



Clare County Development Plan 2023–2029



COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL

VOLUME

1

Written Statement

Proposed Variation No. 1



6th March 2026

Proposed Amendment No. 1

Introduction

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.

This document presents the proposed amendments to Volume 1 Written Statement in the order of the Chapter and Appendix to which the amendment is being made:

- **Chapter 1 Introduction (Proposed Amendment No. 1a)**
- **Chapter 3 Core Strategy (Proposed Amendment No. 1b)**
- **Chapter 4 Urban and Rural Settlement Strategy (Proposed Amendment No. 1c)**
- **Chapter 5 Housing (Proposed Amendment No. 1d)**
- **Chapter 6 Economic Development (Proposed Amendment 1e)**
- **Chapter 19 Land Use and Zonings (Proposed Amendment 1f)**
- **Appendix 1 – Development Management Guidelines (Proposed Amendment 1g)**
- **Appendix 7 – Plans Policies and Guidelines (Proposed Amendment 1h)**

Note: Text, maps, tables and figures with ~~red strikethrough~~ are proposed for deletion. Proposed new text is identified in **green**. The document also contains “Addendum to Proposed Amendment 1b” which is the full Chapter 3 Core Strategy, with the revisions brought about by Proposed Amendment No. 1b included, with ~~red strikethrough~~ for items proposed for deletion and proposed new items identified in **green**.

Proposed Amendment 1a

PA 1a - 1

In Chapter 1 'Introduction and Vision', to amend the text in Section 1.3 'Format and Content of the Clare County Development Plan 2023-2029' as follows:

Volume 3a – Ennis Municipal District ~~Written Statement and Maps.~~

This volume of the plan comprises a suite of documents that include the following:

Volume 3 (a)(i) – Ennis and Clarecastle Settlement Plan

Volume 3 (a)(ii) – Ennis Municipal District Settlements

Volume 3 (a)(iii) – Ennis 2040: Economic and Spatial Strategy

Volume 3 (a)(iv) – Ennis Local Transport Plan

Proposed Amendment 1b

PA 1b - 1 to PA 1b - 70

In Chapter 3 ‘Core Strategy’ (p.53), to amend and delete existing text and include additional text and replace Table 3.4 Core Strategy Table with Table 3.6 Core Strategy Table

The following table sets out the proposed amendments, with the detailed illustration of all changes contained within the revised Chapter 3 Core Strategy document, “Addendum to Proposed Amendment 1b” which is attached to this document.

