



PROPOSED VARIATION NO. 1 TO THE CLARE COUNTY DEVELOPMENT PLAN 2023-2029

Clare County Council announces its proposed variation to the Clare County Development Plan 2023-2029, details of which can be viewed at the following link:
<https://clarecdp2023-2029.clarecoco.ie/variation1/display/>

Notice is hereby given pursuant to Section 58 of the Planning and Development Act 2024 (as amended) that Clare County Council has prepared a proposed Variation No.1 to the Clare County Development Plan 2023-2029.

Pursuant to the Strategic Environmental Assessment Directive (2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations, 2004, S.I. no. 436/2004, as amended by S.I. no. 201/2011, the Planning Authority has undertaken a Strategic Environmental Assessment of the proposed Variation No.1.

Pursuant to Article 6 of the Habitats Directive 92/ 43/EEC the Planning Authority has undertaken an Appropriate Assessment and prepared a Natura Impact Report for the proposed Variation No.1.

A Strategic Flood Risk Assessment of the proposed Variation No.1 has also been prepared.

The Proposed Variation comprises of amendments to the Written Statement (Volume 1), Maps (Volume 2) and the Municipal District Settlement Plans (Volumes 3a, 3b, 3c, and 3d) of the Clare County Development Plan 2023-2029. The proposed amendments are set out by reference to the relevant volume of the existing development plan as described below. A summary of the amendments proposed in the Variation are as follows:

1. Volume 1 – Written Statement

- **Proposed Amendment No.1 to Volume 1:** Written Statement – To align with the NPF Implementation: Housing Growth Requirement' Guidelines and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities the proposed amendments to Volume 1 are set out below:
 - a) **Proposed Amendment No.1a** – Chapter 1 Introduction and Vision, to insert text to reflect the restructuring of Volume 3a Ennis Municipal District Settlement Plans as follows:
 - Ennis and Clarecastle Settlement Plan to become Volume 3a(i).
 - Ennis Municipal District Settlement Plans to become Volume 3a(ii).
 - To incorporate 'Ennis 2040 Economic and Spatial Strategy' as Volume 3a(iii).
 - To incorporate 'Ennis Local Transport Plan' as Volume 3a(iv).
 - b) **Proposed Amendment No.1b** – Chapter 3 Core Strategy, amend existing and include additional text and replace Table 3.4 Core Strategy Table in response to the NPF Implementation: Housing Growth Requirements Planning Guidelines 2025.
 - c) **Proposed Amendment No.1c** – Chapter 4 Urban and Rural Settlement Strategy, to amend existing and include additional text to objective CDP4.1 Ennis to include for the Ennis Local Transport Plan.
 - d) **Proposed Amendment No.1d** – Chapter 5 Housing, to amend existing and include additional text in response to the NPF Implementation: Housing Growth Requirements Planning Guidelines 2025.
 - e) **Proposed Amendment No.1e** – Chapter 6 Economic Development, to amend text to align with the restructuring of Volume 3a Ennis Municipal District Settlements Plans.
 - f) **Proposed Amendment No.1f** – Chapter 19 Land-use Zoning, remove zoning description for Strategic Residential Reserve and delete objective CDP 9.1 Local Area Plans to align with the National Planning Framework NPO 100.
 - g) **Proposed Amendment No.1g** – Amend existing and add new text in Appendix 1 Development Management Guidelines to align with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).
 - h) **Proposed Amendment No.1h** – Appendix 7 Plans, Policies and Guidelines to which the Development Plan must have regard - Update to include the NPF Implementation: Housing Growth Requirement' Guidelines (2025) and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).
- **Proposed Amendment No.2** – Volume 2 Maps - To amend maps to reflect the proposed amendments to settlement maps in Volume 3 Municipal District Settlement Plans and to reflect the most up to date flood risk mapping taking account of the High-End Future Scenarios flood risk areas which take account of potential impacts of climate change on flooding and flood risk.
 - a) **Proposed Amendment No.2a** – Update Maps H1-H12 Areas of Special Control to reflect changes to the settlement boundaries made to the settlement plans in Volume 3.
 - b) **Proposed Amendment No.2b** – Update maps I1 - I12 Infrastructure, Environment and Flood Risk Zones to reflect the High-End Future Scenarios flood risk areas.

2. Volumes 3 - Municipal District Settlement Plans

- **Proposed Amendment No.3** – Volume 3 Municipal District Settlement Plans – In response to the NPF Implementation: Housing Growth Requirement' Guidelines, to change lands currently zoned Strategic Residential Reserve to Residential in all settlements where it applies, and to include additional zoned land for residential use and additional designated Village Growth Areas in accordance with Table 3.1 Settlement Hierarchy in the County, Chapter 3.
Appendix 1 Serviced Land Assessment (SLA) to be retitled Settlement Capacity Audit and to amend existing and add new text and amend SLA tables. Also to change the zoning objective of "Residential" zoned lands to that reflective of the existing economic activity in use on those lands as decided by the council in line with the Residential Zoned Land Tax - Change in zoning of land subject to existing economic activity Guidelines.

