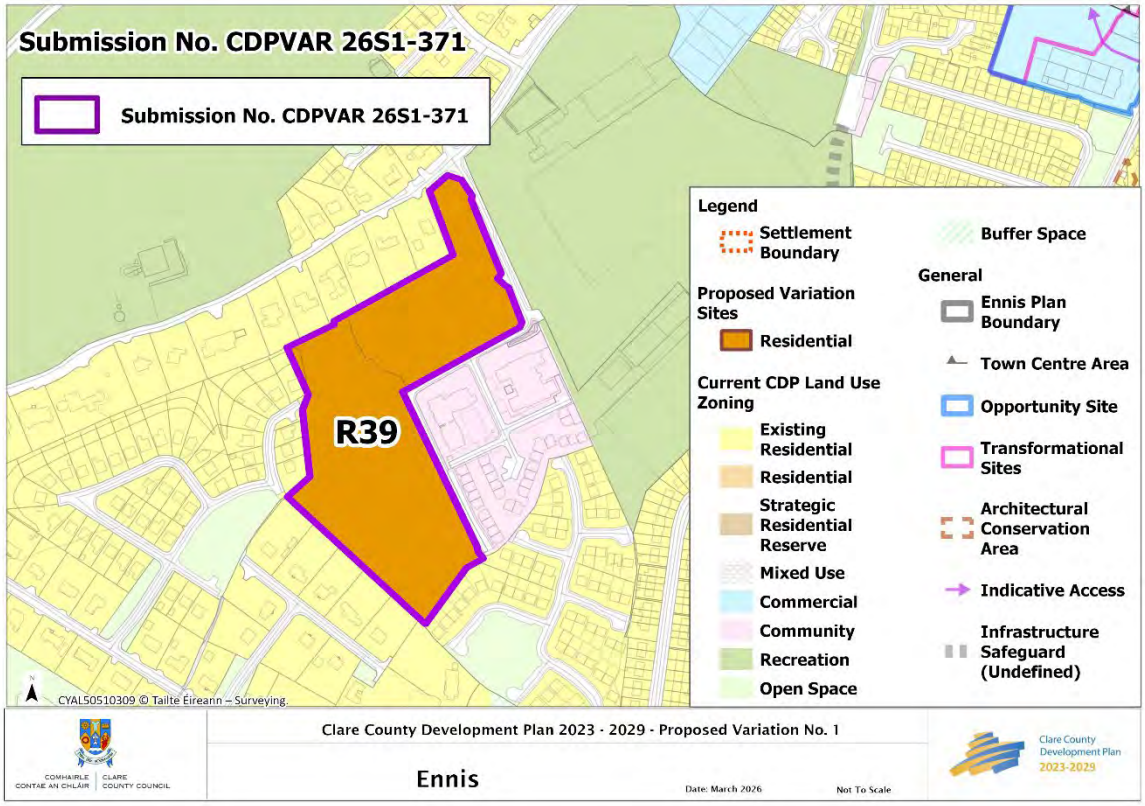
I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Flood Risk

I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.


Submission No. CDPVAR 26S1-371
Submission No. CDPVAR 26S1-371
R39
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Buffer Space
General
Ennis Plan Boundary
Town Centre Area
Opportunity Site
Transformational Sites
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
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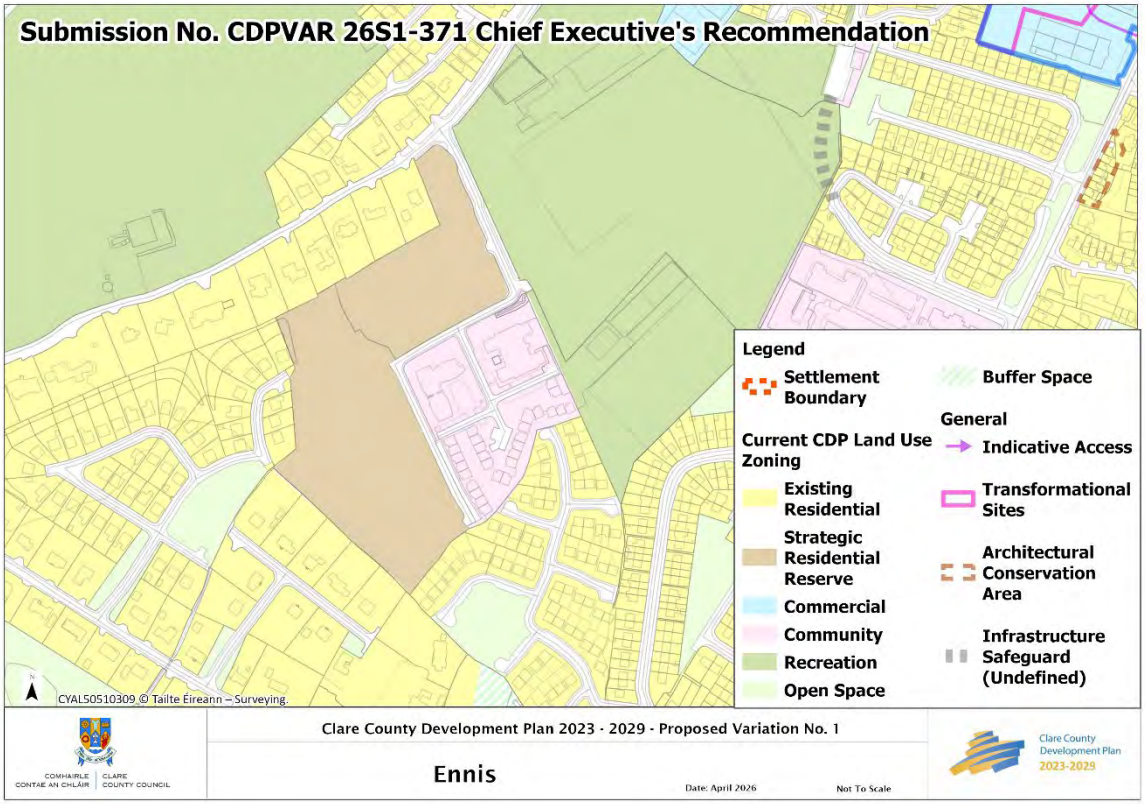
Submission No. CDPVAR 26S1-371 Chief Executive's Recommendation
Legend
Settlement Boundary
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Commercial
Community
Recreation
Open Space
Buffer Space
General
Indicative Access
Transformational Sites
Architectural Conservation Area
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Submission No: CDPVAR26S1-376 – Christine Randall

Summary of Issues Raised in Submission

The submission refers to Proposed Amendment No. PA3a-23s – rezoning of Strategic Residential Reserve site (SR8) to Residential site (R39) in the Drumbiggle area of Ennis, Co. Clare. There was no map received as part of the submission.

The submission simply states that the writer supports saving the site for the Lesser Horseshoe Bat and does not elaborate any further.

Chief Executive's Response

I wish to thank Christine Randall for her submission, the contents of which have been noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in

proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

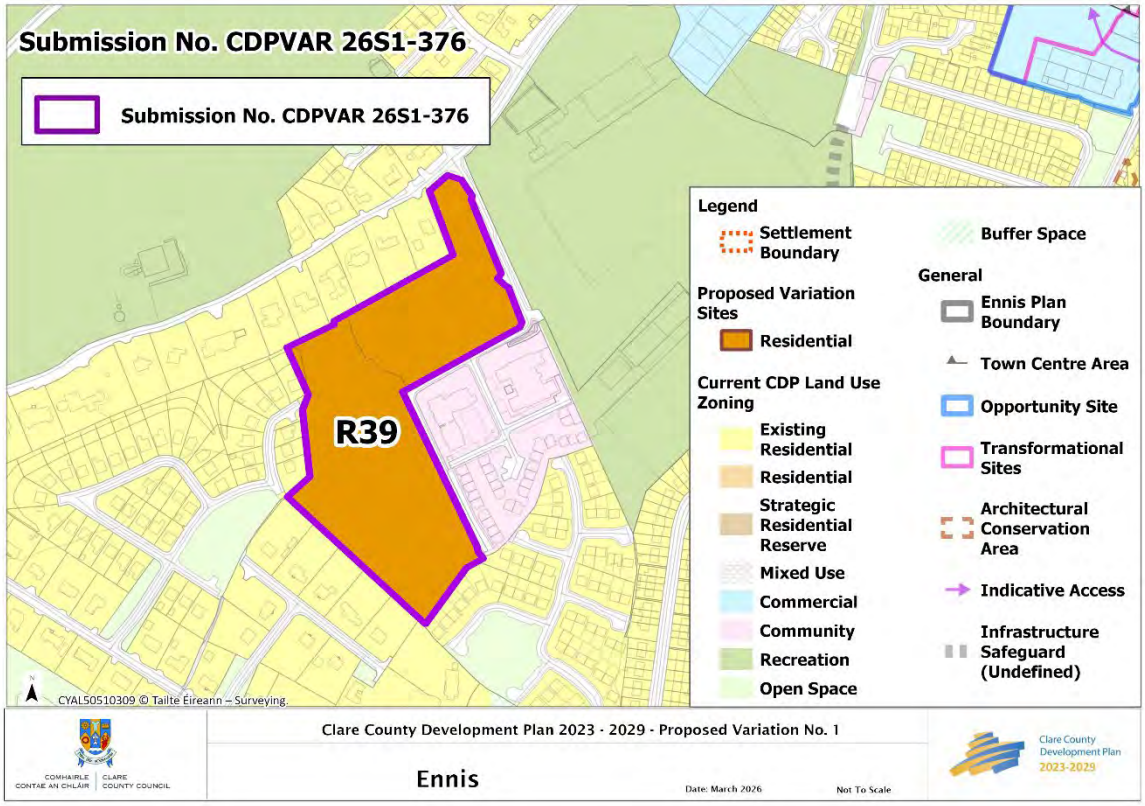
Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Flood Risk

I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.

Chief Executive's Recommendation
I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.


Submission No. CDPVAR 26S1-376
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R39
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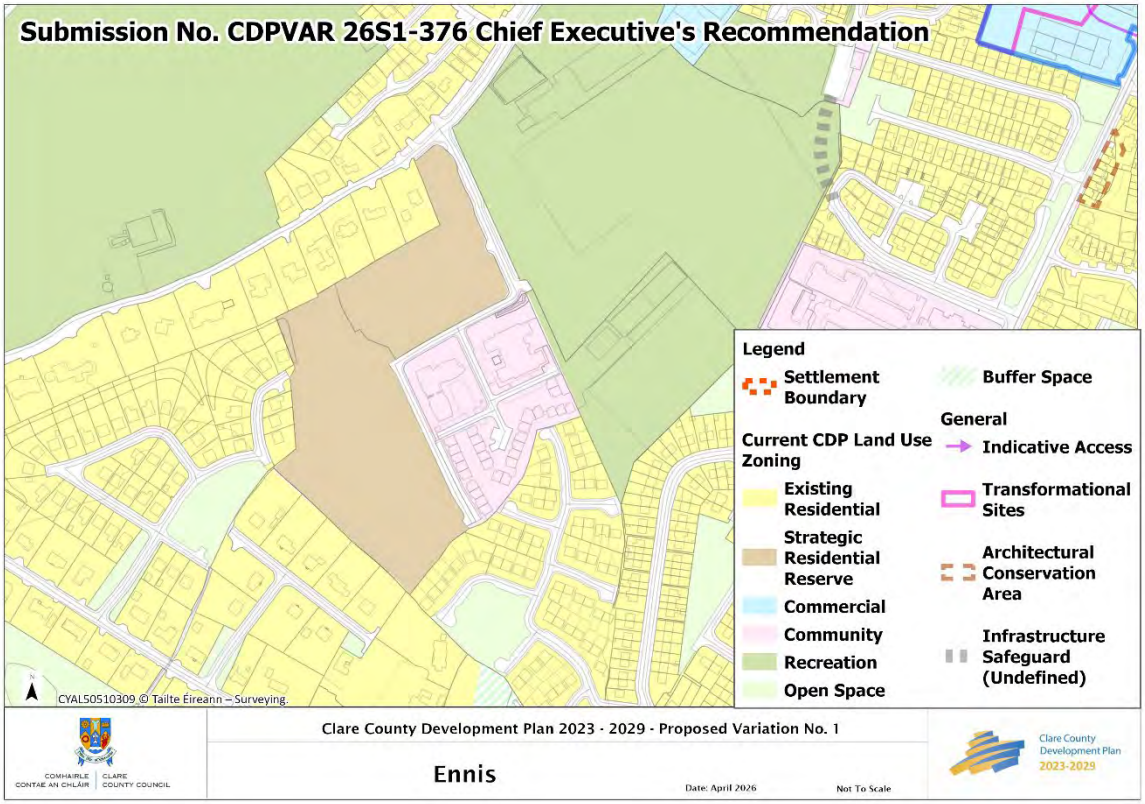
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Submission No: CDPVAR26S1-389 – John Hodnett

Summary of Issues Raised in Submission

The submission relates to lands in Ennis, Co. Clare. The submission was received with accompanying maps.

The submission relates to Volume 3a(i) Ennis and Clarecastle Settlement Plans - Proposed Variation No.1 to Clare County Development Plan 2023-2029 and proposed Residential site (R39).

The submission is summarised as follows:

- The submission refers to serious flood risk and public safety in relation to the Proposed Residential (R39) and has advised that the submission has been issued to Engineering Staff & Elected Members for consideration.
- The submission advises that the information provided arises from Clare County Councill documentation i.e. The Strategic Flood Risk Assessment. The following points in relation to the document are as follows:
  - Confirms that there is no available flood mapping for the site and therefore a robust or complete understanding of flood risk has not been reached.
  - Cahercalla Streat traverses the site within a culvert whereby there is a possible risk of blockage as its removal / reinstatement have been identified as being priority.
  - A detailed hydrological and hydraulic modelling has not been undertaken.
  - There is insufficient information regarding groundwater flood risk.
- The submission makes reference to a case in Dublin, where residential development was permitted on lands which residents had advised over the years to the Planning Authority, which they believed were flood risk due to drainage / overflow routes and their uncertainty. The residential development was constructed and following Storm Chandra, houses were flooded. The submission raises this case as potential being the same if residential development is permitted on proposed R39 lands.
- Rezoning the lands is considered to be in conflict with National Policy by way of the sequential approach and understanding the flood risk at plan making stage.
- Concerns raised in relation to professional and public safety implications given historic flooding events in Ennis during 1999, 2009 and 2015 i.e. culvert blockage / overland flow to adjacent properties.
- The submission advises the importance of flood risk knowledge being properly understood, risks are not deferred or minimised and that public safety and concerns are prioritised over development pressure.
- In conclusion the submission suggests that the warning signs are there with regard flood risk concerns and requests that the proposed zoning is rejected and that the lands are retained as Strategic Residential Reserve or redesignated as Open Space / Flood Buffer lands.

Chief Executive's Response

I would like to thank John Hodnett for his submission, the contents of which have been duly noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was

not performed due to surveyors being unable to reach the focus of the survey.

Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

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Chief Executive's Recommendation

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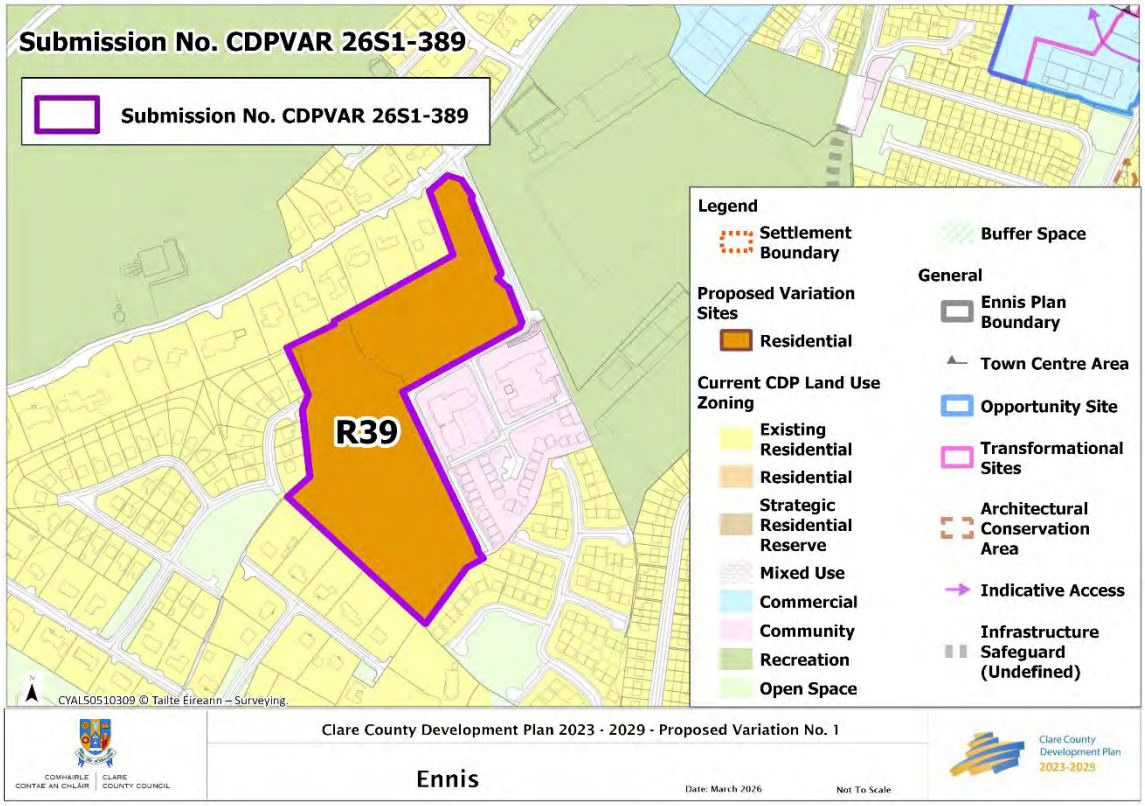
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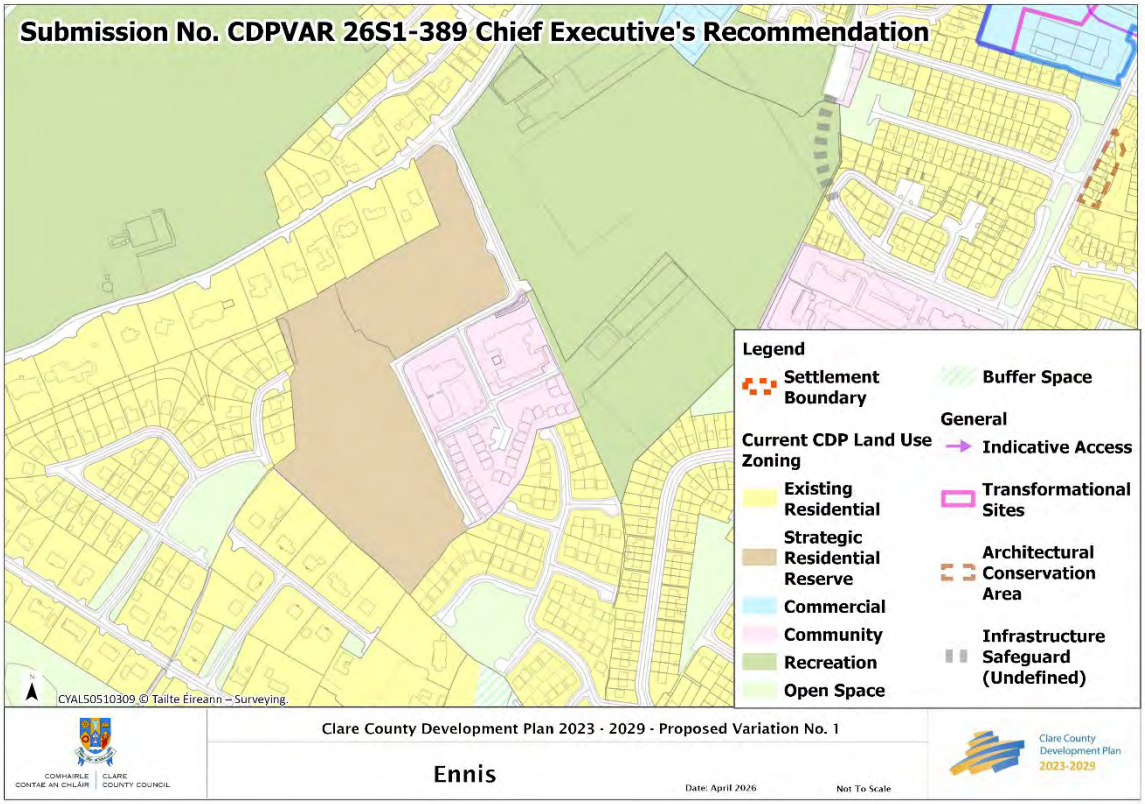
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Submission No: CDPVAR26S1-392 – Sean Connolly

Summary of Issues Raised in Submission

The submission refers to Volume 3a(i) Ennis and Clarecastle Settlement Plans - Proposed Variation No.1 to Clare County Development Plan 2023-2029 and proposed Residential site (R39).

The submission raises the following points:

- The ecological sensitivity and ecological constraints of the site including the recorded presence of the lesser horseshoe bat.
- The site appears to be the only site being proposed as residential whereby the lesser horseshoe bat has been identified / recorded.
- The zoning of the site appears to be in conflict with Clare County Council's Biodiversity Plan 2025 – 2031 i.e. protecting ecological networks, conserving key habitats and species and integrating biodiversity considerations into decision making.
- The site which is of mature woodland, has known ecological values.
- The development of housing on this site would reduce suitable foraging habitat for the lesser horseshoe bat, fragmentation of ecological corridors and increased disturbance from lighting and human activity.
- The Lesser Horseshoe Bat is protected under the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011).
- The proposed rezoning appears to be inconsistent with the Planning Authority's previous findings regarding the suitability of the site for residential development.
- A blanket approach for assessing this site in particular is not appropriate given its sensitivity.
- The submission acknowledges that the proposed variation seeks to address broader housing supply objectives.
- The submission suggests considering the rezoning proposal away from residential and perhaps rezoning the site as Open Space, Buffer Space or Environmental Protection.

Chief Executive's Response

I wish to thank Sean Connolly for his submission, the contents of which have been noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under

the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

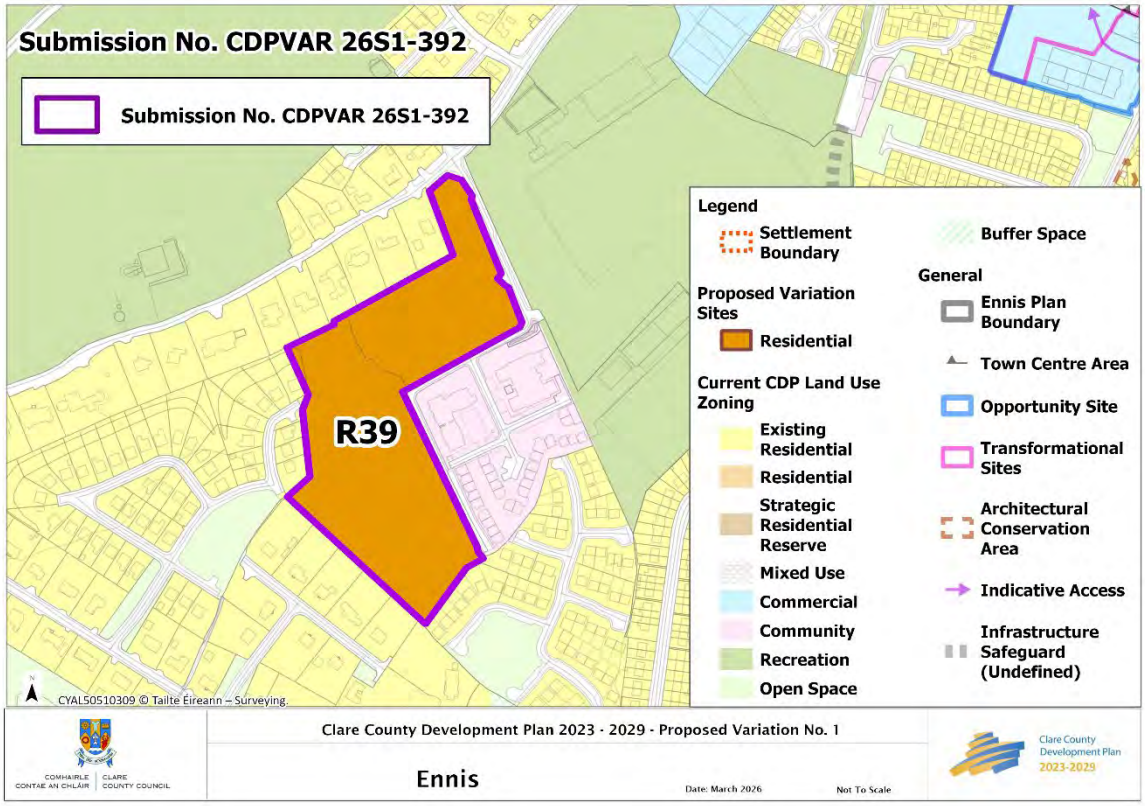
I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Flood Risk

I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.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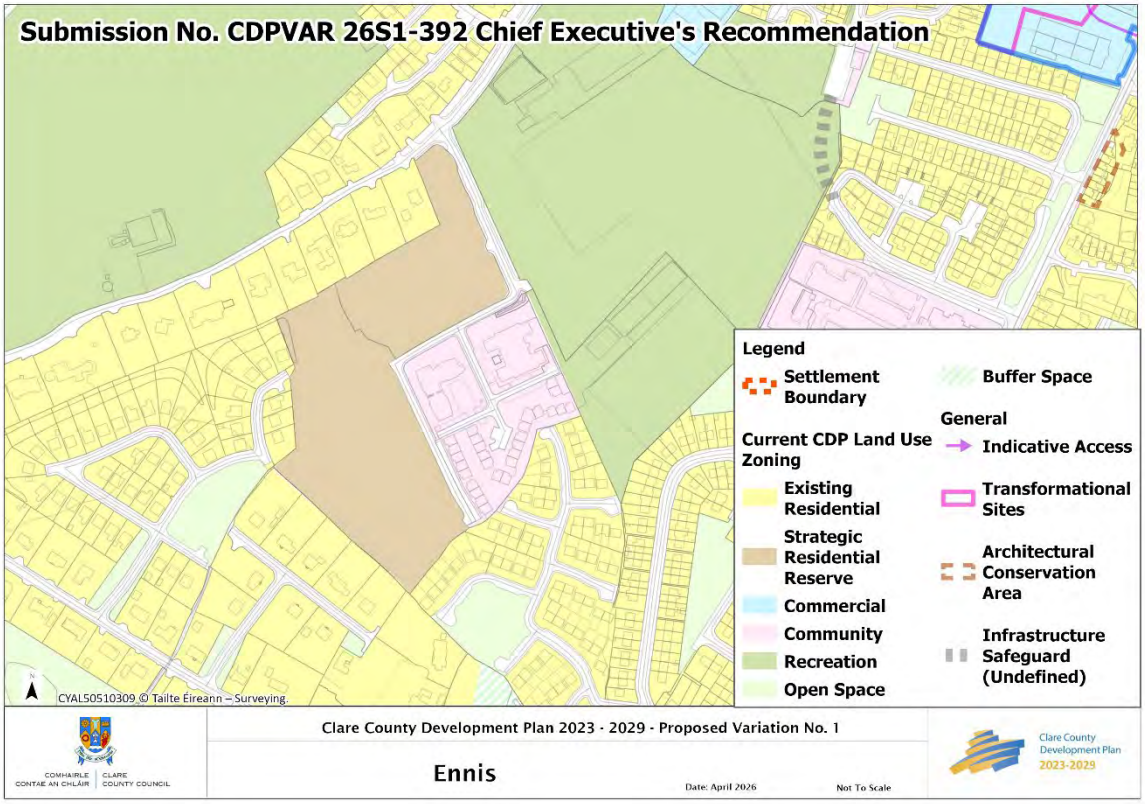
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Submission No: CDPVAR26S1-393 – Sean Connolly

Summary of Issues Raised in Submission

The submission relates to lands in Ennis, Co. Clare. The submission was received without accompanying maps.

The submission relates to Volume 3a(i) Ennis and Clarecastle Settlement Plans -Proposed Variation No.1 to Clare County Development Plan 2023-2029 - Proposed Amendment PA3a–23a – Rezoning of Site SR8 (Pairc na Coille) to Residential (R39).

The submission is summarised as follows:

- The submission does not support the proposed rezoning of these lands.
- The proposal to rezone the lands is not supported by evidence such as previous refusal decisions, established flood concerns, documented ecological constraints / protected species and a proper development plan strategy.
- To rezone the lands to Residential (R39) is contrary to previous refusal decisions which outline that the lands were not intended for short term use development and would not be in accordance with the sequential approach.
- The lands are at risk of flooding which occurs even nowadays. The drainage infrastructure is inadequate and prone to failure, and the site contributes towards an existing hydrological system which is not fully understood.
- The Lesser Horseshoe Bat is present on the site which is a protected species and therefore the area should be considered as a significant habitat and a sensitive ecological network.
- Serious concerns in relation to the robustness of the Proposed Variation given the DAU advice of 'any potential derogation must necessarily be adopted before development consent is given'.
- The lands should be not brought forward ahead of other more suitable sites in Ennis.
- Given the above reasons, the submission strongly objects to the proposed rezoning of the lands at Pairc na Coille.
- The lands should be retained as Strategic Residential Reserve or should be zoned by way of the sites environmental and hydrological function.

Chief Executive's Response

I would like to thank Sean Connolly for his submission, the contents of which have been duly noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.

- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

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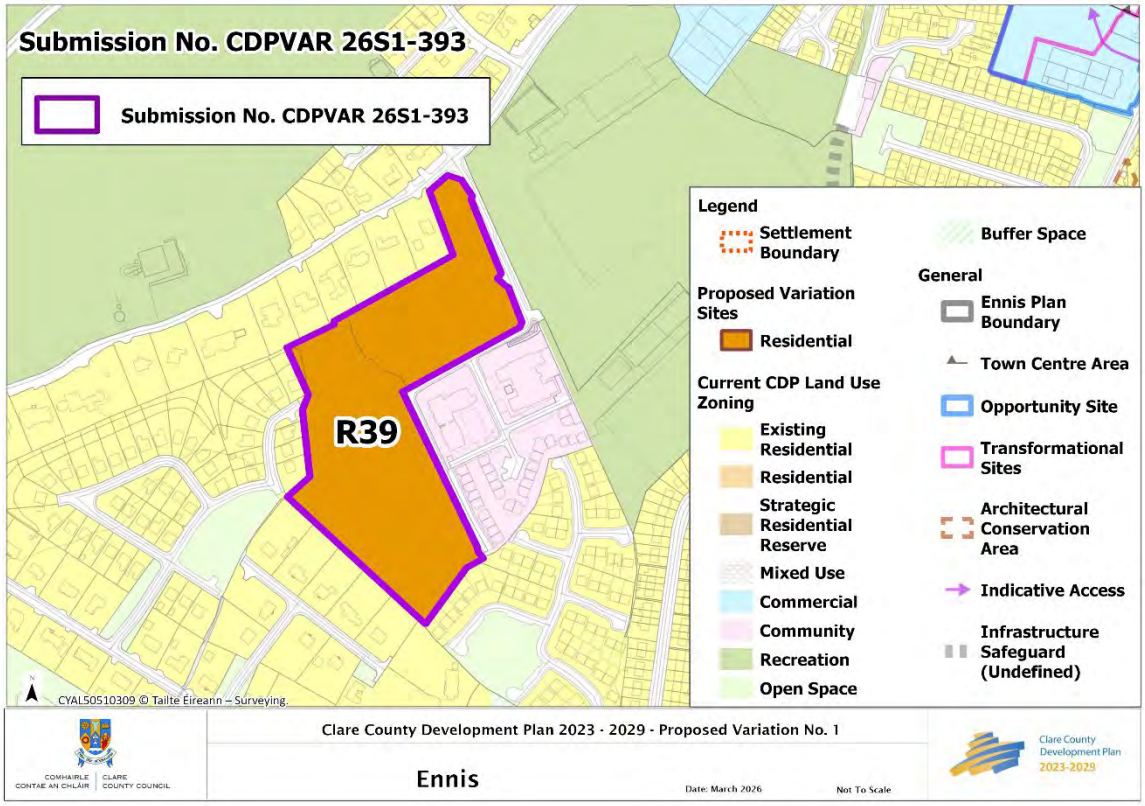
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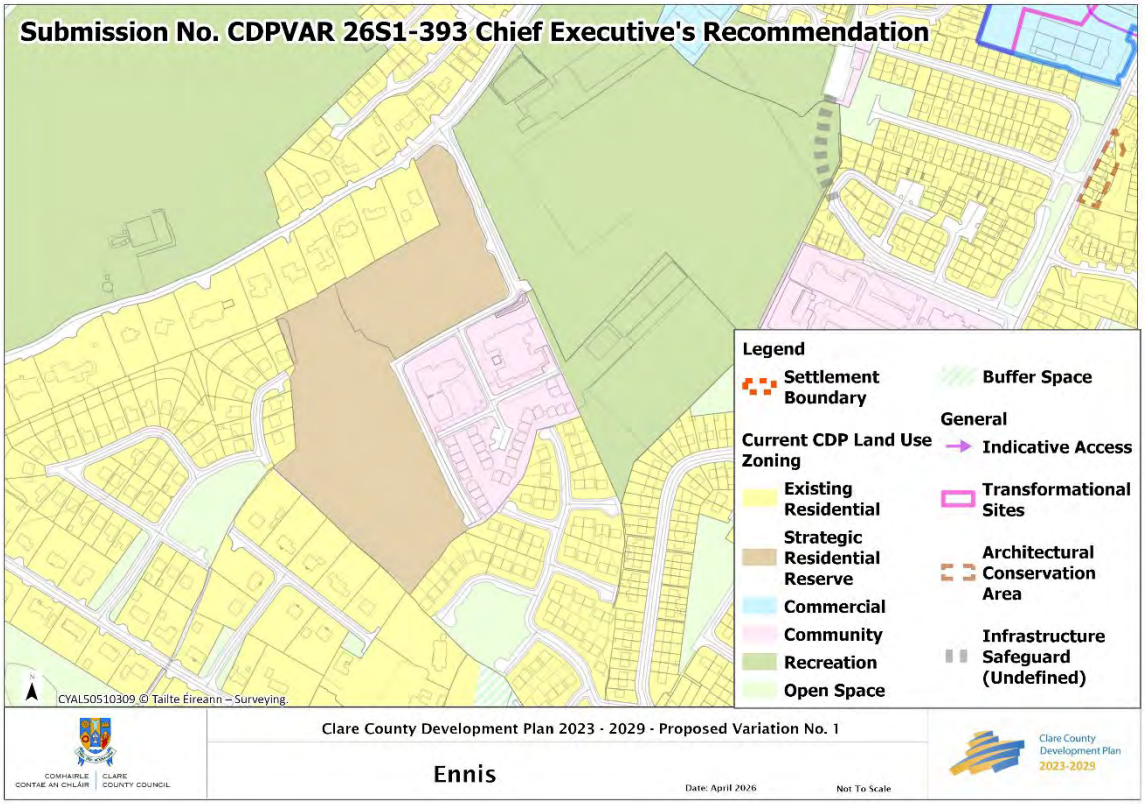
Submission No. CDPVAR 26S1-393 Chief Executive's Recommendation
Legend
Settlement Boundary
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Commercial
Community
Recreation
Open Space
Buffer Space
General
Indicative Access
Transformational Sites
Architectural Conservation Area
Infrastructure Safeguard (Undefined)
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: April 2026
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-417 – Clare Haven Services
Summary of Issues Raised in Submission
The submission relates to identifying a site, of approximately 1 acre, for the provision of a new refuge for women and children at risk of domestic violence, including the provision of an objective to support the provision of a new refuge and the expansion of the zoning matrix to allow such a use to be open of consideration across various zoning classifications to allow for suitable sites to be considered in the future.
Chief Executive's Response
I wish to thank Clare Haven Services for their submission and note their requests for the identification of a specific site to accommodate a new women and children refuge and the expansions of zoning classifications within the zoning matrix to allow this use to be open for consideration on suitable sites which may be identified in the future. The request is considered to fall outside the scope of the Proposed Variation as published. There is no provision to include such requests at this stage in the Variation process.
Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR26S1-438 – Ken Lyons

Summary of Issues Raised in Submission

The submission refers to Volume 3a (i) Ennis and Clarecastle Settlement Plan Plans - Proposed Variation No.1 to Clare County Development Plan 2023-2029 - Proposed Amendment No. 3a – 23 – New Housing in Cloughleigh / Drumbiggle Neighbourhood. There was no map received with the submission.

The submission strongly objects to the proposed destruction and rezoning of the woodlands at Pairc na Coille.

Chief Executive's Response

I wish to thank Ken Lyons for his submission, the contents of which have been noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats

using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

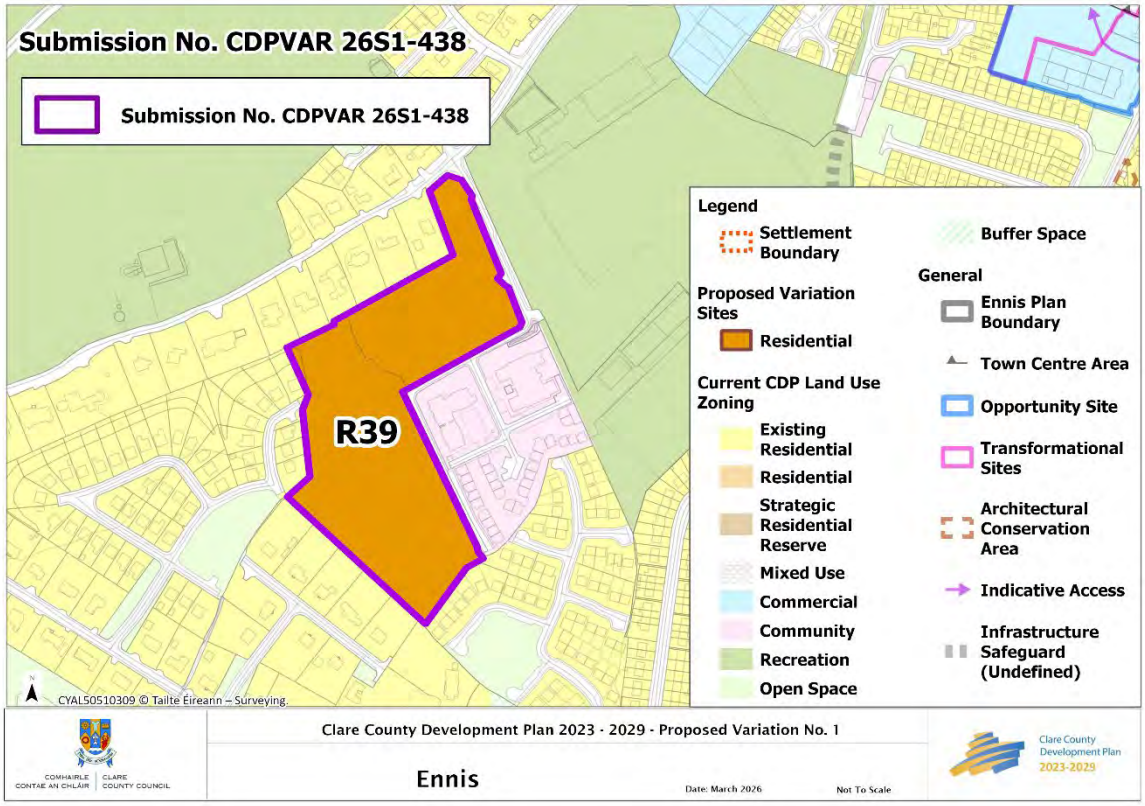
Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Flood Risk

I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.

Chief Executive's Recommendation
I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.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Submission No. CDPVAR 26S1-438
R39
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Proposed Variation Sites
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Current CDP Land Use Zoning
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Residential
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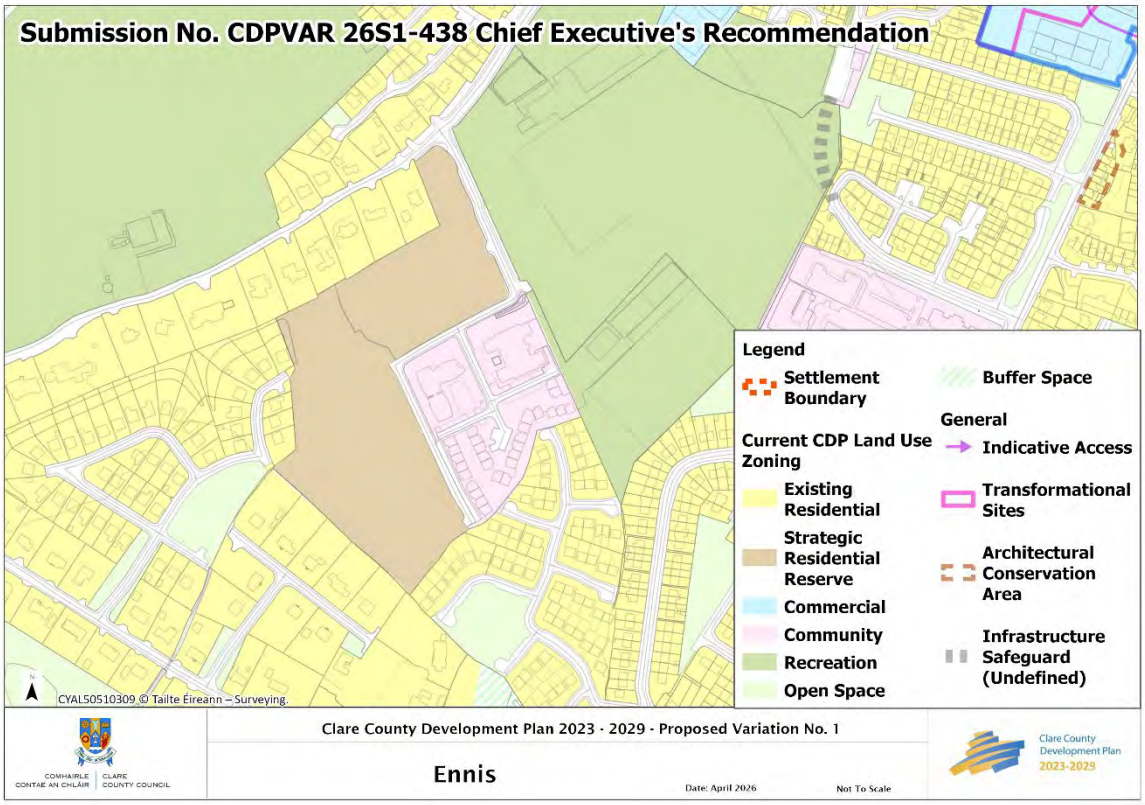
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Clare County Development Plan 2023-2029

Submission No: CDPVAR26S1-443 – John Conroy

Summary of Issues Raised in Submission

The submission received refers to Volume 3a(i) Ennis and Clarecastle Set lement Plans - Proposed Variation No.1 to Clare County Development Plan 2023-2029 and strongly objects to the Proposed Amendment No. 3a–23, which seeks to change the zoning objective of a c. 10.5-acre site at Pairc na Coille, Ennis, from Strategic Residential Reserve (SR8) to Residential (R39).

The submission initially states that there is great concern in relation to the proposed rezoning particularly in terms of the houses directly behind No. 27 Pairc na Coille and the Nursing Home. The submission also has a link attached which leads directly to a video. The submission objects to the proposed rezoning. The reasons for being against the proposed zoning are as follows:

1. **Flood Risk** – There are concerns that should residential development be permit ed on these lands, then it would worsen flooding for nearby areas by directing floodwater during construction toward Pairc na Coille Nursing Home and the rugby club. The construction of new boundary walls may impact on the collection of potential floodwater which would negatively impact upon the nearby Woodlands and Willsgrove existing and established residential developments. The submission advises that floodwater is currently absorbed by the natural karst landscape of the subject lands.
2. **Wildlife Protection** – The site is an important feeding ground for the protected lesser horseshoe bat and supports significant local wildlife.
3. **Community Value** – The mature green space is highly valued by residents of the adjacent retirement village and the wider community of Ennis.
4. **Biodiversity** – The mature, species-rich woodland provides rare ecological value within an increasingly urbanised town.
5. **Air Quality Benefits** – The significant number of trees help improve oxygen production and helps mitigate poor local air quality, which is especially important for vulnerable nursing home residents.
6. **Geographical Concerns** – The area's basin-like shape near the River Fergus causes temperature inversions that trap air pollution, below warmer air, particularly on still and frosty nights meaning air pollutants are trapped close the ground thus impacting the health of the community.

The submission strongly urges Clare County Council to leave the land undeveloped so that the lands natural form can be retained.

Chief Executive's Response

I wish to thank John Conroy for his submission regarding the proposed change in zoning objective of the c.10.5-acre site at Pairc na Coille, Ennis, from Strategic Residential Reserve (SR8) to Residential (R39). The contents of your submission have been noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

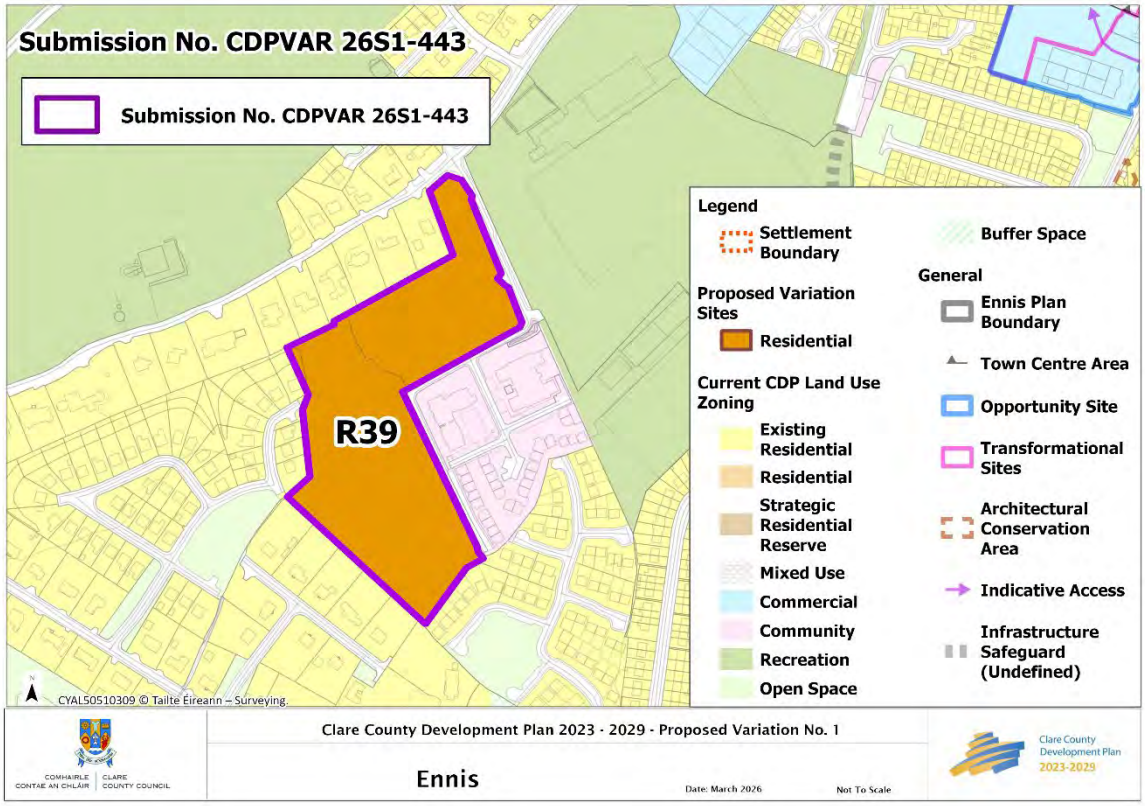
I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Flood Risk

I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submit ed in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.


Submission No. CDPVAR 26S1-443
Submission No. CDPVAR 26S1-443
R39
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
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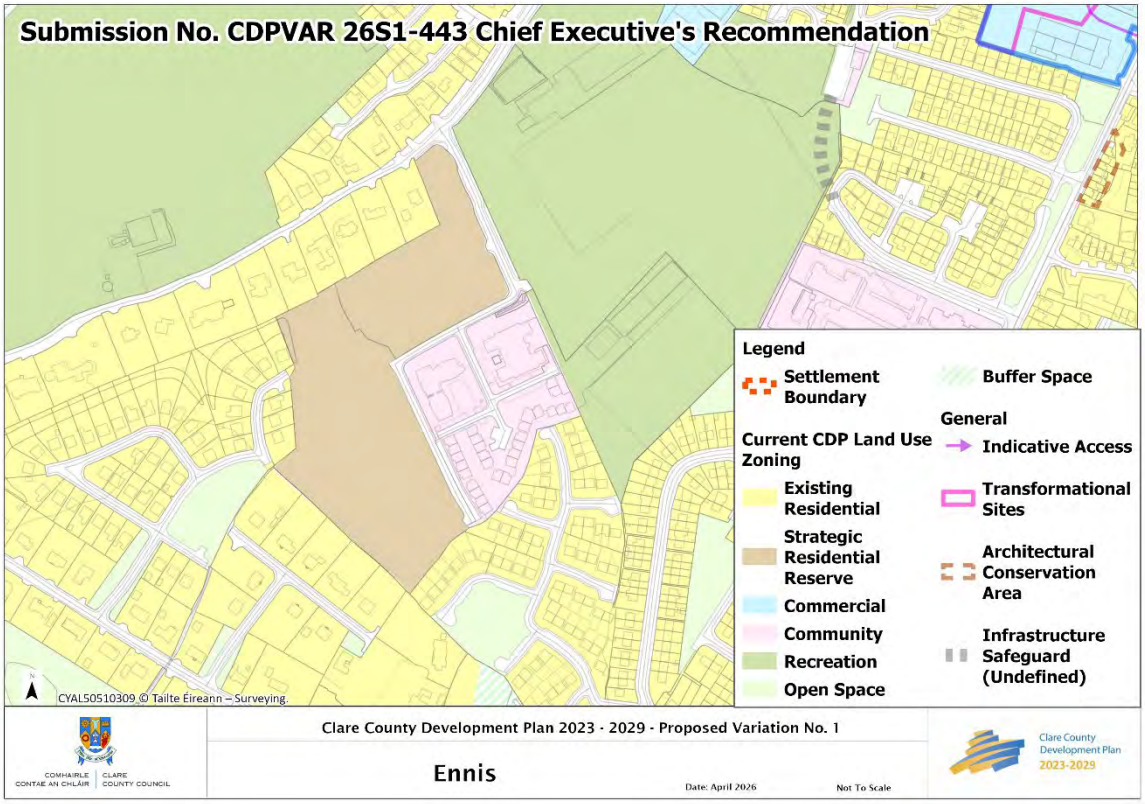
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Submission No: CDPVAR 26S1-444 – Hartnett Homes & Estate Developers Ltd c/o P Coleman & Associates

Summary of Issues Raised in Submission

The submission relates to lands at Ashline, Ennis, where the proposed designation of lands is 'Long Term Strategic Sustainable Development' (LT6). The submission seeks to have the lands currently zoned Existing Residential remain unchanged and requests the lands currently zoned SR3 be rezoned to 'Agriculture'.

The submission sets out that these lands have been requested to be zoned 'Agriculture' previously and the proposed designation as LT6 continues to identify them as forming part of a future development framework which the writer does not support.

It is stated that the lands previously identified as 'SR3' are in active agricultural and equine use and are not available for development. An 'Agriculture' zoning on these lands is a more appropriate zoning, as it would reflect both their current use and the intention that such use should continue. Additionally, it is stated that the parts of the landholding already zoned as 'Existing Residential', including the dwelling and its curtilage, should remain unchanged as the lands are already developed and in established residential use and there is no planning basis to include them within a long-term strategic designation.

Chief Executive's Response

I thank Hartnett Homes & Estate Developers Ltd, c/o P Coleman & Associates, for their submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which relate to the zoning and designation of lands.

Part of the lands identified are currently zoned 'Existing Residential', with the remainder of the lands currently zoned 'Strategic Residential Reserve' (SR3). The current zoning reflects the existing development on the subject site and the longer-term growth opportunities of Ennis town.

Regarding agricultural use, neither the Strategic Residential Reserve zoning nor the Long Term Strategic Sustainable Development designation would prohibit or required the cessation of agricultural uses on the lands, they may persist pending development proposals. However, there is no requirement for a landowner to bring such lands forward for development within the plan period.

The submitter should note that there is no provision to rezone lands at this stage in the Variation process, however, there will be opportunities in the future to make submissions for rezoning requests associated with the next plan period.

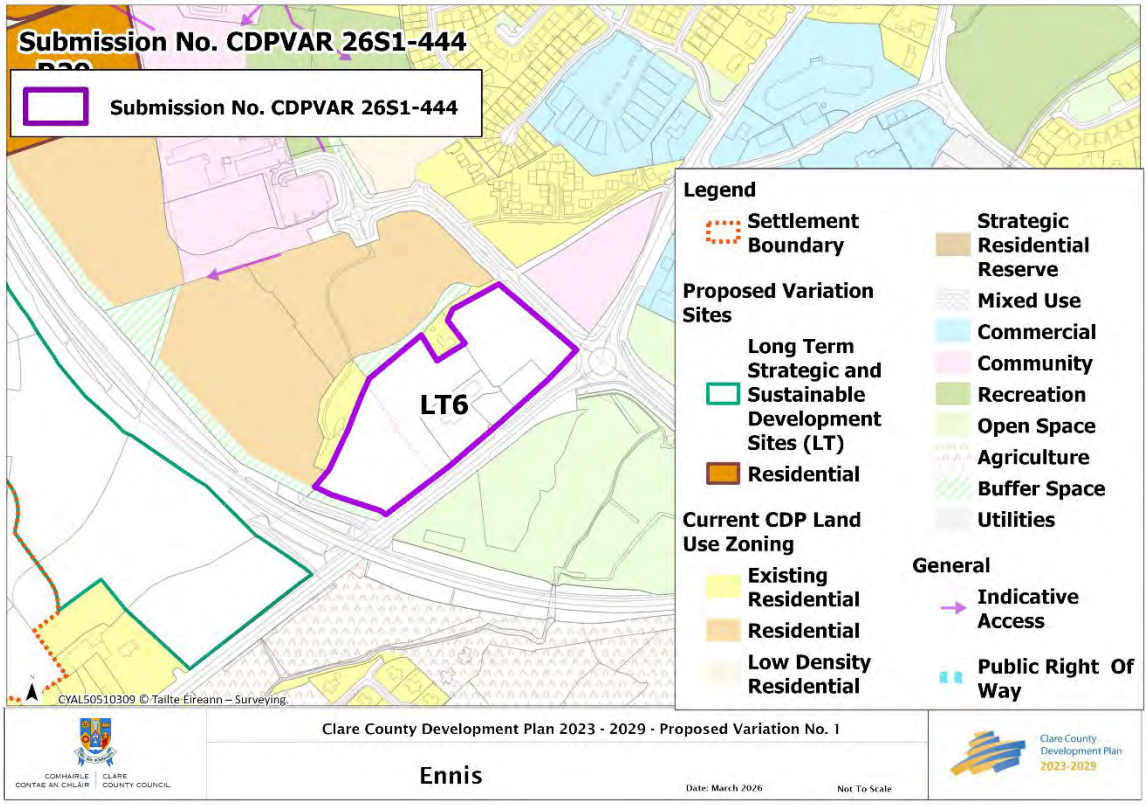
Owing to the request for 'Existing Residential' lands to remain zoned as such, given that there are alternative lands to deliver housing in Ennis and having regard to the intended designation of these lands for development beyond the Plan period, the subject site (LT6) should be reverted to its current zoning.

Therefore, I intend that the Proposed Variation should be made without the proposed

amendments PA 3a(i) – 18c to change from Strategic Residential Reserve (SR3) to Long Term Strategic and Sustainable Development Site (LT6).

Chief Executive's Recommendation

I recommend that the Proposed Variation No 1 to the Clare County Development Plan 2023-2029 ref. PA 3a – 18c to change the 'Existing Residential' and 'Strategic Residential Reserve' (SR3) lands to 'Long Term Strategic and Sustainable Development Site' (LT6) in Volume 3a(i), **is not included** as proposed.


Submission No. CDPVAR 26S1-444
Submission No. CDPVAR 26S1-444
LT6
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Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
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Public Right Of Way
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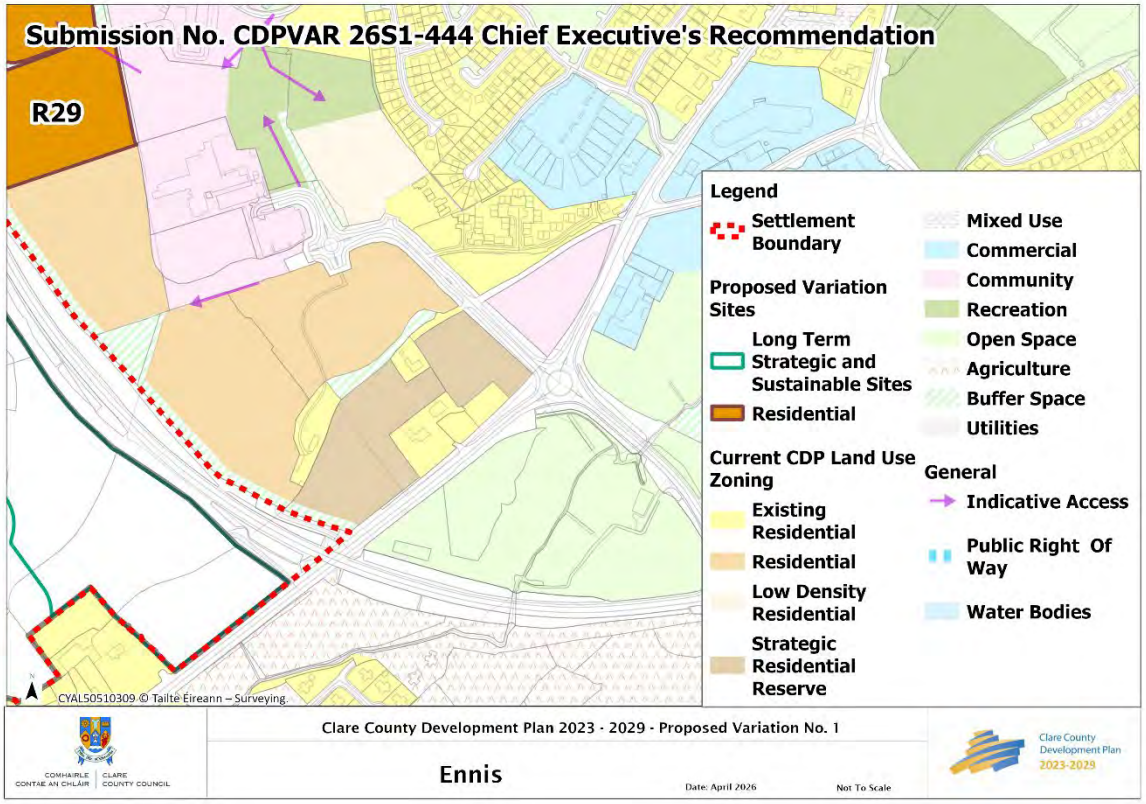
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Water Bodies
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Submission No: CDPVAR 26S1- 445 – Hartnett Homes & Estate Developers Ltd c/o P Coleman & Associates

Summary of Issues Raised in Submission

The submission relates to the designation of lands as Long Term Strategic Sustainable Development (LT7) and requests that part of the lands, within the submitter's landholding, to the south of the overall site, are to be zoned 'Agriculture', or alternatively, be removed from the LT7 designation.

The submission notes that the lands are currently unzoned in the Clare County Development Plan 2023-2029 and advises that the subject lands are in active agricultural use and form part of an established landholding which have been used for agricultural and equestrian purposes and have not been made available for development, which remains the landowner's position, that they do not wish the lands to be identified for development purposes and do not wish them to form part of a wider long-term strategic site.

It is stated that if the Planning Authority is satisfied that the wider aim of Variation No. 1 can still be achieved without including the submitter's lands, then the better approach would be to leave these lands outside the proposed settlement boundary; however, if the Planning Authority considers that the settlement boundary should remain as proposed, then at a minimum the subject lands should be excluded from the 'LT7' designation and identified as 'Agriculture'.

Chief Executive's Response

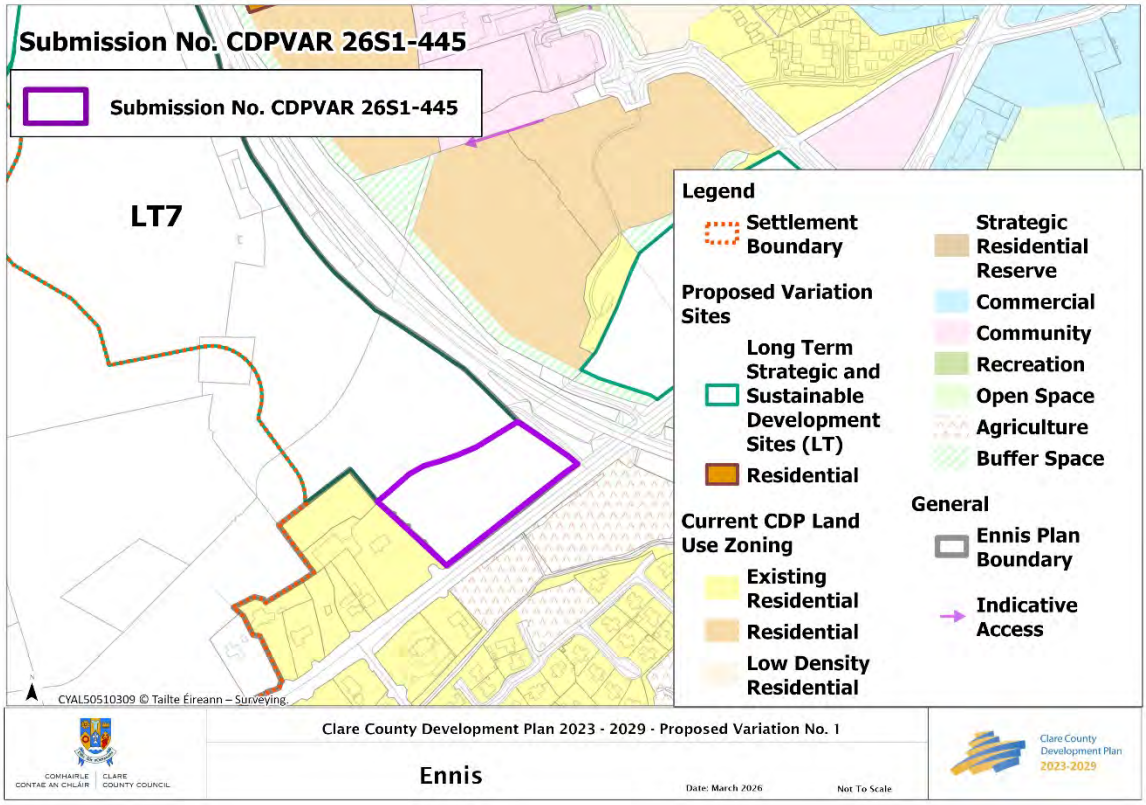
I thank Hartnett Homes & Estate Developers Ltd, c/o P Coleman & Associates for their submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which relate to the request to zone lands as 'Agriculture' or not zone the southern section of the lands identified as 'LT7' have been noted.

Long Term Strategic and Sustainable Development Sites are identified within the Proposed Variation No. 1 of the County Development Plan for the long-term strategic and sustainable expansion of the settlement and indicate where future infrastructure upgrades and capital investment is required to meet the needs of the settlement beyond the plan period. The subject lands are located within the revised settlement boundary and comprise part of an overall site which is identified as suitable for the provision of a high-quality residential development and a potential healthcare facility.

While the lands are identified as part of a wider long term strategic and sustainable development site, it is noted that there is no provision for a landowner to bring such lands forward for development within this plan period, and there is no resulting impediment to the on-going agricultural use.

The submitter should note that there is no provision to change the zoning objectives for lands at this stage in the Variation process to Agriculture, however, there will be opportunities in the future to make submissions for zoning requests associated with the next plan making process.

Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.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Submission No: CDPVAR 26S1- 455 – Pat Mulcair, Marlfield Developments Ltd c/o MKO

Summary of Issues Raised in Submission

The submission sets out the request to rezone lands located to the north of Clonroadmore from their current 'Agriculture' zoning to 'Residential'. The submission sets out that the lands were previously zoned 'Residential' in the Ennis and Environs Development Plan 2008, which outlined the general objective of the zoning was "to reserve land for the development of new residential areas", and further notes alternative lands at R37, R34 and R28 surrounding the site have been zoned 'Residential' in this Variation No. 1 and that there is a precedent for residential development in the area. It is set out that the zoning of the subject site would support a sequential approach to development, ensure appropriate scale and character of new development is proposed in the area and utilise serviced land, whereby there are established vehicle, cycle and pedestrian connectivity infrastructure from the site to Ennis Town.

It is also referenced that the County Development Plan outlines that Uisce Eireann are progressing works to ensure that wastewater services are available to meet the population targets and that 'the existing Clareabbey WWTP will have sufficient capacity to cater for the current load from the area along with some added capacity.'

It is further included in this submission that site specific mitigation measures would that ensure future development of the site will not have significant effects on the Lesser Horseshoe Bat which is a Qualifying Interest of the Newhall & Edenvale SAC.

Chief Executive's Response

I thank Pat Mulcair of Marlfield Developments Ltd., C/o MKO, for their submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

I note the request to zone new additional lands to the north of Clonroadmore in Ennis for residential development, however only submissions that relate to the proposed variation as published can be considered. There is no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend no amendment to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR26S1-461 – Galvin Construction

Summary of Issues Raised in Submission

The submission relates to lands in Ennis, Co. Clare. There was no map documentation received as part of the submission.

The submission is summarised as follows:

- The submission outlines that Galvin Construction are the owners of proposed Residential site (R39) in Cloughleigh / Drumbiggle Neighbourhood.
- They note that the reasons for the proposed variation is to align the Clare County Development Plan 2023 – 2029 with the NPF Implementation: Housing Growth Requirements for Planning Authorities under Section 28 of the Planning and Development Act 2000, as amended (2025).
- It is noted that the draft objectives pertaining to the proposed Residential site (R39) is restrictive and unwarranted.
- The draft objective wording will result in delays in bringing these lands forward for development.
- The submission requests that the lands are rezoned from SR8 lands to R39 without alteration or additional wording within the site-specific objective particularly in terms of Habitat and Ecology.
- The submission refers to the Appropriate Assessment included as part of Appropriate Assessment Proposed Variation No. 1 Natura Impact Statementn which states *''This zoning change will not introduce environmental impacts beyond what has been identified, assesses and mitigated against under the AA of the current CDP''.*
- The submission also refers to the Strategic Environmental Assessment of the Proposed Variation No. 1 Environmental Report which states the following in relation to proposed Residential site (R39): *''It is proposed that the zoning of this site be amended from 'Strategic Residential Reserve' to 'Residential'. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the CDP. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing''.*
- The submission also refers to the Inspectors Report from An Commisiun (ABP – 313217-22 (Pl. Ref. No: 21/599)) which states:
  - The principle of housing is considered acceptable owing to location of the site within a Key Town, surrounded by existing development.
  - The loss of habitat is noted however is considered to be slight – moderate. Helped by supplementary planting of native species.
  - No roosting bats were recorded however there were some trees identified as being potential. Whilst the loss of commuting / foraging habitat is considered a negative effect, it is considered that mitigation measures including the landscape management plan retention of some woodland to the southwest, along with the implementation of best practice measures to prevent tree felling and by supplementary planting, a significant loss of bat roosting habitat is not anticipated.
- The submission attaches the report regarding ABP: 319358-24 (Board Direction – which was

attached to the submission) – which demonstrates the Board's non- acceptance of some recommended refusal reasons from the Inspectors report at the time.

Chief Executive's Response

I wish to thank Galvin Construction for this submission, the contents of which have been noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring,

Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

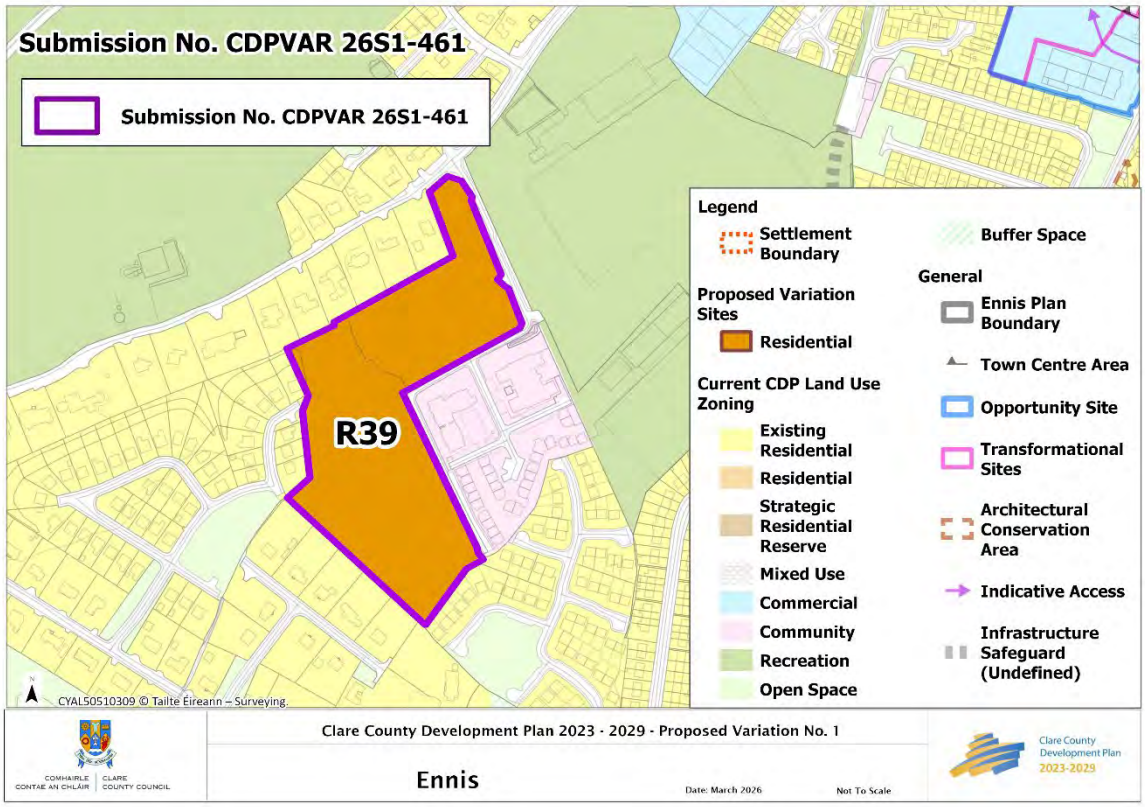
I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Flood Risk

I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.


Submission No. CDPVAR 26S1-461
Submission No. CDPVAR 26S1-461
R39
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Buffer Space
General
Ennis Plan Boundary
Town Centre Area
Opportunity Site
Transformational Sites
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
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Ennis
Date: March 2026
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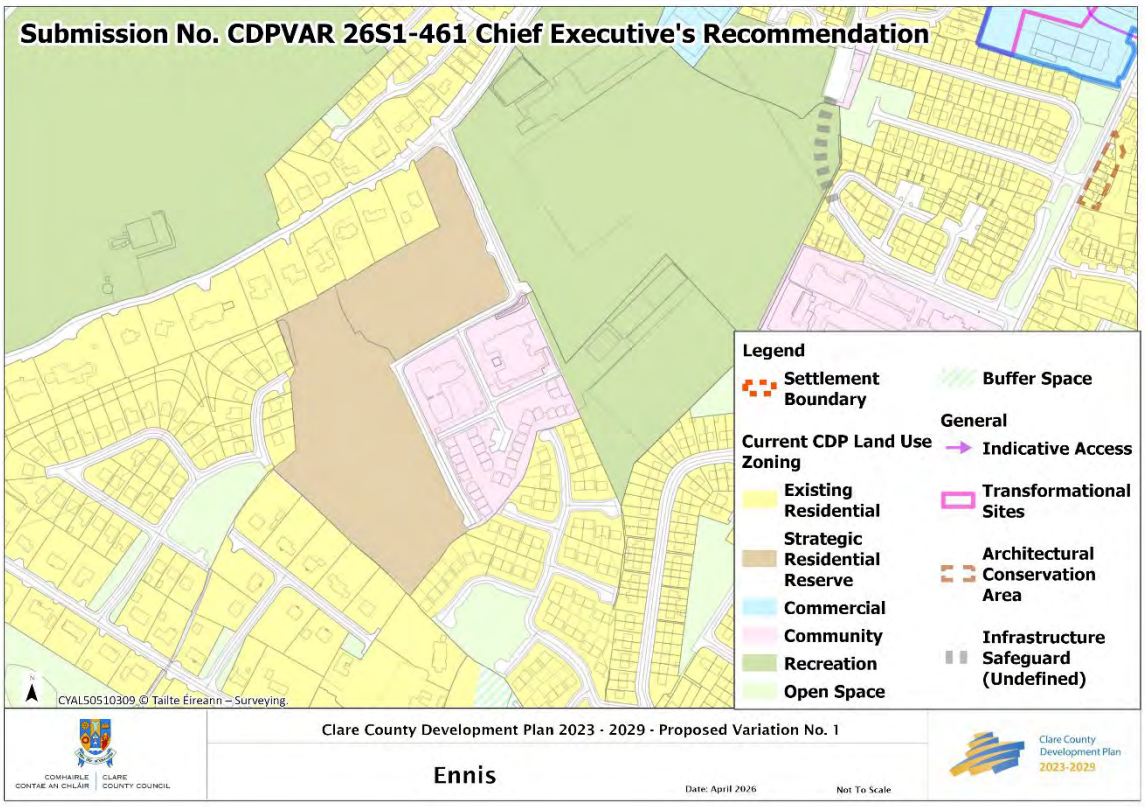
Submission No. CDPVAR 26S1-461 Chief Executive's Recommendation
Legend
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Ennis
Date: April 2026
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-467 – Mary Loftus & Donncha O'Gradaigh
Summary of Issues Raised in Submission
The submission requests the additional zoning of lands located in Kilquane Cross on the Shanaway Road, Ennis from 'Agriculture' to 'Residential'. It is stated that the site is bound by residential development and by public roads to the north and west. The site should be considered an infill site within an existing pattern of residential development and that there is no other economic use for the landholding. It is further stated that development of the site as residential will benefit the public realm by way of road improvements at this junction. Volume 3a: Ennis Municipal District Settlement Plans is highlighted to include that new housing in Woodstock will focus on consolidation of the existing pattern of development, by the development of infill sites.
Chief Executive's Response
I thank Mary Loftus and Donncha O'Gradaigh for their submission to the Proposed Variation no. 1 of the Clare County Development Plan 2023-2029. I note the request to zone new additional lands located in Kilquane Cross on the Shanaway Road, Ennis for residential development from its existing 'Agriculture' zoning. However, I also note that the submission relates to the zoning of lands outside the scope of the Proposed Variation as published. There is no provision to include new lands at this stage in the Variation process.
Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1- 469 – Darvin Trading Company Ltd c/ o Martin Mungovan

Summary of Issues Raised in Submission

The submission relates to the zoning of lands to the north of Woodstock in Ennis. The subject site is to the immediate west of lands identified as LDR 15 and is currently zoned 'Agriculture'. The submission sets out that the lands have been omitted from the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029. It is stated that the subject site is adjacent to other developments in Woodstock and is also adjacent to amenities including Woodstock Hotel and Leisure Centre, Golf Club and the Banner GAA Club.

It is stated that planning permission was granted for 14 no. dwellinghouses as part of LDR 15 and the extension of the zoning as requested is required to make this development viable.

It is further set out that there is an existing bus route to / from Inch National School which caters for children in the area, and the submitter would be open to facilitating the proposed Ennis Bus Service in their car park alongside the TFI Bus. It is stated that the proposed Variation No. 1 has incorrectly assessed LDR 15 as a Tier 2 – Serviceable area, which should have been assessed as Tier 1 – Serviced.

The submission outlines that a significant portion of lands proposed to be zoned in the Variation No.1 are unlikely to be developed in the lifespan of the plan due to a number of factors including ownership issues, flood risk or lack of infrastructure and services. It is noted that the subject site is serviced and would provide 50 no. dwellings which could be provided quickly.

Chief Executive's Response

I thank Martin Mungovan of Darvin Trading Company Ltd for their submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

I note the request to change the zoning objective from 'Agriculture' at Woodstock in Ennis to 'Residential' to enable delivery of housing development.

I note that this submission relates to lands located outside the scope of the Proposed Variation as published. There is no provision to include the zoning of these lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend no amendment to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1- 475 – Darvin Trading Company Ltd

Summary of Issues Raised in Submission

The submission requests the subject lands at Ballylannidy, Woodstock are included in the proposed Variation No. 1 of the Clare County Development Plan 2023 - 2029 as Long Term Strategic and Sustainable Development Site. The submission outlines that no engagement has been received from Clare County Council in their review of the submission at the previous stage. It is stated that the lands were previously zoned in the Clare County Development Plan 2017-2023 and were subsequently dezoned in the current County Development Plan, despite being subject to an active planning application.

The submission states that these lands would provide family homes in a built-up community and would represent a sustainable expansion of the immediate neighbourhood and reflects the key strategies of compact growth and urban form, being located in a developed community with amenities and infrastructure on its doorstep, and that the omission of this site is both factually flawed and contrary to the requirements of Ennis and its population in both the long term development and the current housing shortage.

Chief Executive's Response

I thank Darvin Trading Company Ltd for their submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

I note the request to designate lands for 'Long Term Strategic and Sustainable Development Site' development, which are lands outside the scope of the current Proposed Variation as published. There is no provision to include the zoning of new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-482 – NS Construction Development Ltd. c/o Brian Foudy & Associates
Summary of Issues Raised in Submission
The submission suggests that there is an absence of zoning at Stonepark, Ballyallia in the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029. The submission sets out that there is a precedent set regarding existing residential development in the surrounding area without pedestrian infrastructure, and therefore, pedestrian infrastructure requirements are an onerous and restrictive criterion. The submission also sets out that any development of the lands would include public lighting and notes that connection to the Ballyalla Grove foul sewer pump station is possible from the subject lands. Further, it is set out that extending the settlement boundary to incorporate these lands would be in the spirit of the NPF implementation as the lands are adjacent to the existing settlement boundary.
Chief Executive's Response
I thank NS Construction Development Ltd, c/o Brian Foudy & Associates, for their submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted. I note the request to zone new additional lands for 'Residential' development at Stonepark, Ballyallia, which are outside of the scope of the Proposed Variation as published.
Chief Executive's Recommendation
I recommend no amendment to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR26S1-497 – John Hodnett

Summary of Issues Raised in Submission

The submission refers to lands in Ennis, Co. Clare. Map documentation was not received as part of the submission.

The submission objects to the proposed Residential site (R39) in Cloughleigh / Drumbiggle Neighbourhood.

The submission is summarised as follows:

- Planning applications have been refused planning permission in previous years for reasons such as flooding, infrastructure constraints and ecological impact.
- There has been no change to the lands following the planning refusal decisions.
- The submission queries why these lands are no being proposed for rezoning having regard to previous refusal decisions.
- The submission suggests that rezoning the lands would materially increase the value of the specific landholding and requests a high level of transparency.
- The submission queries:
    - What has changed since the previous refusals
    - Why this particular site is now considered suitable for rezoning
    - How known constraints have been addressed
- The submission requests for the reconsideration of the proposed zoning on the lands.
- Rezoning of lands should be evidence led, infrastructure led and environmentally suitable and should not advance ahead of unsolved constraints.

Chief Executive's Response

I wish to thank John Hodnett for his submission, the contents of which have been noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently

inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

With respect to the numbers recorded on site the static detectors recorded 16 Lesser horseshoe bat passes during the winter Static Detector Surveys carried out in 2023. Given the Pouladatig Cave SAC is designated due to its international importance as a hibernating roost with 100 bats recorded to be using this site, and the proximity of the SAC to site SR8, while not identified as potential foraging ground in the Conservation Objectives it is highly likely that the recorded individuals are associated with this SAC. The number of passes recorded across the Spring, Summer and Autumn seasons was also high at 84 passes.

From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

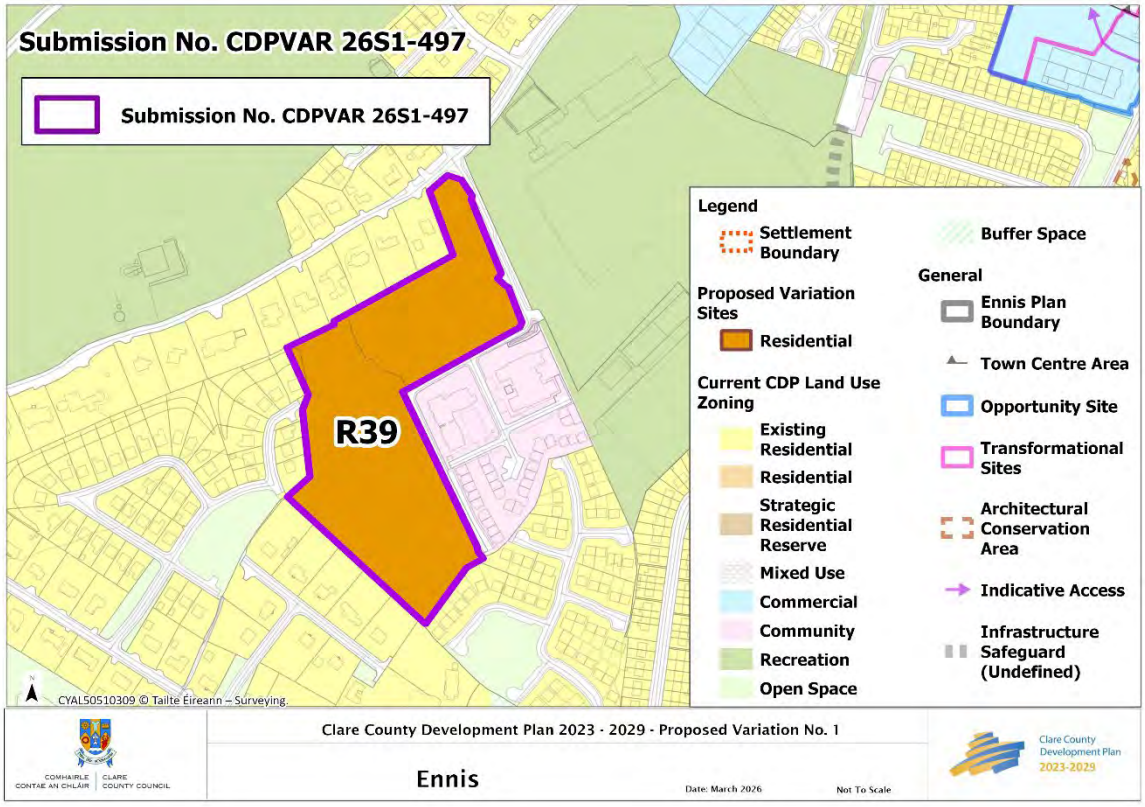
Flood Risk

I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not

be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve (SR8).

Chief Executive's Recommendation

I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.


Submission No. CDPVAR 26S1-497
Submission No. CDPVAR 26S1-497
R39
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
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Transformational Sites
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
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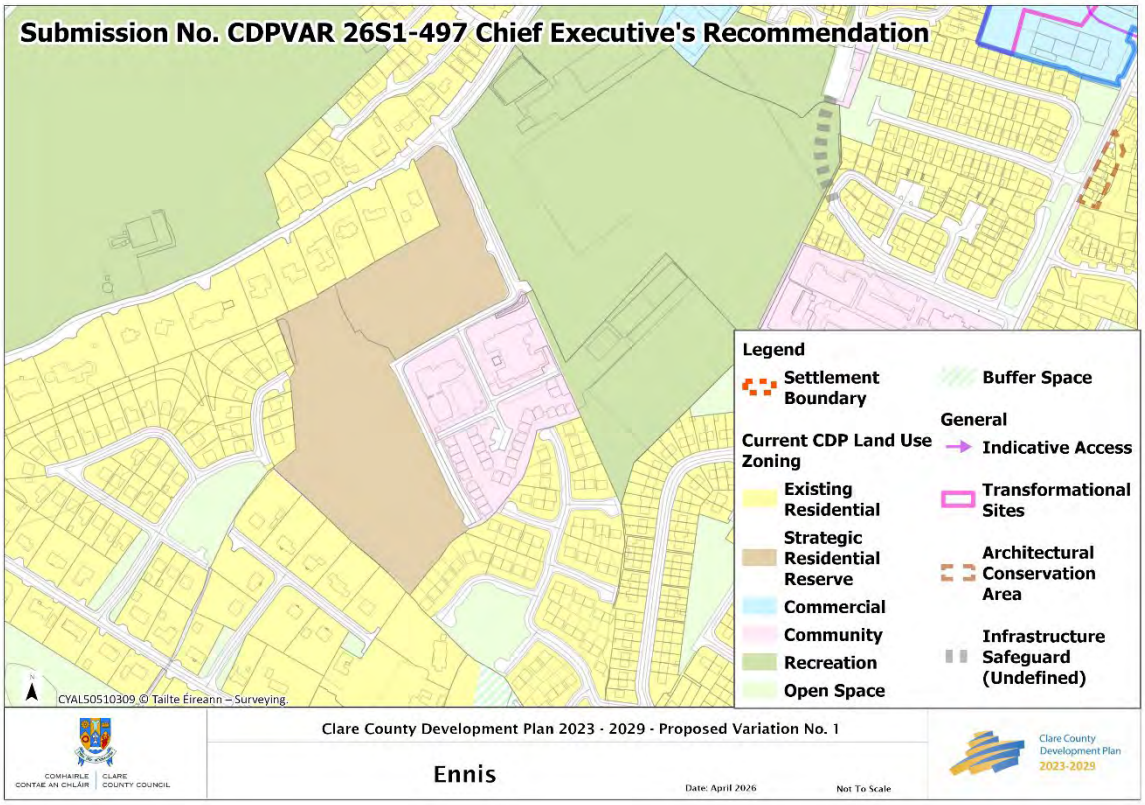
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Ennis
Date: April 2026
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Clare County Development Plan 2023-2029

Submission No: CDPVAR26S1-499 – John Hodnett

Summary of Issues Raised in Submission

The submission relates to lands in Ennis, Co. Clare. The submission was received with accompanying maps.

The submission relates to Volume 3a(i) Ennis and Clarecastle Settlement Plans -Proposed Variation No.1 to Clare County Development Plan 2023-2029 - Proposed Amendment PA3a–23a – Rezoning of Site SR8 (Pairc na Coille) to Residential (R39).

The submission is summarised as follows:

- The submission outlines serious concerns with the proposed zoning of R39 in terms of Clare County Council's climate, engineering and flood risk responsibilities.
- The lands have been refused planning permission twice, citing flood risk, drainage and ecological impacts as reasons.
- The lands act as a natural flood attenuation area.
- The receiving environment including the Nursing Home and surrounding residential developments are vulnerable.
- Having regard to the adopted Clare County Council Climate Action Plan, the rezoning of lands which are a known natural flood attenuation area is deeply concerning.
- The submission raises queries in relation to Climate Change specifically, as follows:
  - How does the proposed rezoning align with the Council's climate objectives?
  - Has there been a precautionary approach applied given the known flood risks?
  - Have the flood risk assessments been fully carried out on the lands?
- The submission strongly requests that the lands are not rezoned Residential and requests that sites natural flood infrastructure is recognised and that its zoning should reflect its environmental and hydrological functions.

Chief Executive's Response

I would like to thank John Hodnett for his submission, the contents of which have been duly noted.

I note that the SEA and AA for the proposed Variation identified site-specific mitigation measures relating to:

- The need for an Ecological Impact Assessment to be prepared for any development proposals at the site.
- The need for a Landscape Management Plan for development proposals at the site, serving to protect important biodiversity features on-site.
- The need to retain green space at the site to contribute to amenity value.
- The need for a Site-Specific Flood Risk Assessment for any development proposals for the site.

Notwithstanding the above, I note that the site was the subject of a planning application in 2023, for which additional surveys were undertaken and was assessed by Clare County Council, under the relevant County Development Plan at that time *(Clare County Development Plan 2017-2023).*

While the application contains some more recent survey information for this site in relation to bat usage (MKO, 2023) associated with Planning Application P.23-25 this information is currently inconclusive. The survey recorded Lesser horseshoe bats across the site with a regular number of passes, however the report noted that more than likely the species was under-recorded due to the difficulty in picking up their calls. In addition, it is noted throughout the assessment that the Lesser horseshoe bats recorded on site are of 'international importance' due to the proximity of the site to the Special Areas of Conservation designated for the species, including Pouladatig Cave SAC (Site Code: 000037) and Newhall and Edenvale Complex SAC (Site Code:002091). It is highly likely that the population recorded on this site are connected to the Newhall and Edenvale Complex SAC and Pouladatig Cave SAC and therefore in line with the attributes and target associated with both of these European Sites specifically the attribute *Linear features* there should be *No significant loss within 2.5km of qualifying roosts.* I note the location of Roost 53 as outlined on Map 2 of the Newhall Edenvale Complex SAC Conservation Objectives documents is within 2.2km from the subject site and 1.8km from the SAC boundary. The loss of vegetation, trees, and scrub across this site would represent a significant loss of linear features in line with the Conservation Objectives. While it cannot be definitively stated that the Lesser horseshoe bats using this site are associated with the Newhall and Edenvale Complex SAC or indeed the Pouladatig Cave SAC it is highly probable given the absence of any other identified roost in proximity.

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From reviewing the survey report and in particular Figure 3-1 of that report, there is a section at the western side of the site which has fewer static detectors deployed comparable with other areas of the site, in this regard I note the limitations of the surveys as noted in Section 4.4.3 of the report which indicates that large overgrown areas of scrub and immature woodland limited access into the site during the summer season. In addition, a planned dusk emergence survey was not performed due to surveyors being unable to reach the focus of the survey.

Given the *lacuna* in the scientific information available for this site, the high probability that the current knowledge in terms of the usage is underestimated based on the site specific surveys undertaken since the site was zoned as Strategic Residential Reserve in the Clare County Development Plan 2023-2029, it is recommended that the zoning is retained as Strategic Residential Reserve until such time as a complete assessment of the site is undertaken.

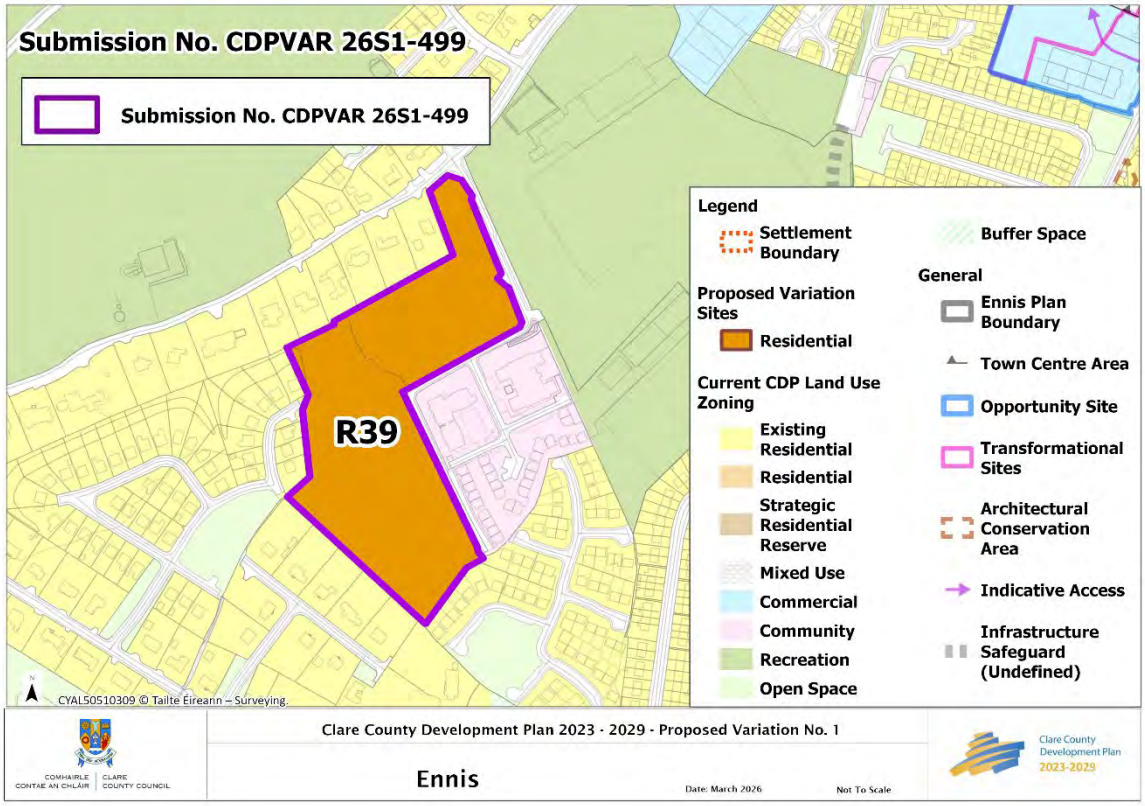
I intend the Variation should be made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.

Flood Risk

I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made without the proposed alterations PA3a– 22a to change zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.