| Reference in proposed Variation document | Section within Chapter 3 | Type of Change |
|--|--|--|
| PA 1b - 1 | Table of Contents | Additional text |
| PA 1b - 2 | Table of Contents | Additional text |
| PA 1b - 3 | Table of Contents | Additional text |
| PA 1b - 4 | Table of Contents | Numbering adjustment |
| PA 1b - 5 | Table of Contents | Numbering adjustment |
| PA 1b - 6 | Table of Contents | Numbering adjustment |
| PA 1b - 7 | Table of Contents | Numbering adjustment |
| PA 1b - 8 | Table of Contents | Numbering adjustment |
| PA 1b - 9 | Table of Contents | Additional text |
| PA 1b - 10 | 3.1 Core Strategy | Deletion of text |
| PA 1b - 11 | 3.1 Core Strategy | Additional text |
| PA 1b - 12 | 3.1 Core Strategy | Additional text |
| PA 1b - 13 | 3.1 Core Strategy | Additional text |
| PA 1b - 14 | 3.1 Core Strategy | Deletion of text |
| PA 1b - 15 | 3.2 Strategic Aims | Additional text |
| PA 1b - 16 | 3.2 Strategic Aims | Deletion of text |
| PA 1b - 17 | 3.3 Relevant Plans, Policies and Strategies | Addition and Deletion of text |
| PA 1b - 18 | 3.3.1 The National Planning Framework (NPF) | Additional text in section title |
| PA 1b - 19 | 3.3.2 National Planning Framework – First Revision (April 2025) | New section |
| PA 1b - 20 | 3.3.3 NPF Implementation: Housing Growth Requirements (DHLGH July 2025) | New section |
| PA 1b - 21 | 3.3.4 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) | New section |
| PA 1b - 22 | 3.3.5 Regional Spatial and Economic Strategy for the Southern Region (RSES) | Numbering adjustment to section heading |
| PA 1b - 23 | 3.3.6 Other Plans and Strategies taken into Consideration | Numbering adjustment to section heading |
| PA 1b - 24 | 3.3.7 Development Plans – Guidelines for Planning Authorities 2007 | Numbering adjustment to section heading |
| PA 1b - 25 | 3.3.8 Settlement Plans and Local Area Plans | Numbering adjustment and text deletion in section heading |
| PA 1b - 26 | 3.3.8 Settlement Plans and Local Area Plans | Deletion of text |
| PA 1b - 27 | 3.3.9 Adjoining Local Authorities’ Development Plans | Numbering adjustment to section heading |
| PA 1b - 28 | 3.4 Settlement Hierarchy | Addition and Deletion of text |
| PA 1b - 29 | 3.4 Settlement Hierarchy | Additional text |
| PA 1b - 30 | 3.4.1 Compliance with National and Regional Population and Housing Targets | Additional text in section title |
| PA 1b - 31 | 3.4.1 Compliance with National and Regional Population and Housing Targets | Additional text |
| PA 1b - 32 | 3.4.1 Compliance with National and Regional Population and Housing Targets | New Table: Table 3.2 NPF Implementation: Housing Growth Requirements, for Clare County Council. |
| PA 1b - 33 | 3.4.1 Compliance with National and Regional Population and Housing Targets | Additional text |
| PA 1b - 34 | 3.4.1 Compliance with National and Regional Population and Housing Targets | New Table: Table 3.3 Minimum Housing Growth Requirements, for Clare County Council, Cumulative totals. |
| PA 1b - 35 | 3.4.1 Compliance with National and Regional Population and Housing Targets | Adjustment to table title (Table 3.4) |
| PA 1b - 36 | 3.4.1 Compliance with National and Regional Population and Housing Targets | Addition and Deletion of text |
| PA 1b - 37 | 3.4.1 Compliance with National and Regional Population and Housing Targets | Adjustment to table title (Table 3.5) |
| PA 1b - 38 | 3.4.1 Compliance with National and Regional Population and Housing Targets | Additional text |
| PA 1b - 39 | 3.4.1 Compliance with National and Regional Population and Housing Targets | Additional text |
| PA 1b - 40 | 3.4.1 Compliance with National and Regional Population and Housing Targets | Deletion of text |



| Reference in proposed Variation document | Section within Chapter 3 | Type of Change |
|--|---|---|
| PA 1b - 41 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 42 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 43 | 3.4.2 Core Strategy Statement | Addition and Deletion of text |
| PA 1b - 44 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 45 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 46 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 47 | 3.4.2 Core Strategy Statement | Deletion of text |
| PA 1b - 48 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 49 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 50 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 51 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 52 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 53 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 54 | 3.4.2 Core Strategy Statement | Additional text |
| PA 1b - 55 | 3.4.2 Core Strategy Statement | Deletion of text |
| PA 1b - 56 | 3.4.2 Core Strategy Statement | Deletion of text |
| PA 1b - 57 | 3.4.2 Core Strategy Statement | Addition and Deletion of text |
| PA 1b - 58 | 3.4.2 Core Strategy Statement | Addition and Deletion of text |
| PA 1b - 59 | 3.4.2 Core Strategy Statement | Addition and Deletion of text |
| PA 1b - 60 | 3.4.2 Core Strategy Statement | Addition and Deletion of text |
| PA 1b - 61 | 3.4.2 Core Strategy Statement | Deletion of text |
| PA 1b - 62 | 3.4.2 Core Strategy Statement | Deletion of text |
| PA 1b - 63 | 3.4.2 Core Strategy Statement | Deletion of text |
| PA 1b - 64 | 3.4.2 Core Strategy Statement | Numbering adjustment |
| PA 1b - 65 | 3.4.2 Core Strategy Statement | Deletion of Table 3.4 – Core Strategy Table |
| PA 1b - 66 | 3.4.2 Core Strategy Statement | Addition of Table 3.6 – Core Strategy Table |
| PA 1b - 67 | 3.4.3 Settlement Hierarchy and Strategy | Deletion of text |
| PA 1b - 68 | 3.4.3 Settlement Hierarchy and Strategy | Addition and Deletion of text |
| PA 1b - 69 | 3.4.3 Settlement Hierarchy and Strategy | Addition and Deletion of text |
| PA 1b - 70 | 3.4.5 Housing Strategy | Addition and Deletion of text |

