

From: [REDACTED]
To: [Development Plan](#)
Subject: RE: Variation No. 1 to the Clare County Development Plan 2023-2029 - Cahircalla More/Ashline LT6 Harnett Homes
Date: Tuesday 7 April 2026 09:31:31
Attachments: [Submission to Variation No. 1 CCDP Cahircalla More LT6 Harnett Homes.pdf](#)

Dear Sir/Madam,

Please find attached a submission on Draft Variation No. 1 to the Clare County Development Plan 2023–2029 in respect of lands at Cahircalla More/Ashline, Ennis.

This submission is made on behalf of our Client and relates to the proposed rezoning of the subject lands from Strategic Residential Reserve (SR3) and Existing Residential to Long Term Strategic Sustainable Development (LT6). Our Client is seeking that the lands currently zoned Existing Residential remain unchanged and that the remainder of the lands currently zoned SR3 be rezoned to Agriculture.

Should you require any further information or clarification in relation to this submission, please do not hesitate to contact me.

You might kindly acknowledge receipt of this submission at your earliest convenience.

Kind regards

Mandy.

Regards

Mandy Coleman | Planner

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“Submission to Variation No. 1 to the Clare County Development Plan 2023-2029”

Lands at Cahircalla More, Ennis, Co. Clare.

Client: Harnett Homes & Estate Developers Ltd.
 Project Number: 4951 (1)
 Issue: A

Document Sign Off

CURRENT ISSUE			
Issue No: A	Date: 02.04.26	Reason for issue: Submission to Variation No. 1 to the Clare County Development Plan 2023-2029	
Sign Off	Originator	Checker	Approver
Print Name	Mandy Coleman	Mandy Coleman	Mandy Coleman

PREVIOUS ISSUES					
Issue No	Date	Originator	Checker	Approver	Reason for issue

Submission to Variation No. 1 to the Clare County Development Plan 2023-2029

1.0 Introduction

This submission is made on behalf of Harnett Homes & Estate Developers Ltd in respect of lands at Ashline / Cahircalla More, Ennis located off the N68 the east of the N85 Western Relief Road, which are subject to Draft Variation No. 1 to the Clare County Development Plan 2023–2029(CCDP).

The Draft Variation proposes to identify these lands as *'Long-Term Strategic and Sustainable Development designation (LT6)'*.

This submission is made to clarify that our Client does not support the inclusion of their lands within the proposed *'LT6'* designation and does not wish for these lands to form part of any long-term strategic development framework.

It is also noted that the proposed *'LT6'* designation includes our Client's existing residential dwelling and associated curtilage, which in our view is not appropriate having regard to the established use of the lands.

2.0 Background and Planning Context

The subject lands are currently zoned *'Existing Residential'* and *'Strategic Residential Reserve (SR3)'* under the Clare County Development Plan 2023–2029.

As set out in previous submissions made on behalf of our Client, including submissions made as part of the NPF Housing Growth process, these lands are in established agricultural and equine use and are not available for residential development.

Our Client has consistently sought that these lands be zoned for *'Agriculture'*, or at a minimum that their existing use be recognised and not replaced with development-led designations.

While it is acknowledged that a significant proportion of lands currently identified as SRR in Ennis are now proposed to be rezoned for residential development, the subject lands have not been brought forward in that manner. While our Client welcomes this, the current proposal to designate the lands as *'LT6'* and include our Clients residential property within this designation again identifies them as forming part of a future development framework which is not reflective of the landowner's position or the established use of the lands.

3.0 Existing Use

The subject lands are in active residential, agricultural and equine use and form part of an established landholding. This use is ongoing and has been consistently demonstrated through previous submissions and supporting material.

The lands include our Client's existing residential dwelling and associated curtilage together with adjoining lands in agricultural and equine use. The house is an established residential property and forms part of the overall holding. The adjoining lands are also in active use and are not vacant or underutilised.

4.0 Proposed LT6 Designation

The proposed 'LT6' designation identifies the subject lands as forming part of a longer-term growth area for Ennis. While it is accepted that such designations are intended to provide for longer-term planning objectives rather than immediate development, the proposed designation in this case does not properly reflect the actual character or use of the lands.

Our Client does not intend to bring these lands forward for development and that position has been consistent throughout previous planning submissions. The lands are not being held for development and are not intended to form part of the future development land bank for Ennis.

The inclusion of our Client's existing dwelling within the proposed 'LT6' designation is totally in appropriate. An established dwelling house and its curtilage should not, in our view, be identified as part of a long-term strategic development area where there is no intention that the property would form part of any future scheme. The proposed designation does not distinguish between our Client's existing dwelling and curtilage and the adjoining agricultural lands. For that reason, the 'LT6' designation, as currently shown, is too broad and does not accurately reflect the position on the ground.

5.0 Appropriate Planning Approach and Requested Amendment

In our view, the more appropriate planning approach is to distinguish between the different elements of the landholding and to apply designations that properly reflect their actual use. The lands previously identified as 'SR3' are in active agricultural and equine use and are not available for development. An 'Agriculture' zoning on these lands is a more appropriate zoning, as it would reflect both their current use and the intention that such use should continue.

The parts of the landholding already zoned as 'Existing Residential', including the dwelling and its curtilage, should remain unchanged. These lands are already developed and in established residential use and there is no planning basis to include them within a long-term strategic designation. Retaining the 'Existing Residential' zoning on these lands would more accurately reflect the established pattern of development and would avoid creating an inappropriate impression that the dwelling forms part of a wider future development framework.

It is therefore respectfully requested that the Planning Authority amend the Draft Variation by removing the subject lands from the proposed 'LT6' designation, zoning the former 'SR3' lands as 'Agriculture' and retaining the 'Existing Residential' zoning on the lands containing our Client's dwelling. In our view, this would provide a more accurate and appropriate planning outcome and would better reflect both the use of the lands and the landowner's clearly stated position.

6.0 Conclusion

The subject lands comprise an established dwelling and adjoining lands in active agricultural and equine use. They are not intended to be brought forward for development and do not form part of any deliverable long-term growth framework.

In those circumstances, the proposed 'LT6' designation is not appropriate. It is respectfully requested that the lands be removed from that designation, that the agricultural lands be zoned 'Agriculture' and that the existing '*Existing Residential*' zoning not be changed on the lands.