

**From:** [REDACTED]  
**To:** [Development Plan; Planning Office](#)  
**Subject:** Re-Zoning Application  
**Date:** Tuesday 7 April 2026 20:09:28  
**Attachments:** [Paul Marsh Re-zoning Application Broadford.pdf](#)

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Hi,

I have attached a re-zoning application on behalf of Paul Marsh for a greenfield site in O Shea's Acres, Broadford, Co. Clare.

If you need any further information, just let me know.

Thanks.

Derrick

Derrick Burke Hons. Deg. Nrgy Renov Trad Bldgs.  
(N.C.C.S.) (A.I.O.B.) (A.M.A.S.I.) (Cert. in NZEB)  
Newmarket Architectural & Planning Services (N.A.P.S) Ltd.  
Studio Inovo  
Loughash  
Newmarket on Fergus  
Co. Clare



Re-Zoning Request  
NPF Housing Growth-Additional Residential Lands



*Prepared on behalf of: Mr Paul Marsh,* [REDACTED]

*Site: O'Shea's Acre's, Broadford, Co.Clare*

*Date of Report: 6<sup>th</sup> April 2026*

*Prepared By: Newmarket Architectural & Planning Services Ltd.*

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## **1 Introduction**

*This report has been prepared in response to proposals requested by the NPF Implementation :Housing growth requirements guidelines for planning authorities to support accelerated housing delivery.*

## **2 Proposal**

*The applicant proposes to submit a request to rezone his lands at O'Shea's Acres, Broadford, Co.Clare*

*See Attached Site Location Map with Lands Outlined in Red*

## **3 Site Status**

*The subject site is a Greenfield site located on the O'Callaghans Mills road, within the town boundary of Broadford. in the townland of O Shea's Acres.*

*It is Close to the Village Centre of Broadford*

*The sites was zoned as LDR2 Low Density Residential in the Clare County Development Plan 2017-2023*

*LDR2 Lands to the West of the R465*

*These Lands are located to the north of the village on the western side of the R465. Development on LDR2 will be highly visible from the R466 (approach road to the village from Ennis/O 'Callaghan's Mills) and therefore both design and layout must be of a high Quality. The natural sloping topography in the area shall be incorporated into the design and layout of future development proposals on the site. Any Development proposals for the site must be accompanied by a Strategic Flood Risk Assessment.*

*It is presently zoned Agriculture.*

*See attached:*

*Extract from The Killaloe Municipal District Plan 2017-2023*

*Killaloe Municipal District Plan 2017-2023 - Map A*

*Killaloe Municipal District Plan 2023-2029 - Map B*

#### **4 Planning History**

*At this point we are not aware of any applications having been made on the site.*

#### **5 Site Context**

*The site area is approximately 1.08 Hectares.*

*The Land itself is Low lying good quality land suitable for development.*

*There are proposals to locate the Main Wastewater Treatment Plant for the Village in the Lands Adjoining the Site.*

*Funding for a new sewage treatment scheme was approved in December 2023 under the Multi-annual Rural Water Programme to address the lack of public water infrastructure*

*The local Authority is responsible for the delivery of the project.*

*There has been significant follow-up engagement between the Clare County Council and Uisce Eireann including a series of technical workshops on-site to collectively confirm the most efficient and speediest construction options- Minister for Housing, Local Government and Heritage- James Brown- May 2025*

## 6 Site Access

*The site fronts onto the Ennis/O'Callaghans Mills road with a frontage of 110 metres*

*The road is a straight section of road where sight distance is not an issue.*

## 7 Conclusion

*The lands are immediately available for development. The developer is in a position to go ahead with the development at the earliest possible opportunity.*

*The lands meets all the criteria set out the public notice.*

*The lands are under a single ownership with no restraints.*

*For these reasons, we request that Clare County Council include the landholding at O'Shea's Acres for consideration under the Expressions of interest process and zone the lands as Residential as part of the forthcoming process*

