

From: [REDACTED]
To: [Development Plan](#)
Subject: RE: Variation No. 1 to the Clare County Development Plan 2023-2029 - KDT lands at Cahircalla More, Ennis (R29 and R30)
Date: Thursday 2 April 2026 15:08:45
Attachments: [REDACTED]

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 Cahircalla More, Ennis.

This submission is made on behalf of Killaloe Diocesan Trust (KDT) and relates to the proposed rezoning of the subject lands from Strategic Residential Reserve to Residential, specifically from SR4 and SR5 to R29 and R30. Our Client welcomes and supports this proposed rezoning in principle. Notwithstanding same, concern remains in relation to the access arrangements indicated on the settlement map, particularly where these rely on lands outside our Client’s ownership. Accordingly, our Client has requested the inclusion of additional wording in the site-specific zoning objectives for R29 and R30 to ensure that access to, and the future development of, these lands can be properly provided for.

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 Cahircalla More, Ennis, Co. Clare.

Client: Killaloe Diocesan Trust (KDT)
Project Number: 7670(1)
Issue: A

Document Sign Off

CURRENT ISSUE			
Issue No: A	Date: 02.04.26	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	Paddy 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 Killaloe Diocesan Trust (KDT) in respect of lands at Cahircalla More, Ennis which are subject to Proposed Variation No. 1 to the Clare County Development Plan 2023–2029 (CCDP). The subject lands are subject to Proposed Amendment No. PA3a-18a and PA3a-18b which is for the rezoning of ‘*Strategic Residential Reserve*’ zoned lands SR4 and SR5 lands to ‘*Residential*’ R29 and R30 respectively.

Our Client welcomes and supports in principle the proposed re zoning of these lands. The subject lands are strategically located within the Ennis settlement boundary, are contiguous to existing residential development and community infrastructure including Ennis National School, and represent a logical and sequential location for residential growth within the lifetime of the Development Plan.

The importance of this rezoning is particularly significant in the context of national and regional policy which seeks to prioritise the delivery of housing within existing settlements. These lands form part of a centrally located, serviced and highly accessible landholding which has long been identified as suitable for residential development and which can contribute meaningfully to addressing housing demand in Ennis. As set out in previous submissions on these lands, including submissions to the Draft Development Plan process, the wider Ashline/Cahircalla More landholding has the capacity to deliver a sustainable, integrated neighbourhood that supports compact growth, maximises the use of existing infrastructure and reinforces the role of Ennis as a Key Town.

In this regard, the rezoning of SR4 and SR5 to Residential represents a positive and necessary step in ensuring that appropriately located and serviceable lands are brought forward to contribute to housing supply within the plan period.

Notwithstanding this support, our Client has a significant concern regarding access to these lands as indicated on the zoning map and the implications of reliance on lands outside our Client’s ownership.

2.0 Access and Connectivity

The settlement map indicates a potential access routes to the lands from the R476 through the ‘*Buffer Space*’ zoned lands within our Clients ownership, and a site which is not within the ownership or control of our Client. See Figure 1 below with the proposed access route through the site not within our Clients ownership marked “X”.

While the proposed R29 and R30 site-specific objective refers to access being considered within the context of the overall movement framework in the area, it is considered that the current wording lacks sufficient clarity. In particular, the mapping and associated objective could be interpreted as implying that access to these lands is dependent on third-party lands outside the control of our Client.

From a planning perspective, it is neither appropriate nor realistic to assume that the development of these residential lands can be based upon access arrangements reliant on the future intentions or cooperation of a third party landowner. This will only serve to create uncertainty which could significantly undermine the development potential of these strategically located lands.

Furthermore, while indicative access is also shown through lands zoned as 'Buffer Space' adjacent to the Beechpark roundabout, the configuration of this zoning has the practical effect of constraining clear and independent access options to serve the R29 and R30 lands.

