

From: [REDACTED]
To: [Development Plan](#)
Subject: Submission to Variation no 1 to the Clare County Development Plan 2023-2029
Date: Friday 3 April 2026 12:16:26

Dave Barry and Maeve Donnelly, [REDACTED]

Planning Department, Clare County Council

3rd April 2026

Proposed zoning of lands at Knocknagoug Quin (R8 zoning Tulla Road)

Dear Sirs,

We refer to the recent publication by your Council in connection with the above.

We note the inclusion of our property as part of this variation which proposes to zone our gardens residential.

When the request for submissions was published in December of 2025, we asked our local councillor Alan O'Callaghan to see if part of our site could be zoned to accommodate two sites for our family members.

Our children originally applied for planning permission for two sites under planning references P-22164 and P-22165 And both were refused. We did not realise that our entire property would be proposed for residential zoning.

We thought if part of our property where we proposed to have the two sites zoned, that this would help with planning applications by them in the future. We never wanted or expected that our entire gardens and house would be zoned for residential.

We are both retired pensioners and needless to say this proposal has cost us sleepless nights since the proposed variation was published.

We are both private people and gardening is something that gives us a lot of enjoyment especially at this stage of our life.

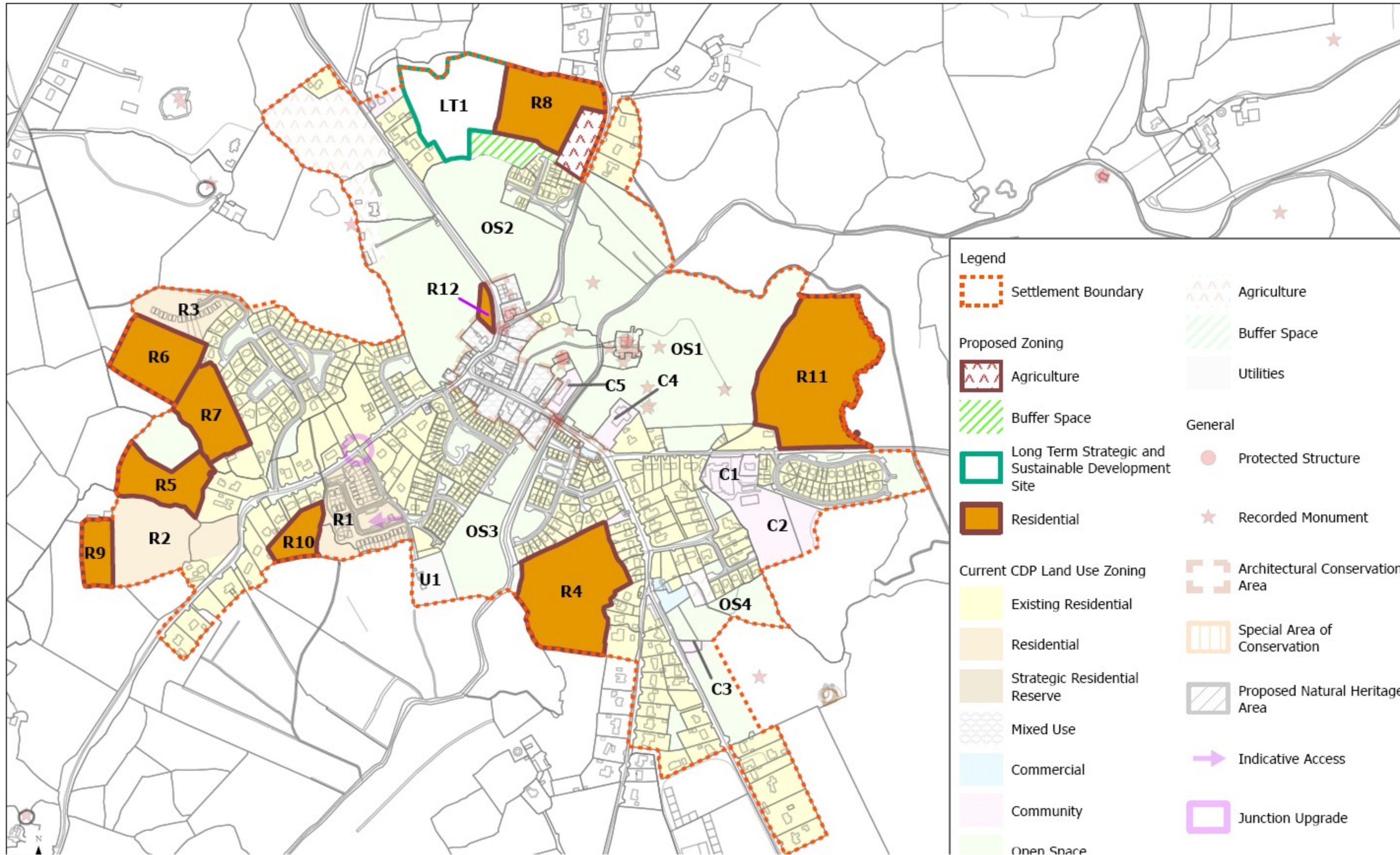
We would respectfully request that our gardens are not zoned residential as this could have a serious impact on our mental health.

It should also be noted that there is no public sewer in the area, and we have our own waste water treatment system like all of the adjacent houses.

We have attached an extract and map from the proposed variation document to identify our property.

Yours sincerely,

Maeve Donnelly Dave Barry



~~Any development proposals for the site must be accompanied by a site specific flood risk assessment.~~

PA 3c - 20b Add text objective for proposed residential zoning R8

R8 - West of the Knockgoug Road (L3180)

This site is located at the northern edge of the settlement and there is an existing dwelling currently on the site and has the potential for multi-unit residential development. Proposals for the site should retain the existing dry-stone wall and native trees along the eastern boundary of the site fronting onto the L3180 and design and layout must retain the trees and hedgerows along the southwest boundary of the site which are identified as potential foraging grounds for Lesser Horseshoe Bats.

Any proposed development should demonstrate indicative access to LT1 to facilitate future development of the site and will require a full bat survey, a Site Specific Flood Risk Assessment and a Traffic and Transport Assessment.

PA 3c - 20c Add text objective for proposed residential zoning R10

R10 - West of Residential (R1)

This site is well located within walking distance to a range of services in the village centre. Any future planning applications on this site should demonstrate access to the site from Clos Na Manach Road. Given the site's location within a Lesser Horseshoe Bat Potential Foraging Range, any proposed development will require a full bat survey.

PA 3c - 20d Add text objective for proposed residential zoning R11

R11- East of Open Space (OS1)

This site will provide for the future expansion of Quin village to the east. The design, scale and appearance of any proposed development at this site shall be sensitive to the context and setting of the Quin Abbey site. Development proposals must provide access to the site within the 50km/h speed limit, should demonstrate pedestrian connectivity links to the existing footpath network and be accompanied by a Traffic and Transport Assessment.