

From: [REDACTED]
To: [Development Plan](#)
Subject: Submission to Variation No.1 to the Clare County Development Plan 2023-2029
Date: Tuesday 7 April 2026 08:35:51
Attachments: [Submitter Details.docx](#)
[Submission to Variation No.1 to the Clare County Development Plan 2023-2029.docx](#)

Good morning,

Please see the attached our proposal for the submission to Variation No.1 to the Clare County Development Plan 2023-2029.

Specifically regarding Athunkard and LT1 which is on the recognised land of Shanakyle House, Larkins Cross, Parteen, Co Clare, V94TD85.

Kind regards,

Richard Ayres

Variation No.1 to the Clare County Development Plan 2023–2029 Submission in respect of lands at Athlunkard, Corbally Road (R463), Co. Clare (Currently Zoned LT1)

1. Introduction

This submission relates to lands identified as LT1 – Long Term Strategic and Sustainable Development Site at Athlunkard, adjoining existing residential development at Carraig Midhe and lands subject to recent planning applications for residential development.

The purpose of this submission is to respectfully request:

The reclassification of part (or all) of the subject LT1 lands to R2 – Residential, or alternatively,

the inclusion of the lands within a clearly defined short- to medium-term phased release framework within the lifetime of the current Development Plan.

2. Site Location and Identification

The subject lands are located at Athlunkard, Corbally Road (R463), Co. Clare, adjoining existing residential development at Carraig Midhe and within close proximity to Limerick City.

The extent of the lands subject to this submission is illustrated below.

Figure 1: Site Location Map (Google Maps – Context View)

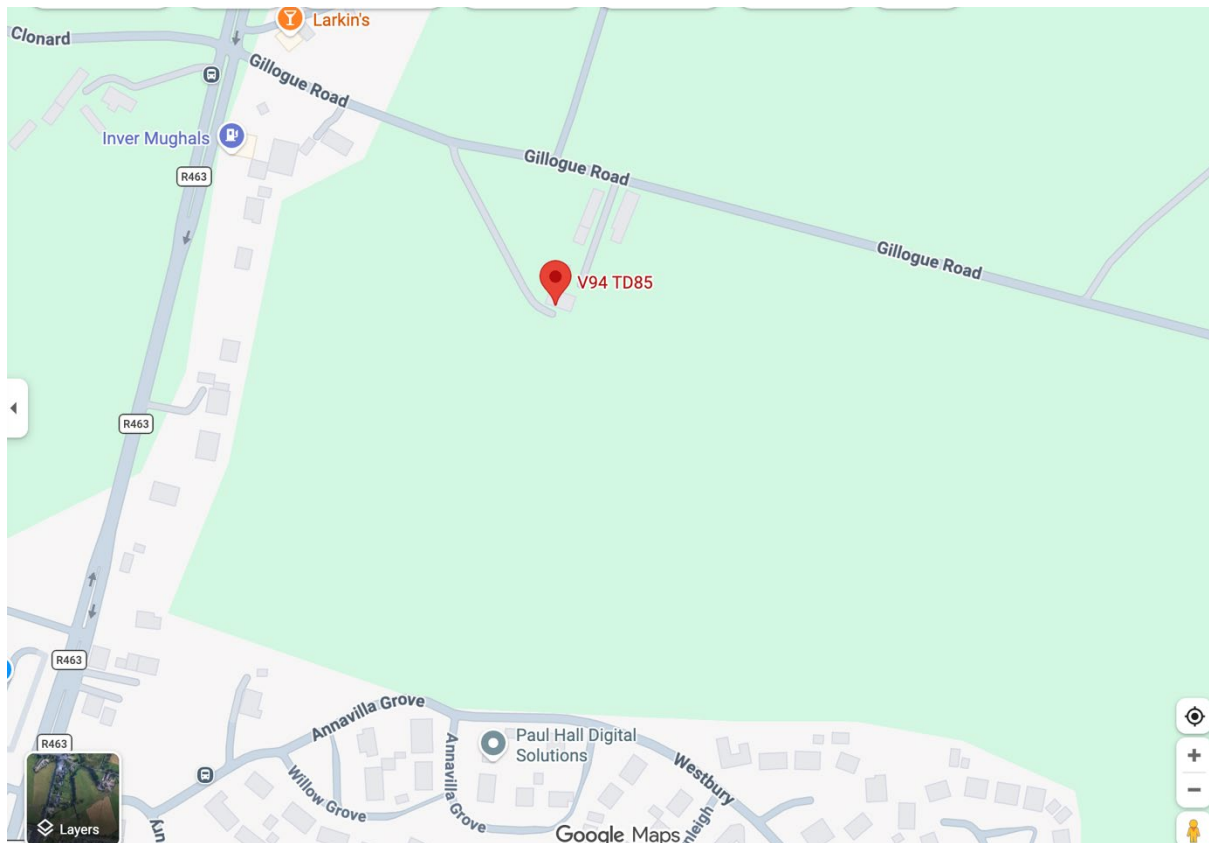
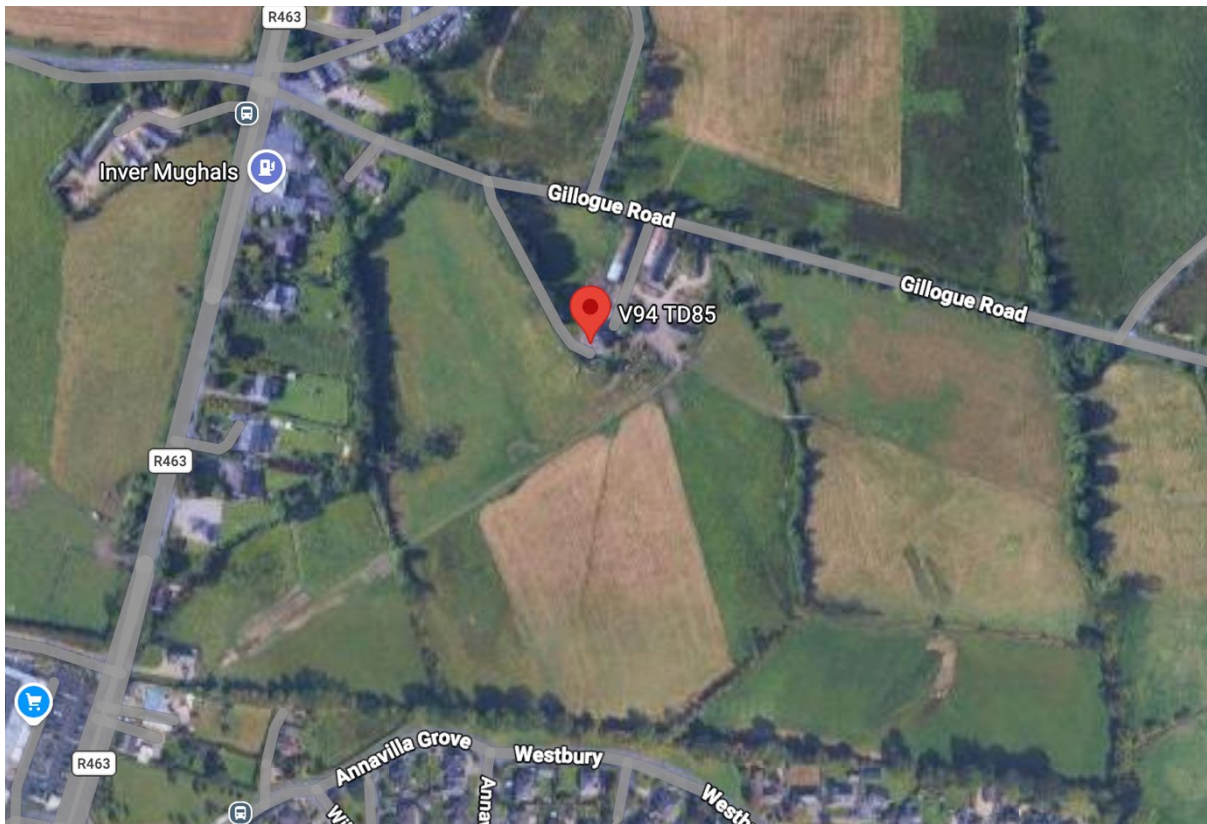


