

From: [REDACTED]
To: [Development Plan](#)
Cc: [Forward Plan](#)
Subject: Submission to Variation No.1 to Clare County Development Plan 2023 -2029
Date: Thursday 2 April 2026 11:01:42
Attachments: [REDACTED]

Good morning,

Please find attached two documents associated with a submission regarding proposed Variation No.1 to the Clare County Development Plan 2023 - 2029. One document contains the details of our submission and the other our personal details, in keeping with the submission information supplied @ [Proposed Variation No.1 to Clare County Development Plan 2023-2029](#).

I would appreciate acknowledgement of the receipt of both of these documents, please.

Regards,
Deirdre Henchy

**SUBMISSION regarding Variation No.1 to the Clare County Development Plan
2023-2029**

**Volume 3c – Killaloe Municipal District Settlement Plans (Proposed Variation No. 1)
Quin Village – PA 3c-19f Proposed Residential Zoning R10 (West of Residential R1)**

Date: 02/04/2026

Personal Details

Submitted by: Deirdre Henchy and Brendan O’Sullivan

Address: [REDACTED]

[REDACTED]

[REDACTED]

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

Volume 3c – Killaloe Municipal District Settlement Plans (Proposed Variation No. 1) Quin Village – PA 3c-19f Proposed Residential Zoning R10 (West of Residential R1)

Date: 02/04/2026

To: Forward Planning Section, Clare County Council

Re: Proposed changes to the Clare County Development Plan 2023-2029, Volume 3c, Killaloe Municipal District Settlement Plans, Proposed Variation No. 1, specifically to PA 3c - 19f to change zoning of Agriculture west of Residential (R1) to Residential (R10).

1. Introduction and Standing

We make this submission as residents of a property the rear boundary of which is contiguous to the lands identified as R10 in the Quin Settlement Zoning Map, P.36 of Clare County Development Plan 2023-2029, Volume 3c, Killaloe Municipal District Settlement Plans, Proposed Variation No. 1 (Appendix A). These lands are currently proposed for rezoning from agricultural to residential use in Proposed Variation No. 1 to the current Clare County Development Plan.

The proposed rezoning would facilitate residential development immediately adjacent to our home. Any such development would directly and adversely affect our privacy, residential amenity and living environment. The development of the R10 site would result in considerable disturbance during the construction phase and ongoing disturbance thereafter related to noise, traffic, both domestic and public lighting and possible environmental issues related to the overloading of the local water treatment plant.

Given the considerable impact on our day-to-day lives of any residential development that may occur on foot of the proposed rezoning, should it be adopted, we respectfully request that the elected members of Clare County Council and its Executive include the Specific Objectives outlined below in any revision to the Clare County Development Plan 2023-2029, as it relates to the proposed rezoning of the lands identified as R10 in the Quin Settlement Zoning Map.

2. Specific Objectives requested for inclusion in Variation No.1 to the Clare County Development Plan (2023 – 2029)

Specific Objective 1

Upgrading of the currently overstretched wastewater treatment plant, as a prerequisite to any rezoning of the land identified as R10 in the Quin Settlement Zoning Map.

Specific Objective 2

The insertion of a landscaped strip of four to six metres in depth between the rear boundary of any dwellings currently extant along the boundary of the R10 site and any residential development on that site.

Specific Objective 3

The restriction of any development adjacent to the landscaped strip - outlined in Specific Objective 2 above - exclusively to single-storey dwellings.

Specific Objective 4

The requirement that any residential development on the lands identified as R10 in the Quin Settlement Plan, be of low density and not exceed two storeys.

Specific Objective 5

That traffic associated with any development of or construction on the R10 site be denied access or egress to or from the R10 site via the strip currently used exclusively for the purpose of agricultural access and egress from the R458 to and from the R10 site.

Specific Objective 6

That pedestrian or vehicular access or egress be denied into the future to any residential development occurring on the R10 site via the strip currently used exclusively for the purpose of agricultural access and egress from the R458 to and from the R10 site.

2. Reasons to include the Specific Objectives outlined above

The Specific Objectives outlined above require inclusion in Proposed Variation No. 1 to the Clare County Development Plan 2023-2029 because:

- (a) the local wastewater treatment plant is already operating beyond capacity. Upgrading is required to accommodate the increased throughput and to prevent any adverse environmental impact due to such residential development as may occur should the proposed rezoning of the R10 site be realised.
- (b) of the limited depth of the rear garden of our property.
- (c) of the excessive overlooking of our property that would occur on foot of development, particularly given the sloping nature of the ground at our property and because the land identified as R10 (West of Residential R1) on the Quin Settlement Map is at a higher elevation than the rear garden at this address.
- (d) of the necessity to ameliorate the negative effects of noise, nuisance, heavy construction traffic, ongoing residential traffic, public lighting, domestic lighting and restriction of natural light to our residence as a result of the residential development mooted on the land proposed for rezoning at R10 on the Quin Settlement Map.
- (e) of the necessity to protect our right to privacy, and the residential amenity of our home.

4. Conclusion

As longtime residents of Quin, we respectfully request that the elected members of Clare County Council and its Executive amend the document, Clare County Development Plan 2023-2029, Volume 3c, Killaloe Municipal District Settlement Plans, Proposed Variation No. 1, as it applies to the proposed rezoning of lands identified as R10 in the Quin Settlement Zoning Map, to include the specific objectives laid out in this submission for the reasons outlined above.

Appendix A – Map showing R10 Location

Appendix A Quin Settlement Zoning Map (Proposed Variation No. 1, March 2026) showing the location of R10.

