

**From:** [REDACTED]  
**To:** [Development Plan](#)  
**Subject:** Re. SUBMISSION TO Variation No 1. Clare County Council Development Plan 2024-2029.  
**Date:** Monday 6 April 2026 15:52:31  
**Attachments:** [image002.png](#)  
[image003.png](#)

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**RE: SUBMISSION TO VARIATION NO.1. CLARE COUNTY COUNCIL DEVELOPMENT PLAN 2024-2029.**

A chara,

I wish to make the following submission:-

**A.** I support removal of all references to development proposals to build on Abbey Street and Parnell Street public /Civic Spaces in the proposed Vol 3a(iii) Ennis 2040 - Economic and Spatial Strategy ( 6 March 2026) and Vol 3a(iv) Ennis Local Transport Plan (6 March 2026) of proposed Variation No 1. Clare County Council Development Plan 2024-2029.

The controversial development proposals to build on these two town centre public carparks , which also serve as important riverside civic spaces and Flood zone A areas , were included within the Ennis 2040 - Economic and Spatial Strategy dated May 2021 , the Draft Ennis Local Transport Plan dated 04/04/2025 and in the current Clare County Development Plan 2023-2029.

**B. Re Text**

I support the following in Vol 3a(I) Ennis and Clarecastle Settlement Plan of Variation No 1:-

- (1) Deletion of text associated with Transformation Site TS2 “Abbey Riverside”, i.e. Abbey Street Carpark , in Proposed Amendments PA 4a-41, & PA 3a-41a.
- (2) Deletion of text associated with Transformation Site TS3 “Harvey’s Quay”, i.e. Parnell Street Carpark , in Proposed Amendment PA 3A- 42,& PA 3a-42a.

**C. Re Mapping.**

(1) I support the Proposed Amendments PA 3a-38 , PA 3a-38a and PA 3a-38b in Vol 3a(I) Ennis and Clarecastle Settlement Plan of Variation No 1 which proposed the removal of both “Abbey Riverside” and “Harvey’s Quay” Transformational Sites (i.e. Abbey Street and Parnell Street carparks/Civic Spaces) from “Ennis Transformation Sites” map in Ennis 2040 - Economic and Spatial Strategy.

(2) I support Proposed Amendments PA 3a-39 , PA 3a-39a and PA 3a-39b in Vol 3a(I) Ennis and Clarecastle Settlement Plan of Variation No 1  
Which proposes the removal of both “Abbey Riverside” and “Harvey’s Quay” Transformational Sites (i.e. Abbey Street and Parnell Street carparks/Civic Spaces) from “ Ennis Transformation and Opportunity Sites map 2 “ in the County Development Plan 2023-3029.

(3) I support Proposed Amendments PA 3a-40 , PA 3a-40a and PA 3a-40b ;  
which proposes the removal of both “Abbey Riverside” and “Harvey’s Quay” Transformational Sites (i.e. Abbey Street and Parnell Street carparks/Civic Spaces) from “ Ennis Town Centre Transformation and Opportunity Sites map 3 “ in the County Development Plan 2023-3029.

**Conclusion.**

I support the above proposed amendments outlined in the Variation No 1 of the Clare County Development Plan 2023-2029 and request that no development proposals for either Abbey Street or Parnell Street carparks/civic spaces are included in the Chief Executive report on submissions to Councillors for their consideration prior to the statutory adoption of the Variation No 1.

**Name :** Feargal Ó Dúlaing

**Address:** [REDACTED]

**Date:** 6<sup>th</sup> April 2026

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**From:** [REDACTED]  
**To:** [Development Plan](#)  
**Cc:** [REDACTED]  
**Subject:** ADDENDUM TO SUBMISSION TO VARIATION NO.1. CLARE COUNTY COUNCIL DEVELOPMENT PLAN 2024-2029.  
**Date:** Monday 6 April 2026 18:39:12  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[MAIN POINTS FROM MEETING 27th NOVEMBER 2025 TEMPLE GATE.docx](#)

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A chairde,

I hope you all enjoyed the Easter break.

I have sent my submission re the above Variation.

Whilst not strictly related to the above Variation, I mention the following matters/suggestions ( most of which have been previously submitted to you over the past number of years!) in the hope that they will fall on ears of common sense, and more importantly, on the practical and functional applicability of recent changes made to the streetscape of Ennis. As all these issues relate to the 'Development' of our town, I hope they will obtain some hearing and airing!

