

Clare County Council,  
New Road  
Ennis  
Co Clare  
V95 DXP2





30/03/26

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

To whom it concerns,

I am writing to you today to lodge an objection in relation to the proposed amendment PA No. 3c-11 b to change zoning of Strategic Residential Reserve (SR2) to Residential (R5).

This land is currently used for farming. It has been farmed by my family for over 40 years and will continue to be used for this purpose. 

  
I wish to have this land dezoned to agricultural land. I have made submissions previously on this matter but my request could not be considered at the time under Section 653I of the Taxes Consolidation Act 1997 (as amended). I am requesting that this dezoning application can be considered at this time during the proposed variation No.1 to the Clare County Development Plan 2023-2029 for the following reasons.

1. The lands in question are presently in active agricultural use and will remain so throughout the duration of the current Development Plan. At this stage, there is no clear evidence of demand or sufficient justification to support their reclassification from SR2 to R5
2. The land at R5 appears to extend development away from the established centre of Crusheen village, rather than reinforcing it. There are several alternative sites located significantly closer to key community assets, including the school, community centre, GAA grounds, and local shop.

Historically, settlement in Crusheen has been concentrated around the village core, reflecting a cohesive and sustainable pattern of growth. In contrast, development along our side of the road has effectively ceased at the boundary of my field, beyond the Inchicronan estate. Notably, there is no further residential settlement on this side of the road for approximately 1 kilometre, making the inclusion of the R5 land inconsistent with the existing development pattern.

3. The subject land contains an existing shed which is essential for the housing of livestock and for general farm storage purposes. This field is cut annually for silage, which is a critical resource used to sustain the farm throughout the winter months. In addition, this land provides the only access route to the slatted shed located in the adjoining field.

Given the small size of the overall landholding, the loss or rezoning of this parcel would significantly impact the viability of the farm. Without access to and use of this field, it would not be economically feasible to continue farming operations.

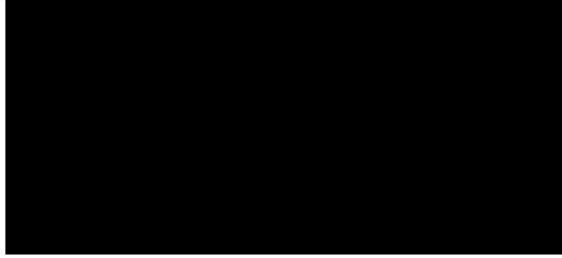
4. The subject field is not naturally suited for development, as it is not level and would require significant groundworks to make it buildable. The topography is uneven, with a pronounced hill located centrally within the site, presenting further challenges for construction.