Submission No. CDPVAR 26S1-499
Submission No. CDPVAR 26S1-499
R39
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Buffer Space
General
Ennis Plan Boundary
Town Centre Area
Opportunity Site
Transformational Sites
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
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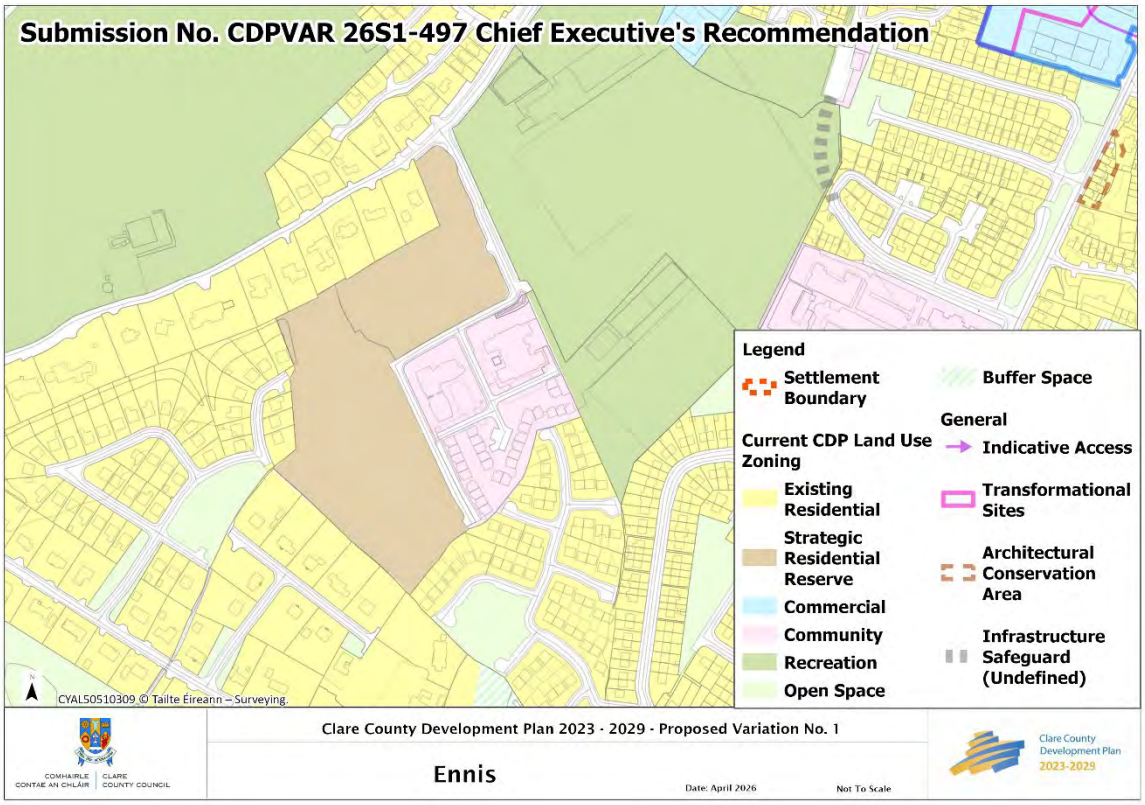
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-497 Chief Executive's Recommendation
Legend
Settlement Boundary
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Commercial
Community
Recreation
Open Space
Buffer Space
General
Indicative Access
Transformational Sites
Architectural Conservation Area
Infrastructure Safeguard (Undefined)
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-688 – Gerry Ryan

Summary of Issues Raised in Submission

The submission seeks to request the lands at Drumcliffe Road, identified as R33 in the proposed Variation No. 1, is rezoned. The submission notes the lands have an active agricultural use, which has been continuously farmed over the last number of decades. The site lacks necessary services, specifically there is no access to water/sewerage/surface water drainage to support residential development, there are no paved footpaths or adequate lighting to facilitate pedestrian access to local amenities, the site is not directly accessible by road, the site does not constitute a vacant site, and references the Residential Zoned Land Tax and the economic and practical impact on the farming enterprise are set out.

Chief Executive's Response

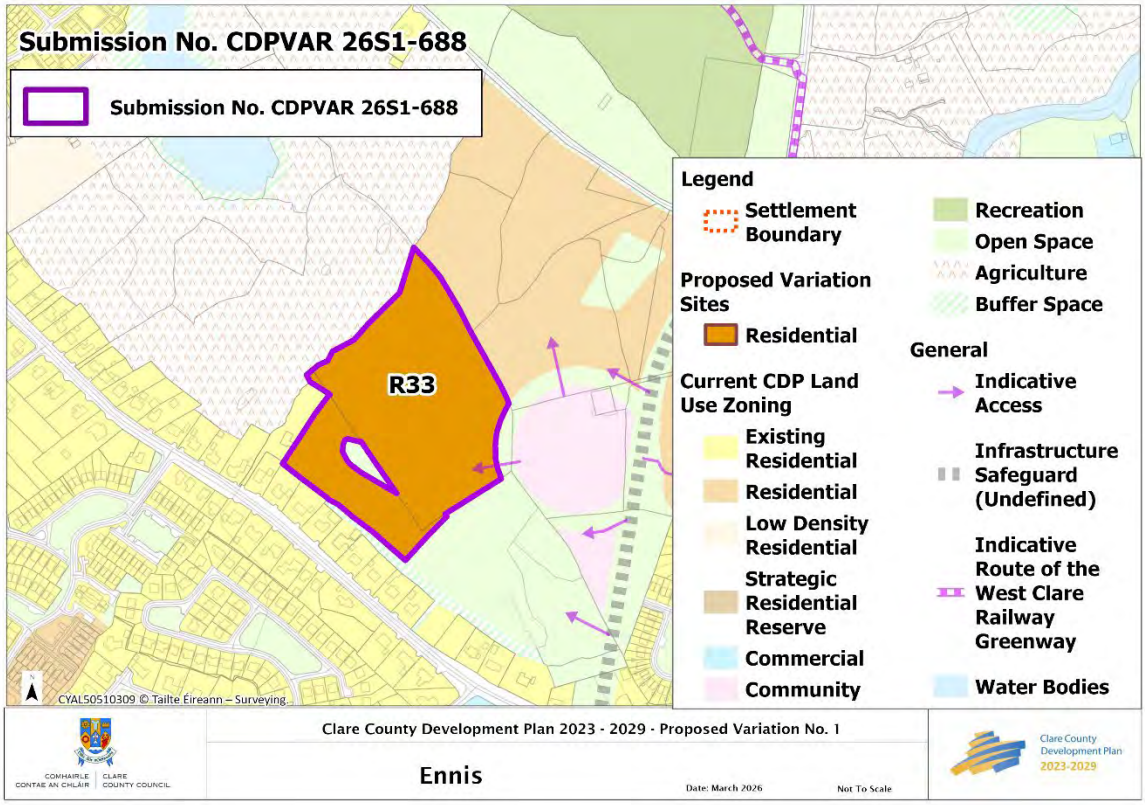
I thank Gerry Ryan for his submission and note his request for the subject lands identified as site R33 in the proposed Variation No. 1 of the County Development Plan 2023-2029 not to be zoned 'Residential'.

I have regard to the location of the subject lands, to the rear of the existing building line, where access will be facilitated via the proposed Local Infrastructure Housing Activation Fund (LIHAF) road. Given the current progress of the LIHAF road is at pre-construction stage, I am satisfied that the subject site R33 would not be readily available for development during the lifespan of this development plan and, therefore, the lands should be reverted to Strategic Residential Reserve (SR2) and that amended text objective for the SR2, R13, and R10 Claureen be not be included in the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, is made **without** the Proposed Variation ref:

- PA 3a – 16a – To change zoning of 'Strategic Residential Reserve' (SR2) to 'Residential' (R33) in Volume 3a(i) Ennis and Clarecastle Settlement Plan.
- PA 3a – 17a – Amend text objective for SR2, R13, and R10.


Submission No. CDPVAR 26S1-688
Submission No. CDPVAR 26S1-688
R33
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Commercial
Community
Recreation
Open Space
Agriculture
Buffer Space
General
Indicative Access
Infrastructure Safeguard (Undefined)
Indicative Route of the West Clare Railway Greenway
Water Bodies
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
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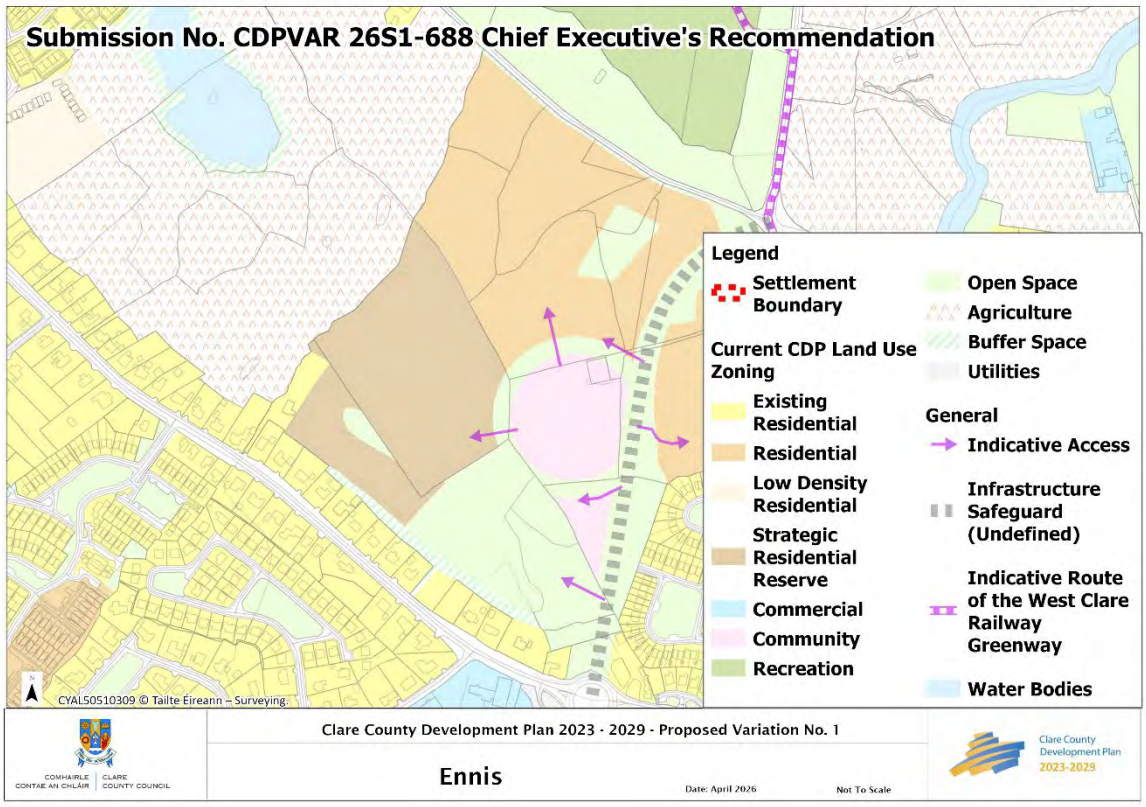
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-688 Chief Executive's Recommendation
Legend
Settlement Boundary
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Commercial
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Indicative Access
Infrastructure Safeguard (Undefined)
Indicative Route of the West Clare Railway Greenway
Water Bodies
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Ennis
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-698 – Stephen Loftus

Summary of Issues Raised in Submission

The submission sets out the support for the proposed change of zoning from 'Strategic Residential Reserve' (SR5) to 'Residential' (R30) at Ashline, Ennis. The submitter is a partial landowner of this site and expresses that he is happy to see proactive action being taken in the zoning of this land.

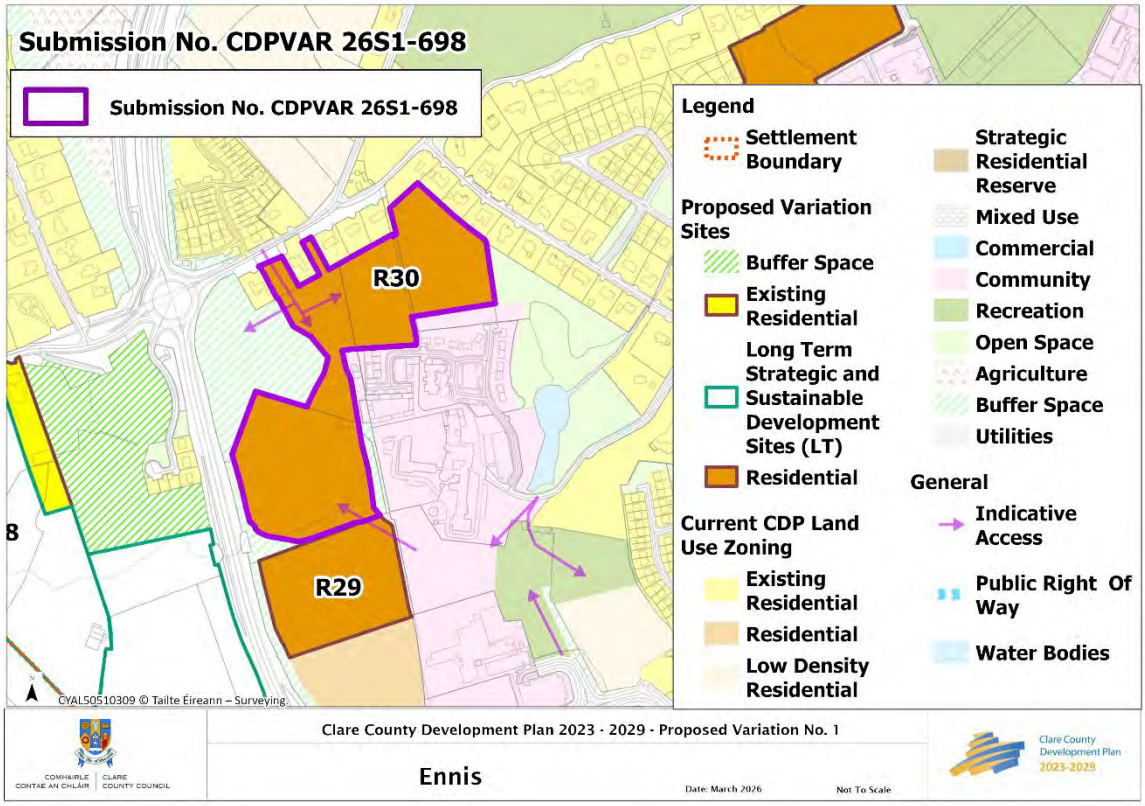
Chief Executive's Response

I wish to thank Stephen Loftus for his submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 and note his support for the zoning of proposed Residential site (R30).

Having regard to my recommendation set out within submission CDPVAR 26S1-356, reference was made to the indicative access designations set out on the zoning map. I consider it necessary to amend the map associated with the Proposed Amendment PA 3a-18b – To change the zoning of Strategic Residential Reserve (SR5) to Residential (R30) to remove the Indicative Access into the 'Buffer Space' zoned lands.

Chief Executive's Recommendation

I recommend an amendment to Proposed Amendment PA 3a-18b – To change the zoning of Strategic Residential Reserve (SR5) to Residential (R30) to **remove** the Indicative Access into the 'Buffer Space' zoned lands.


Submission No. CDPVAR 26S1-698
Submission No. CDPVAR 26S1-698
R30
R29
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Indicative Access
Public Right Of Way
Water Bodies
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
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Date: March 2026
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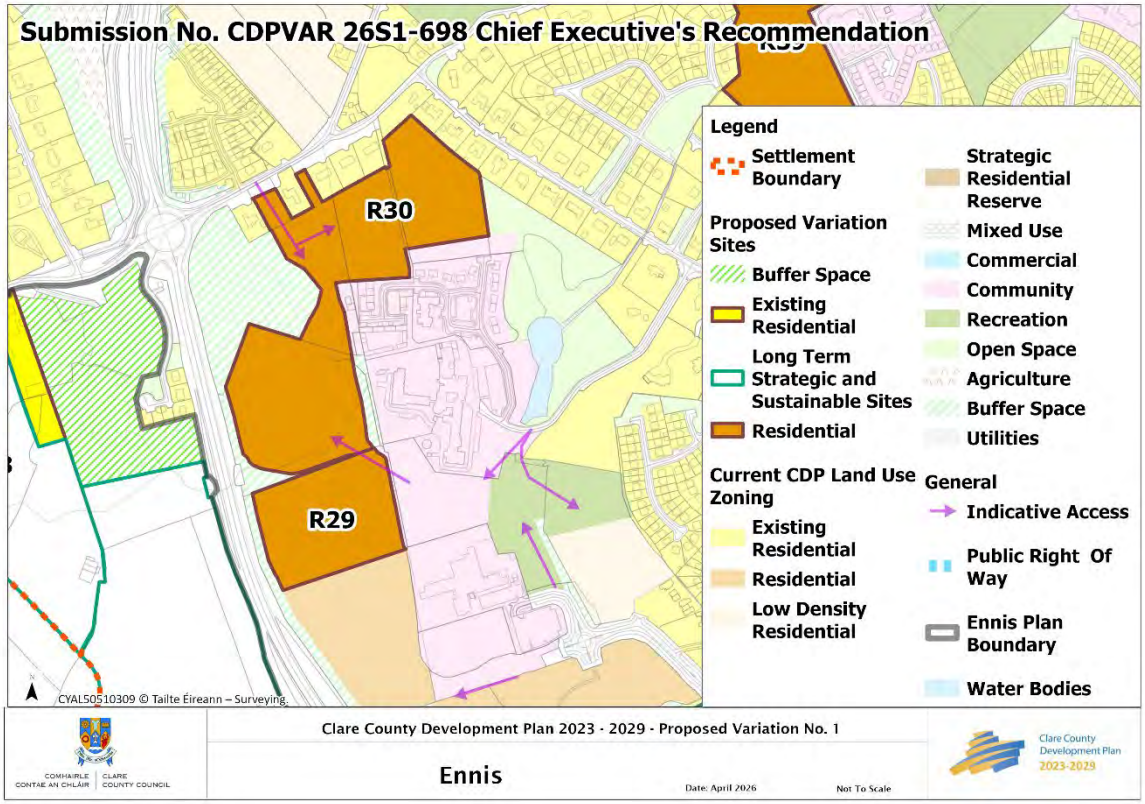
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-698 Chief Executive's Recommendation
R30
R29
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Low Density Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
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Submission No: CDPVAR 26S1-419 – Tadhg & Maureen O'Shea
Summary of Issues Raised in Submission
The submission requests the zoning of lands located in Barefield, Ennis from 'Community' to 'Residential'. It is stated that the site has been for sale for the past 5-10 years with no interest from any interested parties under the current zoning, evidence of which has been provided by a letter from the auctioneers. The submission states that the land has been and will likely remain for sale and would assist in alleviating the housing needs of the area if zoned residential, having regard to its location adjacent to a planned housing development, an existing school, and community facilities and services in the village.
Chief Executive's Response
I thank Tadhg and Maureen O'Shea for their submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029. I note the request to zone new additional lands located in Barefield for residential development. There is no provision to include new lands at this stage in the Variation process.
Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-005 – Mary McDonnell

Summary of Issues Raised in Submission

The submission welcomes the proposed omission of the Post Office Field Transformational Site, which acts as a sanctuary for birds, nature and the wellbeing of people, from the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Chief Executive's Response

I thank Mary McDonell for her submission and note the support for the proposed omission of the Post Office Field Transformational Site from the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.) pertaining to the removal of the 'adjoining Infill Site' from OP4 and inclusion of the lands within OP5, to protect this 'adjoining Infill Site' from development, owing to the lack of defined or discernible boundary between the Post Office Field and the 'adjoining Infill Site', in the interests of the environmental protection of the overall Post Office Field lands, the development of the 'adjoining Infill Site' shall be omitted from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

Further, having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the adjacent OP6 site, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the following:

- No change to Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan, as proposed.

- **Amend** Vol 3a(i) Ennis and Clarecastle Settlement Plans – to delete text relating to 'adjoining infill site' in OP4:
    - Amend PA 3a -42a
        - OP4 Analogue Building ~~adjoining Infill Site~~, Bank Place
        - OP5 The Post Office Field
        - OP6 Riverside, Parnell Street Carpark

- Amend PA 3a -42b – which is to amend OP4 Analogue Building and 'adjoining Infill Site', Bank Place

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 2, Page 95
The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. It is important to ensure that a ~~physical and~~ visual link is maintained between Bank Place and the Post Office Field.

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 3, Page 96 / 97
Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field ~~and its potential development, as outlined in OP5 below~~, is not compromised and is, where possible, enhanced.

- **Amend** PA 3a -42c

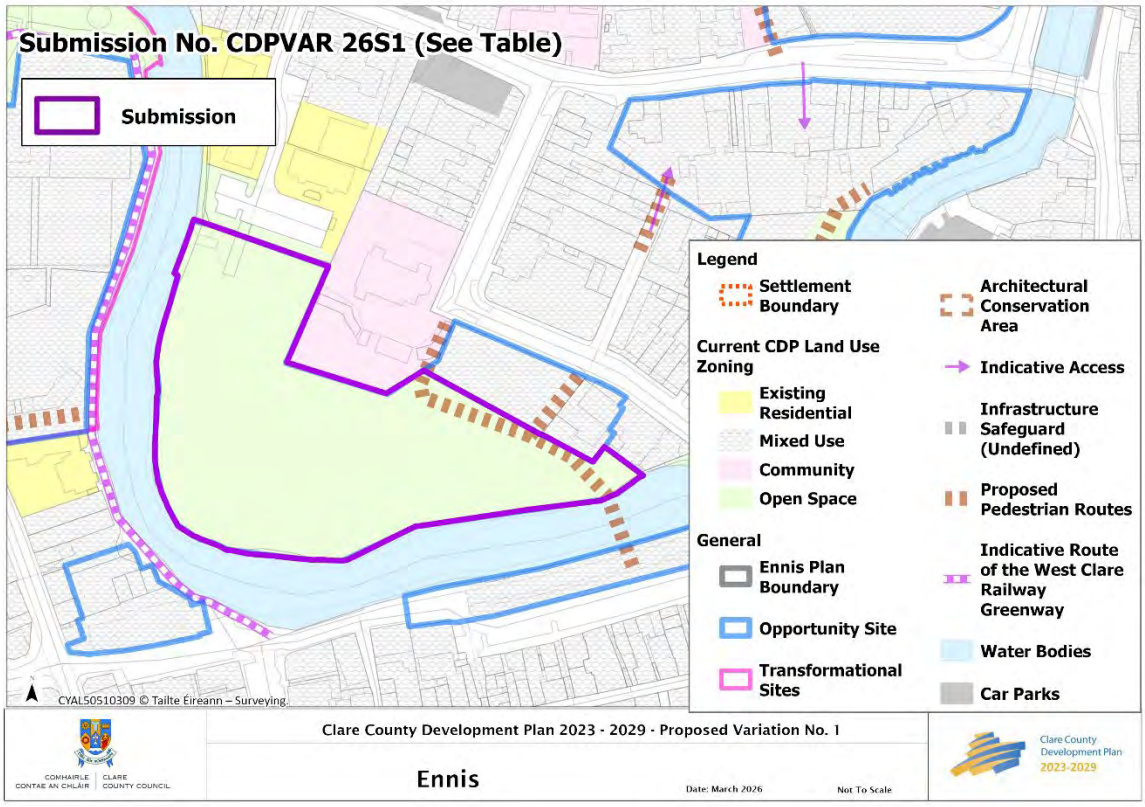
OP5 The Post Office Field, Paragraph 5, Page 96 (final paragraph):
… The potential redevelopment of the adjoining site on Bank Place (Analogue Building ~~and adjoining infill site~~ OP4) and Woodquay (Riverside~~, Parnell Street Carpark~~) offers an exciting opportunity to enhance the town centre with a vibrant, welcoming social amenity space.

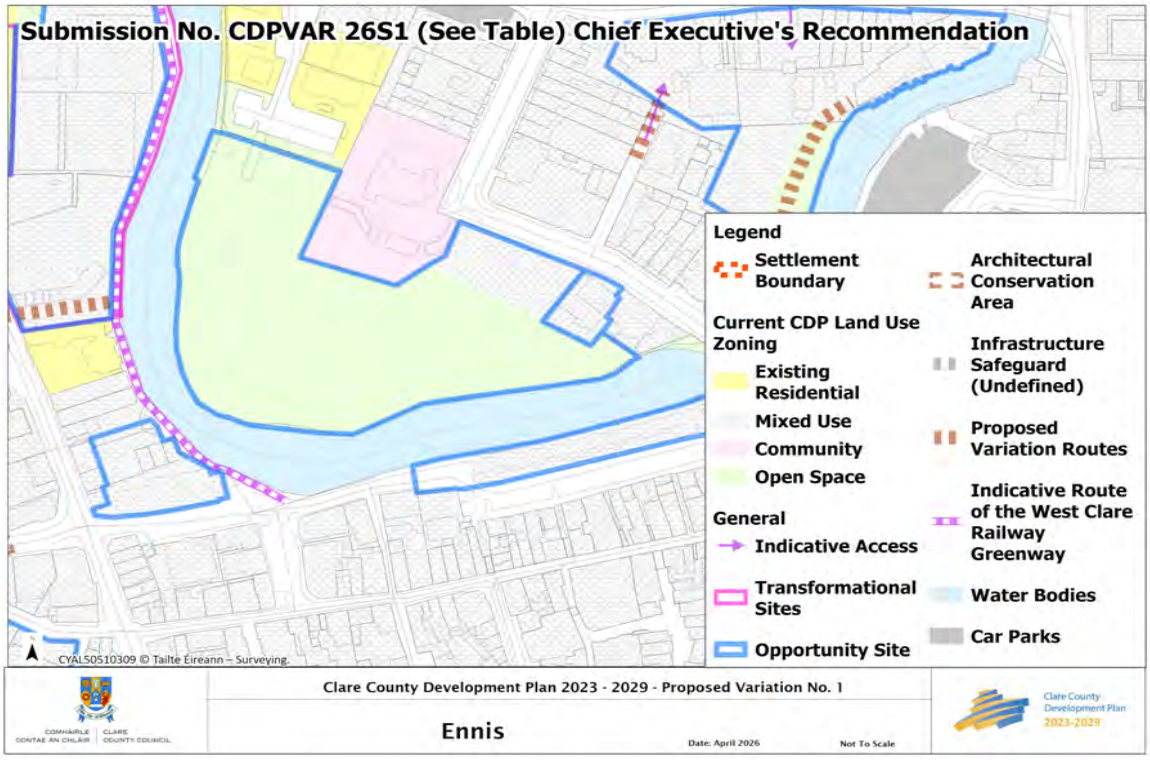
The lands adjoining the Analogue Building that fall within the Post Office Field are considered critical to the biodiversity and amenity value of the wider Post Office Field site and should remain as Open Space.

- **Amend** Map PA 3a -39b and Map PA 3a -40b to remove the 'adjoining Infill Site' from the boundary of OP4 and to include the 'adjoining Infill Site' within the boundary of OP5.

- **Amend** Ennis Town Centre map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5 and linking to OP6.

Submission No: CDPVAR 26S1-
005





Submission No: CDPVAR 26S1-006 – Sally O'Meara

Summary of Issues Raised in Submission

The submission welcomes the proposed omission of the Post Office Field Transformational Site from the Ennis 2040 Economic and Spatial Strategy.

Chief Executive's Response

I thank Sally O'Meara for her submission and note the support for the proposed omission of the Post Office Field Transformational Site from the Ennis 2040 – An Economic and Spatial Strategy as part of the Proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.) pertaining to the removal of the 'adjoining Infill Site' from OP4 and inclusion of the lands within OP5, to protect this 'adjoining Infill Site' from development, owing to the lack of defined or discernible boundary between the Post Office Field and the 'adjoining Infill Site', in the interests of the environmental protection of the overall Post Office Field lands, the development of the 'adjoining Infill Site' shall be omitted from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

Further, having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the adjacent OP6 site, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the following:

- No change to Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan, as proposed.

- **Amend** Vol 3a(i) Ennis and Clarecastle Settlement Plans – to delete text relating to 'adjoining infill site' in OP4:
    - Amend PA 3a -42a
        - OP4 Analogue Building ~~adjoining Infill Site~~, Bank Place
        - OP5 The Post Office Field
        - OP6 Riverside, Parnell Street Carpark

- Amend PA 3a -42b – which is to amend OP4 Analogue Building and 'adjoining Infill Site', Bank Place

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 2, Page 95
The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. It is important to ensure that a ~~physical and~~ visual link is maintained between Bank Place and the Post Office Field.

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 3, Page 96 / 97
Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field ~~and its potential development, as outlined in OP5 below~~, is not compromised and is, where possible, enhanced.

- **Amend** PA 3a -42c

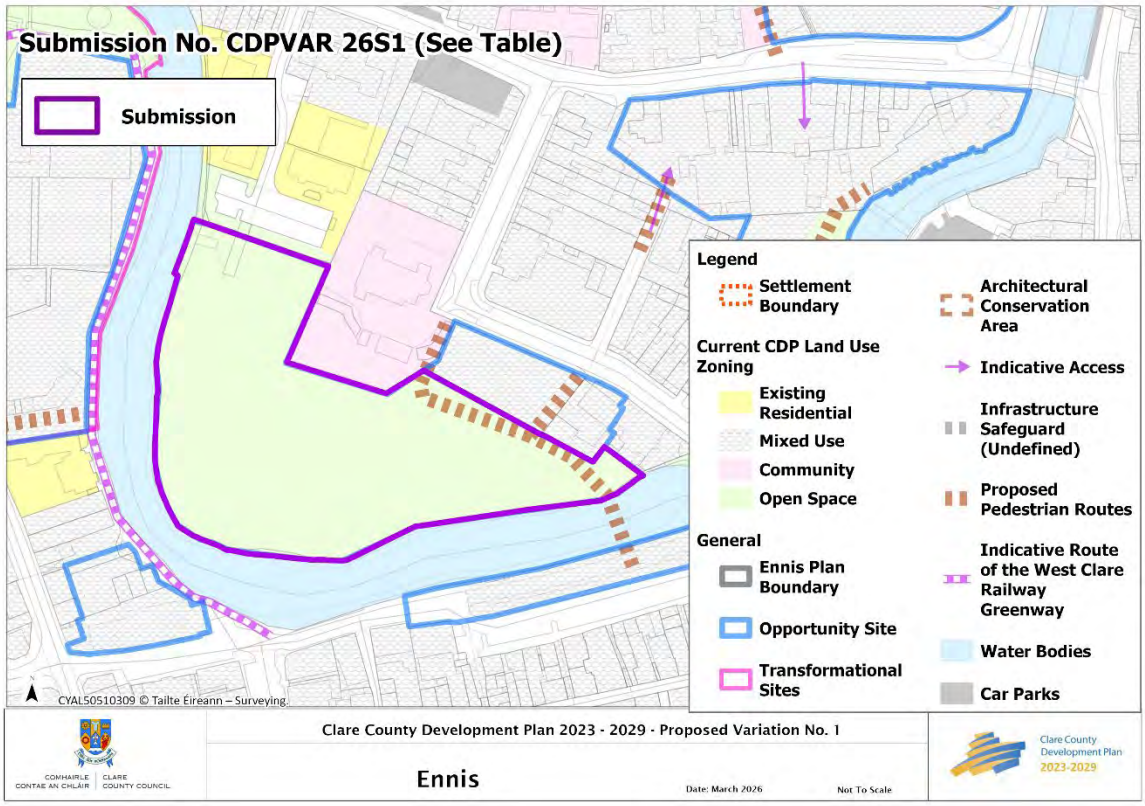
OP5 The Post Office Field, Paragraph 5, Page 96 (final paragraph):
… The potential redevelopment of the adjoining site on Bank Place (Analogue Building ~~and adjoining infill site~~ OP4) and Woodquay (Riverside~~, Parnell Street Carpark~~) offers an exciting opportunity to enhance the town centre with a vibrant, welcoming social amenity space.

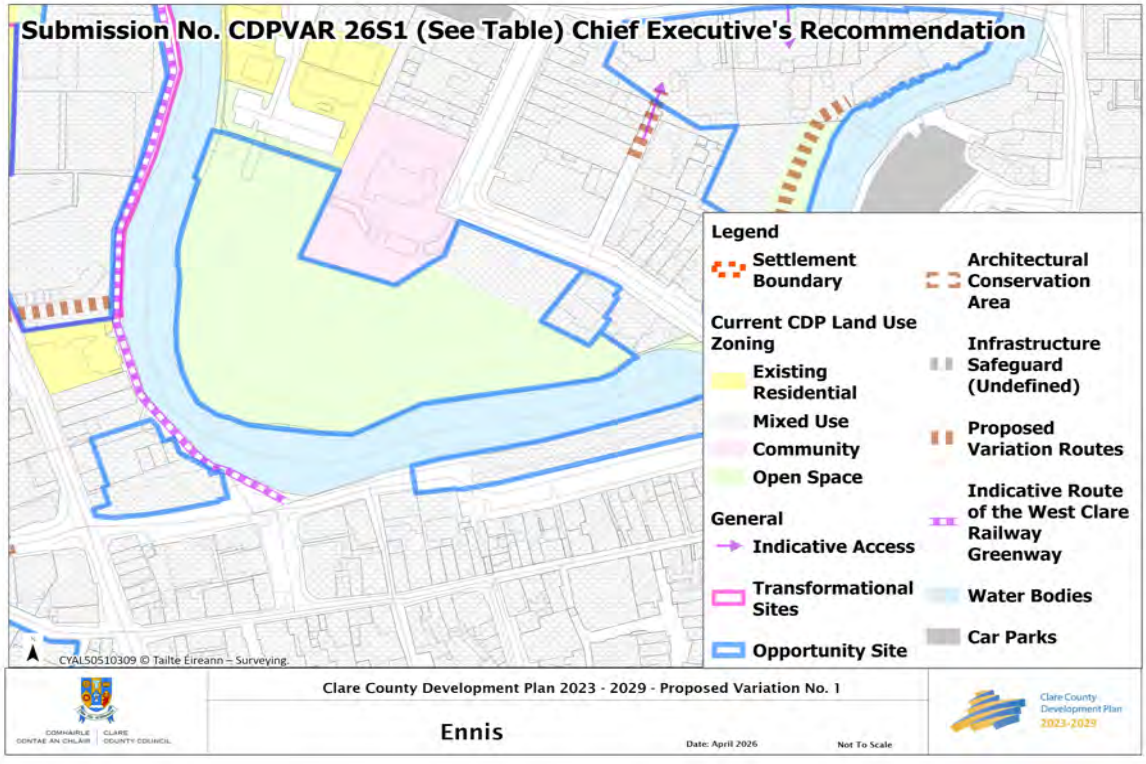
The lands adjoining the Analogue Building that fall within the Post Office Field are considered critical to the biodiversity and amenity value of the wider Post Office Field site and should remain as Open Space.

- **Amend** Map PA 3a -39b and Map PA 3a -40b to remove the 'adjoining Infill Site' from the boundary of OP4 and to include the 'adjoining Infill Site' within the boundary of OP5.

- **Amend** Ennis Town Centre map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5 and linking to OP6.

Submission No: CDPVAR 26S1-
006





Submission No: CDPVAR 26S1-007 – Kirsti Leyden

Summary of Issues Raised in Submission

The submission welcomes the proposed omission of the Post Office Field Transformational Site from the Ennis 2040 Strategy which acts as an important refuge for wildlife (including otters – an Annex II and IV species under the EU Habitats Directive (92/43/EEC)) using the River Fergus, which forms part of the Lower River Shannon Special Area of Conservation (SAC).

Chief Executive's Response

I thank Kirsti Leyden for her submission and note the support for the omission of the Post Office Field Transformational Site from the Ennis 2040 Economic and Spatial Strategy as part of the Proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.) pertaining to the removal of the 'adjoining Infill Site' from OP4 and inclusion of the lands within OP5, to protect this 'adjoining Infill Site' from development, owing to the lack of defined or discernible boundary between the Post Office Field and the 'adjoining Infill Site', in the interests of the environmental protection of the overall Post Office Field lands, the development of the 'adjoining Infill Site' shall be omitted from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

Further, having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the adjacent OP6 site, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the following:

- No change to Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan, as proposed.

- **Amend** Vol 3a(i) Ennis and Clarecastle Settlement Plans – to delete text relating to 'adjoining infill site' in OP4:
    - Amend PA 3a -42a
        - OP4 Analogue Building ~~adjoining Infill Site~~, Bank Place
        - OP5 The Post Office Field
        - OP6 Riverside, Parnell Street Carpark

- Amend PA 3a -42b – which is to amend OP4 Analogue Building and 'adjoining Infill Site', Bank Place

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 2, Page 95

The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. It is important to ensure that a ~~physical and~~ visual link is maintained between Bank Place and the Post Office Field.

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 3, Page 96 / 97

Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field ~~and its potential development, as outlined in OP5 below~~, is not compromised and is, where possible, enhanced.

- **Amend** PA 3a -42c

OP5 The Post Office Field, Paragraph 5, Page 96 (final paragraph):

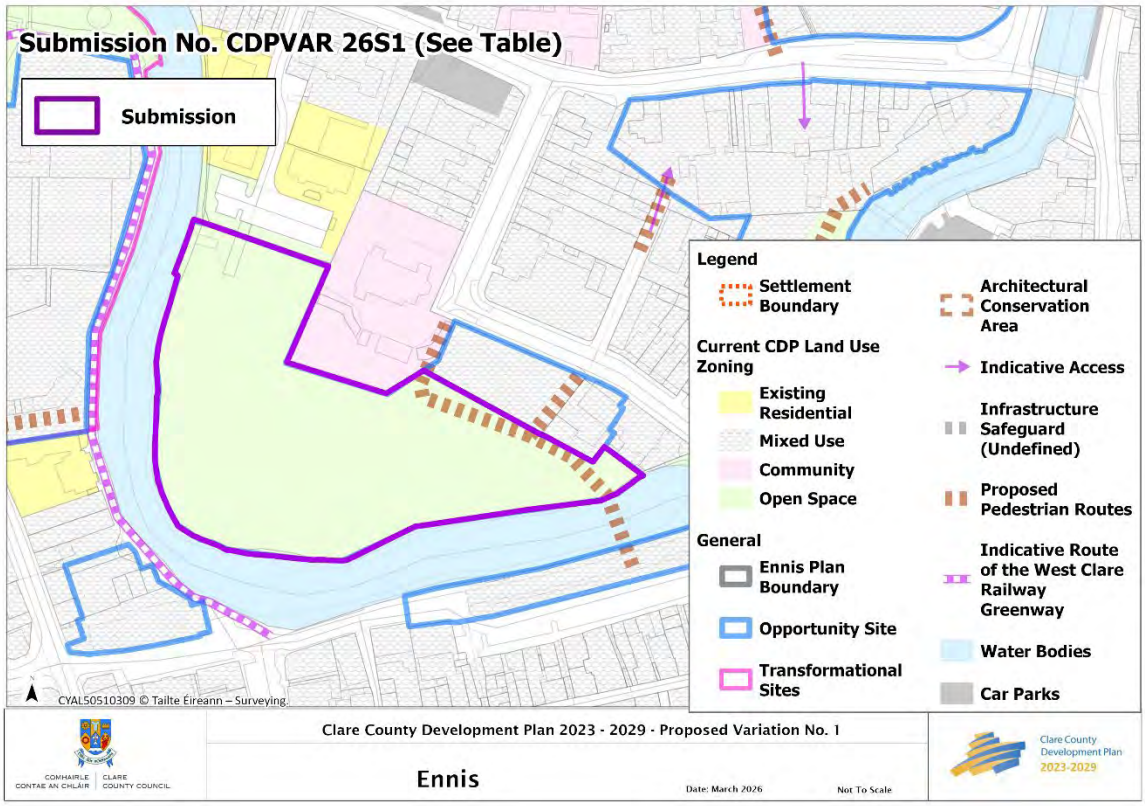
… The potential redevelopment of the adjoining site on Bank Place (Analogue Building ~~and adjoining infill site~~ OP4) and Woodquay (Riverside~~, Parnell Street Carpark~~) offers an exciting opportunity to enhance the town centre with a vibrant, welcoming social amenity space.

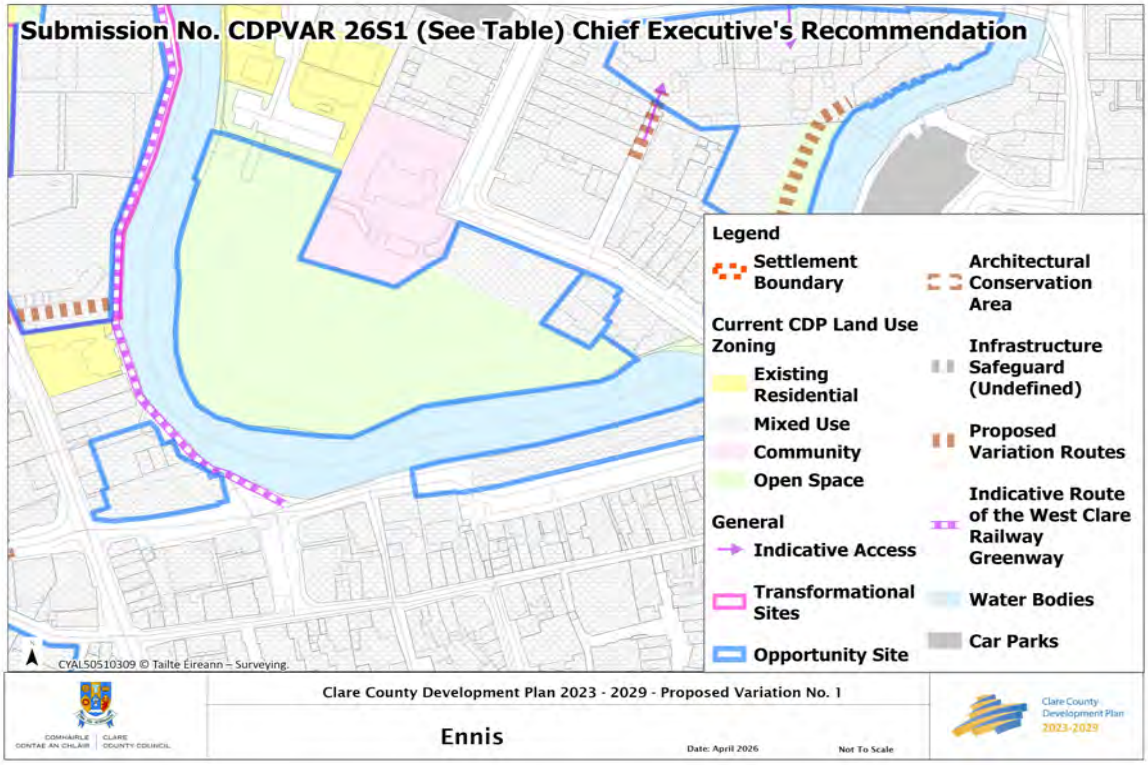
The lands adjoining the Analogue Building that fall within the Post Office Field are considered critical to the biodiversity and amenity value of the wider Post Office Field site and should remain as Open Space.

- **Amend** Map PA 3a -39b and Map PA 3a -40b to remove the 'adjoining Infill Site' from the boundary of OP4 and to include the 'adjoining Infill Site' within the boundary of OP5.

- **Amend** Ennis Town Centre map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5 and linking to OP6.

Submission No: CDPVAR 26S1-
007





Submission No: CDPVAR 26S1-029– Damon Matthew Wise Âû

Summary of Issues Raised in Submission

The submission requests that the plan to build on the Post Office Field in Ennis is withdrawn on behalf of the planet and social justice.

Chief Executive's Response

I thank Damon Matthew Wise Âû for his submission and note his support for the proposed omission of the Post Office Field Transformational Site from the Ennis 2040 Economic and Spatial Strategy as part of the Proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.) pertaining to the removal of the 'adjoining Infill Site' from OP4 and inclusion of the lands within OP5, to protect this 'adjoining Infill Site' from development, owing to the lack of defined or discernible boundary between the Post Office Field and the 'adjoining Infill Site', in the interests of the environmental protection of the overall Post Office Field lands, the development of the 'adjoining Infill Site' shall be omitted from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

Further, having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the adjacent OP6 site, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the following:

- No change to Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan, as proposed.

- **Amend** Vol 3a(i) Ennis and Clarecastle Settlement Plans – to delete text relating to 'adjoining infill site' in OP4:
    - Amend PA 3a -42a
        - OP4 Analogue Building ~~adjoining Infill Site~~, Bank Place
        - OP5 The Post Office Field
        - OP6 Riverside, Parnell Street Carpark

- Amend PA 3a -42b – which is to amend OP4 Analogue Building and 'adjoining Infill Site', Bank Place

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 2, Page 95
The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. It is important to ensure that a ~~physical and~~ visual link is maintained between Bank Place and the Post Office Field.

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 3, Page 96 / 97
Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field ~~and its potential development, as outlined in OP5 below~~, is not compromised and is, where possible, enhanced.

- **Amend** PA 3a -42c

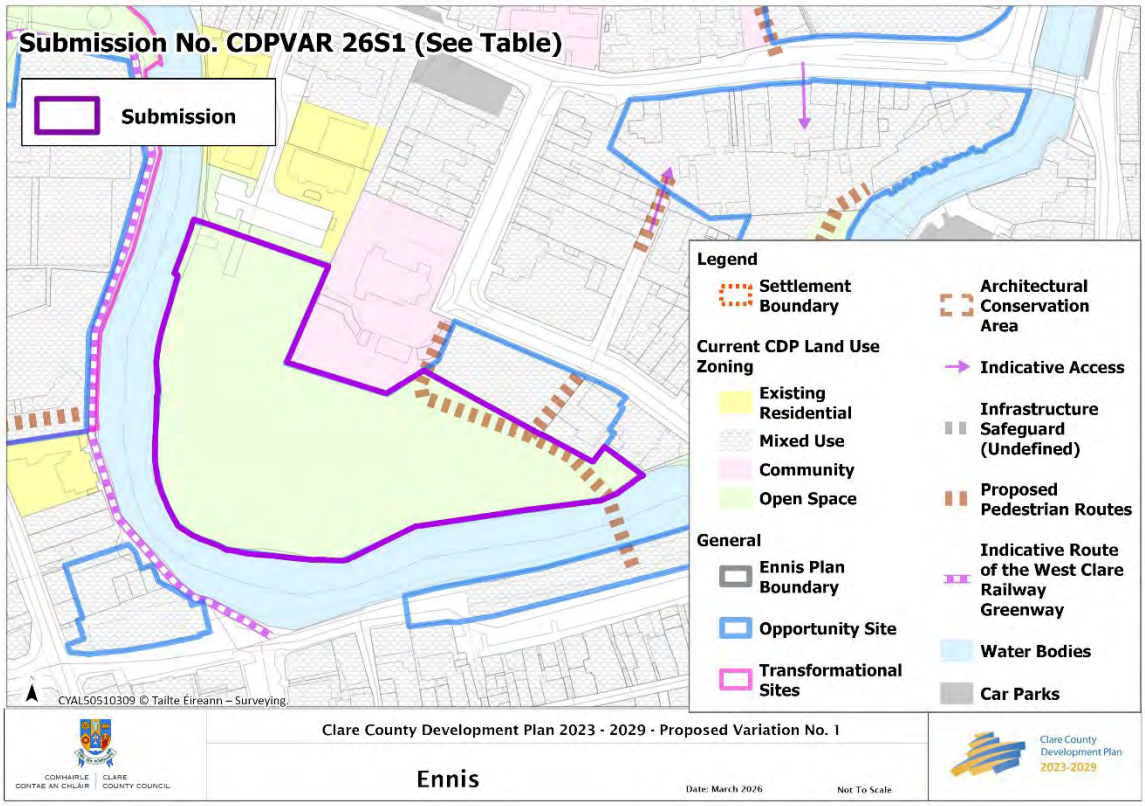
OP5 The Post Office Field, Paragraph 5, Page 96 (final paragraph):
… The potential redevelopment of the adjoining site on Bank Place (Analogue Building ~~and adjoining infill site~~ OP4) and Woodquay (Riverside~~, Parnell Street Carpark~~) offers an exciting opportunity to enhance the town centre with a vibrant, welcoming social amenity space.

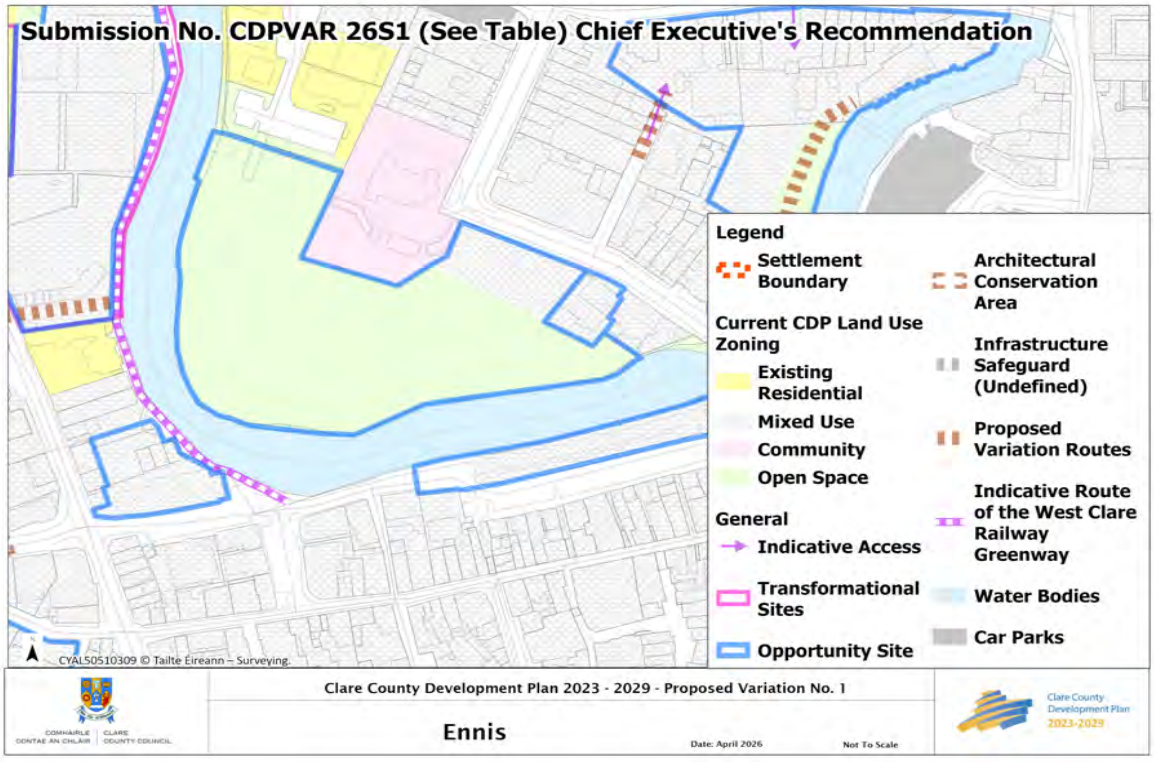
The lands adjoining the Analogue Building that fall within the Post Office Field are considered critical to the biodiversity and amenity value of the wider Post Office Field site and should remain as Open Space.

- **Amend** Map PA 3a -39b and Map PA 3a -40b to remove the 'adjoining Infill Site' from the boundary of OP4 and to include the 'adjoining Infill Site' within the boundary of OP5.

- **Amend** Ennis Town Centre map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5 and linking to OP6.

Submission No: CDPVAR 26S1-
029





Submission No: CDPVAR 26S1-069 – Liam Shortall

Summary of Issues Raised in Submission

The submission supports both Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Enns Local Transport Plan of the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029, which removes all references to development proposals to build on the Ennis Post Office Field from the original Ennis 2040 Economic and Spatial Strategy (May 2021) and the Draft Ennis Local Transport Plan (2026). The submission believes this beautiful green area should be preserved for nature.

Chief Executive's Response

I thank Liam Shortall for his submission and note the support for the omission of the Post Office Field Transformational Site from the Ennis 2040 Economic and Spatial Strategy in Volume 3a(iii) and the Ennis Local Transport Plan in Volume 3a(iv) as part of the Proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.) pertaining to the removal of the 'adjoining Infill Site' from OP4 and inclusion of the lands within OP5, to protect this 'adjoining Infill Site' from development, owing to the lack of defined or discernible boundary between the Post Office Field and the 'adjoining Infill Site', in the interests of the environmental protection of the overall Post Office Field lands, the development of the 'adjoining Infill Site' shall be omitted from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

Further, having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the adjacent OP6 site, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the following:

- No change to Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan, as proposed.

- **Amend** Vol 3a(i) Ennis and Clarecastle Settlement Plans – to delete text relating to 'adjoining infill site' in OP4:
    - Amend PA 3a -42a
        - OP4 Analogue Building ~~adjoining Infill Site~~, Bank Place

- OP5 The Post Office Field
- OP6 Riverside, Parnell Street Carpark

- Amend PA 3a -42b – which is to amend OP4 Analogue Building and 'adjoining Infill Site', Bank Place

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 2, Page 95
The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. It is important to ensure that a ~~physical and~~ visual link is maintained between Bank Place and the Post Office Field.

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 3, Page 96 / 97
Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field ~~and its potential development, as outlined in OP5 below~~, is not compromised and is, where possible, enhanced.

- **Amend** PA 3a -42c

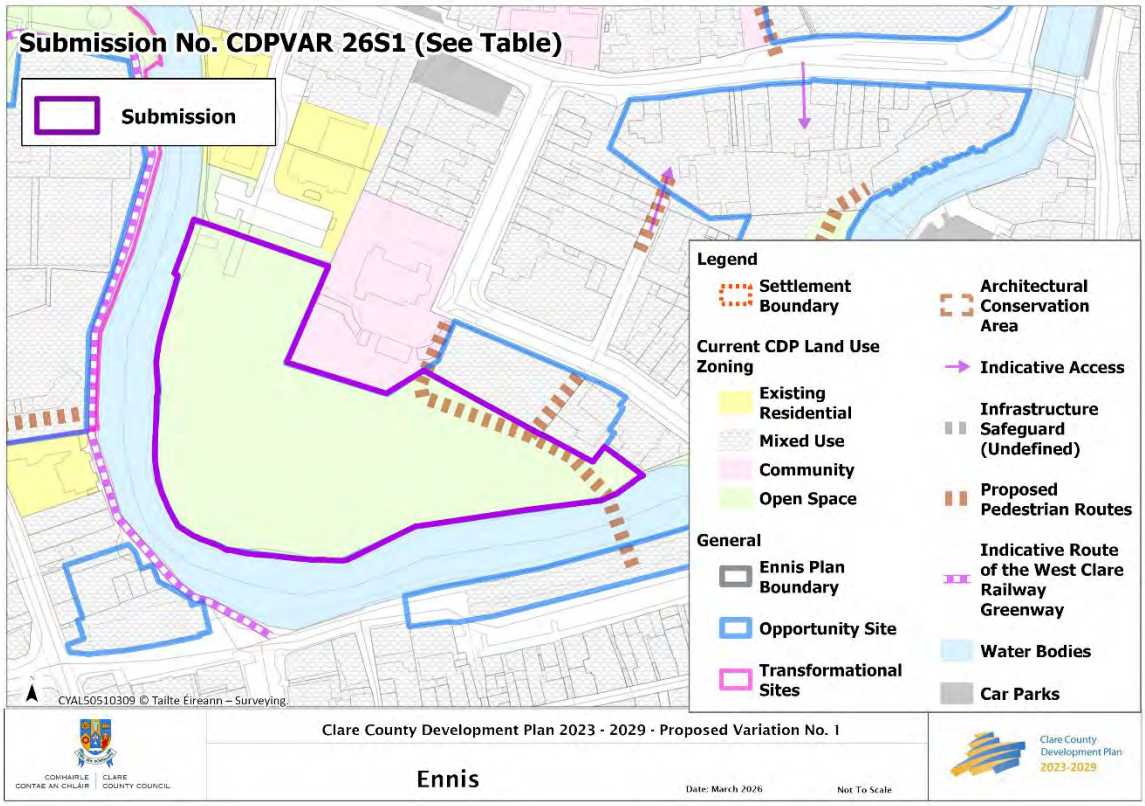
OP5 The Post Office Field, Paragraph 5, Page 96 (final paragraph):
… The potential redevelopment of the adjoining site on Bank Place (Analogue Building ~~and adjoining infill site~~ OP4) and Woodquay (Riverside~~, Parnell Street Carpark~~) offers an exciting opportunity to enhance the town centre with a vibrant, welcoming social amenity space.

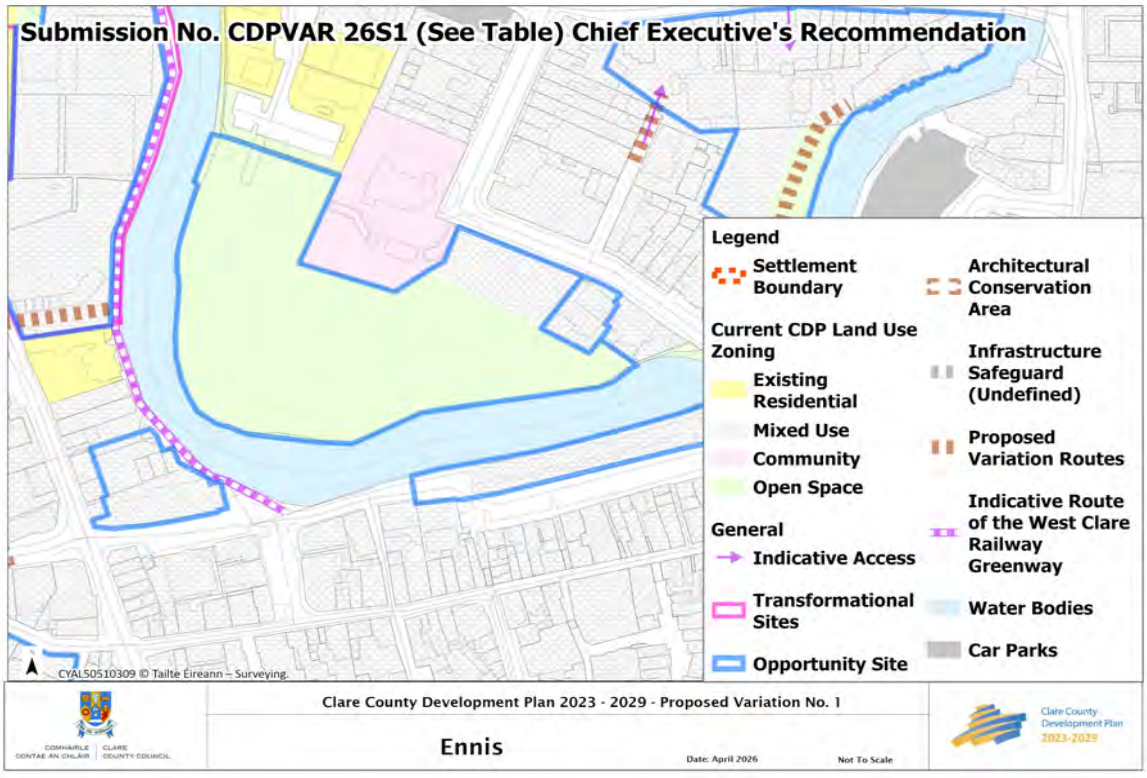
The lands adjoining the Analogue Building that fall within the Post Office Field are considered critical to the biodiversity and amenity value of the wider Post Office Field site and should remain as Open Space.

- **Amend** Map PA 3a -39b and Map PA 3a -40b to remove the 'adjoining Infill Site' from the boundary of OP4 and to include the 'adjoining Infill Site' within the boundary of OP5.

- **Amend** Ennis Town Centre map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5 and linking to OP6.

Submission No: CDPVAR 26S1-
069





Submission No: CDPVAR 26S1-072 – Eleanor Shortall

Summary of Issues Raised in Submission

The submission requests the omission of the Post Office Field Transformational Site from the Proposed Variation No. 1 of the County Development Plan and for no development on the site.

Chief Executive's Response

I thank Eleanor Shortall for her submission and note the support for the omission of the Post Office Field Transformational Site in the Proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.) pertaining to the removal of the 'adjoining Infill Site' from OP4 and inclusion of the lands within OP5, to protect this 'adjoining Infill Site' from development, owing to the lack of defined or discernible boundary between the Post Office Field and the 'adjoining Infill Site', in the interests of the environmental protection of the overall Post Office Field lands, the development of the 'adjoining Infill Site' shall be omitted from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

Further, having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the adjacent OP6 site, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the following:

- No change to Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan, as proposed.

- **Amend** Vol 3a(i) Ennis and Clarecastle Settlement Plans – to delete text relating to 'adjoining infill site' in OP4:
    - Amend PA 3a -42a
        - OP4 Analogue Building ~~adjoining Infill Site~~, Bank Place
        - OP5 The Post Office Field
        - OP6 Riverside, Parnell Street Carpark

- Amend PA 3a -42b – which is to amend OP4 Analogue Building and 'adjoining Infill Site', Bank Place

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 2, Page 95
The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. It is important to ensure that a ~~physical and~~ visual link is maintained between Bank Place and the Post Office Field.

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 3, Page 96 / 97
Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field ~~and its potential development, as outlined in OP5 below~~, is not compromised and is, where possible, enhanced.

- **Amend** PA 3a -42c

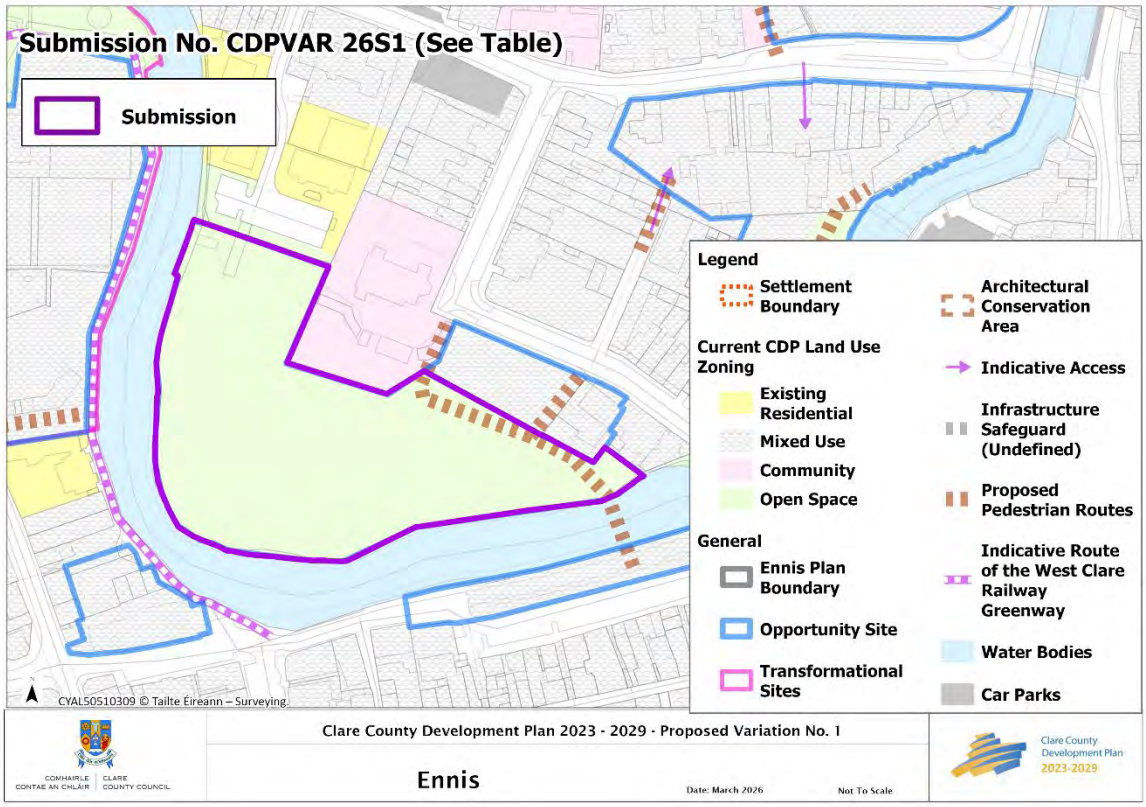
OP5 The Post Office Field, Paragraph 5, Page 96 (final paragraph):
… The potential redevelopment of the adjoining site on Bank Place (Analogue Building ~~and adjoining infill site~~ OP4) and Woodquay (Riverside~~, Parnell Street Carpark~~) offers an exciting opportunity to enhance the town centre with a vibrant, welcoming social amenity space.

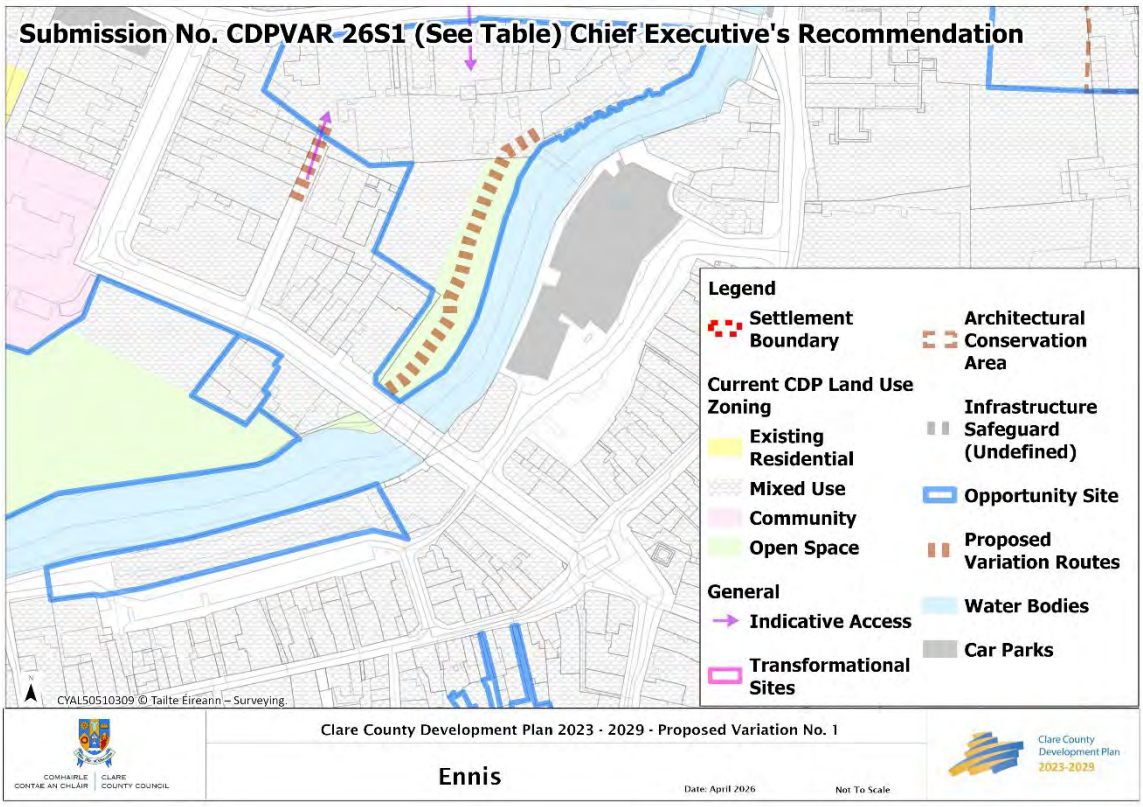
The lands adjoining the Analogue Building that fall within the Post Office Field are considered critical to the biodiversity and amenity value of the wider Post Office Field site and should remain as Open Space.

- **Amend** Map PA 3a -39b and Map PA 3a -40b to remove the 'adjoining Infill Site' from the boundary of OP4 and to include the 'adjoining Infill Site' within the boundary of OP5.

- **Amend** Ennis Town Centre map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5 and linking to OP6.

Submission No: CDPVAR 26S1-
072





Submission No: CDPVAR 26S1-260 – Dan & Donal Duggan

Summary of Issues Raised in Submission

The submission welcomes the proposed omission of the Post Office Field Transformational Site from the Ennis 2040 Economic and Spatial Strategy and requests that natural and aesthetic works are carried out to reduce erosion of the lands.

Chief Executive's Response

I thank Dan and Donal Duggan for their submission and note the support for the omission of the Post Office Field Transformational Site from the Ennis 2040 Economic and Spatial Strategy as part of the Proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.) pertaining to the removal of the 'adjoining Infill Site' from OP4 and inclusion of the lands within OP5, to protect this 'adjoining Infill Site' from development, owing to the lack of defined or discernible boundary between the Post Office Field and the 'adjoining Infill Site', in the interests of the environmental protection of the overall Post Office Field lands, the development of the 'adjoining Infill Site' shall be omitted from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

Further, having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the adjacent OP6 site, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the following:

- No change to Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan, as proposed.

- **Amend** Vol 3a(i) Ennis and Clarecastle Settlement Plans – to delete text relating to 'adjoining infill site' in OP4:
    - Amend PA 3a -42a
        - OP4 Analogue Building ~~adjoining Infill Site~~, Bank Place
        - OP5 The Post Office Field
        - OP6 Riverside, Parnell Street Carpark

- Amend PA 3a -42b – which is to amend OP4 Analogue Building and 'adjoining Infill Site', Bank Place

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- **Amend** PA 3a -42c

OP5 The Post Office Field, Paragraph 5, Page 96 (final paragraph):
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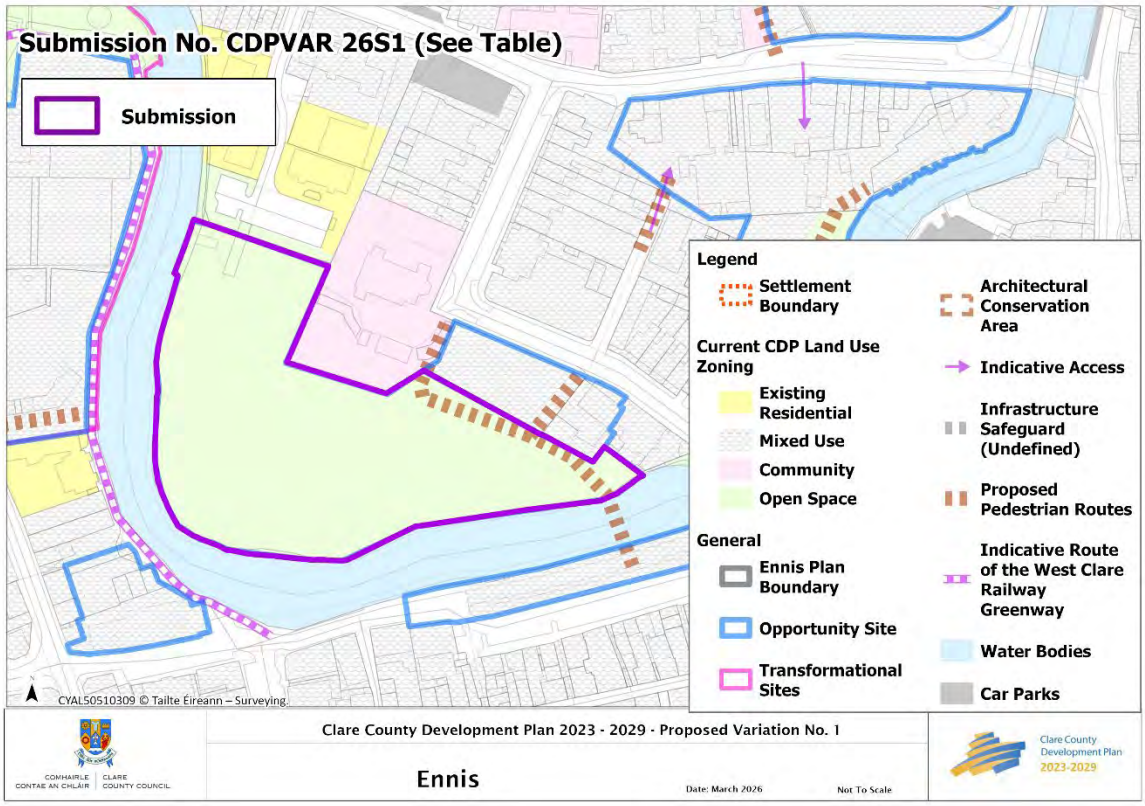
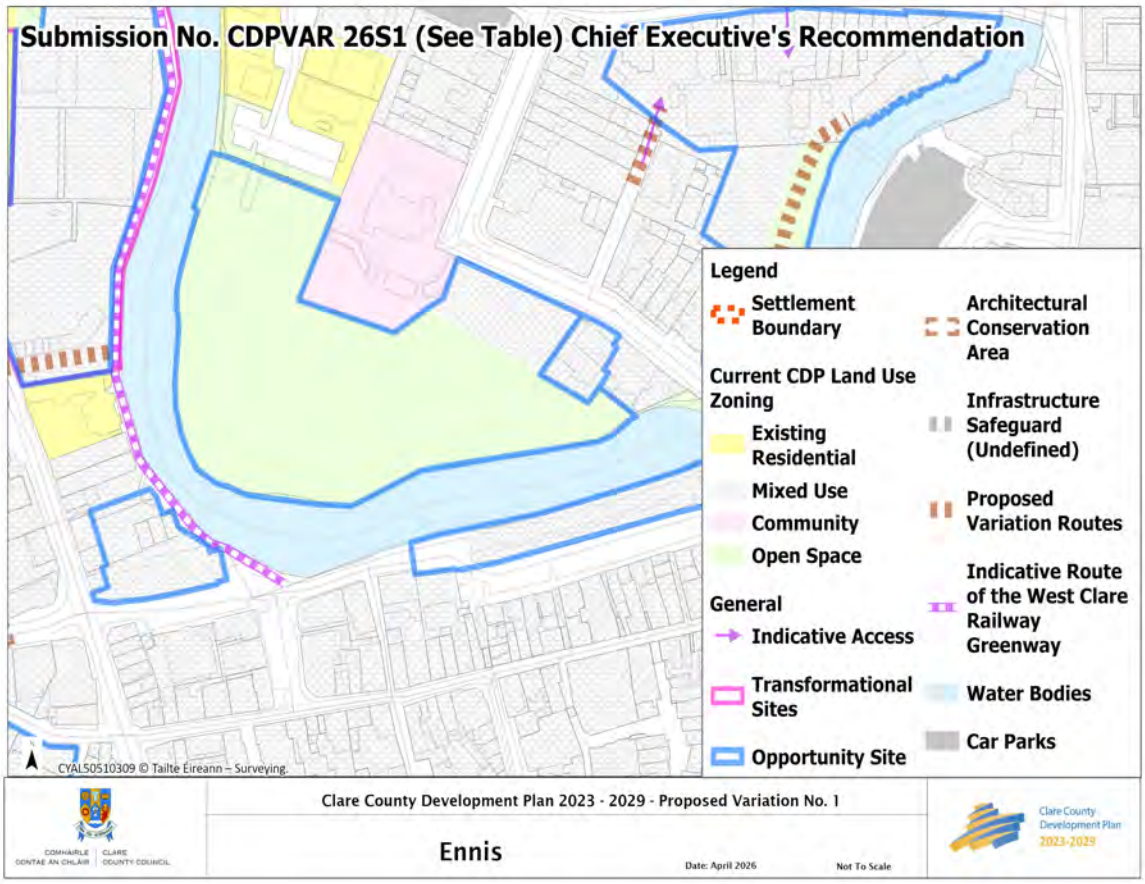
The lands adjoining the Analogue Building that fall within the Post Office Field are considered critical to the biodiversity and amenity value of the wider Post Office Field site and should remain as Open Space.

- **Amend** Map PA 3a -39b and Map PA 3a -40b to remove the 'adjoining Infill Site' from the boundary of OP4 and to include the 'adjoining Infill Site' within the boundary of OP5.

- **Amend** Ennis Town Centre map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5 and linking to OP6.

Submission No: CDPVAR 26S1-
260





Submission No: CDPVAR 26S1- 269 – Bridget Ginnity on behalf of Ennis Environmental Action Group

Summary of Issues Raised in Submission

The submission relates to the following items:

Ennis 2040 – Volume 3a(iii):

- Welcomes the decision to remove the proposed transformational projects in Abbey St. car park and Harvey's Quay car park and encourages consideration is given to overall enhance the town when car parking needs are reduced via the measures outline in the proposed Ennis Local Transport Plan.
- Encourages community engagement with regard the overall Post Office Field transformational project to create a wonderful facility for locals to have access to and to enjoy while preserving / enhancing its natural state and biodiversity.
- Welcomes Strategic Objective 2 and the associated climate adaptation measures. However, concerns held in relation to the carbon emissions from the Data Centre Transformational Project and the suggestion that comments from the recent High Court Judgement (2026 IEHC 156) are incorporated into Section 7, page 130 under 'Data Centre', namely, the following:

''The operational carbon emissions of the Data Centre Campus shall be mitigated by provision of additional renewable energy to ensure net zero emissions in alignment with the Clare Climate Action Plan''.

Ennis Local Transport Plan - Volume 3a(iv):

The submission offers its support in relation to the contents of the proposed Ennis Local Transport Plan and suggests that both Ennis Town Bus and Local Link buses should be integrated. The submissions further advises that the more frequent the buses are, the more they will be used.

Strategic Flood Risk Assessment

The submission encourages a more holistic and comprehensive assessment to take place for the next County Development Plan with more nature-based solutions to be considered such as rainwater harvesting and the potential for a new town centre in a low flood risk zone with links to the existing / old town centre provided.

Sustainable Residential Development

The submission supports sustainable developments where the car is no longer dominant and where community integration is encouraged in terms of overall design. Biodiversity should be enhanced overall, and rainwater harvesting should be used for potable water. Until Ennis has an adequate wastewater treatment system, any new development should include its own stand-alone WWTS.

Chief Executive's Response

I thank Bridget Ginnity of Ennis Environmental Action Group for her submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted to support the removal of references to the development of the Abbey Street and Parnell Street car parks within the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029, supports the contents of the Local Transport Plan, suggests proposals for future County Development Plans and measures to manage stormwater and wastewater capacity in the town and raises concern for the carbon emissions associated with the Data Centre Transformational Project in the Ennis 2040 Strategy.

As proposed, the Post Office Field, Abbey Street and Harvey's Quay Carpark sites will be removed from the Proposed Variation No. 1 of the County Development Plan.

Further, having regard to my response and recommendation associated with the Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

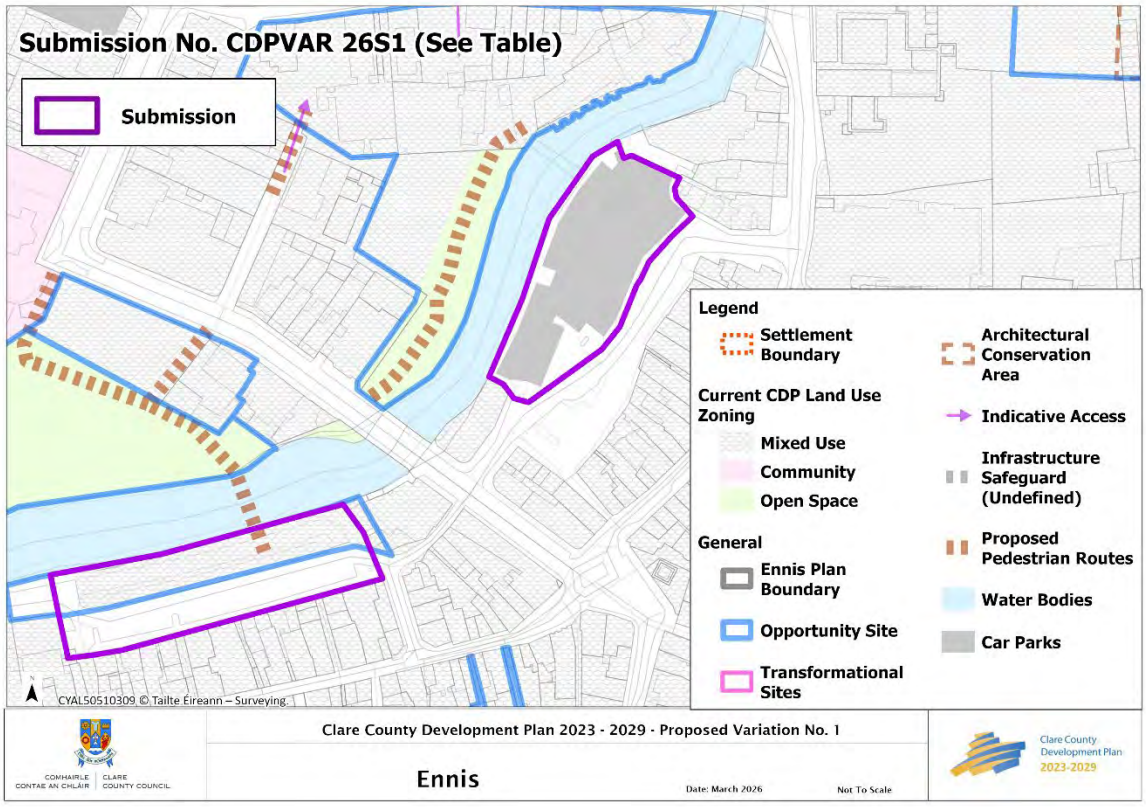
In respect of the Data Centre included within Volume 3a(iii) Ennis 2040 – Economic and Spatial Strategy, the purpose of the strategy is to set long-term strategies for Ennis which will inform and drive the economic, social and physical development of Ennis as both an investment location and a place to live. This strategy does not specify details which are managed at a project development level in line with the Clare Renewable Energy Strategy and, therefore, conditions associated with decisions made are not included in this strategy. The Clare County Development Plan 2023-2029 includes policy objective CDP6.27 requiring any Data Centre applications to include an analysis of the impacts from Green House Gas Emissions in the context of the Planning Authority's commitment to Climate Change and the Climate Action Plan.

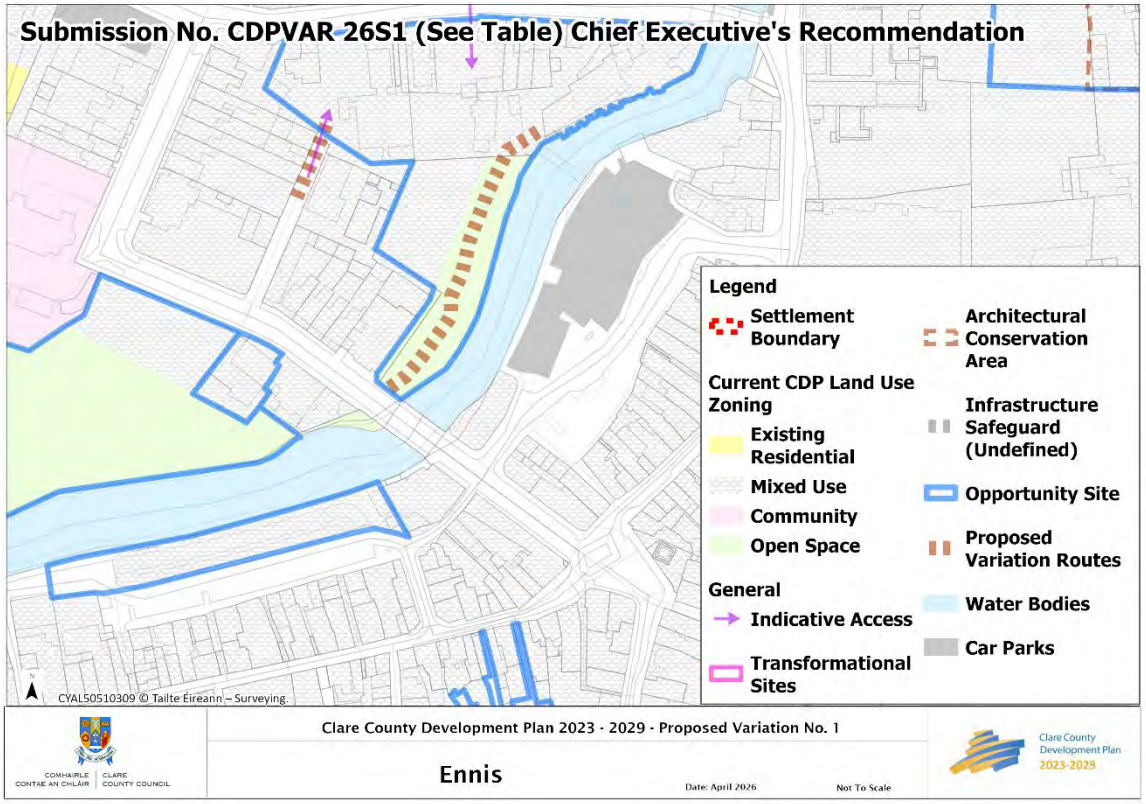
In respect of the proposed Vol 3a(iv) Ennis Local Transport Plan, the submitter's support of this plan is welcomed, and it is noted that increased frequency of bus services is highlighted as a medium-term objective in this plan, along with proposals to work with statutory bodies to deliver improved bus transport services.

In respect of the Strategic Flood Risk Assessment recommendations for the next County Development Plan, such recommendations are noted. The next County Development Plan will be subject to its own Strategic Assessments and opportunity will be available to review and make submissions on that County Development Plan during the plan making process. Further to this, while suggestions in respect of rainwater harvesting and wastewater treatment system proposals are noted, only submissions that relate to the proposed variation as published can be considered further at this point as there is no provision to include such proposals within this stage of the Variation process.

Chief Executive's Recommendation
I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is **amended** to remove the pedestrian link from the Harvey's Quay Carpark (OP6) to the Post Office Field (OP5) illustrated on the Ennis Town Centre Map in Vol 3a(i).

Submission No: CDPVAR 26S1-
269





Submission No: CDPVAR 26S1- 329 – John O'Connor, Chairperson – Retailers of Ennis

Summary of Issues Raised in Submission

The submission applauds the decision to pause plans to build on the two riverside carparks, as proposed in Variation No. 1 of the Clare County Development Plan 2023 – 2029, and further requests an inclusion in the development plan to never permit development on such sites which facilitate healthy commerce in the town. The submitter notes that their group represents the majority of businesses in Ennis and will always be available for discussions that lead to the enhancement of the town.

Chief Executive's Response

I thank John O'Connor on behalf of Retailers of Ennis for the submission and note the support for the Proposed Variation no. 1 of the Clare County Development Plan 2023-2029 as it relates to the Abbey Street and Harvey's Quay carparks in Ennis town centre. I welcome the on-going engagement with the business community of Ennis in the sustained effort to capitalise on the town's many unique attributes to ensure Ennis continues to prosper into the future.

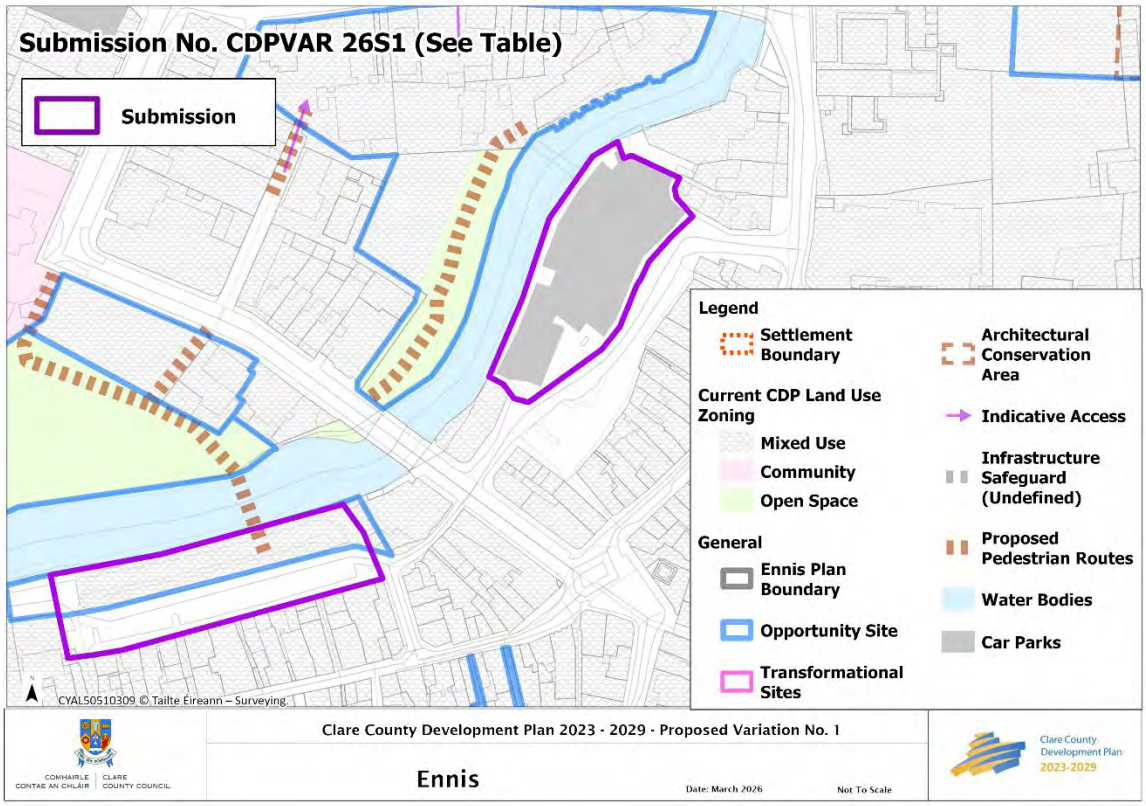
Having regard to my response and recommendation associated with the Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

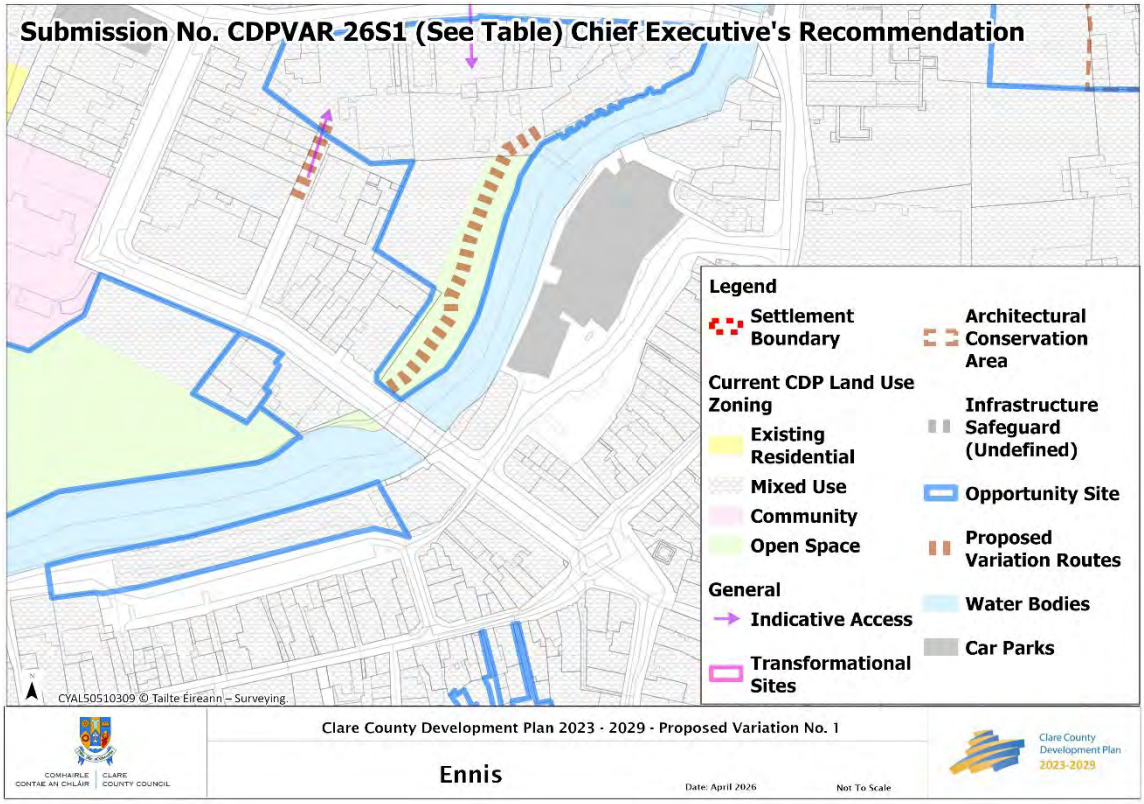
Each plan making cycle will be subject to periods of consultation and it is within that structure that further observations/submissions on the specific proposals of the plan should be set out. It is not feasible nor appropriate that policy would be included in the current plan that would bind or restrict future plans.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is **amended** to remove the pedestrian link from the Harvey's Quay Carpark (OP6) to the Post Office Field (OP5) illustrated on the Ennis Town Centre Map in Vol 3a(i).