**Yours Sincerely,**

*Newmarket Architectural & Planning Services Ltd.*

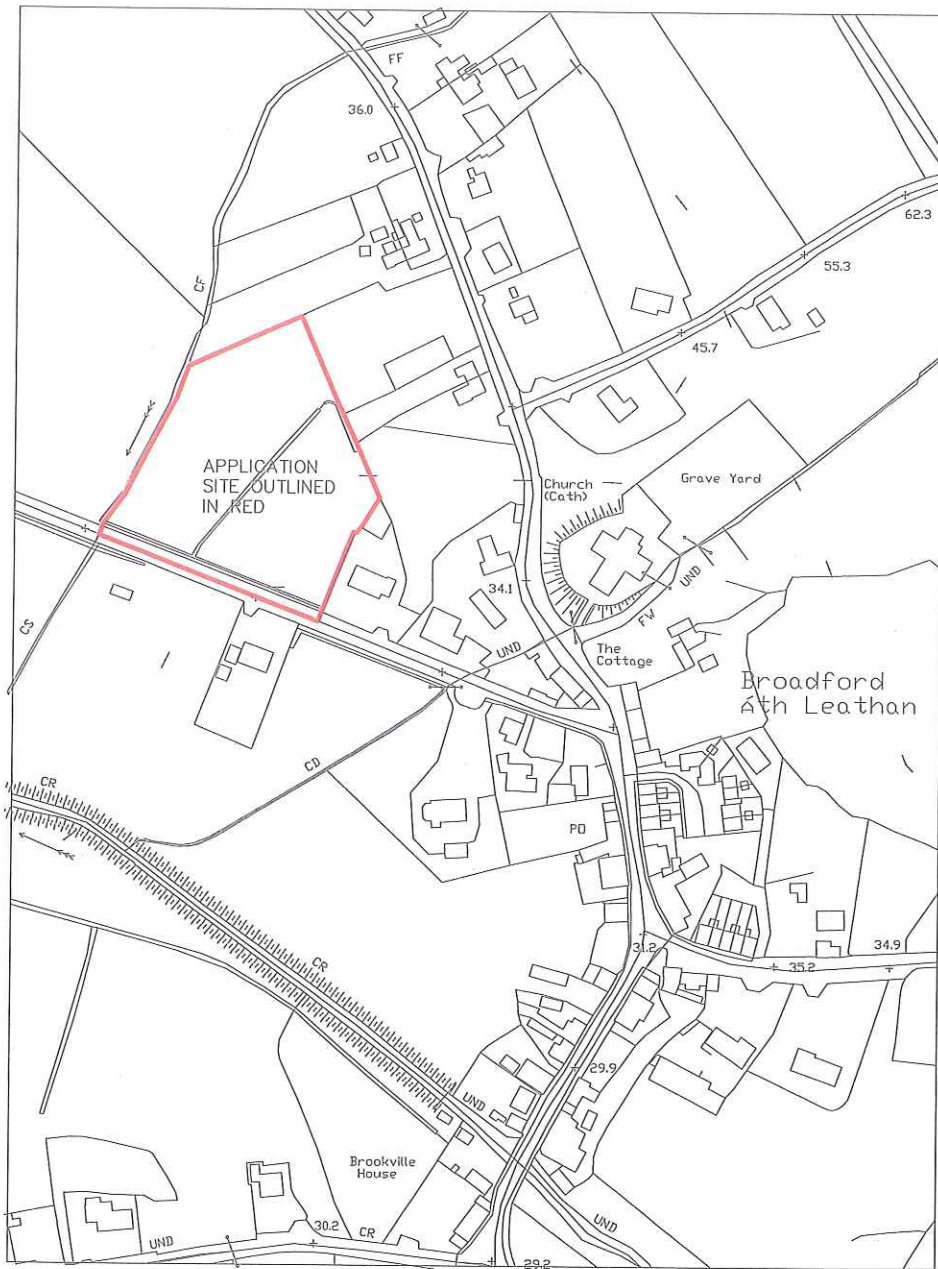
*Derrick Burke*

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**Derrick Burke**

Architectural Technologist

(N.C.C.S.) (A.I.O.B.) (A.M.A.S.I.)(Cert. in NZEB)



PART OF O.S MAP  
CLARE 4386-C

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Ordnance Survey Ireland / Government of Ireland



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**Project Details**  
PROPOSED REZONING AT  
O SHEA'S ACRES,  
BROADFORD  
CO. CLARE

**Clients**  
MR. PAUL MARSH,  
GORTNAGLOUGH,  
BROADFORD,  
CO. CLARE. V94 2X93

**Drawing**  
SITE LOCATION  
MAP

**Job No.**  
1541-2026  
**Drawing No.**  
P-01-L  
**REVISION:** 00C

DRAWING STATUS: PLANNING

DRAWN BY: D.B./S.B

Date 4th April 2026  
Scale 1:2500

## Section 3

### Large Villages

**Broadford  
Clonlara  
Crusheen  
Feakle  
Kilkishen  
Kilmurry  
Mountshannon  
O'Briensbridge and Bridgetown  
Whitegate**



# Broadford

## Introduction and Context

Broadford is a large village located in a valley in the Slieve Bernagh Mountains. The village takes a long and winding form along the R465 (regional road). The land within the settlement boundary is undulating and many parts of the village have attractive views across the surrounding countryside.

