

30th March 2026.

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

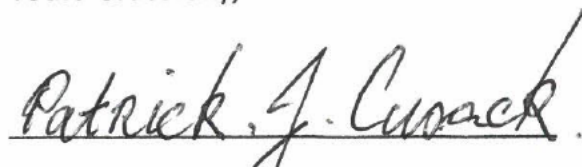
Re : - Clare County Council Development Plan 2023 – 2029 Proposed Variation No. 1.
Lisdoonvarna Settlement Map Date : March 2026.

Dear Sir / Madam,

Attached is my Submission Dated the ^{30th}~~25th~~ March 2026.

I would appreciate, at your convenience in writing, confirming receipt of my Submission.

Yours Gratefully,


Patrick J. Cusack.

Date : - 30th March 2026.

Submission to the Proposed Variation No.1 to the Clare County Development Plan 2023 – 2029 Date 6th March 2026.

Proposed Amendment No. 3d-11 Lisdoonvarna Settlement Map PA 3d-11e to change Agricultural Site (AG1) to Residential (R9).

The changes now proposed Residential (R9) at Rooska, Lisdoonvarna State owned Land Area including Buffer Space 1.880 Hectares (or 4.64 Acres) Approx. the same area and location Residential (R2) Clare County Development Plan 2017 – 2023 Lisdoonvarna Settlement Plan Date January 2017 (Copy attached).

In Clare County Development Plan 2023 – 2029 Lisdoonvarna Date April 2023 Re (R3) Land West of Rooska Estate. Page 59. I am objecting to the requirement extract any proposed Development shall take account of access to further lands to the North East of the subject site (Copy attached) before this proposed variation, access was to area zoned Agriculture (Site) (AG1) 1.880 Hectares or (4.64 Acres) which would have to deal with very limited vehicular movements going forward. It is reasonable to assume area zoned Residential (R9) is required for Social and affordable Housing, going forward which I have a issue with. In the Clare County Development Plan 2017 – 2023 Lisdoonvarna Date January 2017 the area zoned Residential (R2) requirement (Resolution) Construction Traffic must access the Site via Lands to the West of the existing Housing Development but thereafter all access and egress to the Site via Rooska Housing Estate Submission Ref. Q25 copy of Members Resolution West Clare Municipal District Date December 2016 (Attached). This was unanimously agreed by all parties to the existing plan on December 2016.

In 2023 Clare County Council purchased 2.25 Hectares (5.56 Acres) (Approx.) zoned (R2) Residential in the Townland of Rooska, on the Lisdoonvarna – Ennistymon Road (N67) (known as Kincora Road) for one reason or another, one reason, we are led to believe to create a entrance / exit to land bank zoned Agriculture (AG1) to provide a “ Park and Ride “ facility for the Cliffs of Moher. This Residential zoning (R2) and the change Agricultural site (AG1) to Residential (R9) is a short distance to the Town centre for (a) Pedestrians when Footpaths extended and (b) vehicles.

The Land bank zoned Residential (R3) for Twelve Serviced Sites for new Private Homes at Rooska, Area including Buffer Zone space 2.367 Hectares or (5.850 Acres) (Approx.) Local Link Road L-1032 is servicing this land zoning (R3). The entry / exit location of the new serviced road with the Local Link Road (L-1032) has been decided by the Department for Housing delivery, infrastructure provision and land activation. The Entry / Exit location is the right location (and only location) when it comes to Road

Safety. I have no issue with this location or the provision for twelve Serviced Sites. However that said, I am now objecting that the above Service Road and associated Foot Paths, would be the access and egress to the Land Bank now zoned Residential (R9) to service a new Housing Estate in the future. The following reasons are a deciding factor :-

(1). Towards the end of 2021 start of 2022 the Government launched it's " Town Centre First Policy ". It would conflict with Town Centre First Policy requirement reducing pedestrian distances from future residential developments to Town Centres.

(2). The Local Link Road L -1032 at Rooska Townland is a very busy Link Road with ever increasing volumes of vehicular traffic especially Tourist traffic going to and from the Cliffs of Moher, to Galway – shortest route possible. These traffic volumes will increase going forward as the Cliffs of Moher Tourist numbers increase. Advance Direction Signage (ADS) for one reason or another is not effective and ignored by many.

(3). The Exit on to the Rooska Road (L-1032) from Ennistymon – Lisdoonvarna Road (N-67) North of the Spectacle Bridge is very dangerous with below minimum standard sight distance. Near misses, especially during the Summer months, when the Road is carrying high traffic volumes, with buses and tourists not aware of the Blind Junction, Existing Speed Limit 80Km/Hr.