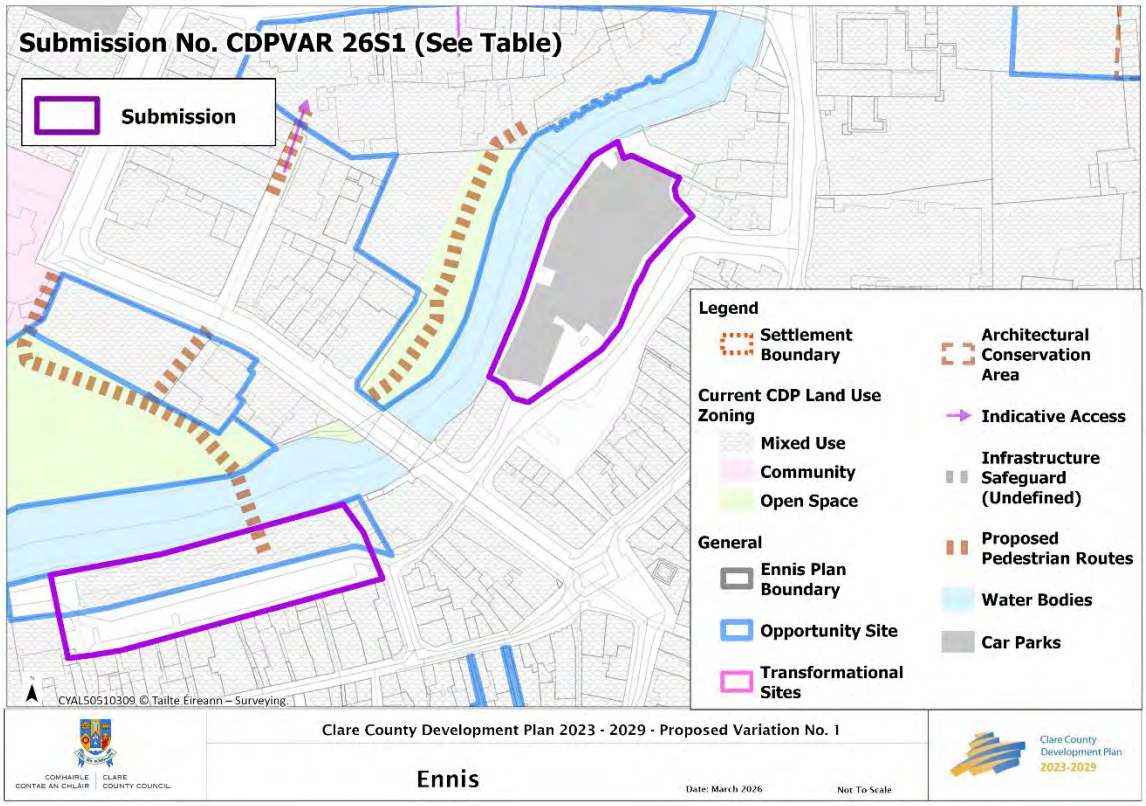
Submission No: CDPVAR 26S1-
329

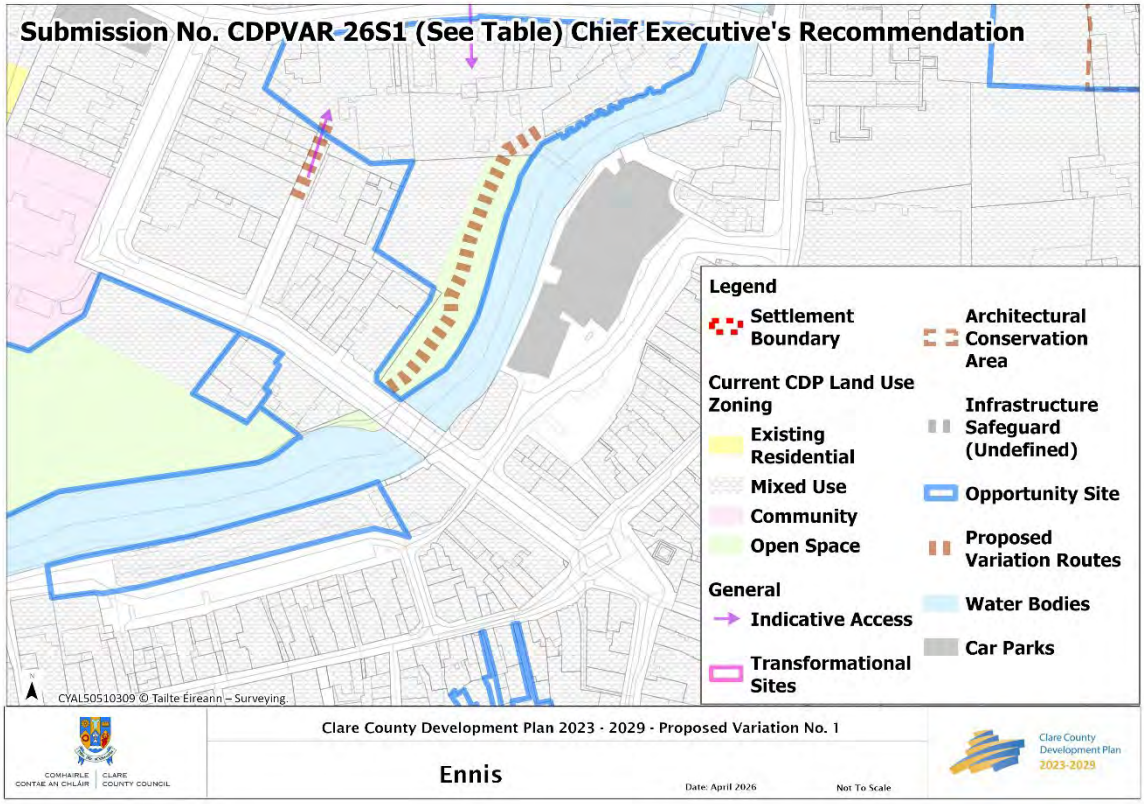




Submission No: CDPVAR 26S1- 330 – Michele Severn
Summary of Issues Raised in Submission
The submissions relate to the removal of reference to projects in Abbey Street carpark and Harvey's Quay carpark within the Ennis 2040 Transformational Plan in proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029. The submission seeks to have these key locations available for public good and to be developed to enhance the town.
Chief Executive's Response
I thank Michele Severn for her submission and note the support for the content of the Ennis 2040 Economic and Spatial Strategy included as Volume 3a(iii) of the proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029. Having regard to my response and recommendation associated with the Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.
Chief Executive's Recommendation
I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is **amended** to remove the pedestrian link from the Harvey's Quay Carpark (OP6) to the Post Office Field (OP5) illustrated on the Ennis Town Centre Map in Vol 3a(i).

Submission No: CDPVAR 26S1-
330





Submission No: CDPVAR 26S1-366 – Martin Knox
Summary of Issues Raised in Submission
The submission relates to Volume 3a(iii) Ennis 2040 – An Economic and Spatial Strategy and advises that it should be transparent and obvious to all citizens of Clare that Data Centres must be powered by additional renewables. The submission references the judgement on the Data Centre requiring that a CPPA must be entered into on the Fahybeg windfarm prior to the operation of the Data Centre and requests clarification on how this condition will be enforced.
Chief Executive's Response
I thank Martin Knox for his submission to the Proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which relate to the inclusion of the Data Centre into Volume 3a(iii) Ennis 2040 – An Economic and Spatial Strategy of the proposed Variation No. 1, and how the conditions associated with the development and the Fahybeg windfarm development will be enforced, have been noted. The purpose of the Ennis 2040 Economic and Spatial Strategy is to set long-term strategies for Ennis which will inform and drive the economic, social and physical development of Ennis as both an investment location and a place to live. In relation to the query regarding the enforcement of planning conditions, it should be noted that The Ennis 2040 Economic and Spatial Strategy does not outline planning conditions associated with planning decisions made or how they to be managed.
Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-391 – Tommy Guilfoyle

Summary of Issues Raised in Submission

The submission supports the proposed Vol 3a(iii) and 3a(iv) of the proposed Variation No. 1 of the County Development Plan which removes all references to proposed development of the Ennis Post Office Field from the Ennis 2040 Strategy and the Drafty Ennis Local Transport Plan, which is essential to ensuring the Ennis Post Office Field is recognised as a floodplain, a biodiversity asset and a central green space for major ecological and community value.

The submission supports the proposed deletion of all Transformation Site proposals relating to the Post Office Field provisions in Vol 3a(i) the Ennis and Clarecastle Settlement Plan of the proposed Variation No. 1, and supports amendments PA 3a -42a, -42b, -42c and -42d, which remove all references to raised boardwalks, pedestrian bridges, footbridges, related infrastructure across or alongside the River Fergus, similar interventions and potential development as outlined in OP5. The deletions should ensure no built development or intrusive infrastructure is proposed within the Post Office Field.

The submission objects, and requests amendments, to the wording associated with Opportunity Sites OP4 and OP5 as set out in Volume 3a(i) Ennis and Clarecastle Settlement Plan, including objecting to any proposals for development on the 'adjoining Infill Site' – the undeveloped portion of land at the top of the Post Office Field located between the Analogue Building and the Church of Ireland on Bank Place, which is very important for biodiversity, natural flood management and visual character and heritage views from Bindon Street and Bank Place.

The submission requests the removal of all written references to 'adjoining Infill Site', including to any development on the 'Infill Site' and within the title of 'OP4 Analogue Building and adjoining Infill Site, Bank Place', within the wording of proposed amendments PA 3a -42a, -42b and -42c.

The submission also requests the maps associated with amendments PA 3a -39b and PA 3a -40b to remove reference to the 'adjoining Infill Site' from the boundary of OP4 and include the area within OP5, which would reflect the reality that the 'infill site' is part of the same ecological and hydrological unit as the wider Post Office Field.
The submission requests the amendment of the map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove the 'proposed pedestrian route' from the map within OP5, as it implies development or intervention within a sensitive floodplain and nature reserve area.

The submission requests that no development proposals on the Post Office Field, including the adjoining 'Infill Site' are included in the final documents of the proposed Variation No. 1 and considers the Post Office Field is widely recognised as the last central greenspace in Ennis, a vital floodplain protecting the town, a biodiversity refuge and a cherished natural landscape; and rather than building on it, we should embrace sustainable alternatives such as reusing the Analogue Building as a biodiversity education centre, visitor and heritage hub, a green enterprise incubator or a nature-based tourism attraction which would deliver economic, educational, and environmental benefits without compromising the Field, which many regard as the 'Lung of Ennis'.

Chief Executive's Response

I thank Cllr. Tommy Guilfoyle for his submission on the Ennis Post Office Field Transformational Site and the adjoining Infill Site. I note that the proposal to omit the Post Office Field Transformational Site from the Ennis 2040 Strategy and Draft Ennis Local Transport Plan is welcomed and note the further requests for the removal of the 'adjoining Infill Site' on Bank Place from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

In respect of the requests to omit the adjoining infill site at Bank Place from the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, having regard to the location of the subject site with no defined or discernible boundary between the Post Office Field and the 'adjoining Infill Site', in the interests of the environmental protection of the overall Post Office Field lands, the development of the 'adjoining Infill Site' shall be omitted from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

Further, having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the adjacent OP6 site, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

In respect of the suggested uses for the Analogue Building adjoining the 'Infill Site', the use of such building does not form part of this Proposed Variation and is, therefore, not considered further at this time.

Chief Executive's Recommendation

I recommend the following:

- No change to Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan, as proposed.

- **Amend** Vol 3a(i) Ennis and Clarecastle Settlement Plans – to delete text relating to 'adjoining infill site' in OP4:
    - Amend PA 3a -42a
        - OP4 Analogue Building ~~adjoining Infill Site~~, Bank Place
        - OP5 The Post Office Field
        - OP6 Riverside, Parnell Street Carpark

    - Amend PA 3a -42b – which is to amend OP4 Analogue Building and 'adjoining Infill Site', Bank Place

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 2, Page 95

The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. It is important to ensure that a ~~physical and~~ visual link is maintained between Bank Place and the Post Office Field.

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 3, Page 96 / 97 Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field ~~and its potential development, as outlined in OP5 below~~, is not compromised and is, where possible, enhanced.

- **Amend** PA 3a -42c

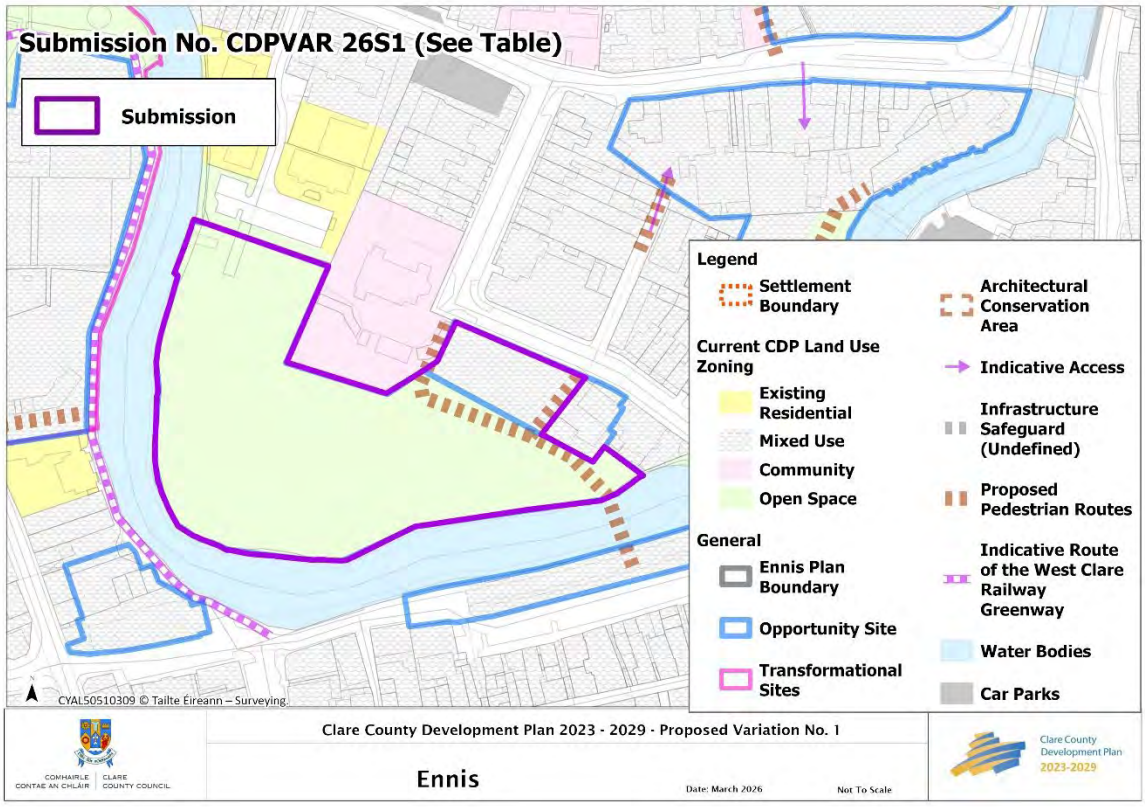
OP5 The Post Office Field, Paragraph 5, Page 96 (final paragraph):
… The potential redevelopment of the adjoining site on Bank Place (Analogue Building ~~and adjoining infill site~~ OP4) and Woodquay (Riverside~~, Parnell Street Carpark~~) offers an exciting opportunity to enhance the town centre with a vibrant, welcoming social amenity space.

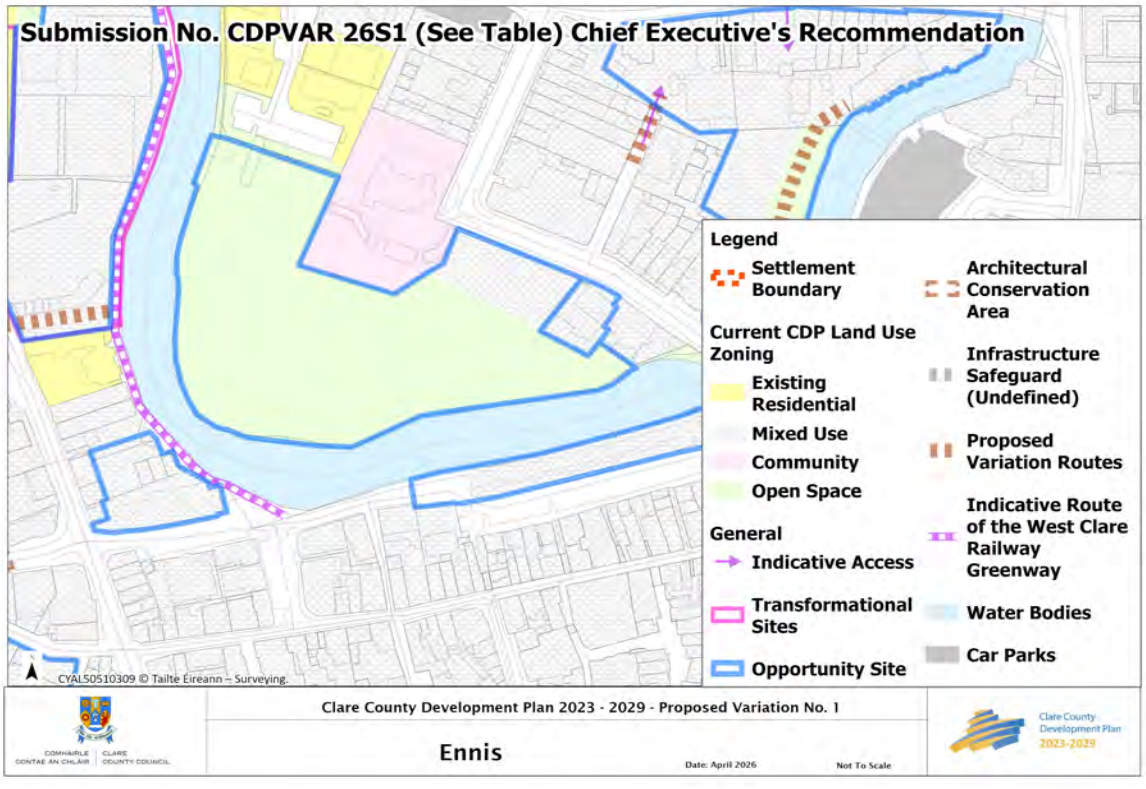
The lands adjoining the Analogue Building that fall within the Post Office Field are considered critical to the biodiversity and amenity value of the wider Post Office Field site and should remain as Open Space.

- **Amend** Map PA 3a -39b and Map PA 3a -40b to remove the 'adjoining Infill Site' from the boundary of OP4 and to include the 'adjoining Infill Site' within the boundary of OP5.

- **Amend** Ennis Town Centre map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5 and linking to OP6.

Submission No: CDPVAR 26S1-
391 – Cllr. Tommy Guilfoyle





Submission No: CDPVAR 26S1-395 – Keeley Guilfoyle

Summary of Issues Raised in Submission

The submission supports the proposed Vol 3a(iii) and 3a(iv) of the proposed Variation No. 1 of the County Development Plan which removes all references to proposed development of the Ennis Post Office Field from the Ennis 2040 Strategy and the Drafty Ennis Local Transport Plan, which is essential to ensuring the Ennis Post Office Field is recognised as a floodplain, a biodiversity asset and a central green space for major ecological and community value.

The submission supports the proposed deletion of all Transformation Site proposals relating to the Post Office Field provisions in Vol 3a(i) the Ennis and Clarecastle Settlement Plan of the proposed Variation No. 1, and supports amendments PA 3a -42a, -42b, -42c and -42d, which remove all references to raised boardwalks, pedestrian bridges, footbridges, and other intrusive infrastructure to ensure no built development is proposed within the sensitive floodplain.

The submission objects to any wording on OP4 and OP5 that implies development of the 'adjoining Infill Site', the upper portion of the Post Office Field, between the Analogue Building and the Church of Ireland, which is integral to biodiversity, natural flood management and visual character and heritage views from Bindon Street and Bank Place.

The submission requests the removal of all written references to 'adjoining Infill Site' from PA 3a -42b and -42c and remove the phrase from the title of OP4 in PA 3a -42a and -42b.

The submission also requests the maps associated with amendments PA 3a -39b and PA 3a -40b to remove reference to the 'adjoining Infill Site' from the boundary of OP4 and include the area within OP5, which would reflect the reality that the 'infill site' is part of the same ecological and hydrological unit as the wider Post Office Field. The submission requests the amendment of the map on page 34 to remove the 'proposed pedestrian route' from the map within OP5, as it implies development or intervention within a sensitive floodplain and nature reserve area.

The submission requests that no development proposals of any kind on the Post Office Field, including the 'adjoining Infill Site' are included in the adopted Variation No. 1 and considers the Post Office Field is widely recognised as the last central greenspace in Ennis, a vital floodplain, a biodiversity refuge and a cherished natural landscape. A sustainable alternative such as reusing the Analogue Building as a biodiversity education centre, visitor hub, a green enterprise space or a nature-based tourism facility would deliver economic and community benefits without compromising the Field, which many regard as the 'Lung of Ennis'.

Chief Executive's Response

I thank Keeley Guilfoyle for her submission on the Ennis Post Office Field Transformational Site and the adjoining Infill Site. I note that the proposal to omit the Post Office Field Transformational Site from the Ennis 2040 Strategy and Draft Ennis Local Transport Plan is welcomed and note the further requests for the removal of the 'adjoining Infill Site' on Bank Place from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

In respect of the requests to omit the adjoining infill site at Bank Place from the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, having regard to the location of the subject site with no defined or discernible boundary between the Post Office Field and the 'adjoining Infill Site', in the interests of the environmental protection of the overall Post Office Field lands, the development of the 'adjoining Infill Site' shall be omitted from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

In respect of the suggested uses for the Analogue Building adjoining the 'Infill Site', the use of such building does not form part of this Variation and is, therefore, not considered further at this time.

Chief Executive's Recommendation

I recommend the following:

- No change to Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan, as proposed.

- **Amend** Vol 3a(i) Ennis and Clarecastle Settlement Plans – to delete text relating to 'adjoining infill site' in OP4:
    - Amend PA 3a -42a
        - OP4 Analogue Building ~~adjoining Infill Site~~, Bank Place
        - OP5 The Post Office Field
        - OP6 Riverside, Parnell Street Carpark

    - Amend PA 3a -42b – which is to amend OP4 Analogue Building and 'adjoining Infill Site', Bank Place

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 2, Page 95
The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. It is important to ensure that a ~~physical and~~ visual link is maintained between Bank Place and the Post Office Field.

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 3, Page 96 / 97
Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field ~~and its potential development, as outlined in OP5 below~~, is not compromised and is, where possible, enhanced.

- **Amend** PA 3a -42c

OP5 The Post Office Field, Paragraph 5, Page 96 (final paragraph):

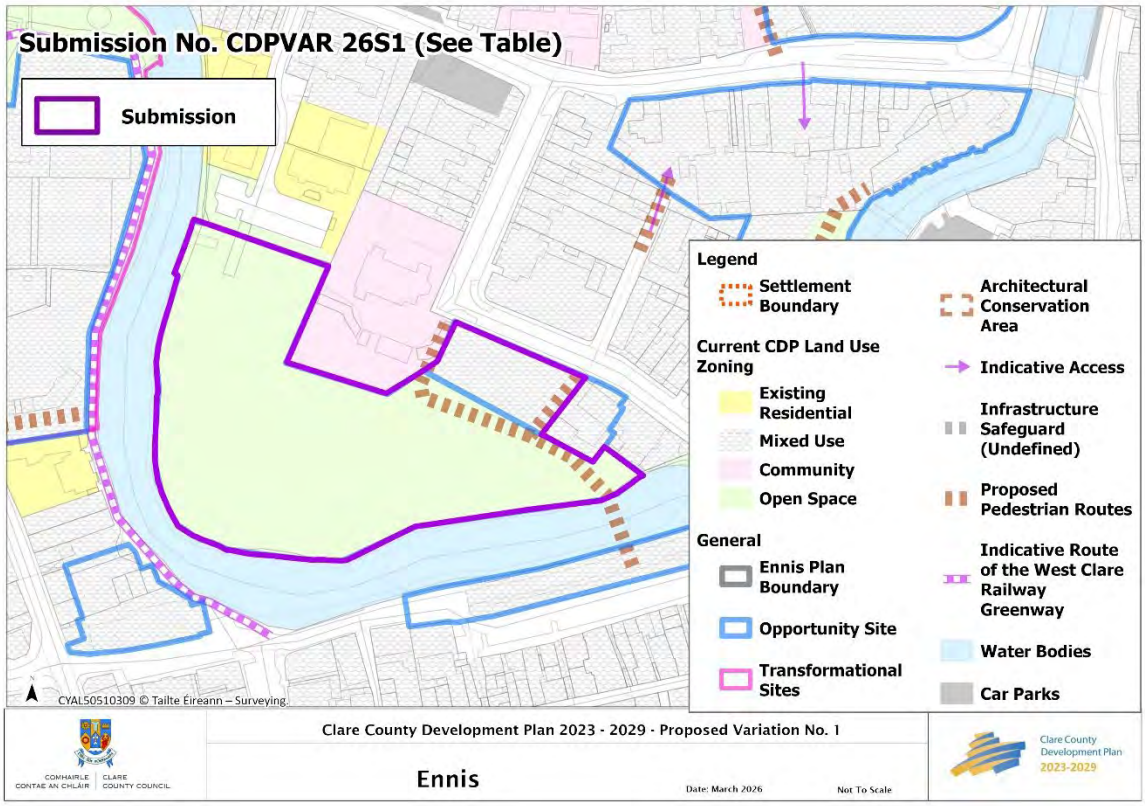
… The potential redevelopment of the adjoining site on Bank Place (Analogue Building ~~and adjoining infill site~~ OP4) and Woodquay (Riverside~~, Parnell Street Carpark~~) offers an exciting opportunity to enhance the town centre with a vibrant, welcoming social amenity space.

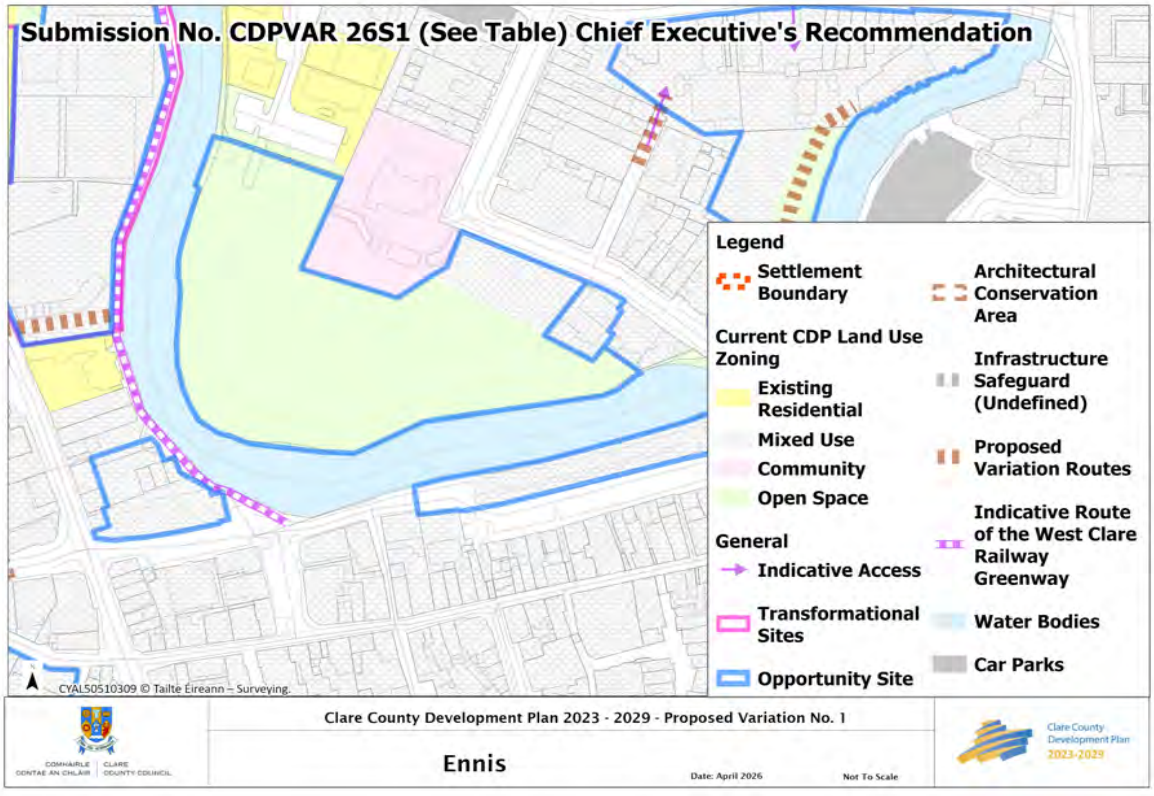
The lands adjoining the Analogue Building that fall within the Post Office Field are considered critical to the biodiversity and amenity value of the wider Post Office Field site and should remain as Open Space.

- **Amend** Map PA 3a -39b and Map PA 3a -40b to remove the 'adjoining Infill Site' from the boundary of OP4 and to include the 'adjoining Infill Site' within the boundary of OP5.

- **Amend** Ennis Town Centre map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5 and linking to OP6.

Submission No: CDPVAR 26S1-
395 – Keeley Guilfoyle





Submission No: CDPVAR 26S1- 409 – Olaf Kanigowski-drywa

Summary of Issues Raised in Submission

The submissions relate to the removal of all references to development proposals to build on Abbey Street and Parnell Street public carparks in proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

The submission highlights that while the removal of these sites may be a response to public opposition, the submitter suggests that such opposition is linked primarily to existing parking constraints in the town centre, which it is stated may be alleviated once recently introduced bus services become established.

The submission emphasises the ongoing need for housing delivery, particularly higher-density residential development in the town centre, in the context of the current housing crisis. The submitter sets out that plans for centrally located, dense residential developments should not be discarded and that consideration should be given to reinstating these proposals, potentially following further public engagement once transport measures are operational.

Chief Executive's Response

I thank Olaf Kanigowski-drywa for his submission to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

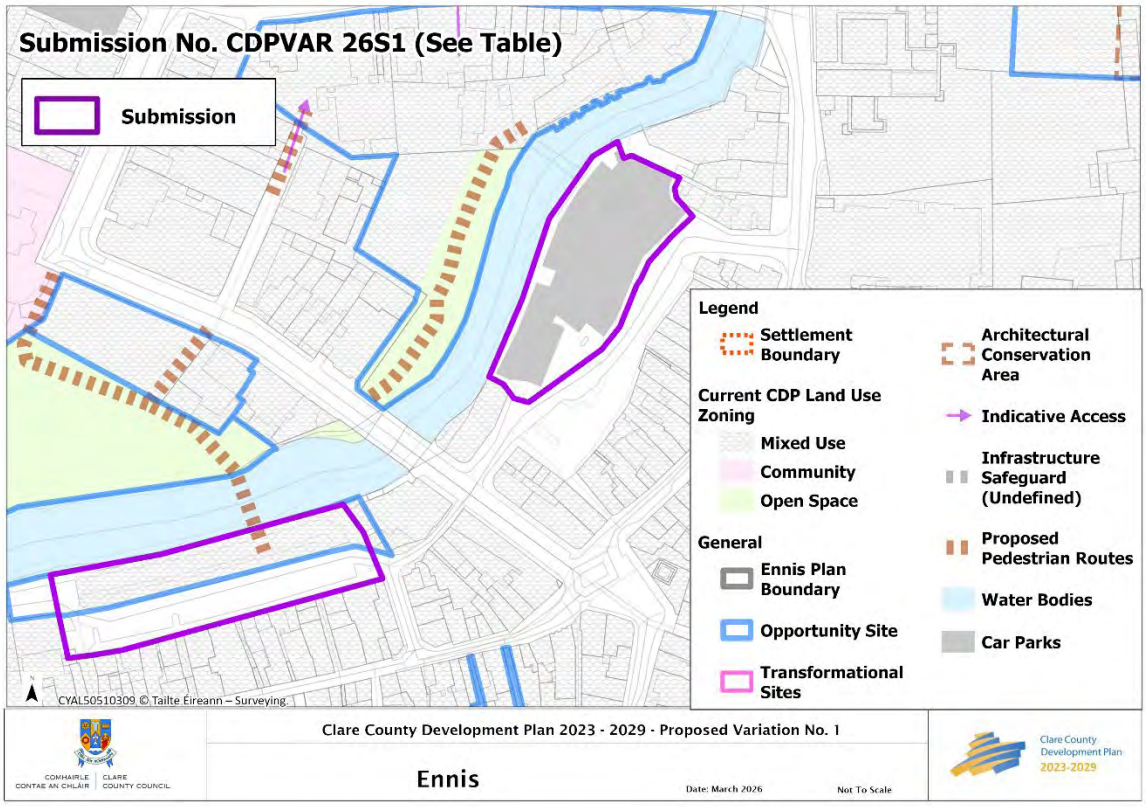
The plans to remove the Abbey Street and Parnell Street public carparks within the proposed Variation No. 1 of the Clare County Development Plan 2023-2029 have been made following public engagement. In future plan making cycles there will be opportunities for the public to engage on any future site proposals.

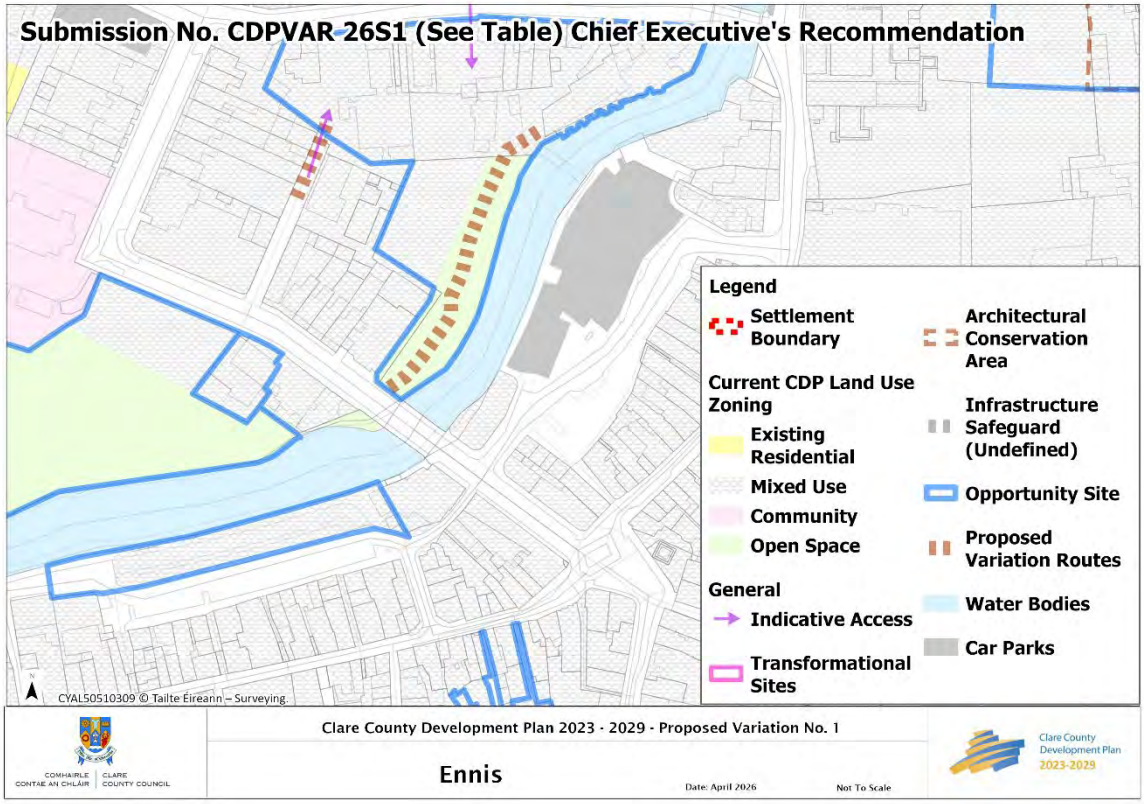
Further, having regard to my response and recommendation associated with the Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is **amended** to remove the pedestrian link from the Harvey's Quay Carpark (OP6) to the Post Office Field (OP5) illustrated on the Ennis Town Centre Map in Vol 3a(i).

Submission No: CDPVAR 26S1-
409





Submission No: CDPVAR 26S1- 430 – Cllr. Tommy Guilfoyle

Summary of Issues Raised in Submission

The submission relates to the removal of plans to build on the Abbey Street and Harvey's Quay (Parnell Street) Carparks public /Civic Spaces, as proposed in Vol 3a(I) 'Ennis and Clarecastle Settlement Plan', Vol 3a(iii) 'Ennis 2040 - Economic and Spatial Strategy' and Vol 3a(iv) 'Ennis Local Transport Plan' of Variation No. 1 of the Clare County Development Plan 2023 – 2029, and further supports the amendments outlined in Vol 3a(i) – Ennis and Clarecastle Settlement Plan, namely PA 3a-38, PA 3a-38a, PA 3a-38b, PA 3a-39, PA 3a-39a, PA 3a-39b, PA 3a-40, PA 3a-40a and PA 3a-40b, PA 3a-41, PA 3a-41a, PA 3a-42, PA 3a-42a.

The submission highlights that these spaces provide 24/7 car parking along with being public spaces where important civic events have been held safely and successfully, and the loss of these spaces without any replacement or additional car parking does not appear to align with proper planning and development.

The submission requests that no development proposals for either Abbey Street or Parnell Street Carparks/civic spaces are included in the Chief Executives report to Councillors on submissions to Variation No. 1 for their consideration prior to the adoption of the Variation.

Chief Executive's Response

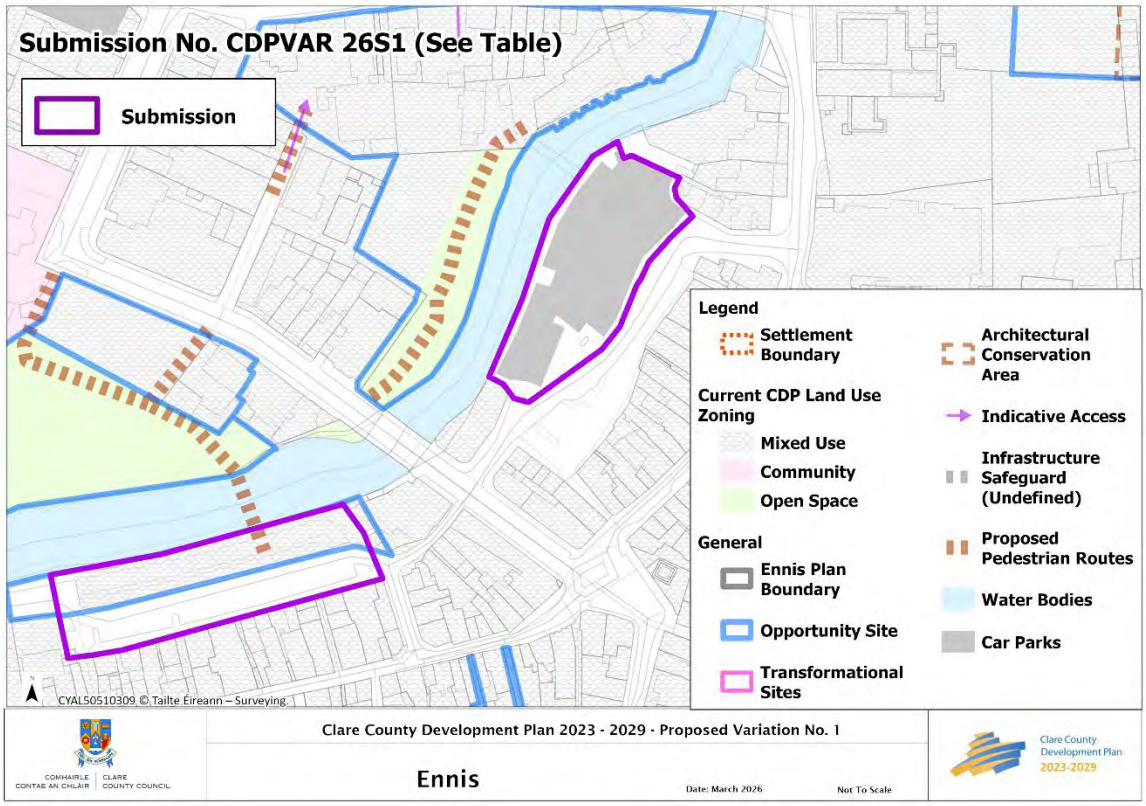
I thank Cllr. Tommy Guilfoyle for his submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted to support the removal of references to the development of the Abbey Street and Harvey's Quay (Parnell Street) car parks within the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

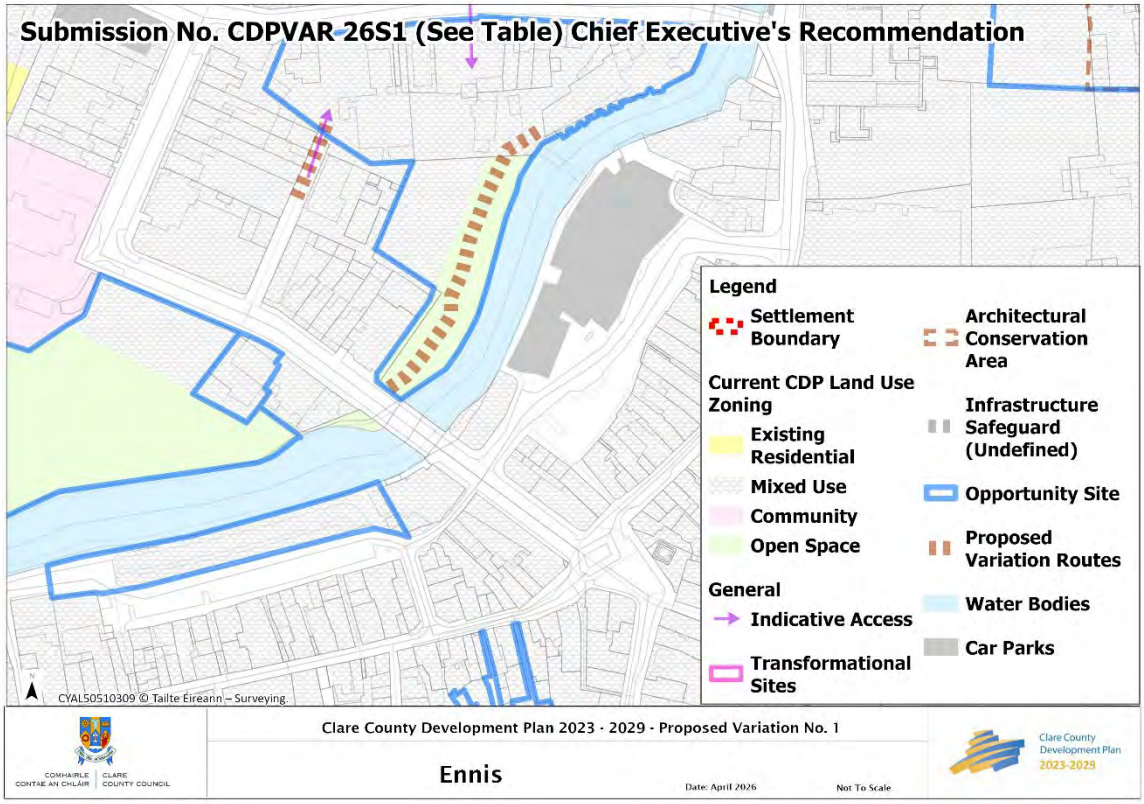
Having regard to my response and recommendation associated with the Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is **amended** to remove the pedestrian link from the Harvey's Quay Carpark (OP6) to the Post Office Field (OP5) illustrated on the Ennis Town Centre Map in Vol 3a(i).

Submission No: CDPVAR 26S1-
430





Submission No: CDPVAR 26S1- 433 – Raymond Conway

Summary of Issues Raised in Submission

The submission relates to the removal of plans to build on the Abbey Street and Harvey's Quay (Parnell Street) Carparks public /Civic Spaces, as proposed in Vol 3a(iii) 'Ennis 2040 - Economic and Spatial Strategy'. The submission highlights that these sites constitute essential civic infrastructure which serve a critical function in maintaining accessibility to the town centre and support the economic vitality of local businesses, as well as the daily needs of residents and visitors, and that their redevelopment would diminish the amenity, functionality and overall character of the town centre as well as removing valuable civic spaces for community events. The development of these spaces would be contrary to the stated objectives of sustainable and inclusive urban development and the submission requests that any and all proposals to develop on any portion of the Abbey Street and Parnell Street/Harvey's Quay carparks be omitted from the final documentation associated with the Proposed Variation No. 1.

Chief Executive's Response

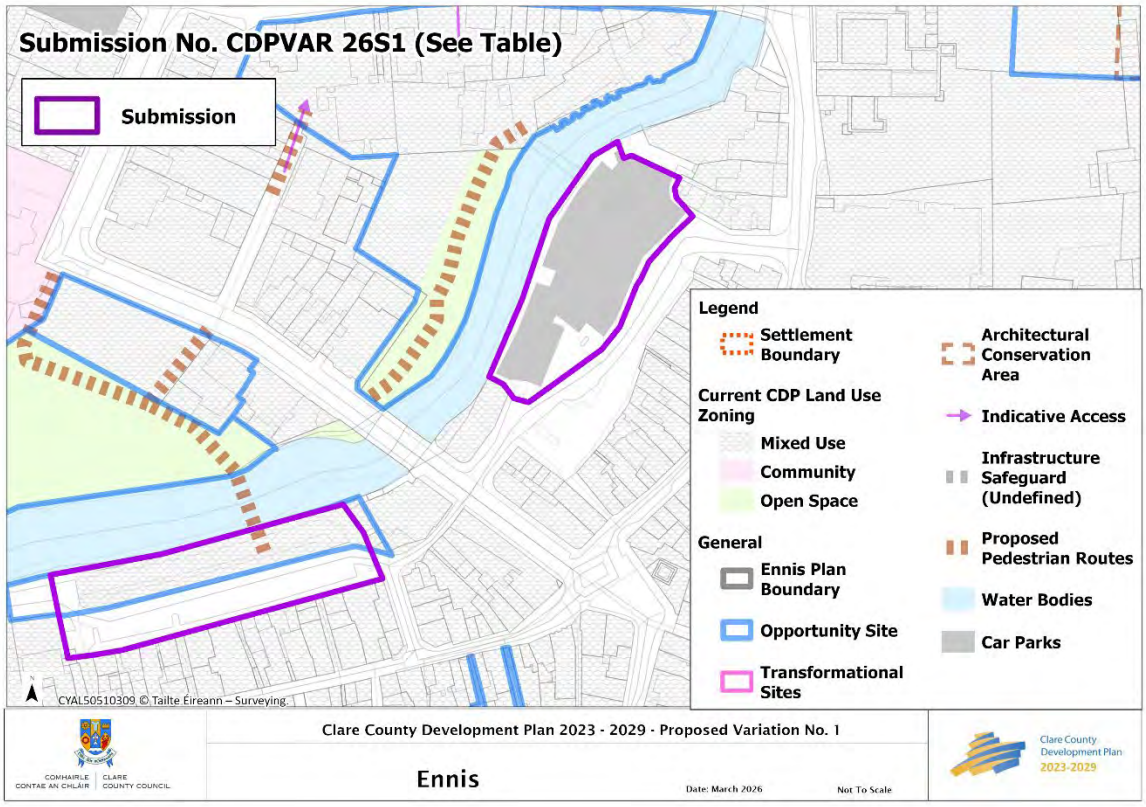
I thank Raymond Conway for his submission to the Proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted to support the removal of references to the development of the Abbey Street and Harvey's Quay (Parnell Street) car parks within the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

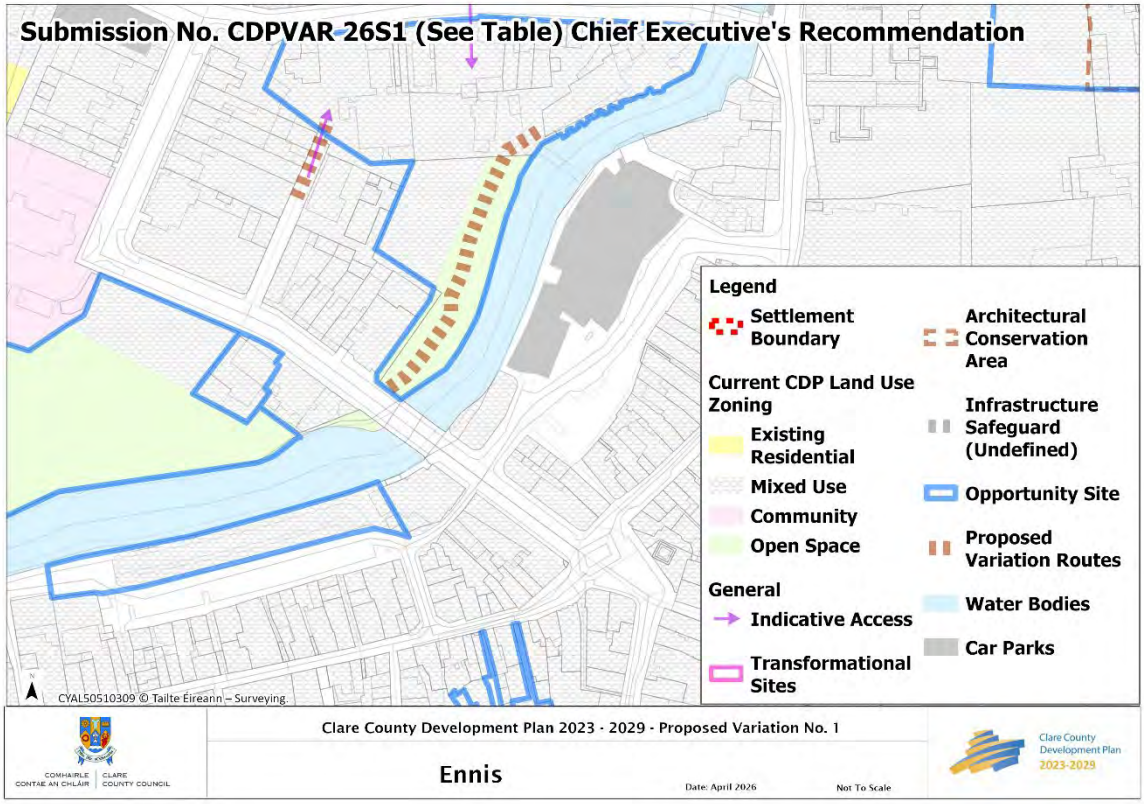
Having regard to my response and recommendation associated with the Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is **amended** to remove the pedestrian link from the Harvey's Quay Carpark (OP6) to the Post Office Field (OP5) illustrated on the Ennis Town Centre Map in Vol 3a(i).

Submission No: CDPVAR 26S1-
433





Submission No: CDPVAR 26S1-446 – Billy O'Shea

Summary of Issues Raised in Submission

The submission relates to the Data Centre in the north-east of Ennis, as included in the Ennis 2040 – Economic and Spatial Strategy, and recommends that a Green Energy Park which co-locates large energy users such as data centres with renewable energy generation matching demand should be a requirement of any sustainable Economic and Spatial Strategy, which would keep track with the latest trajectory and developments on data centres nationally and internationally. The submission sets out that all possible means to ensure the proposed strategy is fulfilled should be pursued for the proposed Art Data Centre development and the manner in which the judicial review proceedings (in terms of adherence to the conditions of planning) are to be met in the interests of the economy and environment are requested to be clarified.

Chief Executive's Response

I thank Billy O'Shea for his submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which relate to the inclusion of the Data Centre into Volume 3a(iii) Ennis 2040 – An Economic and Spatial Strategy of the proposed Variation No. 1, and recommends a Green Energy Park co-locating energy users with renewable energy generation be included in the strategy. I note the details regarding the co-location of significant energy users with green energy production however details of such an enterprise falls outside the scope of the current Proposed Variation process as published. However, I note that the concept of co-location of large energy users and green energy production in terms of attracting future economic development has formed part of the Shannon Estuary Taskforce Economic Report and which should assist in informing the review of the Clare County Development Plan.

The purpose of the Ennis 2040 Economic and Spatial Strategy is to set long-term strategies for Ennis which will inform and drive the economic, social and physical development of Ennis as both an investment location and a place to live. This strategy does not specify details which are managed at a project development level and therefore, conditions associated with decisions made are not included in this strategy.

Chief Executive's Recommendation

I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1- 502 – Johnny Flynn

Summary of Issues Raised in Submission

The submission sets out observations on various elements of the proposed Variation No. 1 of the Clare County Development Plan 2023-2029. The submission highlights support for the removal of all references to development proposals to build on Abbey Street and Harvey's Quay Car Parks in the proposed Vol 3a(iii) Ennis 2040 – Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan of the proposed Variation No. 1, having regard to the riverside car parks which hold 200 public parking spaces with infrastructure to hold civic events for economic, social and cultural vitality in Ennis town. The submission requests the Ennis 2040 DAC is disbanded and the responsibility and authority for development of Ennis revert to the Elected Members, the Municipal District and the Local Authority Executive.

In relation to Vol 3a(i) Ennis and Clarecastle Settlement Plan, the submission supports the proposed amendments to remove the Abbey Street and Parnell Street Carparks as Transitional Sites from PA3a-41, PA3a-41a, PA3a-42, PA3a-42a, PA3a-38, PA3a-38a, PA3a- PA3a-38b, PA3a-39, PA3a-39a, PA3a-39b, PA3a-40, PA3a-40a, PA3a-40b.

In respect of Flood Risk due to inappropriate zoning, the submission requests:

- Removal of PA3a-23a relating to Site R39 and the rezoning of the lands as green area or buffer space across the full site;
- Protection of the current undeveloped lands along the banks of the Fergus Minor (Corrovorrin River) from any future development having regard to its ecological, biodiversity, hydrological and community value;
- Maintenance of the current green/buffer zoning of lands along the middle section of the Fergus Minor (Corrovorrin River) from the Fioruisce Estate to the bridge at the Tulla Road is requested, to ensure this area remains undeveloped, as these lands are within an undefended flood zone A risk area and a biodiversity and riparian corridor.

The submission references the Climate Action Plan and its climate change risk assessment in respect of flooding in the county, which indicates the future flooding hazard projections from climate change.

In respect of Vol 3a(iv) Ennis Local Transport Plan, the submission sets out objection to any future physical restriction/change of layout of the Hospital roundabout at the Gort Road Shopping Centre and requests new wording within the amendments to the Hospital roundabout as follows:

- At page 116, Vol 3a(iv), wording to state:

Option Ref "L2 Gort Road Highfield Park" – upgrade junction to maintain the current access & exit to Gort Road Shopping Centre and provide safe pedestrian and cycling movements.

- At S6.5.2 of Vol 3a(iv), wording to state:

"Whilst maintaining the current access & exit to Gort Road Shopping Centre, efficient emergency vehicles usage, a revised junction design enabling layout for safe pedestrian and cycling

movements will be considered following detailed modelling. In order to address impacts on traffic flow and congestion, modelling assessment will include all roads (public and Shopping Centre) currently using the Hospital Roundabout."

Chief Executive's Response

I thank Johnny Flynn for his submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted in respect of the removal of the Abbey Street and Harvey's Quay Carparks from Vol 3a(iii) Ennis 2040 strategy and Vol 3a(i) Ennis and Clarecastle Settlement Plans, the removal of Site R39 from Vol 3a(i) Ennis and Clarecastle Settlement Plans, protection of lands from development and zoning along Fergus Minor River and revised wording relating to the Gort Road Hospital Roundabout in Vol 3a(iv) Ennis Local Transport Plan.

The contents of the submission are noted in respect of the proposals to omit the Abbey Street and Harvey's Quay Carparks from the proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Further, having regard to my response and recommendation associated with the Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

In respect of the zoning requests along the Fergus Minor River, while such are noted, only submissions that relate to the proposed variation as published can be considered. There is no provision to include new lands or amend existing zonings at this stage in the Variation process.
In response to the request to omit R39 from Vol 3a(i), I note the findings of the Strategic Flood Risk Assessment prepared by JBA on behalf of Clare County Council and in particular their determination with regards to the Flood Risk assessment prepared as part of Planning Application P.23/25 for which they conclude that flood risk may not be a significant constraint on the lands. Taking the ecological constraints as outlined above into consideration it is considered premature to zone these lands for residential development until such time as the gaps in key baseline data are established together with a complete hydrological and hydraulic study of the site are completed given the doubt surrounding the potential flood risk. As part of the Flood Risk Assessment submitted in support of Planning Application P.23-25 the downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The Inspector (as part of the appeal to ACP) found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk. It is my recommendation that until such time as a ground condition survey is undertaken and a definitive conclusion reached in terms of where any potential flood risk may impact (either on the rugby grounds or the site itself) in terms of the culvert capacity that this site should remain as Strategic Residential Reserve.

In response to the request to amend the wording associated with the Hospital Roundabout at the

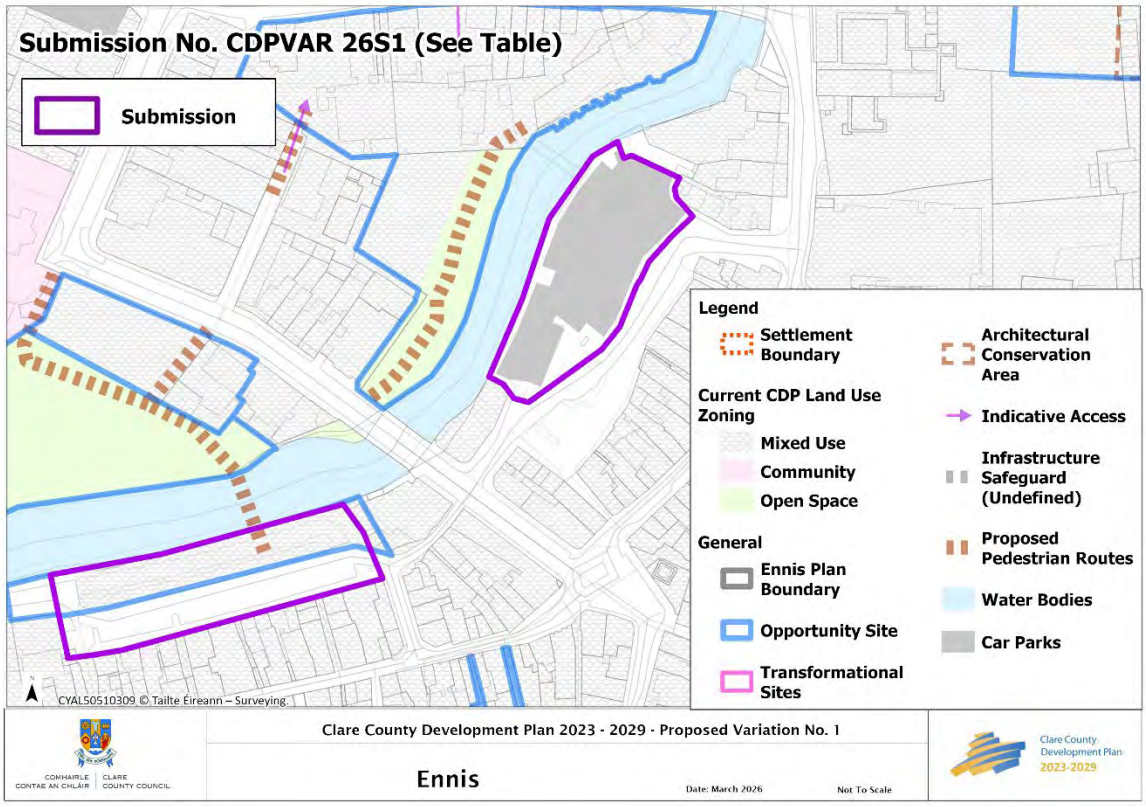
Gort Road Neighbourhood Centre within Vol3a(iv) Ennis Local Transport Plan identified a need to provide for safe pedestrian and cycling movements at the junction, and the potential to enable more efficient bus movements through the junction in the future. Since the development of the Hospital Roundabout, the population of Ennis has grown significantly and is forecast to continue to grow. In addition, regulation and guidelines for the safe design of junctions has changed. Recognising the concerns raised during a previous public consultation process including businesses, any mention of what the revised junction design would look like was removed from the plan that was put on display as part of this proposed variation. It is intended that any future project will include the full section of road from Ivy Hill/Gort Road junction to the Hospital roundabout and consideration of all possible options in terms of road layout will take place at that time.

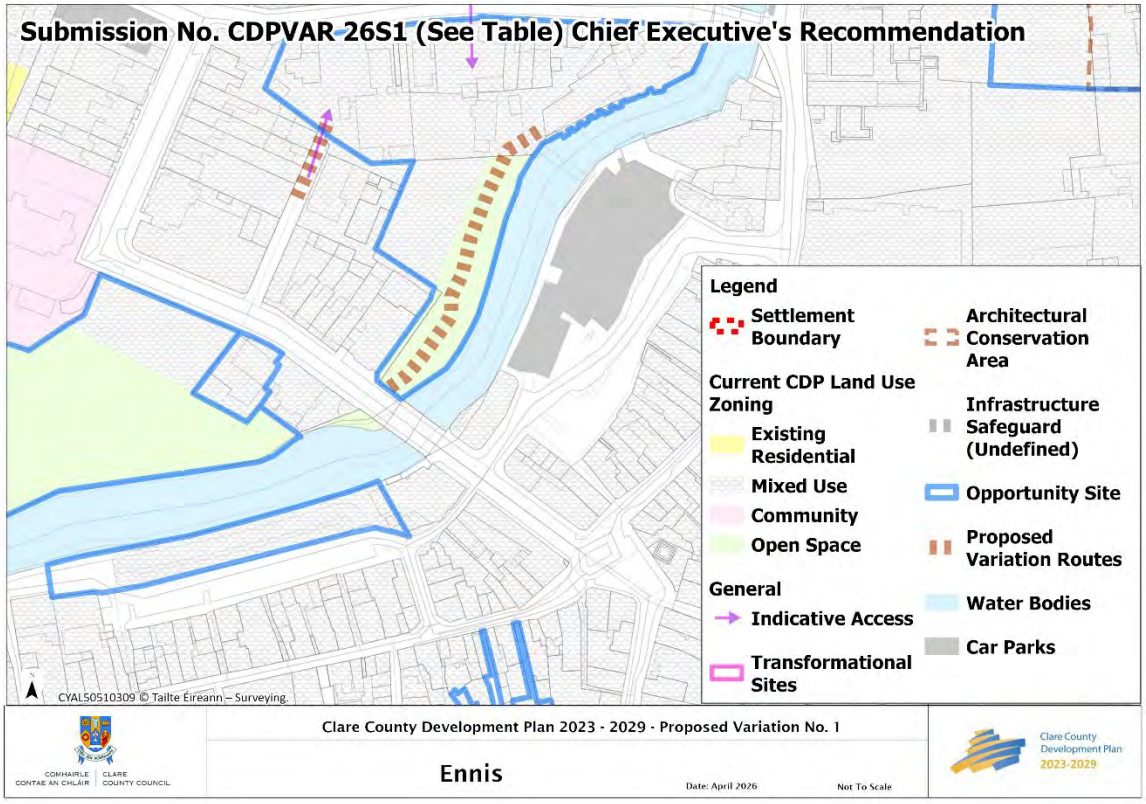
Chief Executive's Recommendation

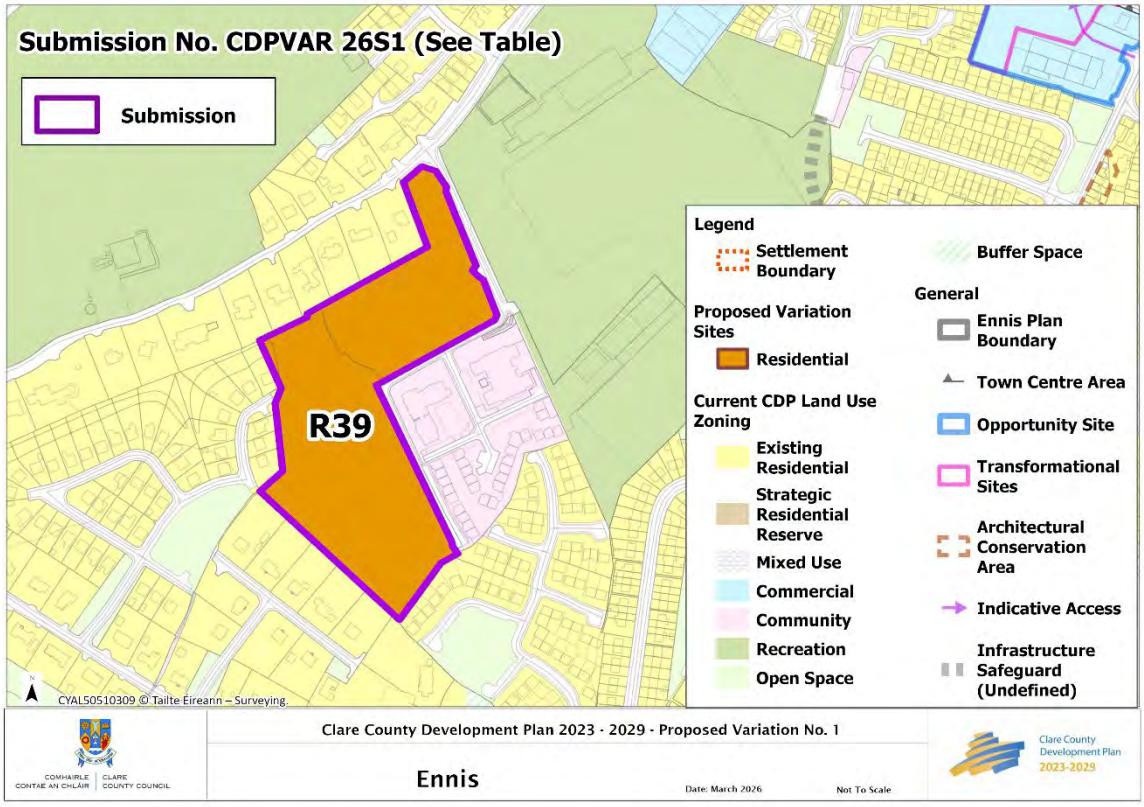
I recommend the following

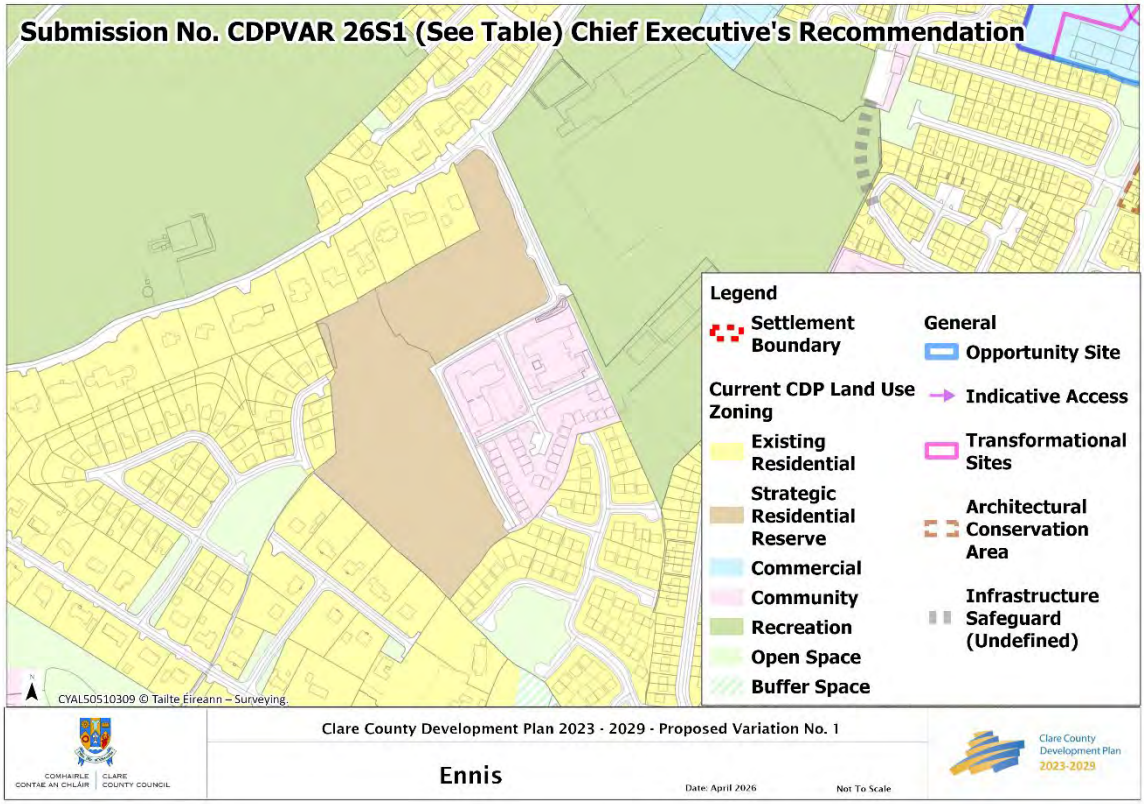
1. I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is **amended** to remove the pedestrian link from the Harvey's Quay Carpark (OP6) to the Post Office Field (OP5) illustrated on the Ennis Town Centre Map in Vol 3a(i).
2. I recommend that the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 is made **without** the proposed alterations PA3a– 22a to change the zoning of Strategic Residential Reserve (SR8) to Residential (R39) and PA3a–23a to amend text objective for proposed Residential site, R39 to lands at Pairc na Coille, Ennis, Co. Clare.
3. I recommend no change to Proposed Variation No. 1 Vol 3a(iv) Ennis Local Transport Plan of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-
502






Submission No. CDPVAR 26S1 (See Table)
Submission
R39
Legend
Settlement Boundary
Buffer Space
Proposed Variation Sites
Residential
General
Ennis Plan Boundary
Town Centre Area
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Opportunity Site
Transformational Sites
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1 (See Table) Chief Executive's Recommendation
Legend
Settlement Boundary
General
Opportunity Site
Current CDP Land Use Zoning
Indicative Access
Existing Residential
Transformational Sites
Strategic Residential Reserve
Architectural Conservation Area
Commercial
Community
Infrastructure Safeguard (Undefined)
Recreation
Open Space
Buffer Space
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-261 – Save Ennis Town
CDPVAR 26S1-262 – Cora McNulty
CDPVAR 26S1-315 – Hillary Tonge
CDPVAR 26S1-348 – Joan Duggan
CDPVAR 26S1-362 – Michelle Barrett
CDPVAR 26S1-363 – Caoilfionn Moorhead
CDPVAR 26S1-364 – Maeve O'Donnell
CDPVAR 26S1-367 – Jane Boland
CDPVAR 26S1-369 – Caroline Brown
CDPVAR 26S1-380 – Philip O'Donnell
CDPVAR 26S1-403 – Noel Tierney
CDPVAR 26S1-423 – Feargal Ó Dúlaing
CDPVAR 26S1-424 – Dervilla Evans

Summary of Issues Raised in Submission

The submissions listed above relate to the removal of all references to development proposals to build on Abbey Street and Parnell Street (Harvey's Quay) public and civic spaces as proposed in Volume 3a(i) Ennis and Clarecastle Settlement Plans, Vol 3a(iii) Ennis 2040 – Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan of the proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029. The submissions specifically state support for the amendments proposed as set out in PA 3a -39, -39a, -39b, -40, -40a, -40, -41, -41a, -42, -42a of Volume 3a(i) Ennis and Clarecastle Settlement Plans.

The submissions also request that no development proposals are included for either of these sites in the Chief Executive's Report prior to the adoption of the proposed Variation No. 1.

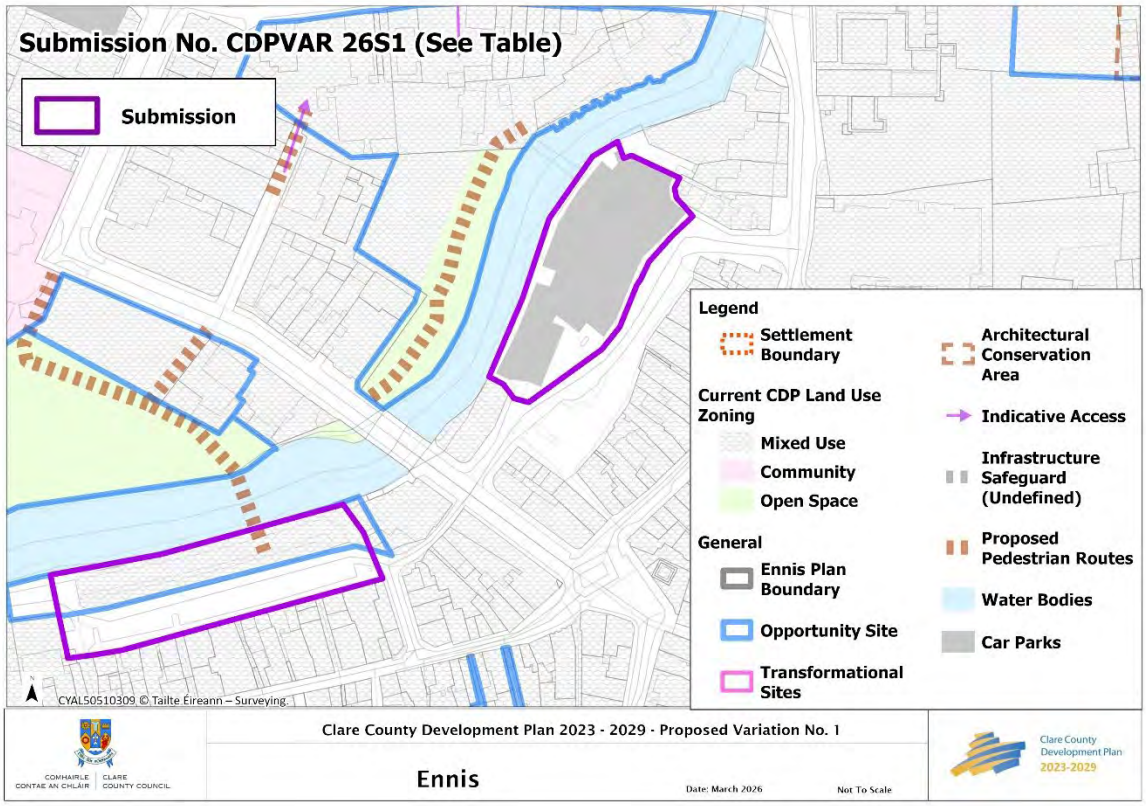
Chief Executive's Response

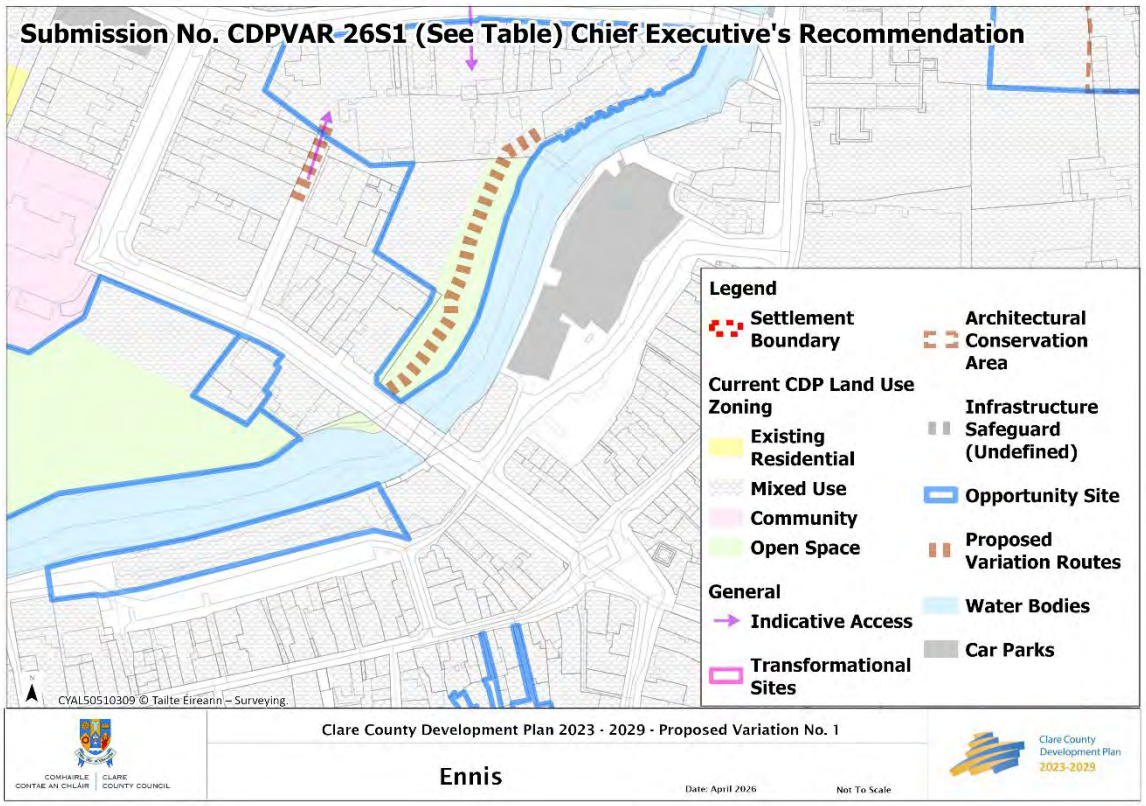
I thank those listed for their submissions to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted in their support for the removal of references to the development of the Abbey Street and Parnell Street (Harvey's Quay) carparks within Volume 3a(i) Ennis and Clarecastle Settlement Plans, Vol 3a(iii) Ennis 2040 – Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan of the proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

Further, having regard to my response and recommendation associated with the Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation
I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is **amended** to remove the pedestrian link from the Harvey's Quay Carpark (OP6) to the Post Office Field (OP5) illustrated on the Ennis Town Centre Map in Vol 3a(i).

Submission No: CDPVAR 26S1-						
261	315	362	364	369	403	424
262	348	363	367	380	423	





Submission No: **CDPVAR 26S1- 323 – Liam Flynn**
CDPVAR 26S1-343 – Frances Giaquinto
CDPVAR 26S1-345 – Mary McGuane
CDPVAR 26S1-353 – Martin Knox
CDPVAR 26S1-422 – Triona Ni Dhuibhir
CDPVAR 26S1-425 – David Severn
CDPVAR 26S1-428 – Billy O'Shea

Summary of Issues Raised in Submission

The submissions listed above relate to the removal of reference to projects in Abbey Street Carpark and Harvey's Quay Carpark within the Ennis 2040 Economic and Spatial Strategy, as proposed in Variation No. 1 of the Clare County Development Plan 2023 – 2029.

The submissions seek to have these key locations available for public good and to be developed to enhance the town when car parking needs are reduced through other measures.

Chief Executive's Response

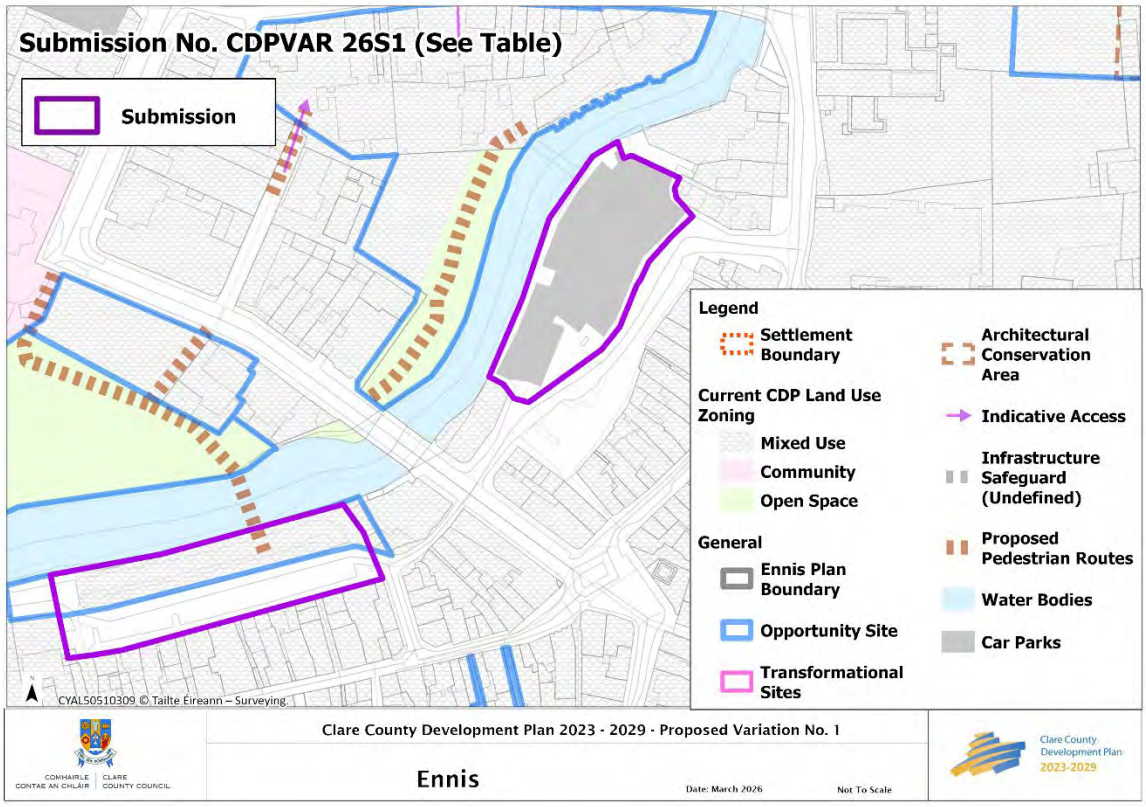
I thank those listed above for their submissions to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted in their support for the removal of references to the development of the Abbey Street and Parnell Street carparks within the Ennis 2040 – Economic and Spatial Strategy of the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

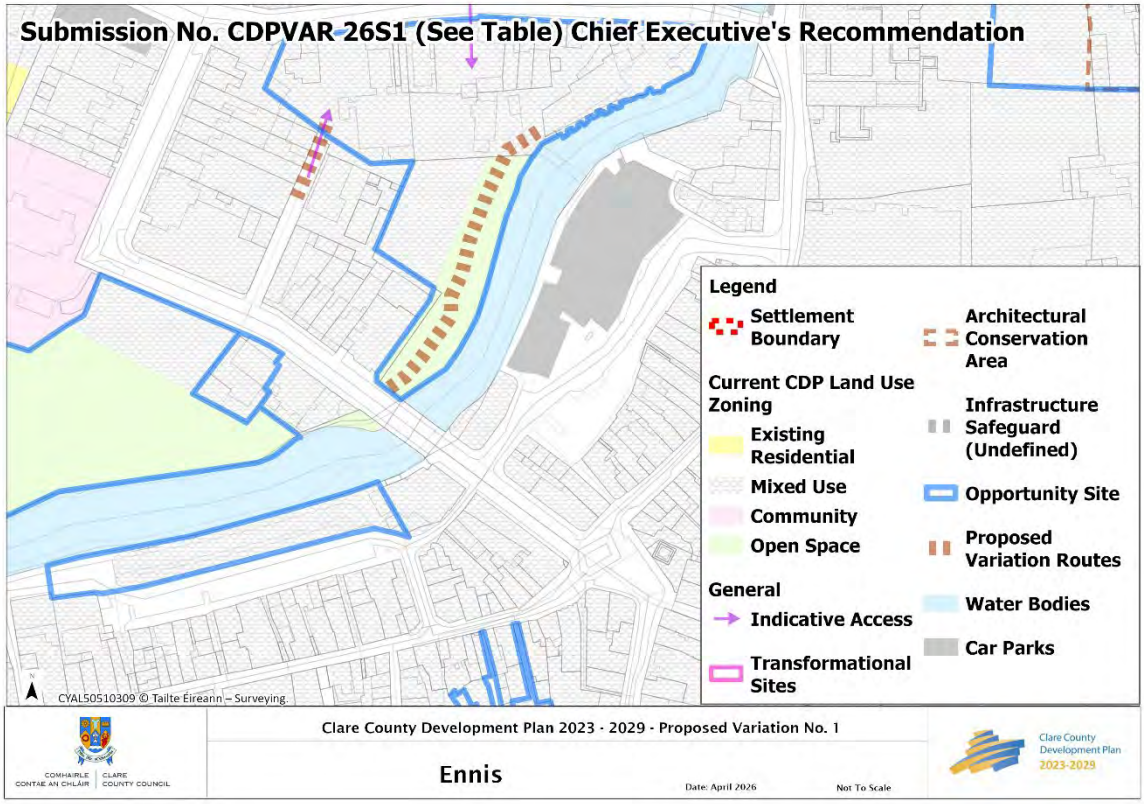
Further, having regard to my response and recommendation associated with the Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is **amended** to remove the pedestrian link from the Harvey's Quay Carpark (OP6) to the Post Office Field (OP5) illustrated on the Ennis Town Centre Map in Vol 3a(i).

Submission No: CDPVAR 26S1-						
323	343	345	353	422	425	428





Submission No: CDPVAR 26S1- 319 – Dorothy Quinn
CDPVAR 26S1-320 – Peadar Derrane

Summary of Issues Raised in Submission

The submissions relate to the removal of all references to development proposals to build on any portion of Abbey Street and Parnell Street public car parks and civic spaces as proposed in Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

Chief Executive's Response

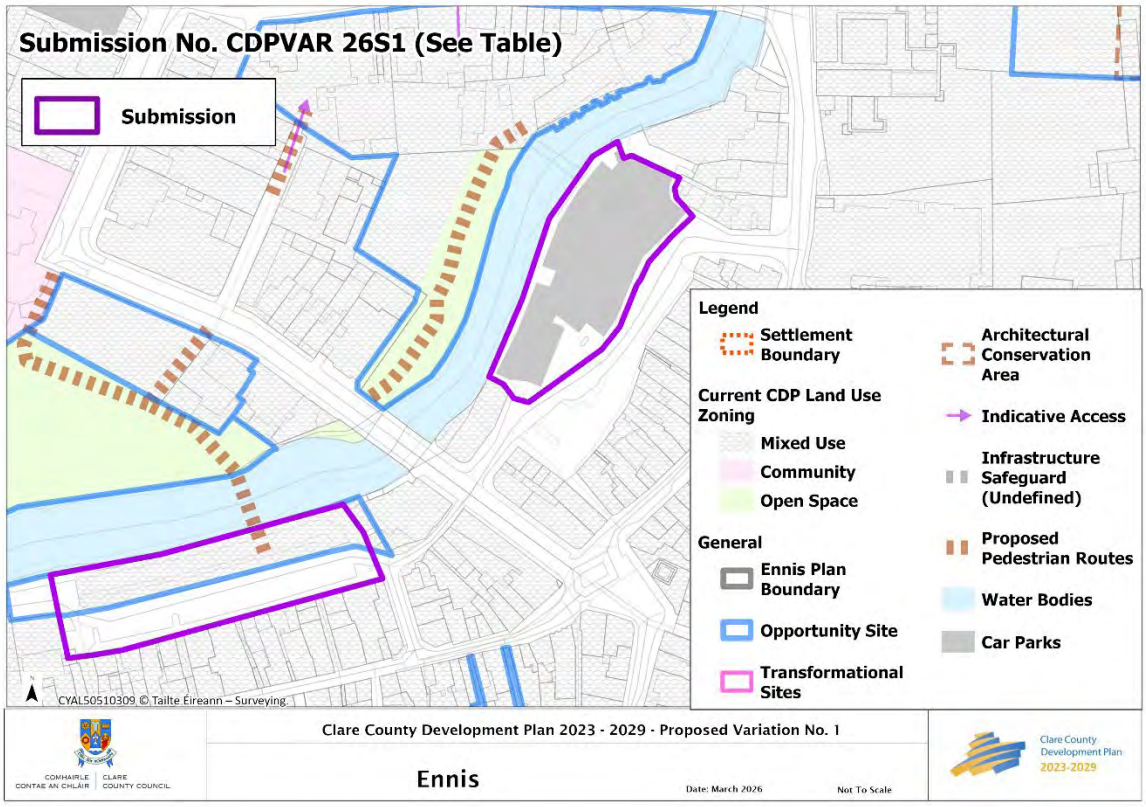
I thank Dorothy Quinn and Peadar Derrane for their submissions to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted as they relate to the support for the removal of references to the development of the Abbey Street and Parnell Street car parks within the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

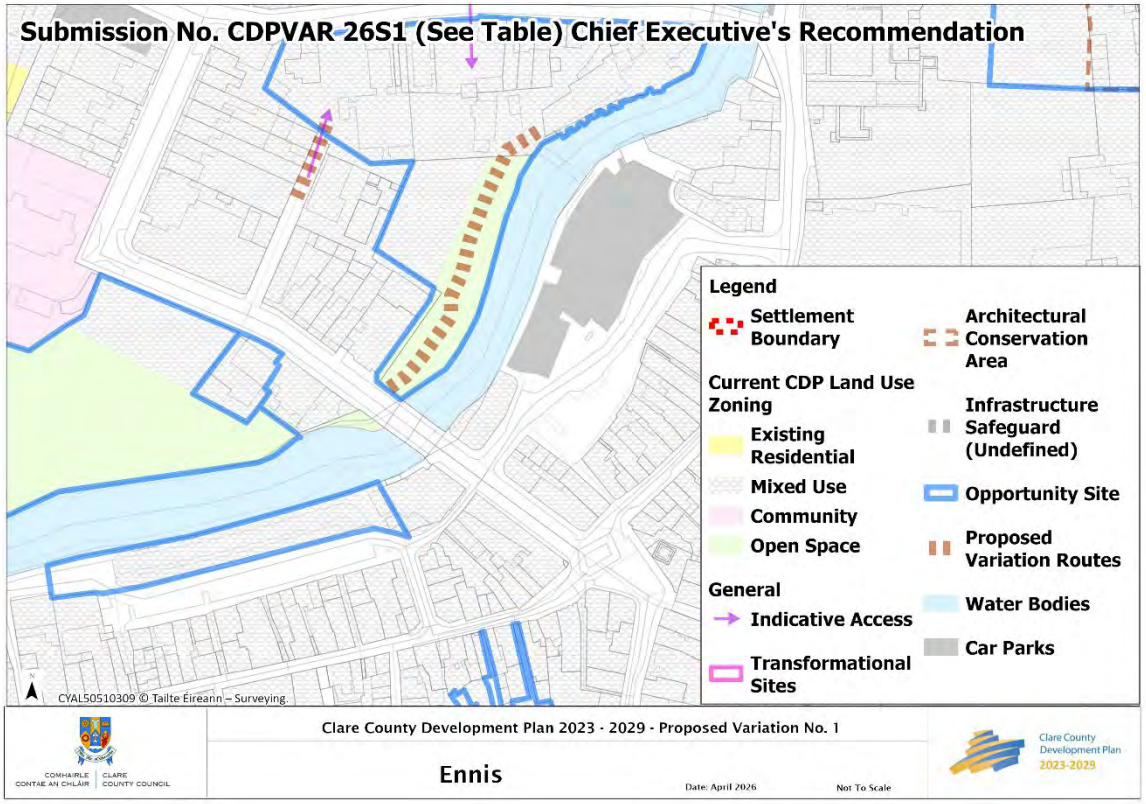
Further, having regard to my response and recommendation associated with the Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure, as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is **amended** to remove the pedestrian link from the Harvey's Quay Carpark (OP6) to the Post Office Field (OP5) illustrated on the Ennis Town Centre Map in Vol 3a(i).

Submission No: CDPVAR 26S1-	
319	320





Submission No:	**CDPVAR 26S1-255 – Martin Vernon on behalf of Hands Off Ennis Post Office Field Campaign** **CDPVAR 26S1-265 – Ronan O'Boyle**

Summary of Issues Raised in Submission

The submission supports the proposed Vol 3a(iii) and 3a(iv) of the Proposed Variation No. 1 of the County Development Plan which removes all references to proposed development of the Ennis Post Office Field from the Ennis 2040 Strategy and the Draft Ennis Local Transport Plan.

The submission also supports and requests changes to Vol 3a(i) of the proposed Variation No. 1 – Ennis and Clarecastle Settlement Plan, in order to protect Ennis Post Office Field as a nature reserve & flood plain.

The submission supports the proposed deletion of Transformation Site TS3 provisions in Vol 3a(i) the Ennis and Clarecastle Settlement Plan of the proposed Variation No. 1, particularly references to development at the Post Office Field and endorses amendments PA 3a -42a, -42b, -42c and -42d, which remove all references to raised boardwalks, pedestrian bridges, footbridges, and related infrastructure across or alongside the River Fergus.

The submission objects, and requests amendments, to the wording associated with Opportunity Sites OP4 and OP5 as set out in Volume 3a(i) Ennis and Clarecastle Settlement Plan, including objecting to any proposals for development on the 'adjoining Infill Site' – the undeveloped portion of land at the top of the Post Office Field located between the Analogue Building and the Church of Ireland on Bank Place, which is very important for biodiversity, flooding and visual links to and from Bindon Street.

The submission requests the removal of all written references to 'adjoining Infill Site', including to any development on the 'Infill Site' and within the title of 'OP4 Analogue Building and adjoining Infill Site, Bank Place', within the wording of proposed amendments PA 3a -42a, -42b and -42c.

The submission also requests the maps associated with amendments PA 3a -39b and PA 3a -40b to remove reference to the 'adjoining Infill Site' from the boundary of OP4 and is included within the boundary of OP5.

The submission requests the amendment of the map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5.

The submission requests that no development proposals on the Post Office Field, including the 'adjoining Infill Site' are included in the final documents of the proposed Variation No. 1 and considers the Field's beauty and nature play a part in improving our Capital Town by developing suitable alternatives which can be facilitated by transforming the nearby Analogue Building to a biodiversity education centre, visitor centre and tourist attraction, providing ecological and green enterprise benefits without compromising the town's last central green space as the 'Lung of Ennis'.

Chief Executive's Response

I thank Martin Vernon, on behalf of Hands Off Ennis Post Office Field Campaign and Ronan O'Boyle for their submissions on the Ennis Post Office Field Transformational Site and the adjoining 'Infill Site'. I note that the proposal to omit the Post Office Field Transformational Site from the Ennis 2040 Economic and Spatial Strategy and Ennis Local Transport Plan is welcomed and note the further requests for the removal of the 'adjoining Infill Site' on Bank Place from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

In respect of the requests to omit the 'adjoining Infill Site' at Bank Place from the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, having regard to the location of the subject site with no defined or discernible boundary between the Post Office Field and the 'adjoining Infill Site', in the interests of the environmental protection of the overall Post Office Field lands, the development of the 'adjoining Infill Site' shall be omitted from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

Further, in respect of the proposed pedestrian link on the Post Office Field and to the adjacent OP6 site, which is removed from within the text amendment to OP6 (ref: PA 3a-42d), I note that same is not reflected on the associated Ennis Town Centre Map on page 34 of Vol 3a(i) Ennis and Clarecastle Settlement Plans, which shall be amended to omit this 'proposed pedestrian link' to align with the proposed text amendments.

In respect of the suggested uses for the Analogue Building adjoining the 'Infill Site', the use of such building does not form part of this Variation and is, therefore, not considered further at this time.

Chief Executive's Recommendation

I recommend the following:

- No change to Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan, as proposed.