Proposed Amendment 1c

In Chapter 4 Urban and Rural Spatial Strategy (p.74), to amend and delete existing and include additional text, including in objective CDP4.1 Ennis to include for the Ennis Local Transport Plan, as follows:

PA 1c - 1 To amend Section 4.0 Introduction:

The Strategy guides where, when, and how new development should take place in a manner, scale and form that is appropriate, having regard to national policy, the settlement hierarchy, the housing supply targets and target populations (outlined in Chapter 3), and the local characteristics and physical constraints of individual areas within the county.

PA 1c - 2 To amend Section 4.0 Introduction:

This chapter sets out Clare County Council's approach to distributing the housing supply and population targets populations in a balanced manner and in line with the requirements of the Regional Spatial and Economic Strategy for the Southern Region.

PA 1c - 3 To amend Section 4.1 Development Plan Aims:

- To provide an Urban and Rural Settlement Strategy to manage population and housing unit growth/targets and associated housing needs and to achieve balanced development within the county;

PA 1c - 4 To amend Section 4.2.1 Introduction:

The position of a settlement within the Settlement Hierarchy provides an indication of the potential scale of population and housing unit growth permissible over the lifetime of the plan and therefore plays a key role in the appropriate delivery of the population and housing unit targets outlined in Chapter 3.

PA 1c - 5 To amend Section 4.2.3 Settlement Hierarchy and Strategy:

Ennis, with a population of ~~25,923~~ 27,923 (Census 2022) people is the largest settlement in County Clare, is the largest town in Munster, and is the fifth largest settlement in the Southern Region. The population of Ennis grew by 10.5% between 2016 and 2022.

PA 1c - 6 To amend Objective CDP 4.1 Ennis in Section 4.2.3 Settlement Hierarchy and Strategy:

~~c) To prepare and implement a local area plan for the Ennis Town and Environs area incorporating a local transport plan, a Strategic Environmental Assessment and an Appropriate Assessment during the lifetime of this development plan;~~

c) To support the implementation of Ennis Local Transport Plan, Volume 3a (iv) of this plan, which aims to reduce car dependence, improve sustainable transport, reduce traffic congestion, promote sustainable growth and meet climate targets;

PA 1c - 7 To amend Development Strategy (LSMA) at Section 4.2.3 Settlement Hierarchy and Strategy:

To achieve appropriate growth in the Clare LSMA area, the Core Strategy revised by Variation No.1 to this plan in 2026 (on foot of the 'NPF Implementation: Housing Growth Requirements' of July 2025) identifies a ~~population~~ growth target of ~~2,279 people and 1,406~~ 1,318 housing units for the remainder of the plan period. ~~It is acknowledged that the population figure is slightly under that set out in the RSES, however the~~ The Limerick Suburbs area is currently constrained by a lack of wastewater treatment in Ardnacrusha, the lack of commitment on the LNDR and severe traffic congestion in Athlunkard, and also by the need to maintain the identity of Parteen as a separate settlement from Athlunkard. The ~~population and~~ housing allocation to the Limerick suburbs is deemed the maximum possible allocation, given the constraints in place for this plan period. The population and housing allocation will be reviewed in future plan cycles.

PA 1c 8 To amend Development Strategy (LSMA) at Section 4.2.3 Settlement Hierarchy and Strategy:

In addition, Shannon is an established centre of both foreign direct investment and indigenous enterprise. The Shannon Free Zone, Smithstown and Westpark Business Campus accommodate companies that make a significant contribution to the local and national economy each year. ~~Following adoption of the Clare County Development Plan 2023-2029, a Shannon Town and Environs Local Area Plan will be prepared, which will protect and promote Shannon as an attractive location for industrial/enterprise development.~~

PA 1c 9 To amend Development Strategy (LSMA) at Section 4.2.3 Settlement Hierarchy and Strategy:

