



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Members' Resolution to make Variation No.1 to the Clare County Development Plan 2023-2029

Following consideration by the Elected Members of:

- a) The proposed Variation No.1 to the Clare County Development Plan 2023-2029, dated 6th March 2026;
 - b) The associated Strategic Environmental Assessment (Environmental Report); Appropriate Assessment (Natura Impact Report) and the Strategic Flood Risk Assessment, dated 6th March 2026;
 - c) The "Chief Executive's Report to the Elected Members on submissions received to the Proposed Variation No.1 to the Clare County Development Plan 2023-2029, dated 30th April 2026, (issued in accordance with the provision of Section 58(11) of the Planning and Development Act 2024, as amended);
 - d) The modifications made at this meeting in the Variation No. 1 Resolution Booklet, dated 8th June 2026;
 - e) Project Ireland 2040: The National Planning Framework;
 - f) The Regional Spatial and Economic Strategy of the Southern Assembly;
 - g) The National Marine Planning Framework;
 - h) The policies and objectives of the Minister contained in the Guidelines prepared under Section 28 of the Planning and Development Act, 2000 (as amended);
 - i) The statutory obligations of the local authority in this area; and
 - j) The proper planning and sustainable development of the area;
 - k) The Council's determination, in accordance with Section 177V of the Planning and Development Act 2000 (as amended), that the proposed variation is not likely to have any adverse effects on the integrity of any European site within, or adjacent to, the plan area the Council hereby resolves, in accordance with the provisions of Section 58(12) of the Planning and Development Act 2024, as amended, to make a modified version of proposed Variation No.1 to the Clare County Development Plan 2023-2029:
- 1) To include all recommendations in the Chief Executive's Report to Elected Members of 30th April 2026 on submissions received with respect to the proposed Variation No.1 to the Clare County Development Plan 2023-2029, except where altered or modified by resolutions set out in the attached resolution booklet:
 - Variation No.1 Resolution Booklet, dated 8th June 2026:
 - Part A – Shannon Municipal District
 - Part B – Killaloe Municipal District
 - Part C – West Clare Municipal District
 - Part D – Ennis Municipal District
 - 2) To amend the proposed Variation No. 1 to the Clare County Development Plan 2023-2029 to correct various identified errata:
 - General formatting and spelling corrections where they do not materially change the effect of the text or objectives;



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- Updating information, tables, mapping and site labels.

Proposed by Cllr. Alan O' Callaghan

Seconded by Cllr. Tony Mulcahy

Date: 8th June 2026



Clare County Development Plan
2023-2029

Variation No. 1 Resolution Booklet - 8th June 2026

Members Resolution

to make a modified version of proposed

Variation No.1 to Clare County Development Plan 2023-2029

in accordance with Section 58(12)(d) of the Planning and Development Act 2024, as amended.



Clare County Development Plan
2023-2029

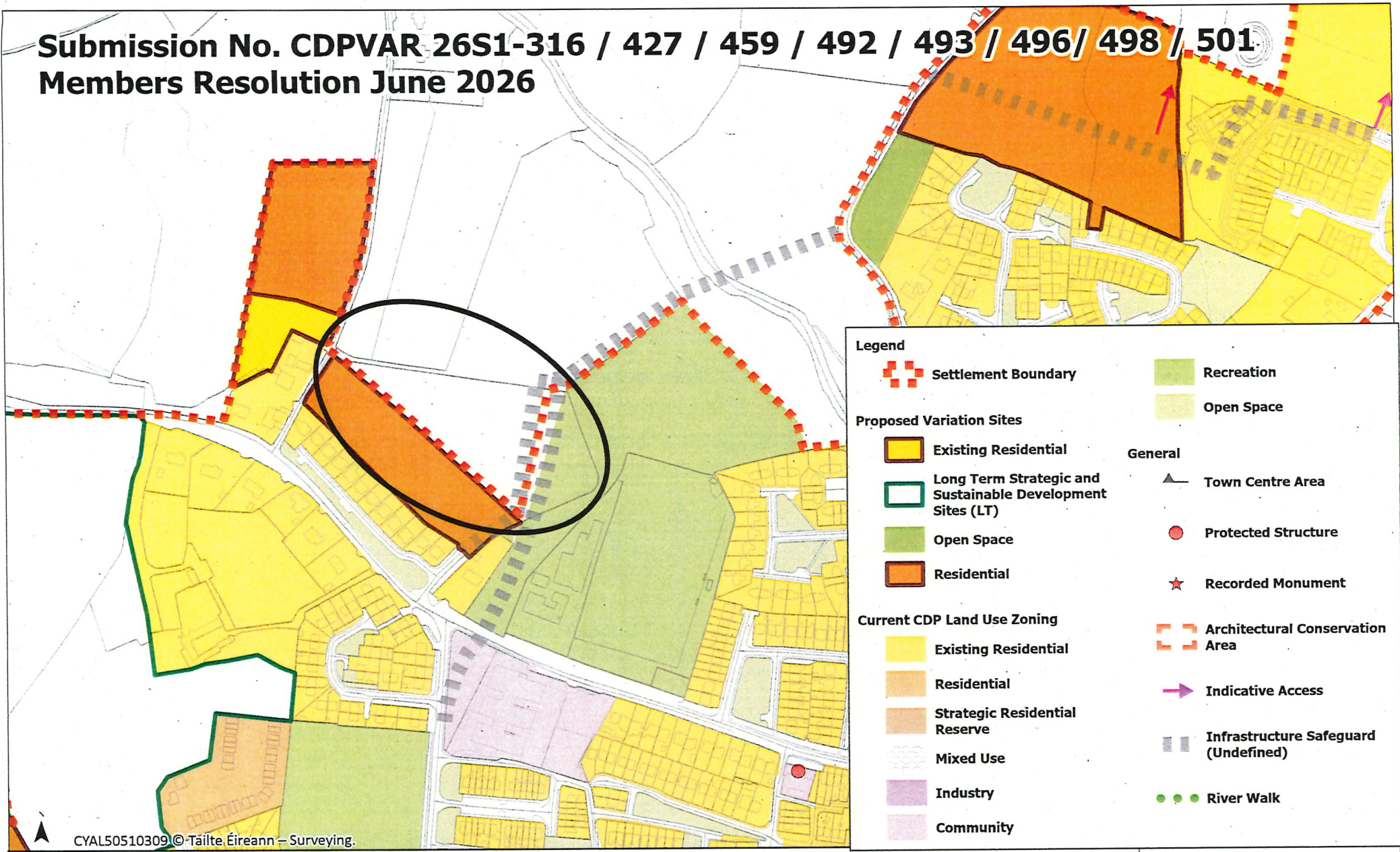
Part A: Shannon Municipal District Resolutions