There have been a number of small developments in the village in recent years but development has been restricted by deficiencies in the local service infrastructure.

Water is supplied to Broadford through the Broadford Public Water Supply.

At the time of preparing this Plan, Broadford was not served by a public sewage treatment system operated by Irish Water. The provision of such a system would be subject to the constraints of Irish Water's capital investment programme and new connections policy.

Broadford has a traditional village character and serves a large rural hinterland. Many of the buildings within the village centre remain in residential use and there are also a number of farm holdings located within the settlement boundary. Notwithstanding this, the village offers a range of services to local residents such as shops, post office, local pubs, and a national school. There are also GAA grounds within the settlement boundary.

## General Objectives

- To encourage development in Broadford in order to sustain and increase the population in the area and increase the number of services available to both residents in the village and those residing in the wider rural hinterland;
- To encourage the further development of retail and commercial services in the village core. The redevelopment of existing unused or derelict structures for retail, commercial or residential purposes will be particularly encouraged;
- To facilitate the provision of infrastructure to allow for future growth;
- To make provision for developments that will establish Broadford as a visitor base for exploring the surrounding network of loughs and walkways.

## Economic Development

Agriculture remains an important part of the local economy in the smaller settlements. In order to support economic development the Council will facilitate and encourage farm enterprise and agri-tourism in Broadford and will also support home based economic activity where feasible.

## Housing and Sustainable Communities

Given the rural character of Broadford, a number of parcels of land have been identified as being suitable for low density residential development within the settlement, some of which may be suitable sites for independent development. (Objective CDP 4.8, Vol. 1)





#### LDR2 Lands to the West of the R465

These lands are located to the north of the village on the western side of the R465. Development on LDR2 will be highly visible from the R466 (approach road to the village from Ennis/O'Callaghan's Mills) and therefore both design and layout must be of a high quality. The natural sloping topography in the area shall be incorporated into the design and layout of future development proposals on the site. Any development proposals for the site must be accompanied by a Strategic Flood Risk Assessment.

### Place Making and Amenity

Broadford has a strongly defined historic core to which newer terraced housing to the north makes a positive contribution. New uses/occupiers need to be found for the vacant properties in the core area. Refurbishment for reuse as residential units may be a viable option in this case. The general place making objectives for the key areas in the village are set out in Chapter 17 of Volume 1 of this Plan.