- **Amend** Vol 3a(i) Ennis and Clarecastle Settlement Plans – to delete text relating to 'adjoining infill site' in OP4:
    - Amend PA 3a -42a
        - OP4 Analogue Building ~~adjoining Infill Site~~, Bank Place
        - OP5 The Post Office Field
        - OP6 Riverside, Parnell Street Carpark

    - Amend PA 3a -42b – which is to amend OP4 Analogue Building and 'adjoining Infill Site', Bank Place

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 2, Page 95

The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. It is important to ensure that a ~~physical and~~ visual link is maintained between Bank Place and the Post Office Field.

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 3, Page 96 / 97 Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field ~~and its potential development, as outlined in OP5 below~~, is not compromised and is, where possible, enhanced.

- **Amend** PA 3a -42c

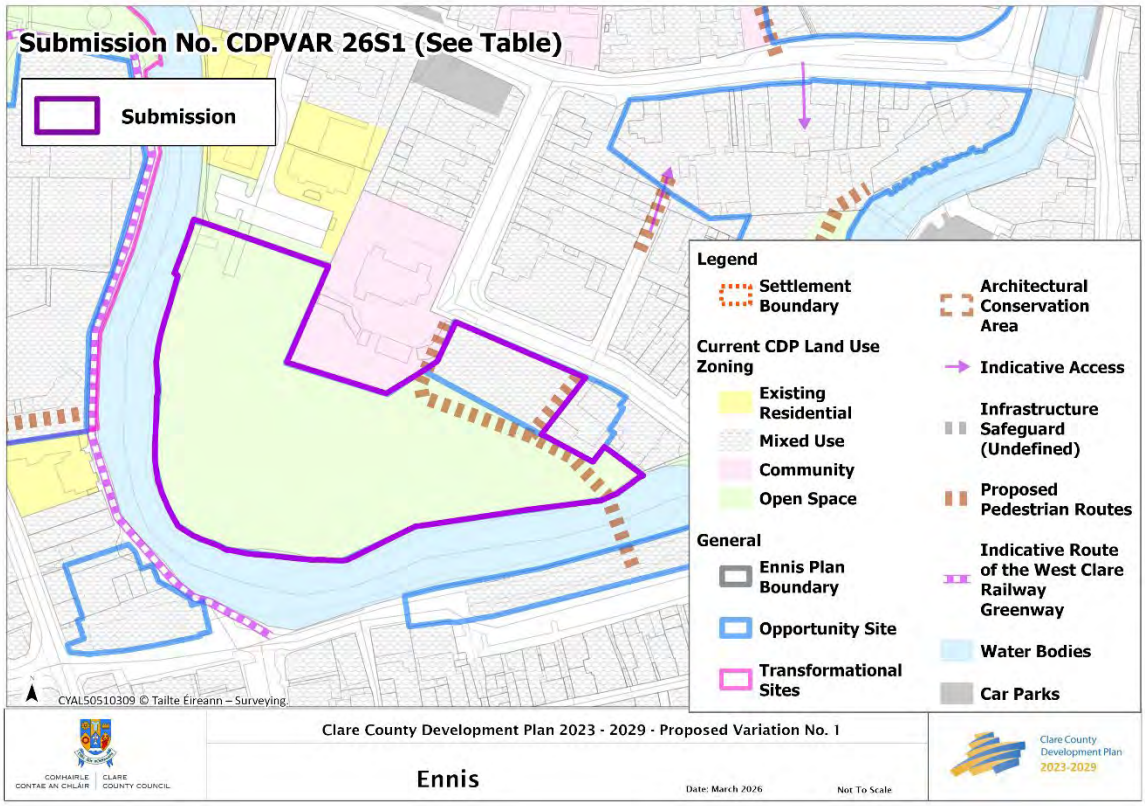
OP5 The Post Office Field, Paragraph 5, Page 96 (final paragraph):
… The potential redevelopment of the adjoining site on Bank Place (Analogue Building ~~and adjoining infill site~~ OP4) and Woodquay (Riverside~~, Parnell Street Carpark~~) offers an exciting opportunity to enhance the town centre with a vibrant, welcoming social amenity space.

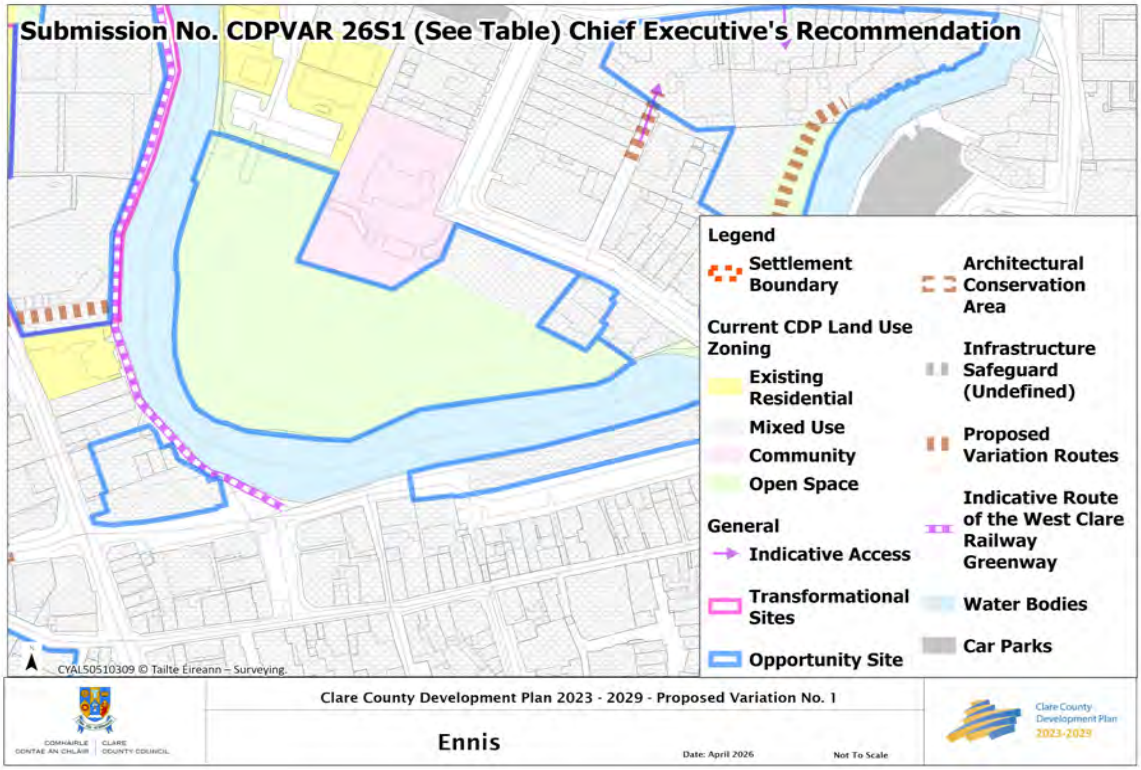
The lands adjoining the Analogue Building that fall within the Post Office Field are considered critical to the biodiversity and amenity value of the wider Post Office Field site and should remain as Open Space.

- **Amend** Map PA 3a -39b and Map PA 3a -40b to remove the 'adjoining Infill Site' from the boundary of OP4 and to include the 'adjoining Infill Site' within the boundary of OP5.

- **Amend** Ennis Town Centre map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5 and linking to OP6.

Submission No: CDPVAR 26S1-	
255	265





Submission No: CDPVAR 26S1-052 – Kieran Burke
CDPVAR 26S1-053 – Pat Hennessy
CDPVAR 26S1-054 – Caroline Browne
CDPVAR 26S1-055 – Geraldine Cotter
CDPVAR 26S1-056 – Robert Scanlon
CDPVAR 26S1-057 – Geraldine Morrissey
CDPVAR 26S1-058 – Eileen O'Malley
CDPVAR 26S1-060 – Joan Daly
CDPVAR 26S1-066 – Ciarán Ó Raghallaigh
CDPVAR 26S1-081 – Noirin Lynch
CDPVAR 26S1-082 – Rachel Forde
CDPVAR 26S1-085 – Valentine O'Halloran
CDPVAR 26S1-271 – Ronan O'Boyle
CDPVAR 26S1-305 – Donna McGettigan
CDPVAR 26S1-314 – Hillary Tonge
CDPVAR 26S1-321 – Dorothy Quinn
CDPVAR 26S1-331 – Loretta Martina Hughes
CDPVAR 26S1-334 – Siobhan Moloney
CDPVAR 26S1-335 – Marie Neenan
CDPVAR 26S1-336 – Vincent Hely
CDPVAR 26S1-354 – Tanya du Preez
CDPVAR 26S1-404 – Babs Ruch
CDPVAR 26S1-478 – Martin Vernon
CDPVAR 26S1-481 – Jan Strozer
CDPVAR 26S1-489 – Johnny Flynn

Summary of Issues Raised in Submission

The submission requests that no development proposals to build on any part of the Ennis Post Office Field, including the 'adjoining Infill Site' at Bank Place, be included in any of the final adopted documents of Variation No. 1.

Chief Executive's Response

I wish to thank the above listed persons for their submissions and note that the proposal to omit the Post Office Field and 'adjoining Infill Site' at Bank Place from any documents within Proposed Variation No. 1 is requested.

In respect of the requests to omit the adjoining infill site at Bank Place from the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, having regard to the location of the subject site with no defined or discernible boundary between the Post Office Field and the 'adjoining Infill Site', in the interests of the environmental protection of the overall Post Office

Field lands, the development of the 'adjoining Infill Site' shall be omitted from Volume 3a(i) Ennis and Clarecastle Settlement Plans.

Further, having regard to my response and recommendation associated with additional Post Office Field submissions (CDPVAR 26S1-255, etc.), and the support for the removal of the proposed pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field, the Ennis Town Centre Map will be updated to reflect the proposed removal of this pedestrian bridge infrastructure as proposed within text amendment to PA 3a-42d of Vol 3a(i) Ennis and Clarecastle Settlement Plans.

Chief Executive's Recommendation

I recommend the following:

- No change to Vol 3a(iii) Ennis 2040 Economic and Spatial Strategy and Vol 3a(iv) Ennis Local Transport Plan, as proposed.

- **Amend** Vol 3a(i) Ennis and Clarecastle Settlement Plans – to delete text relating to 'adjoining infill site' in OP4:
    - Amend PA 3a -42a
        - OP4 Analogue Building ~~adjoining Infill Site~~, Bank Place
        - OP5 The Post Office Field
        - OP6 Riverside, Parnell Street Carpark

    - Amend PA 3a -42b – which is to amend OP4 Analogue Building and 'adjoining Infill Site', Bank Place

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 2, Page 95
The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. It is important to ensure that a ~~physical and~~ visual link is maintained between Bank Place and the Post Office Field.

OP4 Analogue Building ~~and adjoining Infill Site~~, Bank Place, Paragraph 3, Page 96 / 97
Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field ~~and its potential development, as outlined in OP5 below~~, is not compromised and is, where possible, enhanced.

- **Amend** PA 3a -42c

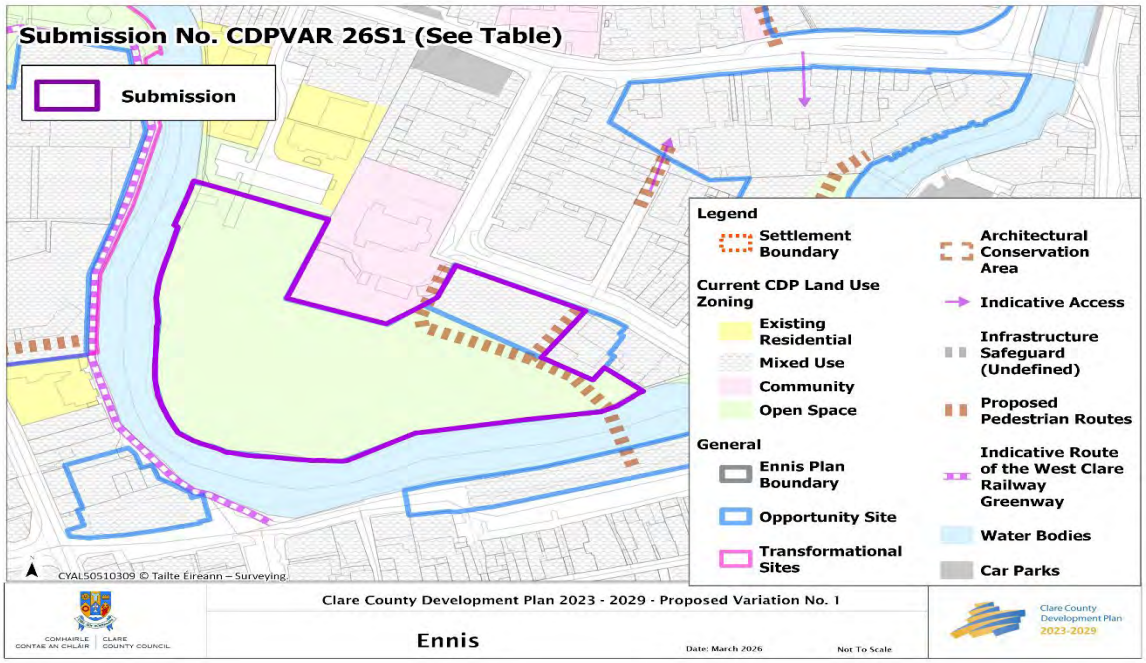
OP5 The Post Office Field, Paragraph 5, Page 96 (final paragraph):
… The potential redevelopment of the adjoining site on Bank Place (Analogue Building ~~and adjoining infill site~~ OP4) and Woodquay (Riverside~~, Parnell Street Carpark~~) offers an exciting opportunity to enhance the town centre with a vibrant, welcoming social amenity space.

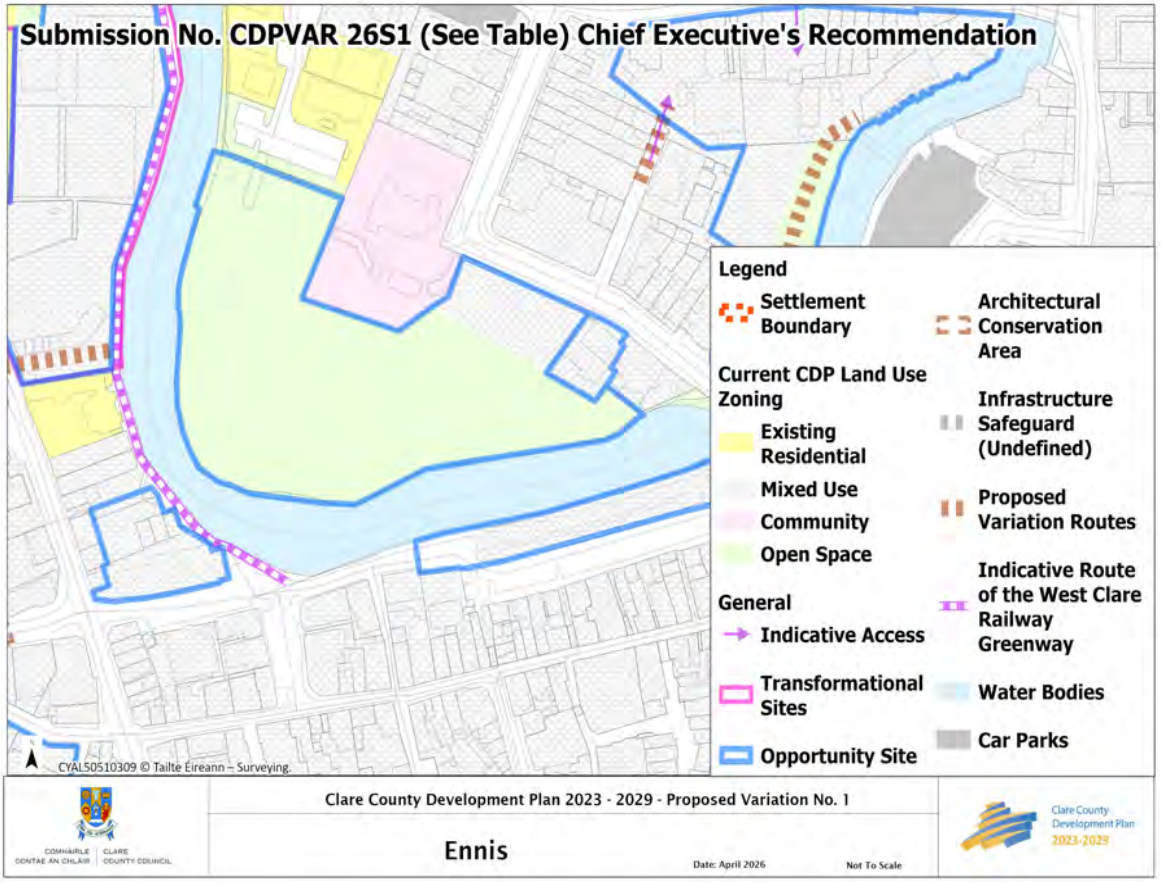
The lands adjoining the Analogue Building that fall within the Post Office Field are considered critical to the biodiversity and amenity value of the wider Post Office Field site and should remain as Open Space.

- **Amend** Map PA 3a -39b and Map PA 3a -40b to remove the 'adjoining Infill Site' from the boundary of OP4 and to include the 'adjoining Infill Site' within the boundary of OP5.

- **Amend** Ennis Town Centre map on page 34 Vol 3a(i) Ennis and Clarecastle Settlement Plan to remove from the map the 'proposed pedestrian route' within OP5 and linking to OP6.

Submission No: CDPVAR 26S1-				
052	057	082	321	354
053	058	085	331	404
054	060	271	334	478
055	066	305	335	481
056	081	314	336	489





Submission No: CDPVAR 26S1- 080 – Cllr. Tom O'Callaghan

Summary of Issues Raised in Submission

The submission outlines support for the removal of the Post Office Field, Abbey Street Carpark and Harvey's Quay Carpark and the alterations to Carmody Street Traffic proposals in the Proposed Variation No. 1 of the Clare County Development Plan.

The submission further details observations in respect of Vol 3a(iv) Ennis Local Transport Plan, favouring support for the upcoming and potential future town bus service routes over the spending on pro-cycling and anti-car proposals.

The submission sets out opposition to Active travel measures of walking and cycling, with support for sustainable transport and opposes "putting the cart before the horse" in respect of unnecessary infrastructure particularly relating to the orbital circulation route around Ennis due to the excessive focus on cycle lanes, without evidence of cycling demand or usage before other sustainable transport assists have been tried and tested. The submission requests that Vol 3a(iv) LTP be amended to reflect the following:

1. Essential physical transport infrastructure be prioritised in phase 1 of the LTP up to 2030, including construction of essential infrastructure such as Park and Ride, multi-storey car park at Temple Gate, a third Ennis Town bus route, Gort Rd to Tulla Rd connection via Roslevan Shopping Centre avoiding Oakleigh Woods, Quin road to N85 connection, Quin Road to Clonroad connection, Shanaway Road junction upgrade solution, Lahinch Road connection to Gort Road, Pedestrian Footbridge at Droichead na Gabhair bridge.
2. Remove plans for segregated or new cycle lanes other than those already funded and permitted until all other options are in place.
3. Remove references and plans to reduce two lane access/exit from existing roundabouts to retain current free flow at roundabouts and the existing two-carriage widths on the 'Ennis Traffic Circulation Route' comprising Carmody St, Mill Rd, Clare Rd, Clonroad, Lifford Rd and Highfield Park.
4. Remove the previously proposed one-way traffic plan for Carmody Street and proposed re-routing of traffic via Old Mill Street.
5. Remove proposed closure of O'Connell Street, as closure based on non-statutory form of consultation would undermine public confidence in the Part 8 Planning Process.
6. Remove the proposed footbridge and cycleway via Corrovorrin.
7. Remove the proposed pedestrian bridge at the CBS Primary School/Fergus Park.
8. Remove the proposal to close the public and private right of way at McDonalds/Gort Road Shopping Centre entry route from the Hospital Roundabout.

Chief Executive's Response

I thank Cllr. Tom O'Callaghan for his submission to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

Proposed Essential Infrastructure:

The phasing and implementation of the measures contained within Vol 3a(iv) Ennis Local Transport Plan (LTP) will be based on both timescales for delivery, including the availability of funding, design and construction periods, and the need to address universal accessibility to the town as it grows, to ensure adoption of sustainable modes by all those who are able and desire to.

Park and Ride facilities are considered within the LTP. However their further development requires thorough consultation with the National Transport Authority (NTA) to ensure bus capacity is sufficient.

All new roads in the County Development Plan 2023-2029 were considered in the LTP and assessed against the National Investment Framework for Transport in Ireland (NIFTI). The implementation of new roads and upgrades to associated junctions are considered as part of the LTP, with the detailed options assessment presented in the Options Selection Report.

Parking:

The LTP does not propose the removal of any surface or multi-storey car parks within Ennis. Some removal of parking within the town centre is expected due to the extension of the pedestrian environment with short term parking to be made available at Cloister-GAA car park and longer-term parking to be located at appropriate park and stride sites, as well as possible park and ride leveraging the new town bus service. These park and stride, and park and ride, locations will result in a considerable increase in parking availability in the town to those arriving to Ennis by car. It is proposed to prioritise fully accessible and age friendly parking near the town centre.

Roads and Junctions:

The LTP allows for consideration of all junctions within the study area for improvement and considerations for changes to design take place in consultation with the NTA for bus routing. Upgrades to junction designs and operation will be considered as part of options selection in tandem with the design and delivery of associated measures along their routes to ensure safe use by all road users.

Public Transport:

The NTA informed the LTP project team that they will consider NS3 (i.e. a third Ennis town bus service route) based on the performance of NS1 and NS2. NS1 and NS2 will be delivered early in the phasing of the LTP and their delivery is a priority measure in the LTP.

Carmody Street

The development of a cycle route along Carmody Street with one way vehicle movements has been removed from an earlier iteration of the LTP. This proposal did not form part of the LTP that was placed on public display as part of this variation process. In order to provide a connected cycle network, options for other routes through the town will be considered in further options assessments.

Gort Road Hospital Roundabout

In response to the request to amend the wording associated with the Hospital Roundabout at the Gort Road Neighbourhood Centre within Volume 3a(iv), the Ennis Local Transport Plan identified a need to provide for safe pedestrian and cycling movements at the junction, and the potential to enable more efficient bus movements through the junction in the future. Since the development of the Hospital Roundabout, the population of Ennis has grown significantly and is forecast to continue to grow. In addition, regulation and guidelines for the safe design of junctions has changed. Recognising the concerns raised during a previous public consultation process including businesses, any mention of what the revised junction design would look like was removed from the plan that was put on display as part of this proposed variation. It is intended that any future project will include the full section of road from Ivy Hill/Gort Road junction to the Hospital roundabout and consideration of all possible options in terms of road layout will take place at that time.

Corrovorrin

The proposed active travel links (WC77 & WC116) have been included in the Ennis Local Transport Plan. They would provide links from Kevin Barry Avenue and Corrovorrin to the Gort Road area, via the laneway at St. Anne's School and a potential bridge of the Fergus Beag river to Fioruisce, respectively. They would provide a safe link for children travelling from the Tulla Road area through to the Gaelscoil and Educate Together. This link also shortens the travel distance from the Tulla Road cycle scheme which will facilitate more active travel to these schools, and for schoolchildren coming along Kevin Barry Avenue from the north to travel towards the Gort Road or Gaelscoil Mhichíl Cíosóg/Glenina without using the Tulla Road between Kevin Barry Avenue and St. Senan's Road.

CBS Fergus Park Footbridge

The County Development Plan has identified, as a pre-existing objective, a crossing from New Road to Francis Street over the River Fergus. The LTP is reflecting an existing Plan objective. To date, this project has not progressed to detailed design stage, however it remains an objective for delivery.

Droichead na Gabhair

Droichead na Gabhair Active Travel Bridge (Design) is a short-term measure of the LTP's implementation. As listed at WC32 and WC209 of the Preferred Strategy Active Travel Schemes, Clare County Council will explore a separate active travel bridge. Clare County Council will progress with detailed option selection and will approach the NTA for funding of a separate segregated structure.

O' Connell Street

Regarding the changes to town centre traffic circulation in Ennis, significant public consultation has been completed in recent months, with the current changes resulting.

Chief Executive's Recommendation
I recommend no change to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-435: St. Anne's School

Summary of Issues Raised in Submission

The submission is from St. Anne's School in Ennis. The submission expresses opposition to the active travel measure (WC77) in the Ennis Local Transport Plan, which provides connectivity from Barry Avenue to the Gort Road via the laneway at St. Anne's School and Corrovorrin Graveyard.

Chief Executive's Response

I wish to thank St. Anne's School for their submission to the Proposed Variation of the Clare County Development Plan 2023-2029, the contents of which have been noted.

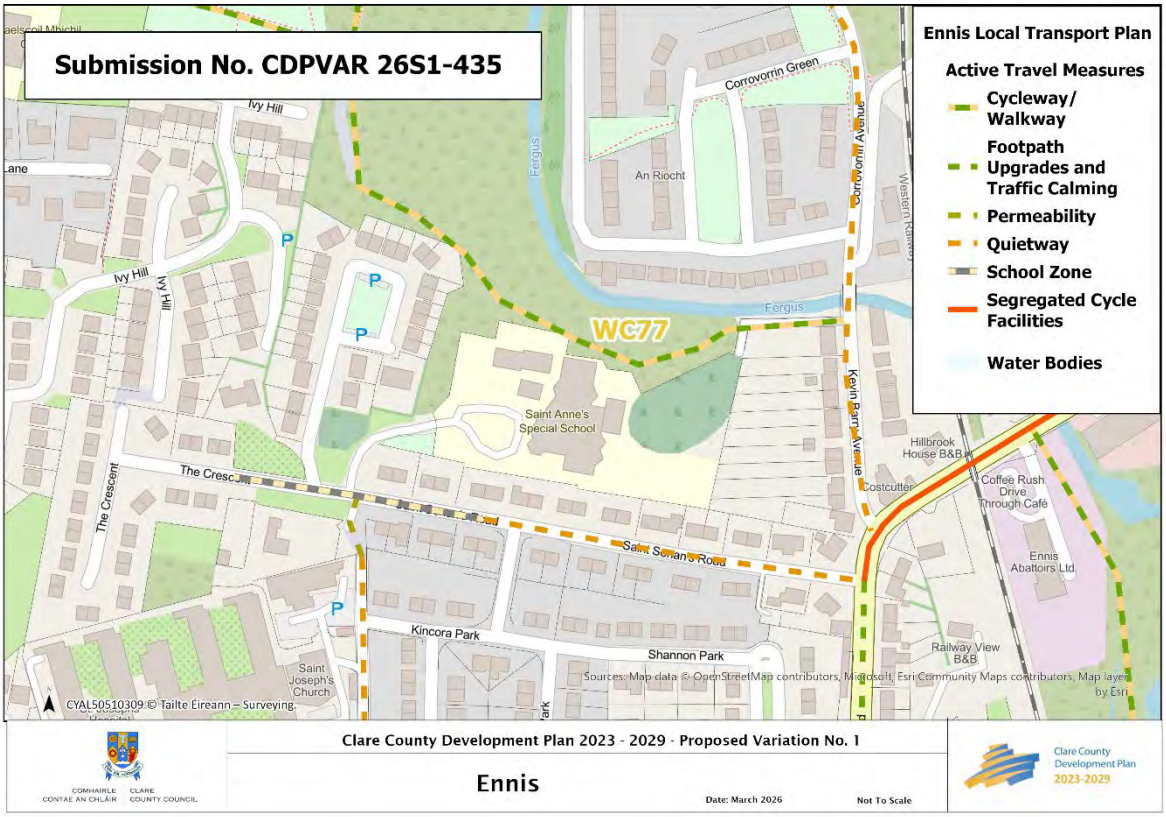
The proposed active travel link between Corrovorrin and Glenina has been included in the LTP to provide a safe link for children travelling from the Tulla Road area through to the Gaelscoil and Educate Together. This link also shortens the travel distance from the Tulla Road cycle scheme which will facilitate more active travel to these schools, and for school children coming along Kevin Barry Avenue from the north to travel towards the Gort Road or Gaelscoil Mhichíl Cíosóg/Glenina without using the Tulla Road between Kevin Barry Avenue and St. Senan's Road.

Anti-social behaviour is a societal issue requiring a collective effort from designers, An Garda Síochána, education groups and wider society. There is strong evidence from urban design research that well designed walk and cycle permeability can reduce anti-social behaviour by increasing community interaction and passive surveillance. To achieve the benefits of permeability while mitigating risks, good design principles that promote visible, well-used routes and discourage the creation of isolated areas will be carefully considered during the design phase. This scheme is particularly relevant here, as the cited anti-social behaviour occurs at a cul-de-sac which the proposed scheme would open up to people cycling and walking through the area.

In terms of road safety issues, as with all transport measures proposed in the Local Transport Plan, the project will follow the delivery process for projects outlined in section 7.2 *Delivery Process for Projects arising from the Local Transport Plan*, with project stages including Optioneering and Design, Public and Stakeholder Engagement as appropriate, Design Finalisation, Planning Consent as required together with Procurement and Delivery. Stakeholder engagement will form a key stage of the delivery process with all key stakeholders including St. Anne's School consulted with during this process.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation on the basis of this submission.


Submission No. CDPVAR 26S1-435
Ennis Local Transport Plan
Active Travel Measures
Cycleway/ Walkway
Footpath Upgrades and Traffic Calming
Permeability
Quietway
School Zone
Segregated Cycle Facilities
Water Bodies
WC77
Ivy Hill
Corrovorrin Green
Corrovorrin Avenue
An Riocht
Fergus
Saint Anne's Special School
Kevin Barry Avenue
Hillbrook House B&B
Costcutter
Coffee Rush Drive Through Café
Ennis Abattoirs Ltd
The Crescent
Saint Senan's Road
Kincora Park
Shannon Park
Railway View B&B
Saint Joseph's Church
Western Railway
CYAL50510309 © Tailte Éireann – Surveying
Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1 - 495 Aidan Sweeney

Summary of Issues Raised in Submission

The submission is from a resident of Kevin Barry Avenue in Ennis, Co. Clare. The submission expresses opposition to the active travel measures (WC77 & WC116) in the Ennis Local Transport Plan, which would provide connectivity from Kevin Barry Avenue and Corrovorrin to the Gort Road, via the laneway at St. Anne's School and a potential bridge of the Fergus Beag River to Fioruisce, respectively.

Chief Executive's Response

I wish to thank Mr Sweeney for his submission to the Proposed Variation of the Clare County Development Plan 2023-2029, the contents of which have been noted.

The proposed active travel links have been included in the Ennis Local Transport Plan to provide a safe link for children travelling from the Tulla Road area through to the Gaelscoil and Educate Together. This link also shortens the travel distance from the Tulla Road cycle scheme which will facilitate more active travel to these schools.

It is noted that concerns are raised around parents using Corrovorrin to drop off children, however it is the intention of this plan to encourage children to travel to school via active travel.

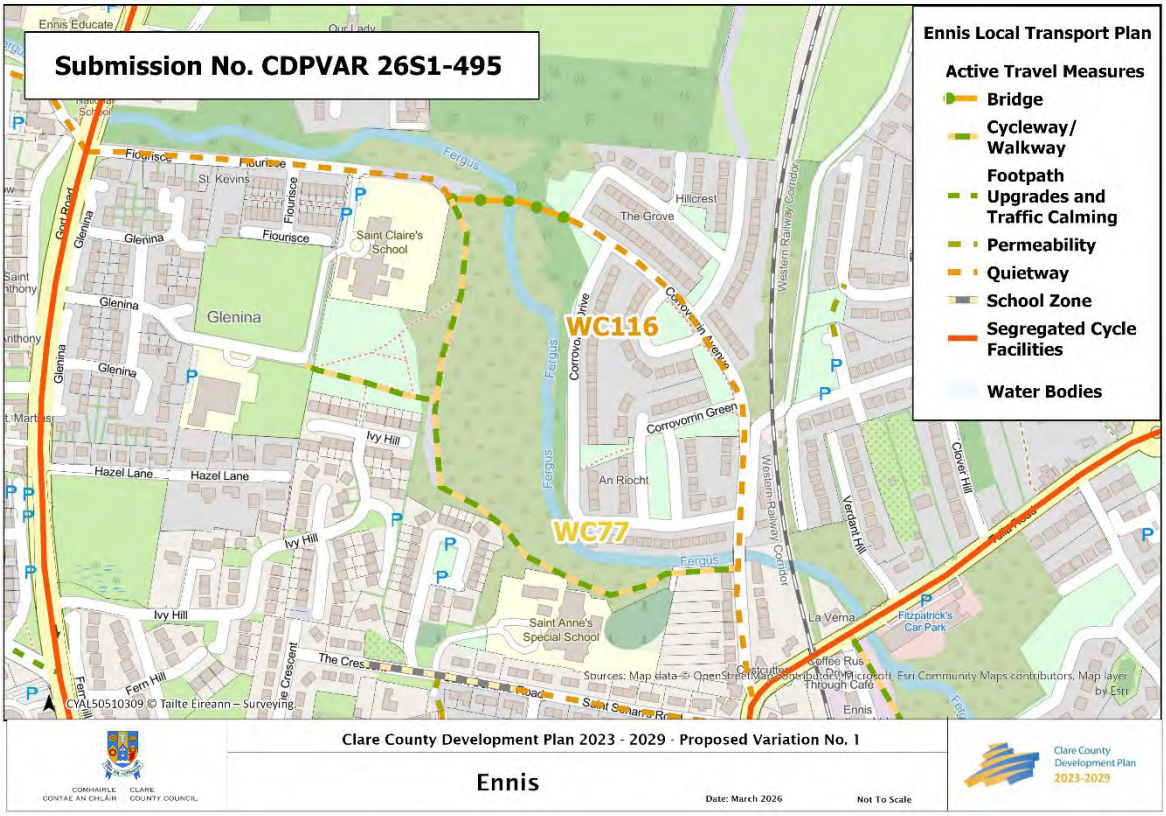
While this is the intention of the plan, Clare County Council is aware that not all parents will avail of this option or will need to drop via car due to work commitments. As such, the situation will be monitored and if intervention is required, the council will take steps to discourage the use of Corrovorrin as a drop off location.

Anti-social behaviour is a societal issue requiring a collective effort from designers, An Garda Síochána, education groups and wider society. There is strong evidence from urban design research that well designed walk and cycle permeability can reduce anti-social behaviour by increasing community interaction and passive surveillance. To achieve the benefits of permeability while mitigating risks, good design principles that promote visible, well-used routes and discourage the creation of isolated areas will be carefully considered during the design phase.

Local environmental impacts will be taken into consideration and fully assessed as part of the design phase, with mitigation put in place as appropriate.

In terms of road safety issues, as with all transport measures proposed in the Local Transport Plan, the project will follow the delivery process for projects outlined in section 7.2 *Delivery Process for Projects arising from the Local Transport Plan*, with project stages including Optioneering and Design, Public and Stakeholder Engagement as appropriate, Design Finalisation, Planning Consent as required together with Procurement and Delivery. Stakeholder engagement will form a key stage of the delivery process with all key stakeholders including St. Anne's School and residents consulted with during this process.

Chief Executive's Recommendation
I recommend that no amendment is made to the Proposed Variation on the basis of this submission.


Submission No. CDPVAR 26S1-495
Ennis Local Transport Plan
Active Travel Measures
Bridge
Cycleway/ Walkway
Footpath Upgrades and Traffic Calming
Permeability
Quietway
School Zone
Segregated Cycle Facilities
Water Bodies
WC116
WC77
Glenina
Saint Claire's School
St. Kevins
Hillcrest
The Grove
Corrovorrin Green
An Riocht
Hazel Lane
Ivy Hill
Saint Anne's Special School
Fern Hill
Fergus
Western Railway Corridor
Clover Hill
Fitzpatrick's Car Park
La Verna
Coffee Rus
Through Cafe
Ennis
CYAL50510309 © Tailte Eireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1: Corrovorrin Residents

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618 619 620 621 622 623 624 625 626 627 628 629
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666 667 668 669 670 671 672 673 674 675 676 677
678 679 680 681 682 683 684 685 431 464

Summary of Issues Raised in Submission

The submissions as listed above are from residents of Corrovorrin estate in Ennis. The submissions express opposition to the active travel measures (WC77 & WC116) in the Ennis Local Transport Plan, which would provide links from Kevin Barry Avenue and Corrovorrin to the Gort Road area, via the laneway at St. Anne's School and a potential bridge of the Fergus Beag River to Fioruisce, respectively.

Chief Executive's Response

I wish to thank the authors for their submissions to the Proposed Variation of the Clare County Development Plan 2023-2029, the contents of which have been noted.

The proposed active travel links have been included in the Ennis Local Transport Plan to provide a safe link for children travelling from the Tulla Road area through to the Gaelscoil and Educate Together. This link also shortens the travel distance from the Tulla Road cycle scheme which will facilitate more active travel to these schools.

It is noted that concerns are raised around parents using Corrovorrin to drop off children, however it is the intention of this plan to encourage children to travel to school via active travel.

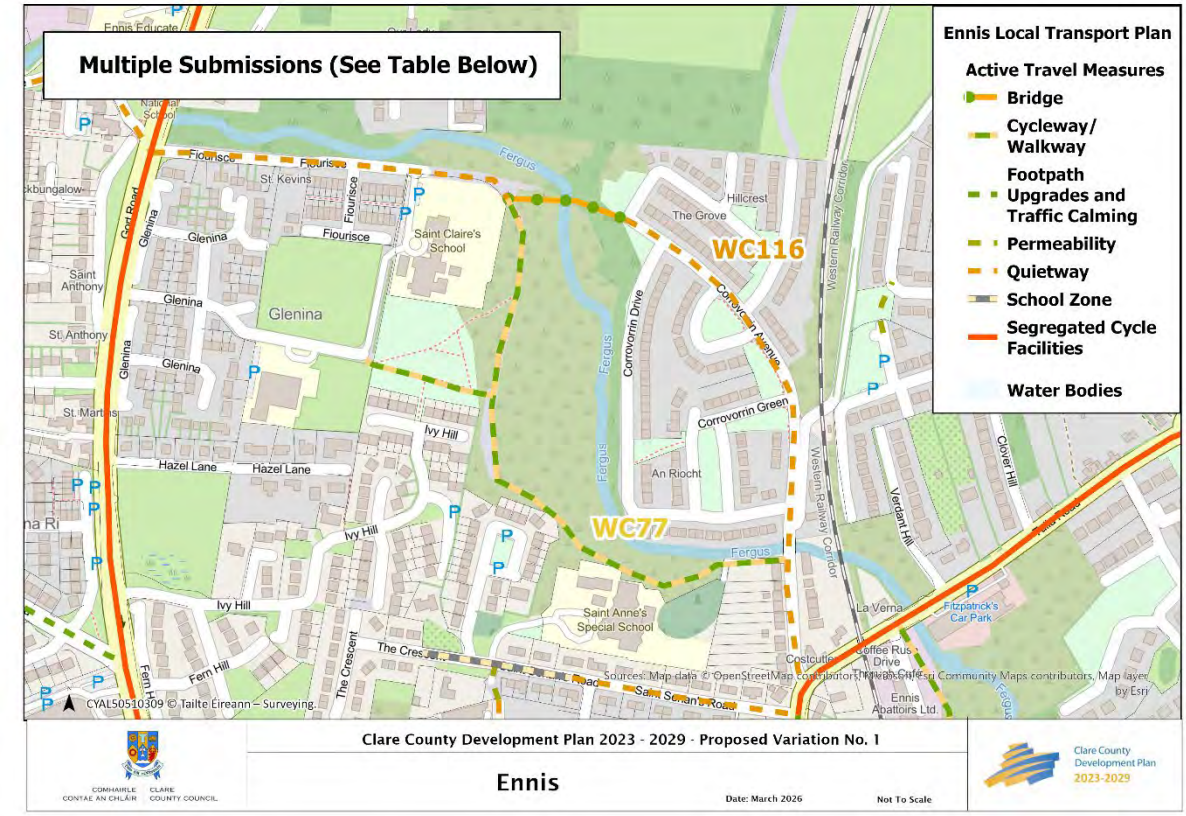
While this is the intention of the plan, Clare County Council is aware that not all parents will avail of this option or will need to drop via car due to work commitments. As such, the situation will be monitored and if intervention is required, the council will take steps to discourage the use of Corrovorrin as a drop off location.

Anti-social behaviour is a societal issue requiring a collective effort from designers, An Garda Síochána, education groups and wider society. There is strong evidence from urban design research that well designed walk and cycle permeability can reduce anti-social behaviour by increasing community interaction and passive surveillance. To achieve the benefits of permeability while mitigating risks, good design principles that promote visible, well-used routes and discourage the creation of isolated areas will be carefully considered during the design phase.

Local environmental impacts will be taken into consideration and fully assessed as part of the design phase, with mitigation put in place as appropriate.

In terms of road safety issues, as with all transport measures proposed in the Local Transport Plan, the project will follow the delivery process for projects outlined in section 7.2 *Delivery Process for*

Projects arising from the Local Transport Plan, with project stages including Optioneering and Design, Public and Stakeholder Engagement as appropriate, Design Finalisation, Planning Consent as required together with Procurement and Delivery. Stakeholder engagement will form a key stage of the delivery process with all key stakeholders including St. Anne's School and residents consulted with during this process.
Chief Executive's Recommendation
I recommend that no amendment is made to the Proposed Variation on the basis of these submissions.



CDPVAR 26S1:								
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431	464							

Submission No: CDPVAR 26S1: Residents of Corrovorrin

087	088	090	095	100	101	102	104	114	115	116	119
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219	220	222	224	225	226	227	228	229	230	231	232
233	234	235	237	238	239	241	242	243	244	245	247
248	250	420									

Summary of Issues Raised in Submission

The submissions are from residents of Corrovorrin estate in Ennis. The submissions express opposition to the active travel measure (WC116) in the Ennis Local Transport Plan, which would provide a link from Corrovorrin to the Gort Road area, via a potential bridge of the Fergus Beag River to Fioruisce.

Chief Executive's Response

I wish to thank the authors for their submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

The proposed active travel links have been included in the Ennis Local Transport Plan to provide a safe link for children travelling from the Tulla Road area through to the Gaelscoil and Educate Together. This link also shortens the travel distance from the Tulla Road cycle scheme which will facilitate more active travel to these schools.

It is noted that concerns are raised around parents using Corrovorrin to drop off children, however it is the intention of this plan to encourage children to travel to school via active travel.

While this is the intention of the plan, Clare County Council is aware that not all parents will avail of this option or will need to drop via car due to work commitments. As such, the situation will be monitored and if intervention is required, the council will take steps to discourage the use of Corrovorrin as a drop off location.

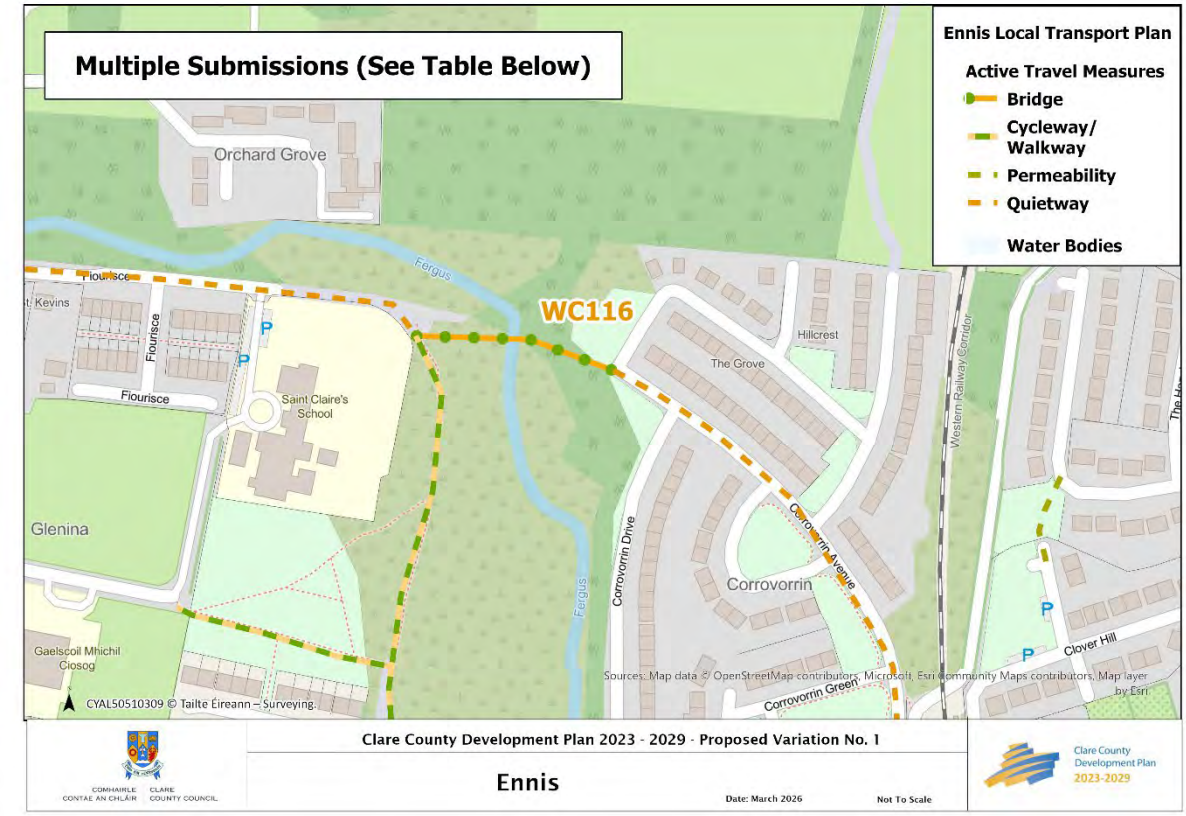
Anti-social behaviour is a societal issue requiring a collective effort from designers, An Garda Síochána, education groups and wider society. There is strong evidence from urban design research that well designed walk and cycle permeability can reduce anti-social behaviour by increasing community interaction and passive surveillance. To achieve the benefits of permeability while mitigating risks, good design principles that promote visible, well-used routes and discourage the creation of isolated areas will be carefully considered during the design phase.

Local environmental impacts will be taken into consideration and fully assessed as part of the design phase, with mitigation put in place as appropriate.

In terms of road safety issues, as with all transport measures proposed in the Local Transport Plan, the project will follow the delivery process for projects outlined in section 7.2 *Delivery Process for Projects arising from the Local Transport Plan*, with project stages including Optioneering and Design, Public and Stakeholder Engagement as appropriate, Design Finalisation, Planning Consent as required together with Procurement and Delivery. Stakeholder engagement will form a key stage of the delivery process with all key stakeholders including residents consulted with during this process.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation on the basis of this submission.



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Submission No: CDPVAR 26S1: Residents of Corrovorrin

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Summary of Issues Raised in Submission

The submissions are from residents of Corrovorrin estate in Ennis. The submissions express opposition to the active travel measure (WC77) in the Ennis Local Transport Plan, which would provide a link from Kevin Barry Avenue to the Gort Road area, via the laneway at St. Anne's School and Corrovorrin Graveyard.

Chief Executive's Response

I wish to thank the authors for their submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

The proposed active travel links have been included in the Ennis Local Transport Plan to provide a safe link for children travelling from the Tulla Road area through to the Gaelscoil and Educate Together. This link also shortens the travel distance from the Tulla Road cycle scheme which will facilitate more active travel to these schools.

It is noted that concerns are raised around parents using Corrovorrin to drop off children, however it is the intention of this plan to encourage children to travel to school via active travel.

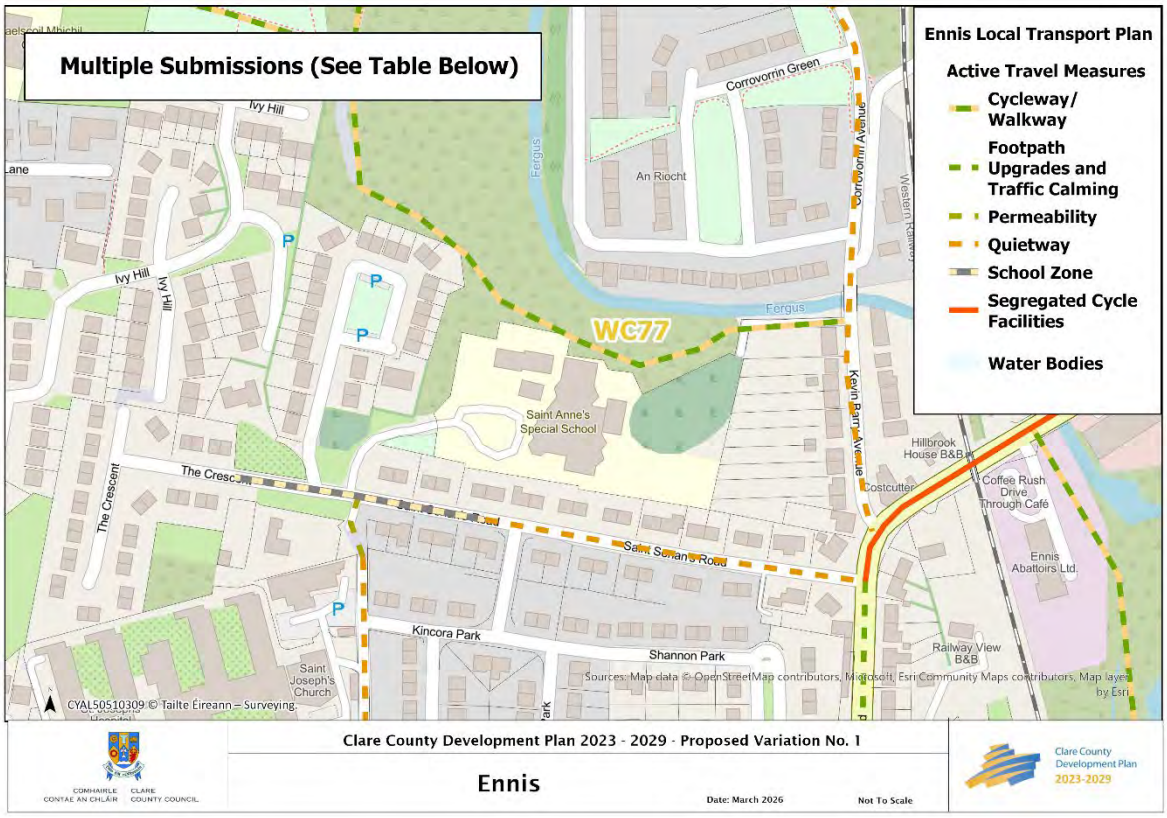
While this is the intention of the plan, Clare County Council is aware that not all parents will avail of this option or will need to drop by car due to work commitments. As such, the situation will be monitored and if intervention is required, the council will take steps to discourage the use of Corrovorrin as a drop-off location.

Anti-social behaviour is a societal issue requiring a collective effort from designers, An Garda Síochána, education groups and wider society. There is strong evidence from urban design research that well designed walk and cycle permeability can reduce anti-social behaviour by increasing community interaction and passive surveillance. To achieve the benefits of permeability while mitigating risks, good design principles that promote visible, well-used routes and discourage the creation of isolated areas will be carefully considered during the design phase.

Local environmental impacts will be taken into consideration and fully assessed as part of the design phase, with mitigation put in place as appropriate.

In terms of road safety issues, as with all transport measures proposed in the Local Transport Plan, the project will follow the delivery process for projects outlined in section 7.2 Delivery Process for

Projects arising from the Local Transport Plan, with project stages including Optioneering and Design, Public and Stakeholder Engagement as appropriate, Design Finalisation, Planning Consent as required together with Procurement and Delivery. Stakeholder engagement will form a key stage of the delivery process with all key stakeholders, including residents, consulted with during this process.
Chief Executive's Recommendation
I recommend no amendment to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029.



CDPVAR 26S1:								
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582	583	584	585	586	587	588	589	590
591	592	593	594	595	596	597	598	599
600	601	602	603	604				

Submission No: CDPVAR 26S1:

276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 333 385

Summary of Issues Raised in Submission

The submissions are from residents of Corrovorrin estate in Ennis. The submissions request that no future rezoning or development is allowed on the remaining buffer and green zoned areas alongside the Fergus Beag River, from Fioruisce estate to the bridge on the Tulla Road. This is requested in order to alleviate flood risk in the area.

Chief Executive's Response

I wish to thank the authors for their submission to the Proposed Variation of the Clare County Development Plan 2023-2029, the contents of which have been noted.

I note the request is to maintain the buffer and green zoned areas alongside the Fergus Beag River, from Fioruisce estate to the bridge on the Tulla Road. However, I am cognisant that only submissions that relate to the Proposed Variation as published, can be considered. The Proposed Variation does not propose any zoning changes to the lands referenced in the submissions. As the requested changes fall outside the scope of the Proposed Variation there is no provision to revisit these lands at this point.

Chief Executive's Recommendation

I recommend no amendment to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No:
CDPVAR 26S1-396: Tommy Guilfoyle
CDPVAR 26S1-397: Kieran Burke
CDPVAR 26S1-398: Joan Daly
CDPVAR 26S1-399: Pat Hennessy
CDPVAR 26S1-400: Conor O'Sullivan

Summary of Issues Raised in Submission

The submissions relate to Droichead na Gabhair Bridge in Ennis. The submissions request that the Ennis Local Transport Plan would retain the exact wording of the Active Travel measure WC32 and WC209, i.e. that a separate Active Travel bridge would be explored for the crossing point of the River Fergus.

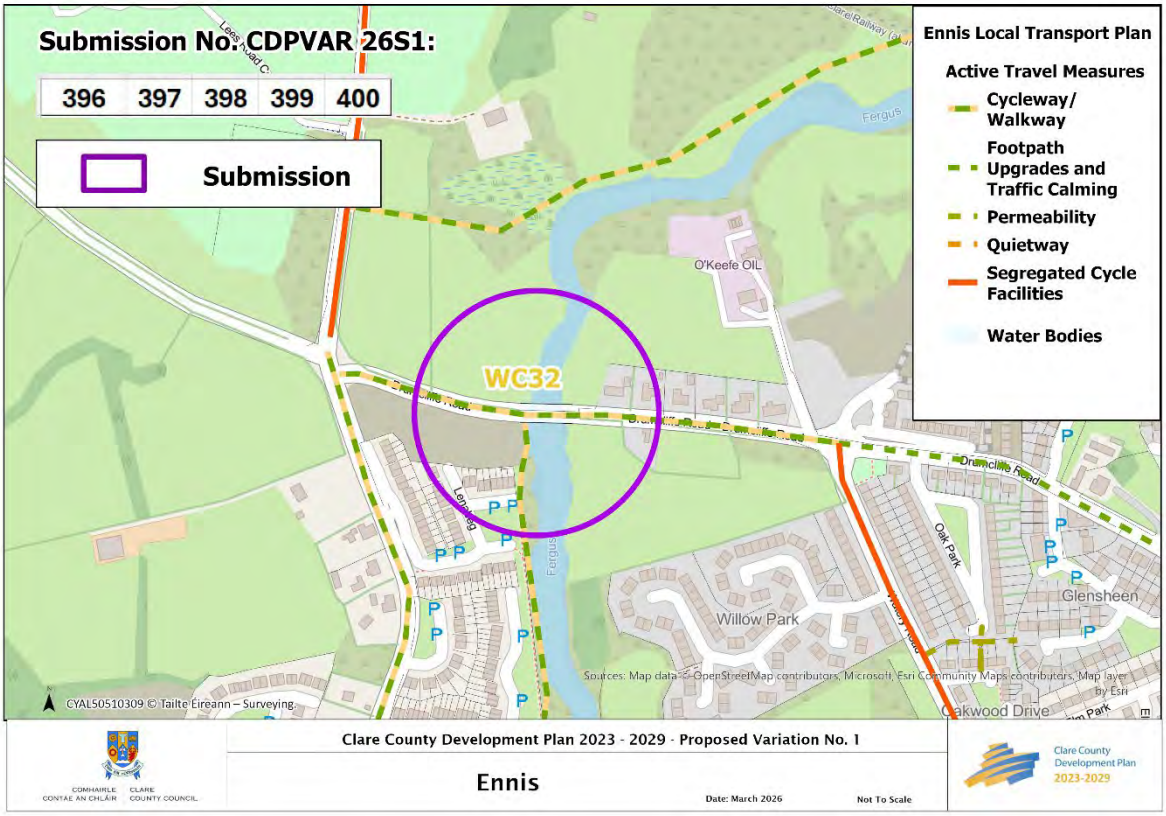
Chief Executive's Response

I wish to thank the authors for their submissions to the Proposed Variation to the Clare County Development Plan 2023-2029, the contents of which have been noted.

As per Section 7.3.1 (of the Ennis Local Transport Plan) Droichead na Gabhair Active Travel Bridge (Design) is a short-term measure of the LTP's implementation. As listed at WC32 and WC209 of the Preferred Strategy - Active Travel Schemes, Clare County Council will explore a separate active travel bridge.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation on the basis of these submissions.


Submission No: CDPVAR 26S1:
396
397
398
399
400
Submission
WC32
O'Keefe OIL
Fergus
Willow Park
Glensheen
Oak Park
Oakwood Drive
Dromcliffe Road
Lenaboy
Ennis Local Transport Plan
Active Travel Measures
Cycleway/ Walkway
Footpath Upgrades and Traffic Calming
Permeability
Quietway
Segregated Cycle Facilities
Water Bodies
Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1: Gort Road Shopping Centre stakeholders
318 381 382 421 471 473 477 690 691 692 693 694 695 253

Summary of Issues Raised in Submission

The submissions are from stakeholders in the Gort Road Shopping Centre in Ennis. The submissions express concern that the vehicular access to the shopping centre from the Gort Road roundabout junction would be removed in the redesign of the junction.

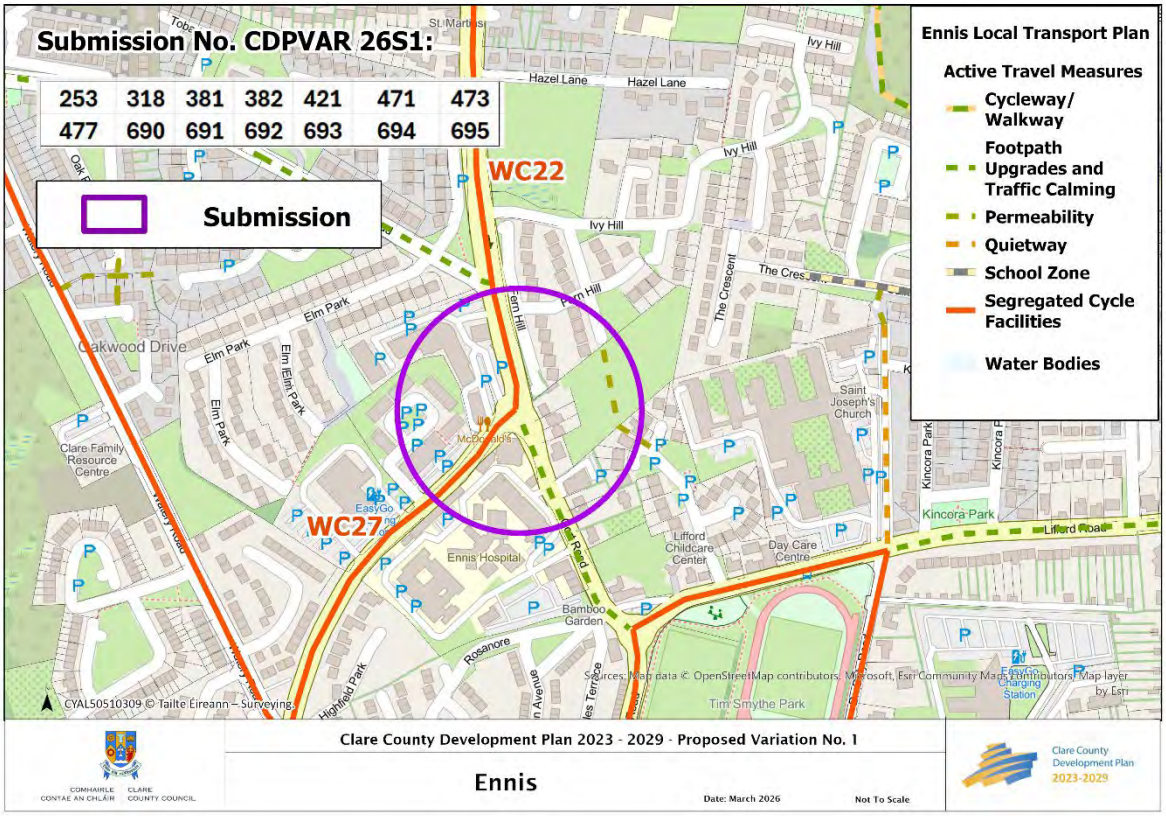
Chief Executive's Response

I wish to thank the authors for their submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

The LTP identified a need to provide for safe pedestrian and cycling movements at the junction, and the potential to enable more efficient bus movements through the junction in the future. Since the development of the Hospital Roundabout, the population of Ennis has grown significantly and is forecast to continue to grow. In addition, regulation and guidelines for the safe design of junctions has changed. Recognising the concerns raised during a previous public consultation process including businesses, any mention of what the revised junction design would look like was removed from the plan that was put on display as part of this proposed variation. It is intended that any future project will include the full section of road from Ivy Hill/Gort Road junction to the Hospital roundabout and consideration of all possible options in terms of road layout will take place at that time.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation on the basis of these submissions.


Submission No. CDPVAR 26S1:
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Submission
WC22
WC27
Ennis Local Transport Plan
Active Travel Measures
Cycleway/ Walkway
Footpath Upgrades and Traffic Calming
Permeability
Quietway
School Zone
Segregated Cycle Facilities
Water Bodies
Hazel Lane
Ivy Hill
Oakwood Drive
Elm Park
Clare Family Resource Centre
Saint Joseph's Church
Kincora Park
Lifford Road
Lifford Childcare Center
Day Care Centre
Ennis Hospital
Bamboo Garden
Rosanore
Tim Smythe Park
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Ennis
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No:
CDPVAR 26S1-316 David Cushley
CDPVAR 26S1-492 AnnMarie Lyons
CDPVAR 26S1-493 Dawn Enright

Summary of Issues Raised in Submission

The submissions are similar to each other and object to the proposed amendments to the Sixmilebridge Settlement Map and Settlement Plan, specifically:

- PA3b – 3a To change zoning of Strategic Residential Reserve (SR1) to Residential (R9);
- PA3b – 3b To change zoning of Strategic Residential Reserve (SR2) to Residential (R13);
- PA3b – 3c To change zoning of Strategic Residential Reserve (SR3) and unzoned lands at the north and west of SR3 to Residential (R7), and zone undeveloped lands at the southwest of SR3 as Open Space, and amend settlement boundary accordingly;
- PA3b – 3d To change zoning of Strategic Residential Reserve (SR4) and unzoned lands at the northwest of SR4 to Residential (R11), and amend settlement boundary accordingly;
- PA3b – 3e To zone unzoned land at the north of Strategic Residential Reserve (SR2) to Residential (R12) and amend settlement boundary accordingly;
- PA3b – 3f To zone unzoned land at the northwest of the settlement to Residential (R10) and to Existing Residential, and amend settlement boundary accordingly;
- PA3b – 3g To zone unzoned land at the southeast of the settlement as Residential (R8) and to Existing Residential, Agriculture and Buffer Space, and amend settlement boundary accordingly;
- PA3b – 3h To identify land at the north and west of R5 as a Long Term Strategic and Sustainable Development Site (LT1), and amend settlement boundary accordingly.

The objection is on the basis that the amendments propose a dramatic escalation of residential zoning in Sixmilebridge, and that the Variation is premature and disproportionate.

The submissions state a number of concerns regarding additional residential zoned lands within the settlement including:

- Further transport and pedestrian infrastructure is required.
- The need for an Inner Relief Road is highlighted and the request for a Local Transport Plan.
- The request for enhanced convenience retail
- The absence of progress on the Sixmilebridge to Bunratty walkway is referenced.
- Concerns in relation to water / wastewater capacity.
- A request on how the Sixmilebridge Town Centre Masterplan has informed the proposed variation.

Chief Executive's Response

I wish to thank the authors for their submissions to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

In relation to the capability of the services and infrastructure of the town, the Council will

endeavour to continuously monitor the capacity of infrastructure in preparation for the forthcoming review of the Clare County Development Plan 2023-2029, and the preparation of the County Development Plan that will succeed the current County Development Plan.

It is necessary to make an adjustment to Residential zoned site, R8, which is subject of the Proposed Amendment PA 3b- 3g, as a precautionary measure to mitigate against flood risk, due to the photographic evidence included as part of the submission CDPVAR 26S1-452, which shows flooding at the northeast corner of the R8 lands. Therefore, it is not appropriate to zone that portion of the R8 lands for vulnerable uses, until such time as the cause of this flooding is established. Open Space zoning is considered appropriate and can form part of the housing layout of any future applications on the R8 lands.

Although it is not a matter for this proposed Variation, the Council will endeavour to secure funding from all available sources in respect of public realm enhancements at Sixmilebridge.

As regards roads and traffic infrastructure, I am satisfied that the network of mapped infrastructural safeguards provides the basis for alleviating constraints that may exist in terms of transport and movement at Sixmilebridge, in the context of existing and emerging development patterns in the town.

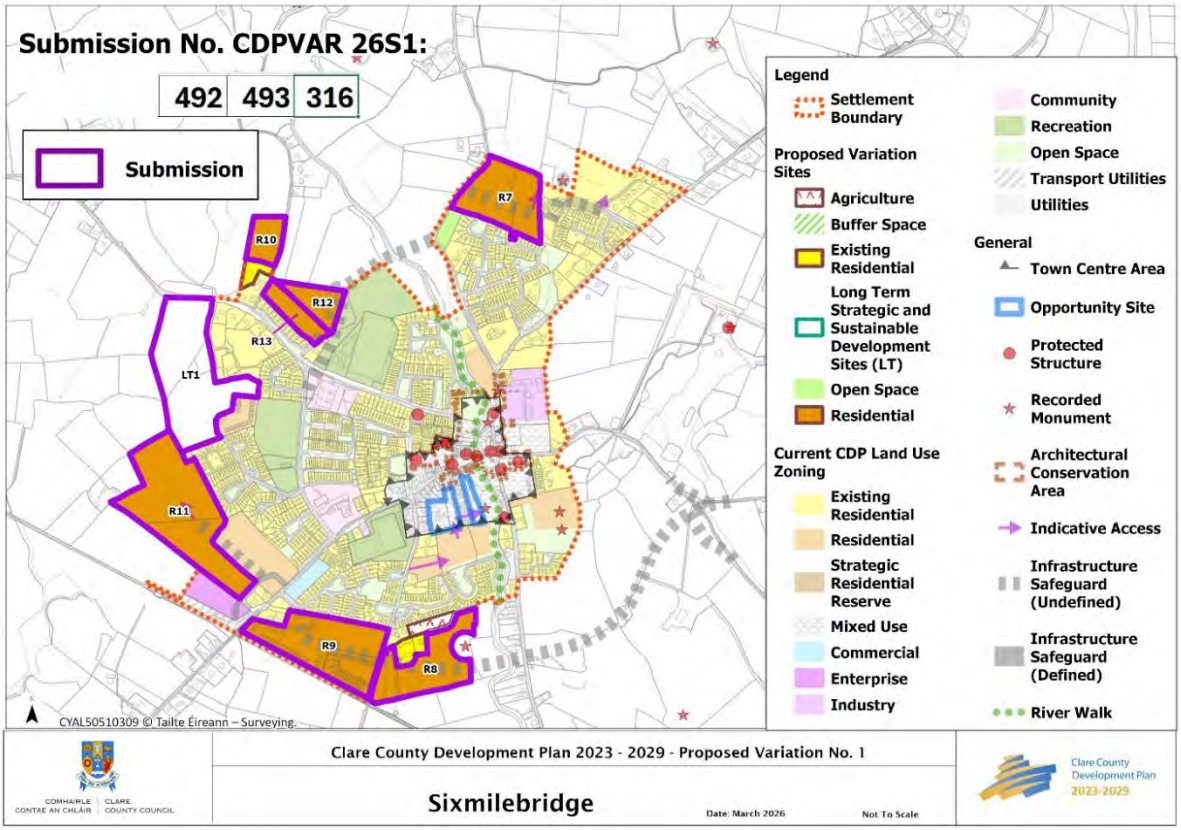
Chief Executive's Recommendation

I recommend the following:

1. To make the Proposed Variation No.1 of the Clare County Development Plan 2023-2029, subject to the following amendment to lands proposed to be zoned Residential R8 (PA3b – 3g and PA 3b - 4g)
   - To identify and zone part of the site as 'Open Space' and to insert text into the zoning objective for the site, as below:

   R8 East of Rossmanagher Road / south of Gort na nÚll
   Any future development proposals for this site shall include measures for the conservation of the Bleach Mill Ruins on-site, including the setting of this feature, as appropriate, as well as measures to protect and preserve archaeological heritage present at the lands. Future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area. The Open Space zoning adjoining R8 to the north-east can be incorporated into the Residential Site Layout.

   The vehicular access to the site shall form a crossroads junction with the Rossmanagher Road and the access road into Gort na Gréine. The access road shall be extended from the site entrance eastwards as far as the eastern site boundary, in accordance with the road design requirements of the Council. Development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe pedestrian, cycle and vehicular access to the site.


Submission No. CDPVAR 26S1:
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Submission
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Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Development Sites (LT)
Open Space
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
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General
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Opportunity Site
Protected Structure
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Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
Infrastructure Safeguard (Defined)
River Walk
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Sixmilebridge
Date: March 2026
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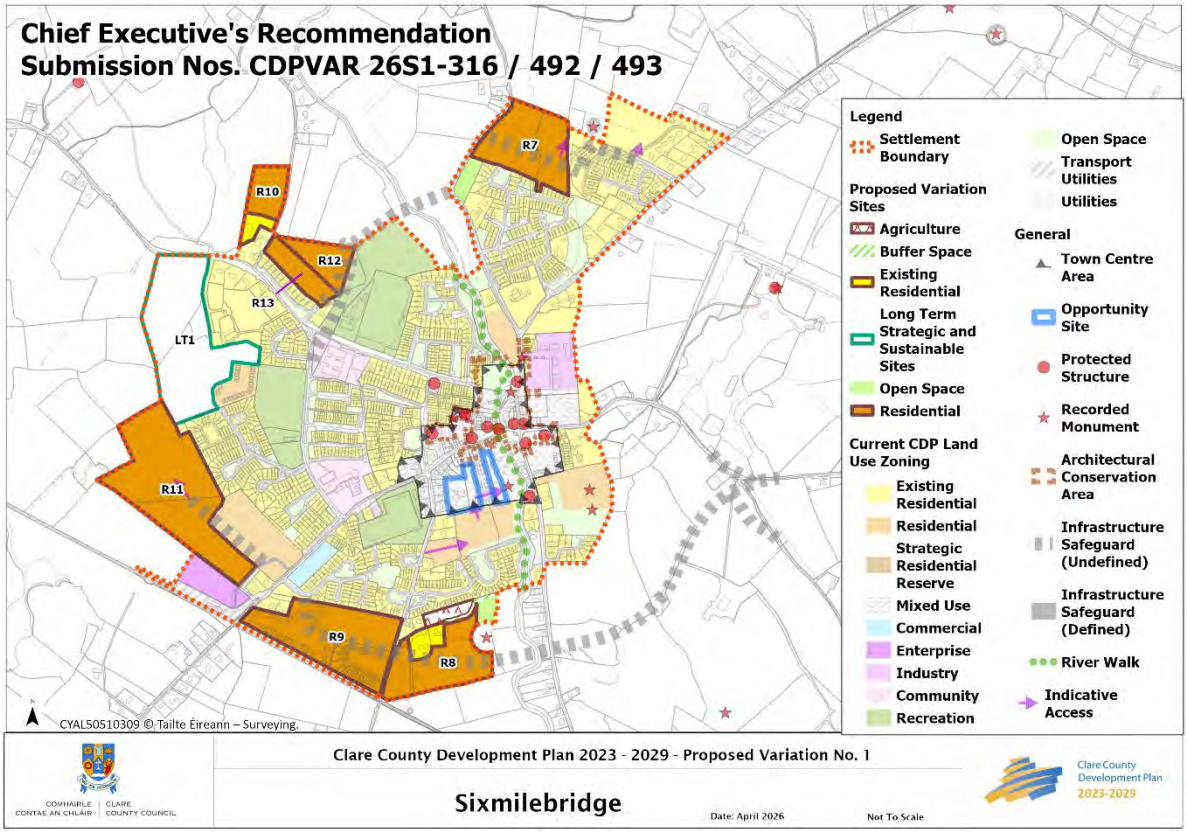
Clare County Development Plan 2023-2029


Chief Executive's Recommendation
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Settlement Boundary
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Sixmilebridge
Date: April 2026
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-427 Sixmilebridge Town Team

Summary of Issues Raised in Submission

The submission outlines that the final Variation needs to give strong recognition to the need for enhanced infrastructure and services in Sixmilebridge, to be in place before further substantial planning permissions. The submission requests that effort be made to ensure the town grows as a Sustainable Small Historic Town.

The submission states that further growth cannot continue in the absence of the services and infrastructure and public realm investment needed to properly support the development of the town. The submission refers to the existence of the Sixmilebridge Town Centre First Masterplan and states that limited funding has so far been provided to deliver the measures within that Plan.

The submission expresses concern in relation to the high density of housing that is proposed, and the capability of the services and infrastructure of the town to cope with increasing developments. The Town Team made a separate submission (CDPVAR 26S1-697) and this response should be read in conjunction with the response to that submission.

The submission recognises that the Long-Term Strategic and Sustainable Development Sites designation is being utilised as a new designation in the County Development Plan (through the proposed Variation), and that the designation of lands, generally, as Long-Term Strategic and Sustainable Development Sites is consistent with the NPF Implementation: Housing Growth Requirements Guidelines (2025). However, the submission maintains that sites in Sixmilebridge have been zoned for residential, without having been designated as Long-Term Strategic and Sustainable Development Sites first.

The submission states that the transport infrastructure of the town is constrained and that Infrastructure Safeguards running through zoned Residential sites is not the optimal solution to the town's road and traffic infrastructural requirements.

Chief Executive's Response

I wish to thank the Sixmilebridge Town Team for their submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

The Estimated Density value assigned to the newly-identified sites for residential development in Sixmilebridge are set out in the Settlement Capacity Audit table at PA 3b-A1 – 10, within the proposed Variation. The density category of 35 – 50 dwellings per hectare (dph) is used.

Sixmilebridge is a Metropolitan Town within the Limerick-Shannon Metropolitan Area (LSMA), as defined in the Regional Spatial and Economic Strategy (RSES). For the purpose of compiling a Settlement Capacity Audit, Chapter 3 of the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities' provides statutory guidance on residential density. In the Guidelines, at Table 3.3 'Areas and Density Ranges - Metropolitan Towns and Villages', the category of 'Metropolitan Towns (>1,500 population) – Suburban and Urban

Extension' is the most relevant category for the lands in Sixmilebridge that are the subject of the proposed Variation. In relation to that category, the Guidelines state:

Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 35 dph to 50 dph (net) shall generally be applied at suburban and edge locations of Metropolitan Towns, and that densities of up to 100 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).

Therefore, I am satisfied that the appropriate density category has been applied in the preparation of the Settlement Capacity Audit table for Sixmilebridge.

The Council will continuously monitor the capacity of infrastructure in preparation for the forthcoming review of the Clare County Development Plan 2023-2029, and the preparation of the County Development Plan that will succeed the current County Development Plan.

Although it is not a matter for this proposed Variation, the Council will endeavour to secure funding from all available sources in respect of public realm enhancements at Sixmilebridge, and the Council is committed to working with the Sixmilebridge Town Team to identify and progress community projects in line with the ambition of the Town Centre First Plan.

In terms of lands in Sixmilebridge that have been newly-identified in the proposed Variation for residential zoning, without having been designated as Long-Term Strategic and Sustainable Development Sites first, I note that the NPF Implementation: Housing Growth Requirements Guidelines (2025), does not set down that sites must be first designated as Long-Term Strategic and Sustainable Development Sites before they can be zoned as Residential.

It is necessary to make an adjustment to one Residential-zoned site, R8, which is subject of the Proposed Amendment PA 3b- 3g, as a precautionary measure to mitigate against flood risk, due to the photographic evidence included as part of the submission CDPVAR 26S1-452, which shows flooding at the northeast corner of the R8 lands. Therefore, it is not appropriate to zone that portion of the R8 lands for vulnerable uses, until such time as the cause of this flooding is established. Open Space zoning is considered appropriate and can form part of the housing layout of any future applications on the R8 lands.

As regards roads and traffic infrastructure, I am satisfied that the network of mapped infrastructural safeguards provides the basis for alleviating constraints that may exist in terms of transport and movement at Sixmilebridge, in the context of existing and emerging development patterns in the town.

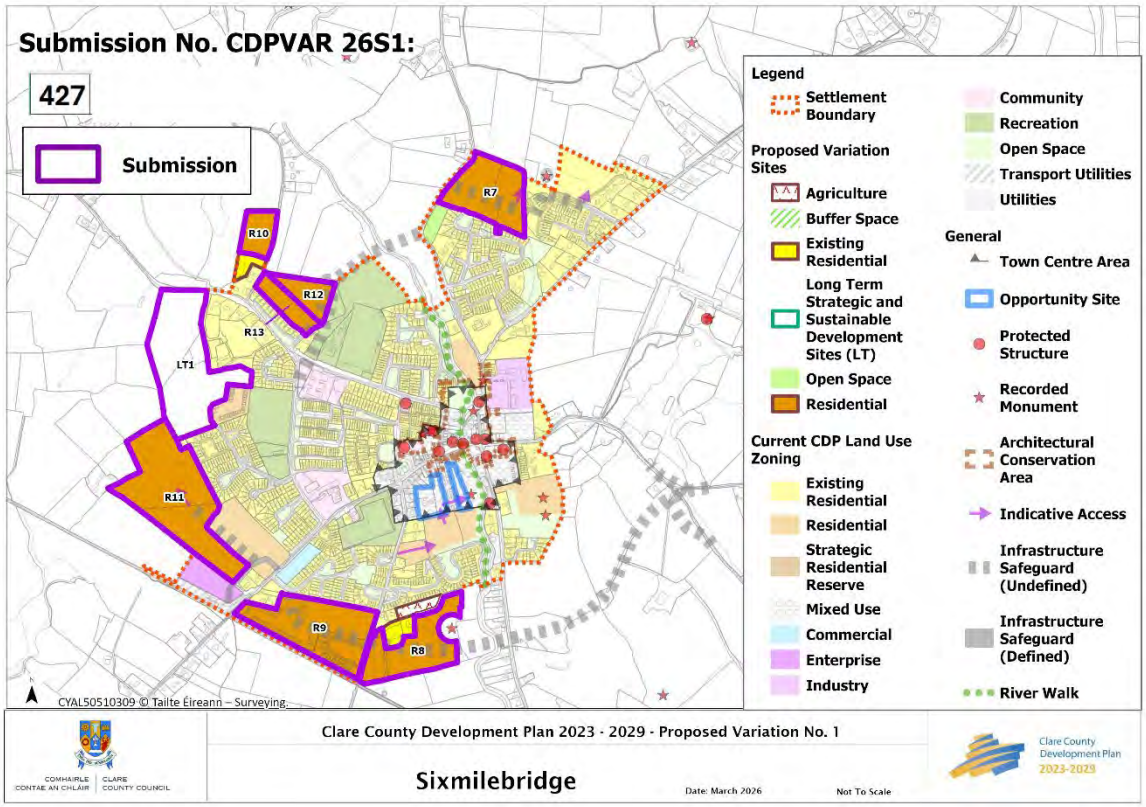
Chief Executive's Recommendation

I recommend the following:

1. To make the Proposed Variation No.1 of the Clare County Development Plan 2023-2029, subject to the following amendment to lands proposed to be zoned Residential R8 (PA3b – 3g and PA 3b - 4g)
   - To identify and zone part of the site as 'Open Space' and to insert text into the zoning objective for the site, as below:

   R8 East of Rossmanagher Road / south of Gort na nÚll
   Any future development proposals for this site shall include measures for the conservation of the Bleach Mill Ruins on-site, including the setting of this feature, as appropriate, as well as measures to protect and preserve archaeological heritage present at the lands. Future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area. The Open Space zoning adjoining R8 to the north-east can be incorporated into the Residential Site Layout.

   The vehicular access to the site shall form a crossroads junction with the Rossmanagher Road and the access road into Gort na Gréine. The access road shall be extended from the site entrance eastwards as far as the eastern site boundary, in accordance with the road design requirements of the Council. Development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe pedestrian, cycle and vehicular access to the site.


Submission No. CDPVAR 26S1:
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Submission
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Legend
Settlement Boundary
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
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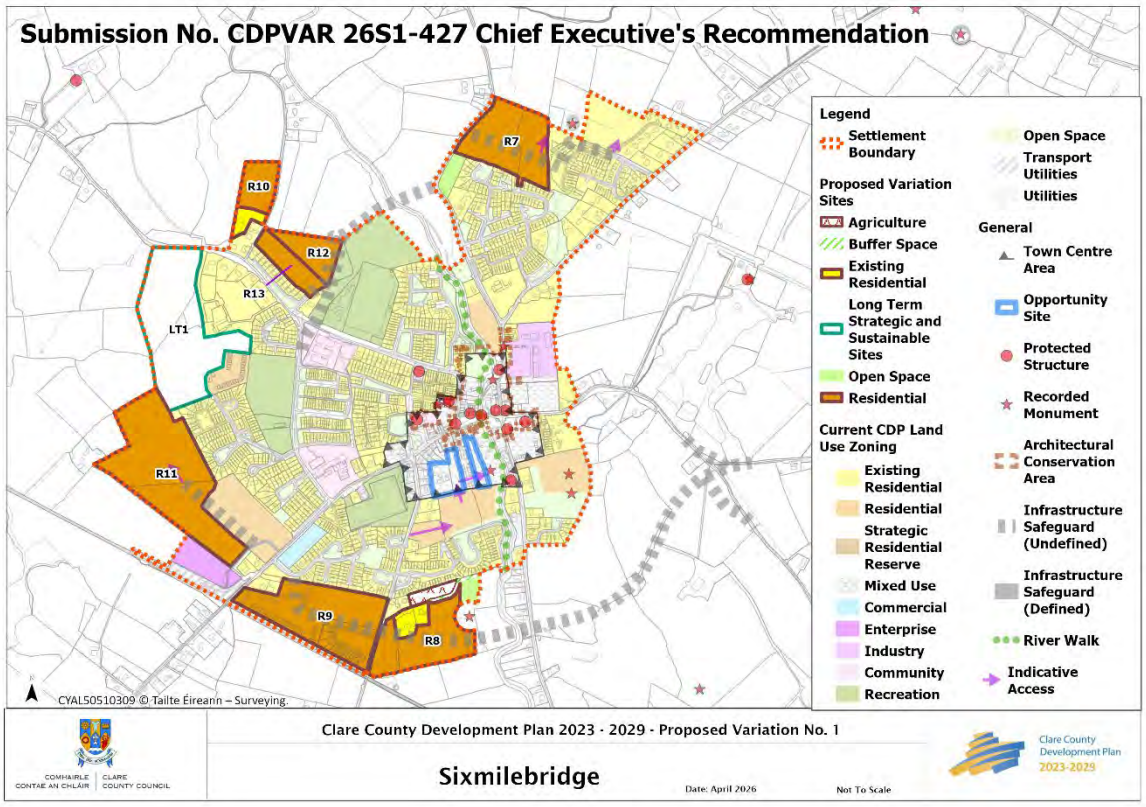
Submission No. CDPVAR 26S1-427 Chief Executive's Recommendation
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Date: April 2026
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-448 P Coleman and Associates on behalf of Abbey View Quin Property Development Ltd.

Summary of Issues Raised in Submission

The submission concerns the proposed Variation site R7 in Sixmilebridge which corresponds with:

PA 3b - 3c To change zoning of Strategic Residential Reserve (SR3) and unzoned lands at the north and west of SR3 to Residential (R7), and zone undeveloped lands at the southwest of SR3 as Open Space, and amend settlement boundary accordingly;

And

PA 3b - 4e Add text objective for proposed residential site R7

The submission states "the wording of the objective could be improved slightly to allow a bit more flexibility at planning application stage. In particular, while access via Ard Ratha and the provision of a roadway along the safeguarded corridor are understood, the detailed design, alignment and timing of these elements are matters that are best dealt with as part of the overall master planning of the site rather than being fixed at this stage".

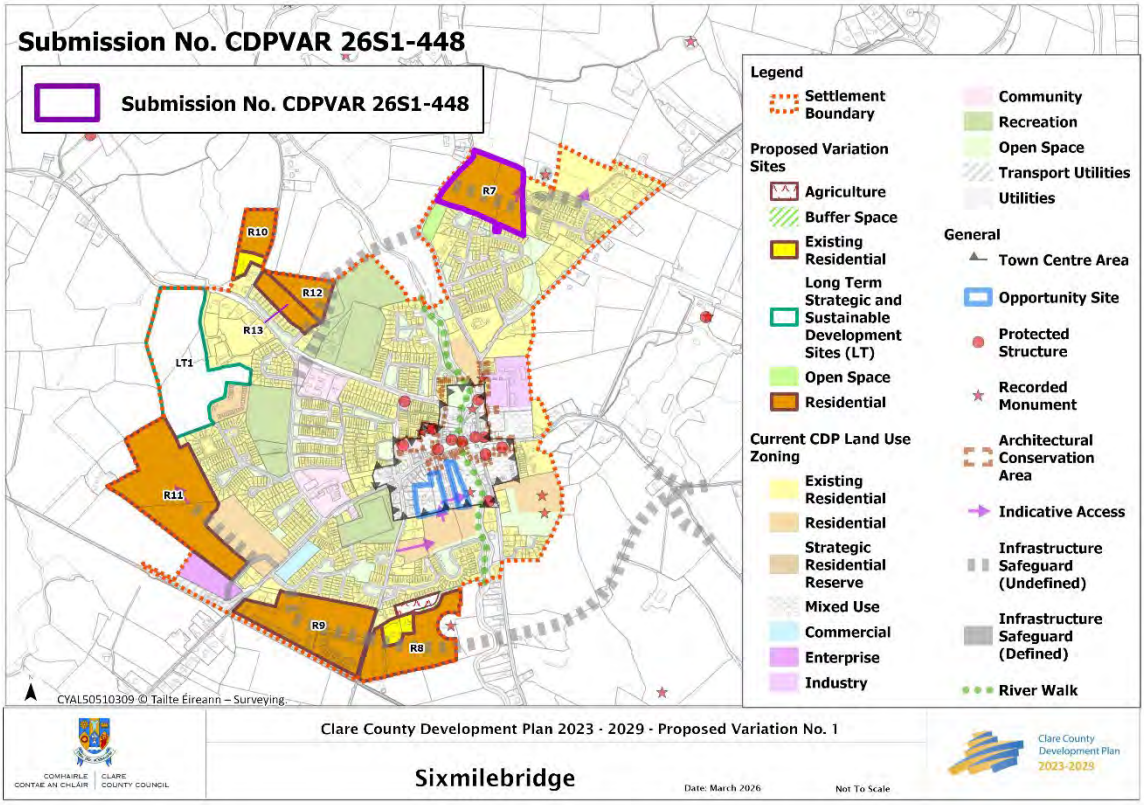
Chief Executive's Response

I wish to thank P. Coleman and Associates for their submission on behalf of Abbey View Quin Property Development Ltd. regarding the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

I have reviewed the wording of the written objective for the R7 site and I am satisfied that it will facilitate the orderly development of the R7 site.

Chief Executive's Recommendation

I recommend no change to Variation ref. **PA 3b - 3c** and **PA 3b - 4e** in Volume 3b Shannon Municipal District Settlement Plans, as proposed.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Submission No. CDPVAR 26S1-448
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Infrastructure Safeguard (Defined)
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Submission No: CDPVAR 26S1-452 Gort na nÚll Residents Association

Summary of Issues Raised in Submission

The submission concerns the proposed Variation site R8 in Sixmilebridge which corresponds with PA 3b - 3g To zone unzoned land at the southeast of the settlement as Residential (R8) and to Existing Residential, Agriculture and Buffer Space, and amend settlement boundary accordingly;

Gort na nÚll estate is located to the north of the subject lands.

The submission sets out concerns about the zoning of a portion of the R8 lands, in relation to flood risk, ecological sensitivity, residential amenity and national policy requirements.

As regards flood risk, photographs are provided in the submission that show the extent of the R8 lands in the context of a recent flood event at the lands. The submission highlights the presence of a small stream at the southern boundary of Gort na nÚll, (including photographs of same) as well as the Owenogarney River nearby at the east.

The ecological sensitivity of the lands is highlighted, and stated to be a key habitat for fish, birds and animals. Potential impacts on privacy and overlooking are noted, as are potential impacts of overbearing and visual impact, all arising from the proximity of the subject lands to the existing houses at Gort na nÚll.

The submission recommends that the R8 lands are altered in order to re-designate a portion at the northeast, in closest proximity to Gort na nÚll, for open space or buffer space.

Chief Executive's Response

I wish to thank the Gort na nÚll Residents Association for their submissions to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

I consider that it is necessary to make an adjustment to the R8 site which is subject of the Proposed Amendment PA 3b- 3g, as a precautionary measure to mitigate against flood risk, due to the photographic evidence included as part of the submission, which shows flooding at the northeast corner of the R8 lands. Therefore, it is not appropriate to zone that portion of the R8 lands for vulnerable uses, until such time as the cause of this flooding is established. Open Space zoning is considered appropriate and can form part of the housing layout of any future applications on the R8 lands.

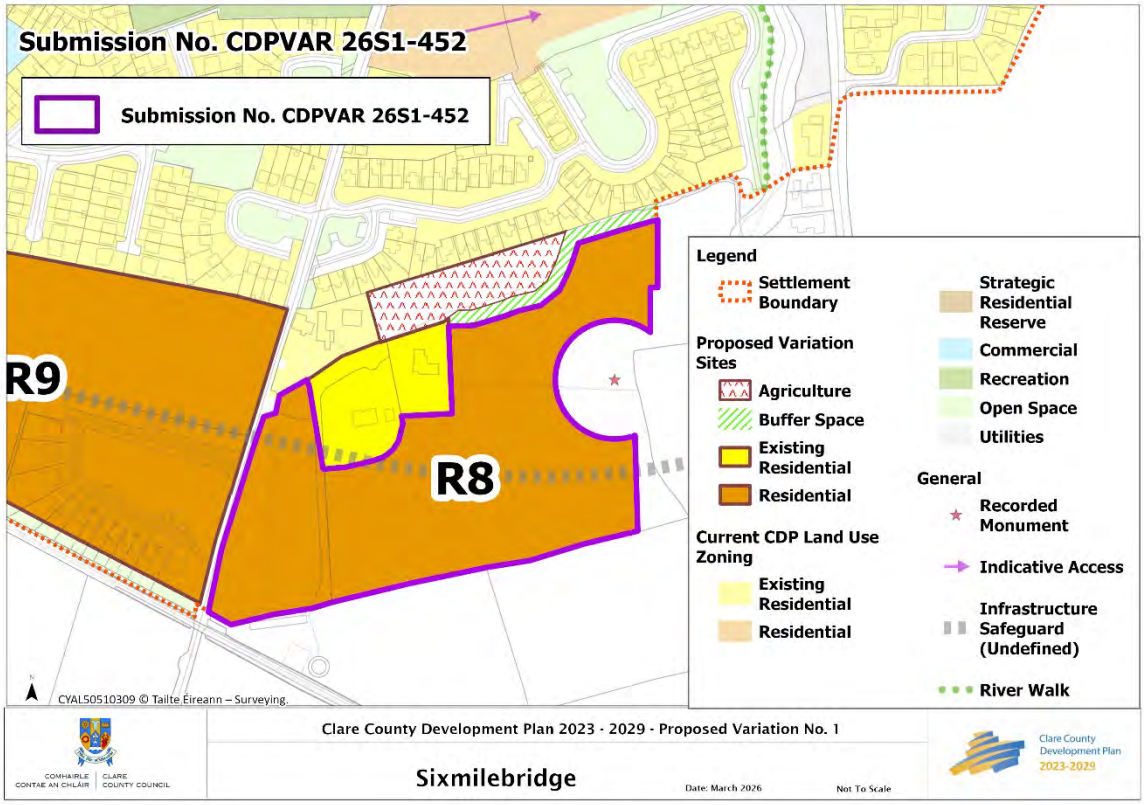
Chief Executive's Recommendation

I recommend the following:

1. To make the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, subject to the following amendment to lands proposed to be zoned Residential R8 (PA3b – 3g and PA 3b - 4g)
    - To identify and zone part of the site as 'Open Space' and to insert text into the zoning objective for the site, as below:

    R8 East of Rossmanagher Road / south of Gort na nÚll
    Any future development proposals for this site shall include measures for the conservation of the Bleach Mill Ruins on-site, including the setting of this feature, as appropriate, as well as measures to protect and preserve archaeological heritage present at the lands. Future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area. The Open Space zoning adjoining R8 to the north-east can be incorporated into the Residential Site Layout.

    The vehicular access to the site shall form a crossroads junction with the Rossmanagher Road and the access road into Gort na Gréine. The access road shall be extended from the site entrance eastwards as far as the eastern site boundary, in accordance with the road design requirements of the Council. Development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe pedestrian, cycle and vehicular access to the site.


