

**From:** [REDACTED]  
**To:** [Forward Plan](#); [Development Plan](#)  
**Cc:** [REDACTED]  
**Subject:** Variation No.1 to the Clare County Development Plan 2023-2029 / Meelick village cluster proposal  
**Date:** Tuesday 7 April 2026 14:47:40  
**Attachments:** [REDACTED]

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Dear Sir / Madam,

Please find a submission regarding a cluster at Meelick village attached, sent on behalf of Gerard & Mary Nix.

When time allows for you, Gerard and Mary would be grateful if you can suggest some possible meeting times for them to meet with you. They would be happy to come to your offices in Ennis and discuss the attached proposal with you in person.

Their contact details as requested (not for publication):

Gerard & Mary Nix

[REDACTED]

[REDACTED]

Many thanks

Regards,

James

# Response to Clare County Council’s call for suitable housing land: proposal to designate a settlement cluster at Meelick village

## Submission summary

In late 2025 / early 2026, Clare County Council called for submissions to identify land that meets housing needs in a compact and sustainable way. Citizens were asked to “engage and help shape the future of our towns and villages”, and we make this submission in response.

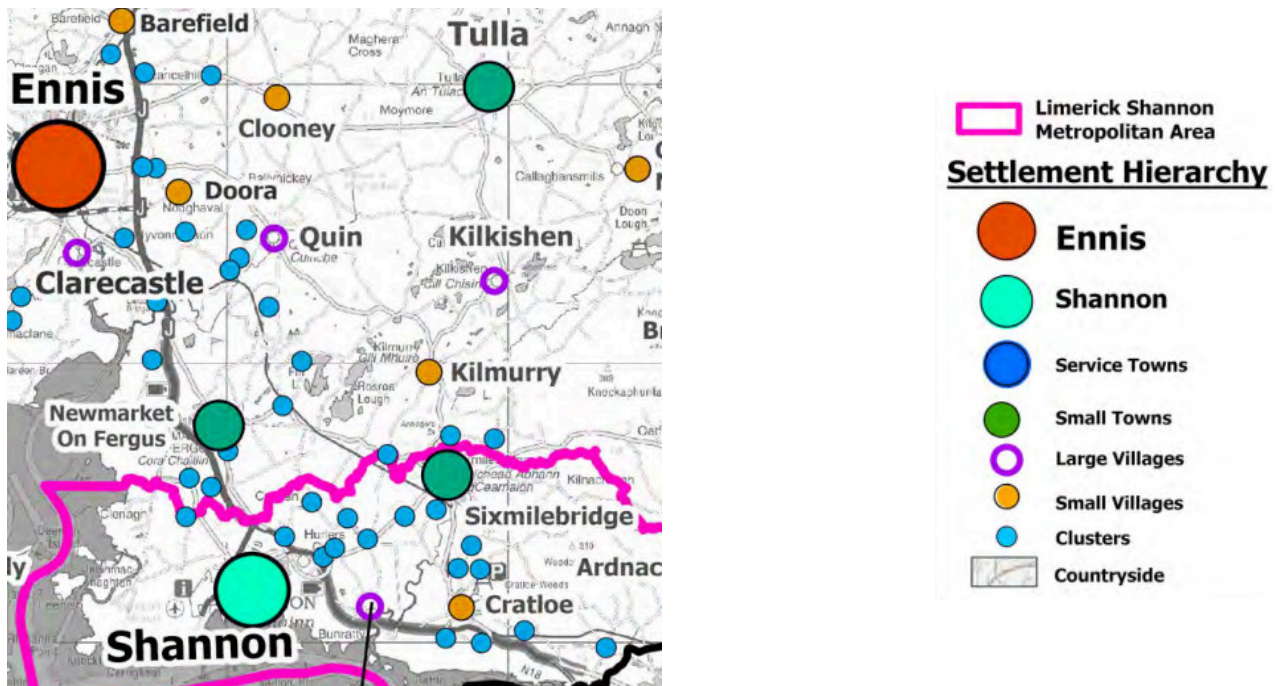
To align the 2023-2029 Clare County Development Plan with national housing policy, this submission suggests the designation of a new settlement cluster at Meelick village, where there is a primary school, church and community centre.

## Background

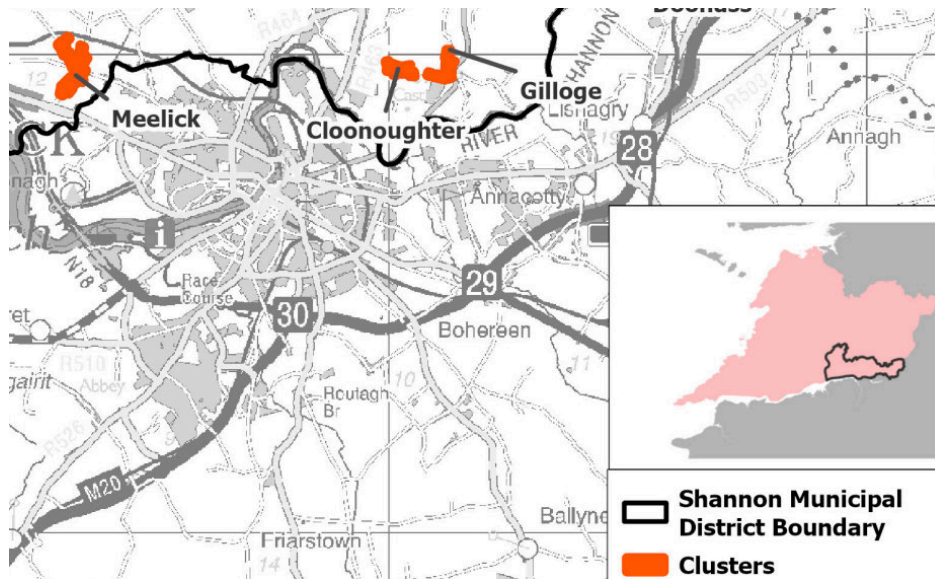
Under the 2023 - 2029 Clare County Development Plan, a cluster is a type of land-use zoning designation intended:

to facilitate a small number of additional dwellings and/or small enterprises to consolidate the existing pattern of development ... and utilise existing services (from p 89 of the Written Statement).

The map below, extracted from the existing County Development Plan, shows a cluster in Meelick (the blue circle in the bottom right of the map, just east of Cratloe).



Meelick's currently-designated cluster is further outlined in the following map:



The more detailed map (below) shows the currently-designated cluster in Meelick as lands at Phayer's Road and just off the Old Cratloe Road, approx 2km from Meelick village. There is a primary school, church and community centre at Meelick village.



The currently-designated cluster may have reached its potential.

More recent guidance stresses the importance of clustering near to existing public facilities / services. (Benefits include enabling walking and cycling to school, community events, etc., saving fuel / energy, and supporting contact between friends and neighbours.)

To meet the demand for new homes in a compact and sustainable way, there is a case for a new cluster at Meelick village

To sum up, and in the context of the call for land suitable for housing:

- There is a case to designate a new cluster at Meelick village and take advantage of the direct proximity of its primary school, church and community centre.
- Locally, housing needs range from young families (typically seeking 3 - 4 bedroom homes), to older generations wishing to right-size (generally to 2 bedroom homes, and with more shared support, which would be facilitated by ease-of-contact in a Meelick village cluster).
- The map below outlines land that could be included in a Meelick village cluster. With consultation and agreement, more suitable land could potentially be added.



**Declaration of interest**

We, Gerard & Mary Nix, own the land outlined above (in yellow).

*Submission made by Gerard and Mary Nix on 7 April 2026.*