

From: [REDACTED]
To: [Development Plan](#)
Cc: [REDACTED]
Subject: Submission on variation No.1 to Clare County Development Plan - Lands at Sixmilebridge
Date: Tuesday 7 April 2026 16:28:54
Attachments: [Submission on variation No.1.pdf](#)
[Original Sixmilebridge zoning submission.pdf](#)
Importance: High

A Chara,

Please see my submission on variation No 1 attached for lands at Sixmilebridge on behalf of Adrian Quinn

Please acknowledge receipt for this email.

Kind Regards

Brian Foudy
B.E. C.Eng. MIEI.
Chartered Engineer
Dip E.I.A & S.E.A Mgt
Approved Site Assessor

Brian Foudy & Associates Ltd.
Osprey House
Carmody Street
Ennis
Co. Clare
V95 F720

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Clare County Council
Áras Contae an Chláir
New Road
Ennis
Co. Clare

Date: 07th April 2026

Our Client: Adrian Quinn
Address of Lands: Sixmilebridge, Co. Clare

Variation No.1 to the Clare County Development Plan 2023-2029 Submission No. Plan 25S1-097

A Chara,

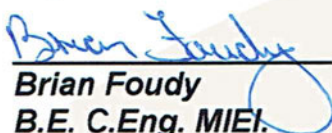
I refer to the above and, in particular to the proposals requested in response to the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities 2025 concerning the identification of additional residential lands to support accelerated housing delivery.

I note our zoning proposal to change these lands from mixed use to residential has been refused. I wish to make a submission in relation to this decision and outline my concerns and observations below.

The limitations on the zoning matrix for this mixed use opportunity site makes this backland site unviable for commercial development. Also, pedestrian and vehicular connectivity to the north of the site onto main street is not achievable due to different ownerships. The following application D2026LR045047D is pending with Land Registry with respect to Folio CE63649F since the subject site was recently sold at auction and is being split. My client only owns what is shown on the attached map and not the Northern portion onto main street. This Northern portion is not for sale. There is a property in the northern portion in a different ownership outside of my clients control between the subject site and main street. The subject site will need to be developed in conjunction with R1 and R3 as residential development rather than mixed use. Otherwise, its unlikely to ever get developed.

I trust this submission will enable the Planning Authority to rezone this small parcel of land as residential to ensure accurate zoning and orderly development in Sixmilebridge. If you have any queries, please don't hesitate to contact the undersigned.

Signed:



Brian Foudy
B.E. C.Eng. MIEI.
Chartered Engineer,
Dip E.I.A & S.E.A Mgt
Approved Site Assessor