In addition, Shannon is an established centre of both foreign direct investment and indigenous enterprise. The Shannon Free Zone, Smithstown and Westpark Business Campus accommodate companies that make a significant contribution to the local and national economy each year. ~~Following adoption of the Clare County Development Plan 2023-2029, a Shannon Town and Environs Local Area Plan will be prepared, which will protect and promote Shannon as an attractive location for industrial/enterprise development.~~

PA 1c 10 To amend Development Strategy (LSMA) at Section 4.2.3 Settlement Hierarchy and Strategy:

The Limerick-Shannon Metropolitan Area Strategic Plan identifies a significant opportunity for Shannon to expand as a globally recognised centre for software engineering/aviation/logistics and supports Shannon as a centre for research and development for autonomous vehicles. ~~A new local area plan to guide and support the future~~

~~development of Shannon Town and its Environs will be prepared during the lifetime of this plan.~~

PA 1c - 11 To amend Objective CDP 4.4 Shannon at Section 4.2.3 Settlement Hierarchy and Strategy:

b) To seek investment to regenerate and rejuvenate Shannon Town and Environs area, through ~~the preparation and implementation of a new local area plan~~, the enhancement of transport services, amenity and design quality, and the delivery of smart technologies, in order to drive public sector-led recovery, and to sustainably influence and support the Metropolitan Area and the wider county/region;

PA 1c - 12 To amend Objective CDP 4.4 Shannon at Section 4.2.3 Settlement Hierarchy and Strategy:

~~d) To have regard to the Shannon Town Centre Masterplan, which provides the basis for a new Urban Regeneration and Development Fund application, in the preparation of the local area plan;~~

~~ed)~~ To support and promote placemaking in Shannon, which would include public realm regeneration and urban renewal initiatives and public private partnership approaches to town centre regeneration;

~~fe)~~ To cooperate with the NTA, TII and Limerick City and County Council in the delivery of the LSMATS;

~~gf)~~ To support the development of housing and ancillary facilities in Shannon in order to facilitate the growth of Shannon's population by 30% by 2040; and,

~~hg)~~ To monitor the cumulative effect of grants of planning permission on available wastewater capacity, where connection to a public wastewater treatment plant is included as part of a development proposal.

PA 1c 13 To amend Section 4.2.6 Single Houses in the Countryside:

The NPF recognises the importance of sustaining rural areas, specifically through National Policy Objective (NPO) ~~15-24~~ which is set out below:

“Support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid overdevelopment, while sustaining vibrant rural communities.”

The NPF in NPO~~19~~28 requires a distinction to be made between rural areas under strong urban influence and elsewhere in providing for the development of rural houses in the countryside.

Proposed Amendment 1d

In Chapter 5 Housing (p.105), to amend existing and include additional text

PA 1d - 1 To amend Section 5.0 Introduction:

The Clare County Housing Strategy and Housing Need Demand Assessment 2023-2029, which is included in Volume 8 of this plan, outlines the existing and future housing requirements for the county, sets out measures for the Council to plan for and address these needs, and plays a key role in translating national and regional housing policies to the local level. The National Planning Framework First Revision (April 2025) states that “The HNDA centralised spatial database is supported by a coordination and monitoring unit within DHLGH and will be updated to align with the updated ESRI Regional Demographic and Structural Housing Demand research which will be published in 2024”. In this regard, a new Clare Housing Strategy that includes the HNDA will be informed by the HNDA centralised spatial database in its preparation as part of the review of the Clare County Development Plan. In addition to ensuring the adequate availability of appropriately zoned lands Clare County Council also has multiple additional roles in relation to housing in Clare including the regulation of private housing developments and the provision of dwellings for persons in need of accommodation who cannot provide such accommodation through their own resources.

PA 1d - 2 To amend Section 5.2.1 Housing Strategy:

The Core Strategy (Chapter 3) outlines the population and housing targets and the amount of land required for residential purposes over the plan period 2023–2029, and into the medium-term period up to the end of 2034, as required by the ‘NPF Implementation: Housing Growth Requirements’ (DHLGH July 2025).

