

**From:** [REDACTED]  
**To:** [Development Plan](#)  
**Subject:** RE: Variation No. 1 to the Clare County Development Plan 2023-2029 - Madara, Quin, Co. Clare.  
**Date:** Tuesday 7 April 2026 09:51:39  
**Attachments:** [Submission to Variation No 1 CCDP R6 & R7 lands Quin for Abbey View Quin Property Dev Ltd.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 Madara, Quin, Co. Clare.

This submission is made on behalf of Abbey View Quin Property Development Ltd. and relates to the proposed rezoning of the subject lands from Strategic Residential Reserve (SR2 and SR3) to Residential (R6 and R7).

Our Client welcomes the proposed variation and respectfully requests that the proposed rezoning be adopted without modification.

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 Madara, Quin, Co. Clare.

Client: Abbey View Quin Property Development Ltd.  
Project Number: 7666(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	Paddy 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 Abbey View Quin Property Development Ltd. in respect of lands at Madara, Quin, Co. Clare which are subject to Proposed Variation No. 1 to the Clare County Development Plan 2023–2029. The subject lands are proposed to be rezoned from ‘*Strategic Residential Reserve (SR2 and SR3)*’ to ‘*Residential (R6 and R7)*’.

Our Client welcomes and supports the proposed rezoning of these lands. The subject lands are located within the Quin settlement boundary, are contiguous to existing residential development and represent a logical and sequential location for residential growth within the lifetime of the Development Plan.

The importance of this rezoning is significant in the context of the need to facilitate the delivery of additional housing on appropriately located and serviceable lands within existing settlements. These lands form part of a centrally located and accessible landholding which has already been identified as suitable for future residential development and which can contribute meaningfully to housing supply in Quin.

In this regard, the proposed rezoning of these lands from ‘*Strategic Residential Reserve*’ to ‘*Residential*’ represents a positive and appropriate step in ensuring that suitably located lands are brought forward to contribute to housing delivery during the plan period.

## 2.0 Subject Lands and Location

The subject lands are located at Madara, Quin and extend to approximately 2.717 hectares. The lands are situated on the western side of Quin within the defined settlement boundary and are accessed via Clós na Manach and adjoining lands in the ownership of our Client. The lands adjoin established residential development at Maigh Dara to the east, residential lands to the south and housing development currently under construction to the north-east.

The lands are therefore well related to the existing built form of the village and represent a logical extension of the established residential area.

## 3.0 Planning Context

Under the current Clare County Development Plan 2023–2029, the subject lands are identified as ‘*Strategic Residential Reserve (SR2 and SR3)*’. The Quin settlement statement notes that Strategic Residential Reserve lands comprise lands within the settlement boundary which can form part of the long-term sequential expansion of the settlement and that consideration may be given to the development of some such lands before the end of the plan period in line with Section 19.4 of Volume 1 of the Development Plan.

It is significant that these lands have already been assessed through the Development Plan process and identified as suitable for future residential development. The proposed rezoning therefore reflects an advancement of lands already recognised as appropriate for residential expansion.

#### **4.0 Support for Proposed Rezoning**

Our Client supports the proposed rezoning of these lands from '*Strategic Residential Reserve*' to '*Residential*'. The lands are well located within the existing settlement structure, are contiguous to established residential development and are suitable for the logical and orderly growth of Quin.

The rezoning of these lands will facilitate compact and sequential growth within the village and will assist in the delivery of additional housing on lands already identified within the settlement boundary. The lands are also serviceable and capable of contributing to residential development within the lifetime of the Development Plan. Previous submission to the NPF Housing Growth Additional Residential Lands process submitted on behalf of our Client identified the lands as having capacity to deliver approximately 82 dwellings and confirmed that they are suitable and available for residential development.

The proposed amendment is therefore welcomed as an appropriate response to the need to ensure that sufficient residentially zoned lands are available in sustainable and serviceable locations.

#### **5.0 Conclusion**

Our Client welcomes and fully supports the proposed rezoning of the subject lands at Madara, Quin from '*Strategic Residential Reserve*' to '*Residential*'.

The lands are located within the settlement boundary, are contiguous to the existing built-up area and represent a logical and sustainable location for residential growth. Their rezoning will support the orderly expansion of Quin and will assist in facilitating the delivery of additional housing on appropriately located lands within the village.

Accordingly, our Client respectfully requests that the proposed rezoning be adopted without modification as part of Variation No. 1 to the Clare County Development Plan 2023–2029.