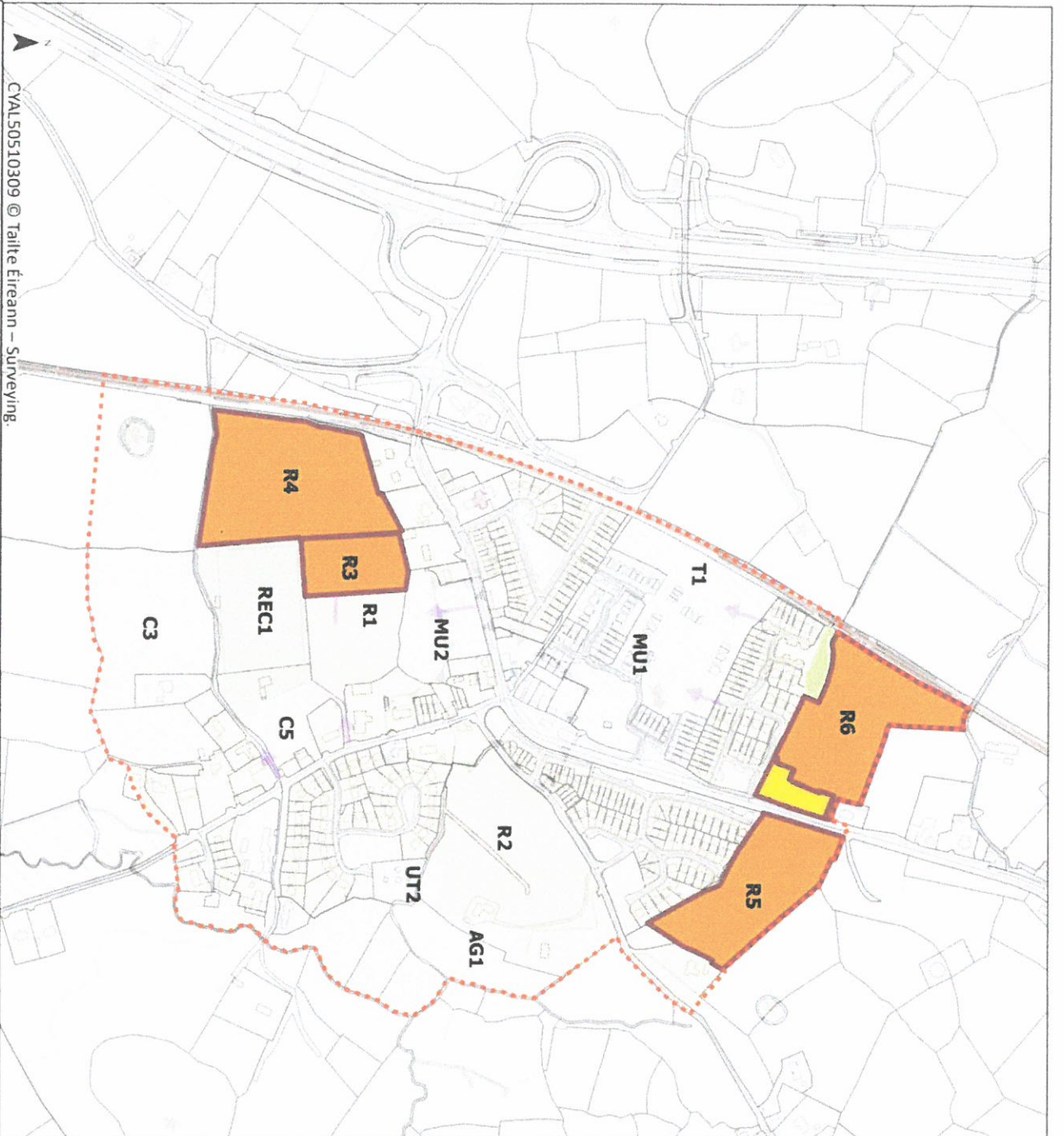
While the site is in proximity to the public road, it lacks direct access to sewerage infrastructure. Although sewerage services are available within the adjoining Inchicronan estate, securing access to these facilities may be complex and could present practical and logistical difficulties.

In conclusion, I respectfully urge that the proposed rezoning of this land from Strategic Residential Reserve (SR2) to Residential (R5) not be approved. This land has been part of my family's farming heritage for over 40 years, contributing to the local agricultural economy and preserving the rural character of the area. Its continued use for farming supports sustainable land management and food production, while maintaining the established, cohesive settlement pattern of Crusheen village. Rezoning this parcel would not only threaten the viability of our farm but would also extend development away from the village core, undermining the community-focused and environmentally sustainable growth envisioned in the Clare County Development Plan. For these reasons, I request that the land is zoned for agricultural use, safeguarding both the long-term sustainability of local farming and the integrity of the village community.

Yours sincerely,

Mary Vaughan





Legend	
	Settlement Boundary
	Proposed Zoning
	Existing Residential
	Open Space
	Residential
	Current CDP Land Use Zoning
	General
	Agriculture
	Buffer Space
	Transport Utilities
	Utilities
	Town Centre Area
	Protected Structure
	Existing Residential
	Recorded Monument
	Strategic Residential Reserve
	Special Protection Area
	Mixed Use
	Commercial
	Community
	Recreation
	Open Space
	Proposed Natural Heritage Area
	Indicative Access
	Existing Rail Line

Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1

Crushheen

Date: March 2026

Not To Scale