

From: [REDACTED]
To: [Development Plan](#)
Subject: Submission to Variation No.1 to the Clare County Development Plan 2023-2029
Date: Friday 3 April 2026 21:02:20

Dear Team,

Trust all is well.

I write to make the following submission to above mentioned variation.

A. Support for Vol. 3a(iii) and Vol. 3a(iv)

I support the proposed Volume 3a(iii) Ennis 2040 Strategy and Volume 3a(iv) Ennis Local Transport Plan within Variation No.1 insofar as they remove all references to development proposals on the Ennis Post Office Field that appeared in:

- The original Ennis 2040 Strategy (May 2021), and
- The Draft Ennis Local Transport Plan (04/04/2025).

This removal is essential to ensuring that the Post Office Field is recognised for what it is: a floodplain, a biodiversity asset, and a central green space of major ecological and community value.

B. Support for Specific Amendments in Vol. 3a(i) – Ennis & Clarecastle Settlement Plan

I support the deletion of all transformation-site proposals relating to the Post Office Field, including:

1. Deletion of Transformation Site S3 Proposals

I support the following proposed amendments:

(a) PA 3a~42a

Supports deletion of text referring to:

- “The creation of raised boardwalks and pedestrian bridges over the River Fergus.”

(b) PA 3a~42b

Supports deletion of:

- “and a boardwalk,”
- “its potential development, as outlined in OP5 below.”

(c) PA 3a~42c

Supports deletion of references to:

- boardwalks,
- footbridges,
- and other development infrastructure.

(d) PA 3a~42d

Supports deletion of references to:

- “A new pedestrian bridge across the River Fergus,”
- boardwalks,
- and similar interventions.

These deletions are necessary to ensure that no built development or intrusive infrastructure is proposed within the Post Office Field.

2. Objection to Wording Relating to Opportunity Sites OP4 and OP5

I object to any wording that implies development on the area referred to as the “adjoining infill site”, the undeveloped upper portion of the Post Office Field between:

- the old P&T Analogue Building, and
- the Church of Ireland, Bank Place.

This area is integral to:

- biodiversity connectivity,
- natural flood management,
- visual character and heritage views from Bindon Street and Bank Place.

Requested Amendments

I request:

(a) Removal of all references to the “adjoining infill site”

from the wording of:

- PA 3a-42b, and
- PA 3a-42c.

(b) Removal of the phrase “adjoining infill site”

from the title:

- OP4 – Analogue Building and adjoining Infill Site, Bank Place
in both PA 3a-42a and PA 3a-42b.

This wording implies development potential where none should exist.

3. Requested Amendments to Maps (PA 3a-39b and PA 3a-40b)

I request the following mapping corrections:

(a) Remove the “adjoining infill site” from OP4

This area should not be included within the boundary of Opportunity Site OP4.

(b) Include this area within OP5 – “The Post Office Field”

This reflects the reality that the so-called infill site is part of the same ecological and hydrological unit as the wider Post Office Field.

(c) **Remove the “proposed pedestrian route”**

from the map on page 34 of Vol. 3a(i), as it implies development or intervention within a sensitive floodplain and nature reserve area.

Conclusion

I request that no development proposals of any kind, including those relating to the so-called “adjoining infill site”, be included in the final adopted documents of Variation No.1.

The Post Office Field is widely recognised as:

- the last central green space in Ennis,
- a vital floodplain protecting the town,

- a biodiversity refuge,
- and a cherished natural landscape.

Rather than building on it, we should embrace sustainable alternatives.

One such alternative is the adaptive reuse of the vacant/derelict Analogue (Old Telecom)

Building as:

- a biodiversity education centre,
- a visitor and heritage hub,
- a green enterprise incubator,
- or a nature-based tourism attraction.

This approach would deliver economic, educational, and environmental benefits without compromising the Field, which many residents rightly describe as the lung of Ennis, the vital organ that allows our county town to breathe.

Thanking you in anticipation of your full cooperation with this submission.

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Tommy Guilfoyle

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