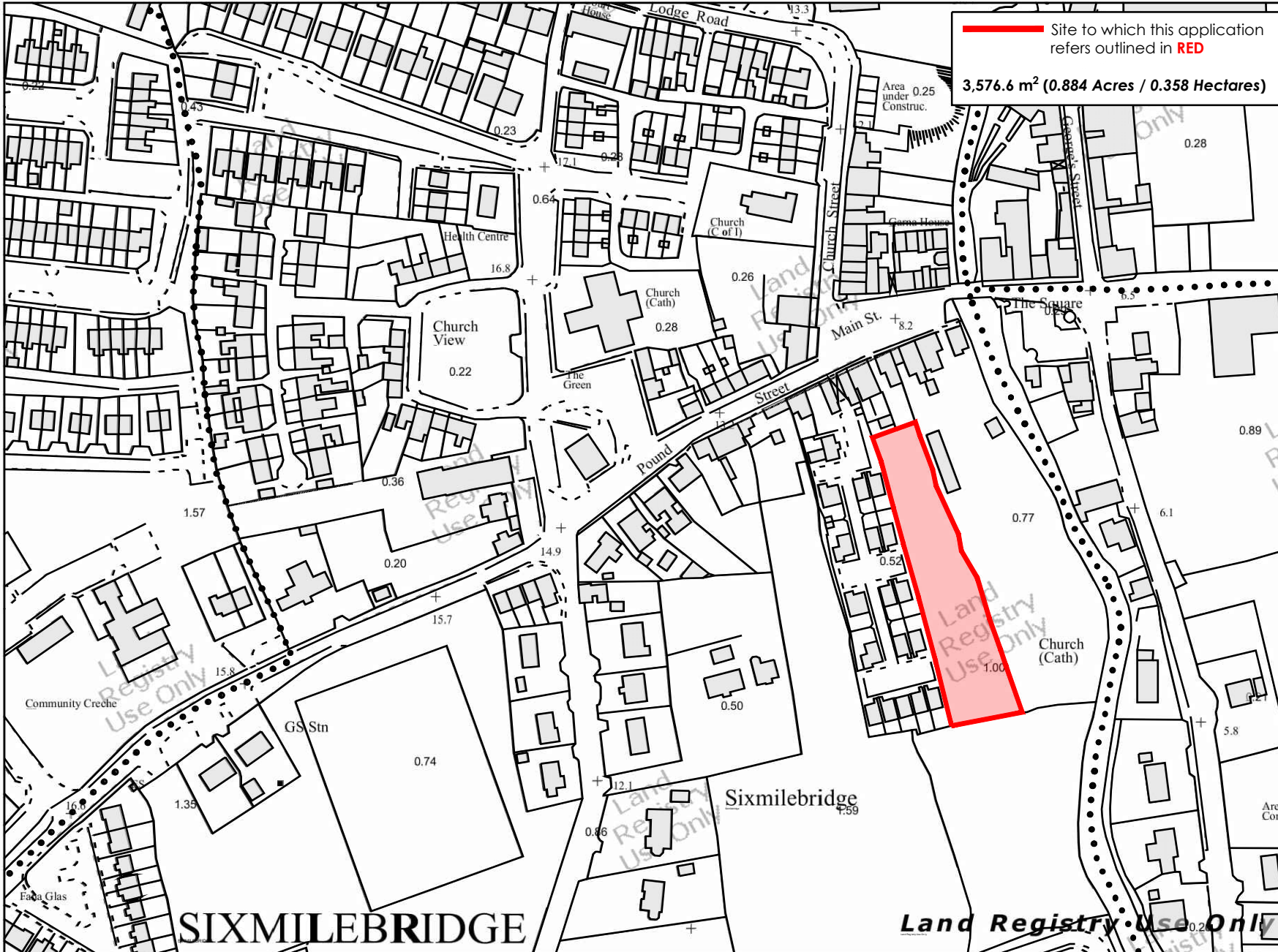
Surveyed 2001
Revised 2016
Levelled 1976

Land Registry Compliant Map



666068
547357
665638

547940
666068
665638



Site to which this application refers outlined in **RED**
3,576.6 m² (0.884 Acres / 0.358 Hectares)

ITM CENTRE PT. COORDS

547648,665853

DESCRIPTION

MAP SHEETS

1:2500
4560-B 4500-D



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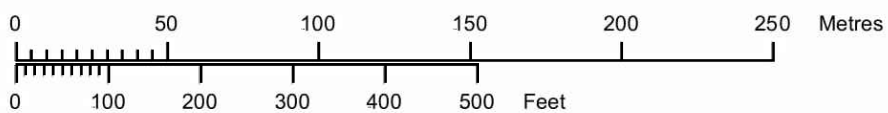
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SIXMILEBRIDGE

Land Registry Use Only

Scale:- 1:2,500
Scála:- 1:2,500



Plot Ref. No. 19769497_1_1
Plot Date 18-JAN-2018



Submission for NPF Housing Growth Additional Residential Lands



Our Client	Adrian Quinn
Project Title	Lands at Sixmilebridge, Co. Clare
Project Number	BF/AQ/NPF/010125
Prepared by	Brian Foudy & Associates Ltd
Date	18 th December 2025

Introduction

We note that Clare County Council are in the review process for lands that are suitable for residential zoning in response to the Revised National Planning Framework (NPF)

Brian Foudy & Associates Ltd have been appointed to prepare this submission on behalf of Adrian Quinn. This submission will support the request for a change in zoning from 'Mixed Use' to 'Residential' in respect of lands located at Sixmilebridge, Co. Clare under Clare County Development Plan 2023-2029, and in particular, Volume 3b Shannon Municipal District, Sixmilebridge Settlement Plan. Sixmilebridge is considered a key town.

