

**From:** [REDACTED]  
**To:** [Development Plan](#)  
**Subject:** RE: Variation No. 1 to the Clare County Development Plan 2023-2029 - Cahircalla More, Kilrush Road, Ennis LT7 Harnett Homes  
**Date:** Tuesday 7 April 2026 09:35:27  
**Attachments:** [DRAFT Submission to Variation No. 1 CCDP Cahircalla More LT7 Harnett Homes.pdf](#)

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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, Kilrush Road, Ennis.

This submission is made on behalf of our Client and relates to the proposed inclusion of these lands within the extended Ennis settlement boundary and their identification as Long Term Strategic Sustainable Development lands (LT7). Our Client is seeking either that the lands be excluded from the proposed settlement boundary extension or, alternatively, that they be zoned Agriculture and not included within the LT7 designation.

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  
 Issue: A

DRAFT

## 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 to the west 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 extend the Ennis settlement boundary so as to include the subject lands and to designate them as part of a wider Long-Term Strategic Sustainable Development Site identified as LT7. The subject lands form part of a larger block of lands identified under the proposed LT7 designation, the majority of which are in separate ownership.

This submission is made to clarify that our Client has not sought the inclusion of their lands within the proposed LT7 designation and does not wish for these lands to form part of that wider long-term strategic designation. The subject lands are in ongoing agricultural use and it is our Client's position that this use should continue into the future. See Figure 1 below showing our Clients lands within the proposed 'LT7' designation.

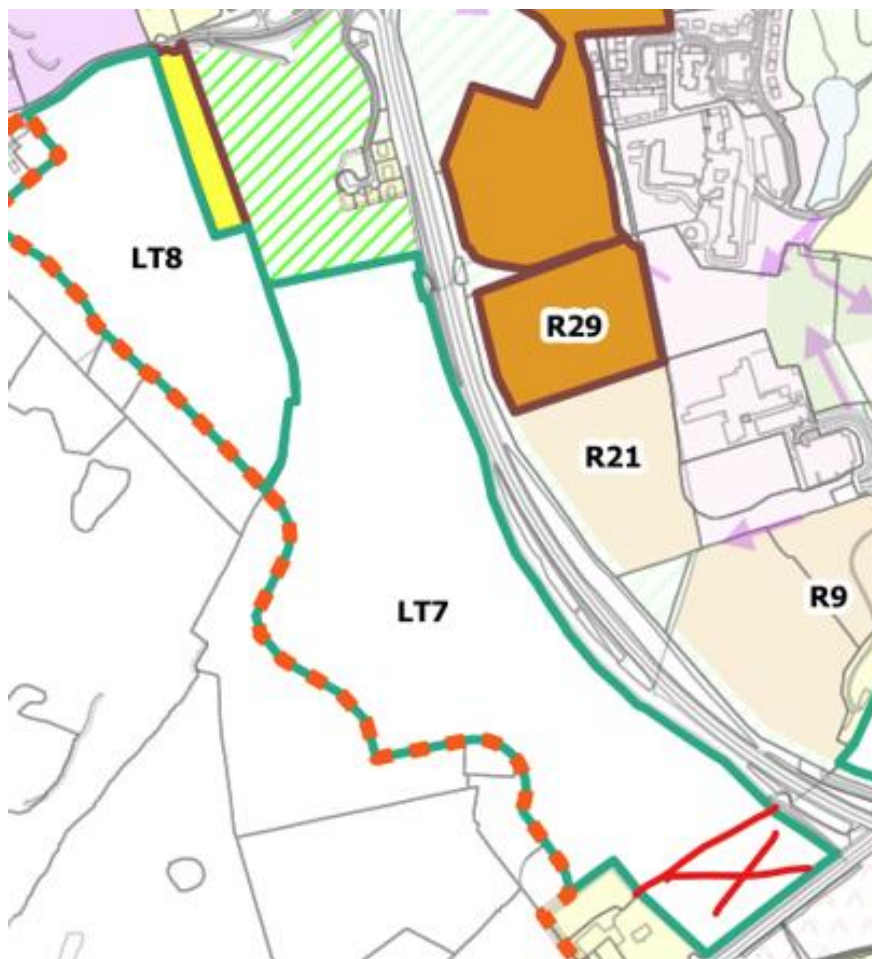


Figure 1 – Subject lands “X”

## **2.0 Background and Planning Context**

These lands were previously proposed to be zoned as part of a larger block of land as *'Enterprise ENT5'*, and including within an extension of the Ennis settlement boundary, by the Planning Authority during the preparation of the Clare County Development Plan 2023–2029.