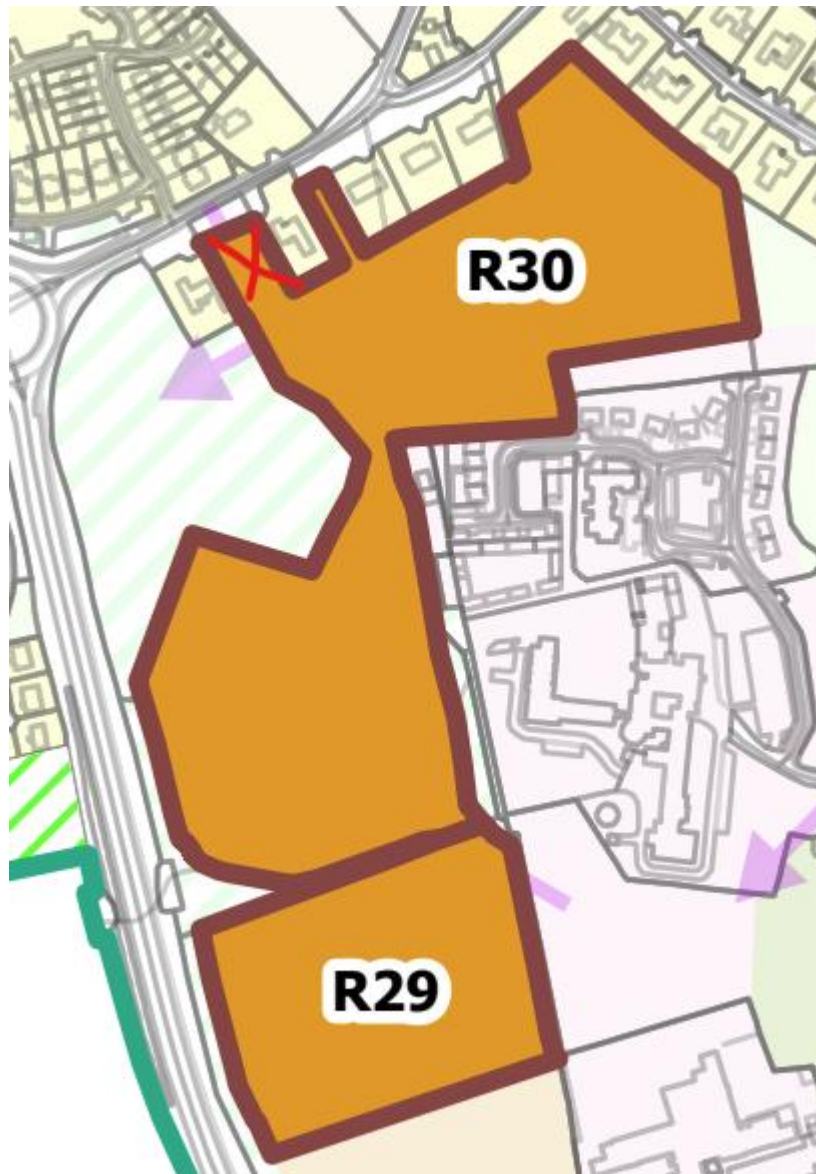


Figure 1 – R29 and R30 – “X” site not in KDT ownership.

Our Client has previously proposed that a more appropriate and robust access solution would be the provision of an additional spur from the Beechpark roundabout on the distributor road network to the west of the site, with a potential route also available through the adjoining 'Buffer Space' lands at the Beechpark roundabout.

Such an approach would:

- provide a direct and legible access point to the residential lands;
- ensure that development is not dependent on third-party ownership;
- facilitate improved traffic flow within the wider Cahircalla neighbourhood;
- support permeability and connectivity in accordance with national and local policy promoting compact and integrated growth;
- reduce pressure on existing local access points associated with Ennis National School

The provision of a new arm to the roundabout would provide for the logical extension of the established movement framework in the area and would align with the overall objective of creating a coherent and accessible neighbourhood structure.

Having regard to the above, our Client considers that there is a need for clearer policy guidance to ensure that the presence and configuration of the 'Buffer Space' zoning does not inadvertently sterilise or undermine the development potential of these strategically located residential lands.

This can be addressed through the inclusion of strengthened wording within the specific zoning objectives for R29 and R30, where it is recognised that access arrangements may be facilitated through or alongside the 'Buffer Space' lands, where appropriate, and subject to environmental assessment at planning application stage.

3.0 Suggested Amendment to Site Specific Objective

Our Client proposes that the R29 and R30 site zoning be amended to include wording along the following lines:

“Access to the R29 and R30 lands shall be considered as part of an integrated movement framework for the Cahircalla neighbourhood. This may include independent access arrangements, such as a new spur from the adjoining roundabout or, where appropriate, access traversing or adjoining Buffer Space lands, subject to compliance with all relevant environmental and ecological assessment requirements. Any such proposal shall demonstrate that potential impacts on biodiversity, landscape and other environmental sensitivities have been appropriately assessed and addressed”.

Such clarification would not prejudice environmental safeguards associated with the 'Buffer Space' zoning but would provide necessary planning certainty regarding the deliverability of the residential zoning now proposed.

4.0 Conclusion

Our Client welcomes the proposed re-zoning of the SR4 and SR5 lands to Residential R29 and R30 and fully supports the strategic intent to facilitate additional housing delivery within the Ennis settlement.

The subject lands represent one of the most sequentially appropriate and sustainable locations for residential development within Ennis, being centrally located, adjacent to existing development with established infrastructure and community facilities. Their development will contribute to the delivery of compact growth, the efficient use of serviced land and the creation of an integrated neighbourhood in accordance with national and local planning policy.

However, it is essential that the Development Plan also provides realistic and implementable guidance in relation to access to these land which should not be contingent upon third-party landownership.

Accordingly, while our Client fully supports the proposed rezoning, it is requested that the site specific zoning objective for R29 and R30 be modified to provide more certainty and flexibility in relation to access, including provision for an independent access to these lands.

Our Client requests that the proposed rezoning be adopted together with a more supportive wording within the site specific zoning objective to ensure that the residential zoning can be effectively realised and that the lands can contribute to the compact and sustainable growth of Ennis as envisaged in the Development Plan.