

From: [REDACTED]
To: [Development Plan](#)
Subject: Submission regarding the proposed variation No 1 to draft Clare County Council Development Plan 2023-2029.
Date: Tuesday 7 April 2026 13:07:58
Attachments: [REDACTED]

A Chara,

Please find attached submission regarding the proposed variation No 1 to draft Clare County Council Development Plan 2023-2029.

Kind Regards,
Joanna Gammell

Secretary
Sixmilebridge Community Development Association\Tidy Towns
Sixmilebridge, Co Clare



Sixmilebridge Community Development

Sixmilebridge Tidy Towns

07/04/2026

By email to: devplan@clarecoco.ie

RE: Proposed Variation No 1 to Draft Clare Co Council Development Plan 2023-2029

A Chara,

Further to above, our group Sixmilebridge Community Development Association has been active in Sixmilebridge for over 30 years. Our mission is to 'Enhance the Built and Natural Environment' of the town for the benefit of all.

It is understood that the purpose of the Variation is to align the Development Plan with the NPF Implementation: Housing Growth Requirement' Guidelines and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

However, we believe that the proposed additional zoned land for Sixmilebridge is excessive and does not align with the stated objective of 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.2024.

1. **Objectives for Small Towns.** Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.2024 states that *objectives for Small and Medium Sized Towns (>1,500 - 5,000 population): are to*
 - a) -Strengthen town centres;
 - b) -Protect, restore and enhance historic fabric, character, amenity, natural heritage, biodiversity and environmental quality;
 - c) -Realise opportunities for adaption, reuse and intensification of existing buildings and for backland, brownfield and infill development; and
 - d) -Deliver sequential and sustainable urban extension at locations that are closest to the urban core and are integrated into, or can be integrated into, the existing built up footprint of the settlement.

With regard to d), the proposed densities of 35-50 for the newly zoned areas are in excess of densities on developed residential areas which are closer to the centre. The proposed areas and densities are therefore neither sequential nor sustainable

2. **Development Plan Aims:** Section 4.1 of the Clare Co Development 2023-2029 includes the text...*To provide an Urban and Rural Settlement Strategy to manage population and housing unit growth/targets and to achieve balanced development within the county*



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- a) Vol 1, the Written Statement, contains Table 3.3 Minimum Housing Growth Requirements, which gives housing unit targets for the entire county to 2029 of **3201 Units**. However, Vol 3b of the 2023-2029 Development Plan contains as 3b-1a, an amended Shannon Municipal District Table of revised Residential zonings. This Table allocates an area of 32.2 Ha to Sixmilebridge which, at a density of 50 units per Ha would yield **1610 housing units**. Such a number of units would be over half the allocation of the entire county to 2029. To propose that one Small Town be allocated over half the housing units of the entire county would clearly contravene the Development Plan objective of section 4.1 ie *to achieve balanced development within the county*
- b) In Vol 3b, Proposed Amendment 3b-1a proposes new Residential zonings in the Shannon Municipal District Summary Table. The Table shows a total of 51.68 Ha above the Table in the existing Development Plan. This figure consists of 33.54 Ha transferred from Strategic Reserve and 18.14 Ha of new land zoned. Of that figure Sixmilebridge is allocated **11.06 Ha which is 61% of the total new Res** land in the MD. Given that the total population of SMD (2016 Census) was 18,864 and that of **Sixmilebridge at 2699 was 14% of the total population**. (Source Table 3.4 Clare Co Dev Plan 2023-2029) We have to question how allocating 61% of the new zoning to a town with 14% of the population represents balance ?

3. Town Centre First

As the 2023 Masterplan showed, Sixmilebridge is already struggling to integrate its current population into the life of the town which lacks basic retail, social, educational and other infrastructure essential for a sustainable settlement.

Government Town Centre First Policies (2022) intend to breath new life into town centres. Sixmilebridge was the first Clare town to be awarded a Masterplan (published 2023) to deliver these objectives. Apart from a modest PDM funding to deal with pedestrian safety and traffic management in the core of the town, none of the proposals to enhance the Public Realm were funded. The historic public spaces of the Square and Georges St remain run down with overhead wires, poor footpaths and street furniture. An attractive Public Realm is essential to bring in residents, to generate and sustain businesses. Additional volumes of traffic passing through but not stopping will reinforce the negative trends apparent in our town. The roads (R462 and R471) connecting Sixmilebridge to the National road network are inadequate for the current volumes of traffic.

We respectfully request that the Council revisit both the extent of the proposed zoning and the proposed densities to allow the town to grow in a proportionate manner relative to the County itself.

Many Thanks



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Le Meas

Joanna Gammell

Secretary

Sixmilebridge Community Development Association

C/C Cllr. John Crowe, Cllr David Griffin, Sec. Sixmilebridge Town Team.