- **Sixmilebridge**

Shannon Municipal District – Members’ Resolution 8th June 2026

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members’ Resolution</u>	<u>Members’ Reasons</u>
S.1	CDPVAR 26S1-316 CDPVAR 26S1-427 CDPVAR 26S1-459 CDPVAR 26S1-492 CDPVAR 26S1-493 CDPVAR 26S1-496 CDPVAR 26S1-498 CDPVAR 26S1-501	Sixmilebridge	<ul style="list-style-type: none"> • Not to zone land in Sixmilebridge for Residential development (R12) and not to include the text objective associated with proposed zoning (R12) as per the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029. • To retain the land as unzoned and the location of the settlement boundary as per the Clare County Development Plan 2023-2029. 	To allow for necessary alternative uses to serve the needs of the growing population in Sixmilebridge, including for the provision of a new school campus.

Submission No. CDPVAR 26S1-316 / 427 / 459 / 492 / 493 / 496 / 498 / 501
Members Resolution June 2026



Legend

- Settlement Boundary
- Recreation
- Open Space

Proposed Variation Sites

- Existing Residential
- Long Term Strategic and Sustainable Development Sites (LT)
- Open Space
- Residential

Current CDP Land Use Zoning

- Existing Residential
- Residential
- Strategic Residential Reserve
- Mixed Use
- Industry
- Community

General

- Town Centre Area
- Protected Structure
- Recorded Monument
- Architectural Conservation Area
- Indicative Access
- Infrastructure Safeguard (Undefined)
- River Walk

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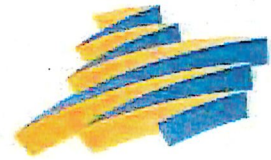
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1



