

From: [REDACTED]
To: [Development Plan](#)
Subject: RE: Variation No. 1 to the Clare County Development Plan 2023-2029 - Mountievers, Sixmilebridge, Co. Clare - Abbey View Quin Property Development Ltd.
Date: Tuesday 7 April 2026 10:15:25
Attachments: [Submission to Variation No 1 CCDP R7 lands Sixmilebridge for Abbey View Quin Property Dev Ltd.pdf](#)

Dear Sir/Madam,

Please find attached a submission in respect of Draft Variation No. 1 to the Clare County Development Plan 2023–2029 relating to lands at Mountievers, Sixmilebridge, 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 (SR3) to Residential (R7), together with the proposed extension of the Sixmilebridge settlement boundary to include additional lands within the R7 block.

Our Client welcomes the proposed variation and respectfully requests that the proposed rezoning be adopted, subject to a slight amendment to the wording of the proposed specific zoning objective for the R7 lands.

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 Mountievers, Sixmilebridge, (SR3), Co. Clare

Client: Abbey View Quin Property Development Ltd.
 Project Number: 7666(2)
 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 Mountievers, Sixmilebridge which are subject to Proposed Variation No. 1 to the Clare County Development Plan 2023–2029.

The draft variation proposes to rezone the subject lands from ‘*Strategic Residential Reserve (SR3)*’ to ‘*Residential (R7)*’ and to extend the settlement boundary to include additional adjoining lands in the ownership of our Client. Our Client welcomes and supports the proposed rezoning and settlement boundary extension. These lands represent a logical and sequential area for residential growth in Sixmilebridge and are well placed to contribute to housing delivery during the lifetime of the Development Plan.

2.0 Subject Lands and Location

The subject lands are located at the northern edge of Sixmilebridge and comprise lands previously zoned ‘*SR3*’ together with adjoining lands now brought within the extended settlement boundary. The lands are contiguous to existing residential development including Cluain Droichid, Mountievers and Ard Ratha and form a natural extension of the existing built-up area.

The lands are well related to the town centre and to the range of services and infrastructure already available in Sixmilebridge, including schools, community facilities, public transport and the railway station. As set out in the previous submission made on behalf of our Client under the NPF Housing Growth process, the lands form a coherent landholding capable of accommodating a high-quality residential scheme in an integrated and sustainable manner.

3.0 Planning Context

Under the current Clare County Development Plan 2023–2029, the lands are identified as ‘*Strategic Residential Reserve (SR3)*’. As such, they have already been assessed through the Development Plan process and identified as suitable for the long-term sequential expansion of the settlement.

The proposed rezoning to ‘*Residential (R7)*’ will bring forward lands already recognised as appropriate for residential development. That approach is consistent with Section 19.4 of the Development Plan, which allows for the release of *Strategic Residential Reserve* lands where justified.

The proposed extension of the settlement boundary to include the adjoining lands in the same ownership is also welcomed. It allows for a more coherent and comprehensive planning framework for the full landholding and avoids an artificial separation between lands which clearly form part of the same logical development area.

4.0 Support for the Proposed Rezoning

Our Client supports the proposed rezoning of these lands from 'SR3' to 'Residential (R7)'. The lands are contiguous to the existing built-up area, are serviceable, and are capable of being brought forward for development in a logical and orderly way. They also benefit from an established planning context, including access infrastructure already partly provided through the development of Ard Ratha.

As previously set out in the NPF Housing Growth submission, these lands are capable of making a meaningful contribution to housing delivery in Sixmilebridge and are available for development. In that regard, the proposed rezoning is both appropriate and welcome. It reflects the need to ensure that sufficient residentially zoned land is available in sustainable and serviceable locations and is consistent with the wider objective of facilitating additional housing supply.

The proposed extension of the settlement boundary is also appropriate. The additional lands are directly contiguous to the existing 'SR3' lands and their inclusion will allow for the proper planning and coordinated development of the overall landholding.

5.0 Specific Zoning Objective for the R7 Lands

The draft variation includes a specific zoning objective for the 'R7' lands. This relates primarily to access arrangements, the infrastructure safeguard running through the site, the delivery of a roadway link and the need for pedestrian and cycle permeability.

Our Client accepts the overall intent of this objective. It is reasonable that the lands provide for proper vehicular, pedestrian and cycle connectivity and that any future application is supported by a Traffic and Transport Assessment. It is also accepted that the infrastructure safeguard will need to be addressed as part of the development of the lands.

That said, the wording of the objective could be improved slightly to allow a bit more flexibility at planning application stage. In particular, while access via Ard Ratha and the provision of a roadway along the safeguarded corridor are understood, the detailed design, alignment and timing of these elements are matters that are best dealt with as part of the overall masterplanning of the site rather than being fixed at this stage.

The requirement for pedestrian and cycle links into Cluain Droichid is reasonable and is fully supported.

Overall, the objective is acceptable in principle. However, a small adjustment to the wording to allow flexibility in how access and infrastructure are delivered would make it more workable. This would still achieve proper connectivity and integration with the surrounding area, but would avoid unnecessarily constraining the development of the lands at detailed design stage.

6.0 Conclusion

Our Client welcomes and supports the proposed rezoning of the subject lands at Mountievers, Sixmilebridge from '*Strategic Residential Reserve (SR3)*' to '*Residential (R7)*', together with the proposed extension of the settlement boundary.

These lands are well located, contiguous to existing residential development, serviceable and capable of contributing to housing delivery in a sustainable and sequential manner. The proposed variation is therefore welcomed as a positive and appropriate amendment to the Development Plan.

While the specific zoning objective for the '*R7*' lands is acceptable in principle, it is considered that some minor refinement of the wording would be beneficial in order to ensure flexibility and deliverability.

Subject to that, it is respectfully requested that the proposed rezoning and settlement boundary extension be adopted as part of Variation No. 1 to the Clare County Development Plan 2023–2029 with a minor rewording of the *R7* specific zoning objective.