Site Location:

The subject lands are located within the Sixmilebridge settlement boundary & The Town Centre Area, currently zoned 'OP2 - Mixed Use' in the current Clare County Development plan 2023-2029, the site is located adjacent to the existing 'Cúirt an Droichead' housing development to the West & mixed use lands to the East and contained within Folio CE63949F.

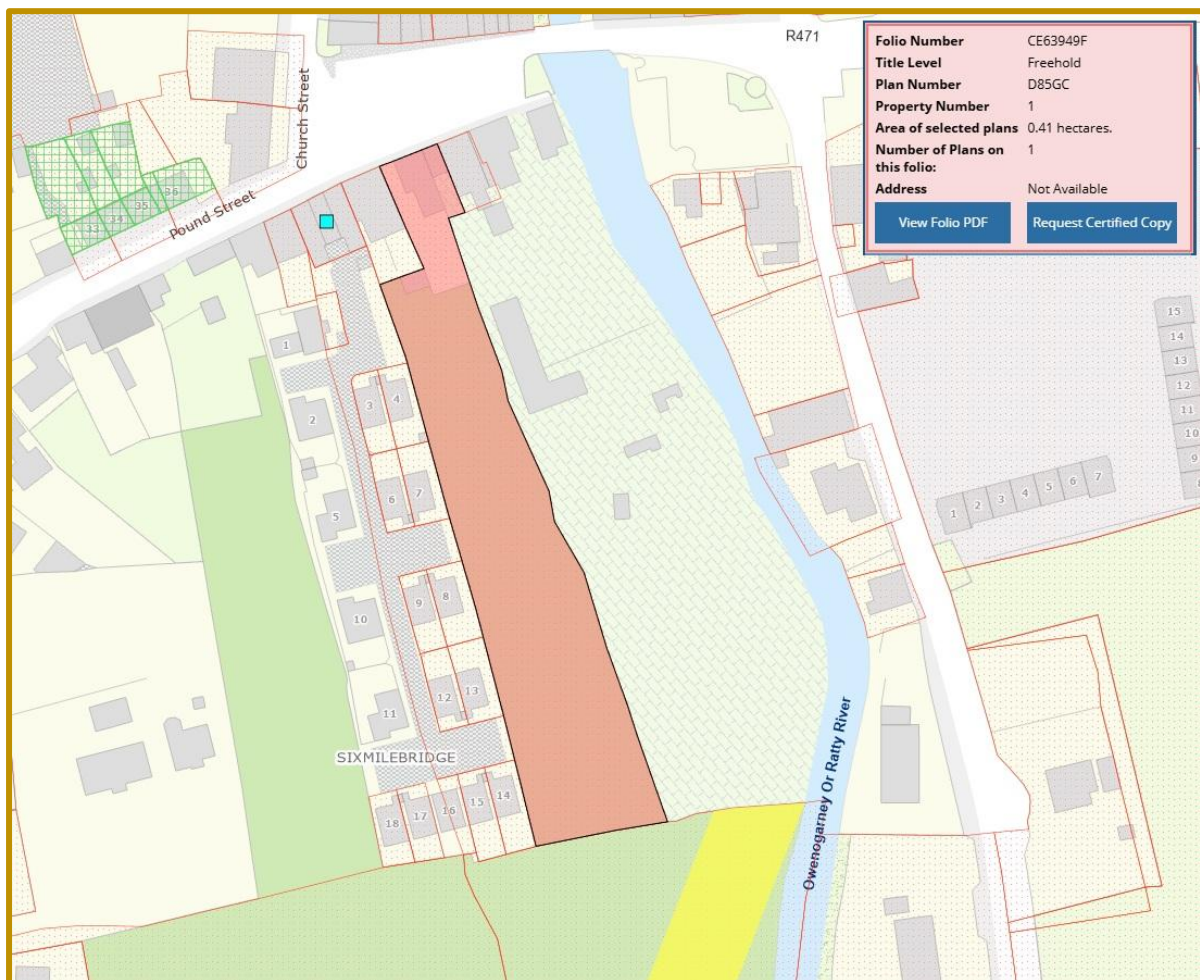


Fig1. CE63949F.

