

From: [REDACTED]
To: [Development Plan](#)
Subject: Submission to Variation No.1 to the Clare County Development Plan 2023-2029
Date: Friday 3 April 2026 20:40:20
Attachments: [REDACTED]

Dear Sirs

Please find attached Submission to Variation No.1 to the Clare County Development Plan 2023-2029

Regards

Darragh Collins [REDACTED]



[REDACTED]

**D COLLINS CONSULTING ENGINEERS
& CONSTRUCTION Ltd**



Forward Planning,
Clare Co. Council,
New Rd,
Ennis,
Co. Clare
by email
03/04/26

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

Ref: SR25S1_027

Dear Sirs

I refer to the above submission reference.

We were disappointed to be informed that our submission had not been included in proposed variation to the plan. We had been advised by our local representative that our submission was to be included. We understand and appreciate that the Council has to go through a process and that things may change during that process. In any event we have a good working relationship with Clare County Council in the delivery of housing developments and in that regard the following may be considered.

We had been working on the preparation of a planning submission regarding lands R3 in Killaloe. We designed a site layout on the grounds that our submission was to be included in the variation. We are at the point where we are ready for a planning submission, due diligence has been completed on the site in terms of AA screening, Hydrological Assessment and Tree Surveying.

Our objective is to deliver a quality development on the site, but we are hindered with some zoning issues and would very much appreciate if the Council would assist in resolving these issues. By way of explanation please refer to the **attached** drawing.

Area A

This is currently zoned open space. Adjacent to this is a proposed block of apartments, Block 1 & Block 2 located in the zoned residential area. We had proposed to access these units from the existing road to the East of St Anne's School. The reason for this is to protect the feature trees as identified on the site layout. These have been identified in the Arborist tree survey report as Grade A and Grade B trees and we very much want to protect and retain them. Rather than bringing a road and associated parking through the trees we felt that it would be a better option to access these units (8 apartments) from the existing access road to the East. It would result in bringing an access into the Zoned Open Space. Environmentally we feel that is a better option and will result in a more enhanced meaningful amenity area within the

development with a walkway through the retained feature trees. This has also the added benefit of reducing the traffic flow through the main entrance of the existing development Shantraud Woods.

It may also be worth noting that the access road to the Astro Turf pitch is over Zoned Open Space.

Area B

The access road of the proposed layout does slightly run into the Zoned Open Space, but it has little effect on it.

Area C

It will be noted that the Zoned Recreation area runs across the road, over the boundary and into the development site. We understand and accept that zoning maps are completed on maps to a much larger scale and such issues may occur. In reality the Recreation Zoning should have stopped at the existing boundary.

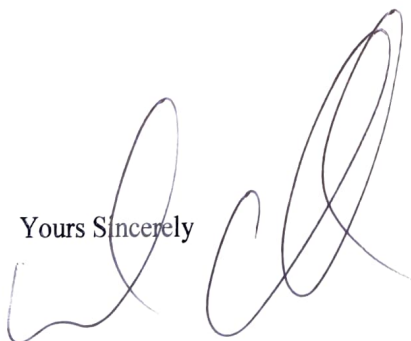
Solution

Originally we had made a submission to extend the residential zoning over the complete site, which would have resolved the issues. At this point this has not been approved by the Council. In that regard the issues could be resolved if the wording below was included under the heading of **R3 North West of Clarisford**.

"The zoned Open Space and Recreation Area adjacent to R3 may be used to facilitate residential development. Provided no buildings will be located on the zoned Open Space or Recreation Area"

In essence our genuine objective here is to provide a quality development for the area. We would very much appreciate if the Council could assist in that objective.

Yours Sincerely

A handwritten signature in blue ink, consisting of a series of loops and curves, positioned to the right of the text 'Yours Sincerely'.

Darragh Collins



- Zoned Recreation
- Zoned Open Space
- Zoned Residential

D COLLINS CONSULTING ENGINEERS		
BALLYMORRIS, CRATLOE CO. CLARE 061 357754 086-8593785		
CLIENT	DARRAGH COLLINS	SCALE: 1:500
PROJECT	KILLALOE CO. CLARE	DATE: 03.04.26
TITLE	ZONING	DRAWN BY: D.C. DWG NO. DRG-NO