Submission No. CDPVAR 26S1-452
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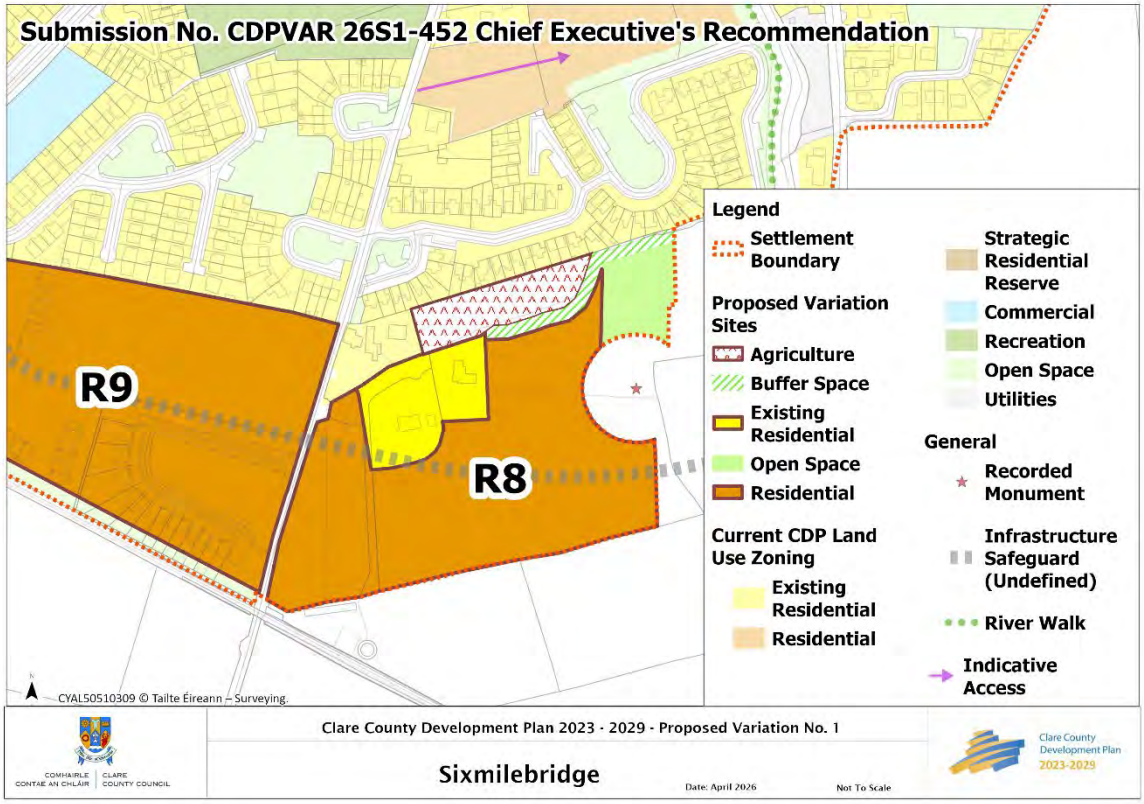
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Date: April 2026
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Submission No: CDPVAR 26S1-459 Sixmilebridge Community Development Association

Summary of Issues Raised in Submission

The submission outlines that the proposed additional zoned land for Sixmilebridge is excessive and does not align with the stated objective for Small Towns that is contained in the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities'.

The submission expresses concern in relation to the high density of housing that is proposed.

The submission refers to the existence of the Sixmilebridge Town Centre First Masterplan and states that limited funding has so far been provided to deliver the measures within that Plan.

The submission outlines that the transport infrastructure of the town is constrained, that there is a pinch point at the town centre and that public realm enhancements have not been funded adequately.

Chief Executive's Response

I wish to thank the Sixmilebridge Community Development Association for their submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

The Estimated Density value assigned to the newly-identified sites for residential development in Sixmilebridge are set out in the Settlement Capacity Audit table at PA 3b-A1 – 10, within the proposed Variation. The density category of 35 – 50 dwellings per hectare (dph) is used.

Sixmilebridge is a Metropolitan Town within the Limerick-Shannon Metropolitan Area (LSMA), as defined in the Regional Spatial and Economic Strategy (RSES). For the purpose of compiling a Settlement Capacity Audit, Chapter 3 of the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities' provides statutory guidance on residential density. In the Guidelines, at Table 3.3 'Areas and Density Ranges - Metropolitan Towns and Villages', the category of 'Metropolitan Towns (>1,500 population) – Suburban and Urban Extension' is the most relevant category for the lands in Sixmilebridge that are the subject of the proposed Variation. In relation to that category, the Guidelines state:

Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 35 dph to 50 dph (net) shall generally be applied at suburban and edge locations of Metropolitan Towns, and that densities of up to 100 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).

Therefore, I am satisfied that the appropriate density category has been applied in the preparation of the Settlement Capacity Audit table for Sixmilebridge.

Although it is not a matter for this proposed Variation, the Council will endeavour to secure funding from all available sources in respect of public realm enhancements at Sixmilebridge.

It is necessary to make an adjustment to one Residential-zoned site, R8, which is subject of the Proposed Amendment PA 3b- 3g, as a precautionary measure to mitigate against flood risk, due to the photographic evidence included as part of the submission CDPVAR 26S1-452, which shows flooding at the northeast corner of the R8 lands. Therefore, it is not appropriate to zone that portion of the R8 lands for vulnerable uses, until such time as the cause of this flooding is established. Open Space zoning is considered appropriate and can form part of the housing layout of any future applications on the R8 lands.

As regards roads and traffic infrastructure, I am satisfied that the network of mapped infrastructural safeguards provides the basis for alleviating constraints that may exist in terms of transport and movement at Sixmilebridge, in the context of existing and emerging development patterns in the town.

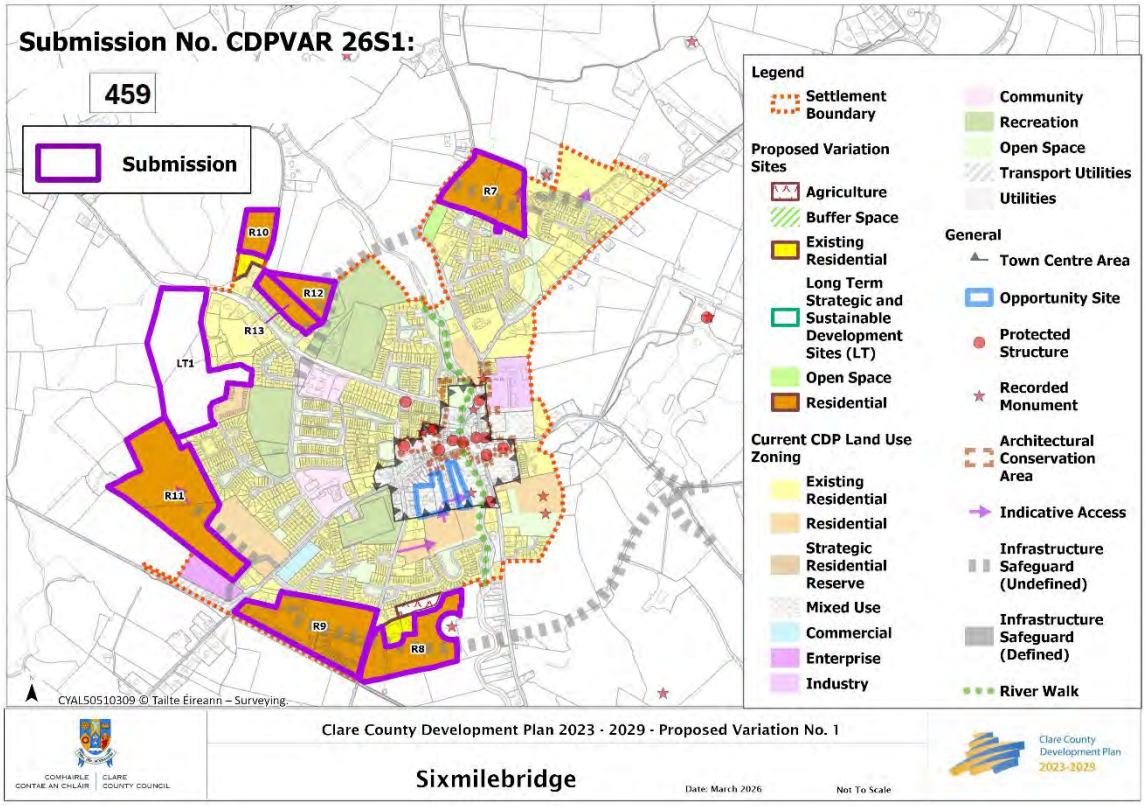
Chief Executive's Recommendation

I recommend the following:

1. To make the Proposed Variation No.1 of the Clare County Development Plan 2023-2029, subject to the following amendment to lands proposed to be zoned Residential R8 (PA3b – 3g and PA 3b - 4g)
   - To identify and zone part of the site as 'Open Space' and to insert text into the zoning objective for the site, as below:

     R8 East of Rossmanagher Road / south of Gort na nÚll
     Any future development proposals for this site shall include measures for the conservation of the Bleach Mill Ruins on-site, including the setting of this feature, as appropriate, as well as measures to protect and preserve archaeological heritage present at the lands. Future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area. The Open Space zoning adjoining R8 to the north-east can be incorporated into the Residential Site Layout.

     The vehicular access to the site shall form a crossroads junction with the Rossmanagher Road and the access road into Gort na Gréine. The access road shall be extended from the site entrance eastwards as far as the eastern site boundary, in accordance with the road design requirements of the Council. Development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe pedestrian, cycle and vehicular access to the site.


Submission No. CDPVAR 26S1:
459
Submission
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Settlement Boundary
Proposed Variation Sites
Agriculture
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Development Sites (LT)
Open Space
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Enterprise
Industry
Community
Recreation
Open Space
Transport Utilities
Utilities
General
Town Centre Area
Opportunity Site
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
Infrastructure Safeguard (Defined)
River Walk
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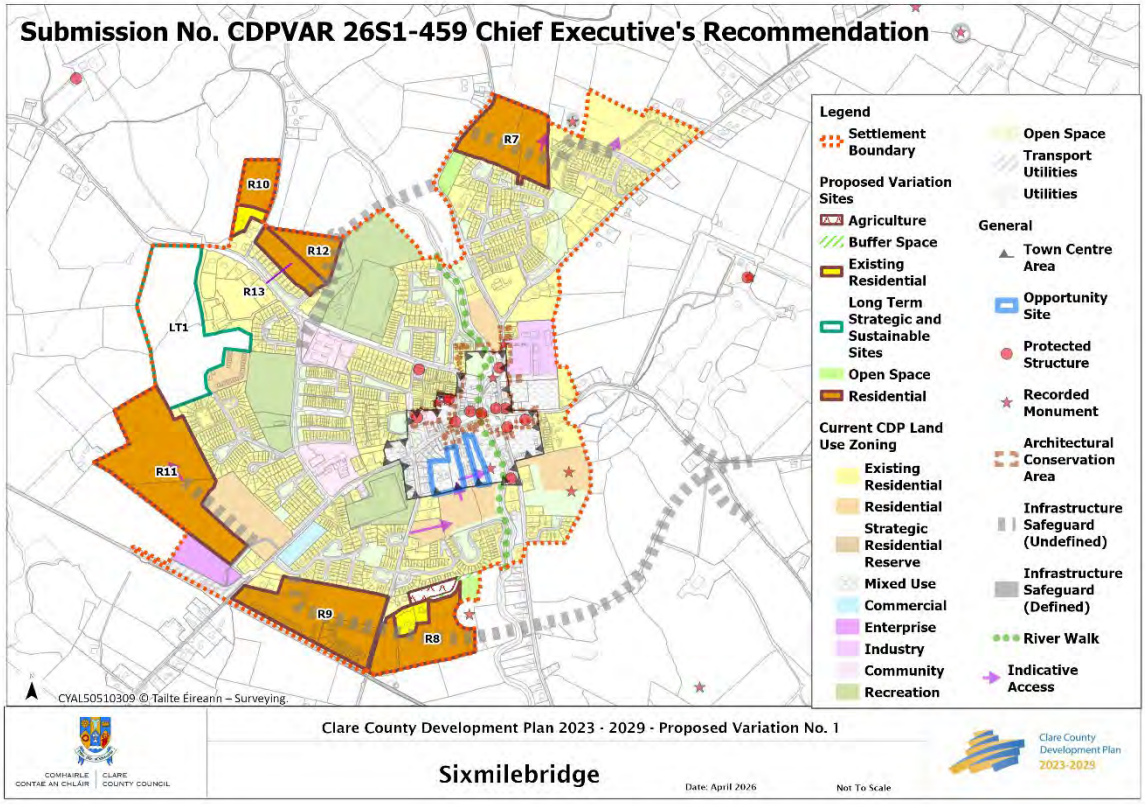
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Sixmilebridge
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-459 Chief Executive's Recommendation
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Proposed Variation Sites
Agriculture
Buffer Space
Existing Residential
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Opportunity Site
Protected Structure
Recorded Monument
Architectural Conservation Area
Infrastructure Safeguard (Undefined)
Infrastructure Safeguard (Defined)
River Walk
Indicative Access
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Sixmilebridge
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-483 Adrian Quinn
Summary of Issues Raised in Submission
The submission seeks that the subject lands at Sixmilebridge are zoned 'Residential'.
Chief Executive's Response
I wish to thank Adrian Quinn for his submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted. I note the request is to zone lands at Sixmilebridge for residential development. However, I am cognisant that only submissions that relate to the proposed variation as published can be considered. The request falls outside the scope of the proposed Variation No. 1, as there is no provision to include new lands at this stage in the Variation process.
Chief Executive's Recommendation
I recommend no amendment to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-496 Damien and Sue O'Connor

Summary of Issues Raised in Submission

The submission objects to the proposed amendments to the Sixmilebridge Settlement Map and Settlement Plan, specifically:

- PA3b – 3b To change zoning of Strategic Residential Reserve (SR2) to Residential (R13);
- PA3b – 3e To zone unzoned land at the north of Strategic Residential Reserve (SR2) to Residential (R12) and amend settlement boundary accordingly;
- PA3b – 3f To zone unzoned land at the northwest of the settlement to Residential (R10) and to Existing Residential, and amend settlement boundary accordingly;

It is submitted that the proposed variation, in its current form, gives rise to issues of prematurity, overdevelopment, unsustainable settlement expansion, infrastructure deficiency, and environmental risk.

The submission raises concerns in relation to the transport infrastructure and services in the town being constrained, that the settlement is being expanded into the countryside in a direction that is not serviced adequately, that social and community infrastructure is not capable of catering to population growth.

Chief Executive's Response

I wish to thank Damien and Sue O'Connor for their submission to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

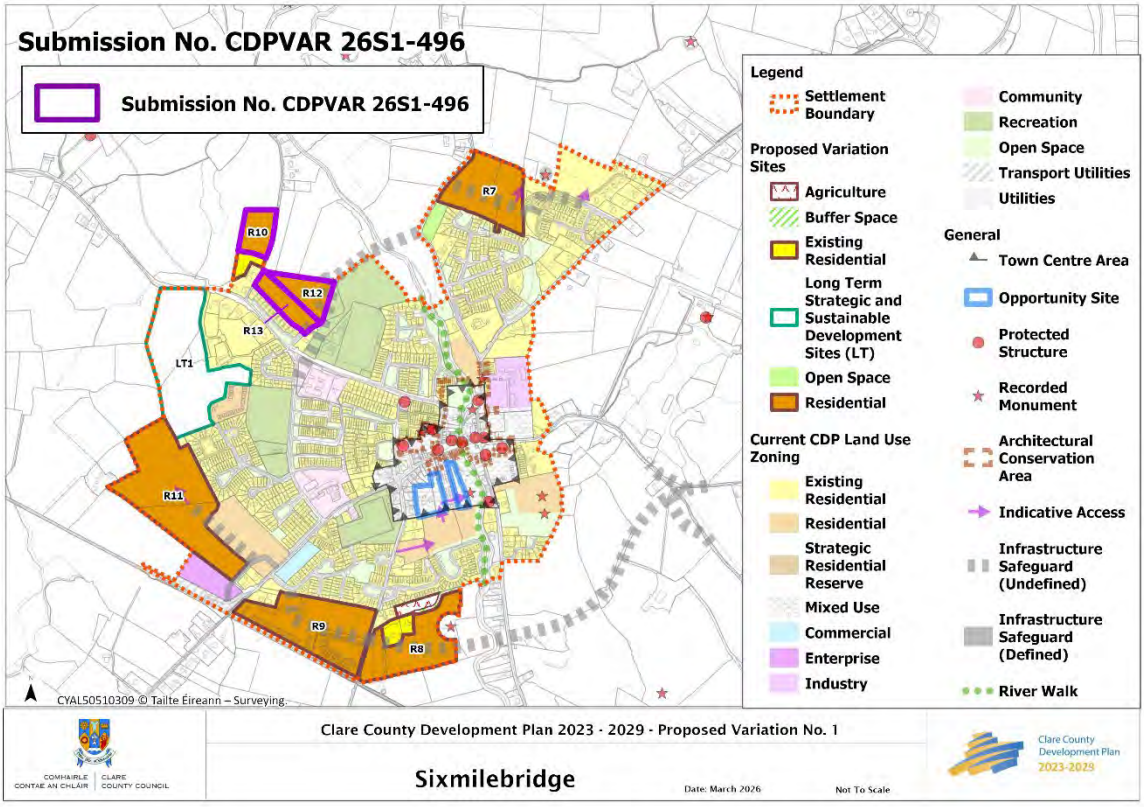
The sites referred to specifically in the submission all represent a sequential expansion of the built footprint of Sixmilebridge and are therefore an appropriate direction for development to be directed.

In relation to the capability of the services and infrastructure of the town to cope with increasing developments, I note that no constraints (in relation to Sixmilebridge) have been identified by any of the statutory service providers who have made submissions on proposed Variation No. 1. The Council will continuously monitor the capacity of infrastructure in preparation for the forthcoming review of the Clare County Development Plan 2023-2029, and the preparation of the County Development Plan that will succeed the current County Development Plan.

Although it is not a matter for this proposed Variation, the Council will endeavour to secure funding from all available sources in respect of public realm enhancements at Sixmilebridge.

As regards roads and traffic infrastructure, I am satisfied that the network of mapped infrastructural safeguards provides the basis for alleviating constraints that may exist in terms of transport and movement at Sixmilebridge, in the context of existing and emerging development patterns in the town.

Chief Executive's Recommendation
I recommend no change to Variation ref. PA3b – 3b in Volume 3b. I recommend no change to Variation ref. PA3b – 3e in Volume 3b. I recommend no change to Variation ref. PA3b – 3f in Volume 3b.


Submission No. CDPVAR 26S1-496
Submission No. CDPVAR 26S1-496
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Settlement Boundary
Proposed Variation Sites
Agriculture
Buffer Space
Existing Residential
Long Term Strategic and Sustainable Development Sites (LT)
Open Space
Residential
Current CDP Land Use Zoning
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Mixed Use
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Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
Infrastructure Safeguard (Defined)
River Walk
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Sixmilebridge
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-498 Aoife Keogh

Summary of Issues Raised in Submission

The submission objects to the proposed amendments to the Sixmilebridge Settlement Map and Settlement Plan, specifically:

- PA3b – 3b To change zoning of Strategic Residential Reserve (SR2) to Residential (R13);
- PA3b – 3e To zone unzoned land at the north of Strategic Residential Reserve (SR2) to Residential (R12) and amend settlement boundary accordingly;
- PA3b – 3f To zone unzoned land at the northwest of the settlement to Residential (R10) and to Existing Residential, and amend settlement boundary accordingly;

It is submitted that the proposed variation, in its current form, gives rise to issues of prematurity, overdevelopment, unsustainable settlement expansion, infrastructure deficiency, and environmental risk.

The submission raises concerns in relation to the transport infrastructure and services in the town being constrained, that the settlement is being expanded into the countryside in a direction that is not serviced adequately, that social and community infrastructure is not capable of catering to population growth.

Chief Executive's Response

I wish to thank Aoife Keogh for their submission to the Proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

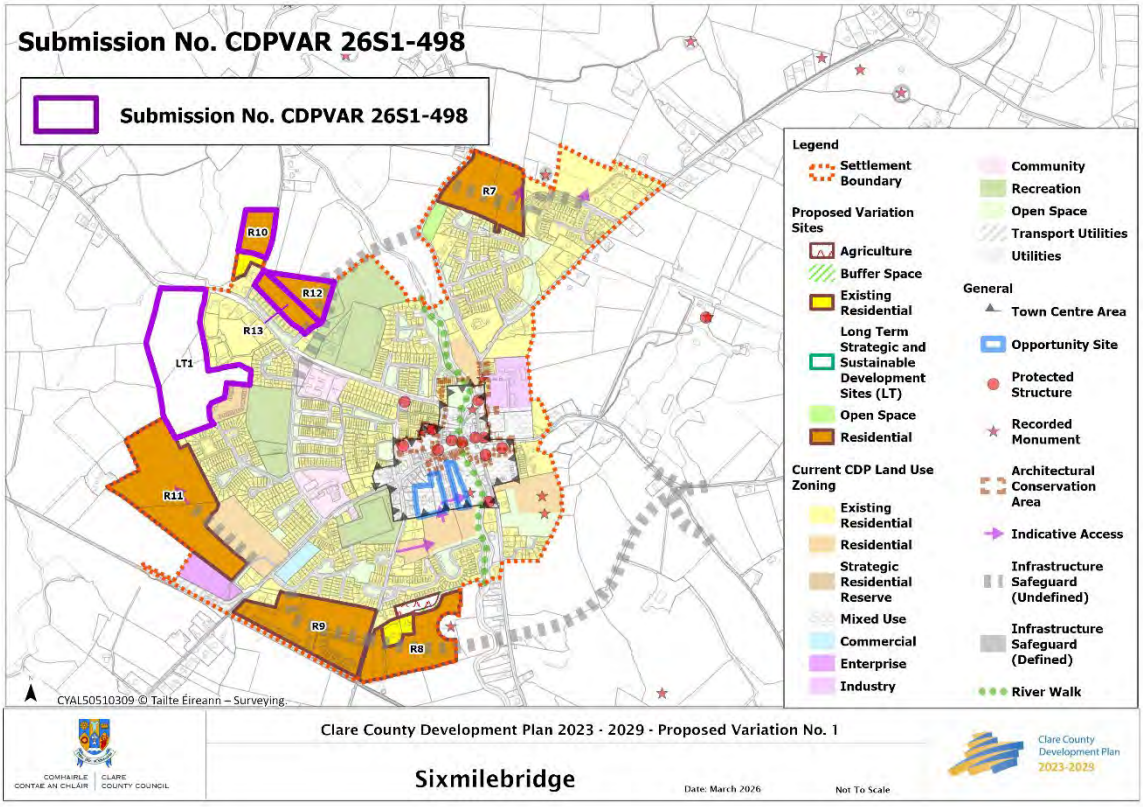
The sites referred to specifically in the submission all represent a sequential expansion of the built footprint of Sixmilebridge, and are therefore an appropriate direction for development to be directed.

In relation to the capability of the services and infrastructure of the town to cope with increasing developments, I note that no constraints (in relation to Sixmilebridge) have been identified by any of the statutory service providers who have made submissions on proposed Variation No. 1. The Council will continuously monitor the capacity of infrastructure in preparation for the forthcoming review of the Clare County Development Plan 2023-2029, and the preparation of the County Development Plan that will succeed the current County Development Plan.

Although it is not a matter for this proposed Variation, the Council will endeavour to secure funding from all available sources in respect of public realm enhancements at Sixmilebridge.

As regards roads and traffic infrastructure, I am satisfied that the network of mapped infrastructural safeguards provides the basis for alleviating constraints that may exist in terms of transport and movement at Sixmilebridge, in the context of existing and emerging development patterns in the town.

Chief Executive's Recommendation
I recommend no change to Variation ref. PA3b – 3b in Volume 3b. I recommend no change to Variation ref. PA3b – 3e in Volume 3b. I recommend no change to Variation ref. PA3b – 3f in Volume 3b.


Submission No. CDPVAR 26S1-498
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Proposed Variation Sites
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Long Term Strategic and Sustainable Development Sites (LT)
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Strategic Residential Reserve
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Opportunity Site
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
Infrastructure Safeguard (Defined)
River Walk
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COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Sixmilebridge
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-501 Margot Healy

Summary of Issues Raised in Submission

The submission raises concerns in relation to the proposed amendments to the Sixmilebridge Settlement Map and Settlement Plan, specifically the seven sites for which Residential zoning is proposed in the proposed Variation.

The submission raises concerns in relation to:

- The scale, density and location of the proposed zoning;
- Pressure on public realm and local infrastructure arising from future development;
- Traffic congestion and road safety.

Chief Executive's Response

I wish to thank Margot Healy for her submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

The sites referred to specifically in the submission all represent a sequential expansion of the built footprint of Sixmilebridge, and are therefore an appropriate direction for development to be directed.

It is necessary to make an adjustment to one Residential-zoned site, R8, which is subject of the Proposed Amendment PA 3b- 3g, as a precautionary measure to mitigate against flood risk, due to the photographic evidence included as part of the submission CDPVAR 26S1-452, which shows flooding at the northeast corner of the R8 lands. Therefore, it is not appropriate to zone that portion of the R8 lands for vulnerable uses, until such time as the cause of this flooding is established. Open Space zoning is considered appropriate and can form part of the housing layout of any future applications on the R8 lands.

The Estimated Density value assigned to the newly-identified sites for residential development in Sixmilebridge are set out in the Settlement Capacity Audit table at PA 3b-A1 – 10, within the proposed Variation. The density category of 35 – 50 dwellings per hectare (dph) is used.

Sixmilebridge is a Metropolitan Town within the Limerick-Shannon Metropolitan Area (LSMA), as defined in the Regional Spatial and Economic Strategy (RSES). For the purpose of compiling a Settlement Capacity Audit, Chapter 3 of the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities' provides statutory guidance on residential density. In the Guidelines, at Table 3.3 'Areas and Density Ranges - Metropolitan Towns and Villages', the category of 'Metropolitan Towns (>1,500 population) – Suburban and Urban Extension' is the most relevant category for the lands in Sixmilebridge that are the subject of the proposed Variation. In relation to that category, the Guidelines state:

Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development. It is a policy and

objective of these Guidelines that residential densities in the range 35 dph to 50 dph (net) shall generally be applied at suburban and edge locations of Metropolitan Towns, and that densities of up to 100 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).

Therefore, I am satisfied that the appropriate density category has been applied in the preparation of the Settlement Capacity Audit table for Sixmilebridge.

In relation to the capability of the services and infrastructure of the town to cope with increasing developments, I note that no constraints (in relation to Sixmilebridge) have been identified by any of the statutory service providers who have made submissions on proposed Variation No. 1. The Council will continuously monitor the capacity of infrastructure in preparation for the forthcoming review of the Clare County Development Plan 2023-2029, and the preparation of the County Development Plan that will succeed the current County Development Plan.

Although it is not a matter for this proposed Variation, the Council will endeavour to secure funding from all available sources in respect of public realm enhancements at Sixmilebridge.

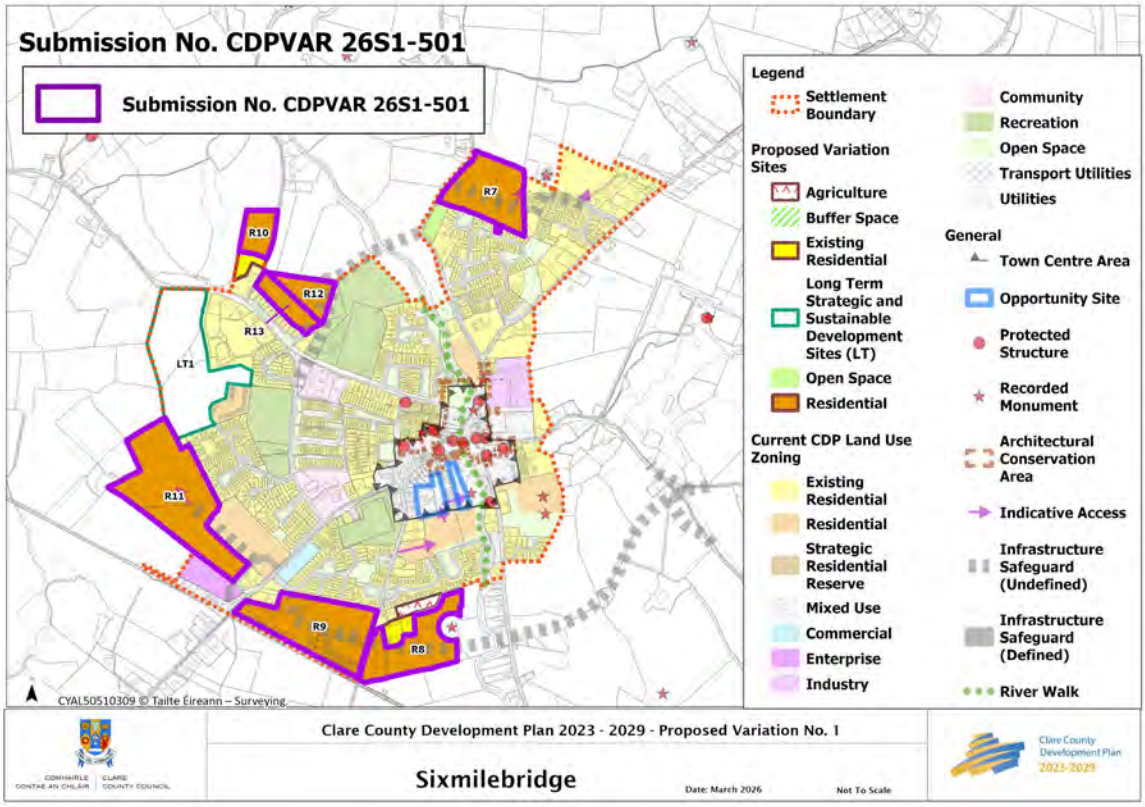
Chief Executive's Recommendation

I recommend the following:

1. To make the Proposed Variation No.1 of the Clare County Development Plan 2023-2029, subject to the following amendment to lands proposed to be zoned Residential R8 (PA3b – 3g and PA 3b - 4g)
   - To identify and zone part of the site as 'Open Space' and to insert text into the zoning objective for the site, as below:

     R8 East of Rossmanagher Road / south of Gort na nÚll
     Any future development proposals for this site shall include measures for the conservation of the Bleach Mill Ruins on-site, including the setting of this feature, as appropriate, as well as measures to protect and preserve archaeological heritage present at the lands. Future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area. The Open Space zoning adjoining R8 to the north-east can be incorporated into the Residential Site Layout.

     The vehicular access to the site shall form a crossroads junction with the Rossmanagher Road and the access road into Gort na Gréine. The access road shall be extended from the site entrance eastwards as far as the eastern site boundary, in accordance with the road design requirements of the Council. Development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe pedestrian, cycle and vehicular access to the site.


Submission No. CDPVAR 26S1-501
Submission No. CDPVAR 26S1-501
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Settlement Boundary
Proposed Variation Sites
Agriculture
Buffer Space
Existing Residential
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Current CDP Land Use Zoning
Existing Residential
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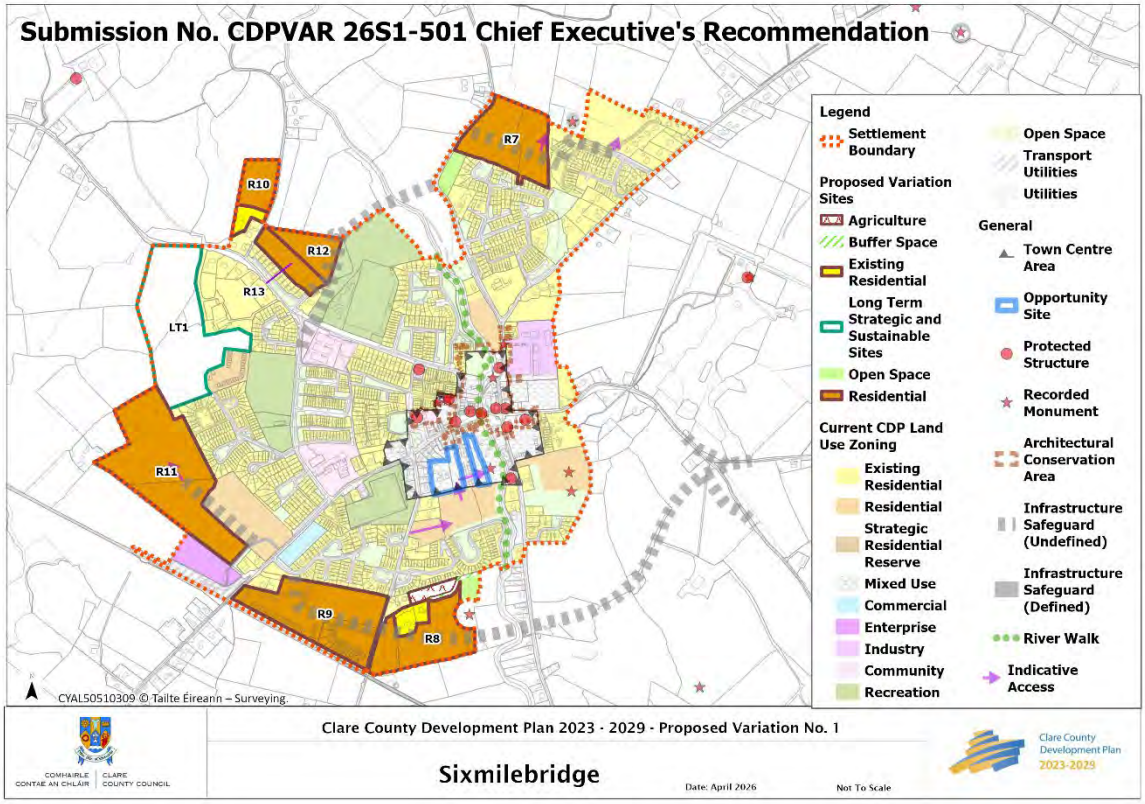
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
Infrastructure Safeguard (Undefined)
Infrastructure Safeguard (Defined)
River Walk
CYAL50510309 © Tailte Éireann – Surveying
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Sixmilebridge
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-501 Chief Executive's Recommendation
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Long Term Strategic and Sustainable Sites
Open Space
Residential
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Infrastructure Safeguard (Undefined)
Infrastructure Safeguard (Defined)
River Walk
Indicative Access
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Sixmilebridge
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-697 Sixmilebridge Town Team

Summary of Issues Raised in Submission

The submission outlines the concerns of the Town Team in relation to the high density of housing that is proposed, and the capability of the services and infrastructure of the town to cope with increasing developments. The Town Team made a separate submission (CDPVAR 26S1-427) and ask that the comments within this submission (CDPVAR 26S1-697) are read in conjunction with the other submission (CDPVAR 26S1-427).

Chief Executive's Response

I wish to thank the Sixmilebridge Town Team for their submission to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

The Estimated Density value assigned to the newly-identified sites for residential development in Sixmilebridge are set out in the Settlement Capacity Audit table at PA 3b-A1 – 10, within the proposed Variation. The density category of 35 – 50 dwellings per hectare (dph) is used.

Sixmilebridge is a Metropolitan Town within the Limerick-Shannon Metropolitan Area (LSMA), as defined in the Regional Spatial and Economic Strategy (RSES). For the purpose of compiling a Settlement Capacity Audit, Chapter 3 of the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities' provides statutory guidance on residential density. In the Guidelines, at Table 3.3 'Areas and Density Ranges - Metropolitan Towns and Villages', the category of 'Metropolitan Towns (>1,500 population) – Suburban and Urban Extension' is the most relevant category for the lands in Sixmilebridge that are the subject of the proposed Variation. In relation to that category, the Guidelines state:

Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 35 dph to 50 dph (net) shall generally be applied at suburban and edge locations of Metropolitan Towns, and that densities of up to 100 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).

Therefore, I am satisfied that the appropriate density category has been applied in the preparation of the Settlement Capacity Audit table for Sixmilebridge.

In relation to the capability of the services and infrastructure of the town to cope with increasing developments, I note that no constraints (in relation to Sixmilebridge) have been identified by any of the statutory service providers who have made submissions on proposed Variation No. 1. The Council will continuously monitor the capacity of infrastructure in preparation for the forthcoming review of the Clare County Development Plan 2023-2029, and the preparation of the County Development Plan that will succeed the current County Development Plan.

The Council will continue to work with Sixmilebridge Town Team to identify and progress community projects across the town.
Chief Executive's Recommendation
I recommend no change to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-374 and CDPVAR 26S1-436
McCutcheon Halley on behalf of Mary de Courcy & Owen O'Meara

Summary of Issues Raised in Submission

The submissions are identical and seek that the subject lands at Athlunkard are zoned 'Residential' and the settlement boundary is amended to include the subject lands.

Chief Executive's Response

I wish to thank McCutcheon Halley on behalf of Mary de Courcy & Owen O'Meara for their submissions to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

I note the request is to zone new additional lands at Athlunkard for residential development. However I am mindful that only submissions that relate to the proposed variation as published can be considered. The request falls outside the scope of the proposed Variation No. 1, as there is no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend no amendment to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-418

Maurice de Courcy and Jean Anne de Courcy

Summary of Issues Raised in Submission

The submission seeks that the subject lands at Athlunkard are zoned 'Residential' and the settlement boundary is amended to include the subject lands.

Chief Executive's Response

I wish to thank Maurice de Courcy and Jean Anne de Courcy for their submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

I note the request is to zone new additional lands at Athlunkard for residential development. However I am cognisant that only submissions that relate to the proposed variation as published can be considered. The request falls outside the scope of the proposed Variation No. 1, as there is no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend no amendment to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-437 Richard Ayres on behalf of Desmond Heffernan

Summary of Issues Raised in Submission

The submission concerns the proposed Variation site LT1 in Athlunkard which corresponds with:

PA 3b - 7a To identify land to the north of the settlement as a Long Term Strategic and Sustainable Development Site (LT1) and amend settlement boundary accordingly.

And

PA 3b - 8a Add text objective for Long Term Strategic and Sustainable Development Sites.

The submission requests the reclassification of the lands to Residential, or alternatively, the inclusion of the lands within a clearly defined short- to medium-term phased release framework within the lifetime of the current Development Plan.

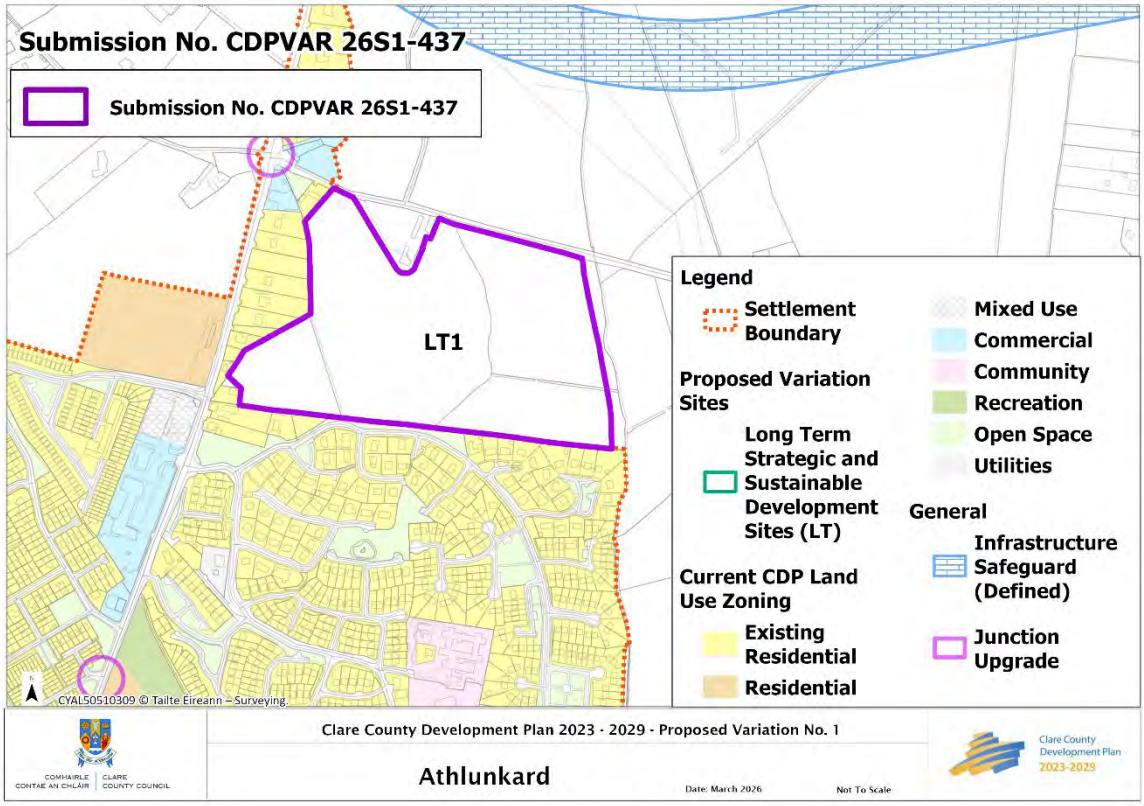
Chief Executive's Response

I wish to thank Richard Ayres for his submission on behalf of Desmond Heffernan regarding the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

LT1 in Athlunkard has been identified for the long-term strategic and sustainable expansion of the settlement and indicates where future infrastructure upgrades and capital investment is required to meet the needs of the settlement beyond this plan period. The site is unzoned in the adopted Clare County Development Plan 2023-2029, and the proposed amendment is to designate it as a Long Term Strategic and Sustainable Development Site. It is not within the scope of the proposed Variation to consider a further amendment to a different land use zoning.

Chief Executive's Recommendation

I recommend no change to Variation ref. **PA 3b – 7a** and **PA 3b – 8a** in Volume 3b Shannon Municipal District Settlement Plans, as proposed.


Submission No. CDPVAR 26S1-437
Submission No. CDPVAR 26S1-437
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Proposed Variation Sites
Long Term Strategic and Sustainable Development Sites (LT)
Current CDP Land Use Zoning
Existing Residential
Residential
Mixed Use
Commercial
Community
Recreation
Open Space
Utilities
General
Infrastructure Safeguard (Defined)
Junction Upgrade
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Athlunkard
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-036 Michael Begley Planning Services for Kieran Ahern

Summary of Issues Raised in Submission

The submission concerns the proposed Residential site (R2) at Ballycannon North (Meelick) which corresponds with:

PA 3b - 9c To change zoning of Agriculture land to the southwest of the village to Residential (R2) and Buffer Space, and amend settlement boundary accordingly;

And

PA 3b - 10a Add text objective for proposed residential site R2.

The submission requests that the proposed Residential site (R2) is increased by 0.41ha to 2.33ha from the 1.92ha proposed. It is stated that the additional portion would accommodate 8-10 dwellings.

Chief Executive's Response

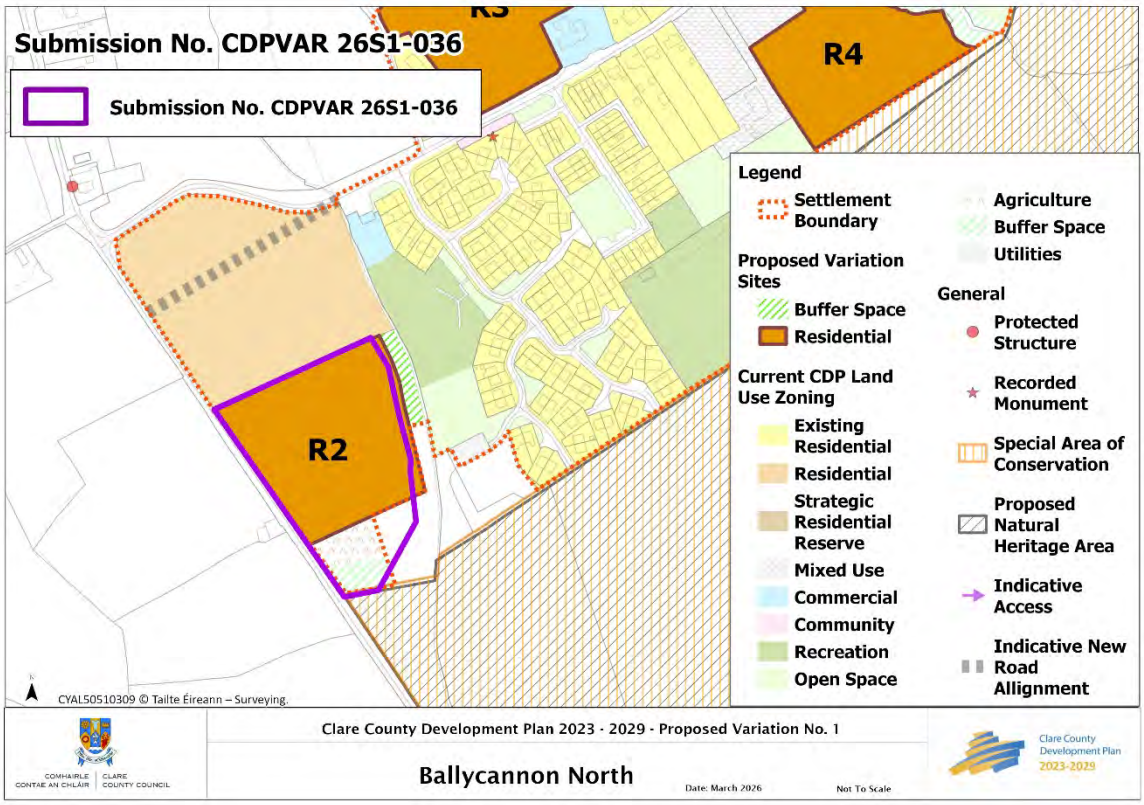
I wish to thank Michael Begley on behalf of Kieran Ahern for this submission regarding the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

The Strategic Environmental Assessment together with the Appropriate Assessment undertaken as part of the Proposed Variation determined that no zoning for development shall occur within 50m of the Lower River Shannon SAC (Site Code: 002165) and Knockalisheen Marsh Proposed Natural Heritage Area (pNHA) (Site Code: 002001) considering site topography and direction of hydrological flow in the area. Therefore, the zoning associated with R2 was aligned to take into consideration this environmental constraint to ensure alignment with the Clare County Development Plan Objectives together with the Clare Biodiversity Action Plan in terms of protection of European Sites and sites of Natural Heritage.

I consider that no additional residential zoning can be added to the R2 site in the direction of the SAC and pNHa and therefore no change should be made to the variation as proposed.

Chief Executive's Recommendation

I recommend no change to Variation ref. **PA 3b - 9c** and **PA 3b - 10a** in Volume 3b Shannon Municipal District Settlement Plans, as proposed.


Submission No. CDPVAR 26S1-036
Submission No. CDPVAR 26S1-036
R4
R2
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Protected Structure
Recorded Monument
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
Indicative New Road Allignment
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ballycannon North
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-468 **Gerard & Mary Nix**
Summary of Issues Raised in Submission
The submission requests for lands at Meelick, Co. Clare to be designated as a Cluster.
Chief Executive's Response
I wish to thank Gerard & Mary Nix for their submission to the proposed Variation no. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted. I note the request is to designate lands at Meelick as a Cluster. However, I am mindful that only submissions that relate to the proposed variation as published can be considered. The request falls outside the scope of the proposed Variation No. 1. There is no provision to include new Clusters at this stage in the Variation process.
Chief Executive's Recommendation
I recommend no amendment to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-434 Leonard McMahon

Summary of Issues Raised in Submission

The submission concerns the proposed Variation site R8 in Newmarket-on-Fergus which corresponds with:

PA 3b - 13b To change zoning of Strategic Residential Reserve (SR3) to Residential (R8);

PA 3b - 13e To identify land to the east of Avondale and north of R2 and R8 as a Long Term Strategic and Sustainable Development Site (LT1) and Open Space, and amend settlement boundary accordingly.

PA 3b - 14e Edit text objective for R1 site.

PA 3b - 14g Delete the text Strategic Residential Reserve on page 82.

PA 3b - 14h Add text objective for Long Term Strategic and Sustainable Development Sites.

The submission sets out concerns about the zoning of the R8 lands, and the identification of further lands within the family farm as Long Term Strategic and Sustainable Development Site (LT1), in relation to the taxation of the R8 land once zoned, the absence of access points to the LT1 lands, potential for traffic congestion if the lands were to be developed, as well as a desire to retain the lands for farming and as an equestrian enterprise, based around Newmarket House.

Chief Executive's Response

I wish to thank Leonard McMahon for his submission to the proposed Variation No. 1 of the Clare County Development Plan 2023-2029, the contents of which have been noted.

I am cognisant of the comments within the Uisce Éireann submission (CDPVAR S1-485) namely that a network extension and third party access may be required to link the R8 site to the wastewater network. Consequently, the zoning of the R8 lands for immediate development as part of the proposed Variation may not achieve the purpose of the proposed Variation, i.e. accelerated housing delivery. I intend to recommend that the proposed Variation is made without PA 3b - 13b.

In relation to the LT1 lands, the submission has raised the absence of suitable access points for vehicular traffic. Together with what would be an associated constraint in providing for active travel links to the remainder of the town, and bearing in mind the status of Newmarket House and its curtilage as a Protected Structure, I consider that further assessment at the detailed level would need to be carried out before the viability of the LT1 lands could be satisfactorily established. The forthcoming review of the County Development Plan would be a more suitable arena in which to consider the designation of infrastructural safeguards (for example) across third party lands to link the public road network with the LT1 lands. On balance I consider it appropriate that the proposed Variation is made without PA 3b – 13e.

An edit of the text objective for the R1 site was proposed (PA 3b -14e). This edit would not be necessary in the absence of Residential zoning at the north, and therefore I intend to recommend its removal from the proposed Variation.

Chief Executive's Recommendation

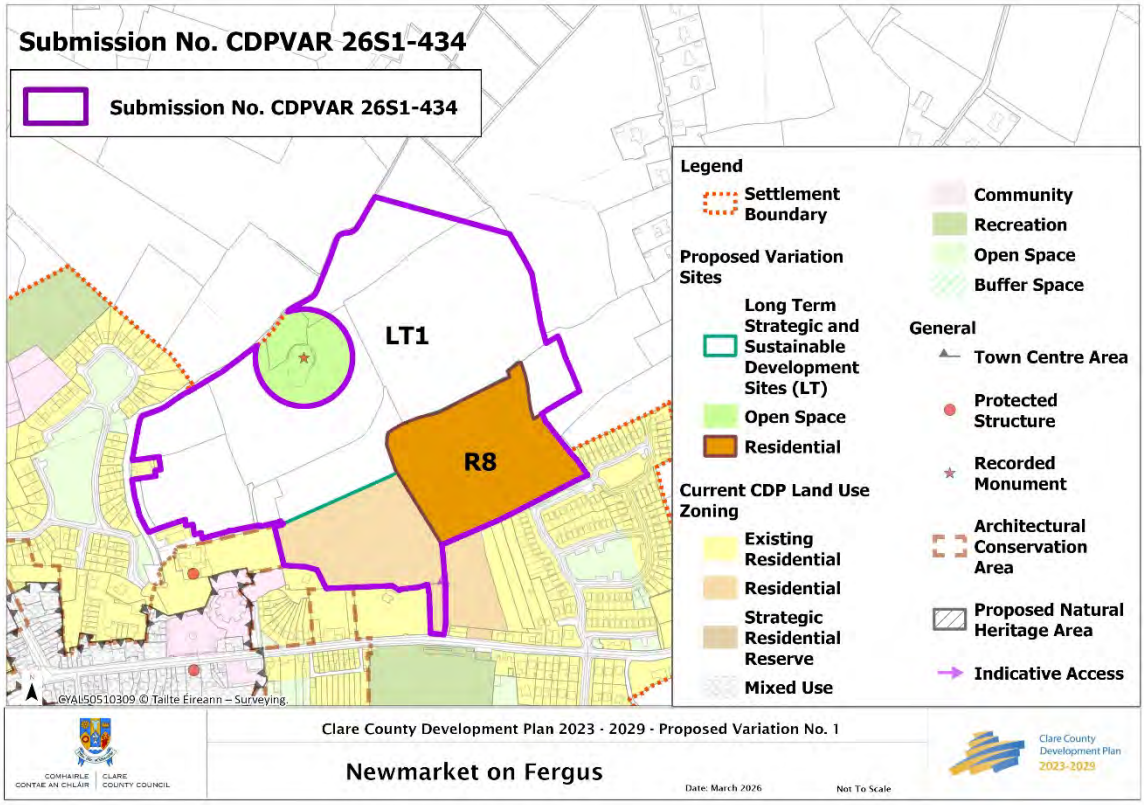
I recommend Variation Ref. PA 3b - 13b To change zoning of Strategic Residential Reserve (SR3) to Residential (R8) in Volume 3b Shannon Municipal District Settlement Plans, is **not** included as proposed.

I recommend Variation Ref. PA 3b – 13e To identify land to the east of Avondale and north of R2 and R8 as a Long Term Strategic and Sustainable Development Site (LT1) and Open Space, and amend settlement boundary accordingly, in Volume 3b Shannon Municipal District Settlement Plans, is **not** included as proposed.

I recommend Variation Ref PA 3b – 14e Edit text objective for R1 site, in Volume 3b Shannon Municipal District Settlement Plans, is **not** included as proposed.

I recommend Variation Ref PA 3b – 14g Delete the text Strategic Residential Reserve on page 82, in Volume 3b Shannon Municipal District Settlement Plans is **not** included as proposed.

I recommend Variation Ref PA 3b - 14h Add text objective for Long Term Strategic and Sustainable Development Sites, in Volume 3b Shannon Municipal District Settlement Plans, is **not** included as proposed.


Submission No. CDPVAR 26S1-434
Submission No. CDPVAR 26S1-434
LT1
R8
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Development Sites (LT)
Open Space
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Community
Recreation
Open Space
Buffer Space
General
Town Centre Area
Protected Structure
Recorded Monument
Architectural Conservation Area
Proposed Natural Heritage Area
Indicative Access
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Newmarket on Fergus
Date: March 2026
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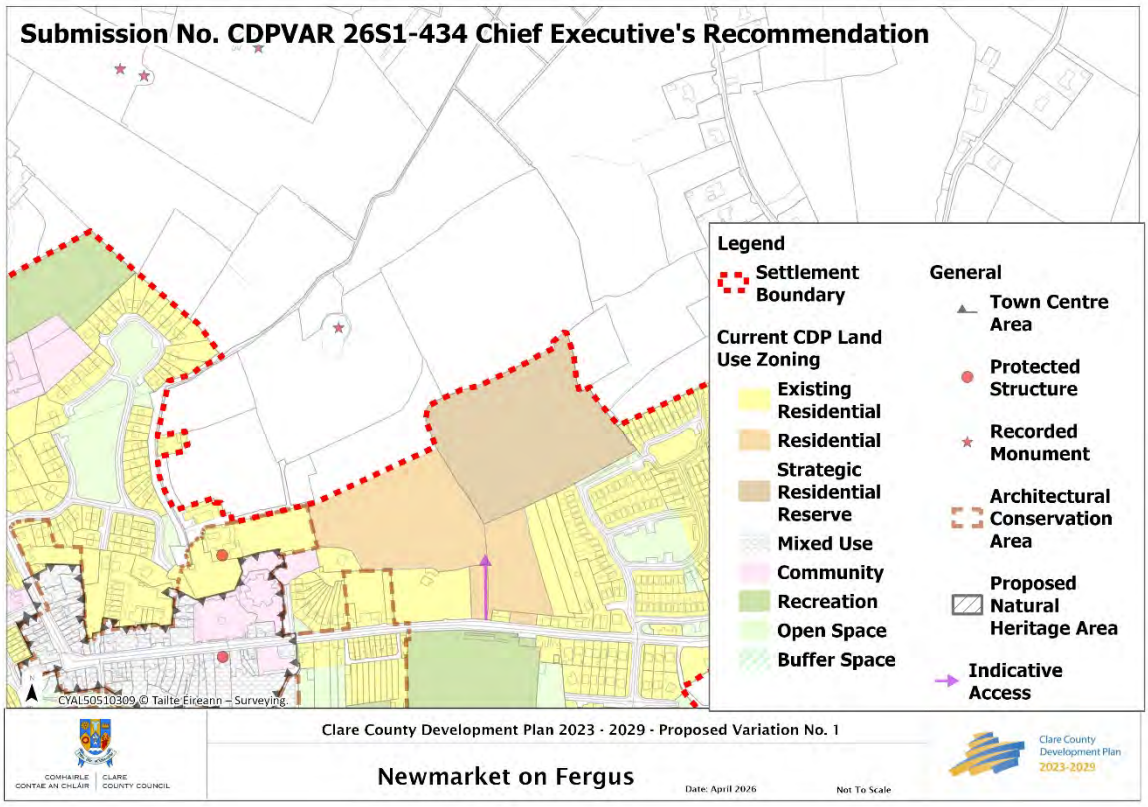
Clare County Development Plan 2023-2029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Settlement Boundary
Current CDP Land Use Zoning
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Residential
Strategic Residential Reserve
Mixed Use
Community
Recreation
Open Space
Buffer Space
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Town Centre Area
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Newmarket on Fergus
Date: April 2026
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-490 – Michael McNamara as legal Personal Representative of James O'Grady

Summary of Issues Raised in Submission

The submission relates to lands in Scariff/Tuamgraney, Co. Clare. There was no map received as part of the submission.

The submission relates to lands currently zoned R4 and SR1 which are proposed as AG7 and R12 respectively as part of the Proposed Variation.

History of the Lands

The submission sets out the planning history for the lands including a proposal under planning application P99-2144 for 90 dwellings which was refused due to wastewater and water infrastructure constraints. The submission further sets out that lands east of the church were zoned 'Residential' in the Clare County Development Plan 2017-2023 without reason and then these lands were zoned Agriculture in the Clare County Development Plan 2023-2029 again without reason.

Settlement Capacity Audits

The submission sets out the requirement for Settlement Capacity Audits and its importance to the variation process, and requests that the Settlement Capacity Audit and Statement of Capacity be made available for Scariff/Tuamgraney.

Water Supply Capacity

The submission sets outs that the adequacy of water infrastructure to accommodate large-scale development has not been addressed following the refusal of planning permission P99-2144 but notes that there have been improvements to the wastewater infrastructure. The submission indicated that on February 7, 2023, Uisce Éireann indicated that Scariff Water Resource Zone has limited capacity available. Clarification is requested on the ambiguity of 'limited capacity available' and questions if it considers all potential developments within Scariff/Tuamgraney. Likewise, groundwater investigations to augment water treatment plant capacity should be clarified. The submission states that from the information presently available, there is inadequate capacity in the water supply network to facilitate the development of the current R4 site or the proposed R12 site.

Long Term Strategic and Sustainable Development Site

The submission sets out that given the housing growth requirements, lack of water capacity and desire to continue agriculture uses on the lands for the duration of the plan, the most appropriate designation for the subject lands is as a Long Term Strategic and Sustainable Development Site.

The submission further sets out that the housing targets in the proposed Variation are in excess of the additional provision of 50% above the housing growth requirement. There also appears to be a lack of correlation between the housing targets and the Water Supply Capacity Register for Clare provided by Irish Water. In Scariff/Tuamgraney, no information is provided to indicate that there is capacity to support the population increase driven by the 316 new housing units on newly

identified Residential land and 276 new housing units to be delivered on Long Term Strategic and Sustainable Development Sites.

Continued Agricultural Use

The submission sets out that the intention is to continue agriculture uses on both the currently zoned R4 and SR1 lands for the duration of this plan. There was no reason provided for the change from R4 to AG7. A change from SR1 and R4 to LT would be possible under the proposed Variation and would be a favourable alternative considering servicing limitations mentioned previously. This LT designation would cover the entire field rather than bisecting the subject lands into two zones. Additionally, livestock has been purchased for the purpose of grazing the lands.

The submission concludes that due to uncertainty regarding sufficient water supply, continued agricultural use, proximity to the town centre and services available in Scariff, potential requirement for a Traffic and Transport Assessment, the lands should be designated as a Long Term Strategic and Sustainable Development Site. Information is sought regarding the Settlement Capacity Audit, Water Statement of Capacity, groundwater investigations, and general information about the enhancement of drinking water infrastructure.

Chief Executive's Response

I wish to thank Michael McNamara as legal Personal Representative of James O'Grady for this submission, the contents of which have been noted.

The submission relates to lands currently zoned under the existing Clare County Development Plan 2023-2029 as R4 and SR1, located north of the village centre in Scariff. As part of the Proposed Variation No 1 these lands are proposed to be zoned AG7 and R12.

In response to the request to make available the Settlement Capacity Audit please note that this can be found in Appendix 1, Volume 3c, of the Proposed Variation No.1 Documents. The Settlement Capacity Audit for Scariff will be updated on foot of the information provided through Submission Ref. CDPVARS1-485 from Uisce Eireann. The Capacity Registers for Water and Wastewater infrastructure is available online on the Uisce Éireann website.

Regarding water capacity, Uisce Éireann have made a submission regarding the Proposed Variation No.1 to the Clare County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission, no specific comments were made in regard to this site however, it indicated that there are constraints in Scariff/Tuamgraney for both water and wastewater treatment capacity within the plan period and it is unlikely that the proposed zoning of land for 276 units in the 2023-2029 period can be accommodated. I consider that this information demonstrates some constraints to development in Scariff/Tuamgraney regarding water supply and wastewater treatment capacity during the duration of the plan period.

Regarding RZLT, a submission was received on March 31, 2025 requesting that the subject lands zoned Residential (R4) were rezoned on the grounds that there was insufficient capacity in the public water supply infrastructure to accommodate development of the R4 lands, there was no

demand for large scale development in Scariff and development of the R4 lands would not form an extension to the town due to the intervening SR1 lands and the lands were in agricultural use. The lands were being farmed, and it was intended and desired to continue to use the lands for the ongoing economic activity of agriculture thereafter. Subsequently, the lands were recommended to be zoned Agriculture (AG7) from the proposed existing R4 zoning objective. This recommendation is included within the Proposed Variation.

While I note the intention to give greater certainty to achieving the accelerated delivery of housing units to meet housing growth targets in the short term, the Proposed Variation proposed to release all Strategic Residential Reserve zoned land for activation across the tiers of the settlement hierarchy. However, I am mindful of the constraints imposed by limited water capacity and wastewater capacity available in Scariff along with the expressed intention for the continued agricultural use of the subject lands.

I am also mindful that lands subject to the Strategic Residential Reserve zoning objective can still be brought forward for development consideration during the current plan period.

I too am mindful that other lands have been identified for Residential development in Scariff/Tuamgraney that have the capacity to deliver housing units in line with the Core Strategy targets.

I intend the Proposed Variation No. 1 should be made with an amendment to PA 3c – 3b to change from Strategic Residential Reserve (SR1) to Residential (R12) and Residential (R13), to remove the R12 zoning objective, and for the Proposed Variation No. 1 to be made without the proposed amendments PA 3c – 4b – to add text objective for proposed residential zoning R12 and PA 3c – 6f to delete the text regarding the Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend that the Proposed Variation No. 1 is made **with** the following proposed amendment:

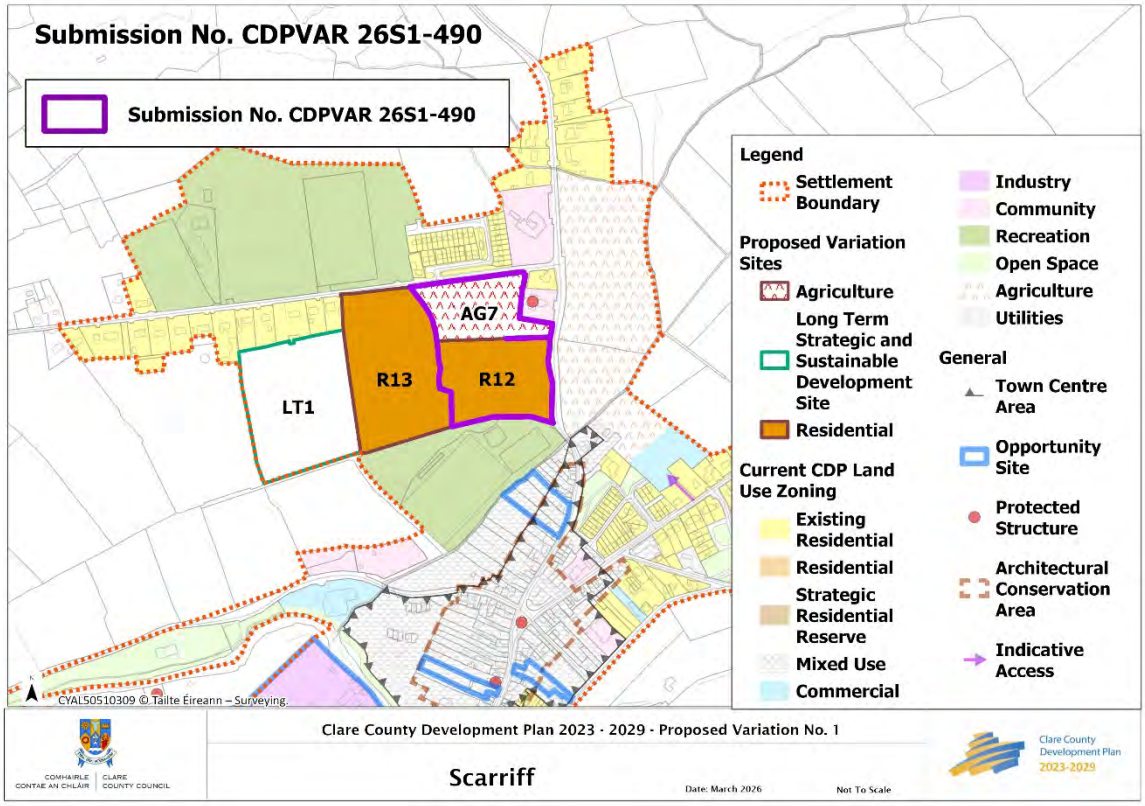
- PA 3c – 3a – To change the zoning objective from Residential (R4) to Agriculture (AG7) (RZLT Change).

I recommend that the Proposed Variation No. 1 is **amended** as follows:

- PA3c – 3b – To change the zoning objective from Strategic Residential Reserve (SR1) to ~~Residential (R12) and~~ Residential (R13)

I recommend that the Proposed Variation No. 1 is made **without** the following proposed amendments:

- PA 3c – 4b – Add text objective for the proposed Residential (R12)
- PA 3c – 6f – Delete the text objective Strategic Residential Reserve


Submission No. CDPVAR 26S1-490
Submission No. CDPVAR 26S1-490
AG7
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R12
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Settlement Boundary
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Long Term Strategic and Sustainable Development Site
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
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Recreation
Open Space
Agriculture
Utilities
General
Town Centre Area
Opportunity Site
Protected Structure
Architectural Conservation Area
Indicative Access
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Scarriff
Date: March 2026
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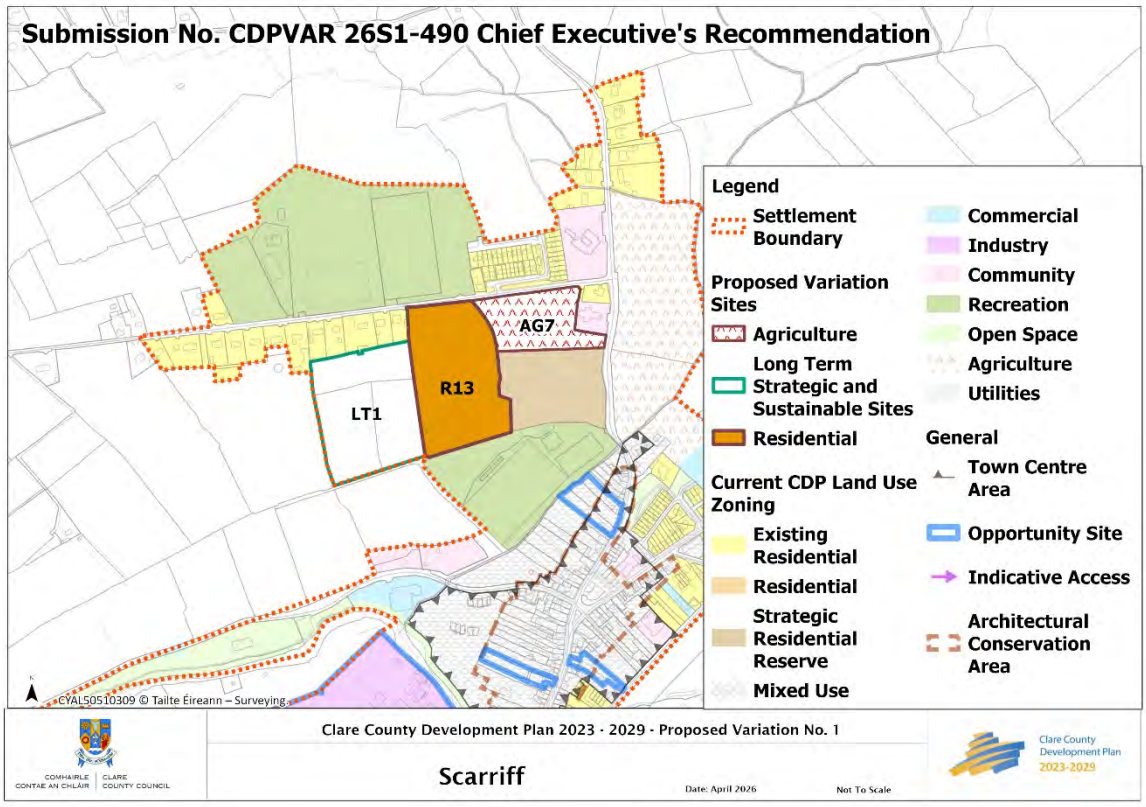
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-490 Chief Executive's Recommendation
AG7
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Settlement Boundary
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Scarriff
Date: April 2026
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-508 – Denis Moroney

Summary of Issues Raised in Submission

The submission relates to lands in Scariff, Co. Clare. There was no map received as part of the submission.

The submission relates to a portion of the existing Strategic Residential Reserve (SR1) lands and other lands located in the Open Countryside outside the existing Scariff Settlement Boundary set out in the Clare County Development Plan 2023-2029. These lands are subject to a proposed change to 'Residential' zoning R13 under the Proposed Variation. The submission requests that their lands be zoned Agriculture.

Chief Executive's Response

I wish to thank Denis Moroney for his submission, the contents of which have been noted.

I note that the subject lands consist of lands currently zoned Strategic Residential Reserve (SR1) and adjoining lands in the Open Countryside outside the existing Scariff Settlement Boundary.

Uisce Eireann have made a submission regarding the proposed Variation No.1 to the County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission it was identified that there are constraints in Scarriff/Tuamgraney in both water and wastewater treatment capacity within the plan period and it is unlikely that the zoning of land for the projected housing growth in the period 2029 – 2034 can be accommodated. Consequently, the zoning of the R13 lands for immediate development as part of the proposed Variation may require infrastructural upgrades.

Furthermore, the exclusion of the R13 lands will require the exclusion of LT1 designation west of the subject lands. Considering that the settlement boundary will remain as it exists, I recommend the exclusion of the LT1 designation to ensure sequential and logical development patterns in Scariff.

I intend the Proposed Variation No. 1 should be made with an amendment to PA 3c – 3b to change from Strategic Residential Reserve (SR1) to Residential (R12) and Residential (R13), to remove the R13 zoning objective, and for the Proposed Variation No. 1 to be made without the proposed amendments PA 3c – 3c to zone unzoned land at the north of Recreation (REC2) as Residential (13) and amend the settlement boundary accordingly, PA 3c – 3g – to identify Long Term Strategic and Sustainable Development Site (LT1) at the northwest of Recreation (REC2) and amend the settlement boundary accordingly, PA 3c – 4c to add text objective for the R13 zone; and PA 3c – 6f to delete the text regarding the Strategic Residential Reserve.

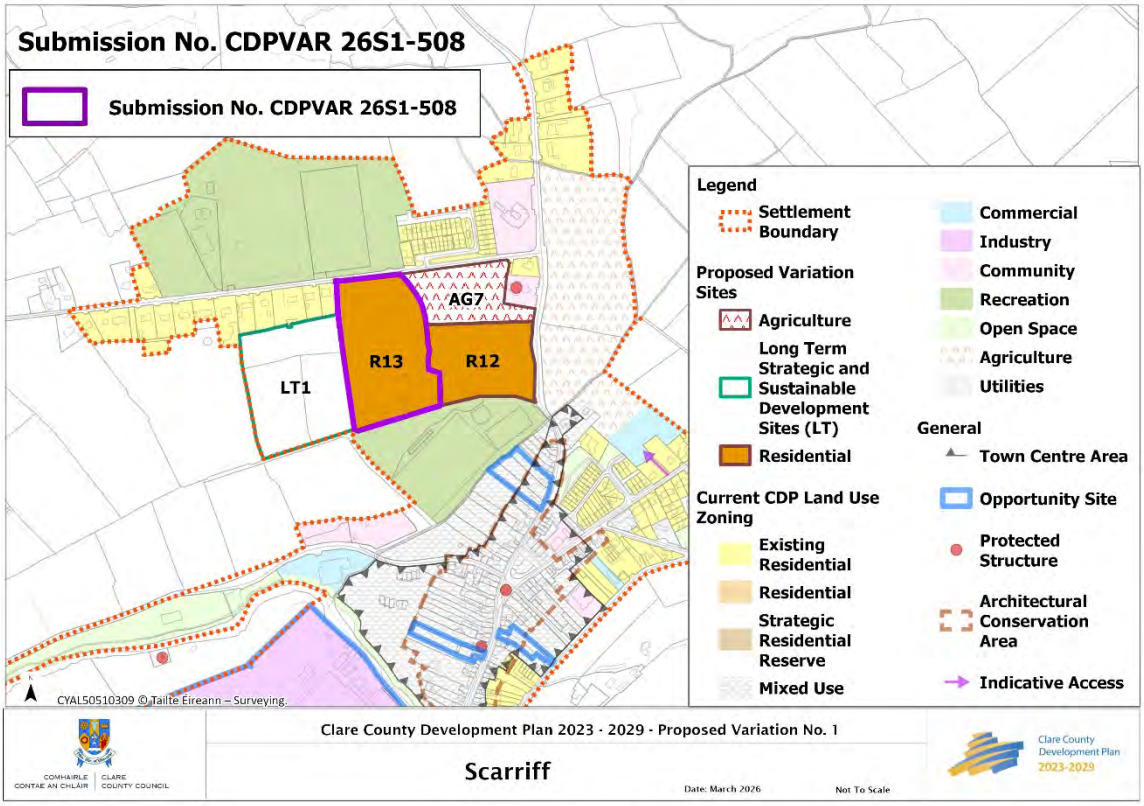
Chief Executive's Recommendation

I recommend that the Proposed Variation No. 1 is **amended** as follows:

- PA 3c – 3b to change from Strategic Residential Reserve (SR1) to Residential (R12) ~~and Residential (R13)~~

I recommend that the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is made **without** the following proposed amendments:

- PA 3c – 3c to zone unzoned land at the north of Recreation (REC2) as Residential (13) and amend the settlement boundary accordingly
- PA 3c – 3g – to identify Long Term Strategic and Sustainable Development Site (LT1) at the northwest of Recreation (REC2) and amend the settlement boundary accordingly
- PA 3c – 4c to add text objective for the R13 zone; and
- PA 3c – 6f to delete the text regarding the Strategic Residential Reserve.


Submission No. CDPVAR 26S1-508
Submission No. CDPVAR 26S1-508
AG7
R13
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Settlement Boundary
Proposed Variation Sites
Agriculture
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
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Protected Structure
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Indicative Access
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Scarriff
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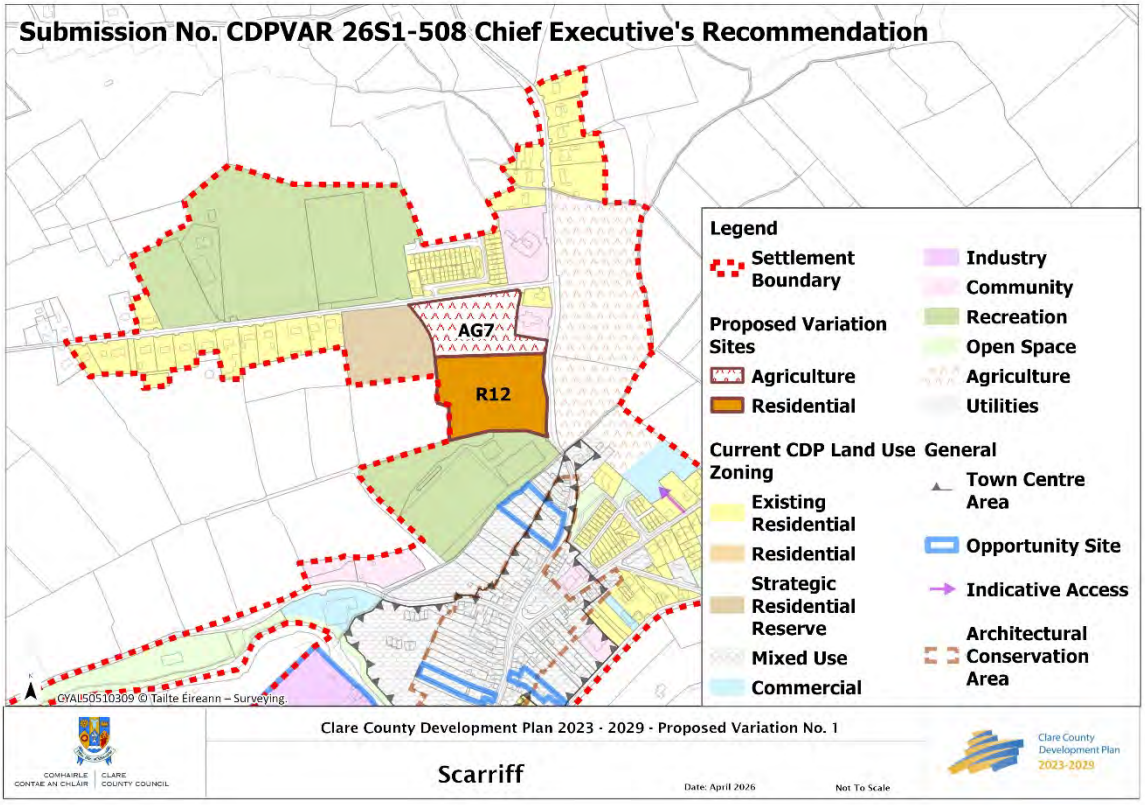
Submission No. CDPVAR 26S1-508 Chief Executive's Recommendation
AG7
R12
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Residential
Current CDP Land Use Zoning
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Residential
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Scarriff
Date: April 2026
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-390 – Darragh Collins Consulting Engineers

Summary of Issues Raised in Submission

The submission relates to lands in Killaloe, Co. Clare. A map was received as part of the submission.

The submission expresses disappointment in their expression of interest not being included in the proposed variation. The writer indicates that they are ready to submit a planning application but are hindered by zoning issues.
The submission identifies three areas:

1. Area A, which is currently zoned Open Space is proposed for an access road which would enable the developers to protect feature trees.
2. Area B, which is currently zoned Open Space would also have a small portion of another access road.
3. Area C, which is currently zoned Recreation (REC4) which the submission indicates extends over the boundary and into the development site.

The submission sets out that they originally submitted a request to expand the R3 zoning objective over the entire site but instead now request that an objective be added to the R3 zoning objective stating *"The zoned Open Space and Recreation Area adjacent to R3 may be used to facilitate residential development. Provided no buildings will be located on the zoned Open Space or Recreation Area".*

The submission concludes to express their genuine objective to provide a quality development for the area.

Chief Executive's Response

I wish to thank Darragh Collins Consulting Engineers for their submission, the contents of which have been noted.

I note the request to add additional text objectives for the R3 zoning objective to facilitate residential development falls outside the scope of the Proposed Variation. There is no provision to include new lands or objectives at this stage in the Variation process.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-451 – McHale Plant Sales

Summary of Issues Raised in Submission

The submission relates to lands in Killaloe, Co. Clare. There was no map received as part of the submission.

The submission supports the zoning of lands zoned R12 under the proposed Variation No. 1 and requests that further lands in Killaloe be zoned 'Residential' as Killaloe is a strategically important settlement and has a strong demand for housing. The submission requests the extension of the R12 zone by 8 acres omitting the Special Area of Conservation, flood risk area, and buffer area.

The submission further indicates that additional residential zoned lands would support the sustainable growth of the town, accommodate new homes during the lifetime of the plan and beyond, meet national housing growth guidelines, reduce pressure for housing in other less sustainable locations, and provide a range of housing types easily accessible to services and community facilities.

To summarize, the submission requests that the Council:

- Extends the area of residentially zoned lands in Killaloe including the extension of the R12 zoned lands.
- Prioritises lands that are sequential, serviced, and connected to the existing settlement.
- Ensures that zoning allows for a range of housing types.
- Supports the long-term sustainable growth of Killaloe while considering available servicing, infrastructure, impacts on the environment and flooding when deciding on zoning.

Chief Executive's Response

I wish to thank McHale Plant Sales for their submission, the contents of which have been noted.

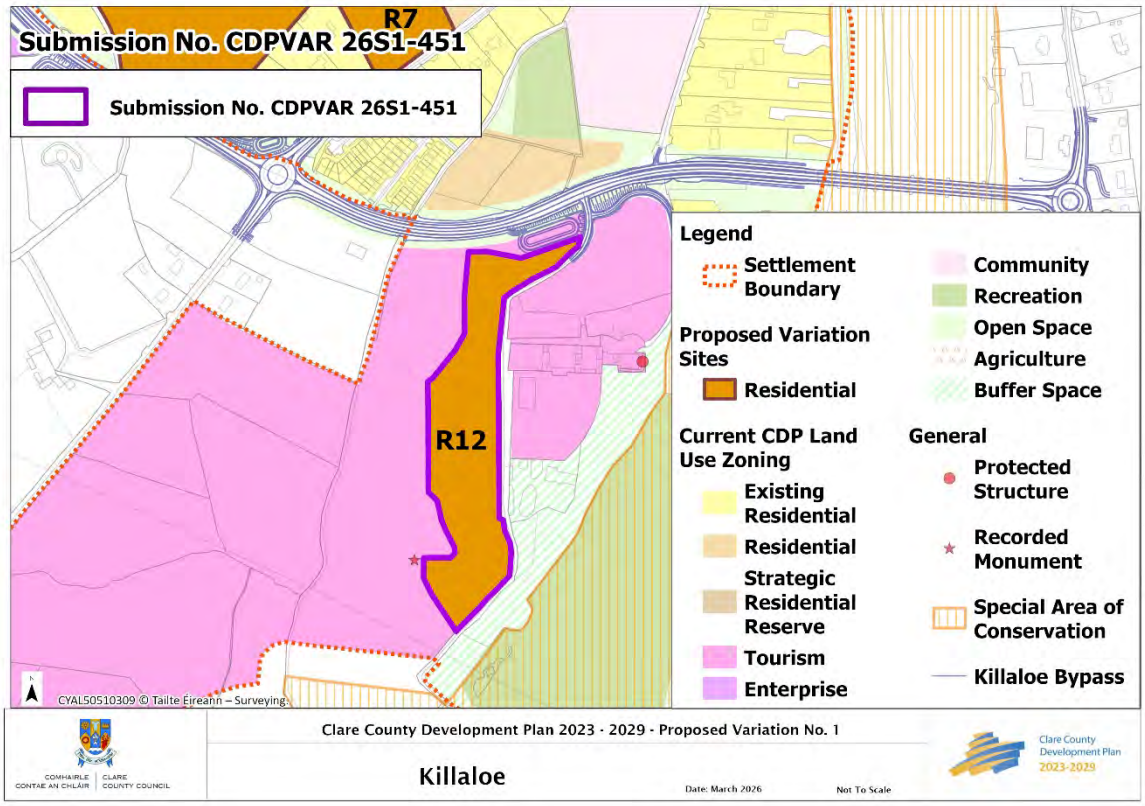
I note the request to zone new additional lands in Killaloe for 'Residential' development. I also note that the submission refers to lands that fall outside the scope of the Proposed Variation as published. There is no provision to include new lands at this stage in the Variation process.

I note that Submission CDPVAR 26S1-491 from the Office of the Planning Regulator identified the R12 lands. In relation to these lands, I acknowledge the comments in Submission CDPVAR 26S1-491, particularly in terms of its location on the southern side of the bypass where the bypass separates the site from any direct connection between the lands and the town of Killaloe and all its services and facilities, meaning any future residential community would be isolated from the services and amenities of the town and would be largely car dependent. I also note that this site was subject of a Ministerial Direction on the current County Development Plan (2023-2029) which required the removal of the residential zoning on this site. Further, these lands are not necessary to meet the housing growth requirements. I concur with the points made in the submission and recommend that the Proposed Variation No. 1 is made without this amendment.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 should be made **without:**

- PA3c-7g – The proposed change from Tourism (TOU2) to Residential (R12) in the Killaloe settlement map in Volume 3c. The lands are to remain zoned TOU2.
- PA 3c-8h – The proposed text objective for the R12 zone.


R7
Submission No. CDPVAR 26S1-451
Submission No. CDPVAR 26S1-451
R12
Legend
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Strategic Residential Reserve
Tourism
Enterprise
Community
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Open Space
Agriculture
Buffer Space
General
Protected Structure
Recorded Monument
Special Area of Conservation
Killaloe Bypass
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Killaloe
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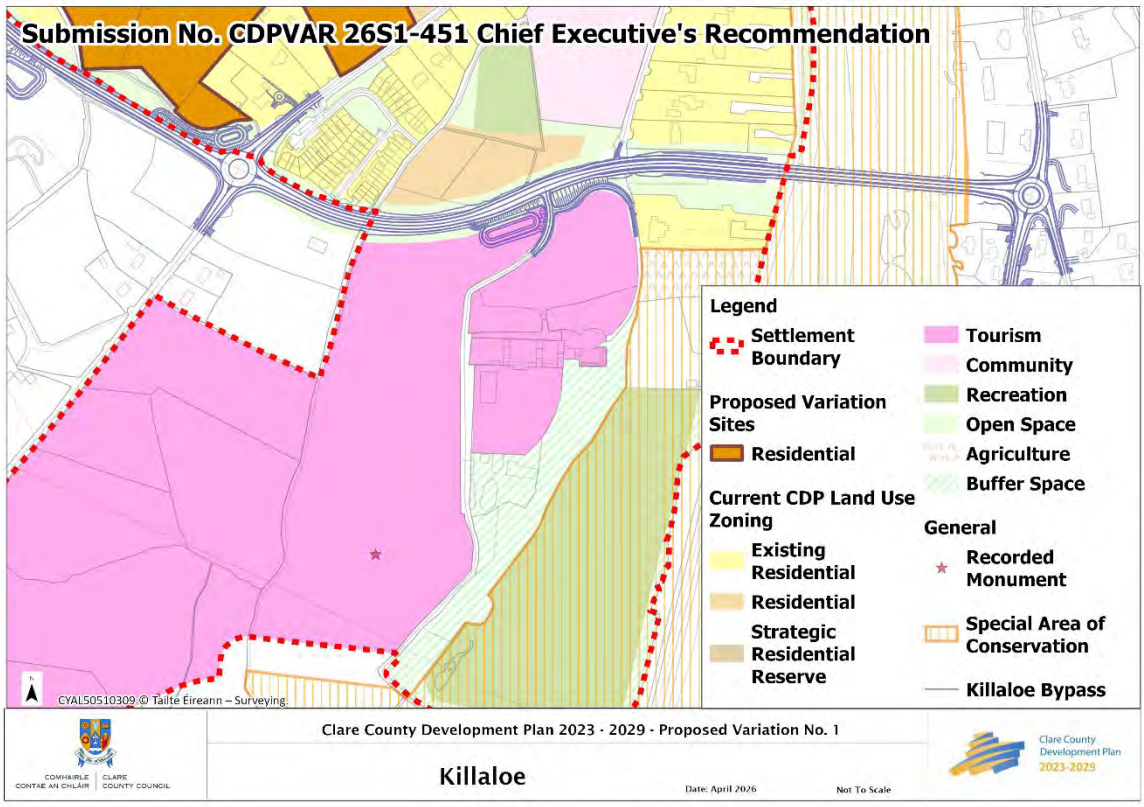
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Killaloe
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-453 – Brian Whelan
Summary of Issues Raised in Submission
The submission relates to lands in Killaloe, Co. Clare. There was no map received as part of the submission. The submission requests that 10 acres in the Ardcloony cluster, Killaloe be zoned 'Residential' as three planning permissions have been granted for new dwellings on this site.
Chief Executive's Response
I wish to thank Brian Whelan for his submission, the contents of which have been noted. I note the request to zone new additional lands in the Ardcloony cluster as 'Residential', however the request to zone additional lands falls outside of this stage of the Variation process and cannot be considered at this time.
Chief Executive's Recommendation
I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-456 – McHale Plant Sales

Summary of Issues Raised in Submission

The submission relates to lands in Killaloe, Co. Clare. There was no map received as part of the submission.

The submission supports the rezoning of lands zoned R12 under the Proposed Variation No. 1 and requests that further lands in Killaloe be zoned residential as Killaloe is a strategically important settlement and has a strong demand for housing. The submission requests the extension of the R12 zone by 8 acres omitting the Special Area of Conservation, flood risk area, and buffer area.

The submission further indicates that additional residential zoned lands would support the sustainable growth of the town, accommodate new homes during the lifetime of the plan and beyond, meet national housing growth guidelines, reduce pressure for housing in other less sustainable locations, and provide a range of housing types easily accessible to services and community facilities.

To summarize, the submission requests that the Council:

- Extends the area of residentially zoned lands in Killaloe including the extension of the R12 zoned lands.
- Prioritises lands that are sequential, serviced, and connected to the existing settlement.
- Ensures that zoning allows for a range of housing types.
- Supports the long-term sustainable growth of Killaloe while considering available servicing, infrastructure, impacts on the environment and flooding when deciding on zoning.

Chief Executive's Response

I wish to thank McHale Plant Sales for their submission, the contents of which have been noted.

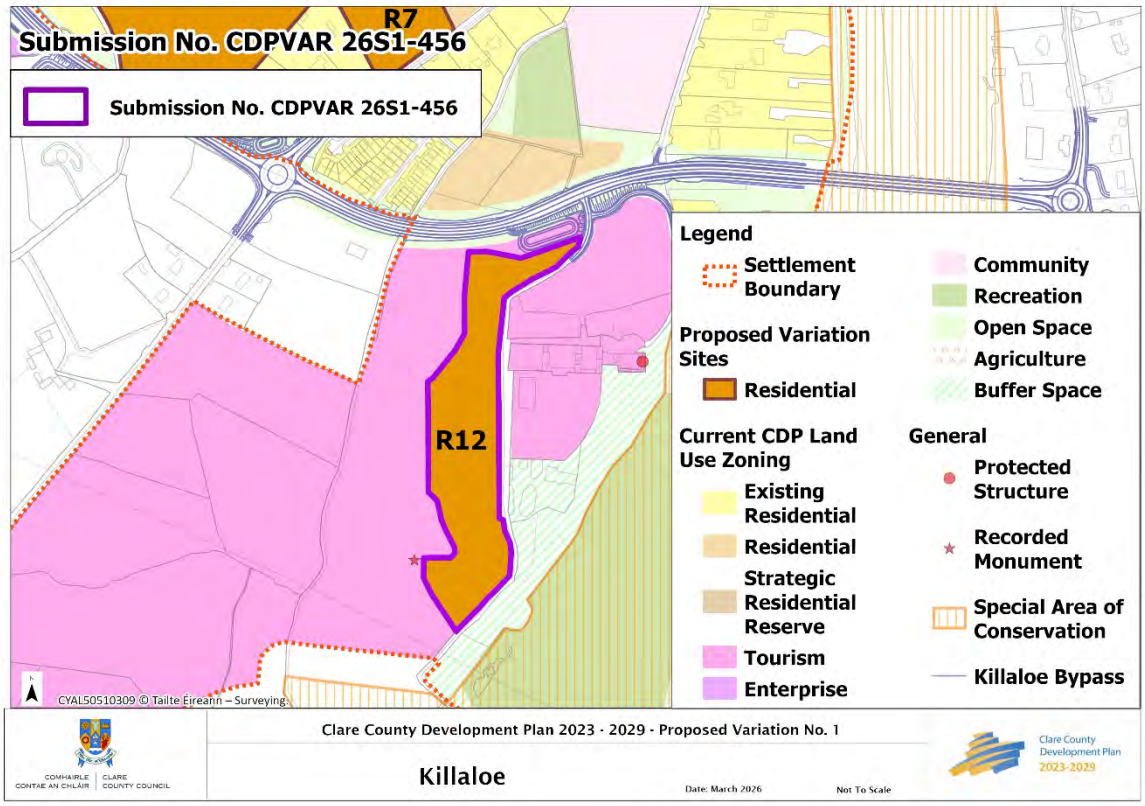
I note the request to zone new additional lands in Killaloe for residential development. I also note that the submission relates to lands outside the scope of the Proposed Variation as published. There is no provision to include new lands at this stage in the Variation process.

I note that Submission CDPVAR 26S1-491 from the Office of the Planning Regulator identified the R12 lands. In relation to these lands, I acknowledge the comments in Submission CDPVAR 26S1-491, particularly in terms of its location on the southern side of the bypass where the bypass separates the site from any direct connection between the lands and the town of Killaloe and all its services and facilities, meaning any future residential community would be isolated from the services and amenities of the town and would be largely car dependent. I also note that this site was subject of a Ministerial Direction on the current County Development Plan 2023-2029 which required the removal of the residential zoning on this site. Further, these lands are not necessary to meet the housing growth requirements. I concur with the points made in the submission and recommend that the Proposed Variation No. 1 is made without this amendment.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 should be made **without:**

- PA 3c-7g – The proposed change from Tourism (TOU2) to Residential (R12) in the Killaloe settlement map in Volume 3c. The lands are to remain zoned TOU2.
- TPA 3c-8h – The proposed text objective for the R12 zone.