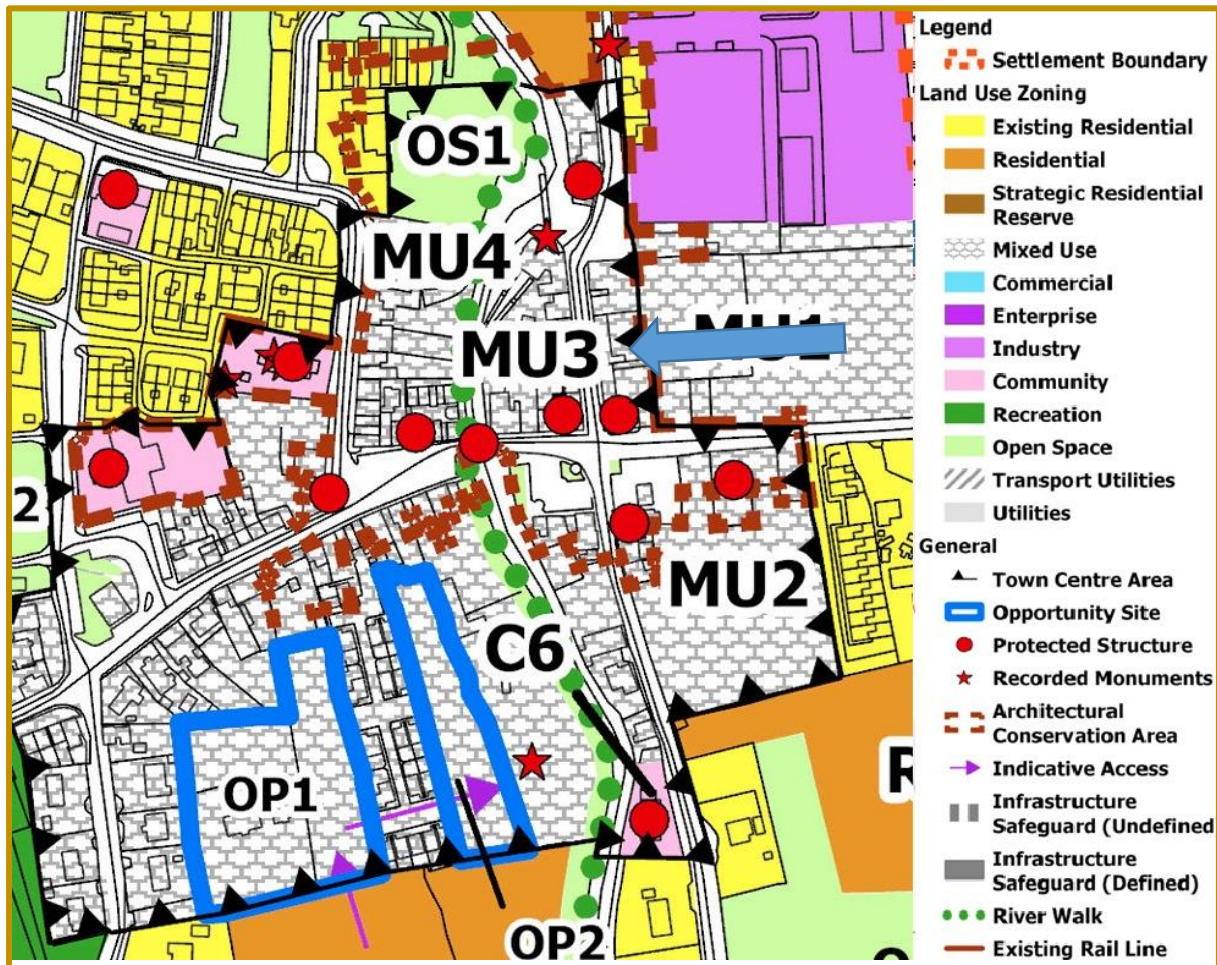


Fig2. Extract from Clare County development Plan 2023- 2029 – Volume 3b Shannon Municipal District Settlement plan.