- Volume 3a Ennis Municipal District Settlement Plans – Ennis, Barefield.
- Volume 3b Shannon Municipal District Settlement Plans – Sixmilebridge, Clonlara, Ballycannon North, Parteen, Athlunkard, Newmarket-on-Fergus.
- Volume 3c Killaloe Municipal District Settlement Plans – Scarriff/Tuaghraney, Killaloe, Tulla, Crusheen, Feakle, Kilkishen, Mountshannon, Quin, Whitegate, Ballinruan, Broadford, Clooney, Kilmurry, O'Briensbridge and Bridgetown, O'Callaghans Mills.
- Volume 3d West Clare Municipal District Settlement Plans – Ennistymon/Lahinch, Kilrush/Cappa, Kilkee, Corofin, Lisdoonvarna, Miltown Malbay, Doonbeg, Inagh, Mullagh, Killadysert, Killimer, Ballyvaughan, Liscannor, Kilfenora, Quilty, Cooraclare, Inch, Ruan, Belharbour, Cross, Querrin, Kilbaha, Kilmihil, Labasheeda, Kilmurry McMahon, Lissycasey, Doonaha, Creegh, Kilmaley, Connolly.

The reasons for the proposed variation are as follows:

1. To align the Clare County Development Plan 2023-2029 with the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000, as amended (2025).
2. To implement the decision to propose a variation to the Clare County Development Plan 2023-2029 to change the zoning of lands in accordance with the Finance Act 2021, as amended by the Finance Act 2024, and the policy and guidance in the Residential Zoned Land Tax - Change in zoning of land subject to existing economic activity Guidelines for Planning Authorities (2024).
3. To incorporate 'Ennis 2040 Economic and Spatial Strategy' into the Clare County Development Plan 2023-2029 to inform future patterns of land-use zoning in Ennis and support the effective implementation of the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities (2025).
4. To incorporate 'Ennis Local Transport Plan' into the Clare County Development Plan 2023-2029 to inform the future comprehensive pattern of land-use zoning of Ennis and support the effective implementation of the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities (2025).
5. To align the Clare County Development Plan 2023-2029 with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000, as amended (2024).

Public Consultation

A copy of the proposed Variation No.1 to the Clare County Development Plan 2023-2029 with associated Environmental Report and Natura Impact Report will be on public display on **6th March 2026 to 7th April 2026 inclusive** and will be available to view online at <https://clarecdp2023-2029.clarecoco.ie/variation1/display/> and may also be inspected during normal opening hours at the following locations:

- Áras Contae an Chláir, New Road, Ennis.
- Shannon Municipal District Office, Town Hall, Shannon.
- West Clare Municipal District Office, Town Hall, The Square, Kilrush.
- Ennistymon Area Office, Ennis Road, Ennistymon.
- Killaloe Municipal District Office, Mountshannon Road, Scarriff and
- At all public libraries in County Clare during opening hours.

Copies of the proposed Variation No.1 to the Clare County Development Plan 2023-2029 are also available for purchase from the Planning Department.

Submission/Observations

Clare County Council hereby invites any interested parties to make submissions or observations with regard to the proposed Variation No.1 to the Clare County Development Plan 2023-2029. Submissions/observations may be made during the period from **6th March 2026 to 7th April 2026 inclusive**. Submissions received will be taken into consideration before the making of Variation No.1 to the Clare County Development Plan 2023-2029.

In respect of making a submission or observation please note the following:

- Please insert the heading "Variation No.1 to the Clare County Development Plan 2023-2029" on your submission
- Please make your submission by one medium only i.e. via on-line form, email or by post. This will avoid the duplication of submission reference numbers and will streamline the process.
- Submissions/observations should include your name and may include address, a map (for identification purposes) and, where relevant, details of any organisation, community group or company etc., which you represent. Clare County Council is subject to the provisions of the Data Protection Act (as amended) and General Data Protection Regulation (GDPR). In order to assist us in complying with Data Protection and GDPR please include your name and contact details (and where relevant, details of any organisation, community group or company etc., which you represent), on a separate sheet to the content of your submission/observation. This processing of your personal data is lawful under Article 6 (1)(e) of the GDPR regulations. The Council's Data Protection Policy is available on the Council website.
- Please be advised that all submissions received will be published online in accordance with the requirements of the Planning and Development Act 2024, as amended, and will be summarised in the Chief Executive's Report, which will be published. You should ensure that no vexatious, libellous or confidential information, including confidential information relating to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission. The Planning Authority reserves the right to redact any submission or part thereof that does not comply with this requirement.

The planning process is an open and public process and therefore your submission (in part or in total) will be available to view online at <https://clarecdp2023-2029.clarecoco.ie/>. All observations or submissions received during the above time period will be taken into consideration before the making of Variation No.1 to the Clare County Development Plan 2023-2029.

A submission/observation can be submitted by one of the following methods:

- By email to: devplan@clarecoco.ie. Subject headline should read "Submission to Variation No.1 to the Clare County Development Plan 2023-2029"
- In writing to: Variation No.1 to the Clare County Development Plan 2023-2029, Planning Department, Clare County Council, New Road, Ennis, Co Clare. V95 DXP2

The deadline for receipt of submissions/observations is Tuesday 7th April 2026. Please note late submissions will not be considered.

If you have any queries or require more detail, please contact the Forward Planning Section by email at: forwardplan@clarecoco.ie or by phone at 065-6846407/6846451.

Jason Murphy,
Director of Service,
Planning, Economic, Rural & Community Development Directorate.

6th March 2026.

