

**From:** Sixmilebridge Town Team [REDACTED]  
**Sent:** Monday 6 April 2026 18:11  
**To:** Helen Quinn [REDACTED] Aisling Leahy <[REDACTED]> Town Centre First [REDACTED]  
**Cc:** Sixmilebridge Town Team <[REDACTED]>  
**Subject:** Sixmilebridge Town Team Letter re Proposed Variation No. 1 to Clare County Council Development Plan (2023-2029)

To Helen, Aisling and the Town Centre First Team

Please find attached a letter from Sixmilebridge Town Team relating to the Clare County Council Development Plan (2023-2029) Variation No. 1.

The Town Team has two core concerns

1. The high density of housing proposed. Note that we are not opposed to housing development, it is the density proposed that concerns us, this is a key message we have given in our formal observation submission that we have already made. It is recommended the observations, once online, are read in conjunction with this letter.
2. The services and infrastructure of the town to cope with the increasing developments, when it is struggling to cope with the current population. This letter describes these concerns in more detail than in the formal submission.

The Town Team feel that this is an opportunity to set a standard on developing towns throughout the County of Clare.

All planning policies refer to the protection of character and need for plan-led development. It is essential that the County is recognising, embracing, and developing what is already in place, to take pride in what is in a town and to set in motion proposals which will permanently attract opportunities to develop a great place to live, from cradle to grave with an inclusive community, rich in diversity and at its core a vibrant town centre.

Similar letters have also been sent to raise awareness with local TD's and County Councillors.

An acknowledgement of receipt of this letter would be appreciated for the Town Team records.

Kind regards

Colette Myler  
Company Secretary, Sixmilebridge Town Team (STT)



*Please note that The Town Team cannot guarantee that any personal and sensitive data, sent in plain text via standard email, is fully secure. Should you choose this channel, you are deemed to have accepted any risk involved. The alternative communication methods offered by The Town Team include telephone and standard post.*



Helen Quinn, Senior Planner &  
Aisling Leahy, Senior Executive/Urban Designer  
Town Centre First Office  
Planning, Placemaking & Economic Development Department  
Clare County Council  
New Road  
Ennis  
County Clare  
V95 DXP2, Ireland

**Monday 6th April 2026**

**Re:** Submission by Sixmilebridge Town Team on Proposed Variation No. 1 to the Clare County Development Plan 2023-2029

**Volume 3B - Shannon Municipal District Settlement Plans  
Sixmilebridge**

Dear Ms Quin and Ms Leahy,

We, write on behalf of **Sixmilebridge Town Team**, which represents the views and interests of the local community, to highlight our position in relation to the Proposed Variation No. 1 for the Clare County Development Plan 2023-2029, insofar as it affects Sixmilebridge.

At the outset, we wish to state that Sixmilebridge Town Team supports the principle of appropriate and sustainable development in the village. We recognise the importance of planned growth, regeneration and investment, and we are fully supportive of development that strengthens Sixmilebridge as a **Small Heritage Town** to live, work and visit.

However, the clear view of our community is that **further growth cannot continue in the absence of the services and infrastructure needed to support it properly**. In recent years, Sixmilebridge has experienced ongoing development and population growth, but the corresponding enhancement of infrastructure and local services has not kept pace. As a result, there is a growing concern within the community that additional planning permissions may continue to be granted without the necessary supporting investment being secured in advance.

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**Directors (D) & Officers (O)**

Chairperson – D&O, PJ Ryan  
Company Secretary- D&O, Colette Myler  
Treasurer-D&O, Eileen Moloney  
Public Relations Officer-D&O, Marc Noonan

**Company Name:** Sixmilebridge Town Team CLG.

**Website:** [www.sixmilebridgetown.ie](http://www.sixmilebridgetown.ie)

**Social Media:** SmbTownTeam

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In our view, this is no longer sustainable.