SERVICES

Sewers:

This site can be serviced by the Irish Water wastewater treatment plant in Sixmilebridge. The Sixmilebridge is showing up as green in the latest Irish Water capacity registered.

Water:

The Site can be served by an Uisce Éireann Watermain.

Electricity:

Existing poles and ESB wires are adjacent to these lands.

Telecoms:

Telecom poles and infrastructure to include high speed broadband currently exist adjacent to these lands.

Public Lighting:

Public lighting currently exists in the existing adjoining 'Cúirt an Droichead' Housing Development and easily extended into the subject site.

Environmental

The Subject site is **not** within or close to;

- Special Protection Areas (SPA)
- Proposed Natural Heritage Areas (pNHA)
- Natural Heritage Areas (NHA)
- Special Area of Conservation (SAC)

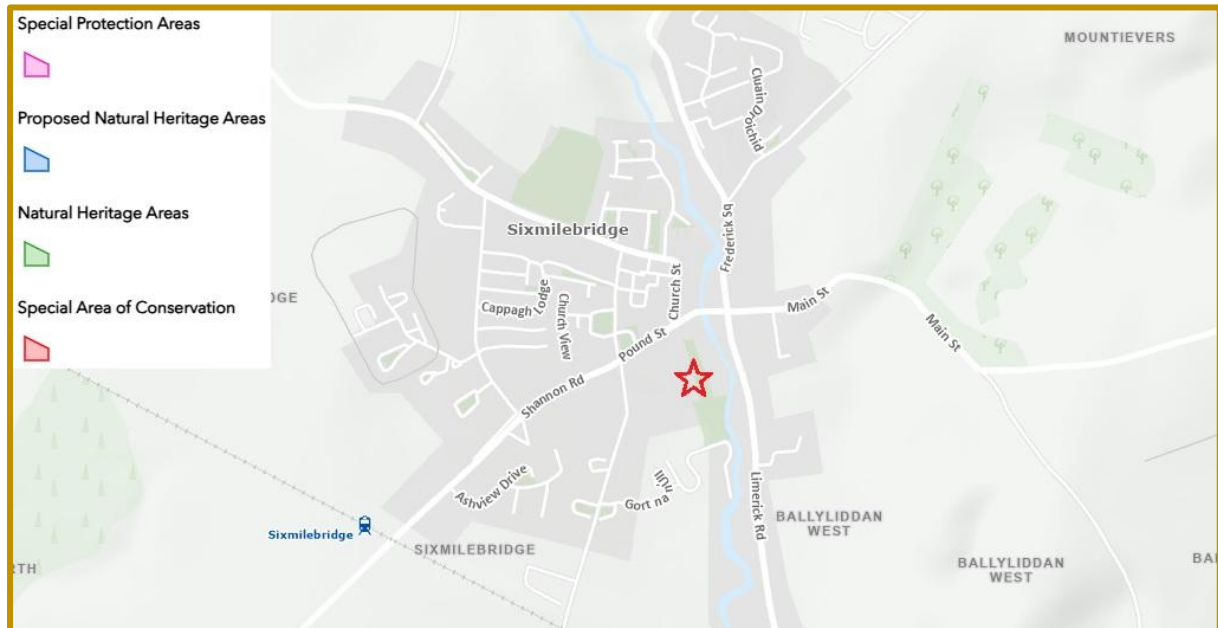


Fig3. Extract from NPWS Protected Sites Maps _ Subject Site Marked in **RED**

Flood Risk

The subject lands are close to the Owengarney River to the East. The lands appear to be in Flood Zone C which has the least likelihood of flooding. These lands are currently zoned as mixed use.