Figure 2: Site Location Map (Satellite View Showing Surrounding Development)



3. Strategic Context and Policy Alignment

This submission is made in the context of national and regional housing policy, including:

- Government of Ireland housing delivery targets
- Department of Housing, Local Government and Heritage policy on accelerating housing supply
- National Planning Framework objectives for compact growth and sustainable settlement patterns

The Athlunkard/Corbally area represents a natural extension of Limerick City, with strong demand for housing and established residential communities.

4. Location and Suitability of the Subject Lands

The subject lands are exceptionally well-positioned for residential development:

- Immediate adjacency to existing housing (Carraig Midhe and permitted residential development lands)
- Direct frontage onto the R463 (Corbally Road), a key distributor route
- Proximity to Limerick City and associated employment centres
- Availability of services and infrastructure in the vicinity

These characteristics strongly distinguish the lands from more peripheral or less serviced LT1 sites.

5. Deliverability and Readiness

A key objective of the Development Plan is not just zoning land, but ensuring deliverable housing supply.

The subject lands demonstrate strong deliverability credentials:

- Logical and serviced extension of the existing settlement boundary
- Ability to integrate with adjacent permitted and existing developments
- Potential to deliver approximately 350–400 units at appropriate densities (aligned with nearby R2 schemes)
- No known abnormal constraints that would prevent development within the plan period

Crucially, these lands represent a realistic opportunity for housing delivery within the lifetime of the current Development Plan, unlike more constrained or remote strategic lands.

6. Infrastructure and Access

The lands benefit from:

- Existing access potential from the R463
- Proximity to planned or identified junction and road improvements
- Opportunity to contribute to and support local infrastructure upgrades

The development of these lands could form part of a coordinated infrastructure-led approach, consistent with Development Plan objectives.

7. Need for Additional Zoned and Deliverable Land

While lands are zoned R1/R2 in the wider area, it is widely recognised that:

- Not all zoned land is available or deliverable in the short term
- Delivery is often constrained by ownership, viability, or infrastructure issues

In this context:

The inclusion of additional, genuinely deliverable lands such as the subject site is essential to meeting housing targets.

8. Proposed Amendment

It is respectfully requested that the Planning Authority consider:

Option A (Preferred)

- Rezone the subject lands (or a defined portion) to R2 – Residential

Option B (Alternative)

- Identify the lands as:

“Strategic Reserve for Short- to Medium-Term Release within the Plan Period”

- Include clear criteria or triggers for release, such as:
 - Demonstrated demand and delivery shortfall
 - Progression of adjacent developments
 - Infrastructure delivery milestones
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9. Conclusion

The subject lands represent a logical, sustainable, and deliverable extension of the existing urban area at Athlunkard.

Rezoning or facilitating their release would:

- Support national and local housing objectives
- Enable timely delivery of much-needed homes
- Consolidate existing settlement patterns in a sustainable manner

This submission is made in a constructive and positive manner, with a view to supporting the Planning Authority in achieving its housing and development objectives.

Submitted in respect of lands at Shanakyle House, Larkins Cross, Parteen, Co Clare, V94TD85.

Submitter Details – Variation No.1 to the Clare County Development Plan 2023–2029

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