

From: [REDACTED]
To: [Development Plan](#)
Cc: [REDACTED]
Subject: UE submission: Proposed Variation No. 1 to the Clare County Development Plan 2023 - 2029
Date: Tuesday 7 April 2026 16:40:05
Attachments: [REDACTED]

A chairde, please find attached the submission from Uisce Éireann in response to the Proposed Variation No. 1 to the Clare County Development Plan 2023 – 2029. There are two documents included:

1. Submission document
2. Appendix 1 – Table

Please can you confirm receipt of the two documents.

Is mise le meas,

Sheila

Sheila Convery

Asset Strategy Technical Lead – North West Region - Forward Planning Team

BEng, MSc, PhD

[REDACTED]

Uisce Éireann

Teach Colvill, 24–26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire

Uisce Éireann

Colvill House, 24–26 Talbot Street, Dublin 1, D01 NP86, Ireland

[REDACTED]

Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon gníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon gníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdraithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-

ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraíthe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtairachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

Planning Department,
Clare County Council
Áras Contae an Chláir
New Road
Ennis
Co. Clare
V95 DXP2s
By email devplan@clarecoco.ie

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
D01 WA07
Éire

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

Ref: 26_UE_FP_15

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

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

7th April, 2026

A chairde,

Uisce Éireann welcomes the opportunity to comment on Proposed Variation No. 1 to the Clare County Development Plan (CDP) 2023-2029. We will continue to engage with the planning unit of Clare County Council as the development plan process progresses. The submission is structured in two sections. The first section includes general overall comments in relation to Water and Wastewater Services, Developer-Led Infrastructure and Housing Unit targets outside the development plan period. The second section includes comments in relation to the Proposed Amendments, with the relevant amendment referenced where there is a comment. Also find attached a summary table giving additional information on water and wastewater treatment capacity in light of the increased housing unit targets included in the proposed Variation.

1. General Comments

Water and Wastewater Services

As part of the 2 year review of the Clare County Development Plan, Uisce Eireann engaged with the planning department in Clare County Council providing updates on the progress of investments to increase wastewater and water treatment capacity across the county. Since then, the Wastewater and Water Capacity Registers were issued in September 2025 giving an update on the available capacity in each settlement with respect to currently available water and wastewater treatment capacity. The 2026 issue of the Wastewater and Water Supply Capacity Registers is in development and will be issued in Q2 2026. Refer to Appendix 1 for additional information in relation to water and wastewater treatment capacity.

Developer-Led Infrastructure

Uisce Éireann supports development in smaller settlements through the Small Towns and Villages Growth Programme which is focused on providing for growth in areas already served by Uisce Éireann infrastructure where current or future capacity deficits have been identified. More details can be found on the Uisce Éireann website at [Small Towns and Villages Growth Programme | National Projects | Uisce Éireann](#).

Uisce Éireann has developed a Guidance Document, Technical Standard for Nature Based Solutions and Minimum Requirements for Non-Nature Based Solutions to support Developers with the implementation of Developer Led Infrastructure (DLI) in small scale multi-unit housing Developments less than or equal to (\leq)150 Population Equivalent (PE).

Domestic Wastewater discharges (\leq 150 PE) to surface water can now be authorised through a registration system based on compliance with the European Union (Water Policy) Small Wastewater Discharge (Registration) Regulations 2026.

This approach supports the Government's initiative to enable housing activity in areas where there is no existing Uisce Éireann wastewater network and it is deemed not technically feasible to connect to the Uisce Éireann wastewater network due to the proximity of the development to the existing network. It also maintains the necessary safeguards to ensure that environmental compliance is achieved for discharges from newly constructed eligible development. More details can be found on our website at [Developer Led Infrastructure | Uisce Eireann](#).

