

From: [REDACTED]
To: [Development Plan](#)
Subject: Variation No. 1 to the Clare County Development Plan 2023-2029
Date: Tuesday 31 March 2026 15:52:25
Attachments: [Submission to Variation No. 1 CCDP Sandhill Lodge Lahinch R8 Lands.pdf](#)

Dear Sir/Madam,

Please find attached a submission on Draft Variation No. 1 to the Clare County Development Plan 2023–2029 in respect of lands at Sandhill Lodge, Lahinch.

This submission is made on behalf of Star Shannon Creations Ltd. and relates to the proposed rezoning of the subject lands from ‘Existing Residential’ to ‘Residential (R8)’. We confirm our Clients support for the proposed rezoning and request that it be adopted without modification.

Should you require any further information or clarification in relation to this submission, please do not hesitate to contact me.

You might kindly acknowledge receipt of this submission at your earliest convenience.

Kind regards

Mandy.

Regards

Mandy Coleman | Planner

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“Submission to Variation No. 1 to the Clare County Development Plan 2023-2029”

Lands at Sandhill Lodge, Lahinch, Co. Clare V95 R3N0

Client: Star Shannon Creations Ltd.
 Project Number: 7420
 Issue: A

Document Sign Off

CURRENT ISSUE			
Issue No: A	Date: 31.03.26	Reason for issue: Submission to Variation No. 1 to the Clare County Development Plan 2023-2029	
Sign Off	Originator	Checker	Approver
Print Name	Mandy Coleman	Mandy Coleman	Mandy Coleman

PREVIOUS ISSUES					
Issue No	Date	Originator	Checker	Approver	Reason for issue

Submission to Variation No. 1 to the Clare County Development Plan 2023-2029

1.0 Introduction

This submission is made on behalf of our Client, Star Shannon Creations Ltd., in respect of Draft Variation No. 1 to the Clare County Development Plan 2023–2029 and relates to lands at Sandhill Lodge, Lahinch currently zoned ‘*Existing Residential*’ which are proposed to be rezoned to ‘*Residential (R8)*’.

2.0 Support for Rezoning

On behalf of our Client, we support the proposed rezoning and request that it be adopted without modification.

As previously set out in our submission under the NPF Housing Growth-Additional Residential Lands Supply process, the subject site comprises a centrally located, serviced and underutilised residential site within the defined settlement boundary of Lahinch.

The site is fully serviced with access to public water, wastewater, roads, footpaths and lighting, and is surrounded by established residential development. It represents a highly sequential and appropriate location for modest infill development.

The NPF submission demonstrated that the site can accommodate a modest residential scheme involving the demolition of the existing dwelling and the construction of three dwellings in total, comprising a replacement dwelling and two additional units. This represents a net gain of two residential units within the existing footprint of the town through compact infill development (See Figure 1 below).

Importantly, the scheme is modest in scale, appropriate to the character of the area and can be delivered without the need for significant infrastructure upgrades. The site is in single ownership and is available for immediate development, meaning it can contribute to housing supply in the short term.

The proposed rezoning to ‘*Residential (R8)*’ will provide clarity and certainty in policy terms and more accurately reflect the development potential of the site, as already demonstrated through the NPF submission and pre-planning process.

3.0 Conclusion

The proposed rezoning is appropriate, logical and consistent with the proper planning and sustainable development of the area.

On behalf of our Client we respectfully request that the rezoning of these lands to ‘*Residential (R8)*’ be adopted without modification.



Figure 1 – Site Layout for proposed two no. additional dwelling houses