

From: [REDACTED]
To: [Development Plan](#)
Subject: Submission to Variation No.1 to the Clare County Development Plan 2023-2029
Date: Friday 3 April 2026 22:01:31

Dear Sir/Madam,

I wish to submit the following submission.

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

I support the proposed Ennis 2040 Strategy (Vol. 3a(iii)) and Ennis Local Transport Plan (Vol. 3a(iv)) insofar as they remove all references to development on the Post Office Field that previously appeared in:

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

This is essential to ensuring the Field is recognised as a floodplain, biodiversity asset, and central green space of major ecological and community value.

B. Support for Amendments in Vol. 3a(i)

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 amendments PA 3a-42a, PA 3a-42b, PA 3a-42c, and PA 3a-42d, which remove references to:

- boardwalks,
- pedestrian bridges,
- footbridges, and
- other intrusive infrastructure.

These deletions ensure no built development is proposed within this sensitive floodplain.

2. Objection to Wording on Opportunity Sites OP4 and OP5

I object to any wording that implies development on the so-called “adjoining infill site”, the upper portion of the Post Office Field between the Analogue Building and the Church of Ireland.

This area is integral to:

- biodiversity connectivity,
- natural flood management, and
- the visual character of Bank Place and Bindon Street.

Requested changes:

- Remove all references to the “adjoining infill site” from PA 3a-42b and PA 3a-42c.
- Remove the phrase from the title of OP4 in PA 3a-42a and PA 3a-42b.

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

I request that the final maps:

- remove the “adjoining infill site” from OP4,
- include this area within OP5 (reflecting its ecological and hydrological unity with the Field), and
- remove the “proposed pedestrian route” shown on page 34, which implies intervention within a floodplain and nature reserve.

Conclusion

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

The Post Office Field is:

- the last central green space in Ennis,
- a vital floodplain,
- a biodiversity refuge, and
- a cherished natural landscape.

A sustainable alternative is the adaptive reuse of the vacant Analogue Building as a biodiversity education centre, visitor hub, green enterprise space, or nature-based tourism facility. This would deliver economic and community benefits without compromising the Field, which many residents rightly regard as the lung of Ennis.

Is mise,

Keeley Guilfoyle