Fig 4. Extract from Flood Maps _ Subject Site Marked in **RED**

Connectivity & community facilities

The subject lands are located in the centre of Sixmilebridge in close proximity to a wide variety of amenities and community facilities. Please see the 'Amenities & Community Facilities' layout accompanying this submission showing the various amenities within walking distance of the subject lands. Some of these amenities and community facilities are listed below (*this list is not exhaustive*): Please note that no access exists from these lands to pound street. These lands will be accessed via R1 to the south.

Amenities & Community Facilities

Commercial Center	-	100m
Waterside Medical Centre	-	150m
Bridge Surgery	-	200m
St Finnachta's Catholic Church	-	210m
Bridge United A.F.C Soccer Club	-	400m
Saint Finnachta's National School	-	550m
Sixmilebridge GAA Club	-	600m
Sixmilebridge GAA Arena	-	700m
Sixmilebridge Train Station	-	900m

(Note All distances are via existing road/footpath networks)

Planning history

Based on a review of eplan, there appears to be no recent planning applications on this parcel of land however this office has been engaged to design a masterplan for these lands and R1. The following planning applications were submitted on the lands zoned as R1 to the south.

P18-516 – Granted
P13-168 – Granted
P11-453 – Granted
P08-602 – Granted
P07-1313 – Refused

Existing & Approved developments

The site is adjacent to the existing residential development 'Cúirt an Droichead' to the West. To the North is Pound street and to the south is lands zoned as R1.

Zoning proposal

The site is currently zoned as OP2 'Mixed Use'. This land along with part of R1 was purchased by my client at auction on 17th December 2025. Due to the location of this site and in particular the lack of vehicular and pedestrian access to pound street, the site is not viable as mixed use and that is why it hasn't been developed to date. Our client wishes to have this site rezoned as residential and incorporated into a **Residential** development of the R1 lands.

Conclusion

The main considerations for the proposed rezoning of the subject lands from 'Mixed Use' to 'Residential' are as follows;

- a) This site is already zoned as Mixed Use – We require this zoning to be changed to Residential.
- b) There is no access from these lands to Pound street.
- c) Back street commercial businesses in Sixmilebridge are not viable to develop or run. This is why these lands were never developed.
- d) Given the change of ownership, there is now an opportunity to amalgamate these lands with R1 and develop as one.
- e) Our client currently owns OP2, R1 & is in discussions to purchase R3.
- f) By rezoning of these land to 'Residential' this would allow for subject site to be included in the development of the zoned Lands R1 & R3 without major works to existing developments.
- g) Zoning of these lands will support the development of facilities, amenities and services in the village and cater for the needs of a range of users including current and future residents and contribute to the sustainable development of the village into the future
- h) Development at this site would ensure compact core growth of Sixmilebridge.
- i) Road infrastructure and potential vehicular access locations are satisfactory and would be in accordance with relevant development plan provisions such as sight distances etc.
- j) Access is available to these lands from the existing Zoned Lands R1 & R3.
- k) The lands benefit from excellent pedestrian connectivity to the surrounding area.
- l) There are a range of amenities and community facilities located within easy walking distance of the subject lands.
- m) The lands benefit from proximity to existing services i.e. Water, ESB, Telecoms, and Sewer.
- n) Residential development at this location will consolidate existing residential development in the area.
- o) Zoning of these lands will allow for the natural growth of Sixmilebridge.

If these lands are rezoned, it is our clients intention to apply to Clare County Council without delay for permission to carry out development.

We trust that the above submission will be given due consideration in the preparation of the revised land zoning to the Clare County Development Plan 2023-2029 and we look forward to seeing these lands zoned as Residential.

If you have any queries, please don't hesitate to contact the undersigned.

