

[REDACTED]

From: [REDACTED]
Sent: Tuesday 7 April 2026 16:55
To: Development Plan
Subject: SUBMISSION TO Variation No 1. Clare County Council Development Plan (CDP)2024-2029.

Follow Up Flag: Follow up
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Email to ; devplan@clarecoco.ie
Planning Department Clare Co Co V95DXP2

Re. SUBMISSION TO Variation No 1. Clare County Council Development Plan (CDP)2024-2029.

Dear Sir or Madam

Pl are accept this submission in 4 sections

1. Re. Vol 3a(iii) " Ennis 2040 - Economic and Spatial Strategy (6 March 2026) "

A. I support removal of all references to development proposals to build on Abbey Street and Harvey's Quay (Parnel Street) Carparks public /Civic Spaces in the proposed Vol 3a(iii) " Ennis 2040 - Economic and Spatial Strategy (6 March 2026) " and Vol 3a(iv) " Ennis Local Transport Plan (6 March 2026) " of proposed Variation No 1. Clare County Council Development Plan 2024-2029.

The two combined riverside carparks ; with 200 public car-parking spaces and having invested in the necessary infrastructure to hold civic events are crucial for the economic , social and cultural vitality of Ennis town centre .

I have consistently objected to these publicly owned sites being transferred to a private company namely Ennis 2040 DAC. I objected to the Ennis 2040 DAC speculative plans to building of two multi storey costing circa €30 million on scarce town centre public parking and civic spaces.

I request that the private company namely Ennis 2040 DAC be disbanded and the responsibility and authority for development of Ennis revert to both ; the democratically accountable Elected Members of Clare County Council and Ennis Municipal District ; and the Local Authority Executive.

1. Vol 3a(l) " Ennis and Clarecastle Settlement Plan"

A. I support the proposed amendments removing Abbey Street and Parnell Street Carparks as zoned "Transitional Sites" open for development as outlined in Vol 3a(l) " Ennis and Clarecastle Settlement Plan" of Variation No 1 of the Clare County Development Plan 2023-2029 namely ; PA 4a-41, PA 3a-

41a , PA 3A- 42, PA 3a-42a , PA 3a-38 , PA 3a-38a , PA 3a-38b , PA 3a-39 , PA 3a-39a and PA 3a-39b , PA 3a-40 , PA 3a-40a and PA 3a-40b

1. Flooding Risks due to inappropriate Zoning

As a long term advocate for flood prevention having suffered flooding of my family home at Christmas 1999.

- 1. I request removal from the final adopted Vol 3a(i) Ennis and Clarecastle Settlement Plan , Proposed Variation No. 1 of this proposed rezoning amendment PA3a-23a the Site R39 to Residential zoning , and
- 2. I request the altering of the zoning of proposed Site R39 to green area or buffer zoning for the whole site.
- 3. I request Protection of the current undeveloped lands along the banks of the Fergus Minor (Corrovorin River) from any future development, in recognition of its ecological, biodiversity, hydrological, and community value .
- 4. I request maintaining the current green/buffer zoning of lands along the middle section of the Fergus Minor (Corrovorin River) from Fiourisce Estste to the bridge at Tulla Road to ensure remain undeveloped . The lands along this river stretch are in undefended flood zone A risk , a biodiversity & riparian corridor

Reasons

To Prevent release of pollutants and sedimentation to Fergus Minor hydrologically directly connected to a European SAC Site.

To prevent Habitat destruction/fragmentation/deterioration.

To comply with the following Clare Council CDP's Strategic Environmental Objectives (SEOs)

Biodiversity, Flora & Fauna B1, B2 , B4 and Climate Change CC3

To comply in particular with CDP SEO Water W4 in terms of " avoidance measures" to " Protect flood plains and areas of flood risk from development.."

Appendix 1 " Plan Inter-Relationship " of The Strategic Environmental Assessment Proposed Variation No 1 Environmental Report re Regional/County Local Level plans states re Clare Local Authority Climate Action Plan (LACAP) 2024-2029 ;

" The plan is built on a strong evidence base. To help inform the plan , Clare County Council developed a Climate Change Risk Assessment which sets out the likely risks in terms of Climate, such as increased rainfall or flooding. "

The Clare LACAP Climate Change Risk Assessment of hazards found the following increases in frequency of flooding events in Clare over the last 35 years : + 12% in Pluvial (Rainfall) Flooding ; + 9% in Fluvial (River) Flooding ; + 8% in Coastal Flooding .

The Clare LACAP Assessment carried out modelling for future hazards from Climate Change projections which at S .3.4.4 indicates over the next 25 years a doubling of each of the River , Rainfall and Coastal Flooding risks.

1. Re. Vol 3a (iv) titled "Ennis Local Transport Plan " dated 6th March 2026 .

I object to any future physical restriction/change to the layout of the primary (75% of customers use it) in and out from Hospital Roundabout at Gort Road Shopping Centre .

B. I therefore request the following amendments of wording in adopted version of Vol 3a(iv) Variation No 1 Re the Hospital Roundabout to read as follows ,

(1) at page 116 Vol 3a(iv) wording to state

- Option Ref "J2 Gort Road Highfield Park - upgrade junction to maintain the current access & exit to Gort Road Shopping Centre and provide safe pedestrian and cycling movements " ,

(2) at S6.5.2 of Vol 3a(iv) wording to state " Whilst maintaining the current access & exit to Gort Road Shopping Centre , efficient emergency vehicles usage , a revised junction design enabling , layout for safe pedestrian and cycling movements will be considered following detailed modelling . In order to address impacts on traffic flow and congestion , modelling assessment will include all roads (public and Shopping Centre) currently using the Hospital Roundabout."

Reason in order to maintain the jobs of over 200 employees , sustain the existing businesses , their legal customer & delivery rights of way and their capacity to pay over €100,000 pa commercial rates to Clare County Council.

Signed. Johnny Flynn

Address. [REDACTED]

7th April 2026 at 16.50

Regards

Johnny Flynn,