

**From:** [REDACTED]  
**To:** [Development Plan](#)  
**Subject:** RE: Submission to Variation No.1 to the Clare County Development Plan 2023-2029  
**Date:** Tuesday 7 April 2026 13:22:13  
**Attachments:** [REDACTED]

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A chara,

I write in relation to the proposed Variation No. 1 to the Clare County Development Plan 2023–2029, as recently published by Clare County Council.

This submission relates to lands at Crusheen , Co. Clare in the ownership of Galvin Construction Ltd.

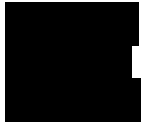
I would be grateful if you could confirm receipt of this correspondence at your earliest convenience and issue us with a relevant submission reference for our records.

Thanks

If you have any queries, please do not hesitate to contact me on [REDACTED]

Best Regards,

Shane O'Malley  
Galvin Construction Ltd



By E.Mail to: [devplan@clarecoco.ie](mailto:devplan@clarecoco.ie)

Subject: "Submission to Variation No. 1 to the Clare County Development Plan 2023-2029."

Planning Department,  
Clare County Council,  
New Road,  
Ennis,  
Co. Clare.

1<sup>st</sup> April 2026

***Re: Variation No. 1 Clare County Council Development Plan 2023-2029  
Proposed Variation to Ennis & Clarecastle Settlement Plan.  
Site Ref: T1 Lands at Crusheen Settlement Plan Area.***

A Chara,

Galvin Construction (Faunrusk) Ltd purchased the above site for residential development purposes. We wish to submit our proposal as regards the development Plan affecting lands identified as T1 adjoining the Crusheen rail line.

To date, we have delivered over 100 new homes in Crusheen. Our current proposal would provide an additional 21 homes on a fully serviced, shovel-ready site that complies with all current Ministerial guidelines and housing delivery requirements.

We note that one of the reasons for the proposed variation is:

To align the Clare County Development Plan 2023-2029 with the NPF Implementation: Housing Growth Requirements ' Guidelines for Planning Authorities under Section 28 of the Planning and Development Act 2000, as amended (2025).

The Minister has stated that "It is also important to note that, in identifying lands that are suitable for residential development, deliverability in the near term i.e. the variation period, must be a key consideration. This means that:-

"lands that are serviced or readily serviceable should be prioritised for zoning and activation;"

“realistic and deliverable residential density assumptions should be applied in accordance with the Guidelines for Sustainable Residential Development and Compact Settlements(2024), with net densities generally comprising 65-80% of the gross area required for zoning purposes; and,”

“Given the critical importance of the plan variation process to enabling the Government’s objective to increase housing supply, the Department is monitoring progress and must report regularly to the Cabinet Sub-committee on Housing. In this regard, our Officials will continue”

We have also engaged extensively with Clare County Council in respect of the recent Repucon Consulting report on Crusheen, with the objective of facilitating enhanced amenities and infrastructure for the area. Appendix 1 of that report includes an indicative layout clearly demonstrating connectivity between our site and the proposed future railway station. Furthermore, with the recent acquisition of lands to the west of the rail line for graveyard parking and any future train platform, there is no identified requirement to sterilise our lands for access purposes.

The principal argument presented to us in recent years has been the Council’s intention to retain these lands for potential facilities associated with the rail line. In this regard, we wish to clarify the following:

1. The rail authorities have confirmed in writing that they do not require these lands to be reserved for works associated with the development of a train station in Crusheen.
2. Clare County Council has received no communication from Iarnród Éireann indicating a requirement for these lands for a commuter railway station. The lands have been reserved for this purpose since 2005; however, there is no current evidence-based justification for their continued reservation.
3. The land requirements for rail stops have evolved significantly over the past 20 years. This is evident when examining recent rail developments along the Limerick–Galway line, particularly at Sixmilebridge, where substantially smaller land take was required with only one side of the line reserved.
4. Clare County Council have purchased sufficient lands in Crusheen to enable any future development associated with Crusheen as a rail stop.
5. In our proposal we have allowed connectivity from the village through our development to any future rail line.

In summary, we respectfully request Clare County to amend the zoning of the lands at Crusheen currently identified as T1 to Residential 1 zoning. This will enable the delivery of much-needed housing on serviced lands while maintaining appropriate provision for future rail infrastructure.

Should you require any further clarification or additional information, please do not hesitate to contact me.

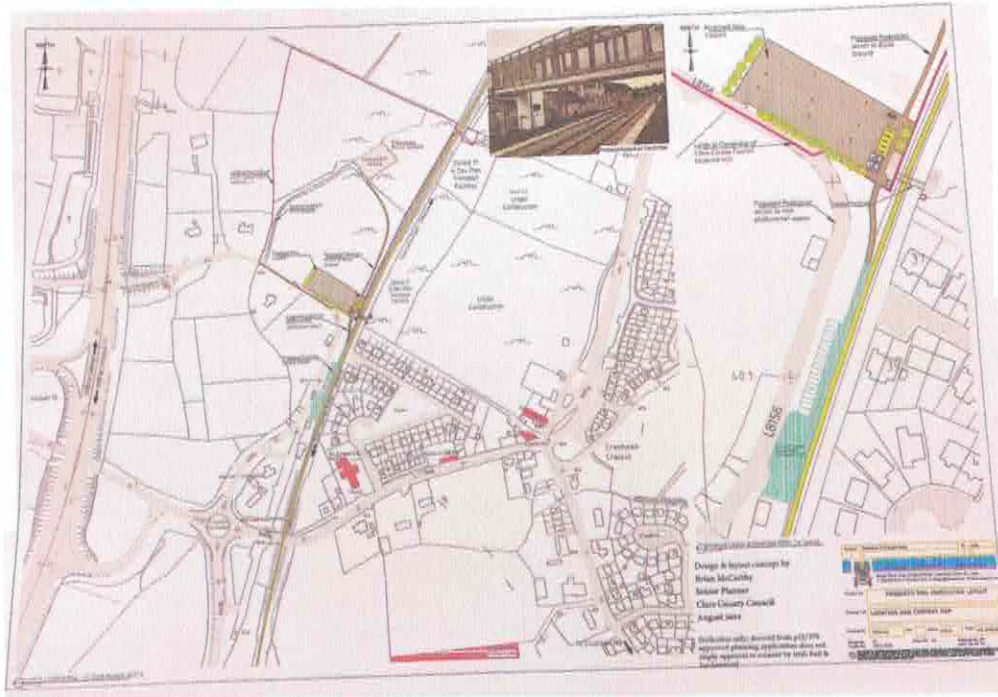
Yours sincerely,



Enda Galvin.



**Proposed Site Layout.**



On the 27<sup>th</sup> of July 2017 Coras Iompair Eireann wrote to us "Irish Rail do not have plans to develop a train station on lands contained or adjoining Folio CE4226F."

Larry Brennan  
Woodhaven Developments Ltd.



**Córas Iompair Éireann**  
**Group Property Management**  
Oriel Street  
Dublin 1

Bainistiocl Grúp-Mhuinne  
Straid Oriel  
Baile Atha Cliath 1

Tel: +353 1 703-2942  
Email: property@cic.ie

Our Ref:  
31/DD

Your Ref:

Date:  
27th July 2017

RE: Proposed Railway Station Crusheen, Co. Clare

Dear Sir,

I refer to the above and your e-mail of 13th June 2017. Irish Rail do not have plans to develop a train station on lands contained or adjoining Folio GE46226F.

Yours faithfully,



DAVID DINEEN  
CIE GROUP PROPERTY MANAGEMENT