(4). Clare County Council purchased Land at Rooska, Lisdoonvarna in 1950/1951 for the construction of Council Housing. The Land Bank near the Kincora Hotel (now The Wild Honey Inn) and Rooska Lodge, the First Housing Scheme comprising Twenty Houses. This comprised of single and two storey terraced houses. These houses are kept in excellent condition, and each house has it's own individual character, with the design of windows and doors and front gardens. They are a credit to the families who lived in them in earlier years, and who now live to day. Known as the Marian Estate, in 1954 the 20 houses occupied. It was within walking distance of the Churches, Schools, Shops, Etc., It kept the Town Centre alive and busy all year round. This is a clear example of the vision Clare County Council, put into practice 70 years ago. Deserves great credit.

(5). The new section of the existing Housing Estate at Rooska facing West comprising 35 Houses was designed and constructed, from the early 1970s to mid 1990s in a manner, that shall provide further residential developments, in the adjoining land bank (facing North) by agreement or other means, due to necessity, to accommodate this inevitability, 3 public right of ways were part of design and construction. Two are classified as Local Roads and the third only requires classification, the reason for this forward planning as the time. The Land Bank at the rear within safe walking distance of the Town. These Houses, single storey or two story terraced kept in excellent

condition by the residents. Pride of Place is evident through out the 55 Houses in the Rooska Estate.

(6). The Rooska Road (L-1032) starting at The Wild Honey Inn and finalising at the Junction with Lisdoonvarna – Ennistymon Road (N-67) North of the Spectacle Bridge was constructed in 1875, The width of the Road changed only where the Council constructed 35 Houses between 1973 (Approx. Date) and 1995 (Approx. Date) 90% of the Road length ,the Road width has not changed. The width of the Road is as follows : - 5.00Mt. Maximum Width, 4.50Mt. Minimum Width. Fronting the Council Housing Estate 6.20Mt. both West and Town side of the Pedestrian Crossing. For the safe movement of vehicles travelling in opposite directions is 7.00 Mt. (Required Standard) including the movement of Heavy Commercial Vehicles (H.C.V.).

(7). In 2022 Lisdoonvarna Heritage Plan and Design Guide was completed by Architects. It highlighted the Past, the Present and the Future of the Town. It is an excellent publication. I believe the Planning / Heritage section of Clare County Council including Lisdoonvarna Historical Society and members of Clare County Council put a lot of time into this Project. Thanks to all concerned. Work on the Plan began in August 2022. The Rooska Road (L-1032) has been identified as one of the Heritage Trails View Points the Spectacle Bridge is one of Lisdoonvarna's most important Heritage Sites in the Town. Clare County Council would have that Publication 2022 in their Records.



R3 Lands west of Rooska Estate

Development on the site shall be limited to provision of serviced sites and any proposed development must protect the existing residential amenity of the area. 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. Provision must be made for safe pedestrian links and cycleways within the development and connectivity with the town centre.

Given its proximity to the Knockaunvickteera Stream which flows into the River Aille and downstream to the Blackhead-Poulsallagh Complex SAC and Cliffs of Moher SPA. Any future development on the site shall have regard to the guidance stipulated within Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters (IFI 2016) or any subsequent updates and shall include mitigation to protect water quality (construction and operation) in line with Natura Impact Report (NIR) Mitigation 4a set out in Volume 10a of this Plan.

R4 Kilfenora Road

This low-lying site has the capacity to provide for a residential development of varied densities with a mix of units for permanent occupation in proximity to the town centre. Vehicular access can be provided from the R476 Kilfenora Road. Provision must be made for safe pedestrian links and cycleways within the development and connectivity with the town centre.

In addition, notwithstanding the buffer space zoning on the site, any future development shall have regard to potential negative impacts on the river to the north of the site and the archaeological monument within the immediate vicinity of the site. Future development on the site shall include mitigation to protect water quality (construction and operation), Invasive Species and IFI Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters (IFI 2016) or any subsequent updates in line with Natura Impact Report (NIR) Mitigation 2, 3, 4a and 4b set out in Volume 10a of this Plan.

Strategic Residential Reserve (SRR)

Acknowledging that not all lands within the settlement boundary of Lisdoonvarna 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.*

Transport, Active Travel and Connectivity

Bus Eireann and TFI Local Link Limerick Clare provide a regular bus service to and from Ennis. Bus Eireann also provides a regular service to Galway City. These services provide an



Booklet 2

Members Resolution
to make the Clare County Development Plan 2017-2023 in
accordance with Section 12(10) of the
Planning and Development Act 2000, as amended.