It is recommended that the CDP11.32 (h) policy in the Clare County Development Plan is updated to comply with the recently issued NSP 01/2026 Developer Led Infrastructure for Wastewater Services and the associated procedural advice note, where applicable. Suggested text:

The Council will support the provision of developer-led infrastructure and bridging infrastructure where appropriate and in accordance with relevant national guidelines and standards for such development, and subject to being taking in charge by Uisce Eireann. The provision of any such infrastructure will be in accordance with the policies and objectives of the Plan and subject to appropriate environmental assessment.

Housing Targets outside the Development Plan Period (2029 – 2034)

The Core Strategy targets go beyond the period covered by Uisce Éireann's next Capital Investment Plan (2025-2029). The additional capacity created by a capital investment has been considered in the latest Water Supply Capacity Registers and Wastewater Treatment Capacity Registers where a project is planned for completion within the next Capital Investment Plan period (2025-2029). Please note that all capital projects are subject to change if the current Capital Investment Plan is amended due to emerging needs or changes due to exchequer funding. In addition, all projects – even those approved under the Capital Investment Plan – are subject to potential delays, to include, for example, those associated with statutory consents. The level of available capacity will need to be revisited should a significant increase in overall demand for water services be experienced in settlements. If required, Uisce Éireann can initiate projects to increase capacity, subject to funding in future Capital Investment Plans.

2. Response to Proposed Amendments as indicated

Where there are observations to specific Amendments in Vol. 1, these are set out under the section headings that follow.

Proposed Amendments Vol. 1 Chapter 1 Introduction (1a)

1a – no comment

1b (PA1b – PA 1b- 70) – no comment except for those listed below:

Proposed Amendments Vol. 1 Chapter 3 Core Strategy

PA1b – 1-32: no comment

PA1b – 33: the housing growth requirements as indicated have been noted

PA 1b – 44, 45, 46, 48, 49, 50, 51, 52: The addition of a new category of sites ‘Long-Term Strategic and Sustainable Development Sites’ has been noted. It is useful to get a sense of where the potential for future delivery of housing maybe located in the next development plan period. However, it is not possible at this stage to determine the servicing of these sites for water and wastewater services. Uisce Eireann will continue to engage with Clare County Council over the life-time of the current development plan and into the preparation of the next Capital Investment Plan (current plan, subject to approval 2025 – 2029) as existing and planned infrastructure projects are progressed and changes in available capacity are indicated.

In settlements identified for growth, including Ennis Key Town, Shannon Metropolitan Town, and Ennistymon/Lahinch, Kilrush/Cappa and Scarriff/Tuamgraney Service Towns the available capacity is indicated in the current Capacity Registers and has been estimated using population projections for the period to 2029. While the housing unit target applicable in each settlement includes 50% additional provision in relation to land use zoning, the capacity available for water and wastewater services has been estimated on the population increases as indicated in the Core Strategy Table of the adopted CDP prior to the Variation. Additional information on capacity available in each settlement is provided in Appendix 1. Of the three settlements identified for growth, Shannon and Kilrush/Cappa has sufficient capacity available to cater for the projected population increases. In Ennis, there is an ongoing project to increase treatment capacity at Ennis North WWTP and Clareabbey, which is at Stage 2 - Concept Design and an Interim project to increase capacity at Clareabbey is at Stage 1 and progressing to Stage 2 in Q4 2026. Ennistymon/Lahinch has limited wastewater treatment capacity but this will be addressed in the longer term when the new treatment plant is complete. There are constraints in Scarriff/Tuamgraney in both water and wastewater treatment capacity within the plan period and it is unlikely that the zoning of land for 276 units in the period 2029 – 2034 can be accommodated. .

PA1b – 47: no comment

PA1b – 53, 54, 55: clarification is sought as to whether the additionality of Unmet Need has been incorporated in the updated housing unit figures in the updated Core Strategy table and if it has, why this is not included within the 50% additional provision.