#### OS1 Riverside to the North of the R466

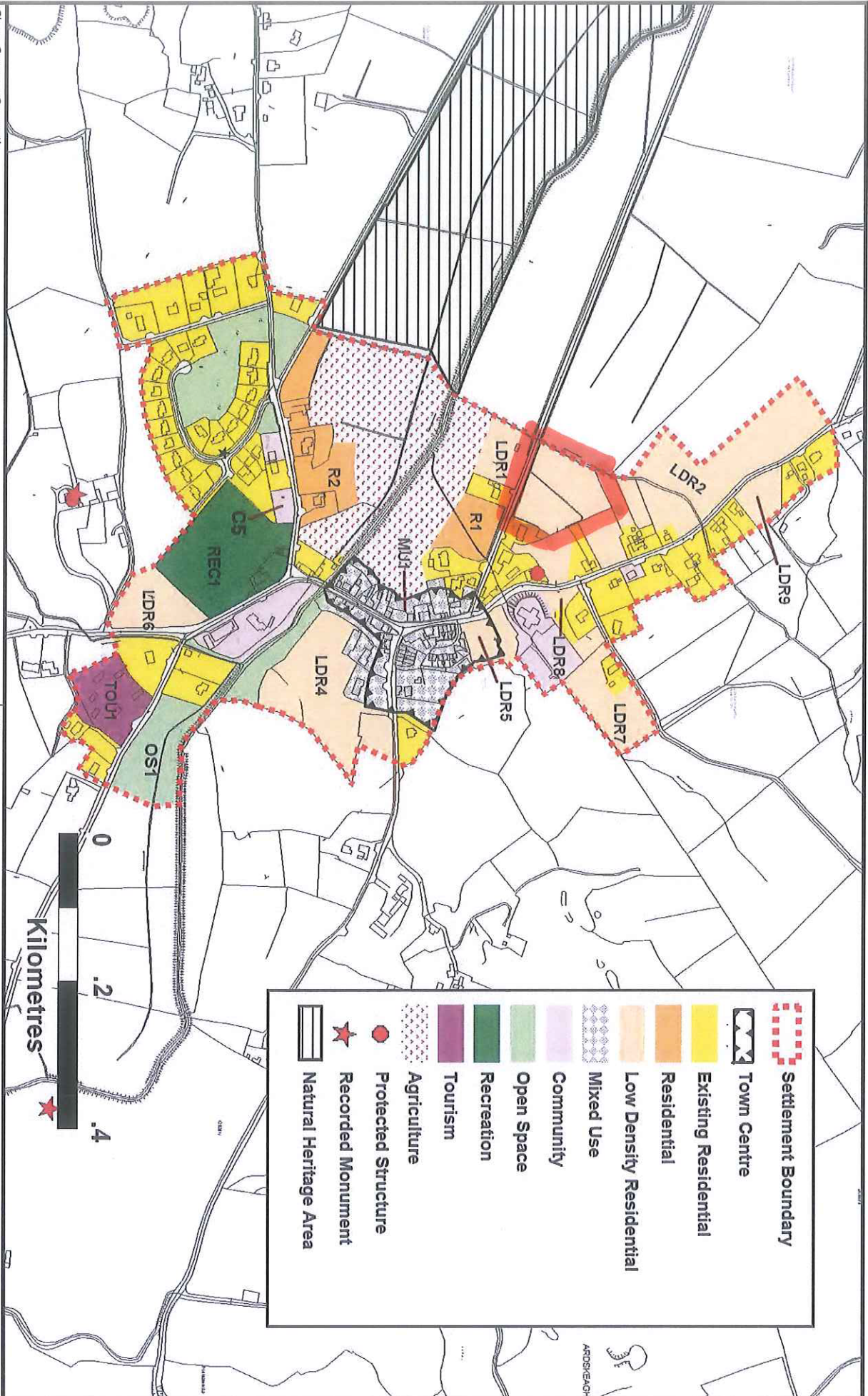
This area of designated open space is to allow for the seasonal changes in water level of the Broadford River.

The Broadford River joins the Owenogarney River downstream. Any proposals for development at OS1 must have due consideration of the current WFD Status of the Owenogarney River and the potential for downstream effects on the Castle Lake drinking water abstraction source and associated SACs of the Ratty River Cave and the Lower River Shannon.

#### Broadford and Kilbane National School and Public Riverside Park

The existing broadleaved tree line along the riparian zone of the Broadford River should be retained as a foraging and commuting route for bat species as part of any future development of the school. A riparian buffer is provided along the Broadford River which is currently at 'good' status under the Water Framework Directive.

The school site is within Flood Zone A which has a history of flooding. Any future development proposals for the school site shall be accompanied by a site-specific Flood Risk Assessment to set floor levels and include an emergency plan to deal with risks. The riverside park is an appropriate non-vulnerable use and should be maintained.



Clare County Council:  
 Clare County Development Plan 2017–2023

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Title:  
 Broadford Settlement Plan

