

**Annette Ryan**

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**From:** Evelina Sadauskaite <esadauskaite@mkoireland.ie>  
**Sent:** Tuesday 3 January 2023 11:46  
**To:** Development Plan  
**Subject:** 220136 - Proposed Amendments to the Draft Clare Draft Development Plan 2023-2029  
**Attachments:** 220136 - MA Submission 03.01.2022 - F.pdf

Good morning,

Please find attached a submission in relation to the proposed amendments to the draft Clare Development Plan 2023-2029 on behalf of our client Marlfeld Developments Ltd.

Please do not hesitate to contact this office if you have any further questions.

Kind Regards,  
Evelina.

**Evelina Sadauskaite**  
Planner

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Planning Department  
Clare County Council  
New Road  
Ennis  
V95 DXP2

Our Ref: 220136  
Your Ref:

23<sup>rd</sup> December 2022

**Re: Submission to the Draft County Clare Development Plan 2023-2029 - Material Amendments**

Dear Sir/Madam,

We acknowledge that Clare County Council are in the review process of the *Clare County Development Plan 2017-2023*, and are preparing a new development plan for the period of 2023-2029. On behalf of our client, Mr. Pat Mulcair, Marlfield Developments Ltd., we wish to make a submission regarding Stage Three (Material Amendments) of the *Clare County Council Development Plan 2023-2029* which were published on the 28<sup>th</sup> of November 2022.

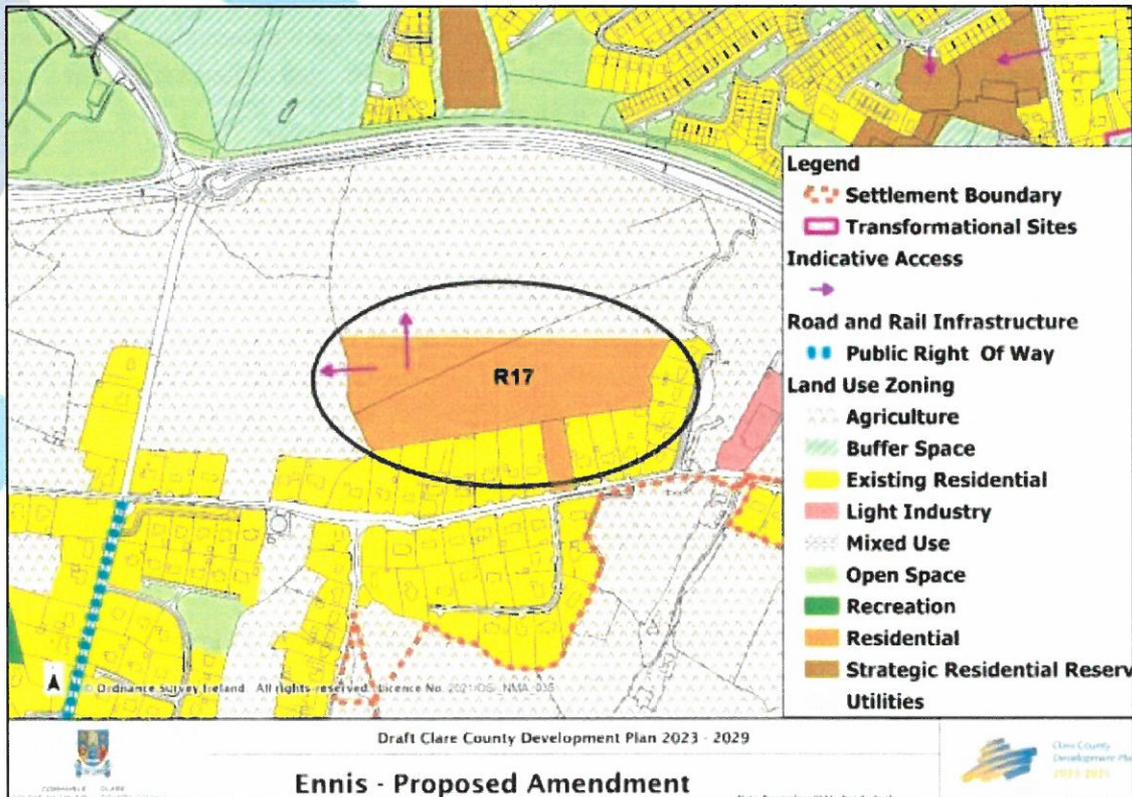


Figure 1 Proposed Amendment (Subject lands circled in black)



This submission fully supports the proposed Material Alterations which relates to the rezoning of lands from 'Agriculture' to 'Residential', as per **Figure 1** above.

MKO made a submission at the Draft Development Plan Stage on behalf of our client, Pat Mulcair, requesting the subject lands are appropriately zoned in the upcoming Development Plan. As highlighted within our previous submission to the Draft Plan, it is our understanding that the lands are suitable to be appropriately zoned for the following reasons:

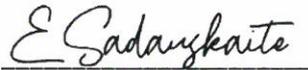
- This part of landholding is not identified within a flood risk zone as per a desktop study via OPW Flood Risk Management Map and Flood Maps, therefore is suitable for residential use.
- The subject site is surrounded by clusters of residential development directly south and north of the subject lands.
- The lands are located in a strategic location, 2.5km from Ennis Town Centre
- A precedent for residential development is set and well established in the area, with residential dwellings developed on the lands immediately north, south and southeast to the subject site. Additionally, planning permission to develop the subject lands was previously granted under Pl. Ref. 071779, for the construction of 82 houses, a creche and an ESB substation facility and associated site works and Pl. Ref. 042702 granting permission for the construction of 120 residential units, a creche and an ESB substation
- The lands were previously zoned as 'Residential' before they were de-zoned to 'Agriculture'. Similarly, lands to the north of the subject sites that were also zoned 'Residential' have now either been developed remain to be zoned for residential use.
- The subject site is located within the dedicated lands for Clonroad More neighbourhood which outlines the residential opportunities in the southern part of the neighbourhood which is where the subject lands are located.
- The subject site is connected to Ennis via an established vehicle, cycling and pedestrian infrastructure. The subject lands are directly linked to services in Ennis via an existing footpath along all the roads connecting the site, including Clare Rd, N85 and the L4176.
- The site is located just a 10-minute walk to Spraoi Early Learning Centre, Ennis National School, Realta Draiochta Preschool and Woodhaven Montessori & Childcare Academy with an existing pedestrian route
- A number of amenities are located within walking distance of the site e.g., Maxol Service station, Super Netto, Hotels, Bars and Restaurants
- The site is serviced by 2 bus stops within a 10-minute walk from the site by busses 343, 343X and 51.



It is respectfully requested that the subject lands at Clonroad More, Ennis, Co. Clare, remain zoned for Residential use in the forthcoming *Clare County Development Plan 2023-2029*, as proposed under the said Material Alterations.

If you require any further detail or discussion relating to the information outlined within this submission, please do not hesitate to get in contact with MKO.

Yours sincerely,



Evelina Sadauskaite  
Planner  
MKO