PA1b – 56 – 65: no comment

PA1b – 66 Table 3.6 Core Strategy Table:

Population equivalents for the updated housing unit figures and quantum of zoned lands would support better assessments of future capacity available for water and wastewater services. Comments on the serviceability of specific sites has been included, where possible, in the comments provided for Vol. 3

PA1b – 67, 68, 69, 70: no comment

Proposed Amendments Chapter 4 Urban and Rural Settlement Strategy

1c – 1, 2, 3,4, 5, 6: no comment

1c – 7: Athlunkard is served by Limerick City wastewater treatment plant which has sufficient capacity, but there maybe constraints in the sewer network and recent development activity in the area will require a review of capacity available.

1c – 8, 9, 10, 11, 12, 13: no comment

Proposed Amendments Chapter 5 Housing (Proposed Amendment No. 1d)

1d – 1: no comment

1d – 2: the ability to service housing with water and wastewater services in the 2029 – 2034 period (beyond the development plan) will require ongoing review and will depend on the pace and sequencing of development within the plan period, see further details in Appendix 1.

1d – 3: no comment

Proposed Amendments Chapter 6 Economic Development (Proposed Amendment 1e)

1e – 1: no comment

Proposed Amendments 19 Land Use and Zonings (Proposed Amendment 1f)

It is recommended that a specific policy is included in the variation in relation to wastewater in Ennistymon/Lahinch. Suggested wording is as follows:

It is the policy of Clare County Council to work closely with Uisce Éireann to identify and facilitate the timely delivery of wastewater facilities in Ennistymon/Lahinch required to realise the development objectives of this plan.

1f – 1, 2, 3: no comment

1f – 4: It is imperative that sufficient provision is made in the County Development Plan to allow for the necessary delivery of water services infrastructure in all zoned and unzoned lands, subject to proper planning and sustainable development. In this regard Uisce Éireann requests that public utilities and public services is a land use category in the zoning matrix and that these uses are 'permissible' or 'open for consideration' in all zones. Below are suggested definitions of public services and utilities.

Suggested Zoning Matrix Definitions

Public Services

A building or part thereof or land used for the provision of public services. Public services include all service installations necessarily required by electricity, gas, telephone, radio, telecommunications, television, drainage water services, and other statutory undertakers, it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste and composting facilities.

Utilities

Utilities comprise of water, wastewater, electricity, telecommunications, transport infrastructure.

Zoning Matrix

Public Services and Utilities should be permissible uses or open for consideration in all zoning objectives.

Proposed Amendments Appendix 1 Development Management Guidelines (Proposed Amendment 1g)

1g – 1, 2, 3, 4: no comment

Proposed Amendments Appendix 7 Plans Policies and Guidelines (Proposed Amendment 1h)

1h – 1: no comment

Proposed Amendments Vols 2 and 3

Proposed Amendments Vol 2 (2a-2b): the proposal to extend the settlement boundaries of the settlements as indicated has been noted. The addition of flood mapping is welcomed.

Proposed Amendments Vol 3: The proposal to rezone lands from Strategic Residential Reserve to New Residential is noted. The Settlement Capacity Audits provided for each Municipal Area show the tiering of the sites. Comments provided on serviceability of sites in submissions provided at each stage of the development plan making process should be read in conjunction with additional comments provided referencing individual sites, in the following sections.

Vol. 3a Ennis Municipal District

Proposed Amendments No. 3a – 2: it is noted that the quantum of lands zoned for Residential has been increased to include the portion that was previously in the Strategic Reserve category in Ennis (incl Clarecastle) while no change is indicated in the quantum of lands zoned for other uses in Ennis (incl. Clarecastle or the surrounding Small Villages in the Municipal District).

Proposed Amendments No. 3a – 1a and 3: no comment

Vol 3 a i) Ennis and Clarecastle Settlement Plans

No comment except for

PA 3a – 4c: It is noted that the lands previously zoned as Strategic Reserve have been included in the category Res. Ha Zoned. See comment in response to PA1b regarding Wastewater Treatment capacity in Ennis.

PA3a – 4d, 4e, 5a, 5b, 5c, 6a, 6b, 7a, 8a, 9a, 10a, 10b, 11, 12, 13a: no comment

PA3a – 13b: Long Term Strategic and Sustainable Development Sites – see response to **PA 1b** and comments on serviceability in following sections.

