

**From:** [REDACTED]  
**To:** [Development Plan](#)  
**Cc:** [REDACTED]  
**Subject:** Submission to Variation No.1 to the Clare County Development Plan 2023-2029  
**Date:** Tuesday 31 March 2026 09:06:25  
**Attachments:** [image004.png](#)  
[MARA\\_Submission\\_Clare\\_CDP.pdf](#)

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Good Morning,

I refer to the above and attach herewith submission on behalf of The Maritime Area Regulatory Authority (MARA).

I would be obliged if you could acknowledge receipt of same.

Kind Regards,

Jennifer.

**Jennifer O' Connor**  
**Analyst**  
**MUL & Planning Advisory Directorate**

[REDACTED] [REDACTED]  
**An tÚdarás Rialála Limistéir Mhuirí (MARA)**  
Maritime Area Regulatory Authority

**An Dara Urlár, Teach Menapia, Páirc Gnó Dhraighní,  
Draighneach, Loch Garman, Y35RF29.**

2<sup>nd</sup> Floor, Menapia House, Drinagh Business Park,  
Drinagh, Wexford, Y35RF29.



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**From:** Forward Plan <[forwardplan@clarecoco.ie](mailto:forwardplan@clarecoco.ie)>  
**Sent:** Friday 6 March 2026 16:56  
**Subject:** Proposed Variation No 1 to Clare County Development Plan 2023-2029

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**Date:** 6<sup>th</sup> March 2026

**NOTICE OF PROPOSED VARIATION NO. 1 TO THE CLARE COUNTY**

## DEVELOPMENT PLAN 2023-2029

A Chara,

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.

### **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 **6<sup>th</sup>**

**March 2026 to 7<sup>th</sup> 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 **6<sup>th</sup> March 2026 to 7<sup>th</sup> 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](mailto: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 7<sup>th</sup> 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](mailto:forwardplan@clarecoco.ie) or by phone at 065-6846407/6846451.

**Is mise, le meas,**

**Helen Quinn**

## Senior Planner

### Planning, Placemaking & Economic Development Department

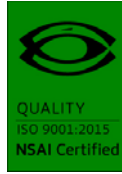
Planning, Economic, Rural & Community Development Directorate

Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2

**T:** | **E:** [forwardplan@clarecoco.ie](mailto:forwardplan@clarecoco.ie) | **W:** [www.clarecoco.ie](http://www.clarecoco.ie)



COMHAIRLE CONTAE AN CHLÁIR  
CLARE COUNTY COUNCIL



Please note if you get an email from me outside of your normal working hours I am sending it when it suits my work practice. I do not expect a response or action outside your own working hours.

Tá an t-eolas atá sa ríomhphost seo, agus in aon cheangaltán leis, rúnda, agus is d'áird agus d'úsáid an fhaighteora nó na bhfaighteoirí amháin nó eintiteas ainmnithe thuas atá sé. Murar tusa faighteoir beartaithe an ríomhphost seo nó aon chuid de, níor chóir duit an teachtaireacht seo a úsáid, a nochtadh, a chóipeáil, a dháileadh nó a choinneáil. Más rud é gur trí bhotún a fuair tú an ríomhphost seo cuir sin in iúl don tseoltóir gan mhoill.

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‘Variation No. 1 to the Clare County Development Plan 2023-2029’,  
Planning Department,  
Clare County Council,  
New Road,  
Ennis,  
Co. Clare,  
V95 DXP2.

Date: 31<sup>st</sup> March 2026

**Re: Proposed Variation No. 1 to the Clare County Development Plan 2023-2029**

Dear Sir/Madam,

The Maritime Area Regulatory Authority (MARA) acknowledge and welcome receipt of your email correspondence, dated the 6<sup>th</sup> of March 2026, inviting submissions and/or observations on Proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

The Maritime Area Regulatory Authority (MARA) welcomes the opportunity to consult on the proposed variation. MARA’s regulatory functions extend to the maritime area, from the high water of ordinary or medium tides of the sea to the outer limit of the continental shelf, and includes—

- (a) the sea and tidal areas of internal waters of the State as construed in accordance with the Act of 2021,
- (b) the territorial seas of the State as construed in accordance with the Act of 2021,
- (c) the exclusive economic zone as construed in accordance with the Act of 2021, and
- (d) the continental shelf.

MARA facilitates a streamlined consenting process for projects in the maritime area and a route for projects to the planning system, by assessing applications for Maritime Area Consents (MACs). For ease of reference a digitised representation of the HWM as defined by the CBS is available at [High Water Mark - National Water Marks - Ungeneralised - 2024](#). This is always subject to verification from the original source.

As you may be aware commencing on the 31<sup>st</sup> of December 2025, MARA is also 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. Please also note that in accordance with Section 58(18)(c) of the Act a copy of the adopted variation shall be sent to MARA within 1 week of the making of a variation of a development plan.

