

From: [REDACTED]
To: [REDACTED]
Subject: McHale Letter
Date: Tuesday [REDACTED]
[REDACTED]

--

Kind regards

Robert Herbert

[REDACTED]

1
2
5
P
2
T
T
PI

31/03/2026

Forward Planning Section
Clare County Council
New Road Ennis
Co Clare

Submission seeking the extension of zoned land for housing development in Killaloe

Dear Sir, madam

We would like to take this opportunity to thank Clare County Council for including part of what is known as the McHale Lands at Clarisford Killaloe partially for residential zoning. This submission is made in support of the extension of approximately zoned land for housing development in Killaloe as part of variation, No. 1 to declare county development plan 2023 to 2029.

The purpose of this submission is to request that Clare County Council identify and include additional lands in Killaloe for residential development in order to support the sustainable growth of the town, meet housing demand, and insure that Killaloe can perform its roll within the County Settlement hierarchy.

Killaloe is strategically important settlement in East Clare with an established town function, existing services, community infrastructure adjoining the McHale lands identified as R12 and strong demand for housing. In that context the current review of the county development plan presents an opportunity to ensure that sufficient serviced and serviceable land is available to accommodate new homes during the lifetime of the plan and beyond.

The council has state that variation No. 1 is been undertaken

County Development Plan 2023–2029, which is open for submissions until 7 April 2026. Killaloe has already been affected by ministerial direction in the current plan, including a direction that Killaloe R6 revert from Residential to Tourism, so the case needs to be tightly argued around housing need, sequential growth, servicing, and proper planning.[clarecoco +1]

Submission text

Heading: Variation No.1 to the Clare County Development Plan 2023–2029

To: Forward Planning Section, Clare County Council, New Road, Ennis, Co. Clare

Subject: Submission seeking the extension of zoned land for housing development in Killaloe

Dear Sir/Madam,

This submission is made in support of the extension of appropriately located zoned land for housing development in Killaloe as part of Variation No.1 to the Clare County Development Plan 2023–2029. The purpose of this submission is to request that Clare County Council identify and include additional lands in Killaloe for residential development in order to support the sustainable growth of the town,

meet housing demand, and ensure that Killaloe can perform its role within the county settlement hierarchy.[clarecoco]

Killaloe is a strategically important settlement in East Clare with an established town function, existing services, community infrastructure, and strong demand for housing. In that context, the current review of the County Development Plan presents an appropriate opportunity to ensure that sufficient serviced and serviceable land is available to accommodate new homes during the lifetime of the plan and beyond.[clarecoco]

The Council has stated that Variation No.1 is being undertaken to align the Development Plan with the 2025 Housing Growth Requirement Guidelines, the 2024 Sustainable Residential Development and Compact Settlements Guidelines, and other updated national policy and zoning requirements. That policy context supports a practical reassessment of land availability in settlements where additional housing capacity is needed and where growth can be delivered in an orderly and sustainable way.[opr]

Additional residential zoning in Killaloe should be focused on lands that are contiguous to the existing built-up area, capable of connection to infrastructure, and capable of delivering a good mix of housing types and densities. Priority should be given to lands that can provide family housing, smaller units, and age-friendly homes within walking or cycling distance of schools, shops, services, and community facilities.[clarecoco]

A further extension of housing-zoned land would help address current and emerging housing need in Killaloe, reduce pressure on unplanned dispersal into less sustainable locations, and support the vitality of the town. It would also provide greater certainty to landowners, infrastructure providers, and homebuilders by ensuring that the development plan contains a realistic and deliverable supply of land rather than a constrained supply that may not come forward in time.[opr +1]

In assessing any proposal for additional zoning, the Council should have regard to:

- The need for compact but realistic settlement growth in line with current national policy.
- The importance of providing sufficient land to meet housing demand over the plan period.[opr]
- The availability or planned delivery of roads, water services, wastewater services, and other supporting infrastructure.[clarecoco]
- The requirement that new zoning should follow proper planning and sustainable development principles, including environmental assessment, flood risk management, and integration with the existing town structure.

This submission therefore requests that Clare County Council:

- Extend the area of land zoned for residential development in Killaloe.
- Prioritise lands that are sequential, serviceable, and connected to the existing settlement.
- Ensure that the zoning framework provides for a mix of housing types and tenures.

- Support the long-term sustainable growth of Killaloe as a living town rather than allowing housing constraints to limit its development potential.[clarecoco]

This submission is clearly seeking to extend the current zoning which was put out on draft from approximately 10 acres to 18 acres. This is leaving the SAC area and the flood risk area and a buffer zone of approximately 5 acres unzoned for development.

McHale Plant Sales

[REDACTED]
[REDACTED]
[REDACTED]