PA 1d 3 To amend Section 5.2.3 Social and Affordable Housing:

~~The Urban Housing and Regeneration Act 2015 made amendments to Part V the Planning and Development Act 2000, as amended. Section 94 of the Act now provides that a specified percentage, not being more than 10% of land zoned for residential use, or for a mixture of residential and other uses, shall be reserved for the provision of social and affordable housing. Compliance with the requirements of Part V of the Planning and Development Act 2000, as amended, will be achieved in accordance with Section 96 of that Act, which was also amended by the Affordable Housing Act 2021. Any subsequent amendments to the legal requirement to deliver this housing during the lifetime of this plan will also be complied with.~~

The Affordable Housing Act 2021 made amendments to Part V of the Planning and Development Act 2000, as amended. Section 94 of the Act now provides that a specified percentage, not being more than 20% of land zoned for residential use, or for a mixture of residential and other uses, shall be reserved for the provision of social and affordable housing. Compliance with the requirements of Part V of the Planning and Development Act 2000, as amended, will be achieved in accordance with Section 96 of that Act, which was also amended by the Affordable Housing Act 2021. Any subsequent amendments to the legal requirement to deliver this housing during the lifetime of this plan will also be complied with.

Proposed Amendment 1e

In Chapter 6 Economic Development (p. 122) to amend existing and include additional text to align with the new format of Volume 3a Ennis Municipal District Settlement Plans.

PA 1e - 1 To amend Section 6.6 Economic Development in Ennis:

Volume 3(a)(i) of this plan contains a settlement plan for Ennis and Clarecastle which identifies lands for potential enterprise and industrial development and Volume 3(a)(iii) contains Ennis 2040 Economic and Spatial Strategy. ~~A detailed local area plan setting out further initiatives for economic development in Ennis and its environs will be prepared during the lifetime of this development plan.~~

Proposed Amendment 1f

In Chapter 19 Land Use and Zonings (p.431), 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.

PA 1f - 1 To amend Section 19.2 Local Area Plans:

19.2 Local Area Development Plans

The Planning and Development Act 2000, as amended, requires that development plans comprise objectives for the zoning of lands for particular purposes, in the interest of proper planning and sustainable development. This is reflected in the settlement plans that have been prepared and are contained in Volume 3 of this development plan.

~~In terms of local area plans, the Act requires that a local area plan shall be consistent with the objectives of the development plan. A local area plan shall consist of a written statement and a plan (or plans) which may include:~~

- ~~a) Objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or~~
- ~~b) Such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards for the design of developments and structures.~~

~~Section 19 of the Planning and Development Act 2000, as amended, states that a local area plan shall be made in respect of a town with a population that exceeds 1,500 persons except where, inter alia, a local area plan has already been made in respect of the area of the town or objectives for that area have already been indicated in the development plan.~~

~~It is a requirement under Section 19(2B) of the Planning and Development Act 2000, as amended, that no later than one year following the making of this development plan, the local area plans shall be amended so that their objectives are consistent with the objectives of this Clare County Development Plan 2023-2029. Where any provision of any local area plan conflicts with the provisions of this development plan, the provision of the local area plan shall cease to have effect.~~

| Development Plan Objective: Local Area Plans | |
|---|---|
| CDP 19.1 | It is an objective of Clare County Council: To ensure that a local area plan is prepared and in place for the areas of Ennis and environs, and Shannon town and environs during the lifetime of this plan. |

PA 1f - 2 To amend CDP Objective 19.2 Zoning of Lands:

| Development Plan Objective: Zoning of Lands | |
|--|---|
| CDP 19.21 | It is an objective of Clare County Council: To ensure that sufficient lands are zoned at appropriate locations in the settlement plans and local area plans of the county, in accordance with the Core Strategy population and housing targets, in order to meet the envisaged land use requirements of the area during the lifetime of this development plan. |

PA 1f - 3 To amend Section 19.4. Nature of Zonings to delete text concerning Strategic Residential Reserve:

~~Strategic Residential Reserve~~

~~Strategic Residential Reserve lands have been identified across serviced settlements to facilitate longer term growth needs across the county. These lands comprise infill or contiguous sites or in some cases there is an on-site planning history of residential use. These lands are considered as the most appropriate site for the long-term sequential expansion of the relevant settlement. These Strategic Residential Reserve lands, in general, will not be brought forward for development within this plan period, with the following exceptions:~~

