

**From:** [REDACTED]  
**To:** [Development Plan](#)  
**Cc:** [REDACTED]  
**Subject:** Submission to Variation No.1 to the Clare County Development Plan 2023-2029  
**Date:** Monday 6 April 2026 11:38:32  
**Attachments:** [Variation No 1 Proposal for Knockballynameath April 2026.docx](#)

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Dear Sir/Madam,

Please find our joint submission attached.

Regards,

Maurice and Jean Anne de Courcy

# Proposed Variation No.1 to the Clare County Council Development Plan

## Lands at Knockballynameath, Athlunkard, Co. Clare

Folio No.: CE39058F

Submitted by: Maurice de Courcy and Jean Anne de Courcy

We wish to make the following submission in respect of the proposed Variation No. 1 to the Clare County Development Plan 2023–2029. This submission relates specifically to lands located at Knockballynameath, Athlunkard, County Clare, as identified on the map in Appendix 1.

### **1. Request**

We respectfully request that the settlement boundary of Athlunkard be extended to incorporate the entirety of our lands (approximately 10.5 acres) and that these lands be zoned for residential use in line with recent Government directives to increase the availability of zoned land for housing.

### **2. Context and Planning Justification**

#### **(a) Alignment with National and Local Policy**

The Government has directed local authorities to facilitate an accelerated supply of housing by designating additional lands for residential development. Clare County Council has responded through Variation No. 1, which proposes the zoning of over 1,280 acres countywide to support housing growth and to meet local and regional housing targets.

Extending the Athlunkard settlement boundary as proposed would be consistent with the spatial planning objectives of this variation and the county's Housing

Activation approach, which aims to “increase housing delivery, rejuvenate communities, and stimulate sustainable population growth.”

### **3. Site Characteristics and Rationale**

#### **(a) Natural Boundary and Logical Zoning**

At present, only a small rectangular section of the original total site is zoned residential, which does not correspond to the natural physical or topographical boundaries of the land. This partial zoning creates unnecessary irregularities in layout and complicates coherent planning. Extending the zoning to include the full 10.5 acres would align development with the natural lie and geometry of the land, facilitating an integrated and efficient design with proper gradients, servicing, and open space distribution.

#### **(b) Connectivity and Accessibility**

The site benefits from road frontage and access from adjacent sites within a reduced speed limit area and enjoys existing vehicular access from an established public road. It is directly opposite and adjacent to two medium-density residential estates (and a third in development) and an attractive local commercial area, ensuring strong integration with the existing built environment. This makes the site ideally suited to compact growth principles and aligns with national planning policy (NPF Objective 35) promoting residential consolidation within serviced areas.

#### **(c) Potential to Address Housing Demand**

Given the site’s location, services, and adjoining residential context, it is estimated to be suitable for a medium-density scheme of approximately 150 dwellings, incorporating a range of housing types. Such

a development would make a meaningful contribution to alleviating current housing shortages in the Ennis–Limerick hinterland, where demand for quality housing continues to outpace supply.

#### **4. Sustainable and Community Benefits**

- **Efficient Land Use:** The proposal represents a logical infill and consolidation opportunity rather than peripheral sprawl.
- **Serviced Location:** The site can be readily connected to existing water, drainage, and transport networks.
- **Community Integration:** Its proximity to established amenities supports sustainable neighborhood development and active travel.
- **Economic Impact:** Increased population density will enhance local retail and service vibrancy, strengthening the local economy.

#### **5. Conclusion**

In summary, the extension of the Athlunkard settlement boundary to include our lands and the corresponding residential zoning would:

- Support national and local housing policy objectives;
- Correct an anomalous and illogical zoning boundary;
- Deliver much-needed housing supply in a serviced, connected, and sustainable location; and
- Contribute positively to the local community and economy.

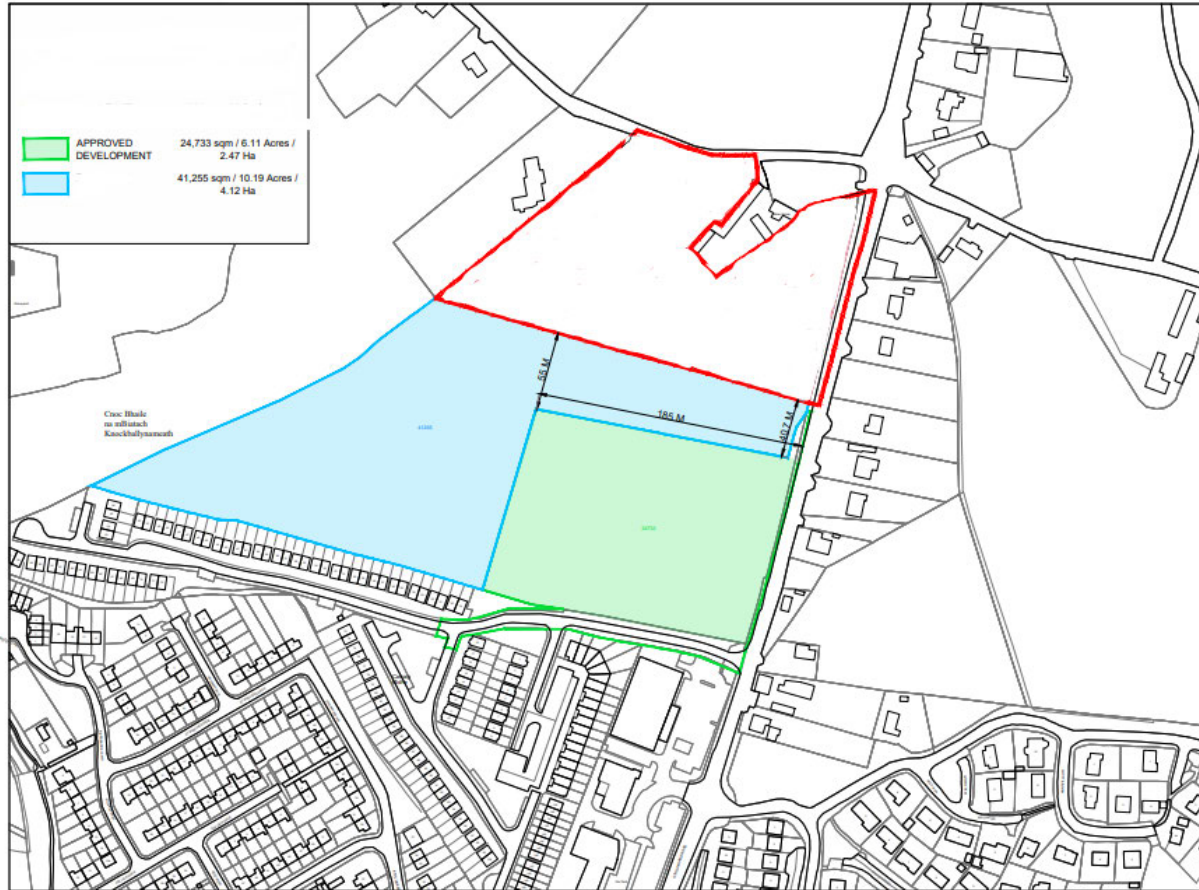
We therefore respectfully request that the proposed zoning amendment for our lands at

Knockballynameath, Athlunkard be included  
within Variation No. 1 to the Clare County  
Development Plan.

Yours Sincerely

Jean Anne and Maurice de Courcy

# Appendix 1: Map of Lands (in Blue)



**AREAS PLAN**  
SCALE 1 : 2,500



Names and Addresses of Applicants;

Maurice de Courcy,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Jean Anne de Courcy,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]