Sixmilebridge

Date: June 2026

Not To Scale



Clare County Development Plan
2023-2029

Part B: Killaloe Municipal District Resolutions

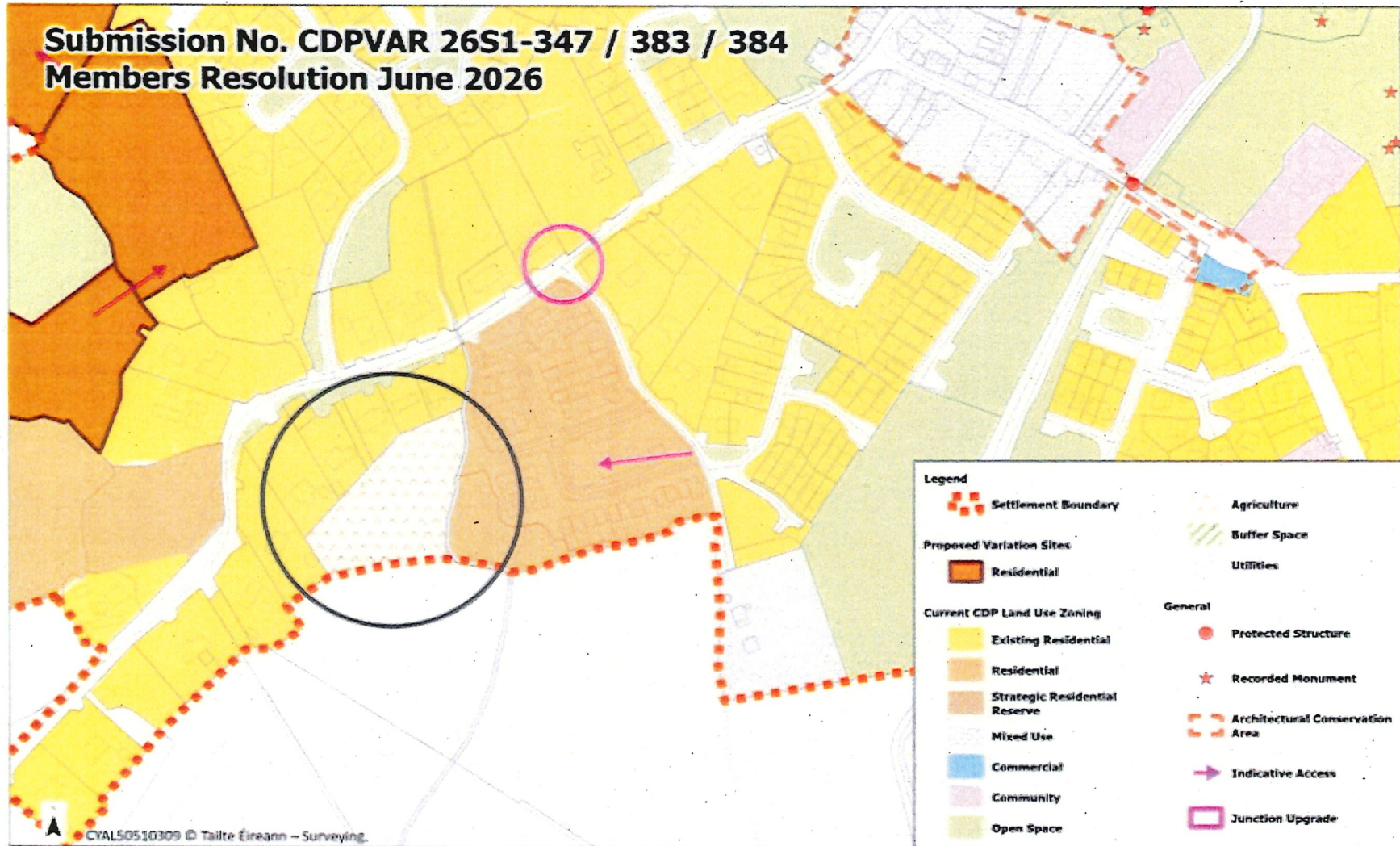
- **Quin**
- **Killaloe**

Killaloe Municipal District – Members’ Resolution 8th June 2026

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members’ Resolution</u>	<u>Members’ Reasons</u>
K.1	CDPVAR 26S1-347 CDPVAR 26S1-383 CDPVAR 26S1-384	Quin	<ul style="list-style-type: none"> • Not to zone land in Quin as Residential (R10) and not to include the text objective associated with zoning (R10) as per the Proposed Variation No. 1 of the Clare County Development Plan 2023-2029. • To maintain the Agriculture zoning as per the Clare County Development Plan 2023-2029. 	The lands would have a negative impact on the residential amenity of adjoining properties and that the agriculture zoning is more appropriate reflecting its existing ongoing use.
K.2	CDPVAR 26S1-451	Killaloe	To zone proposed Residential (R12) lands in Killaloe and include the text objective associated with Residential site (R12) as per the proposed Variation No.1 to the Clare County Development Plan 2023-2029.	<ul style="list-style-type: none"> • Currently there is a huge deficit in housing stock in Killaloe. Proposed zoned lands have not been developed and if they were there would still be a deficit in housing in the area. • The proposed R12 will enhance and complement the already zoned land and is situated within the town settlement boundary. • The proposed R12 is a site which already has been identified as an area suitable for development. It is currently zoned as tourism, this proposal is to change a portion of the site from tourism to residential. • The upgrade of the wastewater treatment plant

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
				<p>serving Killaloe/Ballina, completed in 2024, will cater for increased housing in a much sought after location.</p> <ul style="list-style-type: none"> • The new River Shannon crossing and Killaloe bypass completed in 2025 will allow for improved access to the entire area. The R12 site will allow the community to develop without impacting negatively on the historical and heritage centre of Killaloe. • Killaloe is just outside the Limerick - Shannon Metropolitan area, approx. 6km (indeed a part of the parish namely O'Briens Bridge is within the greater Limerick-Shannon Metropolitan Area). This area is identified as a strategic area for growth and development in national and regional planning guidelines.