Signed:

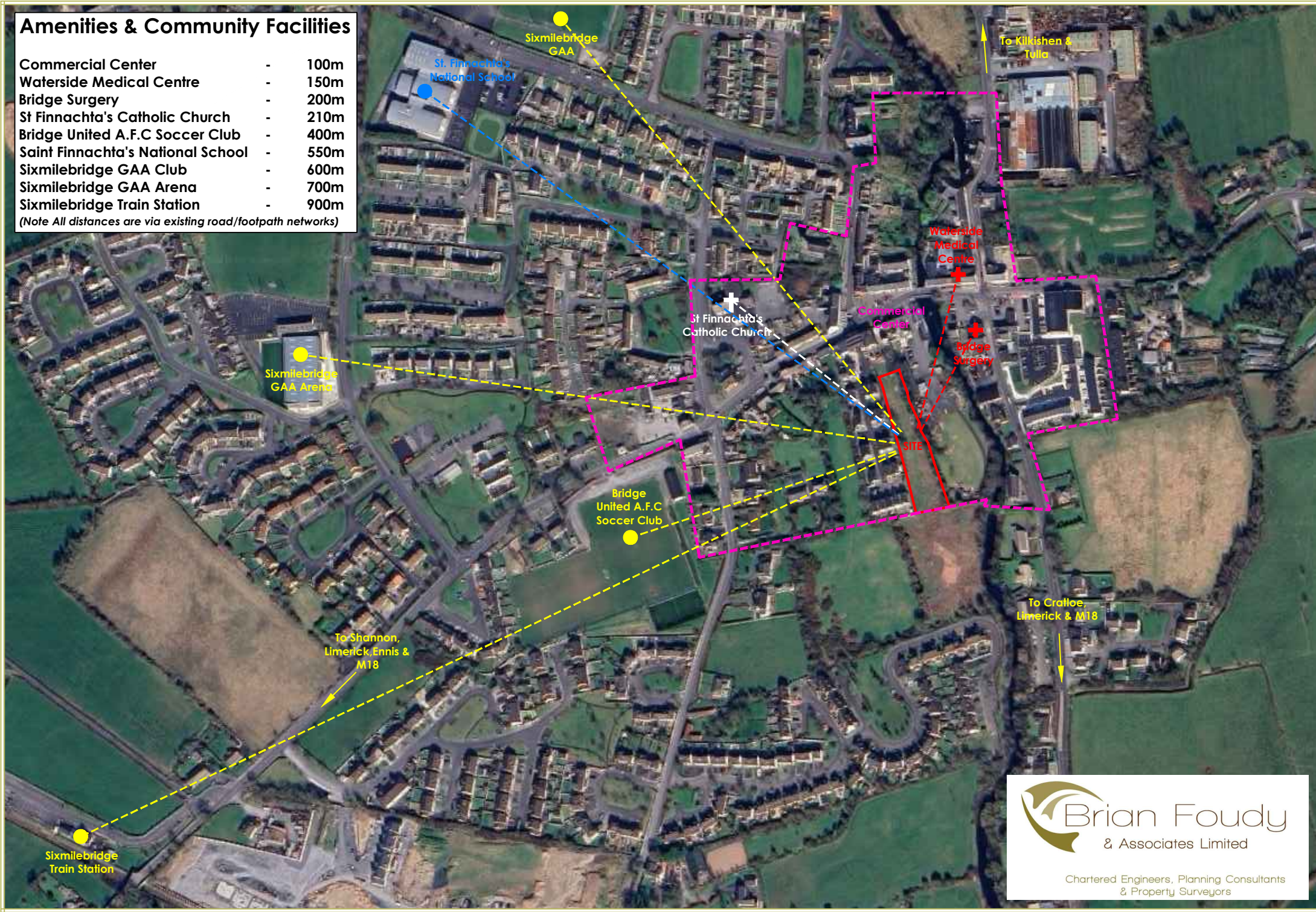


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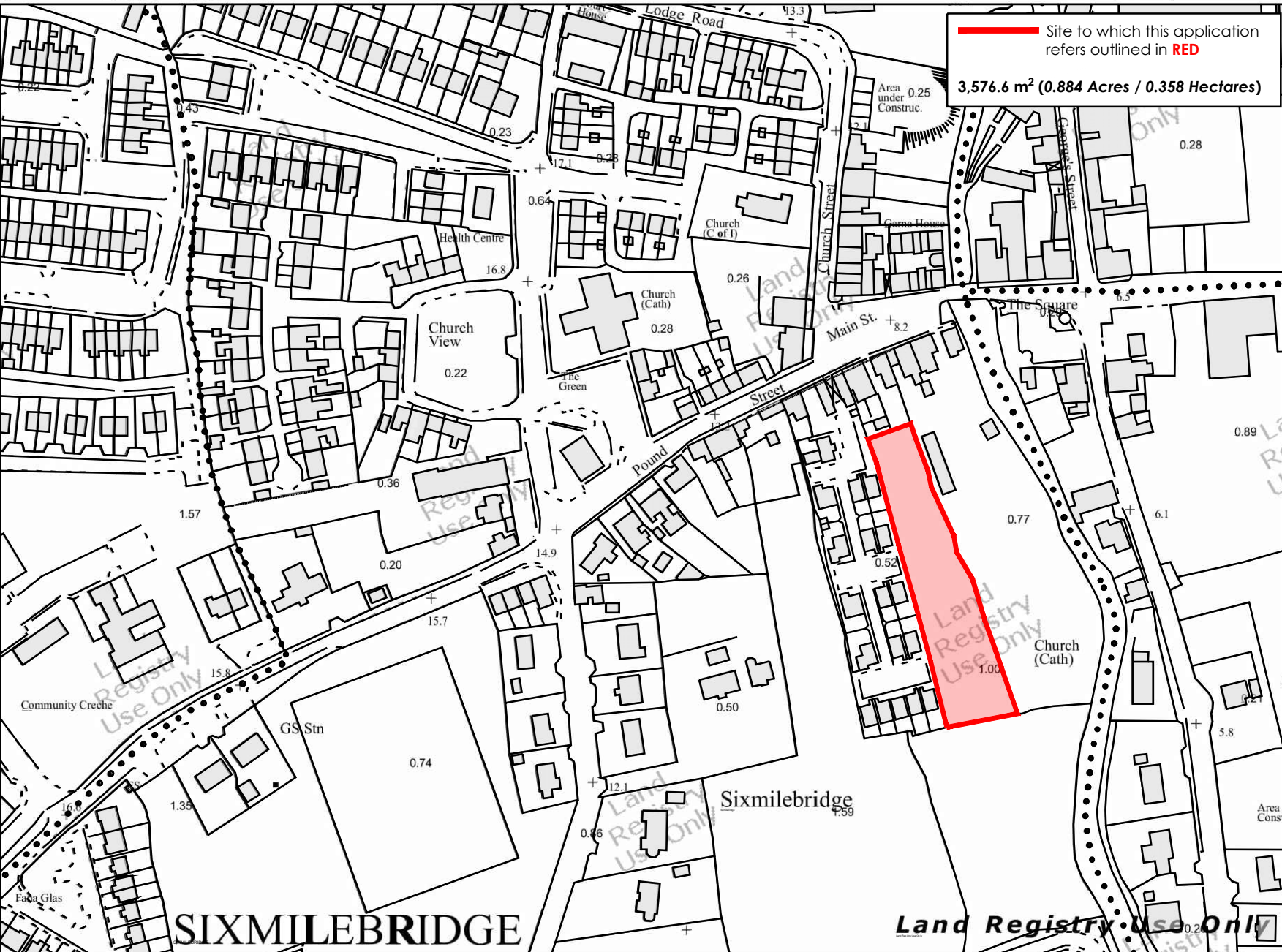
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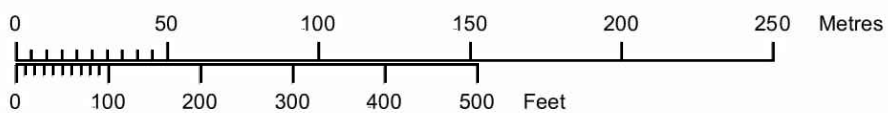
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