Submission No. CDPVAR 26S1-456
R7
R12
Submission No. CDPVAR 26S1-456
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Tourism
Enterprise
Community
Recreation
Open Space
Agriculture
Buffer Space
General
Protected Structure
Recorded Monument
Special Area of Conservation
Killaloe Bypass
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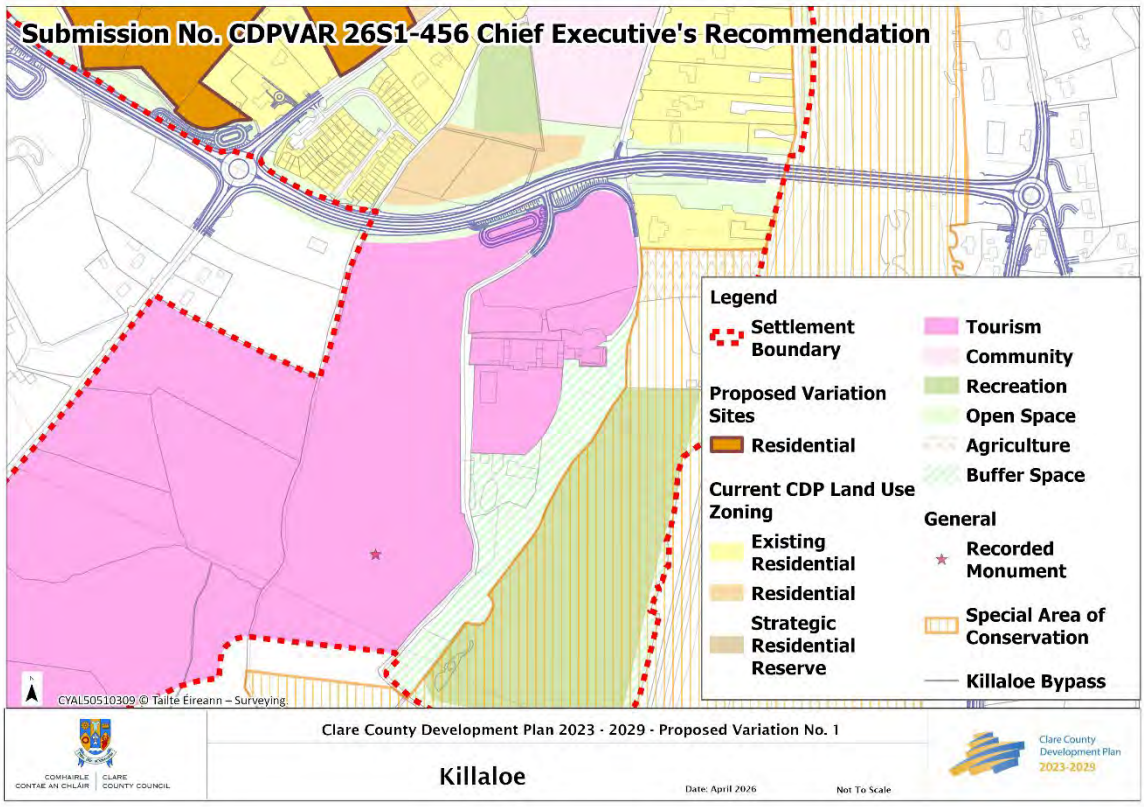
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Killaloe
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-456 Chief Executive's Recommendation
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Tourism
Community
Recreation
Open Space
Agriculture
Buffer Space
General
Recorded Monument
Special Area of Conservation
Killaloe Bypass
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Killaloe
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-460 – ODM Properties Ltd

Summary of Issues Raised in Submission

The submission relates to lands in Killaloe, Co. Clare. A map was received as part of the submission.

The submission requests to add language to the County Development Plan to grant access over a green area and for it to be rezoned to grant access for two dwellings previously permitted under planning permission P14-717.

Chief Executive's Response

I wish to thank ODM Properties Ltd for their submission, the contents of which have been noted.

The issue raised by the submission relates to particular zoning objectives on lands within an existing housing development within the town. The issue is not something that can be addressed through this variation process and while I note the intent to resolve this issue in order to facilitate residential development in Killaloe, I am mindful that only submissions that relate to the proposed variation as published can be considered at this point in the process. The submission relates to lands outside the scope of the proposed variation as placed on public display and there is no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-322 – Enda McMahon on behalf of Jim and Teresa McMahon

Summary of Issues Raised in Submission

The submission relates to lands in Tulla, Co. Clare. A map was received as part of the submission.

The submission relates to lands to the south of the town centre and requests its inclusion as part of Variation No. 1 of the Clare County Development Plan 2023 – 2029. The submission sets out that the lands would assist with accelerating housing delivery, strengthen settlement growth and provide greater certainty for future development across the county as a whole. The submission also sets out that connection to water and wastewater is possible. The submission concludes with a request to zone the lands for sustainable residential development.

Chief Executive's Response

I wish to thank Enda McMahon on behalf of Jim and Teresa McMahon for their submission, the contents of which have been noted.

I note the request is to zone new additional lands in Tulla for residential development however the request to zone additional lands is outside the scope of this stage of the Variation and cannot be considered at this time.

Chief Executive's Recommendation

I recommend that no amendment is made to the proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-378 – Cyril O'Reily on behalf of Jim Halpin

Summary of Issues Raised in Submission

The submission relates to lands in Tulla, Co. Clare. A map was received as part of the submission.

The submission relates to a plot of land in Tulla for inclusion as part of the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029. The submission indicates that a response was received from Clare County Council indicating the lands were not considered suitable for residential development due to insufficient road access. The submission indicates an alternative access and pedestrian route for the proposal site and requests re-examination for consideration.

Chief Executive's Response

I wish to thank Cyril O'Reily on behalf of Jim Halpin for their submission, the contents of which have been noted.

I note the additional information relating to alternative access to the subject lands, both vehicular and pedestrian, but I also note that the new proposed vehicular access to the lands is outside the Tulla Settlement Boundary. The request for the zoning of additional lands falls outside of the scope of this stage of the Variation process and as such cannot be considered at this time.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-466 – KPMG Planning on behalf of Wiskin Property Development

Summary of Issues Raised in Submission

The submission relates to lands in Tulla, Co. Clare. A map was received as part of the submission.

The submission relates to the existing Agriculture and Community (C8) zoned lands (proposed as R8 in the proposed Variation No. 1 of the CDP). The submission supports the overall direction of the proposals for Tulla but requests three modest mapping adjustments to the zoning of the lands and a refinement of the R8 text objective to reduce ambiguity and improve the coherence, legibility and deliverability of the plan for this portion of Tulla. The adjustments include:

- An increase of 0.44 hectares to the R8 zoned lands to ensure a functional development block while considering the 10-metre-wide wayleave for the sewer that cuts through the site. This change would be favourable as it would provide increased flexibility in the layout, design, access and provision of open space for a residential development.
- An increase of 0.43 hectares to the C8 zone to improve deliverability of a feasible footprint for facilities and amenity space, flexibility to address the community's needs, and support a focal point or community asset rather than create and isolated space.
- A 15-metre buffer along the western portions of the R8 site to clarify the settlement edge and facilitate a stable edge condition, boundary planting and a potential linear green link.
- Alternate wording to replace PA 3c-10c
  "Any future planning application for R8 shall provide for access to the site via the adjoining Community lands (C8), with the access arrangement to be delivered as part of, or in a manner that demonstrably enables, the comprehensive development of C8. Development proposals shall provide a landscaped buffer along the western boundary adjoining the stream, to be retained as Buffer Space as a clear settlement edge and riparian interface. A Traffic and Transport Assessment shall accompany proposals to demonstrate safe pedestrian, cycle and vehicular access and road safety, including appropriate connections to the village and to adjoining zoned lands."
- Access through the C8 zone would allow for a single movement network rather than creating dependency on development across third-party lands and unlock adjoining residential lands in a sequenced and comprehensive manner.

The submission concludes with the request for the three mapping changes and one text objective change stating that the changes will improve the coherence and functionality of the zoning pattern, strengthen deliverability, and provide an appropriate plan-led settlement edge condition.

Chief Executive's Response

I wish to thank KPMG Planning on behalf of Wiskin Property Development for their submission, the contents of which have been noted.

While I note the intent to amend the zoning of the lands to facilitate residential development, the C8 zoned lands are not subject to a proposed change as part of the proposed Variation and therefore the requested zoning change can note be considered.

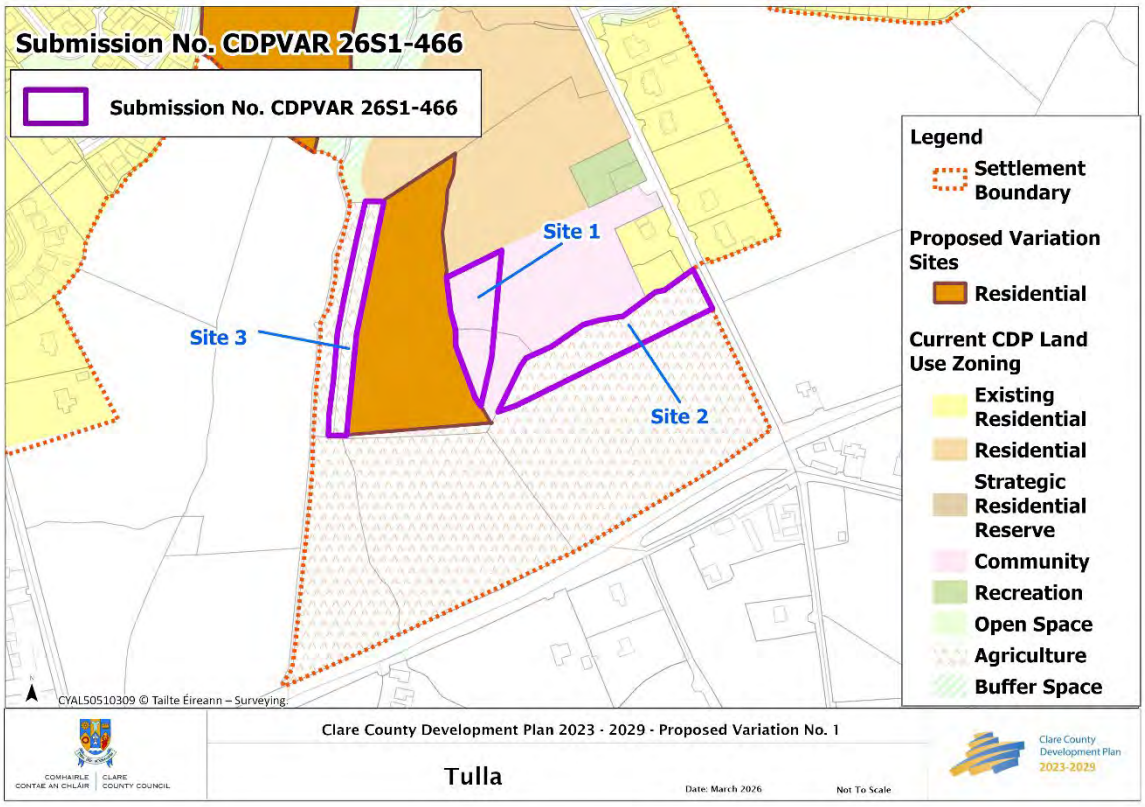
I also consider that in the interest of sustainable compact growth, the existing C8 zoned lands should not be reduced in size to accommodate and increase of the R8 zone.

The requested 15-metre-buffer is addressed in part by Variation ref. PA 3c – 10c which contains a text objective for the proposed R8 zone which requires the provision of open space along the western boundary of the site to provide a buffer between the residential development and stream adjacent to the site. This buffer will be further defined through the development management process stage.

With regard to the requested change to the text objective, I am satisfied with the access proposed through the R3 zoned lands. With no change proposed to the C8 zoned lands this suggested text amendment cannot be included in the proposed Variation.

Chief Executive's Recommendation

I recommend no change to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029 with respect to Ref. PA 3c – 9d and PA 3c – 10c - To change zoning of Agriculture site (AG1) to Residential (R8) - in Volume 3c Killaloe Municipal District Settlement Plans, as proposed.


Submission No. CDPVAR 26S1-466
Submission No. CDPVAR 26S1-466
Site 1
Site 2
Site 3
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Community
Recreation
Open Space
Agriculture
Buffer Space
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Tulla
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-075 – Raymond O'Grady C/O Shane O'Malley

Summary of Issues Raised in Submission

The submission relates to lands in Crusheen, Co. Clare. A map was received as part of the submission.

The submission makes reference to the existing Strategic Residential Reserve (SR3) lands in Crusheen which are being proposed as 'Residential' in the proposed Variation No. 1 to the Clare County Development Plan 2023 – 2029.

The submission is opposed to the proposed amendment for the following reasons:

Prematurity and Material Contravention of the Core Strategy
The submission states that the lands are currently in agricultural use and that the landowner has no intention of bringing forward these lands for residential purposes. The submission includes reference to Residential site (R1) also, whereby there are no development proposals.

Absence of Legal and Deliverable Access
The submission refers to the lands (proposed R3) as being landlocked with no direct road frontage access available. It further suggests that in order to access these lands, there may be legal constraints in place from the landowners of surrounding / adjoining lands i.e. GAA club lands and MU2 lands.

Lack of Servicing, Integration & Deliverability
The submission advises that the subject lands are not supported by any demonstrated servicing strategy or infrastructure delivery framework and could lead to piecemeal / incoherent development.

Precedent and Material Planning Harm
The zoning of inaccessible and constrained lands for housing purposes is considered to be setting an undesirable precedent.

Overall, the submission is not in favour of the proposed zoning change (from SR3 to R3).

Chief Executive's Response

I wish to thank Raymond O'Grady C/O Shane O'Malley for his submission, the contents of which have been noted.

I note that the subject lands are currently zoned SR3 and are proposed to be zoned 'Residential' R3 in the proposed variation. The lands are located near the village centre and have access constraints requiring access from the adjacent R1 zoned lands.

I note the landowner has no intent to bring any development proposals forward for the subject

lands. The R1 zoned lands are required to grant access to the proposed R3 zoning. Furthermore, the R4 zone immediately adjacent to the west would require access from the R3 zone as required by a proposed text objective for the R4 zone. Residential development in the R3 zone could not proceed without legal access to the lands.

Uisce Éireann have made a submission regarding the Proposed Variation No.1 to the Clare County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission, it was identified that a long extension would be required to service these lands with wastewater services and that a Level of Service improvement would be required for the water supply network.

I consider that this information demonstrates constraints to development in Crusheen regarding water supply and wastewater treatment capacity during the duration of the plan period.

While I note the intention to give greater certainty to achieving the accelerated delivery of housing units to meet housing growth targets in the short term, the Proposed Variation proposed to release all Strategic Residential Reserve zoned land for activation across the tiers of the settlement hierarchy. However, I am mindful of the constraints imposed by water and wastewater network extensions, access issues, intention to not develop these lands during the current plan period. I also am mindful that these lands can still be considered for housing development under the Strategic Residential Reserve zoning objective should the landowner wish during the lifetime of the plan period, from April 2027.

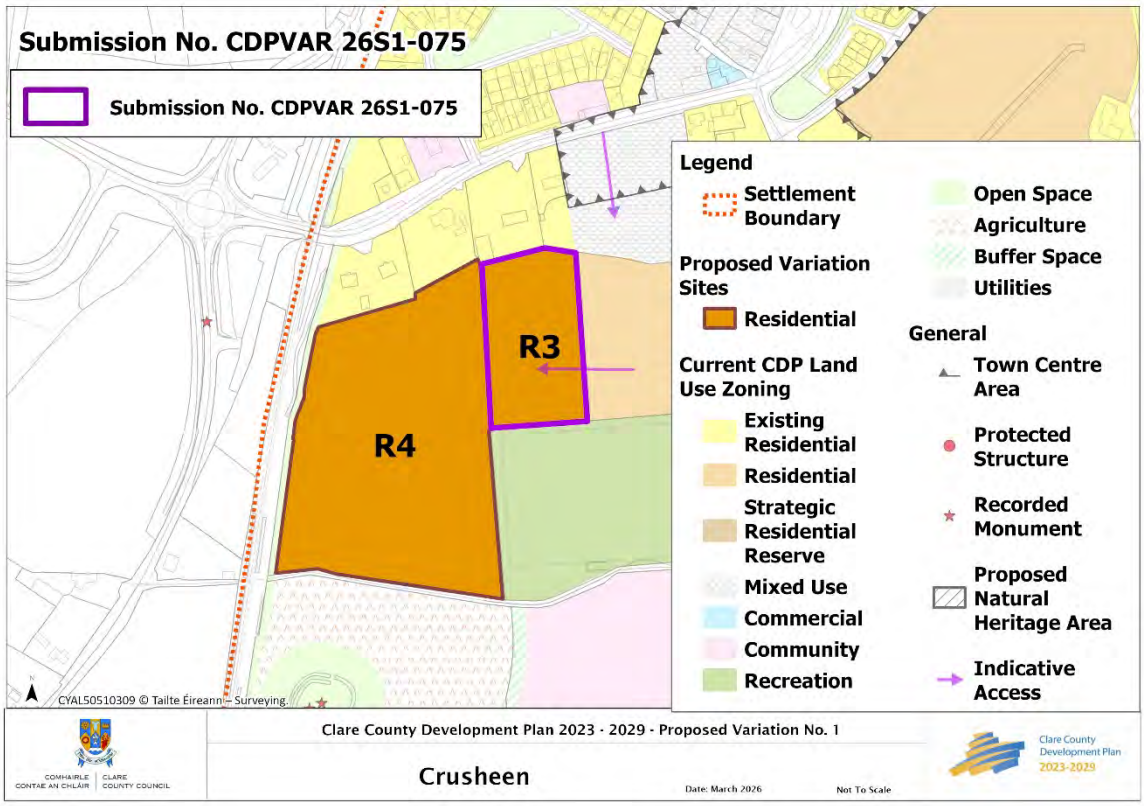
I intend that the Proposed Variation should be made without the proposed amendments PA 3c – 11c to change from Strategic Residential Reserve (SR3) to Residential (R3) and PA 3c – 12a – to add text objective for the R3 zone; and PA 3c – 12d to delete the text regarding the Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 should be made **without** the following proposed amendments:

- PA 3c – 11c – To change from Strategic Residential Reserve (SR3) to Residential (R3) in the Crusheen settlement map in Volume 3c.
- PA 3c – 12a – To add text objective for the proposed residential zoning R3.
- PA 3c – 12d – To delete the text objective Strategic Residential Reserve, in Volume 3c Killaloe Municipal District Settlement Plan.

The lands are to remain zoned SR3.


Submission No. CDPVAR 26S1-075
Submission No. CDPVAR 26S1-075
R3
R4
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Town Centre Area
Protected Structure
Recorded Monument
Proposed Natural Heritage Area
Indicative Access
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Crusheen
Date: March 2026
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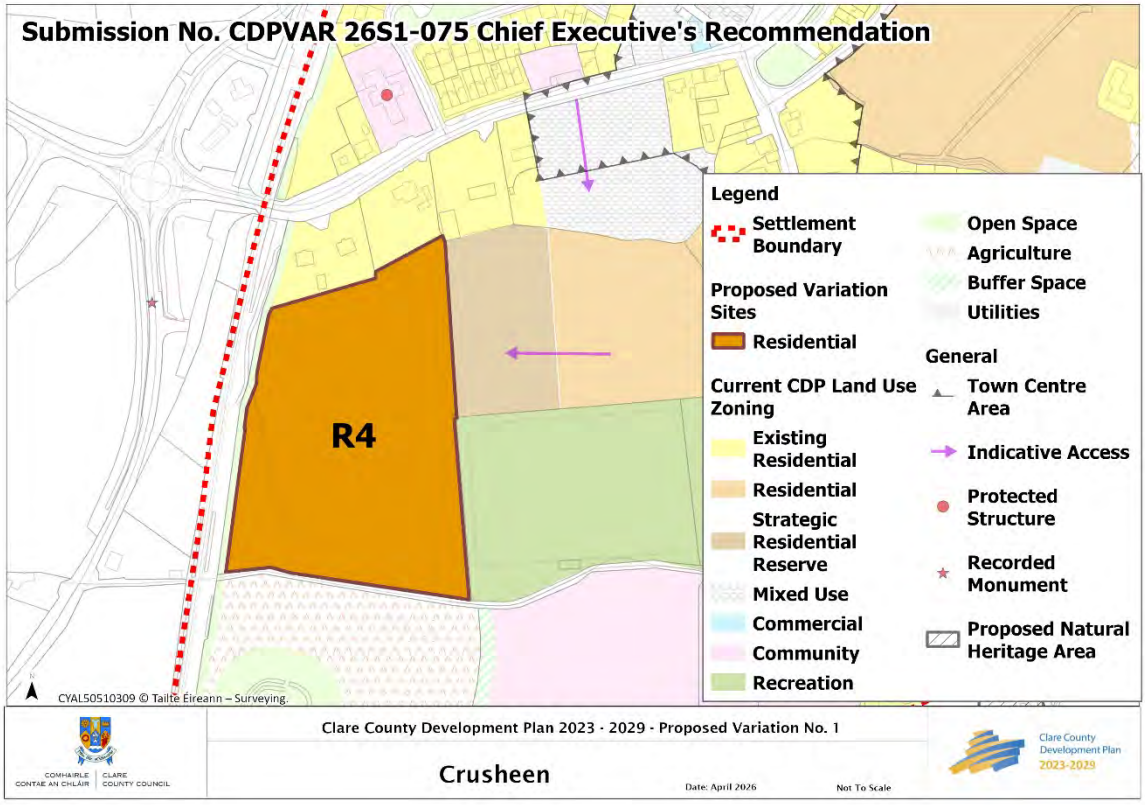
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-075 Chief Executive's Recommendation
R4
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
Proposed Natural Heritage Area
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Crusheen
Date: April 2026
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-077 – Maura O'Malley C/O Shane O'Malley

Summary of Issues Raised in Submission

The submission relates to lands in Crusheen, Co. Clare. A map was received as part of the submission.

The submission relates to lands currently zoned Strategic Residential Reserve (SR1) in Crusheen and which are now proposed as 'Residential' (R4) in the Proposed Variation No. 1 of Clare County Development Plan 2023 – 2029.
The submission is opposed to the proposed amendment for the following reasons:

Prematurity and Lack of Development Need
The submission states that the lands are currently in agricultural use and that the landowner has no intention of bringing forward these lands for residential purposes. The submission indicates that the proposed rezoning is premature and represents a departure from the Development Plan strategy.

Absence of Suitable Access
The submission refers to the lands (proposed R4) as being landlocked with no direct road frontage access available therefore conflicting with Development Plan standards. It further suggests that in order to access these lands, there may be legal constraints in place from the landowners of surrounding / adjoining lands i.e. GAA club lands and MU2 lands.

Lack of Integration with Surrounding Lands and Infrastructure
The submission advises that there are no planning permissions on adjoining lands that would facilitate any servicing strategy or infrastructure delivery framework or compressive development.

Consistency with Core Strategy and Sequential Development
The submission indicates that the lack of accessibility and servicing show that the subject lands do not meet the criteria for advancement to R4 zoning and that this change contradicts the Development Plan's Core Strategy for residential development.

Chief Executive's Response

I wish to thank Maura O'Malley C/O Shane O'Malley for her submission, the contents of which have been noted.

I note that the subject lands are currently zoned SR1, are located near the edge of the west set lement boundary of Crusheen and are landlocked requiring access from the adjacent proposed R3 zoned lands.

I note the writer indicated that there are no planning proposals for the adjacent lands currently zoned SR3 and R1. The proposed R3 zoned lands are required to grant access to the proposed R4 zone. Furthermore, the R3 zone immediately adjacent to the east would require access from the R1 zone as required by text objective for the R1 zone. Residential development in the R4 zone could not proceed without legal access to the lands.

Uisce Éireann have made a submission regarding the Proposed Variation No.1 to the Clare County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission, it was identified that a long extension would be required to service these lands with wastewater services and water services through lands under 3rd party ownership and that a Level of Service Improvement would be required for the water supply network.

I consider that this information demonstrates constraints to development in Crusheen regarding water supply and wastewater treatment capacity during the duration of the plan period.

While I note the intention to give greater certainty to achieving the accelerated delivery of housing units to meet housing growth targets in the short term, the Proposed Variation proposed to release all Strategic Residential Reserve zoned land for activation across the tiers of the set lement hierarchy. However, I am mindful of the constraints imposed by water and wastewater network extensions, access issues, intention to not develop these lands during the current plan period.

I am also mindful that the lands are currently zoned Strategic Residential Reserve, which can be considered for development within the current development plan period, from April 2027, should the landowner so wish.

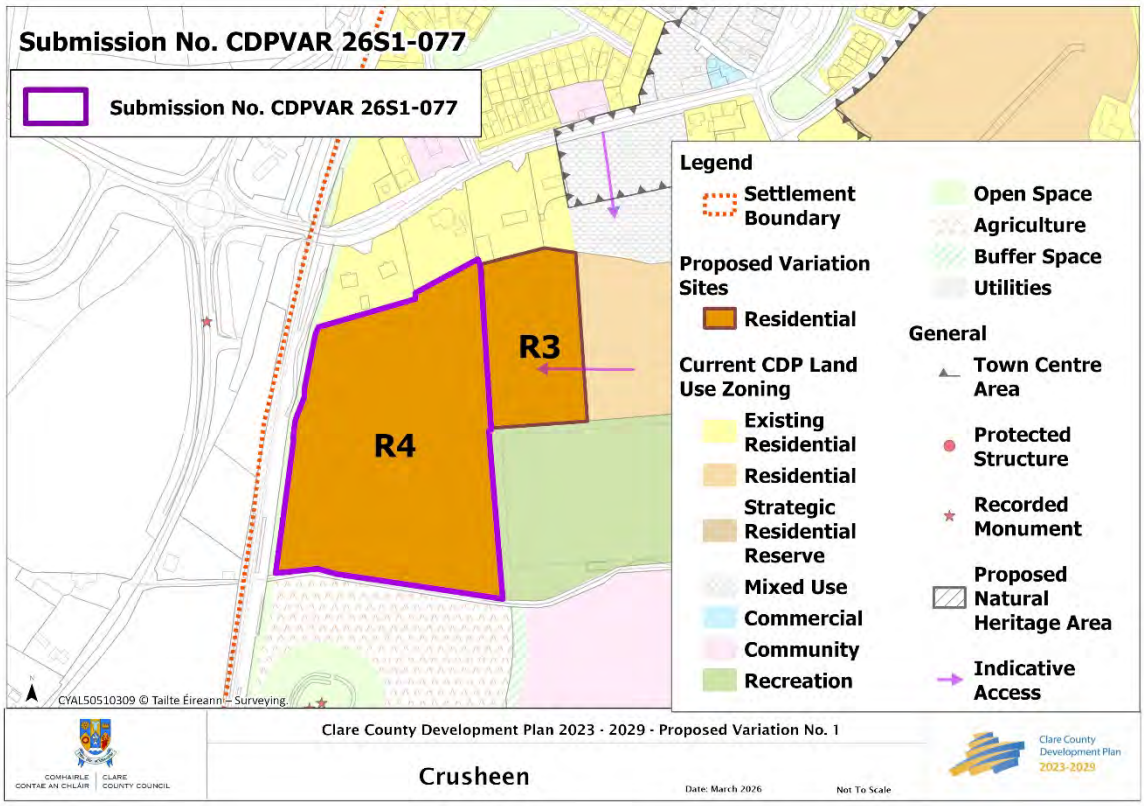
I intend the Proposed Variation No. 1 should be made without the proposed amendments PA 3c – 11a to change from Strategic Residential Reserve (SR1) to Residential (R4) and PA 3c – 12d to delete the text regarding the Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 should be made **without** the following proposed amendments:

- PA 3c – 11a – To change from Strategic Residential Reserve (SR1) to Residential (R4) in the Crusheen settlement map in Volume 3c.
- PA 3c – 12d – To delete the text Strategic Residential Reserve, in Volume 3c Killaloe Municipal District Settlement Plan.

The lands are to remain zoned SR1.


Submission No. CDPVAR 26S1-077
Submission No. CDPVAR 26S1-077
R3
R4
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Town Centre Area
Protected Structure
Recorded Monument
Proposed Natural Heritage Area
Indicative Access
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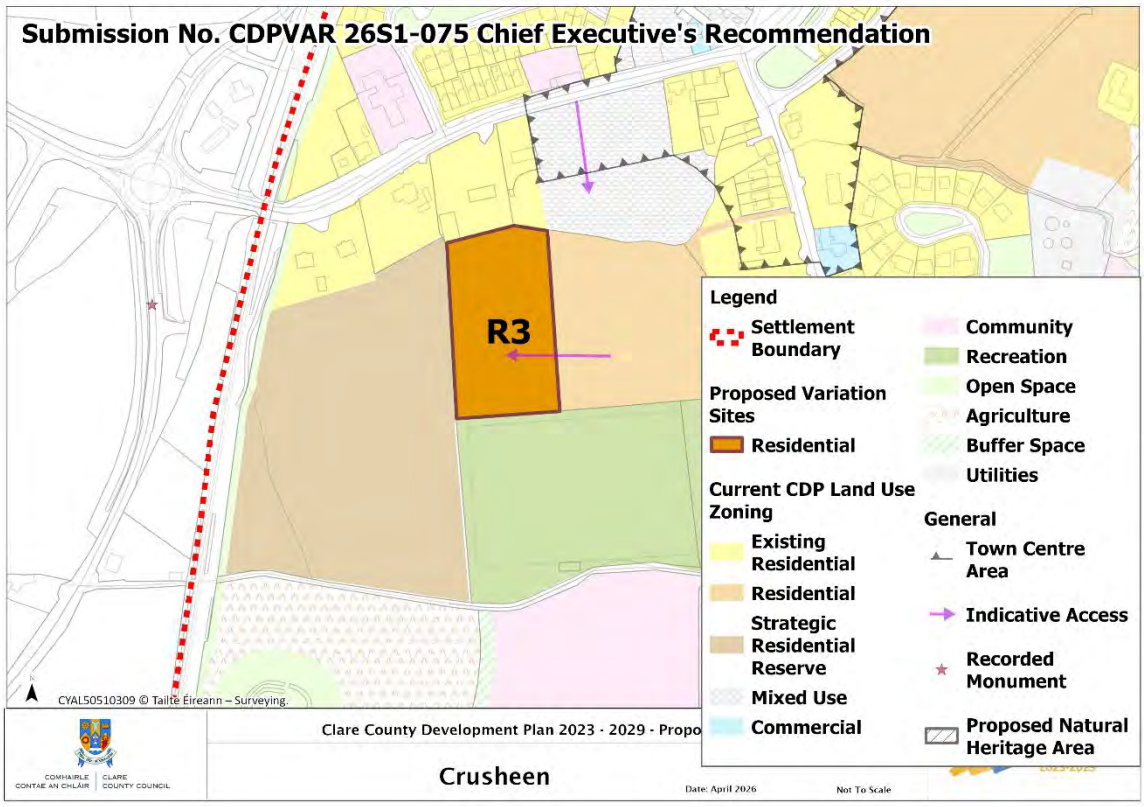
Submission No. CDPVAR 26S1-075 Chief Executive's Recommendation
R3
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Town Centre Area
Indicative Access
Recorded Monument
Proposed Natural Heritage Area
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Crusheen
Date: April 2026
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Submission No: CDPVAR 26S1-275 – Mary Vaughan

Summary of Issues Raised in Submission

The submission relates to lands in Crusheen, Co. Clare. A map was received as part of the submission.

The submission refers to lands identified as 'Residential R5' in Crusheen in the Proposed Variation and raises the following points:

- The lands in question are currently zoned Strategic Residential Reserve (SR2) whereby it is being proposed to zone the lands Residential (R5).
- The lands are currently used for agricultural purposes and have been for the past 40 years.
- There is no real evidence, demand or sufficient justification to support the zoning of these lands as Residential given that they are being used for farming.
- The location of the subject lands is away from the established village centre with ample other sites around the centre that could be zoned Residential instead.
- The lands are cut for silage every year in order to sustain the farm throughout the winter and also contain an existing agricultural shed which is currently in use for storing livestock. The lands are the only means necessary to access the shed.
- The lands are not level and would require significant groundworks to enable it to become viable for residential development.
- The site lacks direct sewerage infrastructure.
- The writer wishes for the lands to be zoned Agriculture.

The submission is opposed to the proposed Residential zoning objective on these lands as there is an established and existing farm in operation here for over 40 years and the landowner endeavours to continue this on through upcoming generations (her son, and her grandsons). Given the location of the site, if residential development was constructed, it would extend development away from the village centre and would negatively impact the local agricultural economy and rural character of the area.

Chief Executive's Response

I wish to thank Mary Vaughan for her submission, the contents of which have been noted.

I note that the lands are currently zoned SR2 in the Clare County Development Plan 2023-2029 and are located within the Settlement Boundary of Crusheen, adjacent to an existing housing development, and are adjacent to existing wastewater services. I acknowledge the submitter's intent to maintain the lands for agricultural use for the duration of the plan and beyond.

I am cognisant of the comments within the Uisce Éireann submission (CDPVAR S1-485) namely that a level of service upgrade will be required to provide adequate water capacity.

I am also mindful that the Strategic Residential Reserve zoning objective allows for the lands to be brought forward during the plan period, from April 2027, for consideration for development.

I intend the Proposed Variation should be made without the proposed amendments PA 3c – 11b to change from Strategic Residential Reserve (SR2) to Residential (R5) and PA 3c – 12d to delete the text regarding the Strategic Residential Reserve.

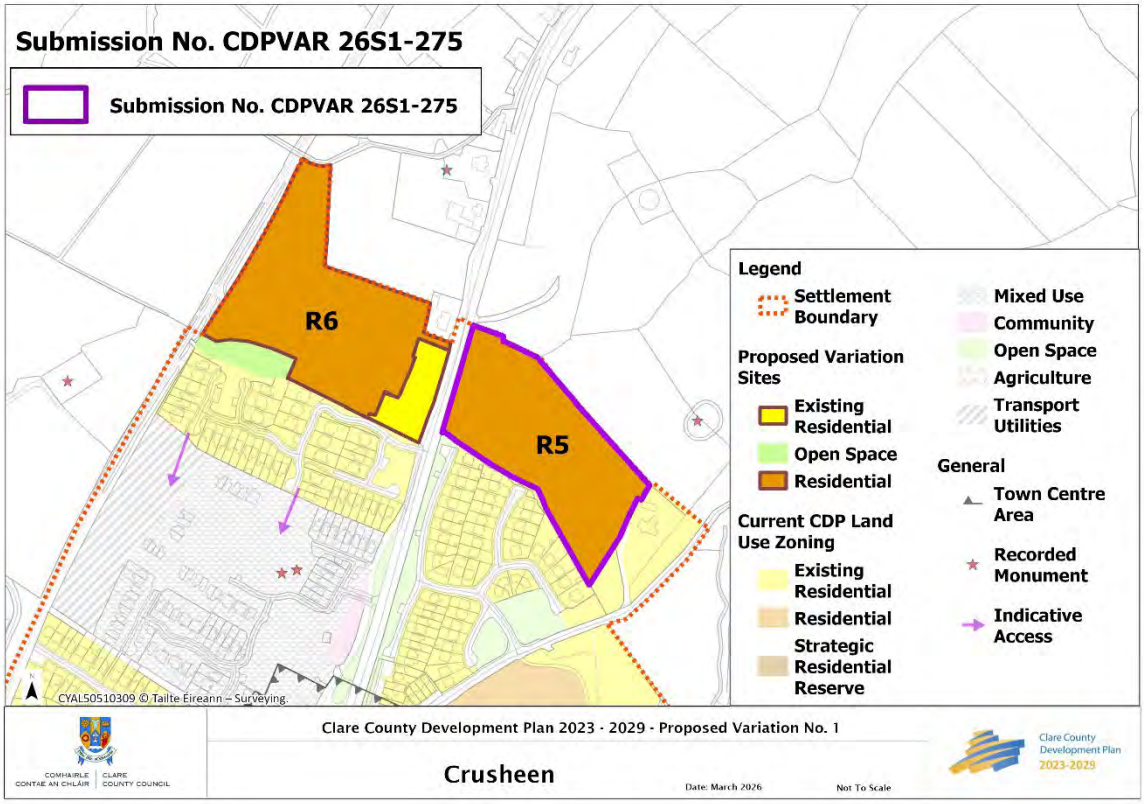
Chief Executive's Recommendation

I recommend that the Proposed Variation No 1 of the Clare County Development Plan 2023-2029 be made without the proposed change in zoning objectives from Strategic Residential Reserve (SR2) to Residential (R5) in Crusheen set out in Volume 3c Killaloe Municipal District Settlement Plans. The lands are to remain zoned SR2.

I recommend the Proposed Variation No 1 of the Clare County Development Plan 2023-2029 should be made **without** the following proposed amendments:

- PA 3c – 11b – To change from Strategic Residential Reserve (SR2) to Residential (R5) in the Crusheen settlement map in Volume 3c.
- PA 3c – 12d – To delete the text Strategic Residential Reserve, in Volume 3c Killaloe Municipal District Settlement Plan.

The lands are to remain zoned SR2.


Submission No. CDPVAR 26S1-275
Submission No. CDPVAR 26S1-275
R6
R5
Legend
Settlement Boundary
Proposed Variation Sites
Existing Residential
Open Space
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Community
Open Space
Agriculture
Transport Utilities
General
Town Centre Area
Recorded Monument
Indicative Access
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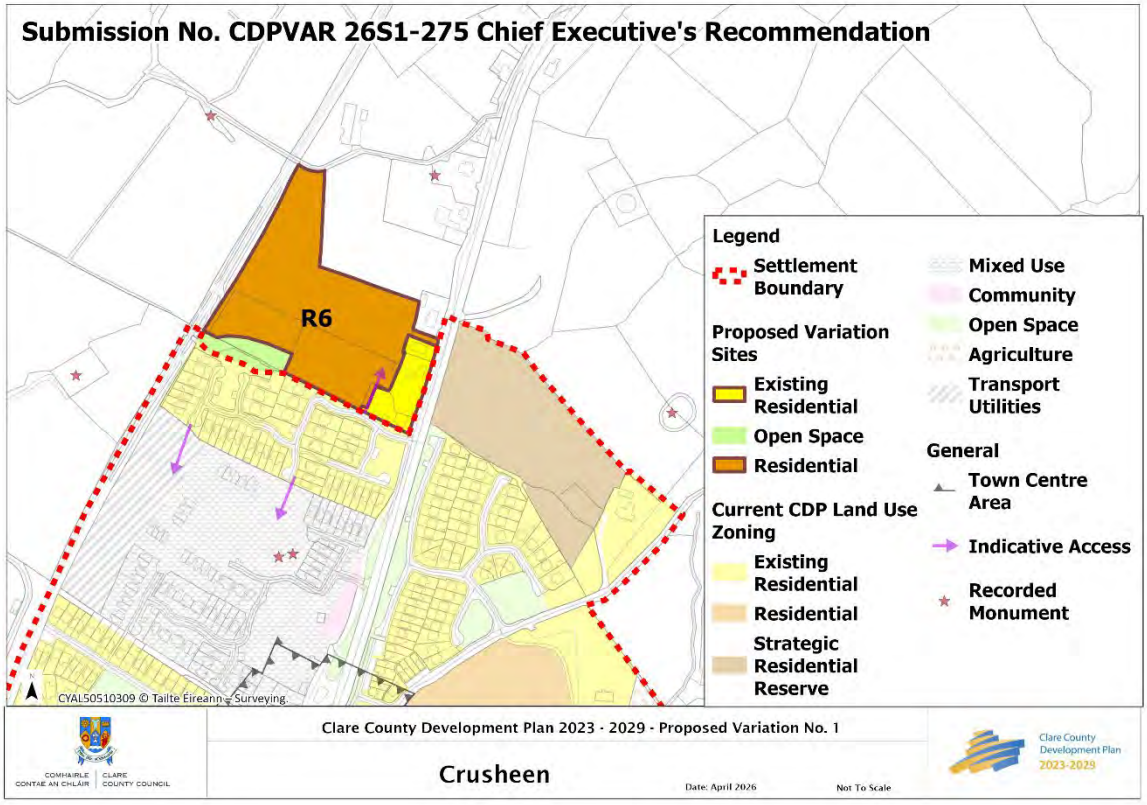
Crusheen
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-275 Chief Executive's Recommendation
R6
Legend
Settlement Boundary
Proposed Variation Sites
Existing Residential
Open Space
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Community
Open Space
Agriculture
Transport Utilities
General
Town Centre Area
Indicative Access
Recorded Monument
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Crusheen
Date: April 2026
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-462 – Galvin Construction Ltd

Summary of Issues Raised in Submission

The submission relates to lands in Crusheen, Co. Clare. A map was received as part of the submission.

The submission relates to the existing T1 lands in Crusheen and request they be zoned to facilitate residential development. The writer states that they have delivered new homes in Crusheen and that their new proposal would add an additional 21 homes on a full serviced site. The submission provides the following rationale for why the T1 zoned lands should be zoned residential:

- The rail authorities confirmed that they do not require these lands to be reserved for works associated with developing a train station in Crusheen.
- Clare County Council has not received any communication from Iarnród Éireann indicating a requirement for these lands to continue to be reserved for a rail station.
- The lands have been reserved for a rail station since 2005. The land requirements have changed over 20 years and it is likely that much less land would be required now.
- Clare County Council has purchased sufficient lands in Crusheen for future development of a rail stop.
- The writer's proposal has allowed for connectivity from the village through their development for any future rail line.

The submission concludes with the request to amend the zoning on these lands to facilitate future residential development to enable the delivery of much needed housing on serviced lands while maintaining appropriate provisions for future rail infrastructure.

Chief Executive's Response

I wish to thank Galvin Construction Ltd for their submission, the contents of which have been noted.

I note that the request is to zone new additional lands in Crusheen for residential development, however the request to zone additional lands falls outside of this stage of the Variation process and cannot be considered at this time.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-018 – Sandford Properties Limited

Summary of Issues Raised in Submission

The submission relates to lands in Kilkishen, Co. Clare. A map was received as part of the submission. The submission relates to a portion of Sanford Properties Limited owned lands in Kilkishen, which they request to be zoned as Residential as part of the proposed Variation to the Clare County Development Plan 2023 – 2029. The lands are currently zoned Agriculture.

Chief Executive's Response

I wish to thank Sanford Properties Limited for their submission, the contents of which have been noted.

I note that the request is to zone additional lands in Kilkishen as 'Residential'.

The subject lands did not form part of the Proposed Variation that was placed on public display. I am cognisant that only submissions that relate to the proposed variation as published can be considered further at this time. Therefore, the request to zone these lands falls outside of the scope at this stage of the Variation process.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-686 – James O'Halloran

Summary of Issues Raised in Submission

The submission relates to lands in Kilkishen, Co. Clare. A map was received as part of the submission.

The submission relates to lands zoned as 'Strategic Residential Reserve' SR1 in the Clare County Development Plan 2023-2029 and which are subject to a proposed change to 'Residential' R4 in the Proposed Variation No. 1.

The submission requests that their property be zoned agriculture as they have been farming the lands for decades. The submission also indicates that planning permissions have been refused for housing development in Kilkishen by Clare County Council and An Coimisiún Pleanála. Uisce Eireann also indicated that a wastewater connection cannot be facilitated due to deficiencies in the Kilkishen wastewater treatment plant which would mean that any development would be contrary to the objectives of the Clare County Development Plan 2023-2029.

Chief Executive's Response

I wish to thank James O'Halloran for his submission, the contents of which have been noted.

I note that the subject lands are currently zoned Strategic Residential Reserve (SR1) and are proposed for Residential zoning (R4) in the proposed variation.

Regarding water capacity, Uisce Eireann have made a submission regarding the proposed Variation No.1 to the Clare County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission, no specific comments were made in regard to this specific site however, the submission noted that no Wastewater Treatment Capacity is available, and a Level of Service Improvement is required to water networks to 2029.

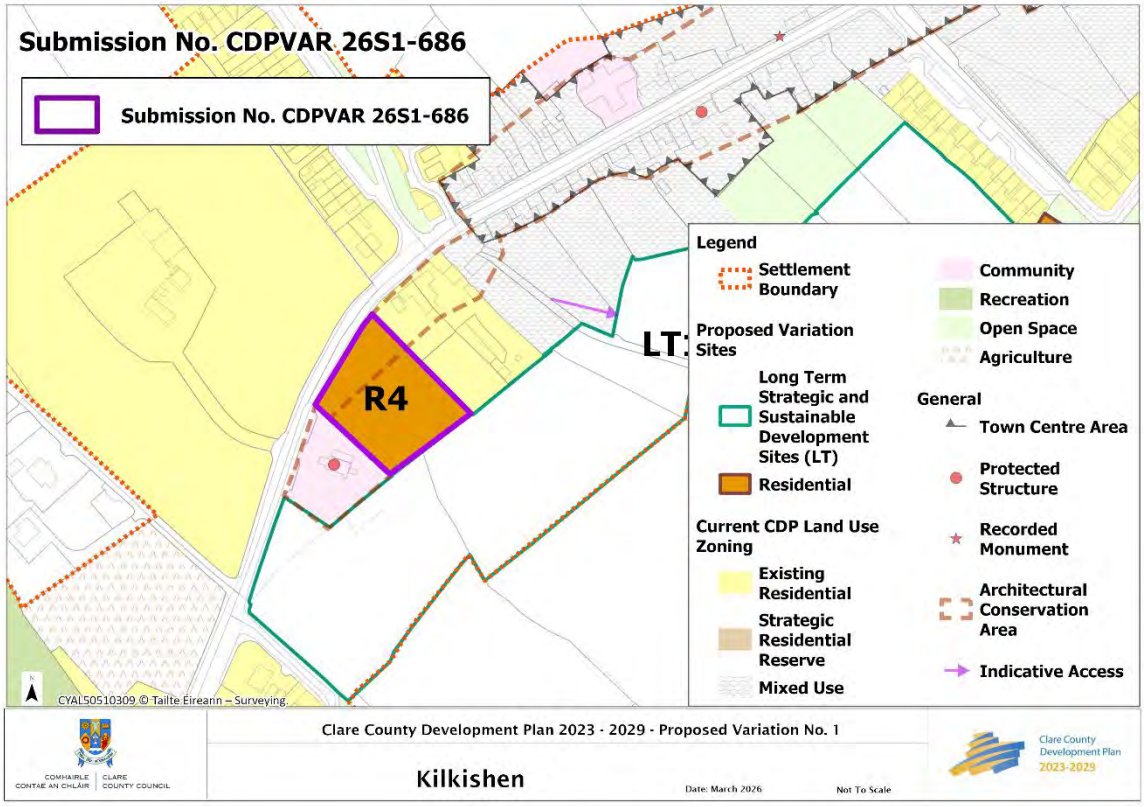
While I note the intention to give greater certainty to achieving the accelerated delivery of housing units to meet housing growth targets in the short term, the Proposed Variation No. 1 proposed to release all Strategic Residential Reserve zoned land for activation across the tiers of the settlement hierarchy. However, I am mindful of the constraints imposed by limited water capacity and wastewater capacity available in Kilkishen along with the expressed intention for the continued agricultural use of the subject lands. Consequently, the proposed zoning of the R4 lands for immediate development as part of the Proposed Variation No. 1 may not achieve the purpose of the Proposed Variation and will require infrastructural upgrades.

I intend the Proposed Variation No. 1 should be made without the proposed amendments PA 3c – 15a to change from Strategic Residential Reserve (SR1) to Residential (R4), PA 3c – 16a – to add text objective for the R4 zone; and PA 3c – 16c to delete the text regarding the Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend that the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is made **without** the following proposed amendments:

- PA 3c – 15a - To change from Strategic Residential Reserve (SR1) to Residential (R4)
- PA 3c – 16a – To add text objective for the R4 zone; and
- PA 3c – 16c - To delete the text regarding the Strategic Residential Reserve.


Submission No. CDPVAR 26S1-686
Submission No. CDPVAR 26S1-686
R4
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Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Development Sites (LT)
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Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Mixed Use
Community
Recreation
Open Space
Agriculture
General
Town Centre Area
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilkishen
Date: March 2026
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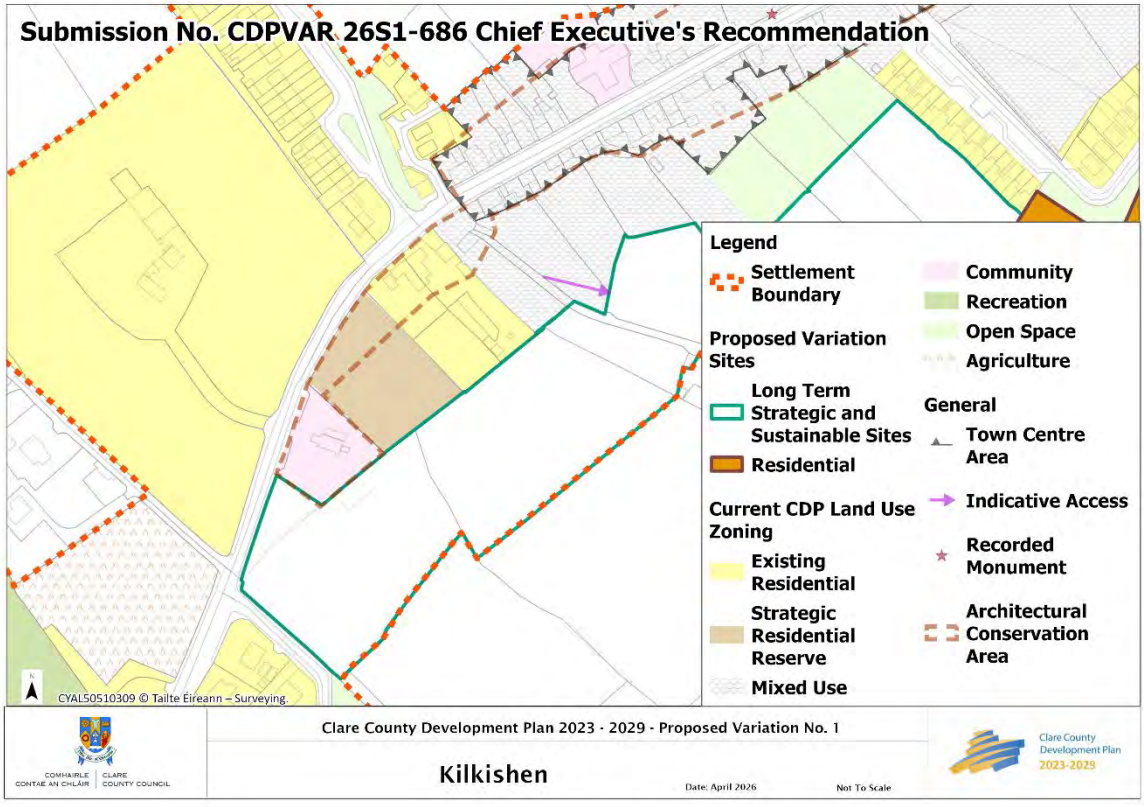
Clare County Development Plan 2023-2029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Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Strategic Residential Reserve
Mixed Use
Community
Recreation
Open Space
Agriculture
General
Town Centre Area
Indicative Access
Recorded Monument
Architectural Conservation Area
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilkishen
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-332 – Laurence Hannon

Summary of Issues Raised in Submission

The submission relates to lands in Quin, Co. Clare. A map was received as part of the submission.

The submission refers to a plot of land in Quin and requests its inclusion as part of the proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029. The landowner sets out that the lands should be included and zoned 'Residential' as they are adjacent to two existing residential developments.

The submission further sets out the following in support of the request to zone the lands 'Residential'

- Direct access from the regional road is available
- The lands are in immediate reach of public water and wastewater
- The lands are in close proximity to the village centre
- The lands can contribute to reaching housing targets and demands

The submission is accompanied by maps with 3 varying proposals / options for consideration including all of the lands and part of the lands.

Chief Executive's Response

I wish to thank Laurence Hannon for his submission, the contents of which have been noted.

I note the request to zone new additional lands in Quin for residential development however the request to zone additional lands is outside the scope of this stage of the Variation and cannot be considered at this time.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-347 – Deirdre Henchy and Brendan O'Sullivan

Summary of Issues Raised in Submission

The submission relates to lands in Quin, Co. Clare. A map was received as part of the submission

The submission refers to the proposed 'Residential' zoned site (R10) in the Quin Settlement Map whereby the writer's lands are immediately adjacent. The submission outlines concerns regarding the writer's privacy, residential amenity and living environment should housing be constructed within the proposed R10 site, during the construction phase and afterwards.

The submitter has suggested that in the event that the proposed R10 lands are adopted as part of the Variation No. 1 of the Clare County Development Plan 2023 – 2029 then there should be site specific planning objectives included for these lands as follows:

1. Upgrading of the currently overstretched wastewater treatment plant, as a prerequisite to any rezoning of the land identified as R10 in the Quin Settlement Zoning Map.
2. The insertion of a landscaped strip of four to six metres in depth between the rear boundary of any dwellings currently along the boundary of the R10 site and any residential development on that site.
3. The restriction of any development adjacent to the landscaped strip - outlined in Specific Objective 2 above - exclusively to single-storey dwellings.
4. The requirement that any residential development on the lands identified as R10 in the Quin Settlement Plan, be of low density and not exceed two storeys.
5. That traffic associated with any development of or construction on the R10 site be denied access or egress to or from the R10 site via the strip currently used exclusively for the purpose of agricultural access and egress from the R458 to and from the R10 site.
6. That pedestrian or vehicular access or egress be denied into the future to any residential development occurring on the R10 site via the strip currently used exclusively for the purpose of agricultural access and egress from the R458 to and from the R10 site.

The submission concludes with a request for the above-mentioned site-specific objectives to be included for the R10 site for the purpose of maintaining residential amenity, privacy, avoiding nuisance and ensuring appropriate servicing.

Chief Executive's Response

I wish to thank Deirdre Henchy and Brendan O'Sullivan for their submission, the contents of which have been noted.

I note that the subject lands are currently zoned 'Agriculture' and are proposed to be zoned 'Residential' within the Proposed Variation. The lands are landlocked requiring access from the

adjacent developed R1 zoned lands.

A Strategic Flood Risk Assessment (SFRA) for the proposed Variation No 1 to the Clare County Development Plan 2023 – 2029, has been completed to address flooding concerns. The following is noted:

- The SFRA notes that the site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. The flood mapping indicates that areas of flood risk are located within the wider vicinity, however the site is not shown to be within the defined flood extents and is therefore in Flood Zone C – a low probability of flooding and considering the impacts of the High-End Future Scenario at the 0.1% AEP event. The SFRA has been prepared based on the best available and most up-to-date predictive flood risk information.
- Assessment of localised drainage conditions and surface water management is a matter for site-specific assessment at development management stage. Any future development will be required to incorporate appropriate Sustainable Drainage Systems (SuDS) to manage surface water runoff.

Additionally, an SEA Consultation Response Report has been prepared for the proposed Variation No 1 to the Clare County Development Plan 2023 – 2029, to address SEA and AA-related comments. The following is noted:

- A suitable framework of mitigation has been provided to ensure development proposals at this site are delivered in line with environmental protection objectives, including overarching mitigation in the current CDP and additional site-specific mitigation defined under the Variation. These include measures that support the delivery of the residential development at the site in line with appropriate infrastructure provision (e.g., traffic and transport infrastructure, wastewater infrastructure), and in line with surrounding residential and visual amenity.
- Any development proposals for the site will be required to adhere to existing flood risk management/prevention and Sustainable Drainage System related objectives defined in the CDP. Development proposals will also need to be supported by Site-Specific Flood Risk Assessment. It has therefore been assessed that a suitable framework for managing and preventing flood risk at the site exists under the current CDP.

I consider that the comments above both identify that existing objectives of the CDP will ensure sustainable and proper development of the subject lands through the development management process.

I acknowledge the proposed text objectives in the submission. With regard to wastewater capacity, Uisce Eireann have made a submission regarding the proposed Variation No. 1 to the County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission, it was identified that an extension over third-party lands would be required for both water and wastewater infrastructure to service the R10 zone. The submission also noted that spare wastewater treatment capacity is available, while a Level of Service Improvement is required to water networks during the development of this plan.

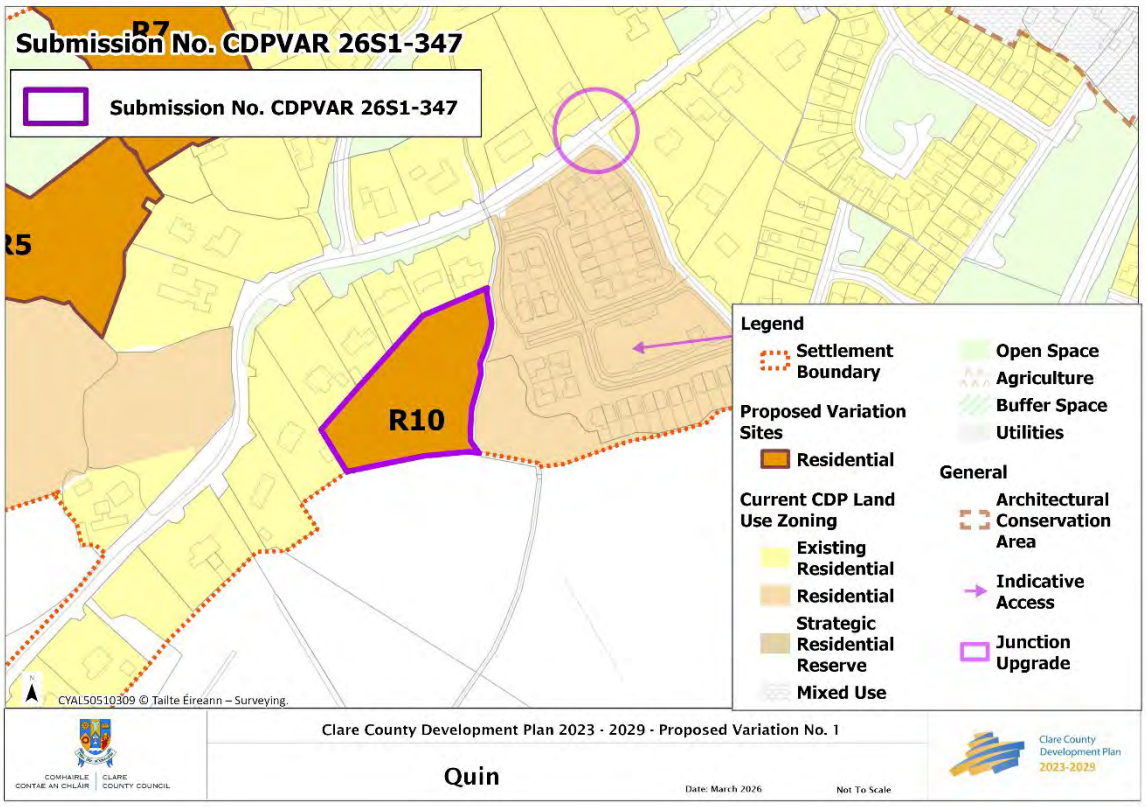
While a Level of Service Improvement will be required to increase the capacity of water, there is wastewater capacity.

Regarding the proposed buffer strips and the requests around housing types and density I note that these are project level details that will be addressed at the Development Management Stage.

Regarding access, the proposed text objective for the R10 zoning requires that access be granted from Clos Na Manach Road. Any additional access or pedestrian access will be controlled through the Development Management process. Likewise, all access, noise, lighting, traffic, nuisance, and residential amenity (privacy) will be managed through the Development Management process.

Chief Executive's Recommendation

I recommend no amendment to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029 on foot of this submission.


Submission No. CDPVAR 26S1-347
Submission No. CDPVAR 26S1-347
R10
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Open Space
Agriculture
Buffer Space
Utilities
General
Architectural Conservation Area
Indicative Access
Junction Upgrade
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Quin
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-379 – Maeve Donnelly and Dave Barry

Summary of Issues Raised in Submission

The submission relates to lands in Quin, Co. Clare. A map was received as part of the submission.

The submission relates to land zoned Residential (R8) as per the proposed Variation. The writer indicates that a request was submitted to zone a portion of the lands residential to accommodate two proposed dwellings for family however they advise that their entire property, including house and gardens, have been zoned R8 and request that this zoning be removed citing reasons of no public sewer in the area and to ensure their enjoyment of their lands.

Chief Executive's Response

I wish to thank Maeve Donnelly and Dave Barry for their submission, the contents of which have been noted.

The subject lands are currently located outside of the Quin Settlement Boundary in the open countryside. As part of the proposed variation the lands are proposed to be zoned 'Residential' R8. I note that the lands currently have some development on the site (a dwelling). As indicated by the submission, there is no adjacent public sewer meaning that these lands are Tier 2 lands requiring off-site works that could be delivered as part of a planning application to develop the site.

I note that two outline planning permissions were refused permission for large one-off style type dwellings (Ref. P22/164 and P22/165). It appears that the request for zoning was to facilitate the two dwellings while the purpose of the proposed R8 zoning is facilitate multi-unit residential development and to provide access to the proposed Long Term Strategic and Sustainable Development Site (LT1) immediately adjacent to the west.

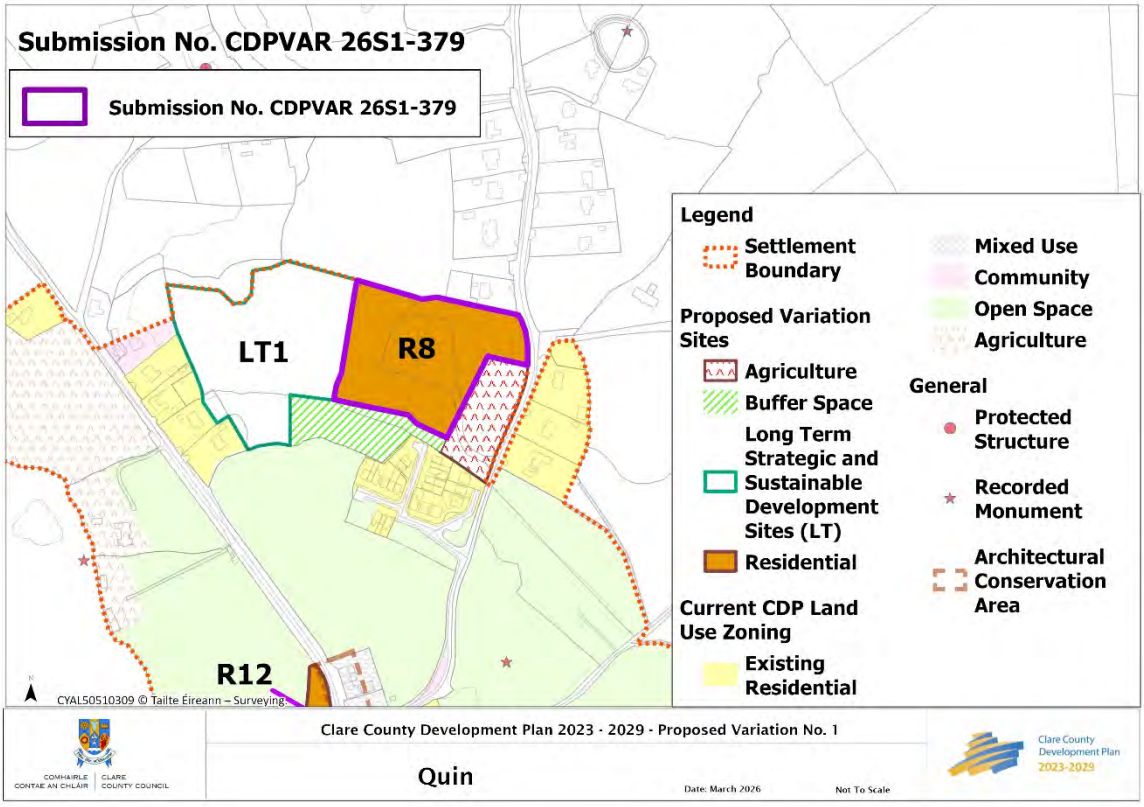
The are other proposed residential zoned sites within the Settlement Boundary of Quin identified through the Proposed Variation that can deliver on the Core Strategy objectives of the development plan. Consequently, I do not consider that it is essential to have these lands zoned to meet the housing targets for Quin village.

The exclusion of the R8 zoned lands in the proposed variation will require the exclusion of the LT1 site, the buffer space, and proposed Agriculture zoning immediately adjacent to the east given that access to those lands would be dependent on R8 being developed. Without this access, development on these lands is not feasible. Without any residential development proposed north of the existing settlement boundary, the exclusion of the proposed buffer space and Agriculture zone are deemed appropriate.

Chief Executive's Recommendation

I recommend the following:

- That the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 **not be made** as it relates to PA 3c – 19i – To zone land in the Open Countryside to the north of the settlement at the west of the L3180 road as Residential (R8) and amend settlement boundary accordingly. The lands shall remain 'Open Countryside' with the Quin Settlement Boundary reverting to what it is in the current development plan.
- That the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 **not be made** as it relates to PA 3c – 19j – To identify land in the Open Countryside to the north of Open Space (OS2) as Long Term Strategic and Sustainable Development Site (LT1) and amend settlement boundary accordingly. The lands shall remain 'Open Countryside' with the Quin Settlement Boundary reverting to what it is in the current development plan.
- That the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 **not be made** as it relates to PA 3c – 19k – To zone land in the Open Countryside to the north of the settlement at the west of the L3180 road as Agriculture and amend settlement boundary accordingly. The lands shall remain 'Open Countryside' with the Quin Settlement Boundary reverting to what it is in the current development plan.
- That the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 **not be made** as it relates to PA 3c – 19l – To zone land in the open countryside to north of Cluain Gearrain Estate and south of R8 and LT1 as Buffer Space. The lands shall remain 'Open Countryside' with the Quin Settlement Boundary reverting to what it is in the current development plan.
- PA 3c – 20b, the proposed addition of text objective for proposed residential zoning R8 and PA 3c – 20f additional text objective for Long Term Strategic and Sustainable Development Sites in Volume 3c are **not included** as proposed.


Submission No. CDPVAR 26S1-379
Submission No. CDPVAR 26S1-379
LT1
R8
R12
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Buffer Space
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Community
Open Space
Agriculture
General
Protected Structure
Recorded Monument
Architectural Conservation Area
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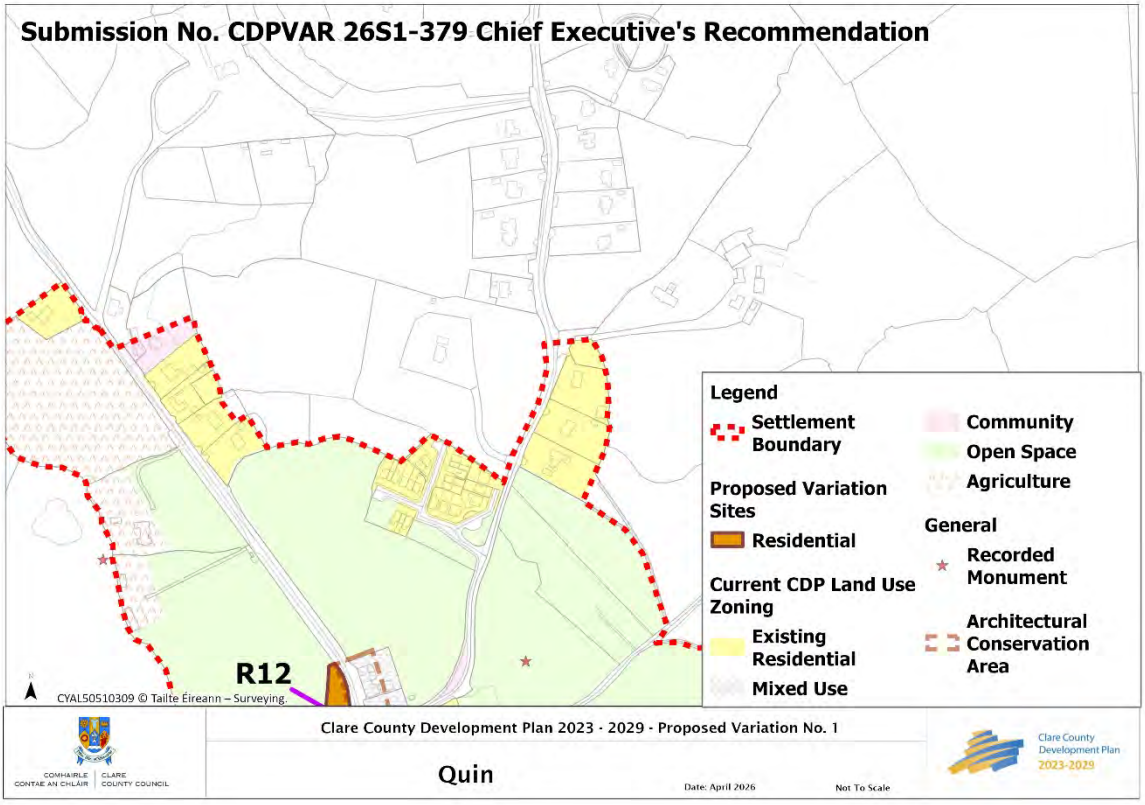
Submission No. CDPVAR 26S1-379 Chief Executive's Recommendation
R12
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Current CDP Land Use Zoning
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Mixed Use
Community
Open Space
Agriculture
General
Recorded Monument
Architectural Conservation Area
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Quin
Date: April 2026
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-383 – Paul Tighe, Tommy and Ina Crowley, Brian and Irene Rochford, John and Ann Crean

Summary of Issues Raised in Submission

The submission relates to lands in Quin, Co. Clare. A map was received as part of the submission.

The group submission refers to the proposed Residential site (R10) in the Quin Settlement Map whereby the groups lands are adjacent or proximate to the subject lands. The submission recognised the need to support housing delivery in Quin however note that the R10 lands are immediately adjacent to a flood-affected system which has a history of flooding beyond mapped extents. The group of submitters all have had experience with flooding in the area and have observed fluvial flooding on nearby, low-lying lands, and periods of surface water accumulations and poor drainage on adjoining lands after heavy rainfall. The writers have included a list of flood events they have observed.

The submission indicates that the Strategic Flood Risk Assessment recognises the lands as outside Flood Zones A and B, however it does recognize the existence of unmapped flood risk. Additionally, OPW flood mapping indicates flooding potential in a wider area than identified in historic mapping in the Strategic Flood Risk Assessment.

The zoned lands are directly adjacent to the lands known to flood with no meaningful buffer. Residential development on these lands would reduce natural infiltration and increase runoff volumes. The writers state that it would be inappropriate to zone lands residential while addressing flood risk at a later date.

The submission also notes the national context for recent flood events siting that public representatives and agencies encourage greater caution in plan-making, especially where decisions could increase flood risk to existing communities.

The submission references previous An Coimisiún Pleanála decision (Planning Authority Ref. 24-60410) in Quin where the Planning Authority identified concerns relating to surface water management and the potential discharge of additional runoff to flood-affected areas within Quin. Additionally, a rezoning was proposed to the lands to the rear of existing dwellings in 2011, where submissions were made raising concerns of flooding and drainage conditions. This rezoning did not proceed due to these submissions. These concerns should be considered when zoning land for residential development in Quin in tandem with other recent developments in the vicinity.

The submission also states that access would be required through Clos Na Manach Road through an established residential estate and that this should be reflected in the description of the lands.

The submission also indicated that a bat survey would be required to address the Lesser Horseshoe Bat Potential Foraging Range.

The submission concludes with a request that Site Objective PA 3c-20c (R10) not be adopted and that the R10 lands be retained outside residential zoning.

Chief Executive's Response

I wish to thank Paul Tighe, Tommy and Ina Crowley, Brian and Irene Rochford, and John and Ann Crean for their submission, the contents of which have been noted.

I note that the subject lands are currently zoned 'Agriculture' and are within the Quin Settlement Boundary.

Regarding flooding concerns, a Strategic Flood Risk Assessment (SFRA) for the proposed Variation No 1 to the Clare County Development Plan 2023 – 2029, has been completed to address flooding concerns. The following is noted:

- The SFRA notes that the site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. The flood mapping indicates that areas of flood risk are located within the wider vicinity, however the site is not shown to be within the defined flood extents and is therefore in Flood Zone C – a low probability of flooding and considering the impacts of the High-End Future Scenario at the 0.1% AEP event. The SFRA has been prepared based on the best available and most up-to-date predictive flood risk information.
- Assessment of localised drainage conditions and surface water management is a matter for site-specific assessment at development management stage. Any future development will be required to incorporate appropriate Sustainable Drainage Systems (SuDS) to manage surface water runoff.

Additionally, an SEA Consultation Response Report has been prepared for the proposed Variation No 1 to the Clare County Development Plan 2023 – 2029, to address SEA and AA-related comments. The following is noted:

- A suitable framework of mitigation has been provided to ensure development proposals at this site are delivered in line with environmental protection objectives, including overarching mitigation in the current CDP and additional site-specific mitigation defined under the Variation. These include measures that support the delivery of the residential development at the site in line with appropriate infrastructure provision (e.g., traffic and transport infrastructure, wastewater infrastructure), and in line with surrounding residential and visual amenity.
- Any development proposals for the site will be required to adhere to existing flood risk management/prevention and Sustainable Drainage System related objectives defined in the CDP. Development proposals will also need to be supported by Site-Specific Flood Risk Assessment. It has therefore been assessed that a suitable framework for managing and preventing flood risk at the site exists under the current CDP.

I consider that the comments above both identify that existing objectives of the CDP will ensure sustainable and proper development of the subject lands through the development management process.

Regarding the bat survey and access, the proposed text objective for the R10 site indicates that future development on the site will require a full bat survey and will require to show access from Clos Na Manach Road.

Uisce Eireann have made a submission regarding the proposed Variation No. 1 to the Clare County Development Plan, 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission, it was identified that an extension over third-party lands would be required for both water and wastewater infrastructure to service the R10 zoned lands.

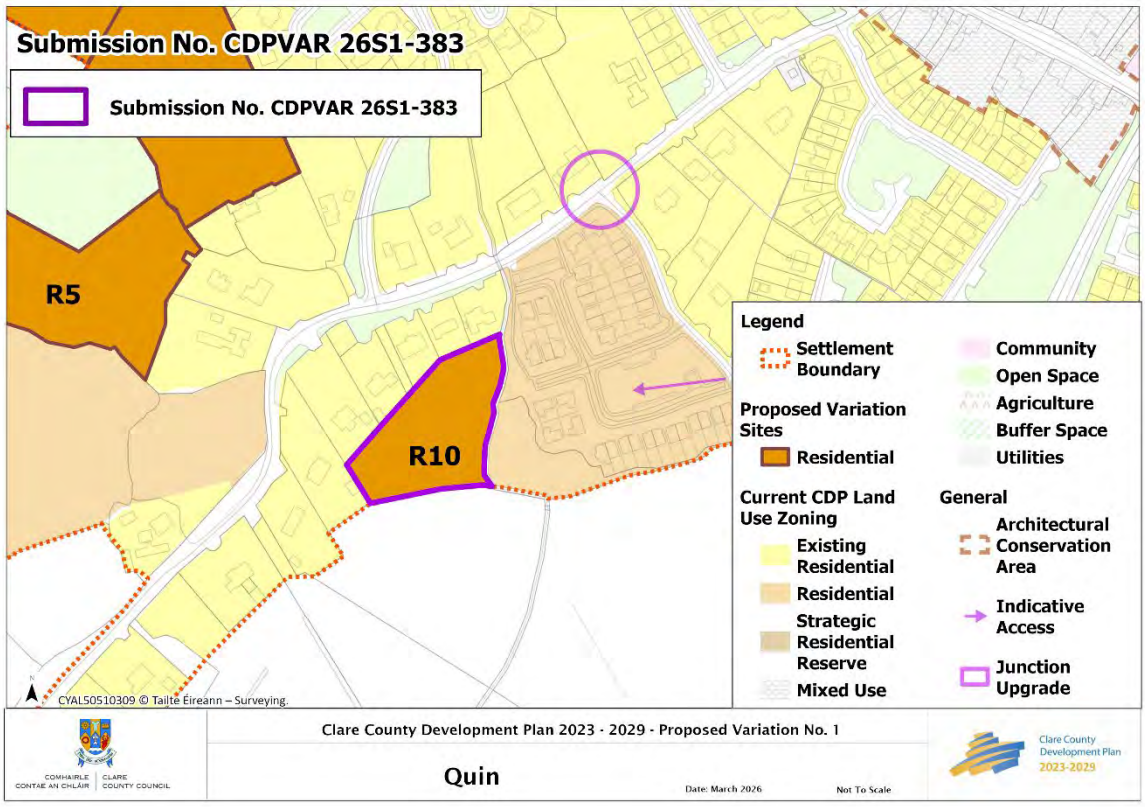
The submission also noted that spare wastewater treatment capacity is available, while a level of service improvement is required to water networks during the plan period.

While a Level of Service Improvement will be required to increase the capacity of water, there is wastewater capacity available in the settlement. I consider that these constraints are likely to be resolved during the period of the Development Plan (2023-2029).

While I appreciate the concerns raised in the submission, I consider that the concerns can be mitigated through the development management planning application process and that the R10 zoning for the lands is appropriate.

Chief Executive's Recommendation

I recommend no change to Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-383
Submission No. CDPVAR 26S1-383
R5
R10
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Quin
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-384 – Deirdre Henchy

Summary of Issues Raised in Submission

The submission relates to lands in Quin, Co. Clare. A map was received as part of the submission.

The submission refers to the proposed 'Residential' zoned lands (R10) in the Quin Settlement Map whereby the writers' lands are immediately adjacent. The submission outlines concerns regarding the writer's privacy, residential amenity and living environment should housing be constructed within the proposed R10 site, during the construction phase and afterwards.

The submitter has suggested that in the event that the proposed R10 lands are adopted as part of the Variation No. 1 of the Clare County Development Plan 2023 – 2029 then there should be site specific planning objectives included for these lands as follows:

1. Upgrading of the currently overstretched wastewater treatment plant, as a prerequisite to any rezoning of the land identified as R10 in the Quin Settlement Zoning Map.
2. The insertion of a landscaped strip of four to six metres in depth between the rear boundary of any dwellings currently extant along the boundary of the R10 site and any residential development on that site.
3. The restriction of any development adjacent to the landscaped strip - outlined in Specific Objective 2 above - exclusively to single-storey dwellings.
4. The requirement that any residential development on the lands identified as R10 in the Quin Settlement Plan, be of low density and not exceed two storeys.
5. That traffic associated with any development of or construction on the R10 site be denied access or egress to or from the R10 site via the strip currently used exclusively for the purpose of agricultural access and egress from the R458 to and from the R10 site.
6. That pedestrian or vehicular access or egress be denied into the future to any residential development occurring on the R10 site via the strip currently used exclusively for the purpose of agricultural access and egress from the R458 to and from the R10 site.

The submission concludes with a request for the above-mentioned site-specific objectives to be included for the R10 site.

Chief Executive's Response

I wish to thank Deirdre Henchy for her submission, the contents of which have been noted.

I note that the subject lands are currently zoned 'Agriculture' and are proposed to be zoned 'Residential within the proposed variation. The lands are landlocked requiring access from the adjacent developed R1 zoned lands.

A Strategic Flood Risk Assessment (SFRA) for the proposed Variation No 1 to the Clare County Development Plan 2023 – 2029, has been completed to address flooding concerns. The following is noted:

- The SFRA notes that the site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. The flood mapping indicates that areas of flood risk are located within the wider vicinity, however the site is not shown to be within the defined flood extents and is therefore in Flood Zone C – a low probability of flooding and considering the impacts of the High-End Future Scenario at the 0.1% AEP event. The SFRA has been prepared based on the best available and most up-to-date predictive flood risk information.
- Assessment of localised drainage conditions and surface water management is a matter for site-specific assessment at development management stage. Any future development will be required to incorporate appropriate Sustainable Drainage Systems (SuDS) to manage surface water runoff.

Additionally, an SEA Consultation Response Report has been prepared for the proposed Variation No 1 to the Clare County Development Plan 2023 – 2029, to address SEA and AA-related comments. The following is noted:

- A suitable framework of mitigation has been provided to ensure development proposals at this site are delivered in line with environmental protection objectives, including overarching mitigation in the current CDP and additional site-specific mitigation defined under the Variation. These include measures that support the delivery of the residential development at the site in line with appropriate infrastructure provision (e.g., traffic and transport infrastructure, wastewater infrastructure), and in line with surrounding residential and visual amenity.
- Any development proposals for the site will be required to adhere to existing flood risk management/prevention and Sustainable Drainage System related objectives defined in the CDP. Development proposals will also need to be supported by Site-Specific Flood Risk Assessment. It has therefore been assessed that a suitable framework for managing and preventing flood risk at the site exists under the current CDP.

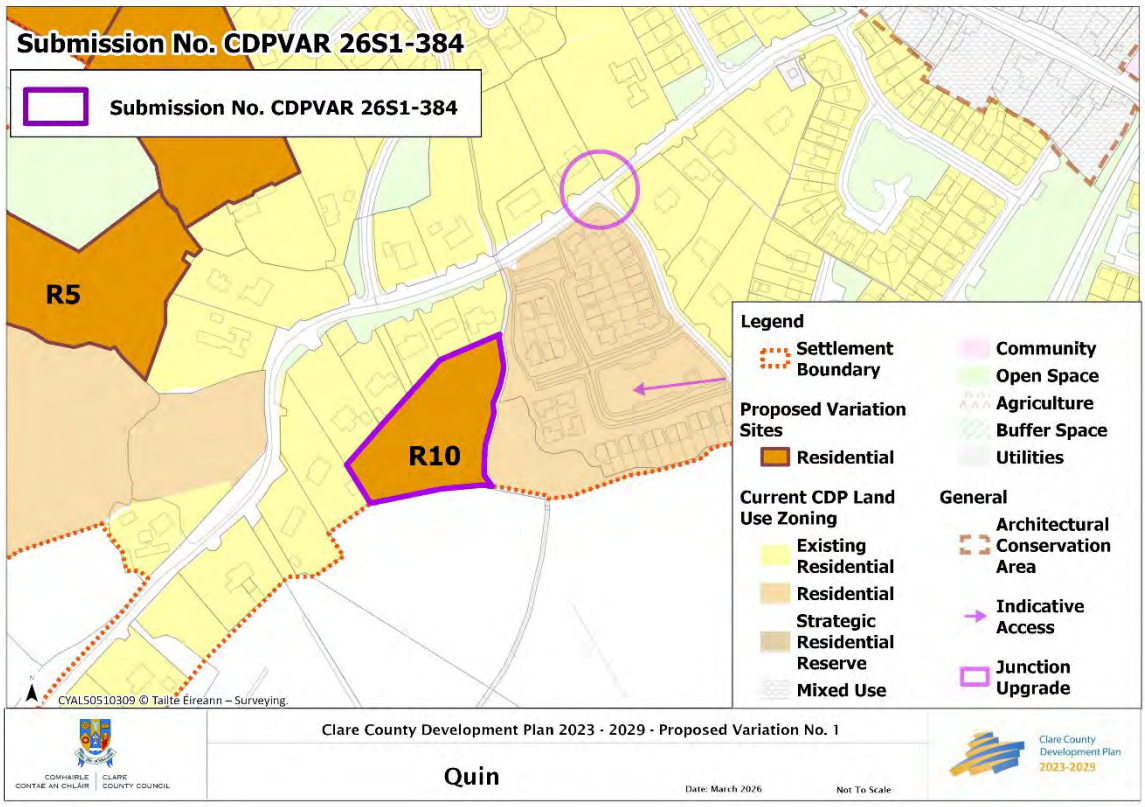
I consider that the comments above both identify that existing objectives of the CDP will ensure sustainable and proper development of the subject lands through the development management process.

I acknowledge the proposed text objectives in the submission. With regard to wastewater capacity, Uisce Eireann have made a submission regarding the proposed Variation No.1 to the County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission, it was identified that an extension over third-party lands would be required for both water and wastewater infrastructure to service the R10 zone. The submission also noted that spare wastewater treatment capacity is available, while a Level of service improvement is required to water networks during the development of this plan.

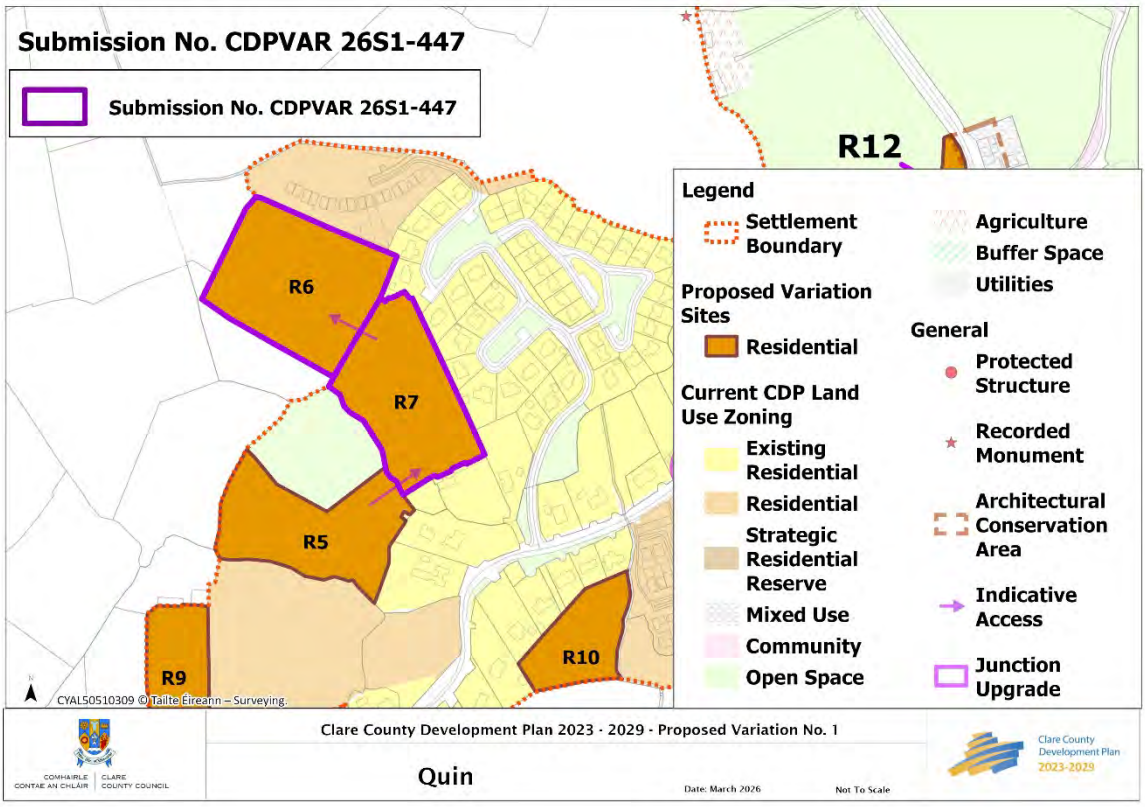
While a Level of Service Improvement will be required to increase the capacity of water, there is wastewater capacity.

Regarding the proposed buffer strips and the requests around housing types and density I note that these are project level details that will be addressed at the Development Management Stage.

Regarding access, the proposed text objective for the R10 zone required that access be granted from Clos Na Manach Road. Any additional access or pedestrian access will be controlled through the Development Management process. Likewise, all access, noise, lighting, traffic, nuisance, and residential amenity (privacy) will be managed through the Development Management process.
Chief Executive's Recommendation
I recommend no amendment to the Proposed Variation No. 1 to the Clare County Development Plan 2023 - 2029.


Submission No. CDPVAR 26S1-384
Submission No. CDPVAR 26S1-384
R5
R10
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Community
Open Space
Agriculture
Buffer Space
Utilities
General
Architectural Conservation Area
Indicative Access
Junction Upgrade
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Quin
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-447 – P Coleman and Associates on behalf of Abbey View Quin Property Development Ltd.
Summary of Issues Raised in Submission
The submission relates to lands in Quin, Co. Clare. There was no map received as part of the submission. The submission welcomes the proposed zoning of lands in Quin which currently zoned Strategic Residential Reserve (SR2 and SR3) and which are being proposed as Residential sites (R6 and R7) and requests that the variation be adopted without modification. The submission indicates that the zoning supports logical and sequential growth, will facilitate the development of additional housing on appropriately serviced lands well located near other residential developments within the settlement boundary of Quin.
Chief Executive's Response
I wish to thank P Coleman and Associates on behalf of Abbey View Quin Property Development Ltd. for their submission, the contents of which have been noted. I acknowledge and welcome the support of the Proposed Variation outlined in the Killaloe Municipal District Settlement Plan in Volume 3c of Variation No. 1.
Chief Executive's Recommendation
I recommend no change to Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-447
Submission No. CDPVAR 26S1-447
R12
R6
R7
R5
R9
R10
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Community
Open Space
Agriculture
Buffer Space
Utilities
General
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
Junction Upgrade
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Quin
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-257 – Michael and Martin Donnellan

Summary of Issues Raised in Submission

The submission relates to lands in Whitegate, Co. Clare. There was no map received as part of the submission.

The submission relates to lands currently zoned Residential R1 in the Clare County Development Plan 2023-2029 which are proposed to change to 'Agriculture' (AG6) for the RZLT purposes, under the Proposed Variation. The submission requests however that the current zoning of Residential R1 is retained because the lands are for sale and are likely to be developed for residential purposes. Therefore, the writers request that the lands are reinstated to being zoned 'Residential', and not 'Agriculture'.

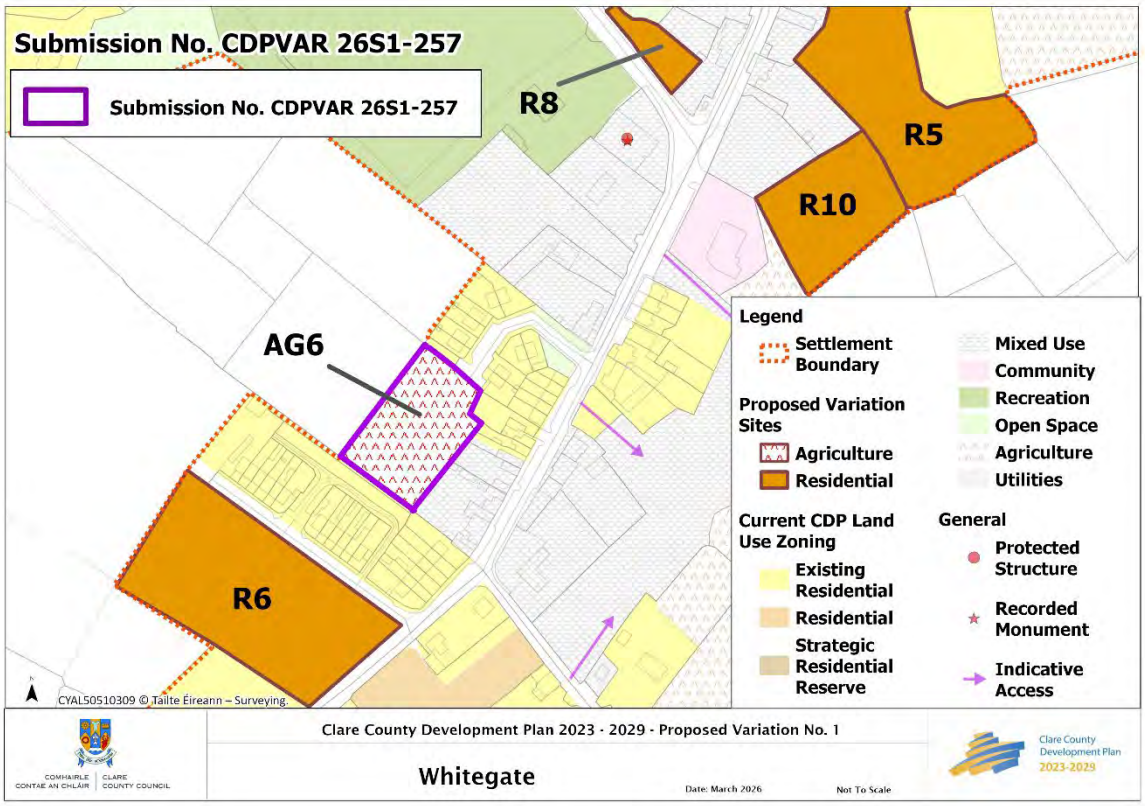
Chief Executive's Response

I wish to thank Michael and Martin Donnellan for their submission, the contents of which have been noted.

The lands are located within the Settlement Boundary of Whitegate and are currently zoned 'Residential R1'. I consider that the existing Residential zoning of the lands is appropriate given their central location within the village.