Submission No. CDPVAR 26S1-347 / 383 / 384
Members Resolution June 2026



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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1

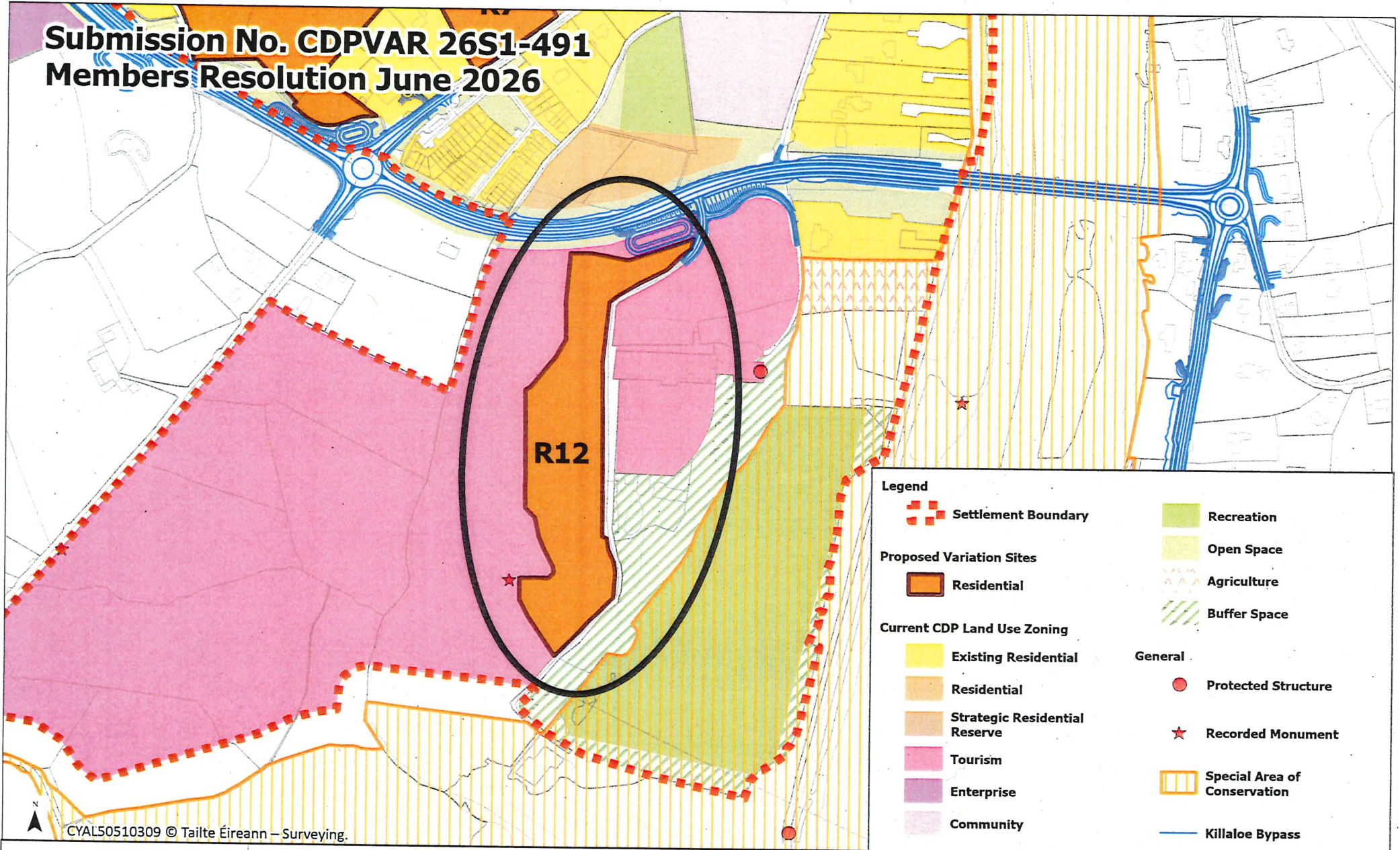
Quin

Date: June 2026

Not To Scale



Submission No. CDPVAR 26S1-491
Members Resolution June 2026



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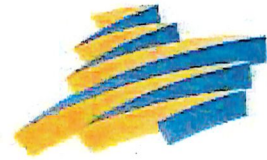


Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1

Killaloe

Date: June 2026 Not To Scale





Clare County Development Plan
2023-2029

Part C: West Clare Municipal District Resolutions

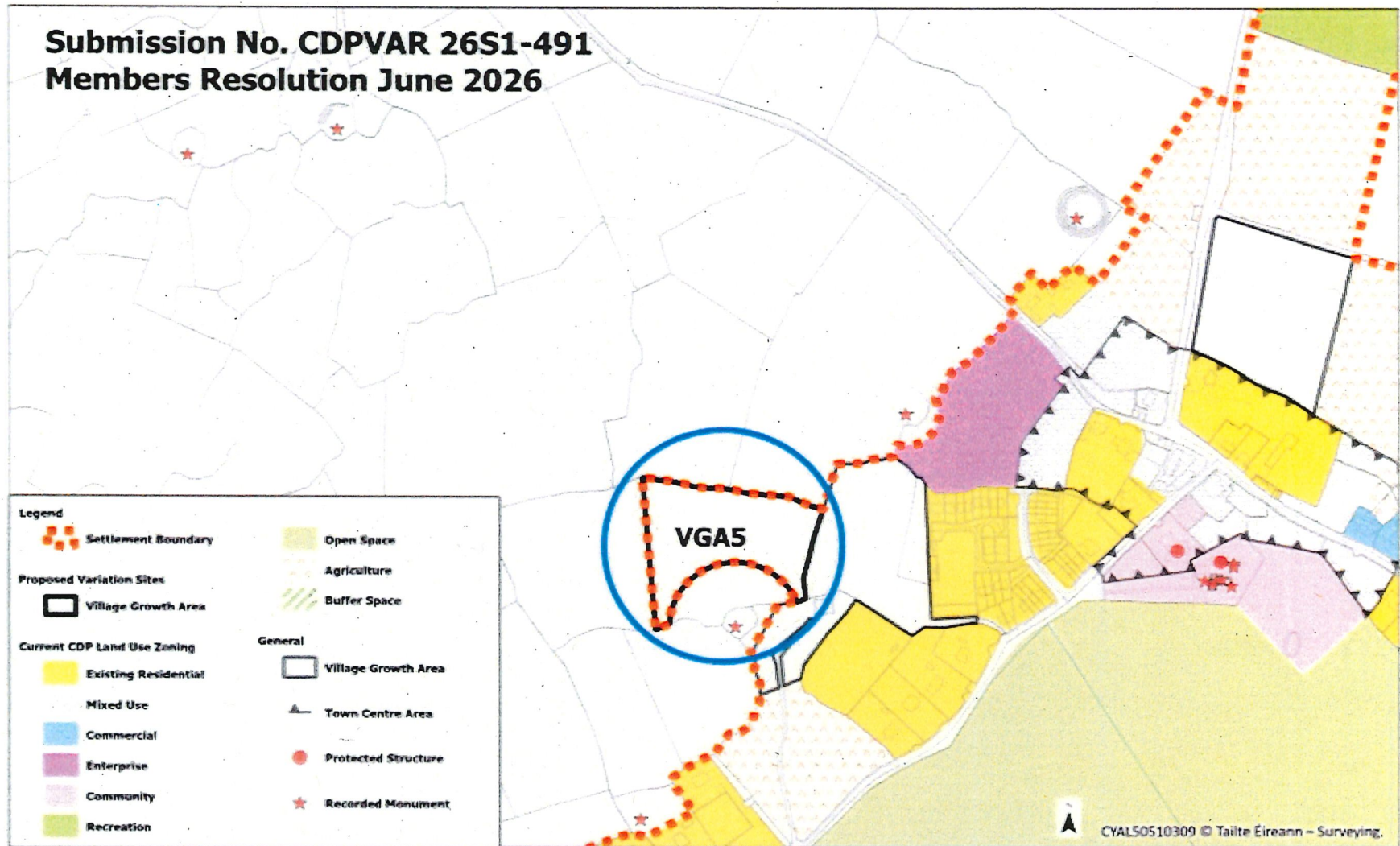
- Ruan
- Kilrush

West Clare Municipal District – Members’ Resolution 8th June 2026

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members’ Resolution</u>	<u>Members’ Reasons</u>
WC. 1	CDPVAR 26S1-491	Ruan	To designate the proposed Village Growth Area (VGA5) and extend the settlement boundary accordingly and include the associated text objective for VGA5 as per the Proposed Variation No1. to the Clare County Development Plan 2023 - 2029.	To maintain the Village Growth Area (VGA5) given its proximity to the wastewater treatment system and the suitability of the land for development which will provide greater scope for development given its location adjacent to existing site VGA2.
WC. 2	CDPVAR 26S1-500	Ruan	<ul style="list-style-type: none"> • Not to designate land in Ruan as Village Growth Area (VGA4) and not to include the associated text objective for VGA4 as proposed in Variation No.1 to the Clare County Development Plan 2023-2029. • To maintain the Agriculture zoning as per the Clare County Development Plan 2023-2029. 	Flooding concerns due to existing drainage issues also affecting the wider area which need to be addressed prior to further land being identified for development in this part of the village.
WC. 3	CDPVAR 26S1-479	Kilrush	<ul style="list-style-type: none"> • Not to zone land in Kilrush as Residential (R12) and not to include the associated text objective for site R12 as proposed in Variation No.1 to the Clare County Development Plan 2023-2029. • To maintain the lands as zoned Agriculture/unzoned and the location of the settlement boundary as per the Clare 	There are alternative sites in closer proximity to the town centre available for development to meeting housing targets. The site may be suitable for zoning in the future but for now the site is not considered to be compact growth or necessary for the delivery of our housing targets.

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
			County Development Plan 2023 – 2029.	
WC. 4	CDPVAR 26S1-401	Kilrush	Not to zone additional land in Kilrush as an extension of Residential (R12) in proposed Variation No.1 and to maintain the lands zoned as Agriculture as per the Clare County Development Plan 2023 – 2029.	There are alternative sites in closer proximity to the town centre available for development to meet housing targets. The site may be suitable for zoning in the future but for now the site is not considered to be compact growth or necessary for the delivery of our housing targets. Also access to the lands could be delivered as part of a future zoning of R12 rather than additional traffic coming through the existing housing development.

