

From: [REDACTED]
To: [Development Plan](#)
Subject: Re: Submission re Vol 3a (iv) To Variation No 1 to the Clare County Development Plan 2023- 2029 - Hospital Roundabout
Date: Friday 3 April 2026 13:08:14
Attachments: [REDACTED]

Dear Sirs,

Please see attached correspondence in respect of the above from PKC2 Partnership, owner of property at the Gort Road Shopping Centre.

Regards

Diane Tyler
On behalf of Fergal Cahill, PKC2 Partnership

PKC2 PARTNERSHIP



Our Ref: FC/DT

Your Ref:

Date: 3 April 2026

Email: devplan@clarecoco.ie

Re: Submission To Variation No 1 to the Clare County Development Plan 2023-2029 - re Vol 3a (iv) - Hospital Roundabout

Dear Sir or Madam

Please accept this submission.

I refer to Vol 3a (iv) titled "Ennis Local Transport Plan" dated 6th March 2026.

A. I object to the wording in current version of Vol 3a(iv) , Variation No 1.

1. at page 116 of Vol 3a(iv) which outlines the proposed preferred option for the Hospital Roundabout , namely
- Option Ref " J2 Gort Road Highfield Park - upgrade junction to provide safe pedestrian and cycling movements " , and

2. at S6.5.2 of Vol 3a(iv) which states " A revised junction design enabling, layout for safe pedestrian and cycling movements will be considered following detailed modelling. In order to address impacts on traffic flow and congestion, modelling assessment will include the full section of road from Ivy Hill/Gort Road junction to the Hospital Roundabout."
For reasons outlined at C below.

B. I request amendment of wording in adopted version of Vol 3a(iv) Variation No 1 to read as follows,

1. at page 116 of Vol 3a(iv) which outlines the proposed preferred option for the Hospital Roundabout, namely
- Option Ref "J2 Gort Road Highfield Park - upgrade junction to maintain the current access & exit to Gort Road Shopping Centre and provide safe pedestrian and cycling movements " ,

2. at S6.5.2 of Vol 3a(iv) to state " Whilst maintaining the current access & exit to Gort Road Shopping Centre, efficient emergency vehicles usage, a revised junction design enabling, layout for safe pedestrian and cycling movements will be considered following detailed modelling. In order to address impacts on traffic flow and congestion, modelling assessment will include all roads (public and Shopping Centre) currently using the Hospital Roundabout."

C. Grounds for objection to wording in proposed junction upgrade titled "J2" in Vol 3a(iv) of Variation No 1 and request for amendment of J2 to ensure permanent retention of access/exit from Gort Road Shopping Centre (GRSC) to Hospital Roundabout Junction

Removal of both or either access or exit into/from GRSC at Hospital Roundabout would have impacts ;

1. Interference in Constitutional property rights of principal public access to retail and health related premises which would if necessary result in Judicial Review proceedings
2. Detrimental impact on existing rate paying businesses, who pay over €100,000 rates pa to Clare Co Co , by removal what is the established principal access for 75% of customers.
3. To comply with Planning Permission Site Developer and subsequently the premises/unit owners paid for the development and construction of the roundabout and pedestrian crossings (one signalled) at circa €500,000 cost
4. Planning permission and subsequent loan approvals for unit purchases require compliance with the site layout and drawings submitted, including the traffic access to/from the roundabout, which achieved planning permission for the shopping centre .
5. No consultation with the affected individual property owners and business owners prior to publication of draft LTP or since.
6. The current roundabout has not an accident history .
7. Increased Health and Safety Risk with any interference or reduction to current safe & approved access for HGV delivery vehicles and petrol & diesel delivery trucks which currently comply with Dangerous substance regulations.
8. Potential job losses to the over 200 employees in GRSC's 12 employers, including busy Petrol Station , HSE Community Care, retail, restaurants, doctors surgery ,pharmacy ,etc .
9. Restrict access to the only available Petrol Station on the Gort Road without going outside town boundary.

Name : Fergal Cahill, Director, PKC2 Partnership

Address: [REDACTED]

Date : 3 April 2026