Chief Executive's Recommendation

I recommend Variation ref. PA3c – 21a to change the zoning objective of 'Residential R1' to 'Agriculture A6' on the Whitegate settlement map in Volume 3c **is not included** as proposed. I recommend that the lands are retained in full as 'Residential R1' for the remaining lifespan of the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-257
Submission No. CDPVAR 26S1-257
R8
R5
R10
AG6
R6
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Community
Recreation
Open Space
Agriculture
Utilities
General
Protected Structure
Recorded Monument
Indicative Access
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Whitegate
Date: March 2026
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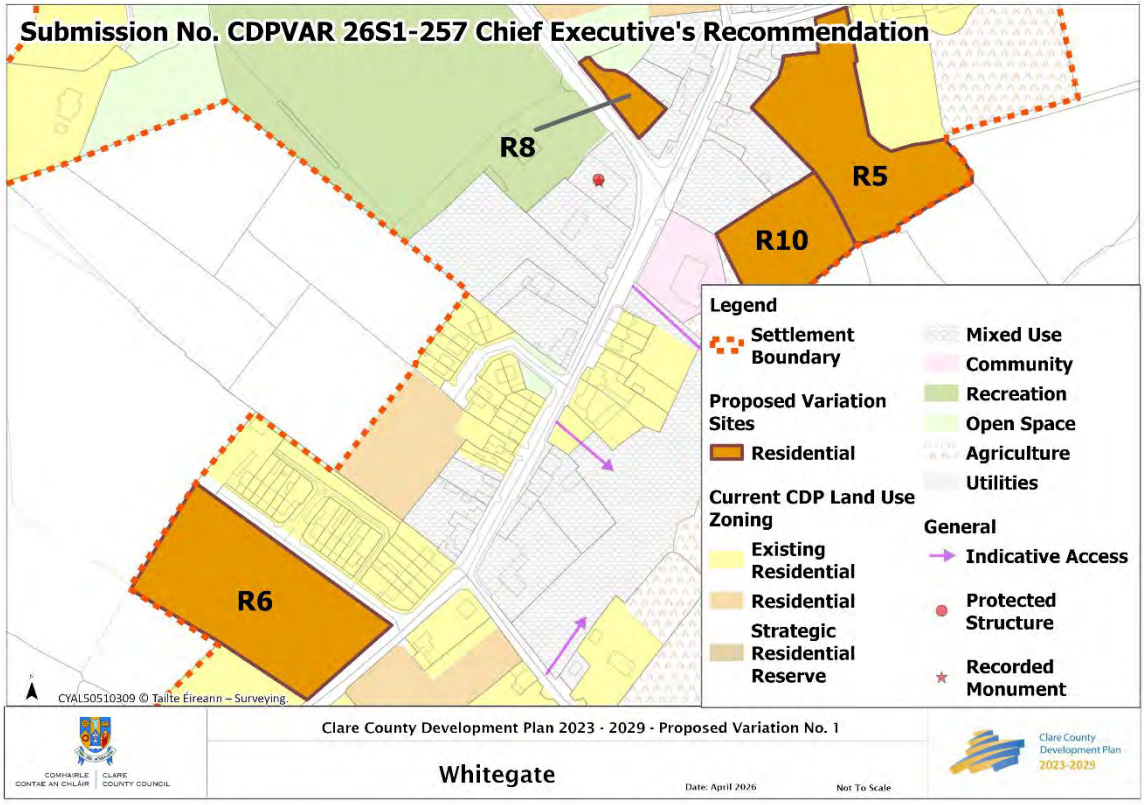
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-257 Chief Executive's Recommendation
R8
R5
R10
R6
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Community
Recreation
Open Space
Agriculture
Utilities
General
Indicative Access
Protected Structure
Recorded Monument
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Whitegate
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-503 – Ann Coen

Summary of Issues Raised in Submission

The submission relates to lands in Whitegate, Co. Clare. There was no map received as part of the submission.

The submission relates to the lands which are zoned 'Agriculture' under the existing Clare County Development Plan 2023-2029, and which are subject to a proposed change to 'Residential' zoning (R9) as part of the Proposed Variation No. 1 of the CDP. The writers advise that they wish their lands be reinstated as Agriculture.

Chief Executive's Response

I wish to thank Ann Coen for her submission, the contents of which have been noted.

I note that the subject lands are currently zoned Agriculture and are near the village centre. The lands owned by the submitter consist of the east most portion of the R9 zoned lands.

Regarding agricultural use, the proposed R9 zoning objective does not prohibit or require the cessation of agricultural uses on the lands.

Uisce Eireann have made a submission regarding the proposed Variation No.1 to the County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission it was identified that an extension to the wastewater infrastructure would be required to service the R9 zoned lands. The submission also noted that spare wastewater treatment capacity is available, while a Level of Service Improvement is required to water networks during the development of this plan. Consequently, the zoning of the R9 lands for immediate development is dependent on infrastructure improvements.

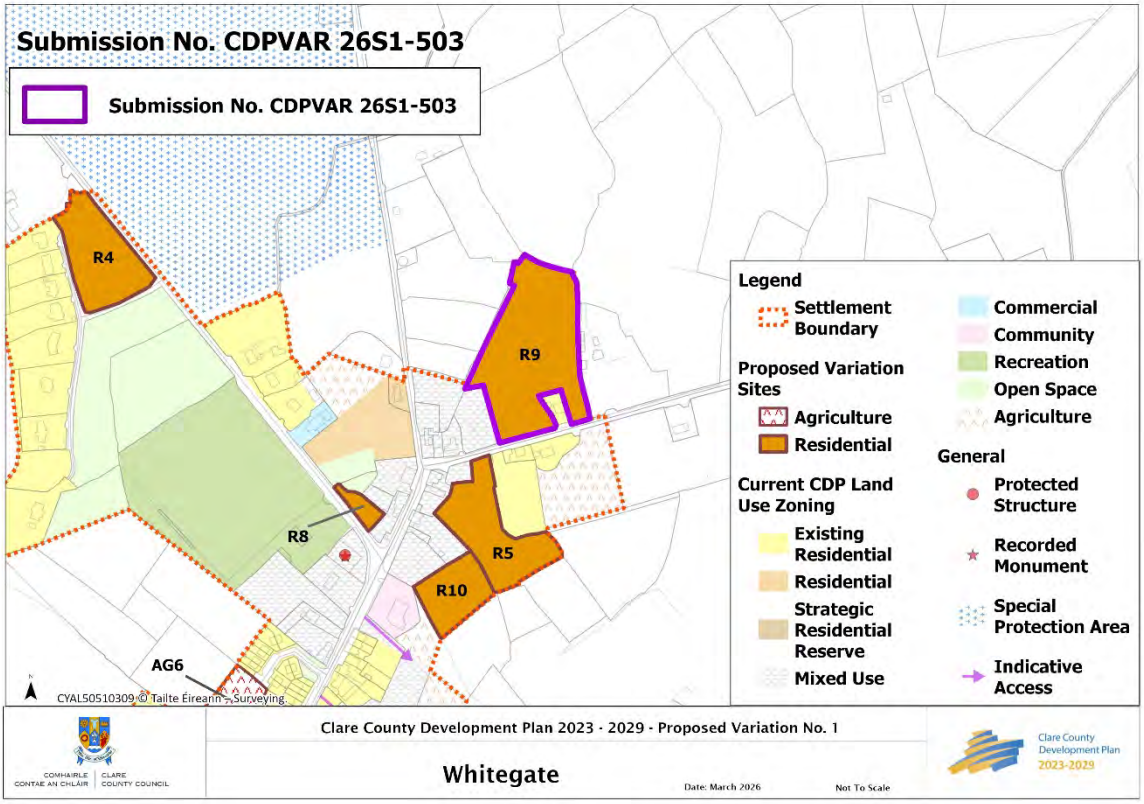
However, I note that on the western portion of the proposed 'R9' zoning objective, there is a planning application ref. P25/60692 for the purpose of constructing four dwellings including an extension to the wastewater system and connection to all public services. This application is currently on a Further Information request. I consider that this application indicates that services may be extended during the period of this plan and that the Residential zone is appropriate for the western portion of the 'R9' zoned lands.

I consider it appropriate to retain the Residential zoning objective on the western portion of the lands where the current planning application applies.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 be **amended** as follows:

- PA 3c - 21g – To change zoning of Agriculture at the northeast of the settlement on the edge of the village centre, north of L4004 road to Residential (R9) **not** to include the eastern portion of the proposed 'R9' lands. The western portion of the proposed 'R9' zoning objective is to remain as proposed.


Submission No. CDPVAR 26S1-503
Submission No. CDPVAR 26S1-503
R4
R9
R8
R5
R10
AG6
CYAL50510309 © Tailte Éireann - Surveying
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
General
Protected Structure
Recorded Monument
Special Protection Area
Indicative Access
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
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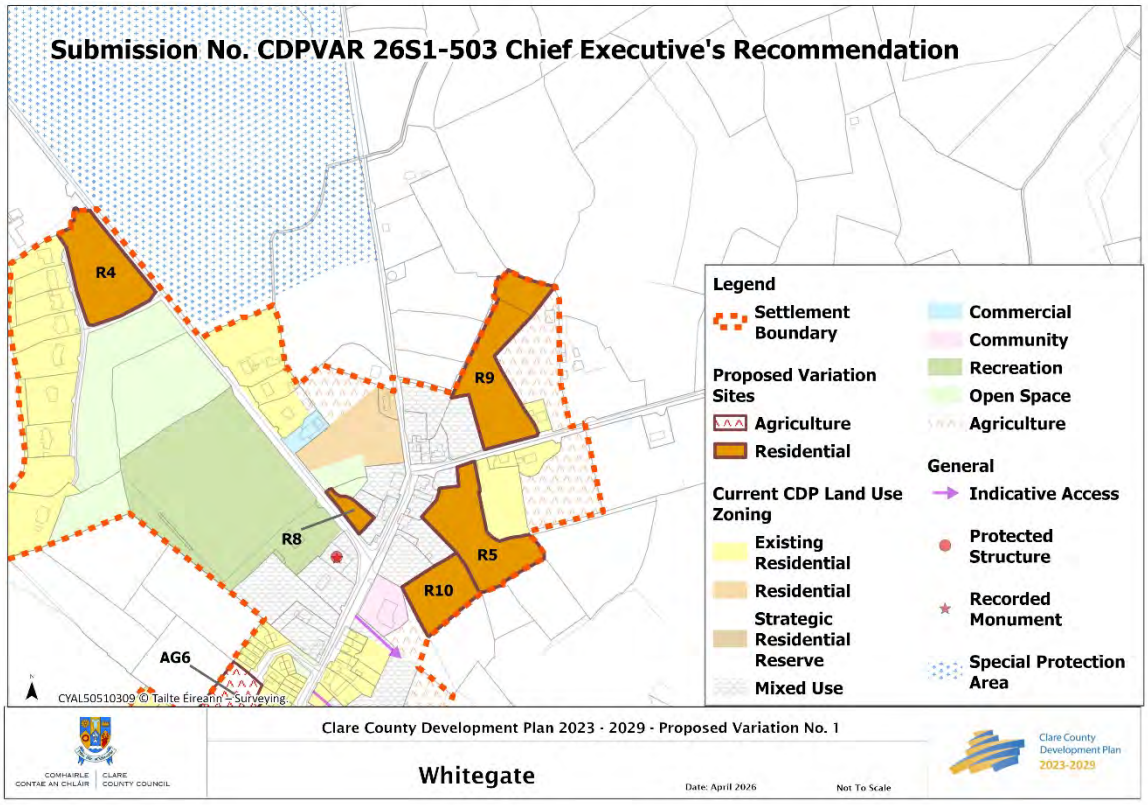
Submission No. CDPVAR 26S1-503 Chief Executive's Recommendation
R4
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R8
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AG6
CYAL50510309 © Tailte Éireann - Surveying
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
General
Indicative Access
Protected Structure
Recorded Monument
Special Protection Area
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-504 – Michael Treacy

Summary of Issues Raised in Submission

The submission relates to lands in Whitegate, Co. Clare. There was no map received as part of the submission.

The submission relates to lands zoned Strategic Residential Reserve SR1 in the existing Clare County Development Plan 2023-2029 and which are subject to a change in zoning objective to 'Residential' R5 in the proposed Variation No 1. The writers advise that they wish their lands to be zoned as Agriculture.

Chief Executive's Response

I wish to thank Michael Treacy for his submission, the contents of which have been noted.

I note that the subject lands are currently zoned Strategic Residential Reserve (SR1) and are located close to the village centre.

Uisce Eireann have made a submission regarding the proposed Variation No.1 to the Clare County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission it was identified that a short extension to the wastewater and water infrastructure would be required to service the R5 zone. The submission noted that spare wastewater treatment capacity is available, while a Level of service improvement is required to water networks during the development of this plan. Consequently, the zoning of the R5 lands for immediate development as part of the proposed Variation may require some infrastructural improvements.

I am mindful that the zoning objective for Strategic Residential Reserve allows for lands to be brought forward for development consideration within the plan period should the landowner so wish.

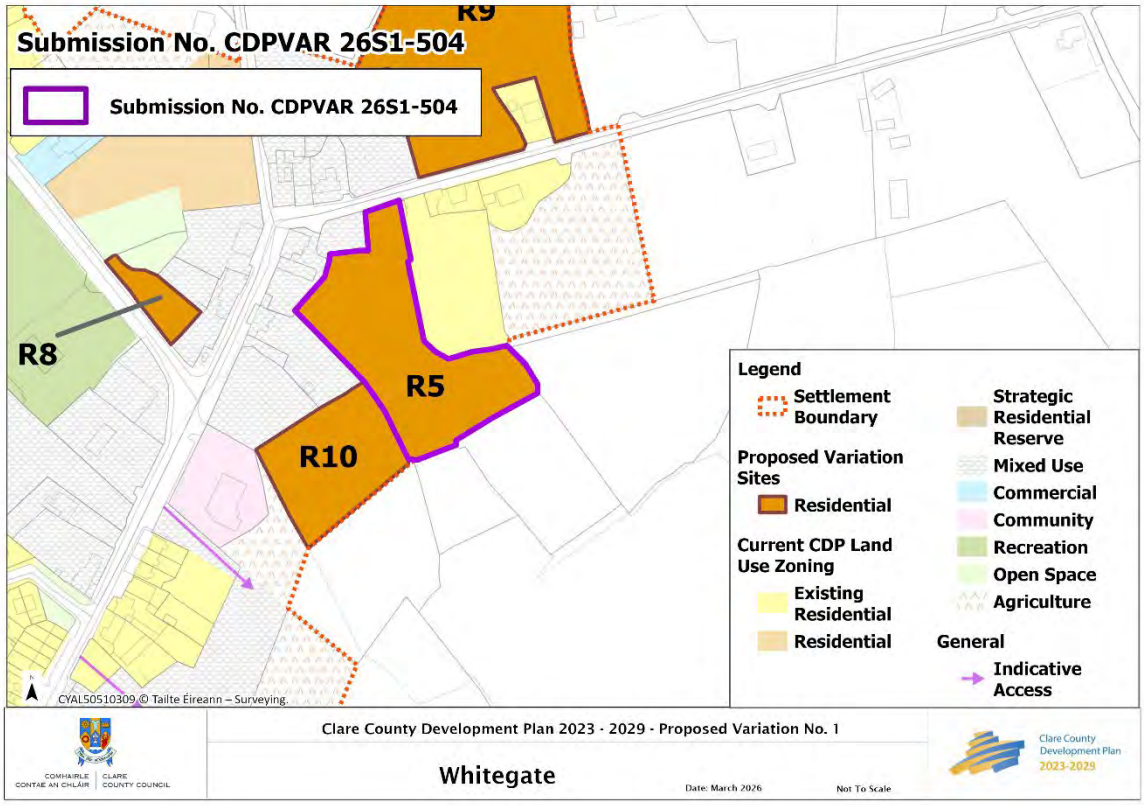
I am also mindful that there are other lands within the settlement boundary that have capacity to deliver housing units in line with the Core Strategy targets.

I intend the Proposed Variation should be made without the proposed amendments PA 3c – 21b to change from Strategic Residential Reserve (SR1) to Residential (R5) and PA 3c – 22f to delete the text regarding the Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend Proposed Variation No. 1 to the Clare County Development Plan 2023-2029 be made **without** the following proposed amendments:

- PA 3c – 21b to change from Strategic Residential Reserve (SR1) to Residential (R5)
- PA 3c – 22f to delete the text regarding the Strategic Residential Reserve.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Submission No. CDPVAR 26S1-504
R9
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R5
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Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
General
Indicative Access
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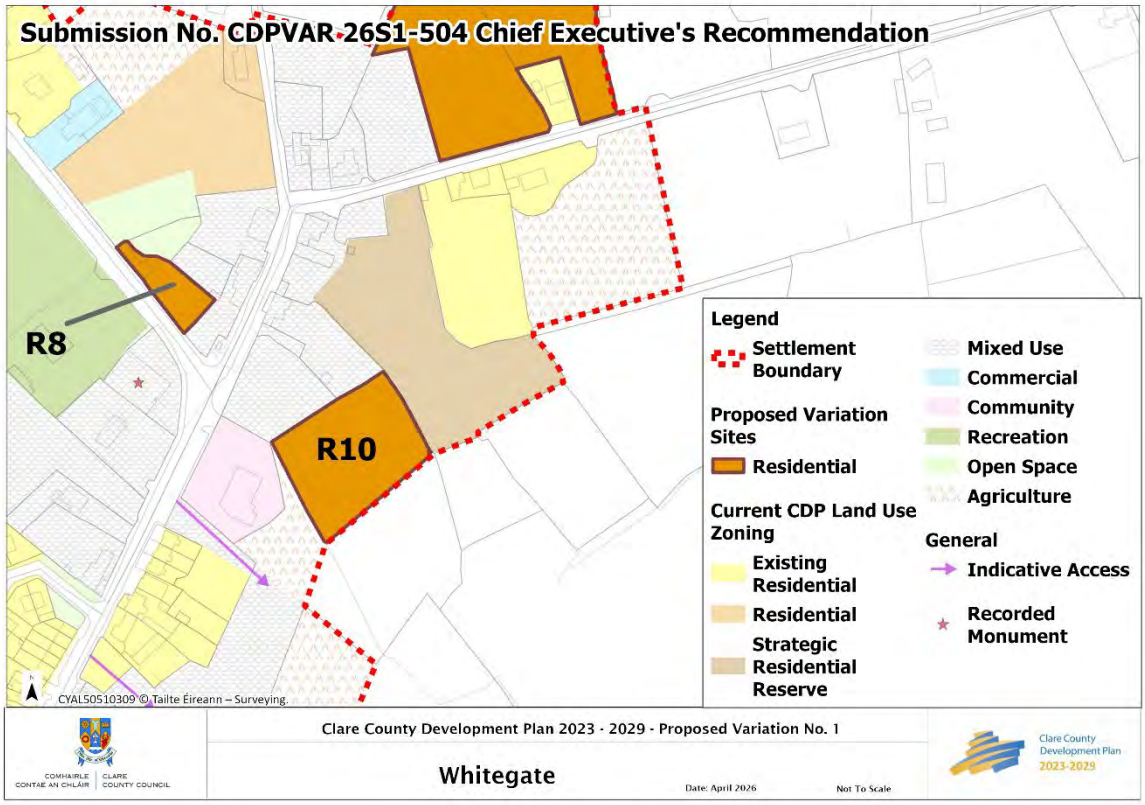
Submission No. CDPVAR 26S1-504 Chief Executive's Recommendation
R8
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Settlement Boundary
Proposed Variation Sites
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Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
General
Indicative Access
Recorded Monument
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Whitegate
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-505 – Keith Lyons

Summary of Issues Raised in Submission

The submission relates to lands in Whitegate, Co. Clare. There was no map received as part of the submission.

The submission relates to lands currently zoned Strategic Residential Reserve SR3 in the Clare County Development Plan 2023-2029 and which are proposed to be zoned as 'Residential' R6 in the Proposed Variation. The submission requests that their lands be zoned Agriculture.

Chief Executive's Response

I wish to thank Keith Lyons for his submission, the contents of which have been noted. I note that the subject lands are currently zoned Strategic Residential Reserve (SR3) and are near the village centre where new development is encouraged. As part of the Proposed Variation, it was proposed that these lands would be zoned proposed Residential site (R6).

Uisce Eireann have made a submission regarding the proposed Variation No.1 to the County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. The submission noted that spare wastewater treatment capacity is available, while a Level of service improvement is required to water networks during the development of this plan. Consequently, the zoning of the R6 lands for immediate development as part of the proposed Variation may require infrastructural upgrades in the short term.

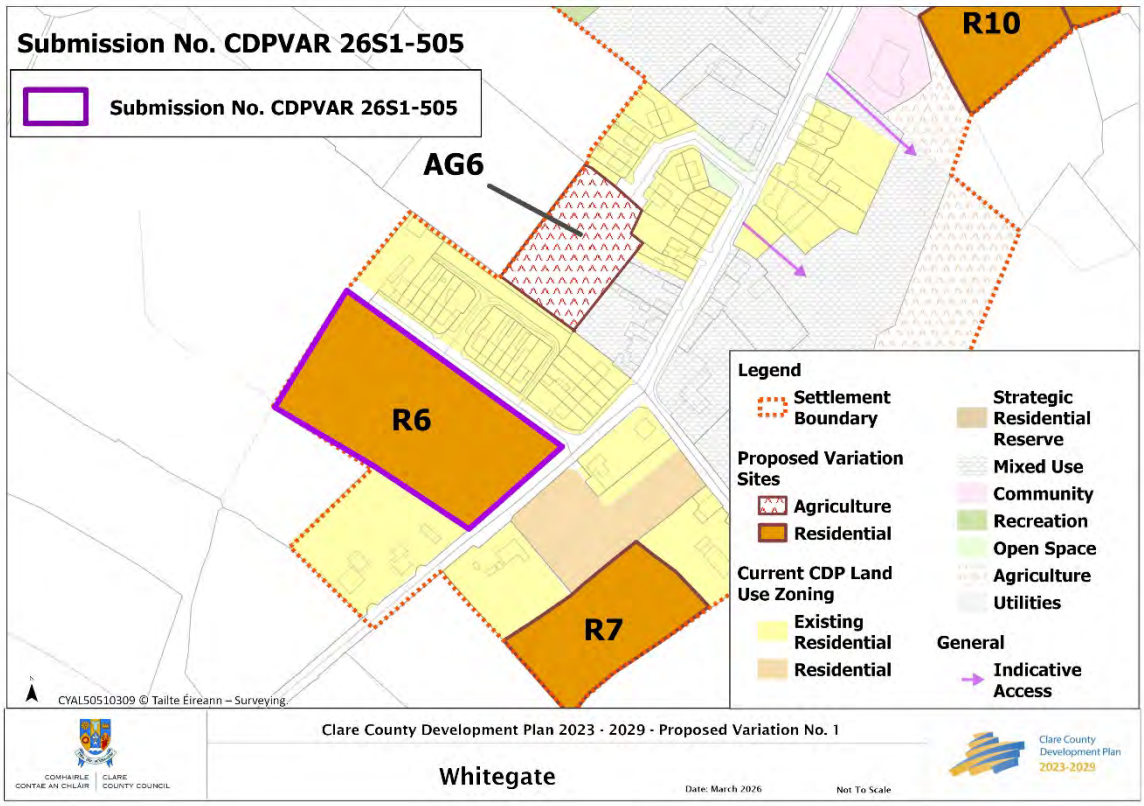
I would like to note that development proposals can still come forward for lands subject to the zoning objective 'Strategic Residential Reserve' within the current plan period. I am also mindful that there are other lands within the settlement boundary that can be brought forward for housing delivery to meet the Core Strategy targets.

I intend the Proposed Variation should be made without the proposed amendments PA 3c – 21d to change from Strategic Residential Reserve (SR3) to Residential (R6), and PA 3c – 22c – to add text objective for the R6 zone; and PA 3c – 22f to delete the text regarding the Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend Proposed Variation No. 1 to the Clare County Development Plan 2023-2029 be made **without** the following proposed amendments:

- PA 3c – 21d to change from Strategic Residential Reserve (SR3) to Residential (R6)
- PA 3c – 22c – to add text objective for the R6 zone; and PA 3c – 22f to delete the text regarding the Strategic Residential Reserve.


Submission No. CDPVAR 26S1-505
Submission No. CDPVAR 26S1-505
AG6
R10
R6
R7
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Community
Recreation
Open Space
Agriculture
Utilities
General
Indicative Access
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
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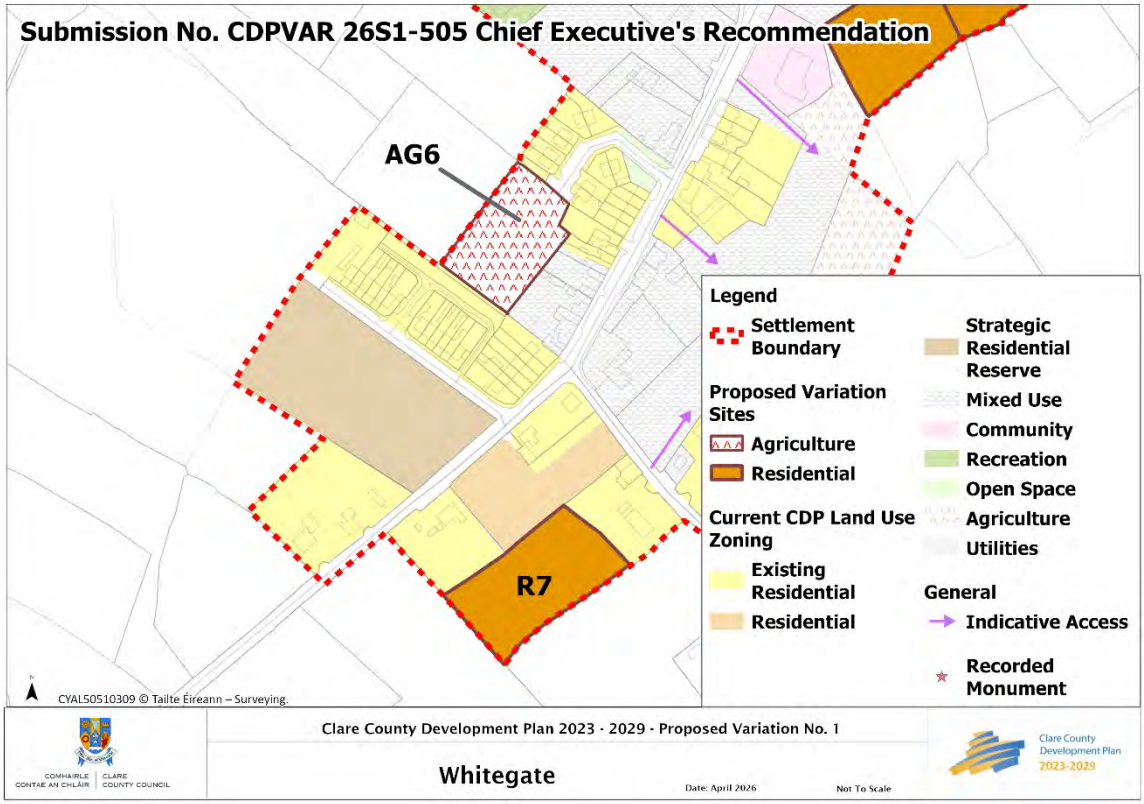
Submission No. CDPVAR 26S1-505 Chief Executive's Recommendation
AG6
R7
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Community
Recreation
Open Space
Agriculture
Utilities
General
Indicative Access
Recorded Monument
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Whitegate
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-506 – Tom Fahy

Summary of Issues Raised in Submission

The submission relates to lands in Whitegate, Co. Clare. There was no map received as part of the submission.

The submission relates to lands currently zoned 'Agriculture' in the Clare County Development Plan 2023-2029, and which are subject to a proposed zoning objective to change to 'Residential' 'R7' in the Proposed Variation No. 1. The submission requests their lands be reinstated as Agriculture.

Chief Executive's Response

I wish to thank Tom Fahy for his submission, the contents of which have been noted.

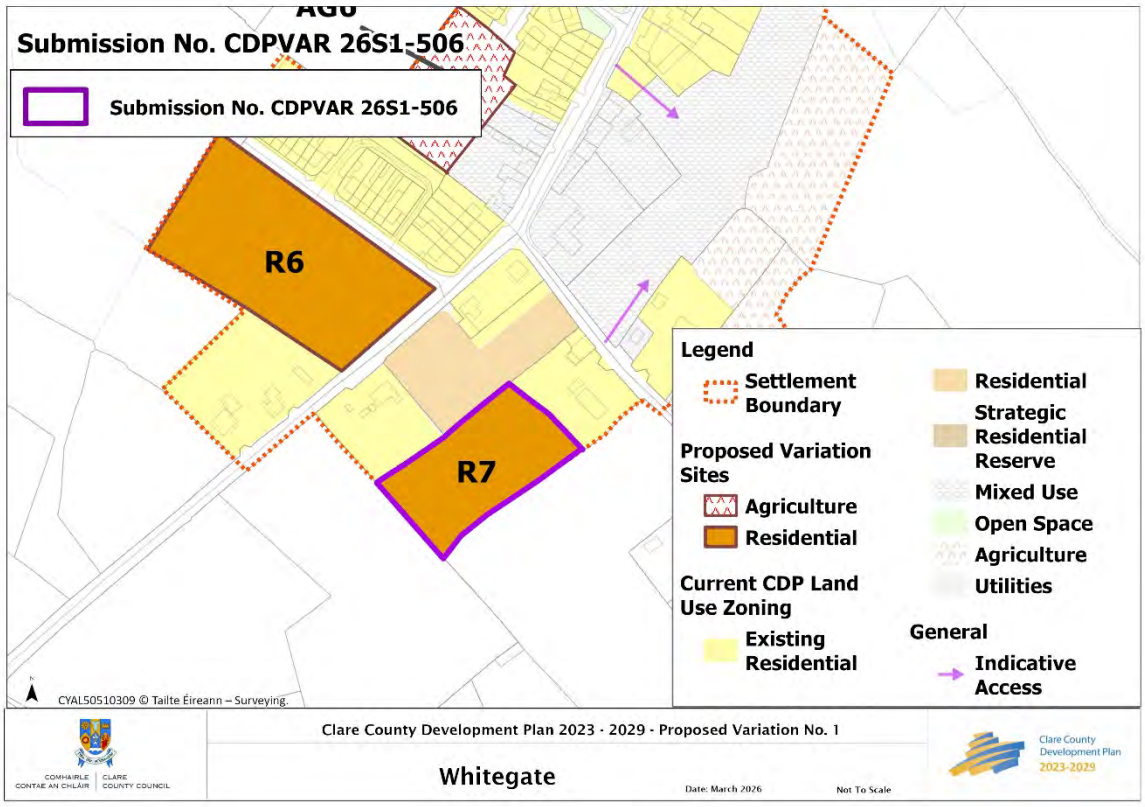
I note that the subject lands are currently zoned 'Agriculture' and are located south of the village of Whitegate.

Uisce Eireann have made a submission regarding the proposed Variation No.1 to the County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission it was identified that extensions to the wastewater and water infrastructure over third party lands would be required to service the 'R7' zoning objective. The submission also noted that spare wastewater treatment capacity is available, while a Level of service improvement is required to water networks during the development of this plan. Consequently, the zoning of the R7 lands for immediate development as part of the proposed Variation may require infrastructural upgrades.

The lands are also slightly at a remove from the village core, and I note the existing and ongoing agricultural use of the land.

Chief Executive's Recommendation

I recommend that the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is made **without** the proposed change in zoning objective from 'Agriculture' to 'Residential' (R3) in the settlement plan for Whitegate in Volume 3c. The lands shall remain zoned 'Agriculture'.


Submission No. CDPVAR 26S1-506
Submission No. CDPVAR 26S1-506
R6
R7
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Open Space
Agriculture
Utilities
General
Indicative Access
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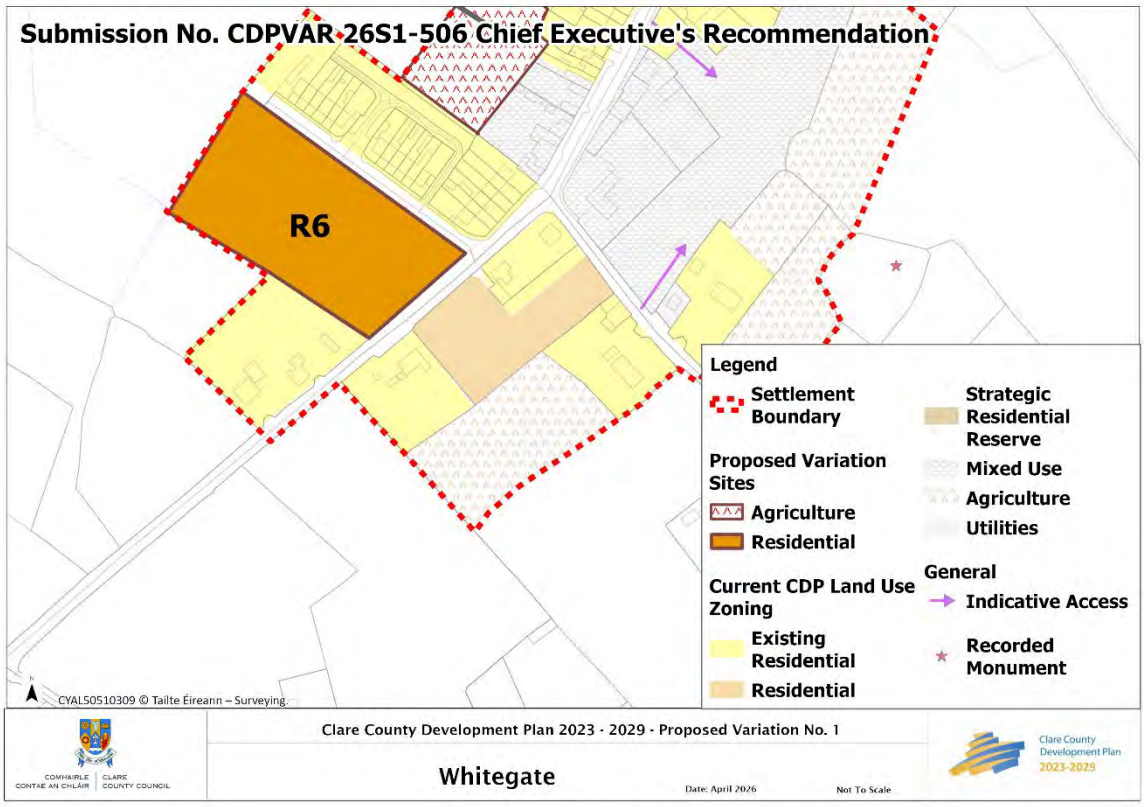
Submission No. CDPVAR 26S1-506 Chief Executive's Recommendation
R6
Legend
Settlement Boundary
Proposed Variation Sites
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Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Agriculture
Utilities
General
Indicative Access
Recorded Monument
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Submission No: CDPVAR 26S1-507 – Michael Minogue

Summary of Issues Raised in Submission

The submission relates to lands in Whitegate, Co. Clare. There was no map received as part of the submission.

The submission relates to lands which are currently zoned 'Agriculture' in the Clare County Development Plan 2023-2029, and which are subject to a proposed change to 'Residential R10' in the proposed Variation. The submission requests their lands be reinstated as Agriculture.

Chief Executive's Response

I wish to thank Michael Minogue for his submission, the contents of which have been noted.

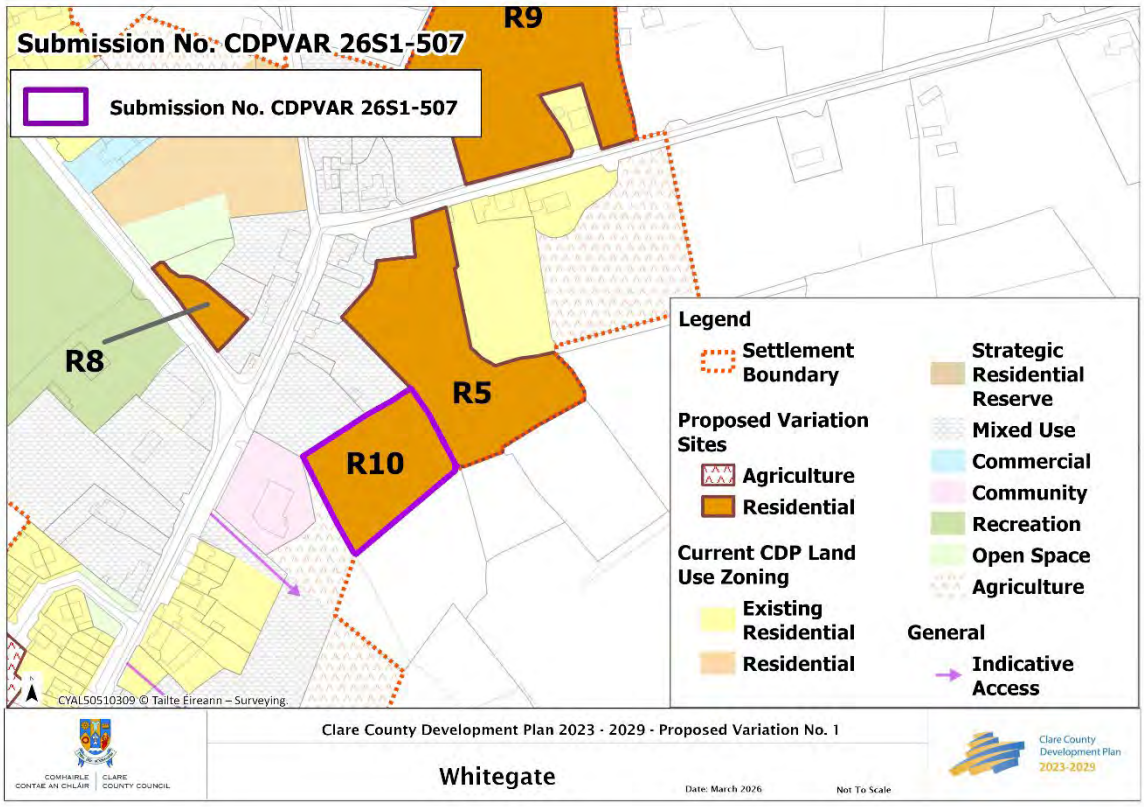
I note that the subject lands are currently zoned 'Agriculture' and are located south of the village of Whitegate.

Uisce Eireann have made a submission regarding the proposed Variation No.1 to the County Development Plan 2023-2029. This is Submission Reference Number CDPVAR 26S1-485. Within the submission it was identified that extensions to the wastewater and water infrastructure over third party lands would be required to service the R10 zone. The submission also noted that spare wastewater treatment capacity is available, while a Level of service improvement is required to water networks during the development of this plan. Consequently, the zoning of the R10 lands for immediate development as part of the proposed Variation may require infrastructural upgrades.

I also note the existing and ongoing agricultural use of the land.

Chief Executive's Recommendation

I recommend that the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 is made **without** the proposed change in zoning objective from 'Agriculture' to 'Residential' (R10) in the settlement plan for Whitegate in Volume 3c. The lands shall remain zoned 'Agriculture'.


Submission No. CDPVAR 26S1-507
Submission No. CDPVAR 26S1-507
R9
R8
R5
R10
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
General
Indicative Access
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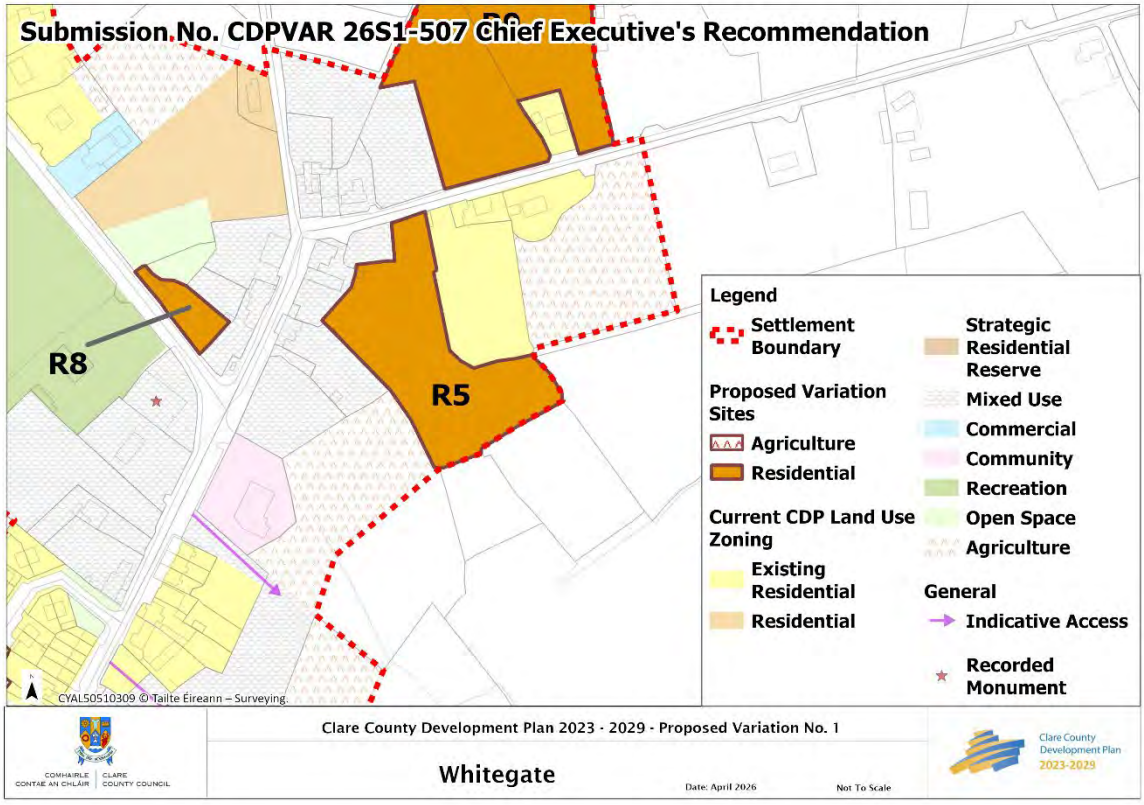
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Whitegate
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029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R8
R5
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Community
Recreation
Open Space
Agriculture
General
Indicative Access
Recorded Monument
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Whitegate
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-458 – Padraig Moroney
Summary of Issues Raised in Submission
The submission relates to lands in Broadford, Co. Clare. A map was received as part of the submission. The submission relates to the existing R1 and Agriculture zoned lands adjacent to the south. The submission request that the R1 zoning objective be extended over the Agriculture zoned lands for future residential development, for connection to the MU1 lands, and for the provision of access to the R466. The submission also requests to have the remainder of their lands zoned as Recreation.
Chief Executive's Response
I wish to thank Padraig Moroney for their submission, the contents of which have been noted. I note the request is to zone new additional lands in Broadford for residential development, however the request to zone additional lands falls outside of this stage of the Variation process and cannot be considered at this time.
Chief Executive's Recommendation
I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-494 – Paul Marsh c/o Newmarket Architectural & Planning Services (N.A.P.S.) Ltd

Summary of Issues Raised in Submission

The submission relates to lands in Broadford, Co. Clare. A map was received as part of the submission.

The submission requests the zoning of existing agricultural lands to Residential for immediate residential development. The submission provides information about the property stating its proximity to the village centre, suitability for development, frontage onto a regional road, and previous Low Density Residential zoning in the Clare County Development Plan 2017-2023. The submission indicates that development on the site must consider the topography of the site, be accompanied by a Strategic Flood Risk Assessment and must have a high standard for design and layout.

The submission also states that there are proposals to locate a wastewater treatment plant adjacent to the site as well as funding for a new sewage treatment scheme approved in December 2023.

The submission concludes by indicating that the lands are suitable for immediate development and that the developer is in a position to proceed.

Chief Executive's Response

I wish to thank Paul Marsh c/o Newmarket Architectural & Planning Services (N.A.P.S.) Ltd for their submission, the contents of which have been noted.

I note the request to zone new additional lands near Broadford for Residential development; however, I am mindful that the submission falls outside the scope of the Proposed Variation as published. There is no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 to the County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-008 – Daniel Stenson and Shauna Murphy

Summary of Issues Raised in Submission

The submission relates to the proposed Village Growth Area (VGA4) site in Clooney, Co. Clare. There was no map received as part of the submission. The submission indicates that the lands proposed to be zoned VGA4 is not appropriate for the following reasons:

1. Sustainable Agriculture

The lands are currently being used for sustainable agriculture practices, and the potential alteration of its current use would not advance means of local sustainable food production and would detract from national climate goals.

2. Protection of native animals and native species

The submission advises that the lands currently house native species including the Barn Owl and native frogs amongst others.

3. Safeguarding biodiversity including native trees and shrubs

There are a large number of native trees and shrubs within the lands which if designated a VGA would not be advantageous for natural biodiversity.

4. Safety of pedestrians, cyclists and other road users.

There are concerns regarding increased traffic congestion if the land is designated VGA.

Chief Executive's Response

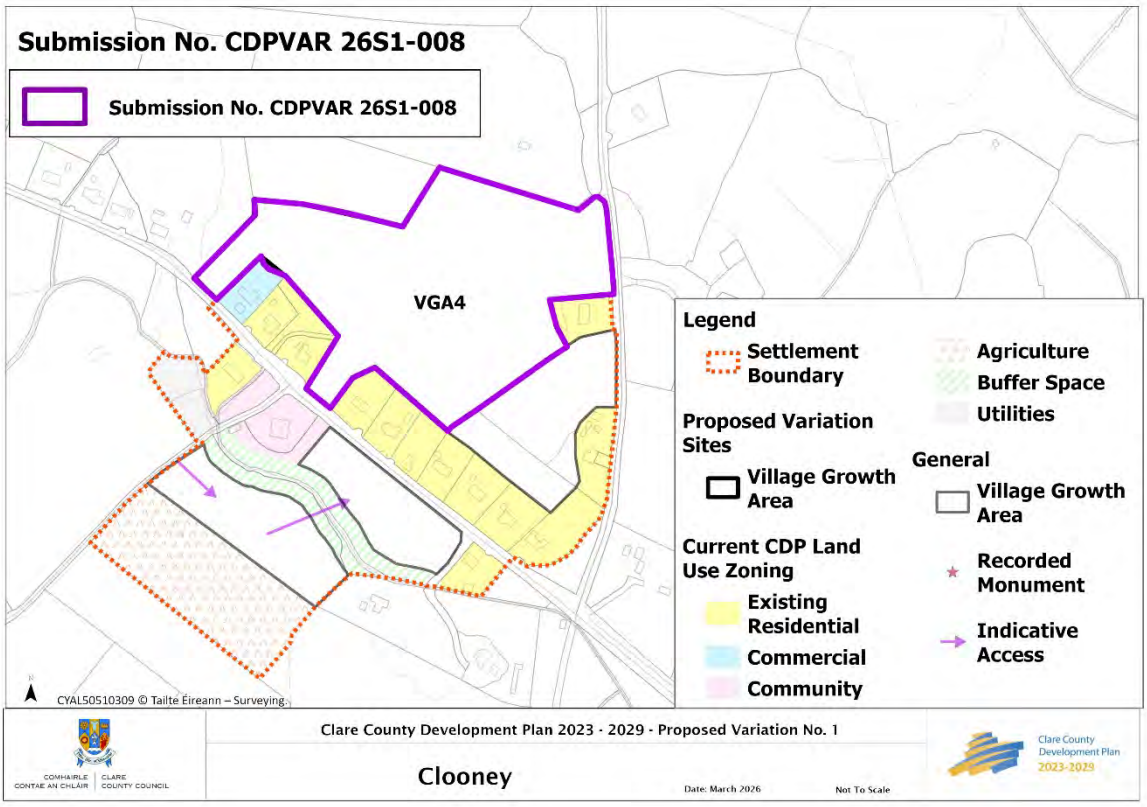
I wish to thank Daniel Stenson and Shauna Murphy for their submission, and I would like to respond as follows.

I note that the subject lands consist of lands currently zoned Agriculture and lands outside the Clooney Settlement Boundary which are in the Open Countryside. I acknowledge the points made in the submission including the desire to continue existing sustainable agricultural practices, to protect native animals and species, safeguard biodiversity and consideration of safety for pedestrians, cyclists and other road users. I consider that these concerns can be managed through the development management process.

Regarding agricultural use, the proposed VGA4 zone does not prohibit or require the cessation of agricultural uses on the lands, they may persist pending development proposals.

Small Villages such as Clooney are only suitable for small-scale growth within the designated Village Growth Areas. Confining new development to Village Growth Areas will ensure that the principles set out Objective CDP4.8 'Small Villages' of the draft CDP are adhered to, including ensuring that future growth is incremental and small scale in nature, and is relative and appropriate to the scale, size and character of the villages, as well as promotion of the consolidation of existing small villages through compact growth within the designated village

growth areas. I consider that existing objectives of the CDP are sufficient to ensure sustainable development of Clooney.
Chief Executive's Recommendation
I recommend no change to Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-008
Submission No. CDPVAR 26S1-008
VGA4
Legend
Settlement Boundary
Proposed Variation Sites
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Commercial
Community
Agriculture
Buffer Space
Utilities
General
Village Growth Area
Recorded Monument
Indicative Access
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Clooney
Date: March 2026
Not To Scale
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Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-256 – Claire and Martin Murphy

Summary of Issues Raised in Submission

The submission relates to lands in Clooney, Co. Clare. There was no map received as part of the submission.

The submission objects to the proposed Village Growth Area (VGA 4) in Clooney for the following reasons:

- The lands are currently being farmed by Claire Murphy and have been for the past 13 years. Amending these lands to VGA would decrease local agricultural farming.
- The family home which has been in the family for over 70 years is in close proximity to the subject lands and would impact their living situation negatively.

Chief Executive's Response

I wish to thank Claire and Martin Murphy for their submission, the contents of which have been noted.

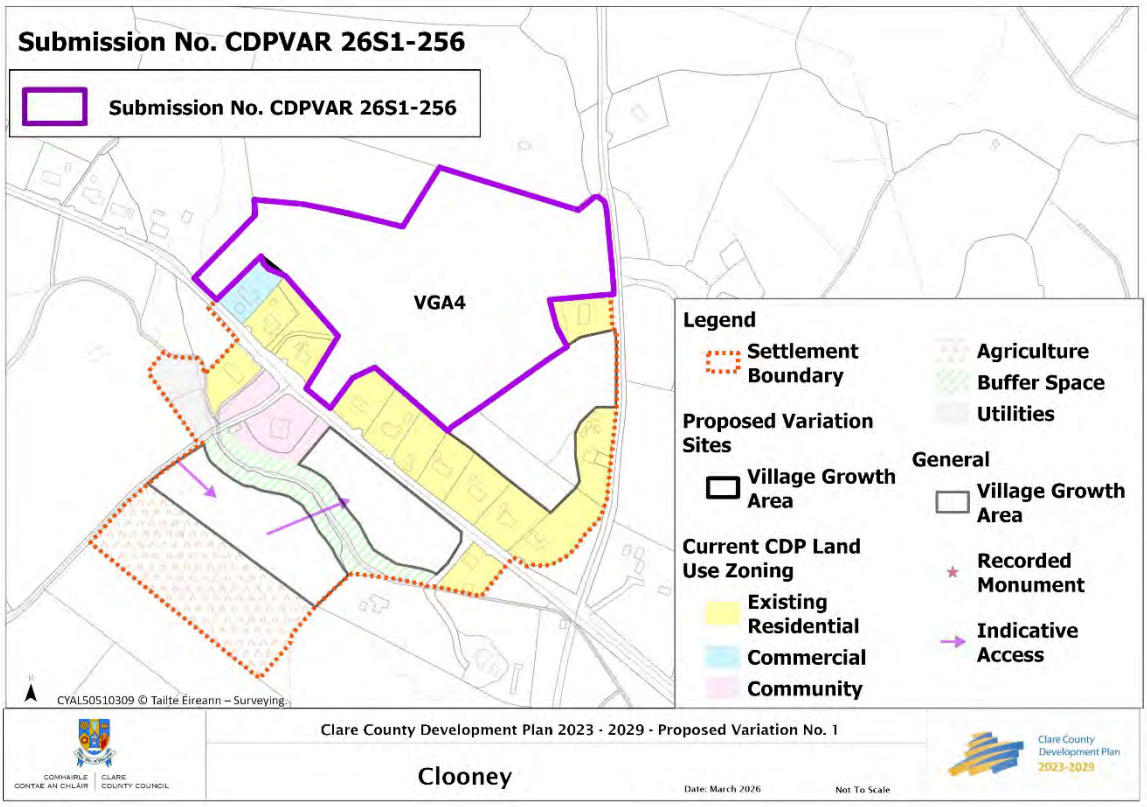
I note that the subject lands consist of lands currently zoned Agriculture and lands outside the Clooney Settlement Boundary which are in the Open Countryside.

Regarding agricultural use, the proposed VGA4 zone does not prohibit or require the cessation of agricultural uses on the lands, they may persist.

Small Villages such as Clooney are only suitable for small-scale growth within the designated Village Growth Areas. Confining new development to Village Growth Areas will ensure that the principles set out Objective CDP4.8 'Small Villages' of the draft CDP are adhered to, including ensuring that future growth is incremental and small scale in nature, and is relative and appropriate to the scale, size and character of the villages, as well as promotion of the consolidation of existing small villages through compact growth within the designated village growth areas. I consider that existing objectives of the CDP are sufficient to ensure sustainable development of Clooney.

Chief Executive's Recommendation

I recommend no change to Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-256
Submission No. CDPVAR 26S1-256
VGA4
Legend
Settlement Boundary
Proposed Variation Sites
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Commercial
Community
Agriculture
Buffer Space
Utilities
General
Village Growth Area
Recorded Monument
Indicative Access
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Clooney
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-463 – Padraig Moroney

Summary of Issues Raised in Submission

The submission relates to lands in Kilmurry, Co. Clare. A map was received as part of the submission.

The submission relates to lands outside of the Kilmurry Settlement Boundary in the open countryside. The submission requests that the settlement boundary be extended to include these lands for future development as well as an existing graveyard.

Chief Executive's Response

I wish to thank Padraig Moroney for his submission, the contents of which have been noted.

I note that the request is to include additional land within the Kilmurry Settlement Boundary and to zone these lands for residential development. I also note that these lands are outside the scope of the Proposed Variation No. 1 as placed on public display. I am mindful that only submissions that relate to the proposed variation as published can be considered further at this stage as there is no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-465 – Michael McMahon

Summary of Issues Raised in Submission

The submission relates to lands outside the Tuamgraney Settlement Boundary, Co. Clare. A map was received as part of the submission.

The submission requests that the Council reconsider the request to zone the subject lands as 'Residential', stating that industrial development had been planned on the lands but there have been no interested parties to purchase the lands for this use. The submission sets out that the change in zoning would support the need for housing across the country.

Chief Executive's Response

I wish to thank Michael McMahon for his submission, the contents of which have been noted.

I note that the request to zone additional lands 'Residential' are located outside the settlement boundary of Tuamgraney. In addition, I note the request to zone additional lands falls outside the scope of this stage of the Variation process and therefore cannot be considered at this time.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-002 – Michelle Gallagher

Summary of Issues Raised in Submission

The submission relates to lands at Ennistymon, Co. Clare. The submission was received with an accompanying map.

The submission raises the following points:

- The submission requests that lands located outside the settlement boundary of Ennistymon are rezoned Residential.
- The lands are considered to be near, and are adjoining, the existing settlement boundary of Ennistymon.
- The lands are close to the centre of Ennistymon.
- The lands are currently unzoned.

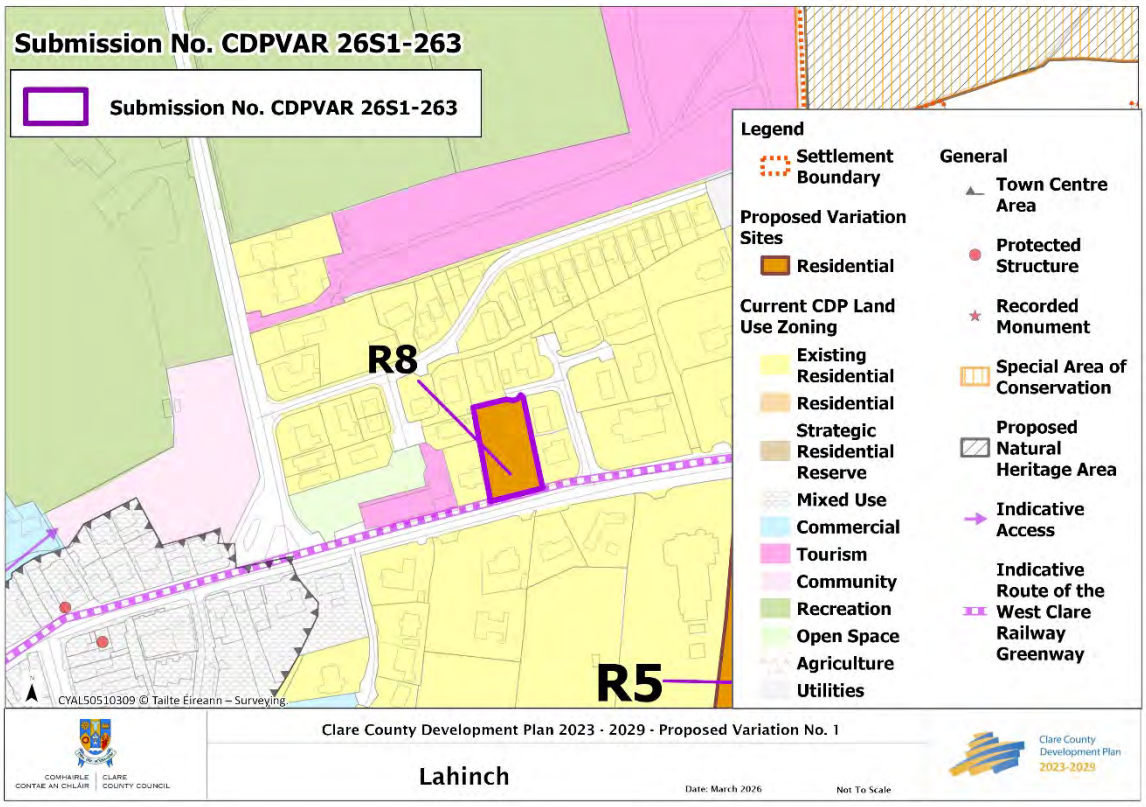
Chief Executive's Response

I wish to thank Michelle Gallagher for her submission and note the request to zone new additional lands at Ennistymon for Residential development which are located just outside the settlement boundary. This submission falls outside the scope of the Proposed Variation, as published, and there is consequently no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend that no amendment is made to the proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-263 – Star Shannon Creations Ltd c/o Mandy Coleman
Summary of Issues Raised in Submission
The submission outlines support for the proposed rezoning of lands to Residential (R8) at Sandhill Lodge, Lahinch and suggests that same is adopted without any modification.
Chief Executive's Response
I thank Star Shannon Creations Ltd. c/o Mandy Coleman for their submission. I acknowledge the support for the proposed change in zoning objective of lands from Existing Residential to Residential (R8) as set out in proposed Variation Ref. PA 3d-5a in the Lahinch Settlement Plan of Volume 3d West Clare Municipal District Settlement Plans.
Chief Executive's Recommendation
I recommend no amendment to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-263
Submission No. CDPVAR 26S1-263
R8
R5
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Tourism
Community
Recreation
Open Space
Agriculture
Utilities
General
Town Centre Area
Protected Structure
Recorded Monument
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
Indicative Route of the West Clare Railway Greenway
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Lahinch
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-004 – David Whelan

Summary of Issues Raised in Submission

The submission relates to lands at Kilrush and a map was provided with the submission.

The submission raises the following points:

- There is a request for rezoning lands to Residential
- The lands are outside the settlement boundary of Kilrush
- The site is currently unzoned and is located to the south of a zoned existing residential site.

Chief Executive's Response

I wish to thank David Whelan for his submission, the contents of which have been noted.

I note the request to zone new additional lands at Kilrush for Residential development, however only submissions that relate to the scope of the Proposed Variation as published can be considered further as there is no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend that no amendment is made to the proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-377 – Dan Chambers and Joe Chambers c/o Chambers Solicitors

Summary of Issues Raised in Submission

The submission relates to lands subject of a proposed rezoning to Residential (R15) in Kilrush. The proposed rezoning of the site is of great surprise.

- It was thought this property would remain sterilised due to its natural beauty to the town of Kilrush.
- The land is crucial for ongoing farming activities by the family who owns it and who have a 10 year plan.
- The submission strongly objects to the rezoning of Strategic Residential Reserve (SR1) to Residential site (R15).

Chief Executive's Response

I wish to thank Dan Chambers and Joe Chambers c/o Chambers Solicitors for their submission, and I wish to respond as follows.

I note the request to retain the current zoning of lands as Strategic Residential Reserve which I have reviewed as part of the Variation process. I note that Strategic Residential Reserve lands can be brought forward under their current zoning objective during the life of the current Clare County Development Plan 2023 – 2029. I also note that there are alternative Residential Zoned lands available within the town which can deliver housing units during the plan period.

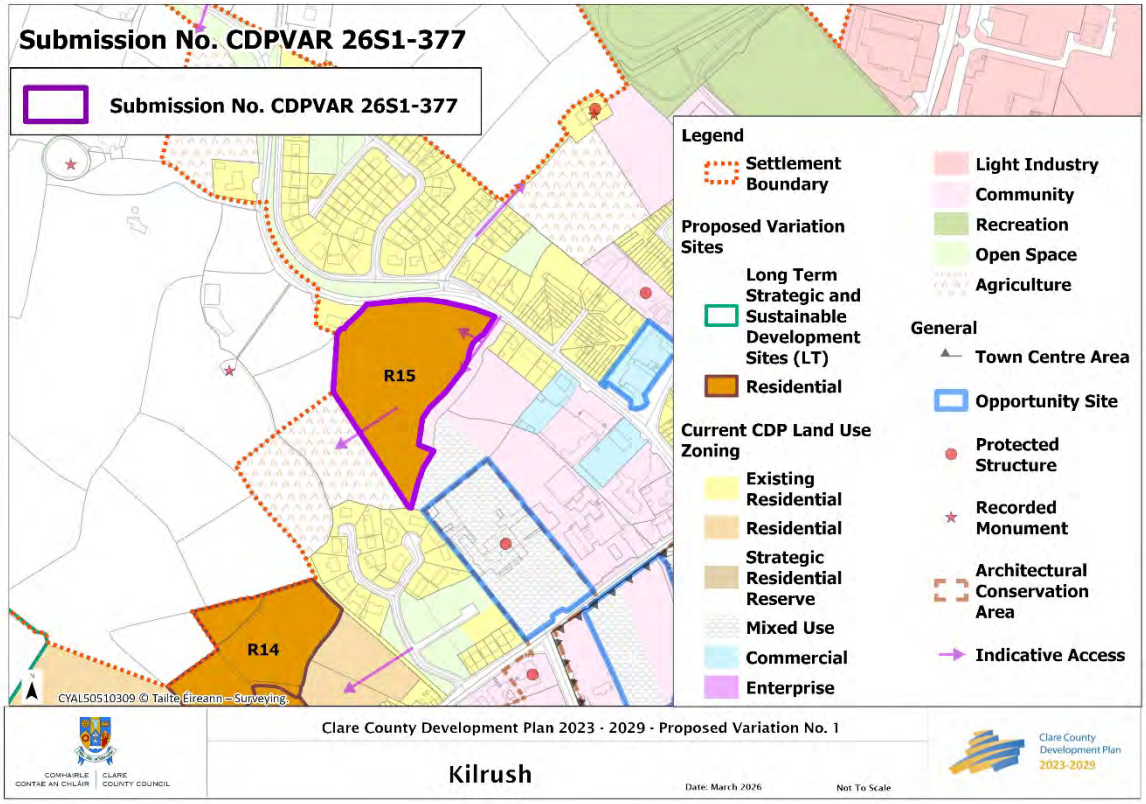
Having regard to this, I consider that, in this instance, the lands should be retained as Strategic Residential Reserve (SR1) and should not be rezoned as Residential (R15) as part of the Variation process.

Further to the above, I note that it is proposed to remove reference to Strategic Residential Reserve in the Kilrush/Cappa Settlement Plan. I intend the Proposed Variation should be made without the proposed amendments PA 3d – 7a to change from Strategic Residential Reserve (SR1) to Residential (R15) and PA 3d – 8h – to delete text objective for Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend the following:

1. The Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 shall be **made without** amendment PA 3d-7a – To change from Strategic Residential Reserve (SR1) to Residential (R15).
2. The Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 shall be **made without** amendment PA 3d – 8h – to delete text objective for Strategic Residential Reserve, on pages 32.


Submission No. CDPVAR 26S1-377
Submission No. CDPVAR 26S1-377
R15
R14
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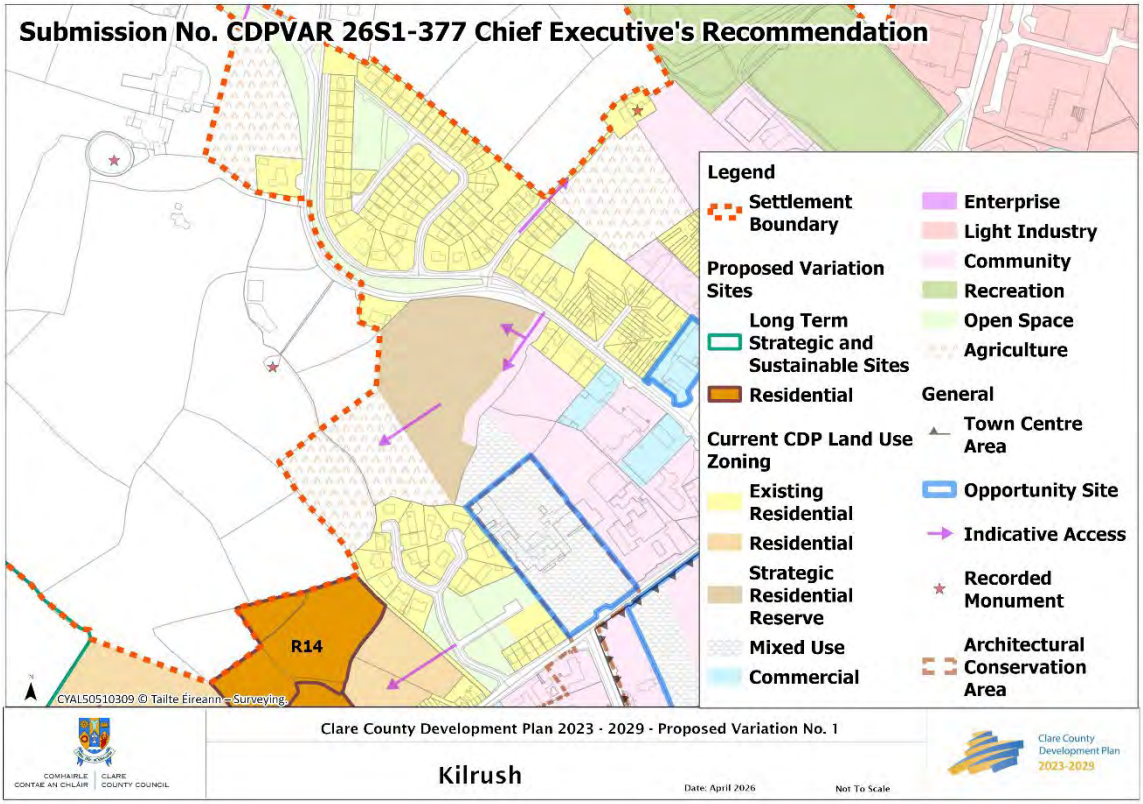
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Enterprise
Light Industry
Community
Recreation
Open Space
Agriculture
General
Town Centre Area
Opportunity Site
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilrush
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-377 Chief Executive's Recommendation
R14
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Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Enterprise
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Community
Recreation
Open Space
Agriculture
General
Town Centre Area
Opportunity Site
Indicative Access
Recorded Monument
Architectural Conservation Area
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilrush
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-401 – Richard Maguire

Summary of Issues Raised in Submission

The submission refers to lands in Kilrush. Maps were received as part of the submission.

The submission relates to lands proposed to be zoned Residential (R12) in the Proposed Variation.

The submission raises the following points:

- The submission welcomes the rezoning of the lands and requests that a small parcel of the land to the north of the proposed Residential site (R12) are included in the rezoning too.
- The area north of proposed Residential site (R12) are part of same folio and landholding.
- The owners are in a position to develop the site for residential development, subject to a grant of planning permission
- The inclusion of the land would create a coherent zoning pattern along the Shanakyle Road.
- The inclusion and rezoning of the lands would be in accordance with National Planning Framework Implementation Guidelines (2025).
- The lands are serviced and ready for development.
- The submission respectfully requests that the lands form part of the overall zoning of proposed Residential site (R12).

Chief Executive's Response

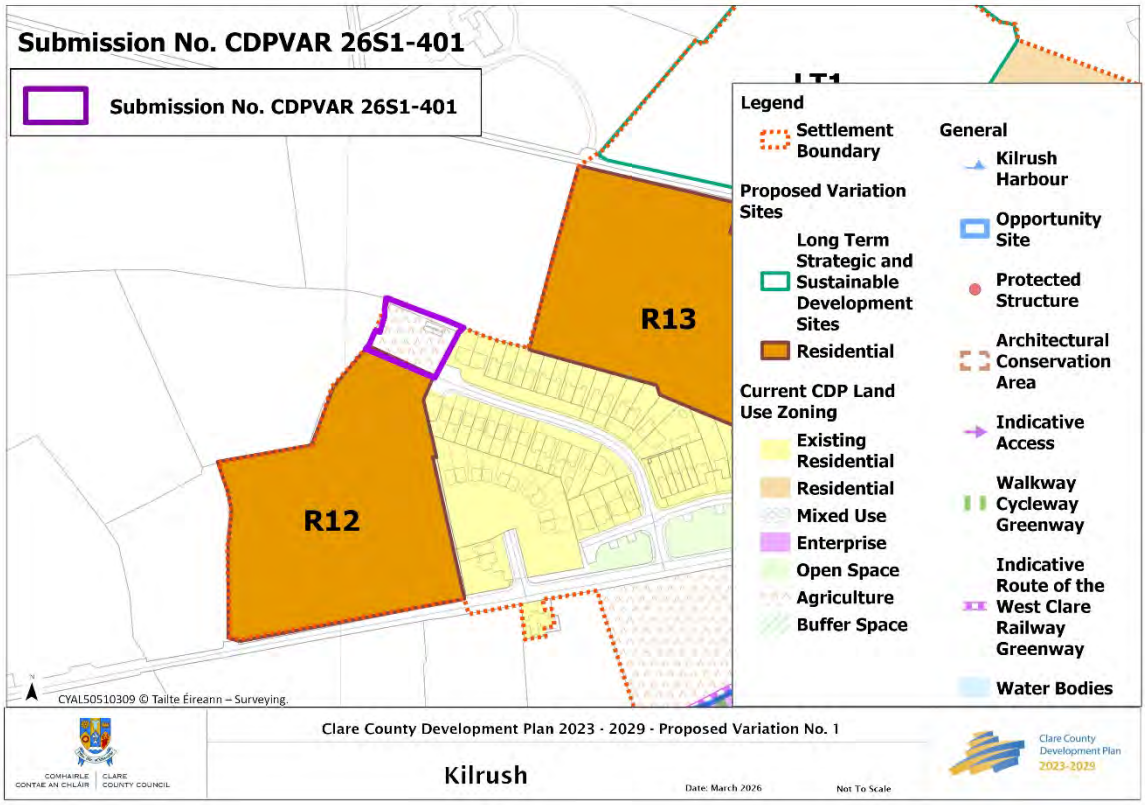
I wish to thank Richard Maguire for his submission, and I would like to respond as follows.

I note that the change in zoning objective of these lands is welcome, and I note the landowners have indicated their interest in developing the lands for residential development purposes. I also acknowledge the points raised within the submission in its entirety.

Furthermore, I also note the parcel of land which appears to have been omitted from the overall zoning of proposed Residential site (R12) and consider the points raised in the submission are applicable. The parcel of land is currently zoned Agriculture within the Clare County Development Plan 2023 – 2029. Having regard to this parcel of land and noting that it belongs to the same folio and owner of proposed Residential site (R12), I consider it necessary to include the parcel of land to the north in the overall rezoning of proposed Residential site (R12).

Chief Executive's Recommendation

I recommend a slight amendment to Volume 3d West Clare Municipal District Settlement Plans - Proposed Variation No.1 to Clare County Development Plan 2023-2029 - Proposed Amendment: PA 3d – 7e - To extend the boundary of R12 to include the immediately adjoining lands to the north of proposed Residential site (R12) and zone same as Residential, thus enlarging the site. The settlement boundary will be adjusted accordingly.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Submission No. CDPVAR 26S1-401
R13
R12
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Development Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Mixed Use
Enterprise
Open Space
Agriculture
Buffer Space
General
Kilrush Harbour
Opportunity Site
Protected Structure
Architectural Conservation Area
Indicative Access
Walkway Cycleway Greenway
Indicative Route of the West Clare Railway Greenway
Water Bodies
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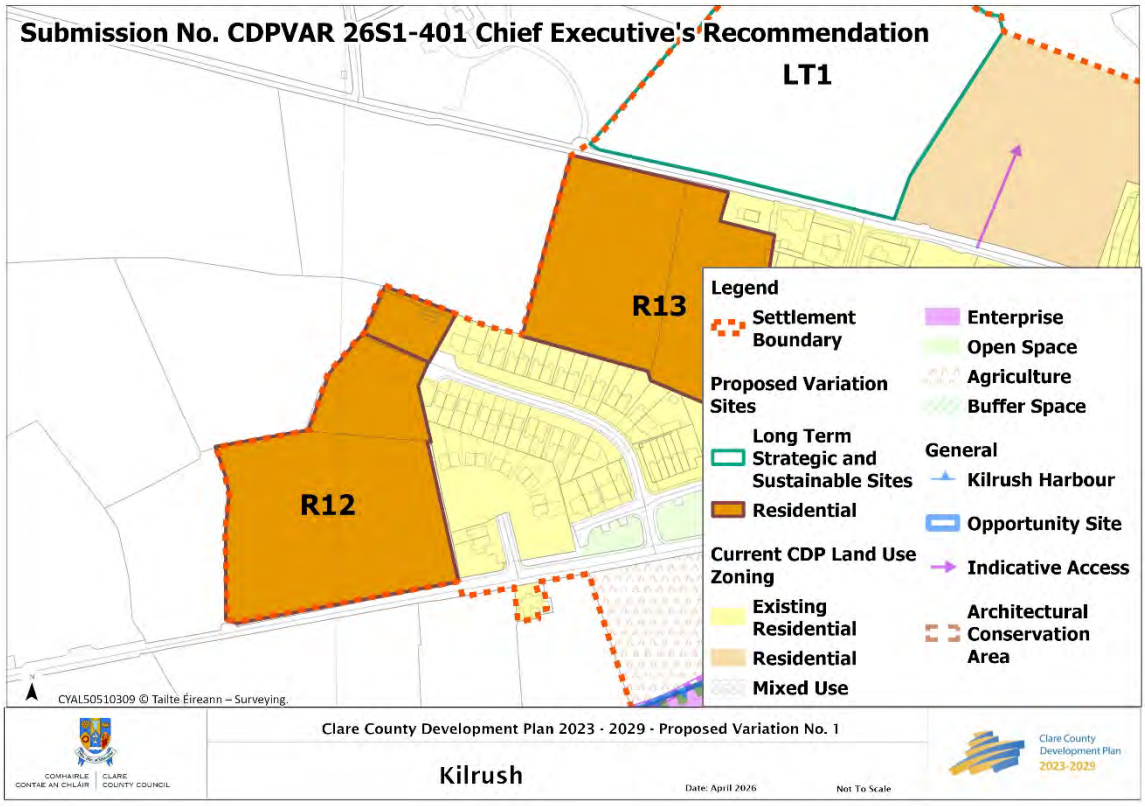
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilrush
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-401 Chief Executive's Recommendation
LT1
R13
R12
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Mixed Use
Enterprise
Open Space
Agriculture
Buffer Space
General
Kilrush Harbour
Opportunity Site
Indicative Access
Architectural Conservation Area
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilrush
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR26S1-449 – Danny Chambers C/O Ian Lynch

Summary of Issues Raised in Submission

The lands subject of this submission are located in Kilrush, Co. Clare. A map was received as part of the submission.

The submission refers to the proposed variation as it applies to the change of zoning objective from Strategic Residential Reserve (SR1) to Residential (R15).

The submission requests that the lands proposed to be Residential site (R15) are not rezoned. The submission outlines that the lands are currently being used for agricultural purposes and that the landowner intends to continue using the lands for agricultural purposes. The submission requests that the zoning reverts back to the original zoning (SR1).

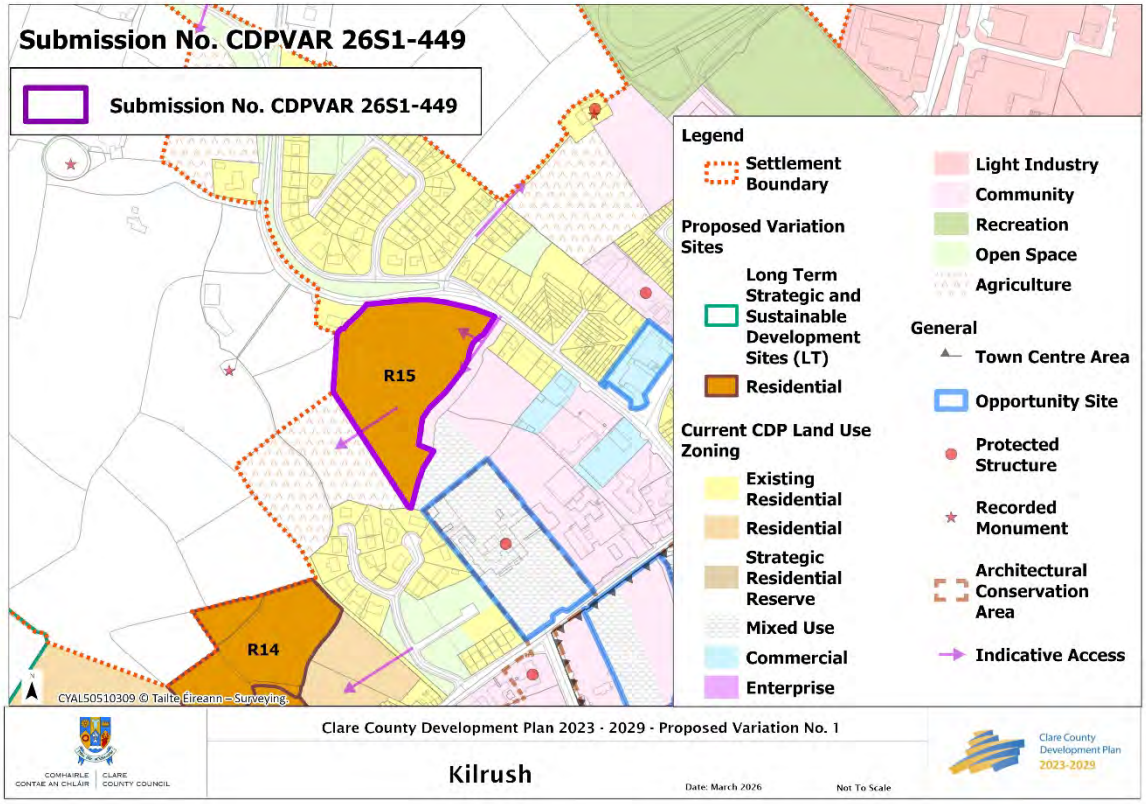
Chief Executive's Response

I wish to thank Danny Chambers C/O Ian Lynch for his submission, the contents of which have been noted.

I note the request to retain the current zoning of lands as Strategic Residential Reserve which I have reviewed as part of the Variation process. I note that Strategic Residential Reserve lands can be brought forward under their current zoning objective during the life of the current Clare County Development Plan 2023 – 2029. Having regard to this, I consider that, in this instance, the lands should be retained as Strategic Residential Reserve (SR1) and should not be zoned as proposed Residential (R15) as part of the Variation process.

Chief Executive's Recommendation

I recommend that the Proposed Amendment PA 3d – 7a – To change the zoning objective from Strategic Residential Reserve (SR1) to Residential (R15) **is not made** as part of the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.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Submission No. CDPVAR 26S1-449
R15
R14
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Enterprise
Light Industry
Community
Recreation
Open Space
Agriculture
General
Town Centre Area
Opportunity Site
Protected Structure
Recorded Monument
Architectural Conservation Area
Indicative Access
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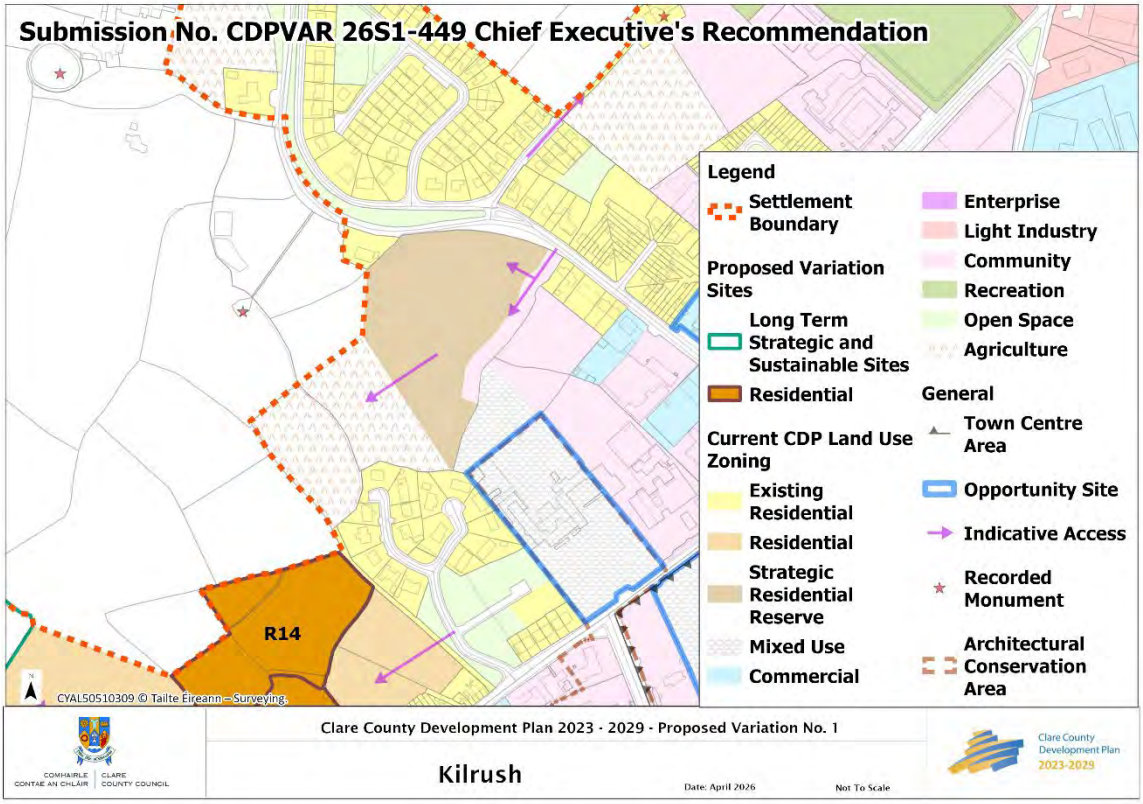
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilrush
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-449 Chief Executive's Recommendation
R14
Legend
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Proposed Variation Sites
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Current CDP Land Use Zoning
Existing Residential
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Strategic Residential Reserve
Mixed Use
Commercial
Enterprise
Light Industry
Community
Recreation
Open Space
Agriculture
General
Town Centre Area
Opportunity Site
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Architectural Conservation Area
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Kilrush
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR26S1-457 – Gary Egan C/O MKO Planning and Environmental Consultants

Summary of Issues Raised in Submission

The submission relates to lands at Kilrush, Co. Clare. The submission was received with accompanying maps.

The submission relates to existing Agriculture zoned lands and the landowner's request to have the lands zoned as Residential.

The submission is summarised as follows:

- The lands are located within the settlement of Kilrush and are currently zoned Agriculture.
- The change of zoning objective to Residential would be in accordance with and supportive of NPF Implementation: Housing Growth Requirements (2025).
- The submission advises that the lands, if zoned Residential, could bring circa. 25 additional houses to the county.
- The site was previously zoned Residential in the Clare County Development Plan 2017 – 2023 and is therefore suitable for residential development.
- The location of the site is set in amongst existing residential developments and therefore residential development therein would be in keeping with the character of the surrounding area.
- Rezoning the lands would assist with Core Strategy targets.
- The request to zone the lands meets the required zoning criteria.
- Water supply and wastewater treatment are available via Uisce Eireann infrastructure.

Chief Executive's Response

I would like to thank Gary Egan c/o MKO Planning and Environmental Consultants for their submission and I would like to respond as follows.

I note the request is to zone additional lands as 'Residential', however, the request for additional lands to be zoned falls outside the scope of this stage of the Variation process and therefore cannot be considered at this time.

Chief Executive's Recommendation

In this regard, I recommend that no amendment is made to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR26S1-479 – Lisa & Diarmuid Whelan

Summary of Issues Raised in Submission

The submission refers to lands in Kilrush, Co. Clare. Map documentation was not received as part of the submission.

The submission objects to the Proposed Variation as it relates to changing unzoned land along Shanakyle Road to Residential (R12) and to extend the settlement boundary accordingly.

The submission raises the following concerns in relation to the proposed rezoning:

- The rezoning conflicts with National Planning Policy and Compact Growth Objectives whereby development occurs primarily within the existing built footprint of settlements, through infill / regeneration and by using serviced sites.
- The lands in question are outside the settlement boundary of Kilrush encouraging urban sprawl and car dependence.
- Failure to apply the sequential approach whereby development should be within the town centre, on infill / brown sites, lands adjacent to a built-up area and only then on outer greenfield lands where justified.
- The rezoning risks encouraging leap frog development.
- The submission makes reference to a Ministerial Direction issued under Section 31 of the Planning and Development Act 2000 on 3 August 2023 which required that lands previously zoned as Kilrush R5 revert from Residential zoning to unzoned "white lands'' owing to the sites location on the periphery of the settlement. The submission advises that it is difficult to understand how lands located further from the town centre can now be considered appropriate for residential zoning when lands in a more central location were previously required to revert to unzoned / white lands.
- The location of the site represents a significant outward extension of the settlement boundary which may lead to overzoning and unsustainable development.
- It is unclear whether proposed R12 lands are Tier 1 lands and are readily available for development.
- There are concerns in relation to the width of the existing secondary road which cannot take two vehicles passing each other when in motion which leads to traffic safety concerns.
- There is a lack of pedestrian footpaths in situ at this location.
- The design and layout of any development should create and enhance the attractiveness of this entrance way to Kilrush and the Marina.
- Concerns over the loss of native and protected species and mature trees.
- Loss of residential amenity and increased noise & air pollution with potential overshadowing issues arising.
- There are subsidence concerns given that the writers house was constructed on infilled land and is 3.5m from the boundary of the proposed R12 lands.
- There is no clear evidence that the proposed R12 lands is required to meet housing demand within the lifetime of the Plan.
- The submission advises that if the R12 lands are adopted, that the matter will be brought to the attention of the Office of the Planning Regulator.

Chief Executive's Response

I wish to thank Lisa and Diarmuid Whelan for their submission and I would like to respond as follows.

Proposed Amendment: PA 3d – 7e - To change unzoned land along Shanakyle Road to Residential (R12) and extend settlement boundary accordingly.

Please be advised that your submission and the concerns which have been outlined, have been duly noted and considered.

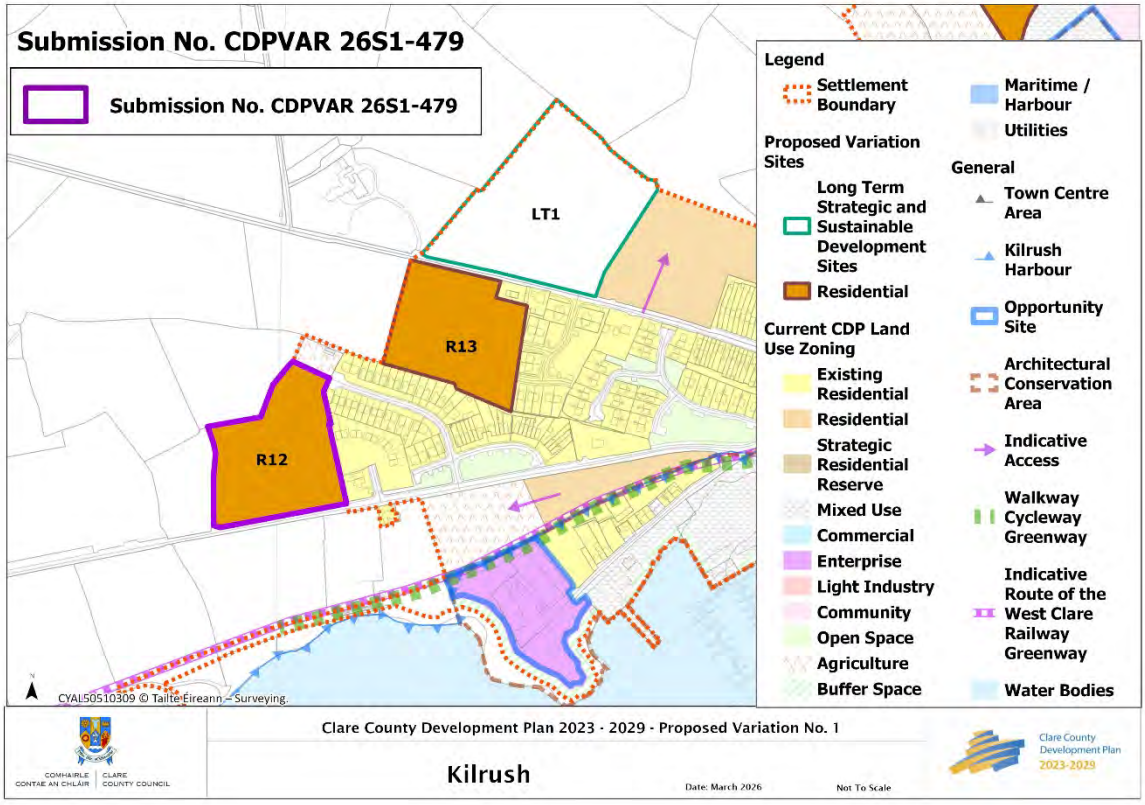
In accordance with National Planning Framework (NPF) First Revision and the NPF Implementation Guidelines - Housing Growth Requirements (July 2025) additional lands suitable for Residential zoning are being sought particularly in serviced settlements. Kilrush is a serviced settlement and having regard to the location of the subject site, adjacent to existing residential development, close to local amenities, this site is considered to be suitable for Residential purposes.

In addition, the Core Strategy (within Volume 1 Written Statement - Proposed Variation No 1 to Clare County Development Plan 2023-2029) outlines the population and housing targets and the amount of land required for residential purposes over the plan period 2023–2029, and into the medium term period up to the end of 2034, as required by the 'NPF Implementation: Housing Growth Requirements' (DHLGH July 2025), in conjunction with the provisions and conclusions of the SFRA, the SEA and the AA process. Therefore, having regard to the Core Strategy and the SFRA, the SEA and the AA process, I am satisfied that a sufficient quantum of land has been zoned at appropriate locations within Kilrush to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period and into the medium term period up to the end of 2034, which includes the proposed R15 lands.

Having regard to the above, I consider that the zoning of the lands in their entirety for Residential purposes is in accordance with proper planning and sustainable development.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029, on foot of this submission.


Submission No. CDPVAR 26S1-479
Submission No. CDPVAR 26S1-479
LT1
R13
R12
Legend
Settlement Boundary
Proposed Variation Sites
Long Term Strategic and Sustainable Development Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Commercial
Enterprise
Light Industry
Community
Open Space
Agriculture
Buffer Space
Maritime / Harbour
Utilities
General
Town Centre Area
Kilrush Harbour
Opportunity Site
Architectural Conservation Area
Indicative Access
Walkway Cycleway Greenway
Indicative Route of the West Clare Railway Greenway
Water Bodies
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Kilrush
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-003 – Shirley Benson

Summary of Issues Raised in Submission

The submission relates to lands at Kilkee, Co. Clare. No map was provided as part of the submission.

The submission requests that lands currently zoned Agriculture (AG2) are rezoned as Residential. The lands were previously zoned Low Density Residential and that the change to Agriculture was made without her knowledge.

Chief Executive's Response

I wish to thank Shirley Benson for her submission in which I note the request to zone new additional lands currently zoned Agriculture (AG2) at Kilkee, for Residential development.

This submission relates to the request for new lands to be zoned, however this falls outside the scope of this stage of the Variation process and cannot be considered at this time.

Chief Executive's Recommendation

I recommend that no amendment is made to the proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-001 – Oliver Williams

Summary of Issues Raised in Submission

The submission relates to lands at Rooska, Lisdoonvarna, Co. Clare. The submission was received with an accompanying map.

The submission can be summarised as follows:

- The proposed lands are within the settlement boundary of Lisdoonvarna and are currently zoned Open Space (OS11) in the Clare County Development Plan 2023-2029.
- There is a request to include these lands as part of the Variation to be rezoned as Residential as they are considered appropriate for housing.
- The lands are currently in the name of Oliver Williams' late brother however he is currently in the process of getting them legally transferred to his name.

Chief Executive's Response

I would like to thank Oliver Williams for the submission which relates to lands at Rooska, Lisdoonvarna and I wish to respond as follows.

I note the request to change the zoning objective of lands currently zoned Open Space (OS11) lands to Residential within the settlement boundary of Lisdoonvarna. I note that the submission relates to lands that are outside the scope of the Proposed Variation No. 1, as published. There is no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend no change to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR26S1-267 – Patrick Cusack

Summary of Issues Raised in Submission

The submission relates to lands in Lisdoonvarna, Co. Clare. There was map documentation received as part of the submission.

The submission refers to Volume 3d West Clare Municipal District Settlement Plans - Proposed Variation No.1 to Clare County Development Plan 2023-2029 – Proposed Amendment – PA 3d – 11e - To change Agricultural Site (AG1) to Residential (R9).

