

From: [REDACTED]
To: [Development Plan](#)
Subject: Submission – Proposed Variation No. 1 to the Clare County Development Plan 2023–2029 - Transparency, Ownership & Plan-Led Decision Making
Date: Tuesday 7 April 2026 22:59:13

Submission to Clare County Council
Re: Proposed Amendment PA3a–23a – Rezoning of Site SR8 (Pairc na Coille)

This submission raises a concern regarding the proposed rezoning of a specific, privately owned landholding at Pairc na Coille.

The site has recently been the subject of planning applications which were refused on clear and substantive grounds, including flood risk, infrastructure constraints, and ecological impact. No material change in circumstances has been identified since those decisions.

In that context, it is difficult to understand the planning basis upon which these lands are now being advanced for residential zoning.

Rezoning in this instance would materially increase the value of a specific landholding. Where this arises, a high level of transparency and clear, evidence-based justification is required.

It is therefore requested that Clare County Council clearly set out:

- What has changed since the previous refusals
- Why this particular site is now considered suitable for rezoning
- How known constraints have been addressed

In the absence of such clarity, the proposed rezoning risks being perceived as inconsistent with a plan-led approach to development.

The rezoning of lands should be driven by evidence, infrastructure capacity and environmental suitability — not by the advancement of individual sites ahead of unresolved constraints.

Accordingly, the proposed rezoning should be reconsidered.

Sincerely,

J Hodnett