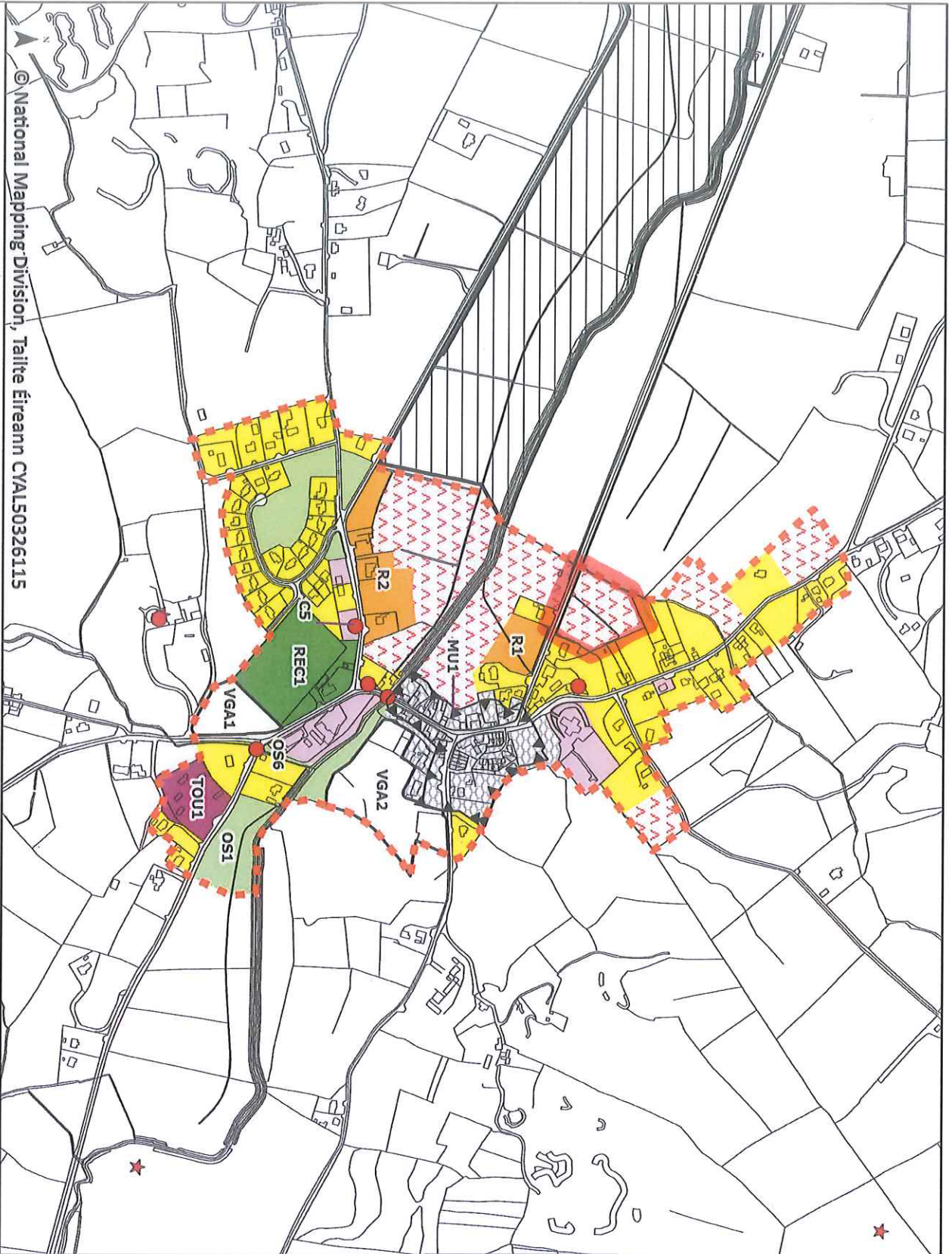
Drawn By:  
 Padraig McManus

Checked By:  
 Helen Quinn

Scale:  
 Refer to Scalebar

Date:  
 January 2017

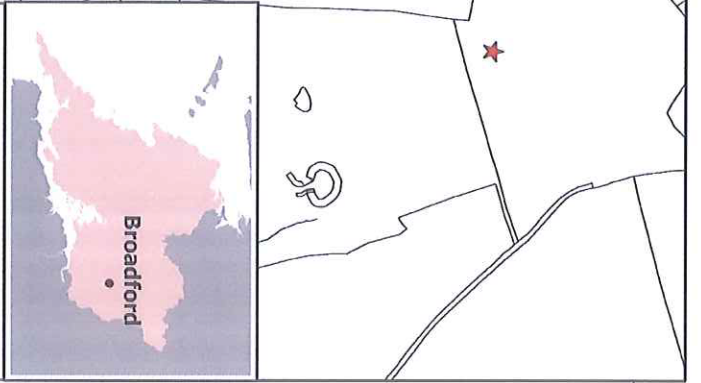
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Clare County Development Plan 2023 - 2029

# Broadford



**Legend**

**Settlement Boundary**

- Red dashed line: Settlement Boundary

**Land Use Zoning**

- Yellow: Existing Residential
- Orange: Residential
- Red and white checkered: Mixed Use
- Green: Recreation
- Light green: Open Space
- Light purple: Community
- Dark purple: Tourism
- Dark green: Recreation
- Light green: Open Space
- Red and white checkered: Agriculture

**General**

- Red circle: Protected Structure
- Red star: Recorded Monuments
- Black outline: Natural Heritage Area
- Black outline: Village Growth Area
- Black outline: Town Centre Area