**address:**

An tÚdarás Rialála Limistéir Mhuiri / Maritime Area Regulatory Authority  
An Dara Urlár, Teach Menapia, Páirc Ghnó Dhraighní, Draighneach, Loch  
Garman, Y35RF29.  
2nd Floor, Menapia House, Drinagh Business Park, Drinagh, Wexford,  
Y35RF29.

**email:**

[info@mara.gov.ie](mailto:info@mara.gov.ie)

**website:**

[www.maritimeregulator.ie](http://www.maritimeregulator.ie)

Of particular regard to Clare County Council as a Coastal Planning Authority is the statutory obligation 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) in the preparation of both the variation itself and the associated environmental assessments.

The NMPF mutually recognises the importance of integration and co-ordination with the land planning regime at national, regional and local levels and the equal importance of ensuring that national, regional and local terrestrial plans are consistent with the NMPF. It considers land-sea interactions in relation to numerous activities in Ireland's maritime area and highlights the linkages between land, coastal and marine management measures in supporting text as well as setting out policies related to the land-sea interactions in chapters including Aquaculture, Energy – Offshore Renewable, Energy – Transmission, Fisheries, Ports, Harbours & shipping, Sport and Recreation, Telecommunications, and Tourism.

The proposed variation seeks to align the NPF's Housing Growth Requirement Guidelines and the Sustainable Residential Development and Compact Settlements Guidelines with the current County Development Plan, to implement zoning changes in accordance with the Residential Zoned Land Tax, ) to account for the 2025 Residential Zoned Land Tax (RZLT) requirements and to incorporate the 'Ennis Local Transport Plan' into the Clare County Development Plan 2023-2029. As many of these proposed changes may impact on the Maritime Area they require consideration against the objectives and policies set out in the NMPF.

MARA is, also by virtue of Section 279A of the Planning and Development Act 2000 (as amended), a prescribed body for the purposes of all maritime development. Therefore, please also note the obligation to refer all planning applications within and directly adjacent to the maritime area to MARA at validation stage for comment. MARA welcomes the opportunity to submit our views on any planning application in the maritime area.

Any proposed planning development within the maritime area (including Part 8 developments/ coastal protection works etc.) will in general require a Maritime Area Consent (MAC) before the submission of any planning application, 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.

Please be advised that for the purposes of consultations on maritime planning applications or the making and review of development plans and development plan variations MARA would welcome early notification to the following; [consultation@mara.gov.ie](mailto:consultation@mara.gov.ie). Please include the following information with regard to any notifications on maritime planning applications;

- Planning application reference number,

**address:**

An tÚdarás Rialála Limistéir Mhuiri / Maritime Area Regulatory Authority  
An Dara Urlár, Teach Menapia, Páirc Ghnó Dhraighní, Draighneach, Loch Garman, Y35RF29.  
2nd Floor, Menapia House, Drinagh Business Park, Drinagh, Wexford, Y35RF29.

**email:**

[info@mara.gov.ie](mailto:info@mara.gov.ie)

**website:**

[www.maritimeregulator.ie](http://www.maritimeregulator.ie)

- Details of MAC reference/ Foreshore Lease/ Folio of private maritime ownership supplied.
- Deadline for submission.
- Link to where the application details can be viewed online.

As a Coastal Planning Authority, the following additional information may also be of relevance for your consideration.

### **Maritime Usage Licence (MUL)**

The MAP Act requires MARA to licence marine usage activities as specified in Schedule 7 of the MAP Act, (not being a maritime usage which requires development permission). MARA cannot issue a MUL for which an Environmental Impact Assessment (EIA) is required. Where an EIA is required, a MAC must be applied for. MARA undertakes an appropriate assessment screening on all applications for a MUL and an appropriate assessment where required.

MAC and MUL applications can be found here; [Applications & Determinations - MARA - Maritime Area Regulatory Authority](#).

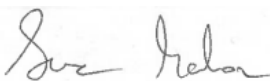
Foreshore Consents can be found here; [Extant Foreshore Consents](#) and here; [Search Foreshore Notices](#).

Further advice and guidance on any of the above can be found on MARA's website;

[MARA - Maritime Area Regulatory Authority](#).

The making of submissions or observations by the Maritime Area Regulatory Authority shall not prejudice the performance by it or any of its other functions. If you have any queries or require further information, please do not hesitate to contact us in the MUL & Planning Advisory Directorate of MARA directly by email to the following [consultation@mara.gov.ie](mailto:consultation@mara.gov.ie). I would be grateful if receipt of this correspondence, could be formally acknowledged by email to the same address.

Yours sincerely,



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**Susan Mahon**  
Marine Planning Advisor  
MUL & Planning Advisory Directorate