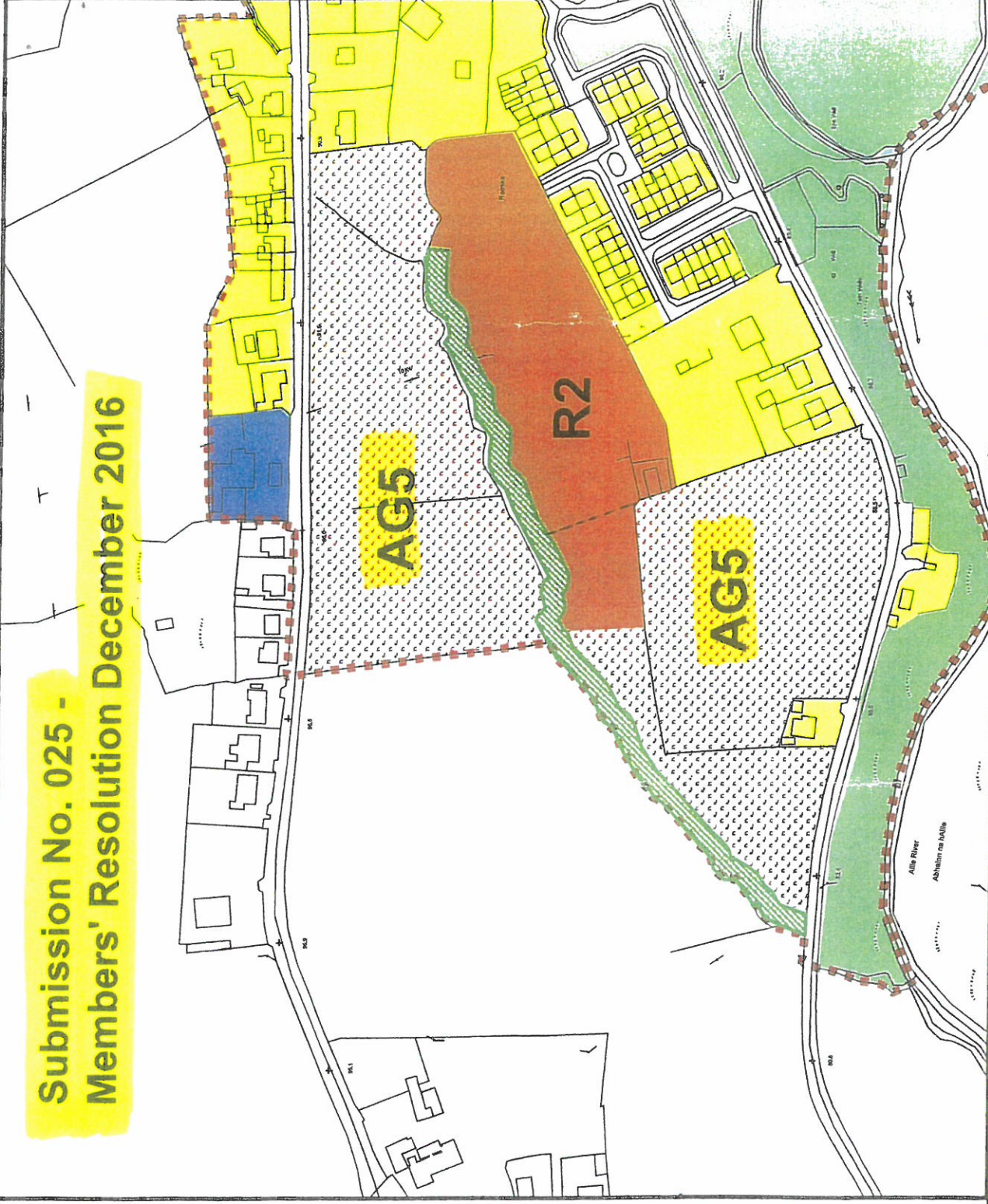
West Clare Municipal District
Written Statement and Maps



West Municipal District – Members’ Resolution

Resolution Ref.	Submission Ref:	Settlement	Resolution	Members’ Reasons and Considerations
W.1 	001	Kilrush	To retain the Residential zoning on lands at the Kilkee Road, Kilrush (Site R12), as per the Proposed Amendment to the Draft Clare County Development Plan 2017-2023.	Kilrush is an identified Service Town and it can accommodate further population growth. The site is reasonably close to the town centre, there is a need for further housing in Kilrush and planning permission for residential development was previously granted on this site.
W.2 	025	Lisdoonvarna	To change the location of the area zoned for Residential development within the overall landholding and to include addition text in the plan to indicate that construction traffic must access the site via lands to the west of the existing housing development, but thereafter all access and egress to the site must be via the Rooska housing estate.	To ensure that residential development in the town progresses in a compact, coherent and sequential manner and to consolidate existing residential development in the Rooska area of Lisdoonvarna