- ~~1. Non-residential development that is considered to be appropriate to the site context.~~
- ~~2. In addition to protecting these lands for the long-term expansion of these settlements, consideration may be given to the development of some of the Strategic Residential Reserve lands before the end of the current plan period. The residential development of such lands will only be considered from the beginning of year four of the Plan (April 2027) in order to give an opportunity for zoned land to be brought forward for development. It will also be a requirement that the Strategic Residential Reserve lands can be serviced and can offer a reasonable substitute in terms of being delivered within the lifetime of the plan and are sequential lands within the settlement with good connectivity and access to services and amenities.~~

~~In its assessment of such proposals, the Planning Authority must be satisfied that the development of residential zoned land is progressing faster than expected and a shortage of available lands may arise or that residential zoned land is not being brought forward as expected and a shortage may arise which would hinder the delivery of residential units to meet demand during the plan period. The assessment will also be subject to compliance with the Core Strategy, and that the development permitted will not prejudice the future use of the remaining Strategic Residential Reserve lands for the longer term growth needs of the plan area.~~

PA 1f - 4 To amend CDP Objective 19.3 Compliance with Zoning:

| Development Plan Objective: Compliance with Zoning | |
|---|---|
| CDP 19.32 | It is an objective of Clare County Council: To require development proposals to comply with the zoning of the subject site in settlement plans and local area plans. |

Proposed Amendment 1g

In Appendix 1 – Development Management Guidelines (p. 445), to amend existing text and add new text to align with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

PA 1g - 1 To amend Section A1.4.2 Urban Residential Development:

Multiple Residential Unit Developments

In the assessment of urban residential development proposals, the Planning Authority will promote increased residential density compliant with the ~~Sustainable Residential Development in Urban Areas Guidelines 2009 and the accompanying document Urban Design Manual, A Best Practice Guide 2009~~ Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 issued under Section 28 of the Planning and Development Act 2000, as amended. To achieve good urban design, the urban design principles set out in the abovementioned Guidelines should be taken into account when designing any scheme:

Table A1 ~~Urban Design Manual 2009 Principles~~

Key Indicators of Quality Design and Placemaking - Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

| | |
|---|-------------------------------------|
| Sustainable and Efficient Movement | Mix and Distribution of Uses |
| Green and Blue Infrastructure | Responsive Build Form |

| | |
|----------------------------|--------------------------------|
| Adaptability | Inclusivity |
| Context | Layout |
| Connections | Parking |
| Detailed Design | Privacy and amenity |
| Distinctiveness | Public realm |
| Efficiency | Variety |

These criteria will be used at pre-application consultation meetings and in the assessment of the planning applications. ~~In relation to the 'Inclusivity' principle~~ To ensure developments are as inclusive as possible, the National Disability Authority's guidance on universal design of the built and external environment should be consulted.

PA 1g - 2 To amend Section A1.4.4 Design Statements:

- The ~~12~~ criteria set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 ~~Best Practice Urban Design Manual (DECLG 2009)~~;

PA 1g - 3 To amend Section A1.6 Transport and Movement:

- ~~Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities~~ Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024;

PA 1g - 4 To amend A1.6.3 Bicycle and Vehicle Parking Standards:

The standards have also been informed by the ~~'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' (December 2020) including SPPR 8.~~ Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024, including SPPR 3.

Proposed Amendment 1h

To amend Appendix 7 Plans, Policies and Guidelines to which the Development Plan must have regard (p. 520), update to include the NPF Implementation: Housing Growth Requirement’ Guidelines (2025) and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

PA 1h - 1 To add entries to the table of Plans, Policies and Guidelines to which the Development Plan must have regard, as follows:

| Section 28 Guidelines | Clare County Development Plan 2023 - 2029 |
|---|--|
| National Planning Framework Implementation: Housing Growth Requirements (DHLGH July 2025) | These guidelines have been considered and complied with. |
| Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DHLGH, 2024) | These guidelines have been considered and complied with. The document has informed Appendix A1 |



Addendum to Proposed Amendment 1b

Chapter 3 Core Strategy

Goal II: A county that drives local and regional sustainable growth by harnessing the potential of its unique location, quality of life, natural resources and other competitive advantages.