**Submission No. CDPVAR 26S1-491
Members Resolution June 2026**



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Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1

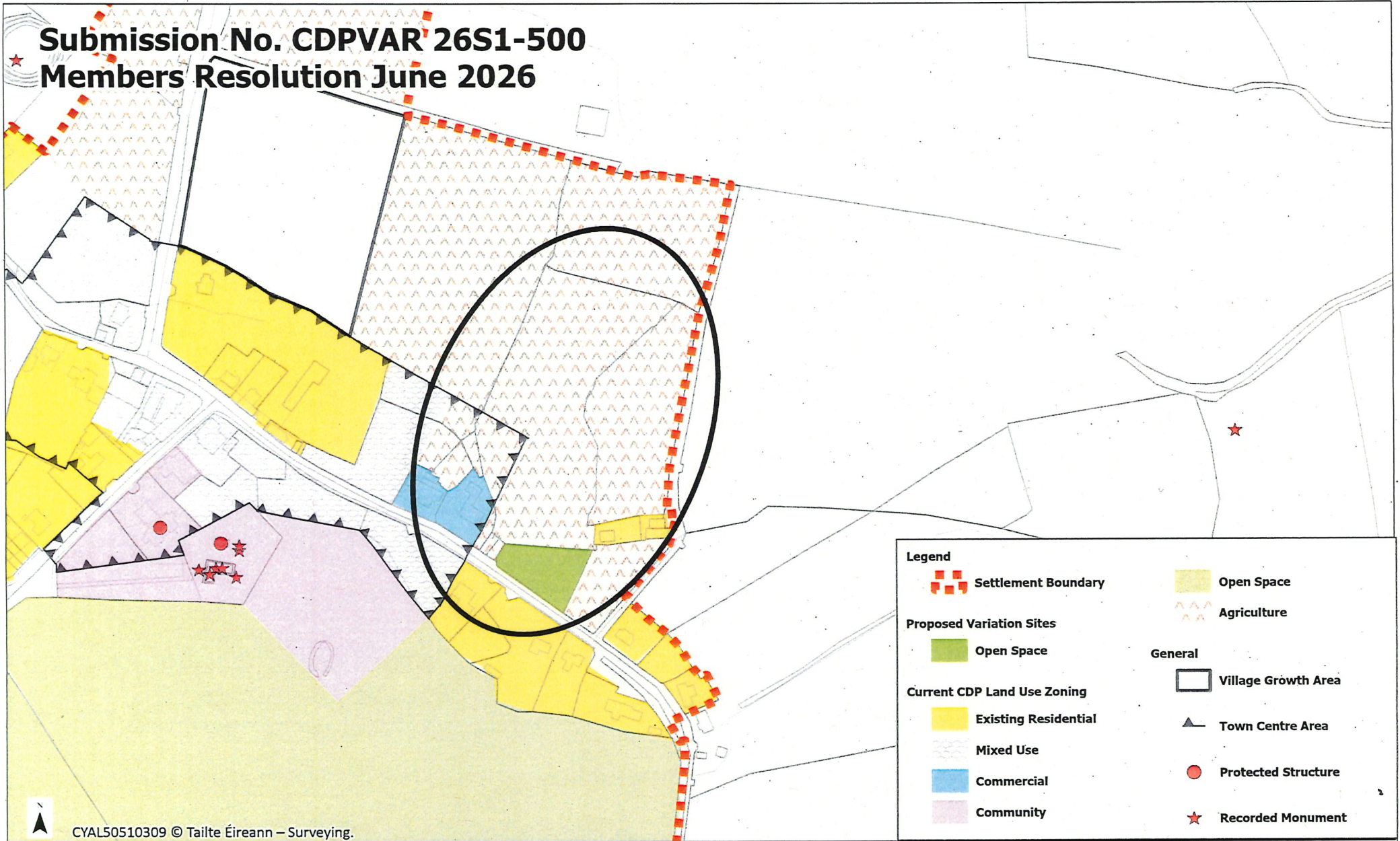
Ruan

Date: June 2026

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Submission No. CDPVAR 26S1-500
Members Resolution June 2026