Submission No. 025 - Members' Resolution December 2016



- Settlement Boundary
- Town Centre
- Existing Residential
- Residential
- Low Density Residential
- Mixed Use
- Commercial
- Enterprise
- Community
- Buffer Space
- Open Space
- Recreation
- Tourism
- Agriculture
- Utilities
- Opportunity Site
- Water Bodies
- Architectural Conservation Area
- Protected Structure
- Recorded Monument
- Indicative Access

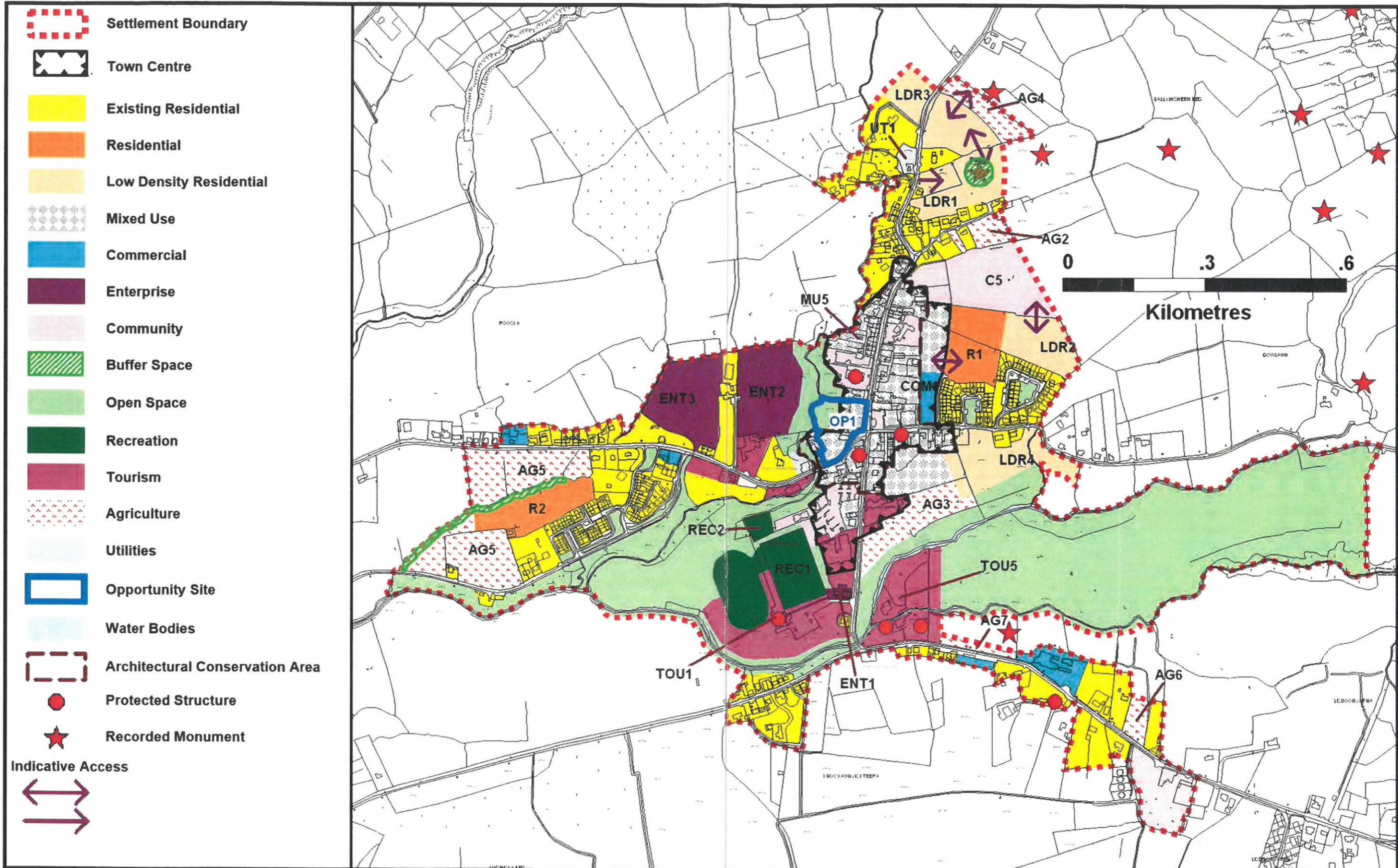
CLARE COUNTY COUNCIL

DRAFT CLARE COUNTY DEVELOPMENT PLAN 2017 - 2023

Drawn By: Padraig McManus
Checked By: Helen Quinn

Lisdoonvarna Settlement Plan
Not To Scale
Date: DECEMBER 2016

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Clare County Council:
Clare County Development Plan 2017–2023

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Title:
Lisdoonvarna Settlement Plan

Drawn By:
 Padraig McManus

Checked By:
 Helen Quinn

Scale:
 Refer to Scalebar

Date:
 January 2017