

From: [REDACTED]
To: [Development Plan](#)
Subject: Submission to Variant No.1 Clare County Development Plan 2023-29
Date: Monday 6 April 2026 22:41:14

To whom it may concern at Clare County Planning.

Myself and my family have a farm at Newmarket House, Newmarket on Fergus, [REDACTED] it
[REDACTED]
is our wish to continue our farming livelihood here, and to continue living here on our land and property that has required multi generational life's work to keep a large protected dwelling house c 1810 and it's courtyard, stable buildings , cutstone two story hay barns and cattle byre.

[REDACTED]
[REDACTED]
[REDACTED]
This farm of 45 acres has been kept intact since it's inception by Charles Fitzgerald Studdert and has been developed in recent generations as a horse breeding and rearing enterprise, along with cattle farming, it has been adapted and tailored for this use , fencing, paddocks, exercise arena, horse walker, foaling stables, yearling stalls etc.
We are full time farmers, our daughter works with us and son and younger daughter help also, as is the case on most family farms.

It is with a sense of alarm that we see our top field being designated as R8 on the Variant Plan, along with R2 on the existing plan,
We understand the need for local authorities to identify potential development land, but we do not wish to develop this land and are extremely worried that the Residential Zoned Land Tax (RZLT) which was brought into place to target developers and investors hoarding land, but which encompasses all Zoned Land (a year to year exemption for farmers currently excludes land that is being actively farmed) may be applied in the future to R2 and R8. This tax is a penal tax, and a rate of 3% of its development value would force the eviction of farming families from their land , and in our case from our home as well, as the land is vital to the sustainability of our business and the house and outhouses , which have been described by the Heritage Council as one of the best preserved stable yard and outbuildings of its time.

[REDACTED]
[REDACTED]
We were also surprised and shocked to see that our entire farm, every acre, rood and perch, and absolutely no place else in the village and it's environs, have been designated as the sole " Long Term Strategic and Sustainable Development Site ".
This to us is surprising as there is no direct access to a road, any road access will have to be through a narrow strip , designated R1 or through the existing Gleann Cora Estate.

Going by the density of adjoining developments then this would mean that possibly 500 to 600 houses would be using this access to the Ballycar Road , R470, which is already quite busy with the Gleann Cora and Goodwood Estates traffic, and becomes very congested at times with additional traffic accessing or parking at the Hurling pitch, a very busy sporting campus that has two grass pitches, an astro turf , ball walls, clubhouse and which also has very welcome and ambitious plans for expansion in the future.

A quick look at Google Earth shows that the residents of this Long Term site will be almost 2 kilometers from the school, 2 kilometers from the Post Office and Supermarket, the garda station, and slightly less from the library, Obair centre and bus stops, this in turn is going to necessitate a lot of driving and congestion as a result of developing this site, is this the way to go??

If our farm was the only available property then we would see the sense in it, but there are a multitude of more suitable sites on the main roads, link roads and side roads, many of which are serviced by street lighting , foot paths, direct road access, sewerage and water pipes, and other services literally passing their doors.

Some of these land owners are not farmers and are landlords, and in no case are the lands as integral to a family's livelihood as our land is to ours.

These changes will obliterate us, our livelihoods and our ability to live in our own home and we urge the Planning Department to change the Variant Plan and identify land that is both less intrusive, more suitable, and potentially more readily available.

Yours sincerely,

Leonard and Sheila MacMahon

[REDACTED]
[REDACTED]
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6th of April 2026

Sent from [Outlook for Android](#)