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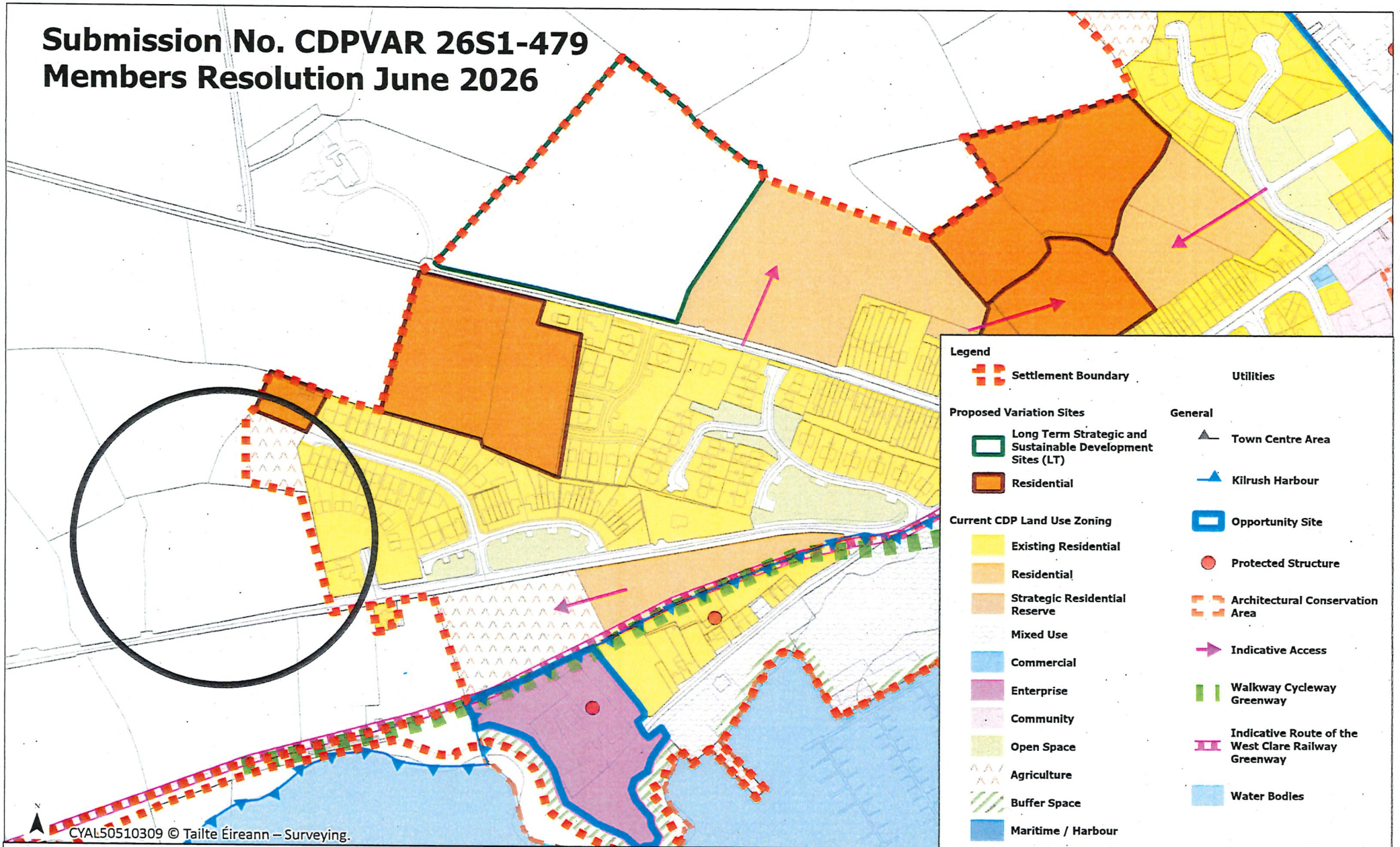
Ruan

Date: June 2026

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Submission No. CDPVAR 26S1-479
Members Resolution June 2026