The following points have been raised in the submission:

- The proposed Residential site (R9) was previously zoned (R2) in the Clare County Development Plan 2017 -2023.
- The submission objects to the existing Residential site (R3) and its objective whereby it states that *'any proposed development must be sensitive to the landscape and shall take account of access to further lands to the northeast of the subject site''.*
- Before this proposed variation access was to the area zoned Agriculture (AG1) which would have to deal with very limited vehicular movements going forward.
- The submission sets out that it is reasonable to assume that Proposed Residential (R9) is for social and affordable housing.
- The submission advises that, in accordance with a Members Resolution West Clare Municipal District held in December 2016, it was agreed that any proposed construction traffic shall be via the western lands and not off Rooska Housing Estate. Following the completion of any proposed development therein, then all access and egress can be from the Rooska Estate.
- It is suggested that Clare County Council purchased the proposed Residential site (R9) in 2023 for reasons including to provide provision for an entrance / exit land bank from / into AG1 for a Park & Ride service to the Cliffs of Moher.
- The submission notes the close distance of the site to the town centre and suggests that the footpaths require to be extended for pedestrian connectivity.
- There are no issues with the 12 no. serviced sites within the existing zoned lands (R3) whereby the site is served by L-1032. The entry / exit location of the new serviced road has been decided by the Department of Housing delivery, infrastructure and land activation. The submission advises that the location of the entry / exit location is the correct and only location.
- The submission requests that the entry / exit location of the new service road and pedestrian footpaths mentioned above should also provide for the access onto the proposed Residential site (R9). The following reasons are outlined within the submission:
    - It conflicts with Town Centre first initiative if pedestrian distances are reduced.
    - The increase of traffic volume along the L-1032 is of concern.
    - The exit onto L-1032 is dangerous with high traffic volumes as it is with buses and tourists
    - Gives great credit to Clare County Council in terms of the overall design and layout of the existing Marian Estate which has 20 no. dwellings, and which was built in

the 1950's. The houses remain well maintained and have their own individual character.

- Credit is also awarded to the Rooska Estate which was constructed between 1970's and 1990's of over 50 no. dwellings. The residential development is also very well maintained and showcases a pride of place for the residents living there.
- The submission suggests that there may need to be some road widening works carried out along L-1032 (Starting at The Wild Honey Inn to the junction with Lisdoonvarna – Ennistymon Road (North of the Spectacle Bridge).
- The submission extends its gratitude for all the work put into the publication of Lisdoonvarna Heritage Plan and Design Guide (2022) by the Planning and Heritage Sections of Clare County Council, and past and present members of the Lisdoonvarna Historical Society and elected members.

Chief Executive's Response

I wish to thank Patrick Cusack for his submission, and I wish to respond as follows.

Objection to the existing Residential site (R3) objective wording:
I note the objection to the wording of the existing objective associated with the Residential (R3) lands, however only submissions that relate to the proposed variation as published can be considered further at this point in time.

Proposed Amendment – PA 3d–11e - To change Agricultural Site (AG1) to Residential (R9), as proposed.
In accordance with National Planning Framework (NPF) First Revision and the NPF Implementation Guidelines - Housing Growth Requirements (July 2025) additional lands suitable for Residential zoning are being sought particularly in serviced settlements. Lisdoonvarna is a serviced settlement and having regard to the location of the subject site, adjacent to existing residential development, close to local amenities, this site is considered to be suitable for Residential purposes.

In addition, the Core Strategy (within Volume 1 Written Statement - Proposed Variation No. 1 to Clare County Development Plan 2023-2029) outlines the population and housing targets and the amount of land required for residential purposes over the plan period 2023–2029, and into the medium term period up to the end of 2034, as required by the 'NPF Implementation: Housing Growth Requirements' (DHLGH July 2025), in conjunction with the provisions and conclusions of the SFRA, the SEA and the AA process. Therefore, having regard to the Core Strategy and the SFRA, the SEA and the AA process, I am satisfied that a sufficient quantum of land has been zoned at appropriate locations within Lisdoonvarna to accommodate the required amount of housing units to meet the needs of the allocated population growth for the town over the plan period and into the medium term period up to the end of 2034. The proposed R9 lands are critical to meeting this housing delivery ambition.

Therefore, having regard to the above, I consider that the zoning of the lands in their entirety for Residential is in accordance with proper planning and sustainable development.

Chief Executive's Recommendation
I recommend no amendment to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-373 – Colette Bradley

Summary of Issues Raised in Submission

The submission relates to the proposed zoning of lands as Residential (R9) North of Rooska Estate in Lisdoonvarna in the Proposed Variation No. 1 and states that the submitter does not object to this proposal and supports the possibility of additional houses in the current housing crisis. The submission however raises the following:

- Concerns regarding existing residential amenities should any potential residential development occur in the future.
- The rear boundary to their property abuts onto the Council land marked for proposed rezoning R9.
- That consideration is given to any future roadways which will cater for traffic / new houses and to take into account that the existing roadway being used is a tertiary road.
- Consideration should also be given to the additional traffic flow in terms of serviced sites which are earmarked for development.

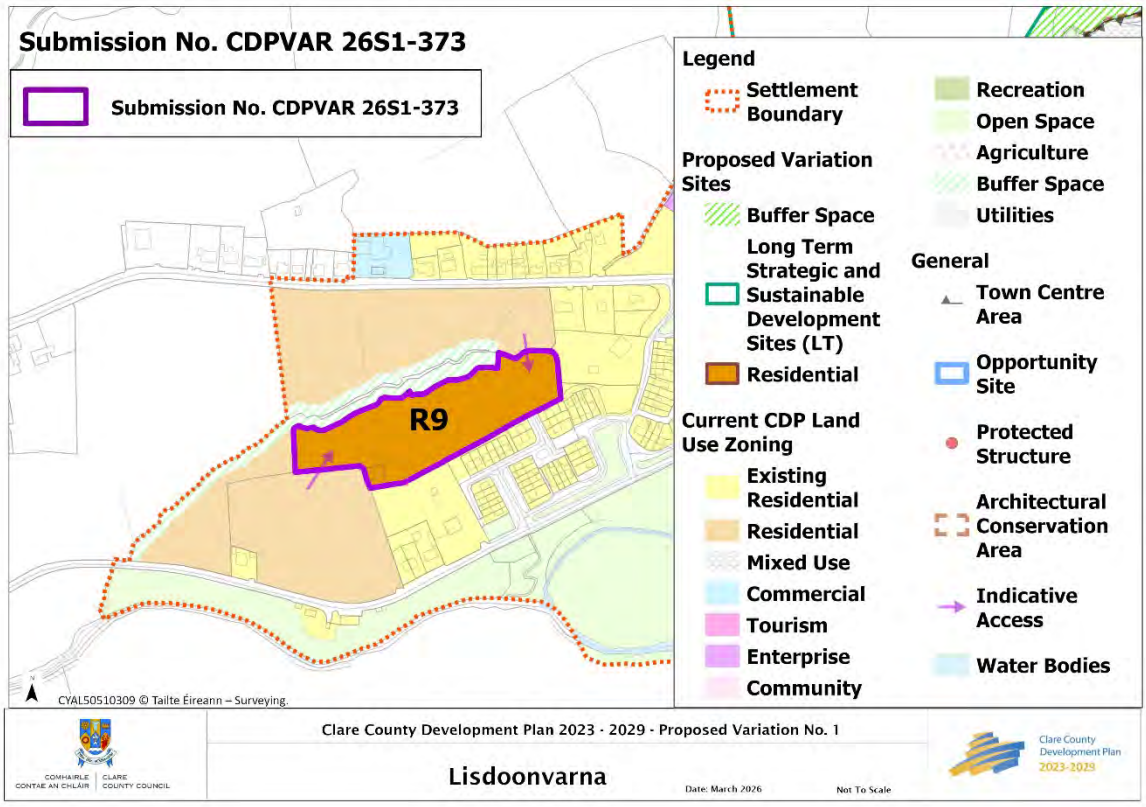
Chief Executive's Response

I wish to thank Colette Bradley for this submission which relates to lands in Lisdoonvarna, and I wish to respond as follows.

I acknowledge that the submission does not object to the Proposed Amendment PA 3d–11e to change Agriculture site (AG1) to Residential site (R9) and that it welcomes the potential for additional houses in Lisdoonvarna and I note the concerns raised.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.


Submission No. CDPVAR 26S1-373
Submission No. CDPVAR 26S1-373
R9
Legend
Settlement Boundary
Proposed Variation Sites
Buffer Space
Long Term Strategic and Sustainable Development Sites (LT)
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Mixed Use
Commercial
Tourism
Enterprise
Community
Recreation
Open Space
Agriculture
Buffer Space
Utilities
General
Town Centre Area
Opportunity Site
Protected Structure
Architectural Conservation Area
Indicative Access
Water Bodies
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Lisdoonvarna
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-476 – O'Neill Family C/O Brian Foudy Consulting

Summary of Issues Raised in Submission

The submission refers to lands in Ballyvaughan, Co. Clare. Map documentation was received as part of the submission.

The submission refers to lands which were not brought forward as part of the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029. The submission requests the lands be zoned 'Residential' for the following reasons:

- The drawings received outline new revised sightlines for the site
- The site is served by Loughrask Group Sewerage
- There is some proposed junction upgrades referred to in the drawings received.
- The submission advises that the lands are not within an SAC or SPA and that the lands have never flooded according to the O'Neill family.
- Excellent vehicular and pedestrian connectivity to Ballyvaughan
- There are a range of amenities and community facilities within easy walking distance.
- The location would help consolidate existing residential development in the area.
- The landowners are aware of the incoming RZLT and undertake to act without delay in developing the site.

Chief Executive's Response

I wish to thank the O'Neill Family c/o Brian Foudy Consulting for this submission, the contents of which have been noted.

I note the request to zone additional lands at Ballyvaughan for Residential development, which are outside the current settlement boundary, and are in the Open Countryside.

I note that this submission relates to lands outside of those brought forward in the Proposed Variation as published and that there is no provision at this point to include new lands in the Variation process.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

Submission No: CDPVAR 26S1-472 – Douglas Hurley and Tom Hogan C/O Brian Foudy Consulting
Summary of Issues Raised in Submission
The submission refers to lands in Corofin, Co. Clare. A map was received as part of the submission. The submission requests an additional plot of land which lies adjacent to existing Residential sites (R4 & R5) and proposed Residential site (R7) be zoned Residential. The submission notes that the lands measure 0.767ha and that the lands were previously zoned in another development plan.
Chief Executive's Response
I wish to thank Douglas Hurley and Tom Hogan C/O Brian Foudy Consulting for the submission. I note the request to zone additional lands in Corofin as Residential which are currently zoned Agriculture. These lands are outside the scope of the Proposed Variation as published. There is no provision to include new lands at this stage in the Variation process.
Chief Executive's Recommendation
I recommend that no amendment is made to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029.

Submission No: CDPVAR26S1-432 – Brian Killeen

Summary of Issues Raised in Submission

The submission relates to lands in Doonbeg, Co. Clare. A map was received as part of the submission.

The submission refers to the proposed change in zoning objective from Strategic Residential Reserve (SR2) to Residential (R4) as part of the Proposed Variation process.

The submission requests that the lands proposed Residential site (R4) are retained as Strategic Residential Reserve (SR2) for the time being. The submission was sent on behalf of the writer's parents and brothers.

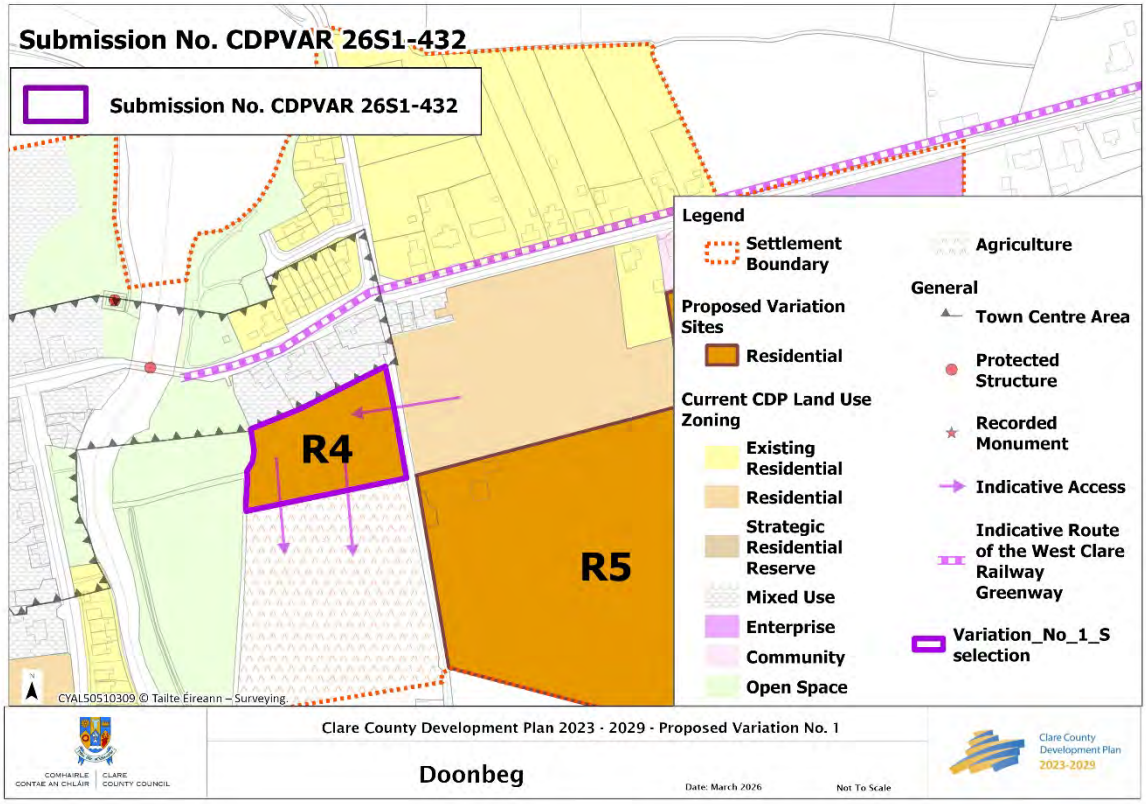
Chief Executive's Response

I wish to thank Brian Kileen for his submission, and I wish to respond as follows.

I note the request to retain the current zoning of lands as Strategic Residential Reserve which I have reviewed as part of the Variation process. I note that Strategic Residential Reserve lands can be brought forward under their current zoning objective during the life of the current Clare County Development Plan 2023 – 2029. Having regard to this, I consider that, in this instance, the lands should be retained as Strategic Residential Reserve (SR2) and should not be rezoned as proposed Residential (R4) as part of the Variation process.

Chief Executive's Recommendation

I recommend that the Proposed Amendment PA3 3d – 19b – To change the zoning objective from Strategic Residential Reserve (SR2) to Residential (R4) **is not made** as part of the Proposed Variation No. 1.


Submission No. CDPVAR 26S1-432
Submission No. CDPVAR 26S1-432
R4
R5
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Enterprise
Community
Open Space
Agriculture
General
Town Centre Area
Protected Structure
Recorded Monument
Indicative Access
Indicative Route of the West Clare Railway Greenway
Variation_No_1_S selection
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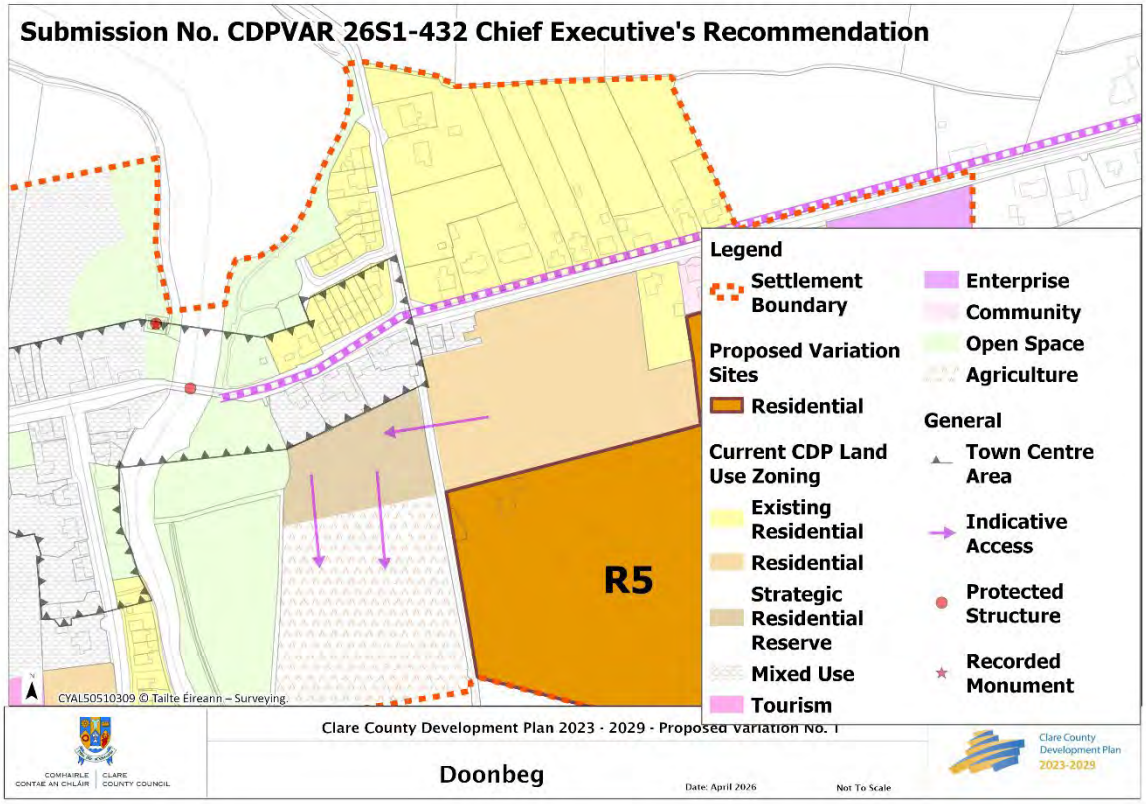
Doonbeg
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-432 Chief Executive's Recommendation
R5
Legend
Settlement Boundary
Proposed Variation Sites
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Tourism
Enterprise
Community
Open Space
Agriculture
General
Town Centre Area
Indicative Access
Protected Structure
Recorded Monument
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Doonbeg
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR26S1-488 – George Comerford C/O Downey Chartered Town Planners

Summary of Issues Raised in Submission

The submission refers to lands in Doonbeg, Co. Clare. Map documentation was received as part of the submission.

The submission is requesting that a parcel of land along Main Street in Doonbeg is brought forward and zoned Residential. The submission raises the following points in support of this request:

- The lands are currently zoned Mixed Use and Tourism (MU1, MU2 and TOU2).
- The landowner is in the building industry and is seeking an amendment to the Draft Variation No. 1 of the Clare County Development Plan 2023 – 2029 to rezone his lands to Residential due to the limitations of their current zoning.
- The location of the site is along the Main Street in Doonbeg.
- The site encourages compact growth within Doonbeg owing to be located in the heart of the village.
- The lands are serviced by Uisce Eireann infrastructure for water supply and wastewater treatment.
- There is no flood risk to the land or any environmental constraints.
- The site could be utilised in accordance with the Project Ireland 2040: National Planning Framework First Revision (2025) and Delivering Homes, Building Communities 2025-2030 plan.

Chief Executive's Response

I wish to thank George Comerford C/O Downey Chartered Town Planners for this submission, the contents of which have been noted and considerd. I wish to respond as follows.

I note the request to zone new additional lands, which are currently zoned Mixed Use and Tourism (MU1, MU2 and TOU2) at Doonbeg for Residential development. The proposed lands are outside the scope of the Proposed Variation as published and cannot be considered further at this point in time as there is no provision to include new lands at this stage in the Variation process. I do however note that the lands are already zoned and deemed suitable in principle for development which may include some elements of residential development as well as other uses. I would encourage the landowner to engage with the Planning Section of Clare County Council by way of pre-planning to explore potential uses for the lands.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

Submission No: CDPVAR 26S1-078 – Martin McGannon

Summary of Issues Raised in Submission

The submission relates to lands in Quilty with a map provided. The submission raises the following points:

- The submission supports PA3d – 25e - to change Residential (R1) to Agriculture AG4 (RZLT).
- The submission requests that the lands which are currently zoned Strategic Residential Reserve (SR2) are rezoned Agriculture as per its current and heritage use. The landowner of the subject lands has never sought for the lands to be zoned Residential or applied for planning permission to build on the lands.
- The land is an integral part of an existing economic enterprise which would not be viable without it.

Chief Executive's Response

I wish to thank Martin McGannon for his submission and I respond as follows.

I note the support for the Proposed Variation Ref. PA3d – 25e - to change the zoning objective Residential (R1) to Agriculture AG4 (RZLT) which has come about through the implementation of the Finance Act provisions as they relate to the Residential Zoned Land Tax process.

In relation to the proposed Variation Ref. PA3d – 25b it is proposed to change the zoning objective from Strategic Residential Reserve (SR2) land to Residential (R4). I note the request to change the zoning objective of these lands to 'Agriculture' reflecting their ongoing use. However, it is not possible to introduce a new zoning objective in the Variation Process 'Agriculture'.

I note the current zoning of lands as Strategic Residential Reserve which I have reviewed as part of the Variation process. I note that Strategic Residential Reserve lands can be brought forward under their current zoning objective during the life of the current Clare County Development Plan 2023 – 2029. Having regard to this, I consider that, in this instance, the lands should be retained as Strategic Residential Reserve (SR2) and should not be zoned as Residential (R4) as part of the Proposed Variation process.

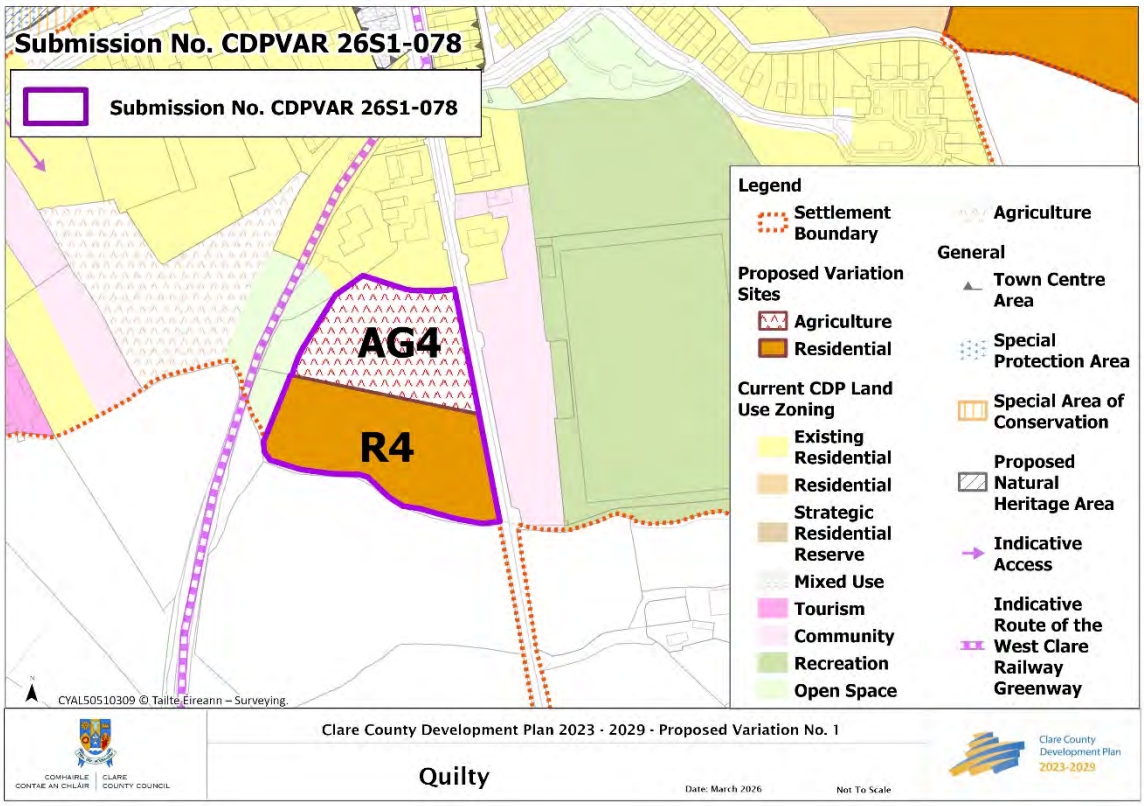
Further to the above, I note that it is proposed to remove reference to Strategic Residential Reserve in the Kilrush/Cappa Settlement Plan. I intend the Proposed Variation should be made without the proposed amendments PA 3d – 25b to change from Strategic Residential Reserve (SR1) to Residential (R15) and PA 3d – 26d – to delete text objective for Strategic Residential Reserve.

Chief Executive's Recommendation

I recommend the following:

1. **No change** is made to the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 in respect of Amendment PA 3d-25e – To change Residential (R1) to Agriculture AG4 (RZLT).

2. The Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 **is made without** Amendment PA 3d-25b – To change the zoning objectives from Strategic Residential Reserve (SR2) to Residential (R4).
3. The Proposed Variation No. 1 of the Clare County Development Plan 2023-2029 shall be **made without** amendment PA 3d – 26d – to delete text objective for Strategic Residential Reserve, on pages 32.


Submission No. CDPVAR 26S1-078
Submission No. CDPVAR 26S1-078
AG4
R4
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Tourism
Community
Recreation
Open Space
Agriculture
General
Town Centre Area
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Access
Indicative Route of the West Clare Railway Greenway
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Quilty
Date: March 2026
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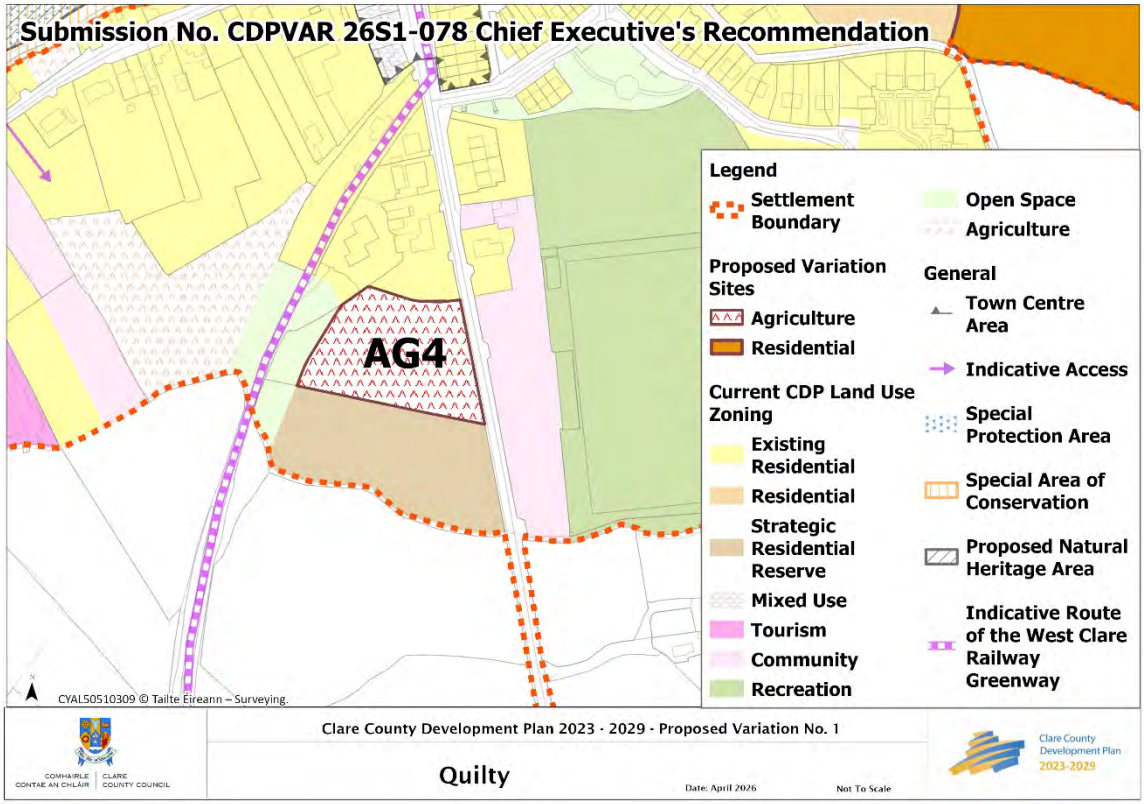
Clare County Development Plan 2023-2029


Submission No. CDPVAR 26S1-078 Chief Executive's Recommendation
AG4
Legend
Settlement Boundary
Proposed Variation Sites
Agriculture
Residential
Current CDP Land Use Zoning
Existing Residential
Residential
Strategic Residential Reserve
Mixed Use
Tourism
Community
Recreation
Open Space
Agriculture
General
Town Centre Area
Indicative Access
Special Protection Area
Special Area of Conservation
Proposed Natural Heritage Area
Indicative Route of the West Clare Railway Greenway
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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Quilty
Date: April 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR 26S1-696 – Shawn McMahon

Summary of Issues Raised in Submission

The submission relates to lands at Kilfenora, Co. Clare. The submission was received with accompanying maps.

The submission raises the following points:

- The submission requests that the specified lands are included in the Variation for rezoning as Residential. The lands in question are to the south of proposed Residential site (R4) and are currently and partially zoned Agriculture and Open Space.
- The lands are within the existing settlement boundary
- Close to the centre of Kilfenora

Chief Executive's Response

I wish to thank Shawn McMahon for this submission, and I wish to respond as follows.

I note the request to zone new additional lands for Residential development in Kilfenora, located within the existing settlement boundary, and which are currently zoned Open Space (OS2) and Agriculture. Furthermore, I note that the request for additional lands is outside of the scope of this stage of the Variation process and therefore cannot be considered.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-388 – David Hogan

Summary of Issues Raised in Submission

The submission refers to lands in Killadysert, Co. Clare. The submission requests that the existing Community site (C3) is rezoned as Residential in line with the National Planning Framework and July 2025 Ministerial Directive to establish national development objectives including the increased allocation of land for housing. The submitter states that he is the landowner of C3 and that he is bringing forward these lands to be rezoned Residential in the interest of being well positioned within Killadysert and to contribute meaningfully to additional housing.

Chief Executive's Response

I wish to thank David Hogan for his submission, the contents of which have been noted.

I note the request to zone additional lands in Killadysert currently zoned 'Community' C3 as 'Residential'.

I am mindful that these lands are not the subject of the Proposed Variation No. 1 and, consequently, this submission falls outside the scope of the Proposed Variation as there is no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR 26S1-689 – Patrick O'Neill

Summary of Issues Raised in Submission

The submission relates to lands at Connolly, Co. Clare. The submission was received with an accompanying map.

The submission is a request to bring forward some lands for Residential purposes. The submission is summarised as follows:

- A submission was made for the same lands previously in December 2025.
- The lands are located in close proximity to the defined settlement boundary of Connolly.
- Land should be considered for Residential uses given that there are existing one-off houses nearby.
- Access onto the site is available.
- The lands in question are close to existing residential development and local services.
- The rezoning of these lands would support the vitality of the village through housing provision.
- The provision of housing on the lands in question would assist with population retention for Connolly and support local demand.
- In conclusion the submission requests that the settlement boundary of Connolly is amended to include the lands in question in order to extend the existing boundary in a natural and logical manner. The submission also requests that said lands are rezoned as Residential to support the supply of additional housing for the area in line with National policy.

Chief Executive's Response

I would like to thank Patrick O'Neill for his submission, and I would like to respond as follows.

Firstly, the contents of the submission have been noted and considered in terms of the request to zone additional lands, which are currently located in the Open Countryside at Connolly as 'Residential'. I note that the request for additional lands is outside of the scope of this stage of the Variation process and therefore cannot be considered further.

Chief Executive's Recommendation

I recommend that no amendment is made to the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

Submission No: CDPVAR26S1-500 – Dermot Kelly

Summary of Issues Raised in Submission

The submission relates to lands at Ruan, Co. Clare. The submission was received with an accompanying map.

The submission is in relation to Volume 3d West Clare Municipal District Settlement Plans - Proposed Variation No.1 to Clare County Development Plan 2023-2029 – Proposed Amendment: PA3d – 58a - To change part zoned Agriculture (AG2) to Village Growth Area (VGA4).

The submission is summarised as follows:

- There is a section of these lands in particular that are susceptible to flooding during periods of heavy rainfall.
- The parcel of land of concern is close to the entrance and the existing dwellinghouse.
- The submission advises of depths of 15 – 20 inches during periods of heavy rainfall.
- The result is often surface water running off Port Hill onto the main Ennis Road, downhill.
- There is a lack of drainage here.

Chief Executive's Response

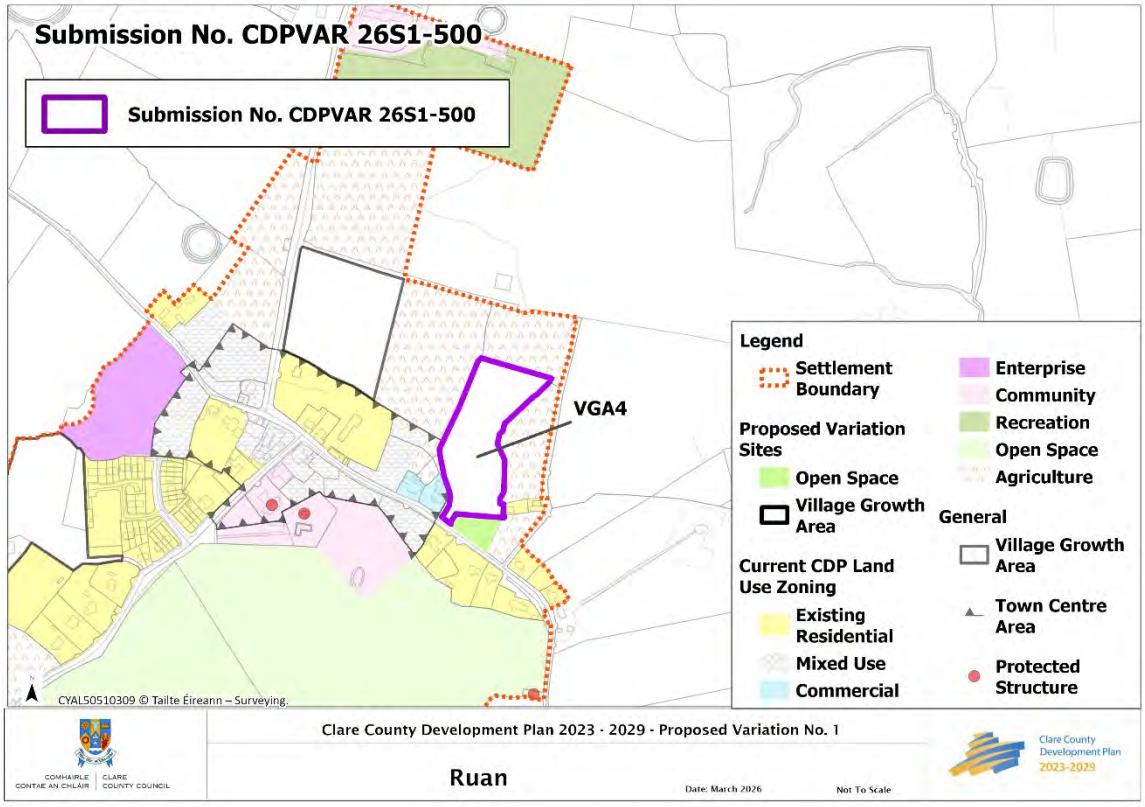
I would like to thank Dermot Kelly for his submission and note the contents of the submission. I wish to respond as follows.

I note the concerns that have been raised and, in this instance, I consider that a detailed assessment of localised drainage conditions and surface water management is a matter for site specific assessment at development management stage regarding any proposed development on these lands. I consider that any future / potential development would be required to carry out a Site-Specific Flood Risk Assessment and dependent on the findings, would be required to incorporate Sustainable Drainage Systems (SUD's) to manage surface run off.

Chief Executive's Recommendation

I recommend the Proposed Variation No. 1 to the Clare County Development Plan 2023-2029 be **amended** as follows:

- To add working (blue text) to proposed amendment PA 3d – 59b which is to add text objective to proposed VGA4 as follows:
  VGA4 To the East of the Village
  Existing mature trees/hedgerows shall be retained and integrated into any development proposal. The historic stone walls present at the site shall be suitably retained, conserved or preserved in line with best heritage conservation practice. Any planning application on this site shall be accompanied by a site-specific Flood Risk Assessment and dependent on the findings, would be required to incorporate Sustainable Drainage Systems (SUD's) to manage surface run off.


Submission No. CDPVAR 26S1-500
Submission No. CDPVAR 26S1-500
VGA4
Legend
Settlement Boundary
Proposed Variation Sites
Open Space
Village Growth Area
Current CDP Land Use Zoning
Existing Residential
Mixed Use
Commercial
Enterprise
Community
Recreation
Open Space
Agriculture
General
Village Growth Area
Town Centre Area
Protected Structure
CYAL50510309 © Tailte Éireann – Surveying.
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1
Ruan
Date: March 2026
Not To Scale
Clare County Development Plan 2023-2029

Submission No: CDPVAR26S1-429 – Noel Kelly

Summary of Issues Raised in Submission

The submission refers to lands located just outside the settlement of Ennis, Co. Clare. A map was received with the submission.

The submission requests a proposed expansion of the existing rural cluster at Tiermaclane / Ballyveskil. The lands in question are located to the south of the existing cluster boundary.

The following points are raised within the submission, as follows:

- The submission seeks consideration in relation to expanding the existing rural housing cluster at Tiermaclane / Ballyveskil to include lands within the writer's ownership.
- It is advised that the lands are immediately adjacent to the existing cluster boundary and that its location means a natural opportunity to extend is available.
- The lands in question are described as being contiguous with the current cluster, accessible to the public roadway and suitable for appropriately designed residential units.

Chief Executive's Response

I wish to thank Noel Kelly for his submission, and I wish to respond as follows.

I note the contents of the submission and the request to extend the existing cluster boundary of Tiermaclane / Ballyveskil to incorporate these lands which are adjacent to the south. However, I note that this submission relates to lands located outside the scope of the Proposed Variation as published. There is no provision to include new lands at this stage in the Variation process.

Chief Executive's Recommendation

I recommend that no amendments are made to the Proposed Variation No. 1 of the Clare County Development Plan 2023 – 2029.

Appendix 1 -List of Late Submissions

Submission No	Person or Organisation making Submission	Date Rec'd
CDPVAR 26LS1-001	Patrick Joseph Keogh	09/04/2026
CDPVAR 26LS1-002	Jason Crew and Others from Hermitage, Ennis	10/04/2026
CDPVAR 26LS1-003	Billy O'Shea	08/04/2026
CDPVAR 26LS1-004	Martin Ryan	16/04/2024

Appendix 2 -Public Notice

COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL

PROPOSED VARIATION NO. 1 TO THE CLARE COUNTY DEVELOPMENT PLAN 2023-2029

Clare County Council announces its proposed variation to the Clare County Development Plan 2023-2029, details of which can be viewed at the following link: https://clarecdp2023-2029.clarecoco.ie/variation1/display/

Notice is hereby given pursuant to Section 58 of the Planning and Development Act 2024 (as amended) that Clare County Council has prepared a proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Pursuant to the Strategic Environmental Assessment Directive (2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations, 2004, S.I. no. 436/2004, as amended by S.I. no. 201/2011, the Planning Authority has undertaken a Strategic Environmental Assessment of the proposed Variation No.1.

Pursuant to Article 6 of the Habitats Directive 92/ 43/EEC the Planning Authority has undertaken an Appropriate Assessment and prepared a Natura Impact Report for the proposed Variation No.1.

A Strategic Flood Risk Assessment of the proposed Variation No.1 has also been prepared.

The Proposed Variation comprises of amendments to the Written Statement (Volume 1), Maps (Volume 2) and the Municipal District Settlement Plans (Volumes 3a, 3b, 3c, and 3d) of the Clare County Development Plan 2023-2029. The proposed amendments are set out by reference to the relevant volume of the existing development plan as described below. A summary of the amendments proposed in the Variation are as follows:

1. **Volume 1 – Written Statement**
   - **Proposed Amendment No.1 to Volume 1:** Written Statement – To align with the NPF Implementation: Housing Growth Requirement' Guidelines and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities the proposed amendments to Volume 1 are set out below:
     a) **Proposed Amendment No.1a** – Chapter 1 Introduction and Vision, to insert text to reflect the restructuring of Volume 3a Ennis Municipal District Settlement Plans as follows:
        - Ennis and Clarecastle Settlement Plan to become Volume 3a(i).
        - Ennis Municipal District Settlement Plans to become Volume 3a(ii).
        - To incorporate 'Ennis 2040 Economic and Spatial Strategy' as Volume 3a(iii).
        - To incorporate 'Ennis Local Transport Plan' as Volume 3a(iv).

     b) **Proposed Amendment No.1b** – Chapter 3 Core Strategy, amend existing and include additional text and replace Table 3.4 Core Strategy Table in response to the NPF Implementation: Housing Growth Requirements Planning Guidelines 2025.

     c) **Proposed Amendment No.1c** – Chapter 4 Urban and Rural Settlement Strategy, to amend existing and include additional text to objective CDP4.1 Ennis to include for the Ennis Local Transport Plan.

     d) **Proposed Amendment No.1d** – Chapter 5 Housing, to amend existing and include additional text in response to the NPF Implementation: Housing Growth Requirements Planning Guidelines 2025.

     e) **Proposed Amendment No.1e** – Chapter 6 Economic Development, to amend text to align with the restructuring of Volume 3a Ennis Municipal District Settlements Plans.

     f) **Proposed Amendment No.1f** – Chapter 19 Land-use Zoning, remove zoning description for Strategic Residential Reserve and delete objective CDP 9.1 Local Area Plans to align with the National Planning Framework NPO 100.

     g) **Proposed Amendment No.1g** – Amend existing and add new text in Appendix 1 Development Management Guidelines to align with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

     h) **Proposed Amendment No.1h** – Appendix 7 Plans, Policies and Guidelines to which the Development Plan must have regard - Update to include the NPF Implementation: Housing Growth Requirement' Guidelines (2025) and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

   - **Proposed Amendment No.2** – Volume 2 Maps – To amend maps to reflect the proposed amendments to settlement maps in Volume 3 Municipal District Settlement Plans and to reflect the most up to date flood risk mapping taking account of the High-End Future Scenarios flood risk areas which take account of potential impacts of climate change on flooding and flood risk.

     a) **Proposed Amendment No.2a** – Update Maps H1-H12 Areas of Special Control to reflect changes to the settlement boundaries made to the settlement plans in Volume 3.

     b) **Proposed Amendment No.2b** – Update maps I1 - I12 Infrastructure, Environment and Flood Risk Zones to reflect the High-End Future Scenarios flood risk areas.

2. **Volumes 3 - Municipal District Settlement Plans**
   - **Proposed Amendment No.3** – Volume 3 Municipal District Settlement Plans – In response to the NPF Implementation: Housing Growth Requirement' Guidelines, to change lands currently zoned Strategic Residential Reserve to Residential in all settlements where it applies, and to include additional zoned land for residential use and additional designated Village Growth Areas in accordance with Table 3.1 Settlement Hierarchy in the County, Chapter 3.

     Appendix 1 Serviced Land Assessment (SLA) to be retitled Settlement Capacity Audit and to amend existing and add new text and amend SLA tables. Also to change the zoning objective of "Residential" zoned lands to that reflective of the existing economic activity in use on those lands as decided by the council in line with the Residential Zoned Land Tax - Change in zoning of land subject to existing economic activity Guidelines.

     - Volume 3a Ennis Municipal District Settlement Plans – Ennis, Barefield.
     - Volume 3b Shannon Municipal District Settlement Plans – Sixmilebridge, Clonlara, Ballycannon North, Parteen, Athlunkard, Newmarket-on-Fergus.
     - Volume 3c Killaloe Municipal District Settlement Plans – Scarriff/Tuaigmraney, Killaloe, Tulla, Crusheen, Feakle, Kilkishen, Mountshannon, Quin, Whitegate, Ballinruan, Broadford, Clooney, Kilmurry, O'Briensbridge and Bridgetown, O'Callaghans Mills.
     - Volume 3d West Clare Municipal District Settlement Plans – Ennistymon/Lahinch, Kilrush/Cappa, Kilkee, Corofin, Lisdoonvarna, Miltown Malbay, Doonbeg, Inagh, Mullagh, Killadysert, Killimer, Ballyvaughan, Liscannor, Kilfenora, Quilty, Cooraclare, Inch, Ruan, Belhartbour, Cross, Querrin, Kilbaha, Kilmihil, Labasheeda, Kilmurry McMahon, Lisycasey, Doonaha, Creegh, Kilmaley, Connolly.

The reasons for the proposed variation are as follows:

1. To align the Clare County Development Plan 2023-2029 with the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000, as amended (2025).
2. To implement the decision to propose a variation to the Clare County Development Plan 2023-2029 to change the zoning of lands in accordance with the Finance Act 2021, as amended by the Finance Act 2024, and the policy and guidance in the Residential Zoned Land Tax - Change in zoning of land subject to existing economic activity Guidelines for Planning Authorities (2024).
3. To incorporate 'Ennis 2040 Economic and Spatial Strategy' into the Clare County Development Plan 2023-2029 to inform future patterns of land-use zoning in Ennis and support the effective implementation of the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities (2025).
4. To incorporate 'Ennis Local Transport Plan' into the Clare County Development Plan 2023-2029 to inform the future comprehensive pattern of land-use zoning of Ennis and support the effective implementation of the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities (2025).
5. To align the Clare County Development Plan 2023-2029 with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000, as amended (2024).

Public Consultation

A copy of the proposed Variation No.1 to the Clare County Development Plan 2023-2029 with associated Environmental Report and Natura Impact Report will be on public display on **6th March 2026 to 7th April 2026 inclusive** and will be available to view online at https://clarecdp2023-2029.clarecoco.ie/variation1/display/ and may also be inspected during normal opening hours at the following locations:

- Áras Contae an Chláir, New Road, Ennis.
- Shannon Municipal District Office, Town Hall, Shannon.
- West Clare Municipal District Office, Town Hall, The Square, Kilrush.
- Ennistymon Area Office, Ennis Road, Ennistymon.
- Killaloe Municipal District Office, Mountshannon Road, Scarriff and
- At all public libraries in County Clare during opening hours.

Copies of the proposed Variation No.1 to the Clare County Development Plan 2023-2029 are also available for purchase from the Planning Department.

Submission/Observations

Clare County Council hereby invites any interested parties to make submissions or observations with regard to the proposed Variation No.1 to the Clare County Development Plan 2023-2029. Submissions/observations may be made during the period from **6th March 2026 to 7th April 2026 inclusive**. Submissions received will be taken into consideration before the making of Variation No.1 to the Clare County Development Plan 2023-2029.

In respect of making a submission or observation please note the following:

- Please insert the heading "Variation No.1 to the Clare County Development Plan 2023-2029" on your submission
- Please make your submission by one medium only i.e. via on-line form, email or by post. This will avoid the duplication of submission reference numbers and will streamline the process.
- Submissions/observations should include your name and may include address, a map (for identification purposes) and, where relevant, details of any organisation, community group or company etc., which you represent. Clare County Council is subject to the provisions of the Data Protection Act (as amended) and General Data Protection Regulation (GDPR). In order to assist us in complying with Data Protection and GDPR please include your name and contact details (and where relevant, details of any organisation, community group or company etc., which you represent), on a separate sheet to the content of your submission/ observation. This processing of your personal data is lawful under Article 6 (1)(e) of the GDPR regulations. The Council's Data Protection Policy is available on the Council website.
- Please be advised that all submissions received will be published online in accordance with the requirements of the Planning and Development Act 2024, as amended, and will be summarised in the Chief Executive's Report, which will be published. You should ensure that no vexatious, libellous or confidential information, including confidential information relating to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission. The Planning Authority reserves the right to redact any submission or part thereof that does not comply with this requirement.

  The planning process is an open and public process and therefore your submission (in part or in total) will be available to view online at https://clarecdp2023-2029.clarecoco.ie/. All observations or submissions received during the above time period will be taken into consideration before the making of Variation No.1 to the Clare County Development Plan 2023-2029.

A submission/observation can be submitted by one of the following methods:

- By email to: devplan@clarecoco.ie, Subject headline should read "Submission to Variation No.1 to the Clare County Development Plan 2023-2029"
- In writing to: Variation No.1 to the Clare County Development Plan 2023-2029, Planning Department, Clare County Council, New Road, Ennis, Co Clare. V95 DXP2

The deadline for receipt of submissions/observations is Tuesday 7th April 2026. Please note late submissions will not be considered.

If you have any queries or require more detail, please contact the Forward Planning Section by email at: forwardplan@clarecoco.ie or by phone at 065-6846407/6846451.

Jason Murphy,
Director of Service,
Planning, Economic, Rural & Community Development Directorate. **6th March 2026.**

Clare Champion 53x4 (168) D8

Appendix 3 - Submissions from Office of the Planning Regulator (OPR) and Uisce Éireann

Oifig an Rialaitheora Pleanála
Office of the Planning Regulator

7th April 2026

Planning Department,
Clare County Council,
New Road,
Ennis,
Co Clare,
V95 DXP2.

Re: Proposed Variation No. 1 to the Clare County Development Plan 2023-2029

A chara,

Thank you for your authority's work on preparing the Proposed Variation No. 1 (proposed Variation) to the Clare County Development Plan 2023-2029 (County Development Plan).

As Clare County Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation pursuant to Part 3 of the Planning and Development Act 2024 (Act) and its functions under section 546 and this submission has been prepared accordingly.

Recommendations issued by the Office further to section 58(9) of the Act relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government. As such, planning authorities are requested to implement or address any recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Observations issued by the Office pursuant to section 546 of the Act may take the form of a request for further information or justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are considered necessary to ensure alignment

Teach na Páirce, 191-193A An Cuarbhóthar Thuaidh, Baile Átha Cliath 7, D07 EWV4.
Park House, 191-193A North Circular Road, Dublin 7, D07 EWV4.
T +353 (0)1 854 6700 | E info@opr.ie | W www.opr.ie

with policy and legislative provisions. Planning authorities are requested by the Office to action an observation.

A submission can also include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. Planning authorities are requested by the Office to give full consideration to the advice contained in a submission.

On adoption of the Variation, the Office will assess it in accordance with the statutory framework in section 63 of the Act.

Overview

The proposed Variation includes a number of changes to the County Development Plan with regard to the implementation of the NPF Implementation: Housing Growth Requirements (2025) (Housing Growth Guidelines) and the following elements:

- core strategy;
- policy amendments; and
- zoning amendments.

In relation to zoning for housing growth, the Office welcomes the additional supply of zoned lands across the county, including the release of the Strategic Residential Reserve sites. Combined with the existing undeveloped zoned lands in the County Development Plan, this provides a strong basis for meeting the housing growth requirements set out in the Housing Growth Guidelines (including the 50% additional provision).

The Office also welcomes the importance placed by the Planning Authority on protecting and enhancing the county's heritage when identifying new residential lands, including the creation of sensitively designed connectivity links (O'Callaghan's Mills), the preservation and protection of Architectural Conservation Areas (Kilkishen and Ballyvaughan), the retention of mature trees and dry stone walls (Quin), and the retention of trees and hedgerows for biodiversity (Newmarket-on-Fergus).

Against the positive backdrop of bringing forward additional lands for residential development in the short term, it remains essential that new homes are delivered in the

right locations, supported by appropriate services and community facilities and in keeping with our climate action goals, consistent with national and regional policy.

In this context, the Office has however identified four sites which are peripherally located, would be car dependant and would not support the growth of Ennis and Killaloe in a compact, sequential and sustainable manner (Recommendation 1). Furthermore, the lands in Ennis (LT 2, LT 7 and LT 8) are also located on the N85 where national and regional policy seeks to avoid the creation of any additional access points from new development to national roads to which speed limits greater than 60 km/h apply in the interests of road safety and the efficiency of the national road network.

In relation to the Village Growth Areas, the Office fully supports the sustainable development of rural areas by encouraging growth and sustaining vibrant rural communities. Notwithstanding this, concern arises where lands are zoned in peripheral locations which risks facilitating fragmented and piecemeal development, including the leapfrogging of undeveloped lands. Following a detailed assessment of the proposals, the Office has identified a number of proposed Village Growth Area sites within smaller settlements that would not support the principles of sequential development, and which, if implemented, have the potential to erode the rural character and identity of these settlements (Recommendation 2).

The Office further notes that the lands at Killaloe (R12), Broadford (VGA2), and Cooraclare (VGA5) were previously, in part or in whole, subject to a section 31 Ministerial Direction which required the deletion of the residential zoning objective. No justification or rationale has been provided for the inclusion of the lands in this proposed variation.

The Office also has significant concerns regarding several proposed development sites that are either partly located within Flood Zones A and/or B, or where flood risk remains unclear due to the proximity of sites to water features.

The Economic and Spatial Strategy for Ennis is noted and welcomed, with the seven transformational projects providing new opportunities for economic activity in Ennis as the county's Key Town. The timeline for delivery of the actions for each project with identified lead agency and implementation partners is commended.

The Local Transport Plan (LTP) for Ennis is an important and welcome plan, and the Office notes the significant engagement between the Planning Authority and the National

Transport Authority (NTA) with respect to the completion of the LTP. However, the Office considers that the County Development Plan would be strengthened by incorporating the key measures and objectives from the LTP Area.

The submission below has been prepared to provide a strategic level input to your authority in finalising the proposed Variation. It is within this context the submission sets out five (5) recommendations and three (3) observations under the following themes:

Key theme	Recommendation	Observation
Implementation of the housing growth requirements	-	Observation 1
Residential land zonings in towns	Recommendation 1	-
Village growth areas	Recommendation 2	-
RZLT rezoning at Scarriff/ Tuamgraney	-	Observation 2
Flood risk management	Recommendation 3	Observation 3
National road network	Recommendation 4	-
Local Transport Plan (Ennis)	Recommendation 5	-

1. Implementation of the housing growth requirements

The Office notes and welcomes the proposals by the Planning Authority to meet the identified housing growth requirements taking account of the Housing Growth Guidelines in order to ensure an adequate supply of serviced and developable land to support compact, consolidated growth.

In particular, the Office welcomes the following;

- the rezoning of c. 163ha of Strategic Residential Reserve lands to New Residential that could accommodate c. 4,292 units on 87 sites in 29 settlements across the county;
- the zoning of an additional c. 105ha of newly identified residential sites that could accommodate 2,554 units at a net density of 80%, in 25 settlements across the county; and

- the identification of c. 136ha of Long Term Development lands that will guide future development and infrastructural investment in the county in the medium to long term.

It is also noted that 7,748 units can be provided on available, zoned residential lands (with a net density of 80%).

Therefore, taking account of the Housing Growth Guidelines for County Clare of 2,955 units to the end of the plan period in Q1 2029 (i.e. 3 full years) and the need to zone sufficient lands to provide for 4,433 units (including 50% additional provision), the Office is satisfied that the Planning Authority has, through both zoning and planning policy amendments, satisfactorily met and far exceeded its housing growth requirements.

In relation to the updated Core Strategy Table, the Office notes that no housing unit target has been attributed to the unserviced Tier 2 Large Villages, Small Villages or the Open Countryside, where targets for all such areas were included in the adopted Core Strategy Table.

Observation 1 - Core Strategy Table
Having regard to the need for clarity and transparency relating to the housing targets for County Clare over the period of the Clare County Development Plan 2023-2029, and having considered the Development Plans, Guidelines for Planning Authorities (2022), the Planning Authority is advised to update the Core Strategy Table to include housing unit targets for unserviced Tier 2 Large Villages, Small Villages and the Open Countryside.

2. Residential land zonings in towns

The Office is generally satisfied with the proposed location of new sites in the higher order settlements. However, in a limited number of instances the Office has concerns relating to compact growth, the availability of sustainable transport options, impact on the national road network and the serviceability of lands related to wastewater in particular.

Long term development lands to the south west and north west of Ennis are located outside the CSO boundary and are located in areas that are not well served by sustainable transport infrastructure.

With respect to the LT2 lands (north west of Ennis), while the LTP indicates cycling infrastructure along the N85, it would not be provided at a location that could directly serve the proposed development lands. Furthermore, the site is neither located near an existing bus stop or on the proposed town service NS2 and as such would promote unsustainable travel patterns.

It would appear that access to the LT7 and LT8 lands (to the south west) would require the traversing of the N85 which raises concerns about road safety and the carrying capacity of the national road network (see Recommendation 4 below). Any decision to cross the N85 would be more appropriately taken as part of an evidence base to inform the review of the County Development Plan. Furthermore, these lands are not currently served by public transport and are not located on the proposed town service routes or the proposed town service route. Therefore, the zoning of lands at this time would not be materially consistent with National Policy Objectives (NPOs) of the National Planning Framework First Revision (2025) (NPF) and Regional Policy Objectives (RPOs) of the Regional Spatial and Economic Strategy (RSES) relating to compact growth and sequential development. Furthermore, the zoning of such lands would be premature pending a review of the Sustainable Development and Regeneration Strategy that is required to be prepared as part of the preparation of the next development plan, in accordance with Part 3, section 44 of the Act. In addition to the above, the Office notes that LT7 is unlikely to be serviceable with respect to wastewater within the life of the plan.

In the case of Killaloe, a proposed development site to the south of the bypass and to the south west of the recently completed Killaloe/ Ballina bridge, is located outside the CSO boundary where the construction of the bypass and bridge has severed direct connections between these lands and Killaloe, and no active travel links are planned. As a result, any future community in this area would be isolated from the services and amenities of the town and heavily dependent on car travel.

The Office notes that the Killaloe R12 lands were previously subject to a section 31 Ministerial Direction, which required the deletion of the residential zoning objective and the reinstatement of the Tourism zoning. While the NPF and the Housing Growth Guidelines necessitate the zoning of additional residential lands, the Office does not consider these lands to be necessary to the implementation of these revised policy requirements. Sufficient alternative lands have been identified and zoned for residential development as part of the

proposed Variation, such that the inclusion of the R12 lands is not required to meet housing growth objectives.

Recommendation 1 - Residential Zoning in Ennis and Killaloe

Having regard to the principles of compact growth, sequential approach to zoning, and the co-ordination of land use zoning, infrastructure and services, and having considered the following:

- NSO 1 (compact growth and regeneration of urban areas);
- NPO 9 of the NPF (compact and sequential growth);
- RPO 35 of the RSES (compact growth);
- RPO 151, RPO 152 and RPO 154 of the RSES (integration of transportation and land use planning);
- the Climate Action Plan 2025 (reducing vehicle kilometres travelled);
- the Climate Action and Low Carbon Development Act 2015, as amended (mandatory target to reduce greenhouse gas emissions by 51%);
- the National Sustainable Mobility Policy (2022) (reducing vehicle kilometres travelled); and
- the policy and objective for sequential approach to zoning at section 6.2.3 of the Development Plans, Guidelines for Planning Authorities (2022),

the Planning Authority is recommended to make the proposed Variation without the following:

(i) Ennis (LT2) (See also Recommendation 4 below);

(ii) Ennis (LT7) (See also Recommendation 4 below);

(iii) Ennis (LT8) (See also Recommendation 4 below); and

(iv) Killaloe (R12).

3. Village growth areas

The Office notes that c. 86ha of unzoned Village Growth Area (VGA) lands are proposed throughout the county. While the Office supports proportionate growth of settlements, the extent of new VGA lands is not required to ensure an adequate supply of zoned land to meet the county's housing growth requirement to the end of the plan period (including an additional provision of 50%).

Notwithstanding, the Office considers it reasonable to retain VGA lands where there would otherwise have been limited choice for housing development (Broadford), where the identification of new VGA lands would play an important role in joining separate parts of the same settlement (O'Callaghan's Mills), where sites are proximate to the settlement core and would not leapfrog other, undeveloped lands (Bridgetown, Kilmihil and Kiladysert), where proposed development sites would comprise small scale infill development (Connolly, Cross, Doonaha and Labasheeda). In the case of Lissycasey, see Recommendation 4 below (National Road Network).

In other cases, the proposed extensive expansion of VGA lands would be likely to facilitate haphazard and piecemeal development, with the leapfrogging of development over more centrally located and undeveloped lands. Such an approach would place an undue burden on capital investment programmes for extensions to physical infrastructure, including water and wastewater services, footpaths, and public lighting, and would risk eroding the rural character and identity of these villages.

In this context, the Office considers that a more measured and strategic approach is required to guide the future growth of these villages. This would ensure that rural communities are supported in a planned and coherent manner, while protecting rural character and ensuring alignment with the capacity and availability of existing and planned social and physical infrastructure.

Recommendation 2 – Village Growth Areas

Having regard to the sustainable growth and development of rural areas, and having considered the following:

- NPO 9 of the NPF (sequential growth);
- NPO 24 of the NPF (sustainable development of rural areas);
- the Climate Action Plan 2025 (reducing vehicle kilometres travelled);
- the Climate Action and Low Carbon Development Act 2015, as amended (mandatory target to reduce greenhouse gas emissions by 51%);
- the National Sustainable Mobility Policy (2022) (reducing vehicle kilometres travelled)
- the policy and objective for sequential approach to zoning at section 6.2.3 of the Development Plans, Guidelines for Planning Authorities (2022);

the Planning Authority is recommended to:

(i) review the approach to the expansion of rural villages across the county, and where no evidence based justification can be provided for the individual extensions, to make the proposed Variation without the proposed Village Growth Area lands at the following locations;

a) Barefield VGA 7, VGA 8, VGA 9, VGA 10, VGA 11;

b) Ballinruan VGA 5;

c) Broadford VGA 2;

d) Clooney VGA 4;

e) Kilmurry VGA 4;

f) Bridgetown VGA 4;

g) O'Callaghan's Mills VGA 5, VGA 6, VGA 7, VGA 8, VGA 10, VGA 11;

h) Kilmihil VGA 7;

i) Kiladysert VGA 5 and VGA 6;

j) Bellharbour VGA 3 and VGA 4;

k) Cooraclare VGA 5;

l) Creegh VGA 3;

m) Cross VGA 4;

n) Doonaha VGA 6;

o) Inch VGA 3;

p) Kilbaha VGA 5;

q) Kilmaley VGA 7 and VGA 8;

r) Kilmurry McMahon VGA 4;

s) Querrin VGA 7 and VGA 8; and

t) Ruan VGA 5.

4. RZLT rezoning at Scarriff Tuamgraney

The proposed Variation includes land use zoning changes which the Planning Authority has indicated arise from the RZLT process. This applies to six sites within four settlements: Scarriff/ Tuamgraney, Feakle, Quilty and Whitegate.

The recently published housing plan, Delivering Homes, Building Communities 2025-2030, emphasises the need for a strong pipeline of zoned and serviced land to support the delivery of 300,000 new homes to 2030, stating:

> …*Government will ensure that new homes are built in the right locations, with the necessary services and community facilities in place, in keeping with our climate action goals, and the wider spatial growth of the State*.

While the Office has no concerns in relation to four of the RZLT sites, it is considered that two of the sites in Scarriff/ Tuamgraney are centrally located to the settlement core and adjoin existing or proposed residential lands. On that basis it is advised that the Planning Authority keep these sites under review as they could contribute to the delivery of compact growth.

Observation 2 - RZLT rezoning at Scarriff/ Tuamgraney
Having regard to the compact and sustainable growth of the settlements within Clare County and in particular to: • NPO 42 of the NPF to target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040; • NPO 43 of the NPF to prioritise the provision of new homes at locations that can support sustainable development; and • NPF Implementation: Housing Growth Requirements (2025), the Office advises that the Planning Authority keep the two Residential Zoned Land Tax locations within the settlements of Scarriff/ Tuamgraney under review as potential locations for residential uses in the future.

5. Flood risk management

The Office welcomes the preparation of the Strategic Flood Risk Assessment in accordance with NPO 1 of the NPF and the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines).

However, the Office has identified land use zonings that are located within either Flood Zones A or B (Clonlara, Feakle, Quin, Kilkee and Milltown Malbay) and lands that may be in Flood Zones A and/ or B (O'Callaghan's Mills).

Furthermore, due to the proximity of water features to proposed development sites in a number of settlements, the Planning Authority should undertake a risk assessment for each of the identified sites (Ballycannon North (Meelick), Feakle, Tuamgraney, Lahinch, Lisdoonvarna, Mountshannon, Inch and Kilmaley) in order to establish whether a Stage 3 detailed flood risk assessment is required to be carried out (as set out in section 2.2.1 of the Flood Guidelines), and if necessary to amend or omit land use zonings and/or Village Growth Area boundaries to water compatible uses only where it is found that highly vulnerable development is proposed within Flood Zones A/B or less vulnerable development in Flood Zone A and the Plan Making Justification Test has not been passed.

Finally, the Office notes that parts of proposed development lands are located either within or in close proximity to 'high end future scenario' climate change extents, where the potential future risks and associated mitigation measures are unclear, in relation to sites in Clonlara, Feakle, Quin, Doonbeg, Kilkee, Miltown Malbay, Sixmilebridge and O'Callaghan's Mills. The Office advises the Planning Authority to address flood risk management taking account of the potential impacts of climate change on flood risk.

Recommendation 3 - Flood Risk Management

Having regard to flood risk management and in particular to:

- NPO 78 of the NPF (ensuring flooding and flood risk management informs place making);
- RPO 89, RPO 114 and RPO 116 of the RSES (incorporating flood risk management into the planning system); and
- the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009),

the Planning Authority is recommended to;

(i) amend land use zonings or Village Growth Area boundaries so that highly vulnerable development is not permitted on either Flood Zone A or Flood Zone B and less vulnerable development is not permitted on Flood Zone A, at the following locations:

a) Clonlara (R4);

b) Feakle (R4);

c) Quin (R4);

d) Kilkee (R10);

e) Miltown Malbay (R7);

f) Ennistymon (R8); and

g) O'Callaghan's Mills (VGA 6);

(ii) undertake a site visit to establish whether a Stage 3 detailed flood risk assessment is required with respect to each of the sites listed below. Where

it is found that highly vulnerable development (Flood Zones A/B) or less vulnerable development (Flood Zone A) is proposed and the Plan Making Justification Test has not been passed, the Planning Authority is required to amend or omit land use zonings or Village Growth Area boundaries to water compatible uses only:

a) Ballycannon North (Meelick) (site R4);
b) Feakle (R5);
c) Feakle (R6);
d) Feakle (R7);
e) Tuamgraney (R5);
f) Tuamgraney (R11);
g) Lahinch (R3);
h) Lahinch (R4);
i) Lahinch (R5);
j) Lahinch (R6);
k) Lahinch (R7);
l) Lisdoonvarna (LT1);
m) Lisdoonvarna (R9);
n) Mountshannon (LT1);
o) Inch (VGA 3);
p) Kilmaley (VGA 7); and
q) Kilmaley (VGA 8).

The Office of Public Works should be consulted in relation to the Planning Authority's response to all of the above.

Observation 3 - Flood Risk Management - Climate Change Scenario

Having regard to flood risk management and in particular to:

- NPO 78 of the NPF (potential impacts of climate change on flooding and flood risk);
- RPO 116 of the RSES (consideration of potential impacts of flood risk arising from climate change); and
- the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009),

the Planning Authority is advised to:

(i) amend the Strategic Flood Risk Assessment to discuss how potential future climate change risk and any associated mitigation measures have been considered in relation to the following sites:

a) Clonlara (R4);

b) Feakle (R4);

c) Quin (R4);

d) Doonbeg (R4);

e) Doonbeg (R6);

f) Kilkee (R10);

g) Miltown Malbay (R7);

h) Sixmilebridge (R8); and

i) O'Callaghan's Mills (VGA 6);

(ii) set out measures in order to ensure that safe ingress and egress from the proposed highly vulnerable Residential lands at Broadford (Site R3) can be achieved, taking account of the flood zones that surround these lands to the east, north and west.

The Office of Public Works should be consulted in relation to the Planning Authority's response to all of the above.

6. National road network

The N67, N68 and N85 traverse the county along the western seaboard, Ennis-Kilrush and Ennis-Ennistymon respectively and form a key part of the strategic national road network in County Clare, providing important regional and inter-regional linkages.

RPO 140 and RPO 151 of the RSES for the Southern Regional Assembly (SRA) area focus on protecting the strategic transport function and safety of national roads. In the interests of maintaining the safety and carrying capacity of the national road network, section 2.5 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012) (National Roads Guidelines) set out that it should be the policy of the planning authority to avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/h apply. Furthermore, section 2.7 of the National Roads Guidelines states that planning authorities must exercise care when zoning lands at or close to interchanges where such development could generate significant additional traffic with the potential to impact on the national road network.

In this context, the Office notes that a number of proposed development sites adjoin sections of the national road network where speed limits of 80 km/h or greater apply or are located close to interchanges and as such would be materially inconsistent with RPO 140 and RPO 151 of the RSES and would fail to take due account of section 2.8 of the National Roads Guidelines

Recommendation 4 - National Road Network
Having regard to the need to maintain the carrying capacity and safety of the strategic road network, and having considered the following: • RPO 140 of the RSES (maintaining the strategic capacity and safety of the national roads); • RPO 151 of the RSES (the protection of the strategic transport function of national roads); and

- sections 2.5 and 2.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012), in respect of the policy approach for access to national roads,

the Office recommends that the Planning Authority makes the proposed Variation without the following:

(i) Ennis (LT2);

(ii) Ennis (LT7);

(iii) Ennis (LT8);

(iv) Lissycasey (VGA 4);

(v) Lisdoonvarna (R5);

(vi) Lisdoonvarna (R7);

(vii) Doonbeg (R7);

(viii) Killimer (R3); and

(ix) Barefield (VGA 7, VGA 8, VGA9, VGA 10 and VGA 11).

7. Local Transport Plan (Ennis)

The Office acknowledges and welcomes the completion of the LTP for Ennis and notes the inclusion of Objective 3(a)(i) to support the implementation of the LTP in order to reduce car dependence, improve sustainable transport, reduce traffic congestion, promote sustainable growth and meet climate targets. However, the Office considers that the proposed Variation would significantly benefit from the inclusion of the short, medium and long-term measures as identified in the LTP into the County Development Plan. Such an approach would give clarity with regard to the connectivity between land uses and the active travel infrastructure that would support them.

Recommendation 5 - Local Transport Plan
Having regard to the need for integration of land use and sustainable transportation, and having considered the following:

- NPO 37 of the NPF (sustainable mobility);
- RPO 151 of the RSES (integration of land use and transport);
- RPO 152 of the RSES (permeability for walking, cycling and public transport);
- the Climate Action Plan 2025 (reducing vehicle kilometres travelled);
- the Climate Action and Low Carbon Development Act 2015, as amended (mandatory target to reduce greenhouse gas emissions by 51%); and
- the National Sustainable Mobility Policy (2022) (reducing vehicle kilometres travelled),

the Planning Authority is recommended to:

(i) incorporate sections 7.3 to 7.4.2 inclusive, from the Local Transport Plan (LTP) into the Clare County Development Plan 2023-2029; and

(ii) provide a clearly legible map / series of maps that clearly reflect all existing and proposed active travel and public transport networks throughout the Key Town of Ennis, as identified in appendix 8 of the LTP, relative to the land use zonings in Ennis.

Summary

The Office requests that your authority addresses the recommendations and observations outlined above. As you are aware, the report of the Chief Executive of your authority prepared for the elected members under section 58(11) of the Act must summarise these recommendations and set out how the Chief Executive proposes to address them.

Where a Planning Authority makes a variation, it is required to notify the Office **within one week** of the decision to adopt the Variation. Where an authority decides not to comply with the recommendations of the Office, then it shall inform the Office as soon as practicable and provide reasons for the decision not to so comply.

Your authority is also required to send the Office a copy of the Variation and any submissions made by the Minister, the relevant regional assembly and the National Transport Authority during the Variation preparation process.

Please be advised that planning authorities are also required to publish notice of the Variation within a week of the adoption, stating that a copy of the County Development Plan as varied will be available for inspection on a website and at a place specified in the notice no later than five weeks after the date of adoption.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through plans@opr.ie.

Is mise le meas,

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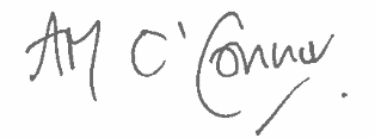

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015

_____

Planning Department,
Clare County Council
Áras Contae an Chláir
New Road
Ennis
Co. Clare
V95 DXP2s
By email devplan@clarecoco.ie

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
D01 WA07
Éire

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Ref: 26_UE_FP_15

Ref: Proposed Variation No. 1 to the Clare County Development Plan 2023 – 2029

7th April, 2026

A chairde,

Uisce Éireann welcomes the opportunity to comment on Proposed Variation No. 1 to the Clare County Development Plan (CDP) 2023-2029. We will continue to engage with the planning unit of Clare County Council as the development plan process progresses. The submission is structured in two sections. The first section includes general overall comments in relation to Water and Wastewater Services, Developer-Led Infrastructure and Housing Unit targets outside the development plan period. The second section includes comments in relation to the Proposed Amendments, with the relevant amendment referenced where there is a comment. Also find attached a summary table giving additional information on water and wastewater treatment capacity in light of the increased housing unit targets included in the proposed Variation.

1. General Comments

Water and Wastewater Services

As part of the 2 year review of the Clare County Development Plan, Uisce Eireann engaged with the planning department in Clare County Council providing updates on the progress of investments to increase wastewater and water treatment capacity across the county. Since then, the Wastewater and Water Capacity Registers were issued in September 2025 giving an update on the available capacity in each settlement with respect to currently available water and wastewater treatment capacity. The 2026 issue of the Wastewater and Water Supply Capacity Registers is in development and will be issued in Q2 2026. Refer to Appendix 1 for additional information in relation to water and wastewater treatment capacity.

Developer-Led Infrastructure

Uisce Éireann supports development in smaller settlements through the Small Towns and Villages Growth Programme which is focused on providing for growth in areas already served by Uisce Éireann infrastructure where current or future capacity deficits have been identified. More details can be found on the Uisce Éireann website at Small Towns and Villages Growth Programme | National Projects | Uisce Éireann.

Stiúrthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Douglas Millican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh, Rena O'Sullivan and Orlagh Nevin.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
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UE / LH / OP6000 / 0725

Uisce Éireann has developed a Guidance Document, Technical Standard for Nature Based Solutions and Minimum Requirements for Non-Nature Based Solutions to support Developers with the implementation of Developer Led Infrastructure (DLI) in small scale multi-unit housing Developments less than or equal to (≤)150 Population Equivalent (PE).

Domestic Wastewater discharges (≤ 150 PE) to surface water can now be authorised through a registration system based on compliance with the European Union (Water Policy) Small Wastewater Discharge (Registration) Regulations 2026.

This approach supports the Government's initiative to enable housing activity in areas where there is no existing Uisce Éireann wastewater network and it is deemed not technically feasible to connect to the Uisce Éireann wastewater network due to the proximity of the development to the existing network. It also maintains the necessary safeguards to ensure that environmental compliance is achieved for discharges from newly constructed eligible development. More details can be found on our website at Developer Led Infrastructure | Uisce Eireann.

It is recommended that the CDP11.32 (h) policy in the Clare County Development Plan is updated to comply with the recently issued NSP 01/2026 Developer Led Infrastructure for Wastewater Services and the associated procedural advice note, where applicable. Suggested text:

The Council will support the provision of developer-led infrastructure and bridging infrastructure where appropriate and in accordance with relevant national guidelines and standards for such development, and subject to being taking in charge by Uisce Eireann. The provision of any such infrastructure will be in accordance with the policies and objectives of the Plan and subject to appropriate environmental assessment.

Housing Targets outside the Development Plan Period (2029 – 2034)

The Core Strategy targets go beyond the period covered by Uisce Éireann's next Capital Investment Plan (2025-2029). The additional capacity created by a capital investment has been considered in the latest Water Supply Capacity Registers and Wastewater Treatment Capacity Registers where a project is planned for completion within the next Capital Investment Plan period (2025-2029). Please note that all capital projects are subject to change if the current Capital Investment Plan is amended due to emerging needs or changes due to exchequer funding. In addition, all projects – even those approved under the Capital Investment Plan – are subject to potential delays, to include, for example, those associated with statutory consents. The level of available capacity will need to be revisited should a significant increase in overall demand for water services be experienced in settlements. If required, Uisce Éireann can initiate projects to increase capacity, subject to funding in future Capital Investment Plans.

2. Response to Proposed Amendments as indicated

Where there are observations to specific Amendments in Vol. 1, these are set out under the section headings that follow.

Proposed Amendments Vol. 1 Chapter 1 Introduction (1a)

1a – no comment
1b (PA1b – PA 1b- 70) – no comment except for those listed below:

Proposed Amendments Vol. 1 Chapter 3 Core Strategy

PA1b – 1-32: no comment

PA1b – 33: the housing growth requirements as indicated have been noted

PA 1b – 44, 45, 46, 48, 49, 50, 51, 52: The addition of a new category of sites 'Long-Term Strategic and Sustainable Development Sites' has been noted. It is useful to get a sense of where the potential for future delivery of housing maybe located in the next development plan period. However, it is not possible at this stage to determine the servicing of these sites for water and wastewater services. Uisce Eireann will continue to engage with Clare County Council over the life-time of the current development plan and into the preparation of the next Capital Investment Plan (current plan, subject to approval 2025 – 2029) as existing and planned infrastructure projects are progressed and changes in available capacity are indicated.
In settlements identified for growth, including Ennis Key Town, Shannon Metropolitan Town, and Ennistymon/Lahinch, Kilrush/Cappa and Scarriff/Tuamgraney Service Towns the available capacity is indicated in the current Capacity Registers and has been estimated using population projections for the period to 2029. While the housing unit target applicable in each settlement includes 50% additional provision in relation to land use zoning, the capacity available for water and wastewater services has been estimated on the population increases as indicated in the Core Strategy Table of the adopted CDP prior to the Variation. Additional information on capacity available in each settlement is provided in Appendix 1. Of the three settlements identified for growth, Shannon and Kilrush/Cappa has sufficient capacity available to cater for the projected population increases. In Ennis, there is an ongoing project to increase treatment capacity at Ennis North WWTP and Clareabbey, which is at Stage 2 - Concept Design and an Interim project to increase capacity at Clareabbey is at Stage 1 and progressing to Stage 2 in Q4 2026. Ennistymon/Lahinch has limited wastewater treatment capacity but this will be addressed in the longer term when the new treatment plant is complete. There are constraints in Scarriff/Tuamgraney in both water and wastewater treatment capacity within the plan period and it is unlikely that the zoning of land for 276 units in the period 2029 – 2034 can be accommodated. .

PA1b – 47: no comment

PA1b – 53, 54, 55: clarification is sought as to whether the additionality of Unmet Need has been incorporated in the updated housing unit figures in the updated Core Strategy table and if it has, why this is not included within the 50% additional provision.

PA1b – 56 – 65: no comment

PA1b – 66 Table 3.6 Core Strategy Table:
Population equivalents for the updated housing unit figures and quantum of zoned lands would support better assessments of future capacity available for water and wastewater services. Comments on the serviceability of specific sites has been included, where possible, in the comments provided for Vol. 3

PA1b – 67, 68, 69, 70: no comment

Proposed Amendments Chapter 4 Urban and Rural Settlement Strategy

1c – 1, 2, 3,4, 5, 6: no comment

1c – 7: Athlunkard is served by Limerick City wastewater treatment plant which has sufficient capacity, but there maybe constraints in the sewer network and recent development activity in the area will require a review of capacity available.

1c – 8, 9, 10, 11, 12, 13: no comment

Proposed Amendments Chapter 5 Housing (Proposed Amendment No. 1d)

1d – 1: no comment

1d – 2: the ability to service housing with water and wastewater services in the 2029 – 2034 period (beyond the development plan) will require ongoing review and will depend on the pace and sequencing of development within the plan period, see further details in Appendix 1.

1d – 3: no comment

Proposed Amendments Chapter 6 Economic Development (Proposed Amendment 1e)

1e – 1: no comment

Proposed Amendments19 Land Use and Zonings (Proposed Amendment 1f)

It is recommended that a specific policy is included in the variation in relation to wastewater in Ennistymon/Lahinch. Suggested wording is as follows:

It is the policy of Clare County Council to work closely with Uisce Éireann to identify and facilitate the timely delivery of wastewater facilities in Ennistymon/Lahinch required to realise the development objectives of this plan.

1f – 1, 2, 3: no comment

1f – 4: It is imperative that sufficient provision is made in the County Development Plan to allow for the necessary delivery of water services infrastructure in all zoned and unzoned lands, subject to proper planning and sustainable development. In this regard Uisce Éireann requests that public utilities and public services is a land use category in the zoning matrix and that these uses are 'permissible' or 'open for consideration' in all zones. Below are suggested definitions of public services and utilities.

Suggested Zoning Matrix Definitions

Public Services

A building or part thereof or land used for the provision of public services. Public services include all service installations necessarily required by electricity, gas, telephone, radio, telecommunications, television, drainage water services, and other statutory undertakers, it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste and composting facilities.

Utilities

Utilities comprise of water, wastewater, electricity, telecommunications, transport infrastructure.

Zoning Matrix

Public Services and Utilities should be permissible uses or open for consideration in all zoning objectives.

Proposed Amendments Appendix 1 Development Management Guidelines (Proposed Amendment 1g)

1g – 1, 2, 3, 4: no comment

Proposed Amendments Appendix 7 Plans Policies and Guidelines (Proposed Amendment 1h)

1h – 1: no comment

Proposed Amendments Vols 2 and 3

Proposed Amendments Vol 2 (2a-2b): the proposal to extend the settlement boundaries of the settlements as indicated has been noted. The addition of flood mapping is welcomed.

Proposed Amendments Vol 3: The proposal to rezone lands from Strategic Residential Reserve to New Residential is noted. The Settlement Capacity Audits provided for each Municipal Area show the tiering of the sites. Comments provided on serviceability of sites in submissions provided at each stage of the development plan making process should be read in conjunction with additional comments provided referencing individual sites, in the following sections.

Vol. 3a Ennis Municipal District

Proposed Amendments No. 3a – 2: it is noted that the quantum of lands zoned for Residential has been increased to include the portion that was previously in the Strategic Reserve category in Ennis (incl Clarecastle) while no change is indicated in the quantum of lands zoned for other uses in Ennis (incl. Clarecastle or the surrounding Small Villages in the Municipal District).

Proposed Amendments No. 3a – 1a and 3: no comment

Vol 3 a i) Ennis and Clarecastle Settlement Plans

No comment except for

PA 3a – 4c: It is noted that the lands previously zoned as Strategic Reserve have been included in the category Res. Ha Zoned. See comment in response to PA1b regarding Wastewater Treatment capacity in Ennis.
PA3a – 4d, 4e, 5a, 5b, 5c, 6a, 6b, 7a, 8a, 9a, 10a, 10b, 11, 12, 13a: no comment
PA3a – 13b: Long Term Strategic and Sustainable Development Sites – see response to **PA 1b** and comments on serviceability in following sections.
PA3a 14 – 43b relate to neighbourhood maps and new housing in the following neighbourhoods Roslevan, Claureen, Cahircalla More, Lifford, Cloughleigh / Drumbiggle, Clonroad More Ballycorey/ Ballymaley, Woodstock, Clarecastle Village, Beechpark Area and Cahircalla Beg / Ballybeg as well as the Ennis Transformational Sites. Within the time constraints to respond to the proposed Variations, it has not been possible to carry out detailed assessments relating to the objectives included for these sites. Uisce Eireann is happy to engage with Clare County Council on an ongoing basis in relation to infrastructure availability in these neighbourhoods. See Appendix 1 for additional info on water and wastewater infrastructure capacity for the areas contained within these proposed amendments.
See comments below relating to serviceability of the newly proposed sites where relevant. A review of sites where data was provided, suggests that the following sites will require network extensions and access via third party lands (in some cases), to provide water and wastewater connections. Notes on these sites should be read in conjunction with previous submissions to Clare County Council at earlier stages of the plan making process. Where new sites are proposed these have been assessed based on currently available GIS data: R12, R26, R33, R29, R28, R27, R22, R24, R34, R37, R38, R40, R42, R45, LDR12, LDR14

Vol 3b Shannon Municipal District

See comments below relating to serviceability of the newly proposed sites where relevant:

PA3b – 1a: it is noted that the quantum of residential zoned land has been updated to reflect the removal of the strategic reserve lands and new zonings of residential land.
Notes on sites previously zoned should be read in conjunction with previous submissions to Clare County Council at earlier stages of the plan making process. Where new sites are proposed these have been assessed based on currently available GIS data.
PA3b – 2a, 2b: no comment
Pa3b 3, 4 inclusive: see comments below relating to serviceability of the newly proposed sites where relevant:
Sixmilebridge: R10, R12, R13, R11 – require network extensions to the wastewater network and potentially a road crossing.
Athlunkard, **Bunratty**: NA
Clonlara: LT1 extension to water network; LT2 long extension to wastewater network
Ballycannon North: R2 long extension to wastewater network; R4 extensions required.
Parteen: R4 long extension to wastewater network, R4 and R6 may require access via third party lands.
Newmarket-on-Fergus: R6 zoning does not follow compact development form; R9 extension and third party access maybe required to wastewater network in adjacent estate; R8 extension and third party access maybe required to wastewater network.

Vol. 3c Killaloe Municipal District

See comments below relating to serviceability of the newly proposed sites where relevant:

Scarrif-Tuamgraney: As noted in the comment in response to **PA 1b**, treatment capacity in Scarriff/Tuamgraney is currently constrained and will require review particularly in relation to the lands zoned for development beyond the plan period. R8 – long extension to wastewater network required**;** R11 – long extensions required to water and wastewater networks (50 – 190m)**;** R6 – extensions required and possible third party access to wastewater network.
Killaloe: R10, R11 **–** extension to wastewater network required; R12 – long extensions required and third party access; R7 – capacity assessment required in combined sewer
Tulla: R7: Long extensions needed and third party access required; R8: Long extension to water network and third party access required.R5&R6: Long extension to wastewater network; R3 upgrade or extension required. LT1, LT2: Long extension to wastewater network and third party access maybe required. LT3: Extension to wastewater network and third party access required.
Crusheen: R4: Extensions needed, third party lands, long extension to WW network; R3: long extensions needed
Feakle: R4: Long extension and third party access maybe required to WW network; R5 – within the vicinity of the existing WWTP, R6: Extensions needed – very long extension to WW network required. LT1 – long extension to WW network required; AG3 – extension to WW network required.
Kilkishen: R3 Extension to WW network required
Mountshannon: R2 is outside the agglomeration boundary, R4 further info required (GIS data unavailable)
Quin: R8 Extension to wastewater network and access via third party land maybe required; LT1, R4, R5, R6, R7, R9, R10 - Extensions to water and wastewater networks across third party lands
Whitegate: R4 - Long extension to wastewater network required; R7 & R10 Extensions to water and wastewater networks across third party lands; R9 - Extension to wastewater network required.; R5 - Short extensions needed
Broadford: No sewer details available on GIS; VGA1 – extension to water network; R3 extension to water network

Ballinruan – No water or wastewater network available on GIS

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Ennistymon: R8 – long extension to water network; R9 & R11 – long extension to wastewater network required;
Kilrush R11 & R14 long extensions required and access via third party lands; R10 & R12 – short extensions required, third party access maybe required; R13 extensions and third party access maybe required;
Kilkee – R8 - upgrade or extension required; R10 diversion or build over agreement required
Lisdoonvarna – R5 - Long extension to wastewater network, not connected to existing zoned lands; R7 - Extension to wastewater network required; R6 7 R8 adjacent to WWPS, R8 may required long extensions
Miltown Malbay – Existing wastewater treatment capacity is constrained. See Appendix 1 for more details. R5 - Extension to wastewater network required; R7 - Short extensions needed, in the vicinity of the WWTP; R8 - Long extensions required and/or third party access
Ballyvaughan – R5 & R6 long extensions required; R4 & LT1 extensions required
Corrofin – R3 close to WWTP; R6 & R10 – extensions needed; R9 extensions required, third party access maybe required
Doonbeg – R4 long extension to WW network required; R6 long extensions needed, not sequential with other zoned lands
Inagh – R3, R4, &R5 – no UE water network, extension to WW network required
Mullagh – R7, R9 – extensions required, R9 third party access maybe required; R3 & R4 – water network extension/reinforcement maybe required. LT1 - Extensions required and maybe third party access.
Quilty, Liscannor – no comment
Kilfenora – R4 & R5 – capacity assessment of sewer required; R7 & R8 extensions required and third party access
Killimer – R3 extension required to wastewater network, no UE water network on GIS (private network only)
Lahinch – R5 – short extensions required; R6 build over or diversion agreement required; R9 – extension to wastewater network and third party access maybe required.
Belharbour, Cooraclare, Creeagh, Kilmurray McMahon, Cross, Ruan – no wastewater network available on GIS
Kilmaley, Labasheeda, no wastewater or water network available on GIS

Environmental Reports

The contents of this submission should be taken account of in the Environmental Reports.

We look forward to engaging with Clare County Council as the plan making process progresses.

Is mise le meas,

Sheila Convery

Forward Planning Team
Asset Strategy

2.7

Typology	Settlement	Housing Units - Existing and New (Residential Zonings)	Population equivalent (Existing and New Residential Zonings)	Wastewater Treatment Capacity (to 2029)	Water Treatment Capacity & Water Networks (to 2029)	Housing Units (Exisitng and New Reidential and LTSSDS)	Population equivalent (Existing and New Residential Zonings and LTSSDS)	Wastewater Treatment Capacity (to 2034)	Water Treatment Capacity (to 2034)
		to End of Dev Plan Period 2029				to 2034			
Key Town	Ennis	3,138	8,473	Ongoing project for Ennis North and Clareabbey - at Stage 2 - Concept Design. Interim project to increase capacity at Clareabbey - at Stage 1 and moving to Stage 2 Q4 2026.	Capacity Available - LoS improvement required; WSBG Project in RC4	4,212	11,372	Pending successful completion of project.	
Metropolitan Area	Shannon	1,334	3,602	Capacity available	Capacity Available - LoS improvement required; WSBG Project in RC4	1,334	3,602		
Metropolitan Area	SDZ	181	489	NA	NA	0	-		
Metropolitan Area	Sixmilebridge	565	1,526	Capacity available	Capacity Available - LoS improvement required;	764	2,063		
Metropolitan Area	Athlunkard	69	186	see notes	see notes	424	1,145		
Metropolitan Area	Bunratty	37	100	Capacity available	Capacity Available - LoS improvement required;	37	100		
Metropolitan Area	Clonlara	66	178	Treated at Bunlicky WWTP, Limerick	Capacity available	127	343		
Metropolitan Area	Parteen	191	516	Treated at Bunlicky WWTP, Limerick	Capacity available	191	516		
Metropolitan Area	Ballycannon North (Meelick)	175	473	Projects ongoing to connect to Bunlicky WWTP, Limerick	Capacity available	193	521		Review
Service Town	Ennistymon/ Lahinch	451	1,218	Limited capacity available. New WWTP at Stage 3 Final Business Case.	Potential Capacity Available - LoS improvement required	451	1,218		Review - Potential Capacity Available - LoS improvement required
Service Town	Kilrush/ Cappa	462	1,247	Project complete. New capacity available.	Capacity available	523	1,412		
Service Town	Scarriff/ Tuamgraney	533	1,439	Limited capacity available.	Potential Capacity Available - LoS improvement required	809	2,184		
Small Town	Kilkee	199	537	Project in progress to provide new treatment plant for the town.	Capacity available Project in RC4	199	537		
Small Town	Killaloe	413	1,115	Treated at Ballina (Tipp) WWTP. New capacity available.	Capacity available	413	1,115		
Small Town	Lisdoonvarna	213	575	Capacity available	Potential Capacity Available - LoS improvement required	427	1,153		Review
Small Town	Miltown Malbay	189	510	No capacity available. WWTP project funded in RC4	Capacity available Project in RC4	189	510		
Small Town	Newmarket-on-Fergus	362	977	Upgrade to village wastewater treatment plant. New outfall (project at planning stage). WWTP project funded in RC4	Capacity Available - LoS improvement required;	572	1,544	Pending successful completion of project.	
Small Town	Tulla	144	389	Limited capacity available.	Capacity Available - LoS improvement required;	256	691		
Large Village (Tier 1)	Ballyvaughan	91	246	Limited WW Capacity - Project in RC4	Potential Capacity Available - LoS improvement required	117	316	Pending successful completion of project.	Review - Potential Capacity Available - LoS improvement required
Large Village (Tier 1)	Corofin	162	437	Capacity available	Capacity available	162	437		
Large Village (Tier 1)	Crusheen	201	543	Limited capacity available.	Capacity Available - LoS improvement required	201	543		
Large Village (Tier 1)	Doonbeg	163	440	Limited WW Capacity - Project in RC4	Capacity available	163	440	Pending successful completion of project.	Review
Large Village (Tier 1)	Feakle	75	203	Capacity available	Capacity available	93	251		Review
Large Village (Tier 1)	Inagh	126	340	Limited capacity available.	NA	126	340		
Large Village (Tier 1)	Kilkishen	64	173	Limited capacity available.	Capacity Available - LoS improvement required;	132	356	Review	
Large Village (Tier 1)	Mountshannon	81	219	Limited capacity available.	Potential Capacity Available - LoS improvement required	114	308	Review	Review
Large Village (Tier 1)	Mullagh	106	286	Capacity available	Capacity Available - LoS improvement required;	137	370		Review
Large Village (Tier 1)	Quilty	101	273	Capacity available	Capacity Available - LoS improvement required;	101	273		
Large Village (Tier 1)	Quin	224	605	Limited capacity available.	Capacity Available - LoS improvement required;	259	699	Review	Review
Large Village (Tier 1)	Whitegate	98	265	Limited capacity available.	Potential Capacity Available - LoS improvement required	98	265		
Large Village (Tier 1)	Liscannor	53	143	Capacity available	Potential Capacity Available - LoS improvement required	53	143		
Large Village (Tier 1)	Kilfenora	109	294	Limited WW Capacity - Project in RC4	Potential Capacity Available - LoS improvement required	109	294	Pending successful completion of project.	
Large Village (Tier 1)	Kilimer	65	176	Capacity available	NA	65	176		

Housing Units from Proposed Variation 1 to Clare CDP 2023 - 2029

no increase in housing units in period 2029 - 2034

COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL

Áras Contae an Chláir
New Road, Ennis
County Clare V95 DXP2

www.clarecoco.ie