The core issue is straightforward: **the capacity of the village to absorb additional development must be judged not only by land availability or settlement policy, but by whether the supporting infrastructure, public services and local facilities are in place, or are guaranteed to be delivered, before further permissions are granted.**

The community's concern relates in particular to the following:

### 1. Traffic movement and road infrastructure

There is increasing pressure on traffic flows within the village, particularly through the centre of Sixmilebridge and around key access points. Existing congestion, parking pressure and road-safety concerns are already well understood locally. Additional development will only intensify these issues unless road and traffic infrastructure is improved in a planned and timely way.

### 2. Pedestrian safety and active travel infrastructure

Safe pedestrian movement within Sixmilebridge remains a major concern. Footpath continuity particularly to wider estates, safe crossings, accessibility, links to community facilities and connections to the railway station all require improvement. If the village is expected to accommodate further residential growth, these issues must be addressed as a matter of priority and not after the event.

### 3. Town Centre First

Government Town Centre First Policies (2022) intend to breathe new life into town centres. Sixmilebridge was the first Clare town to be awarded a Masterplan (published 2023) to deliver these objectives. Apart from a modest

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PDM funding to deal with pedestrian safety & traffic management in the core of the town, none of the proposals to enhance the Public Realm were funded. The historic public spaces of the Square & Georges St remain run down with overhead wires, poor footpaths & street furniture. An attractive Public Realm is essential to bring in residents, to generate & sustain businesses. Additional volumes of traffic passing through but not stopping will reinforce the negative trends apparent in our town.

#### **4. Water services, wastewater and drainage capacity**

There is a strong need for certainty that wastewater infrastructure, drainage systems and surface-water management are fully capable of supporting any additional development. The community believes that no further substantial growth should be permitted unless service capacity is clearly demonstrated and infrastructure deficits are resolved.

#### **5. Community facilities and local service provision**

Population growth places increased demand on the full range of local services and facilities. Infrastructure should not be viewed narrowly as roads and pipes alone. It also includes the broader capacity of the settlement to function properly as a community, including access, amenity, public realm and the general quality of the village environment.

#### **6. A coordinated plan-led approach**

The community is anxious that development should not proceed on a piecemeal basis, with permissions granted incrementally while the cumulative impact on the village is ignored. There must be a stronger policy basis for ensuring that infrastructure and service enhancements are treated as essential enabling measures for growth, rather than optional future aspirations.

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In light of the above, Sixmilebridge Town Team respectfully requests that the planning framework for Sixmilebridge be strengthened to make clear that:

- further significant development should be linked to the provision of adequate supporting infrastructure and services,
- infrastructure enhancement should be treated as a pre-requisite, or at minimum a clearly enforceable condition, for additional growth,
- the cumulative impact of development on the village must be fully assessed,
- and the proper sequencing of development and infrastructure delivery should be embedded in the final planning approach for Sixmilebridge.

We believe this is a reasonable and necessary position. The community is not opposing development in principle. Rather, we are seeking a fair and balanced approach whereby the scale and pace of development are aligned with the actual capacity of Sixmilebridge to accommodate it. That is in the long-term interest of residents, future occupants, the local economy and the proper planning and sustainable development of the area.

Accordingly, we ask Clare County Council to ensure that the final variation gives stronger recognition to the need for enhanced infrastructure and services in Sixmilebridge and to the principle that these should be in place, or firmly committed, in advance of further substantial planning permissions.

Thank you for your consideration of this letter, we made a formal observation submission also and this should be publicly available on the Clare County Council Development Plan website. We invite representation to our next and future monthly meetings to have the opportunity to discuss the above and work together to deliver the best for the town.

Yours sincerely

**Colette Myler**

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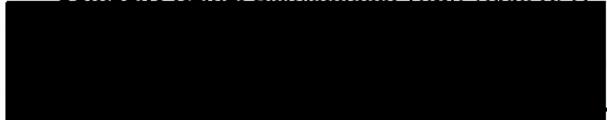
Company Secretary, On behalf of the Sixmilebridge Town Team Members.

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