1. Look at the development/upgrading of The Friary Car Park.
2. Create a vehicular access from this cark outwards, to the Temple Gate car park. This will greatly help with the flow of traffic and simultaneously, keep people in town. ( A group of us, with businesses backing on to The Friary car park, submitted this idea with plans to the Council over 15 years ago, noting the Franciscan Order were willing to donate some of their land to achieve this access.).
3. If No 2. above is not a runner, create a pedestrian access. Yes, there is access between Casey's and The Clare Museum but it is not very obvious to tourists.
4. Sort out the Cloister Car park as soon as possible! Closing the car park on so many Saturdays has a detrimental effect on our business. The last example is its closure on the Saturday before Mother's Day! What common sense is in place here to help business?
5. Clare County Council organised a great Easter event for children at the square on Easter Saturday. There was a great atmosphere in town and people were strolling around (despite the weather), all of which helped footfall to businesses including our own. Congratulation on it's success and hopefully you will be organising similar events on a regular basis. While parking remains an issue (that is another story!) events like these, will keep people in town for longer, to the benefit of everyone!
6. When organising similar events at No.5 above, I would suggest that the water feature be turned off. And if it is raining . ( as it was last Saturday morning), that the new umbrellas installed by you be opened and put to use! The water feature serves no function for such events and simply takes up space where the public could congregate. It was disappointing, frustrating and avoidable , to see how the public had to organise themselves so as to avoid getting wet!!( unnaturally!).
7. On the issue of the water itself, I believe it serves no purpose and has no function! It is just a waste of space. Not even choirs could gather near it during the recent Choral Festival! I am not even sure if it could be described as a work of art, accepting that one's person view of art can wildly differ to another's!
8. Replace the painting grant ( and it's fancy title!) with a discount in similar value or greater, off our rates bill. This would be a more meaningful assistance to business many of whom simply could not wait for the grant to paint their premises ( this grant was mooted over a year and a half ago!). And of course, the cost to paint many of our premises will far exceed €1,000!
9. Ennis needs more festivals! Those like Ennis Book Club Festival, The Choral Festival, bring many to our town. It would be great if the Council could focus on ideas for other festivals that could from part of Ennis's festival calendar.
- 10 A speedy implementation of the ideas put forward at the meeting of the 27<sup>th</sup> November 2025 per the **attached** Memo.
- 11 Mark out/line, parking spots along Bank Place up to St. Columba's and other areas around Ennis where such markings are absent.

End of current wish list!

I hope you will look favourably on some of the suggestions/proposals above. Thank you for considering same.

Yours sincerely,

Feargal Ó Dúlaing

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## **MAIN POINTS FROM MEETING 27<sup>th</sup> NOVEMBER 2025 TEMPLE GATE**

**Present:** Jason Murphy and Paddy Tiernan - Clare County Council

Emer O'Reilly, David Costelloe, Noel Tierney, Dervilla Evans, Michael Dennehy, Gerry Connellan. Maureen Harrison & Feargal Ó Dúlaing – Abbey Street Business Group (ASBG)

### **Abbey Street:-**

The following suggestions were submitted: -

1. Carry out works that would bring a medieval feel to the street and give it kind of re branding so that it would not end up like the Parnell Street of many years ago. (i.e. abandoned).
2. Tar the road in black
3. Improve/replace existing cobble locking- maybe using red stone by way of contrast
4. Power wash the street and lanes not forgetting the lanes heading into the Friary car park!
5. Repair parts of the street/paths that are damaged
6. Paint the walls of the laneways (murals)
7. Lighting of laneways
8. Look at overhanging cables but Jason advised that this maybe a project in its own right.
9. Paint /repair existing street furniture

### **Car parking**

Jason and Paddy advised of plans to upgrade The Cloister car park to provide for increased car parking spaces here, open 24/7 and with a barrier entrance, in 2026

ASBG suggested that The Cloister should be used by permit holders and not allowed park in Abbey Street car park, leaving it free just for customers/the public.

ASBG advised that car parking was a real live issue and an ongoing concern of customers.

### **Pedestrianisation**

While pedestrianisation was not an issue per se for the meeting , it did come up, as it does overlap with linked matters.

On the proposed survey, ASBG suggested that 2 surveys be carried out over the next few months, one while pedestrianisation was in place and the other

when it was not. One could then compare survey results. Paddy advised that due to legislative requirements, O'Connell Street would be closed until 16<sup>th</sup> Feb.

Paddy and Padraic McElwee (acting CEO of Ennis 2040) will be visiting businesses to survey opinions on this issue. Abbey Street will now be included in this survey. ABSG pointed out that any long term decision on O'Connell Street would also affect Abbey Street.

Paddy confirmed that the survey would include various options to include space for suggested opening /closing times.

Paddy confirmed that the current flow of traffic will remain as is indefinitely.

### **AOB**

1. ABSG suggested that a multi-story car park could be built on the Post Office field with apartments built facing onto the street. And a bridge over to Parnell Street car park.
2. Bin area in Abbey Street Car park to be looked at as businesses in O'Connell Street are bringing their bins down
3. Congestion of trucks in Abbey Street car park as they are unloading, to be looked at.
4. Rates! ABSC shocked at the increase and disappointed with its timing--same day as the Christmas lights were turned on/road opening.
5. ABSG reminded Jason and Paddy of previous submission made by some of ABSG to create a one-way vehicular route through the Friary Car park into Temple Gate car park to help with flow of traffic and to keep people in town.

ABSC and Jason/Paddy were very happy with the exchange of views and to start conversations. ABSC were very appreciative of the attendance by Jason/Paddy and expressed their thanks for meeting us. It was agreed by all that having these meetings was the best way to move forward and was very constructive. Jason suggested that we could meet again around the end of January 2026. We are to stay in touch.

**THE END**