

From: [REDACTED]
To: [Development Plan](#)
Subject: Submission to Variation No.1 to the Clare County Development Plan 2023-2029"
Date: Tuesday 7 April 2026 23:49:58

Dear Sir/Madam,

I wish to make a submission in relation to the proposed residential rezoning and density provisions for lands at Sixmilebridge.

At the outset, I would like to acknowledge the need for additional housing and to express my support for the continued development of the town. As a resident I take great pride in Sixmilebridge and believe that it is important that it continues to grow and thrive in a planned and sustainable way.

I am concerned by the scale, density and location of the development proposed. The level of density envisaged, particularly on lands at the outskirts of the town, appears more reflective of suburban development in larger urban areas and not in keeping with the character and scale of Sixmilebridge. The Proposed Variation No. 1 introduces residential densities of 35–50 dwellings per hectare on each of the seven sites addressed in PA 3b-1a, PA 3b-3a–3g, and PA 3b-4a–4g, equating to over 1,200 new dwellings on the periphery of the town, and representing the highest densities being proposed anywhere in the county.

Consequently, the extent of development will place additional pressure on the existing public realm and local infrastructure. The quality of streets, footpaths, public spaces and overall town environment are important to the character and liveability of Sixmilebridge, and it is not clear how these will be enhanced or supported in tandem with the proposed growth.

National planning policy is explicit that density must respond to settlement size, character, and infrastructure capacity. The Sustainable Residential Development and Compact Settlements Guidelines (2024) emphasise that new development should integrate with the receiving environment and protect character and amenity.

Traffic congestion is already an issue within the town, particularly at known pinch points such as the old bridge and the junction of the R462 and R471. It is unclear how the existing road network will accommodate the additional traffic that may arise, and whether appropriate improvements are planned to address both capacity and road safety concerns for pedestrians and cyclists.

More generally, I think that it is important to ensure that any future growth is carefully planned and aligned with infrastructure, services, and the character of the town, so that development strengthens the existing community and public realm rather than placing undue strain on it.

Sixmilebridge is a town with an attractive, historic built environment, a riverside setting, and a strong community ethos, a town deserving that these development issues are carefully considered and that a balanced and sustainable approach is taken to the future development of Sixmilebridge.

Yours faithfully,
Margot Healy

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