PA3a 14 – 43b relate to neighbourhood maps and new housing in the following neighbourhoods Roslevan, Laureen, Cahircalla More, Lifford, Cloughleigh / Drumbiggle, Clonroad More Ballycorey/ Ballymaley, Woodstock, Clarecastle Village, Beechpark Area and Cahircalla Beg / Ballybeg as well as the Ennis Transformational Sites. Within the time constraints to respond to the proposed Variations, it has not been possible to carry out detailed assessments relating to the objectives included for these sites. Uisce Eireann is happy to engage with Clare County Council on an ongoing basis in relation to infrastructure availability in these neighbourhoods. See Appendix 1 for additional info on water and wastewater infrastructure capacity for the areas contained within these proposed amendments.

See comments below relating to serviceability of the newly proposed sites where relevant. A review of sites where data was provided, suggests that the following sites will require network extensions and access via third party lands (in some cases), to provide water and wastewater connections. Notes on these sites should be read in conjunction with previous submissions to Clare County Council at earlier stages of the plan making process. Where new sites are proposed these have been assessed based on currently available GIS data: R12, R26, R33, R29, R28, R27, R22, R24, R34, R37, R38, R40, R42, R45, LDR12, LDR14

Vol 3b Shannon Municipal District

See comments below relating to serviceability of the newly proposed sites where relevant:

PA3b – 1a: it is noted that the quantum of residential zoned land has been updated to reflect the removal of the strategic reserve lands and new zonings of residential land.

Notes on sites previously zoned should be read in conjunction with previous submissions to Clare County Council at earlier stages of the plan making process. Where new sites are proposed these have been assessed based on currently available GIS data.

PA3b – 2a, 2b: no comment

Pa3b 3, 4 inclusive: see comments below relating to serviceability of the newly proposed sites where relevant:

Sixmilebridge: R10, R12, R13, R11 – require network extensions to the wastewater network and potentially a road crossing.

Athlunkard, Bunratty: NA

Clonlara: LT1 extension to water network; LT2 long extension to wastewater network

Ballycannon North: R2 long extension to wastewater network; R4 extensions required.

Parteen: R4 long extension to wastewater network, R4 and R6 may require access via third party lands.

Newmarket-on-Fergus: R6 zoning does not follow compact development form; R9 extension and third party access maybe required to wastewater network in adjacent estate; R8 extension and third party access maybe required to wastewater network.

Vol. 3c Killaloe Municipal District

See comments below relating to serviceability of the newly proposed sites where relevant:

Scarrif-Tuamgraney: As noted in the comment in response to **PA 1b**, treatment capacity in Scarriff/Tuamgraney is currently constrained and will require review particularly in relation to the lands zoned for development beyond the plan period. R8 – long extension to wastewater network required; R11 – long extensions required to water and wastewater networks (50 – 190m); R6 – extensions required and possible third party access to wastewater network.

Killaloe: R10, R11 – extension to wastewater network required; R12 – long extensions required and third party access; R7 – capacity assessment required in combined sewer

Tulla: R7: Long extensions needed and third party access required; R8: Long extension to water network and third party access required. R5&R6: Long extension to wastewater network; R3 upgrade or extension required. LT1, LT2: Long extension to wastewater network and third party access maybe required. LT3: Extension to wastewater network and third party access required.

Crusheen: R4: Extensions needed, third party lands, long extension to WW network; R3: long extensions needed

Feakle: R4: Long extension and third party access maybe required to WW network; R5 – within the vicinity of the existing WWTP, R6: Extensions needed – very long extension to WW network required. LT1 – long extension to WW network required; AG3 – extension to WW network required.