A submission was made at that time on behalf of our Client requesting that the lands be removed from the proposed *'Enterprise'* zoning and, if retained within the settlement boundary, zoned *'Agriculture'* instead. That proposed zoning was not adopted. This present submission raises a similar issue. While the form of designation now proposed is different, the same underlying concern arises, namely that our Client's lands are being drawn into a wider development framework which they have not sought and do not wish to participate in.

It is accepted that adjoining lands in separate ownership, including lands in the control of Killaloe Diocesan Trust, may be considered by the Planning Authority in the context of long-term strategic growth. This submission is not intended to prejudice that. The point being made is simply that our Client's lands should not be included within the *'LT7'* designation where the owner does not wish those lands to form part of that longer-term framework.

## **3.0 Existing Use and Landowner Intention**

The subject lands are in active agricultural use and form part of an established landholding associated with the Harnett / McGrath lands at Ashline. Historically, the lands have been used for agricultural and equestrian purposes and have not been made available for development. Previous submissions in relation to this landholding have consistently sought either their zoning as *'Agriculture'* or their exclusion from residential or other development-related designations, on the basis that the lands are not intended to be developed and that their use is agricultural in nature.

That remains our Client's position. They do not wish these lands to be identified for development purposes and do not wish them to form part of a wider long-term strategic site. In planning terms, whether land is actually available for development is a relevant consideration when identifying lands for future growth. Where a landowner has no intention of bringing land forward, that is something the planning framework should take account of, insofar as possible.

## **4.0 Proposed LT7 Designation**

The proposed *'LT7'* designation indicates that the subject lands form part of a wider block identified for long-term strategic and sustainable development. While this is not the same as a zoning for immediate development, it still clearly indicates that the lands are being identified as part of the future growth strategy for Ennis.

Given that our Client does not wish their lands to form part of that strategy, the proposed designation on our Clients lands not appropriate in this case. The inclusion of lands within *'LT7'* should reflect not just broad spatial considerations, but also ownership, availability and the realistic prospects for coordinated delivery over time. Where lands are not intended to be brought forward as part of that strategy, their inclusion risks creating a planning framework which does not reflect the actual position on the ground.

For the avoidance of doubt, this submission does not object in principle to the Planning Authority identifying other adjoining lands for long-term strategic growth where that is justified. The concern is confined to the inclusion of our Client's lands within that wider block. If the LT7 boundary was amended to exclude our Client's lands, this would better reflect the actual position on the ground and would not affect the consideration of adjoining lands in separate ownership.

## **5.0 Settlement Boundary**

The Draft Variation also proposes to extend the Ennis settlement boundary to include the subject lands. In our view, the same issue arises here. Once lands are included within the settlement boundary, it generally suggests that they are intended to form part of the future growth of the settlement. That is not the case here. These lands are in agricultural use and our Client wishes that use to continue.

If the Planning Authority is satisfied that the wider aim of Variation No. 1 can still be achieved without including our Client's lands, then the better approach would be to leave these lands outside the proposed settlement boundary. That would reflect the current use of the lands and the landowner's position.

If, however, the Planning Authority considers that the settlement boundary should remain as proposed, then at a minimum the subject lands should be excluded from the 'LT7' designation and identified as 'Agriculture'. That would give a more accurate planning outcome and would avoid suggesting that these lands are intended to form part of a future development area.

## **6.0 Requested Amendment**

Having regard to the above, it is respectfully requested that the Planning Authority amend the Draft Variation in one of two ways.

Our Client's preferred option is that the subject lands be removed from the proposed 'LT7' designation and excluded from the proposed extension to the Ennis settlement boundary. This would leave the position of the lands unchanged and would reflect their existing agricultural use and the landowner's intention that they remain in that use.

Alternatively, if the Planning Authority considers it appropriate to retain the lands within the extended settlement boundary, then it is requested that they be excluded from the 'LT7' designation and identified as 'Agriculture'. This would better reflect the actual and intended use of the lands and would avoid drawing them into a wider development framework.

Either way, the Planning Authority could still consider the long-term role of adjoining lands, including lands in the ownership of Killaloe Diocesan Trust, without including lands where the owner does not want them to form part of that process.

## **7.0 Conclusion**

This submission is made to make clear that, while adjoining lands may be considered as part of a long-term growth area, our Client's lands are not intended for that purpose and are not intended to be brought forward for development.

The subject lands are in agricultural use and previous submissions have consistently sought either that they be identified as Agriculture or left out of development-related zoning and mapping. For that reason, it is respectfully requested that the Planning Authority remove the subject lands from the proposed LT7 designation and either exclude them from the proposed settlement boundary extension or, alternatively, identify them as Agriculture.

In our view, that would be the proper approach. It would reflect the actual use of the lands and our Client's position, while not affecting the separate position of adjoining lands in other ownership, including lands being advanced by Killaloe Diocesan Trust.