

From: [REDACTED]
To: [Development Plan](#)
Subject: RE: Variation No. 1 to the Clare County Development Plan 2023-2029
Date: Tuesday 31 March 2026 16:40:47
Attachments: [Submission to Draft Variation No. 1 CCDP 2023-2029 Acha Bhile Construction Ltd Lands at Acha Bhile Ennis R41.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 Acha Bhile, Loughville, Ennis.

This submission is made on behalf of Acha Bhile Construction Ltd. and relates to the proposed rezoning of the subject lands from ‘Agriculture’ to ‘Residential (R41)’. 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 Acha Bhile, Loughville, Ennis, Co. Clare.

Client: **Acha Bhile Construction Ltd.**
Project Number: **6739**
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, Acha Bhile Construction Ltd, in respect of Draft Variation No. 1 to the Clare County Development Plan 2023–2029 and relates to lands at Acha Bhile, Loughville, Ennis.

Our Client welcomes and supports the proposed rezoning of these lands from ‘*Agriculture*’ use to ‘*Residential (R41)*’ use. This is an appropriate and logical amendment to the Development Plan and reflects the established planning context of the site and the wider area. As set out in our previous NPF Housing Growth submission for these lands, the site is located within the built-up footprint of Ennis, forms part of the wider Acha Bhile residential area, has a long history of residential zoning, and already benefits from a recent decision to grant permission for 6 no. dwellings under Planning Ref. P24/60501.

2.0 Support for Proposed Rezoning

The proposed rezoning is fully supported for a number of reasons.

Firstly, the subject lands are located within an established residential area and represent the final undeveloped portion of the wider Acha Bhile estate. The site is surrounded by existing and permitted residential development and is served by existing roads, footpaths, public lighting and drainage infrastructure. The rezoning therefore reflects the actual character and function of the lands in planning terms.

Secondly, the lands were previously zoned for residential development under earlier development plans and were only changed to ‘*Agriculture*’ zoning under the current Clare County Development Plan 2023–2029. As previously submitted on behalf of our Client, that Agriculture zoning did not reflect either the established residential context of the site or its role as an infill / completion site within the urban area of Ennis.

Thirdly, Clare County Council has already accepted the principle of residential development on these lands by issuing a decision to grant permission for 6 no. semi-detached dwellings under Planning Ref. P24/6050 through a material contravention of the current Development Plan. That recent planning decision is a clear and important material consideration and strongly supports the proposed rezoning through the Variation process.

3.0 Planning and Policy Context

The proposed rezoning also accords with the wider planning policy context, including the objective of securing compact and sustainable growth within existing settlement footprints.

These lands constitute a logical infill / consolidation opportunity within Ennis. They are serviced, available for development, located in single ownership and capable of contributing to housing delivery within the lifetime of the Development Plan. Their rezoning for ‘*Residential (R41)*’ use will align the zoning framework with both the established development pattern and the Planning Authority’s recent decision to permit housing on the site.

The proposed rezoning will also provide clarity and consistency going forward by removing the need for any future material contravention approach in respect of residential development on lands which are, in substance, already accepted as suitable for such use.

4.0 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 (R41)*' be adopted without modification.