Kilkishen: R3 Extension to WW network required

Mountshannon: R2 is outside the agglomeration boundary, R4 further info required (GIS data unavailable)

Quin: R8 Extension to wastewater network and access via third party land maybe required; LT1, R4, R5, R6, R7, R9, R10 - Extensions to water and wastewater networks across third party lands

Whitegate: R4 - Long extension to wastewater network required; R7 & R10 Extensions to water and wastewater networks across third party lands; R9 - Extension to wastewater network required.; R5 - Short extensions needed

Broadford: No sewer details available on GIS; VGA1 – extension to water network; R3 extension to water network

Ballinruan – No water or wastewater network available on GIS

Vol. 3d West Clare Municipal District

Ennistymon: R8 – long extension to water network; R9 & R11 – long extension to wastewater network required;

Kilrush R11 & R14 long extensions required and access via third party lands; R10 & R12 – short extensions required, third party access maybe required; R13 extensions and third party access maybe required;

Kilkee – R8 - upgrade or extension required; R10 diversion or build over agreement required

Lisdoonvarna – R5 - Long extension to wastewater network, not connected to existing zoned lands; R7 - Extension to wastewater network required; R6 7 R8 adjacent to WWPS, R8 may required long extensions

Miltown Malbay – Existing wastewater treatment capacity is constrained. See Appendix 1 for more details. R5 - Extension to wastewater network required; R7 - Short extensions needed, in the vicinity of the WWTP; R8 - Long extensions required and/or third party access

Ballyvaughan – R5 & R6 long extensions required; R4 & LT1 extensions required

Corrofin – R3 close to WWTP; R6 & R10 – extensions needed; R9 extensions required, third party access maybe required

Doonbeg – R4 long extension to WW network required; R6 long extensions needed, not sequential with other zoned lands

Inagh – R3, R4, & R5 – no UE water network, extension to WW network required

Mullagh – R7, R9 – extensions required, R9 third party access maybe required; R3 & R4 – water network extension/reinforcement maybe required. LT1 - Extensions required and maybe third party access.

Quilty, Liscannor – no comment

Kilfenora – R4 & R5 – capacity assessment of sewer required; R7 & R8 extensions required and third party access

Killimer – R3 extension required to wastewater network, no UE water network on GIS (private network only)

Lahinch – R5 – short extensions required; R6 build over or diversion agreement required; R9 – extension to wastewater network and third party access maybe required.

Belharbour, Cooraclare, Creeagh, Kilmurray McMahon, Cross, Ruan – no wastewater network available on GIS

Kilmaley, Labasheeda, no wastewater or water network available on GIS

Environmental Reports

The contents of this submission should be taken account of in the Environmental Reports.

We look forward to engaging with Clare County Council as the plan making process progresses.