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3.0 Introduction

This chapter sets out the Core Strategy of the Clare County Development Plan 2023-2029. The Core Strategy illustrates how the vision for the county will be achieved in a manner that is consistent with the guidance, strategies and policies at national and regional level, in particular, the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Southern Region (RSES). The purpose of the Core Strategy is to set out an evidence-based strategy for the future development of the county.

3.1 Core Strategy

The preparation of a core strategy as part of the development plan establishes a transparent evidence-based strategy for the sustainable spatial development of the county. It sets out the quantum, location and phasing of development for the plan period in accordance with the population target and housing supply target, in the form of a settlement hierarchy, the Core Strategy Table and the Core Strategy Map.

The Planning and Development Act 2000, as amended, requires the inclusion of an evidence-based core strategy in development plans which demonstrate how the development plan is consistent with the National Planning Framework and the relevant regional spatial and economic strategy. The core strategy must take account of any policy of the Minister in relation to national and regional population targets and serves to reinforce the role of the development plan as the fundamental link between national, regional and local policies. The core strategy must also provide the policy framework for other documents within the organisation including the local economic and community plan, ~~local areas~~ plans and the zoning of land in settlements.

PA 1b - 10

The core strategy of a development plan must:

- Set out the area of land already zoned, or proposed to be zoned, for residential use, or a mix of residential and other uses, and indicate the number of housing units to be provided in that area;
- Where appropriate, indicate if the lands are to be developed on a phased basis;
- Show that the planning authority has had regard to relevant guidelines issued by the Minister under Section 28 of the Act in setting the objectives relating to retail development; and,
- Set out a settlement hierarchy for the development area which provides details of:
 - That part of County Clare within the Limerick-Shannon Metropolitan Area and the Key Town of Ennis as set out in the NPF and the RSES;
 - Other towns referred to in the hierarchy;
 - Policies or objectives in relation to national or regional population or housing supply targets that apply to the towns and cities referred to in the hierarchy;
 - Policies or objectives in relation to national or regional population or housing supply targets that apply to areas or classes of areas not included in the hierarchy;
 - Projected population and housing growth in the settlements in the hierarchy;

PA 1b - 11

PA 1b - 12

PA 1b - 13

- The national primary, national secondary, regional and local roads;
- Inter-urban and commuter rail routes; and
- Rural areas to which the Sustainable Rural Housing – Guidelines for Planning Authorities apply.

The Core Strategy of the Clare County Development Plan 2023-2029 contains:

- (1) A Core Strategy section of the written statement, outlining the origins and broad aims of the strategy, including in particular the population and housing targets or allocations for the plan period;
- (2) A diagrammatic Core Strategy Map, depicting how the Planning Authority anticipates its area will develop over the plan period and in line with the availability of infrastructure, services and amenities, and,
- (3) A Core Strategy Table, summarising the key statistics in the Core Strategy regarding the distribution of future ~~population and~~ housing and its ability to deliver on the objectives of the RSES.

PA 1b - 14

3.2 Strategic Aims

The strategic aims of the Core Strategy are:

- To demonstrate how the Clare County Development Plan 2023-2029 is consistent with national and regional planning strategies, guidelines and policies including national and regional population targets and housing demand projections, **and the NPF Implementation: Housing Growth Requirements (July 2025)**;
- To strengthen the role of the development plan as the fundamental link with national, regional, county and local policies;
- To provide the policy framework for settlement plans ~~and local area plans (LAPs)~~, particularly in relation to land-use zoning, and to ensure a strategic approach to zoning that allows an appropriate level of development throughout the plan area.
- To set the context for the key infrastructure of the county and its role;
- To provide a framework within which the provision of sustainable infrastructure, amenities, economic investment and development can take place to maximise the use of resources in the county, for current and future generations; and,
- To comply with the requirements of the Planning and Development Act 2000, as amended.

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PA 1b - 16

3.3 Relevant Plans, Policies and Strategies

The following sets out a brief summary of the main provisions of the National Planning Framework, ~~and~~ the Regional Spatial and Economic Strategy for the Southern Region **and the NPF Implementation: Housing Growth Requirements (July 2025)**. It also sets out the plans and strategies at national, regional and local level that have been taken into consideration in the preparation of this development plan.