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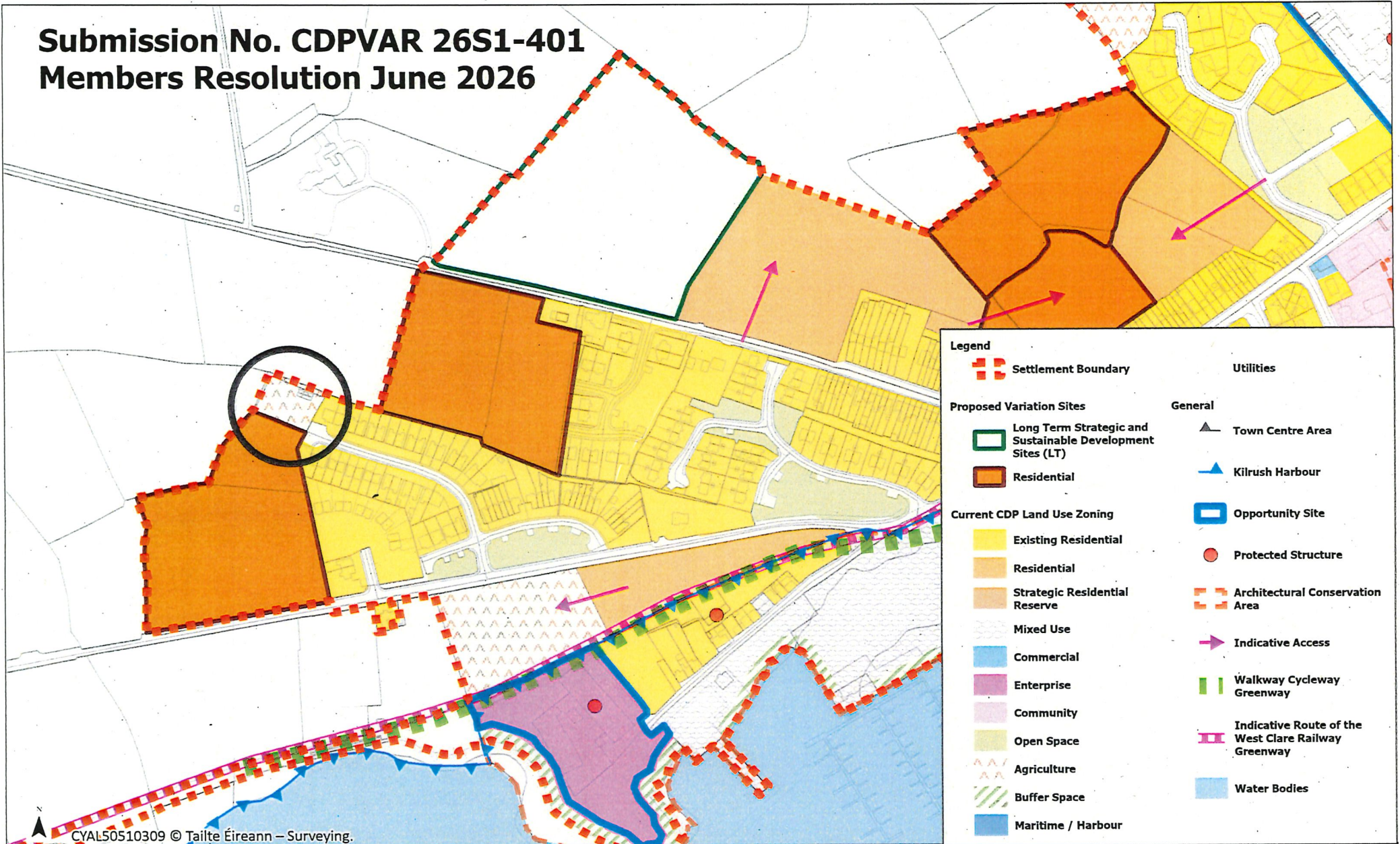
Kilrush

Date: June 2026

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Submission No. CDPVAR 26S1-401 Members Resolution June 2026



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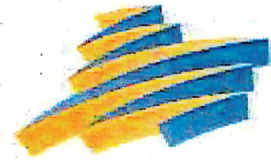


Kilrush

Date: June 2026

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Clare County Development Plan
2023-2029

Part D: Ennis Municipal District Resolutions

- **Ennis**

Ennis Municipal District – Members’ Resolution 8th June 2026

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members’ Resolution</u>	<u>Members’ Reasons</u>
E.1	CDPVAR 26S1 – 080 318 381 382 421 471 473 477 690 691 692 693 694 695 253	Ennis	<p>To include additional wording within Section 6.5.2 of the Ennis Local Transport Plan (Volume 3a(iv)) in relation to the Gort Road/Highfield Park (Hospital Roundabout);</p> <p>To include an additional paragraph (green text) within Section 6.5.2:</p> <p>“Gort Road/Highfield Park (Hospital Roundabout) – A revised junction design, enabling 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 the full section of road from Ivy Hill/Gort Road junction to the Hospital roundabout.</p> <p>Whilst ensuring that all existing access arrangements at this location are carefully considered to ensure that any revised access arrangements serve the needs of the existing development and traffic needs into the future.”</p>	<p>To reflect the nature of the adjacent Gort Road Shopping Centre, Drive Thru Restaurant and petrol forecourt development.</p> <p>Having regard to and compliance with the previous planning history; site layout & land use, of Gort Road Neighbourhood Shopping Centre, McDonalds Drive through Restaurant, HSE Primary Care Building and the Petrol Station forecourt and dangerous substances delivery location.</p> <p>Having regard to health and safety considerations in maintaining the Shopping Centre primary vehicular entrance and exit which is used by; 75% of customers located at the Hospital end of the site; goods delivery HGVs; emergency vehicles, etc</p> <p>Having regard to protection of the viability and operation of the sole Shopping Centre, Drive Thru Restaurant and petrol forecourt which serves the wider Lifford/Gort road neighbourhood and over 200 on-site jobs.</p> <p>Having regard to maintaining existing two</p>

<u>Resolution Ref.</u>	<u>Submission Ref:</u>	<u>Settlement</u>	<u>Members' Resolution</u>	<u>Members' Reasons</u>
				<p>independently operational vehicular entrances/exits to ensure compliance with Dangerous Substances Delivery/Regulations, Fire Certification and Fire& Emergency vehicle response capacity.</p> <p>Having regard to the independent consultant Road Engineer's report, provided by McDonald's in the consultation process, of the high risk and certainty of creating traffic backup and chaos on Gort Road if the primary entrance exit was not maintained.</p> <p>To reflect the over two decades existing safe vehicular and pedestrian use and history at that junction.</p>