Is mise le meas,

Sheila Convery

**Forward Planning Team
Asset Strategy**

Typology	Settlement	Housing Units - Existing and New (Residential Zonings)	Population equivalent (Existing and New Residential Zonings)	Wastewater Treatment Capacity (to 2029)	Water Treatment Capacity & Water Networks (to 2029)	Housing Units (Existing and New Residential and LTSSDS)	Population equivalent (Existing and New Residential Zonings and LTSSDS)	Wastewater Treatment Capacity (to 2034)	Water Treatment Capacity (to 2034)
to End of Dev Plan Period 2029						to 2034			
Key Town	Ennis	3,138	8,473	Ongoing project for Ennis North and Clareabbey - at Stage 2 - Concept Design. Interim project to increase capacity at Clareabbey - at Stage 1 and moving to Stage 2 Q4 2026.	Capacity Available - LoS improvement required; WSBG Project in RC4	4,212	11,372	Pending successful completion of project.	
Metropolitan Area	Shannon	1,334	3,602	Capacity available	Capacity Available - LoS improvement required; WSBG Project in RC4	1,334	3,602		
Metropolitan Area	SDZ	181	489	NA	NA	0	-		
Metropolitan Area	Sixmilebridge	565	1,526	Capacity available	Capacity Available - LoS improvement required;	764	2,063		
Metropolitan Area	Athlunkard	69	186	see notes	see notes	424	1,145		
Metropolitan Area	Bunratty	37	100	Capacity available	Capacity Available - LoS improvement required;	37	100		
Metropolitan Area	Clonlara	66	178	Treated at Bunlicky WWTP, Limerick	Capacity available	127	343		
Metropolitan Area	Parteen	191	516	Treated at Bunlicky WWTP, Limerick	Capacity available	191	516		
Metropolitan Area	Ballycannon North (Meelick)	175	473	Projects ongoing to connect to Bunlicky WWTP, Limerick	Capacity available	193	521		Review
Service Town	Ennistymon/ Lahinch	451	1,218	Limited capacity available. New WWTP at Stage 3 Final Business Case.	Potential Capacity Available - LoS improvement required	451	1,218		Review - Potential Capacity Available - LoS improvement required
Service Town	Kilrush/ Cappa	462	1,247	Project complete. New capacity available.	Capacity available	523	1,412		
Service Town	Scarriff/ Tuamgraney	533	1,439	Limited capacity available.	Potential Capacity Available - LoS improvement required	809	2,184		
Small Town	Kilkee	199	537	Project in progress to provide new treatment plant for the town.	Capacity available Project in RC4	199	537		
Small Town	Killaloe	413	1,115	Treated at Ballina (Tipp) WWTP. New capacity available.	Capacity available	413	1,115		
Small Town	Lisdoonvarna	213	575	Capacity available	Potential Capacity Available - LoS improvement required	427	1,153		Review
Small Town	Miltown Malbay	189	510	No capacity available. WWTP project funded in RC4	Capacity available Project in RC4	189	510		
Small Town	Newmarket-on-Fergus	362	977	Upgrade to village wastewater treatment plant. New outfall (project at planning stage). WWTP project funded in RC4	Capacity Available - LoS improvement required;	572	1,544	Pending successful completion of project.	
Small Town	Tulla	144	389	Limited capacity available.	Capacity Available - LoS improvement required;	256	691		
Large Village (Tier 1)	Ballyvaughan	91	246	Limited WW Capacity - Project in RC4	Potential Capacity Available - LoS improvement required	117	316	Pending successful completion of project.	Review - Potential Capacity Available - LoS improvement required
Large Village (Tier 1)	Corofin	162	437	Capacity available	Capacity available	162	437		
Large Village (Tier 1)	Crusheen	201	543	Limited capacity available.	Capacity Available - LoS improvement required	201	543		
Large Village (Tier 1)	Doonbeg	163	440	Limited WW Capacity - Project in RC4	Capacity available	163	440	Pending successful completion of project.	Review
Large Village (Tier 1)	Feakle	75	203	Capacity available	Capacity available	93	251		Review
Large Village (Tier 1)	Inagh	126	340	Limited capacity available.	NA	126	340		
Large Village (Tier 1)	Kilkishen	64	173	Limited capacity available.	Capacity Available - LoS improvement required;	132	356	Review	
Large Village (Tier 1)	Mountshannon	81	219	Limited capacity available.	Potential Capacity Available - LoS improvement required	114	308	Review	Review
Large Village (Tier 1)	Mullagh	106	286	Capacity available	Capacity Available - LoS improvement required;	137	370		Review
Large Village (Tier 1)	Quilty	101	273	Capacity available	Capacity Available - LoS improvement required;	101	273		
Large Village (Tier 1)	Quin	224	605	Limited capacity available.	Capacity Available - LoS improvement required;	259	699	Review	Review
Large Village (Tier 1)	Whitegate	98	265	Limited capacity available.	Potential Capacity Available - LoS improvement required	98	265		
Large Village (Tier 1)	Liscannor	53	143	Capacity available	Potential Capacity Available - LoS improvement required	53	143		
Large Village (Tier 1)	Kilfenora	109	294	Limited WW Capacity - Project in RC4	Potential Capacity Available - LoS improvement required	109	294	Pending successful completion of project.	
Large Village (Tier 1)	Killimer	65	176	Capacity available	NA	65	176		

Housing Units from Proposed Variation 1 to Clare CDP 2023 - 2029

no increase in housing units in period 2029 - 2034