PA 1b - 17

PA 1b - 18

3.3.1 The National Planning Framework (NPF) 2018

The Department of Housing, Planning and Local Government, on behalf of the Government, has prepared and published the National Planning Framework under Project Ireland 2040.

This is the overarching policy and planning framework for the social, economic and cultural development of our country. It is a national document that will guide the strategic planning and development for the country over the next 20 years at a high-level, so that as the population grows and that growth is sustainable (in economic, social and environmental terms).

The National Planning Framework coupled with the National Development Plan form Project Ireland 2040, which sets the context for each of Ireland's three Regional Assemblies to develop their regional spatial and economic strategies. From these, local authorities form their county development plans in a manner that will ensure national, regional and local plans align.

The vision set out under this National Planning Framework is based on a set of values that will ensure long term economic, environmental and social progress for all parts of our country. In framing a new way forward, the National Planning Framework draws upon lessons learned from the National Spatial Strategy and highlights a vision of success based on better choices compared to a 'business as usual' approach.

PA 1b - 19

3.3.2 National Planning Framework – First Revision (April 2025)

The National Planning Framework (NPF) revision process was approved and published by Government and the Oireachtas in April 2025. The revised NPF provides the basis for the review and updating of regional strategies and local authority development plans to reflect matters such as updated housing figures, projected jobs growth and renewable energy capacity allocations, including through the zoning of land for residential, employment and a range of other purposes.

PA 1b - 20

3.3.3 NPF Implementation: Housing Growth Requirements (DHLGH July 2025)

The Guidelines set out the following **Policies and Objectives**:

Policy and Objective 1:

It is a policy and objective of these Guidelines that the housing growth requirements for each planning authority set out in Appendix 1¹ are reflected in the relevant City or County

¹ Appendix 1 of the 'NPF Implementation: Housing Growth Requirements' (DHLGH July 2025)

Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.

Policy and Objective 2:

It is a policy and objective of these Guidelines that ‘additional provision’ of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.

PA 1b - 21

3.3.4 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities set national planning policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

The Guidelines replace the Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities issued as Ministerial Guidelines under Section 28 of the Act in 2009 (now revoked). They build on and update previous guidance to take account of current Government policy and economic, social and environmental considerations. The Guidelines expand on higher-level policies of the National Planning Framework, setting policy and guidance in relation to the growth priorities for settlements, residential density, urban design and placemaking and introduce development standards for housing.

The density ranges support the application of densities that respond to settlement size and to different place contexts, recognising in particular the differences between cities, large and medium sized towns and smaller towns and villages. The development standards for housing will allow for greater flexibility and innovation and support the delivery of a greater range of housing options.

PA 1b - 22

3.3.25 Regional Spatial and Economic Strategy for the Southern Region (RSES)

The Regional Spatial and Economic Strategy (RSES) provides a long-term, strategic development framework for the future physical, economic and social development of the Southern Region and includes Metropolitan Area Strategic Plans (MASPs) to guide the future development of the region’s three main cities and metropolitan areas – Cork, Limerick-Shannon and Waterford.

The RSES primarily aims to support the delivery of the programme for change set out in Project Ireland 2040 - the National Planning Framework and the National Development Plan 2018-2027 (NDP). As the regional tier of the national planning process, it will ensure coordination between the city and county development plans and local enterprise and community plans (LECP) of the ten local authorities in the region.

The RSES recognises the strategic role played by all areas, urban and rural, in achieving the set regional and national targets and objectives. Support for sustainable growth of all communities, urban and rural, are supported by the RSES. A strategy is pursued that builds on cities and metropolitan areas as engines of growth and seeks in parallel to reposition the region's strong network of towns, villages and diverse rural areas in an economically resilient, imaginative and smart manner to create a sustainable competitive advantage for the region.

Figure 3.1 RSES Strategy Map



PA 1b - 23

3.3.36 Other Plans and Strategies taken into Consideration

In addition to the strategic guidance set out in the NPF and the RSES a large number of national, regional and local level plans and strategies, including significant documents such as the Limerick-Shannon Metropolitan Transport Strategy, and the Mid-West Area Strategic Plan (MWASP) were taken into consideration in the preparation of this development plan. Regard has also been had to planning guidance documents issued in accordance with Section 28 of the Planning and Development Act 2000, as amended. A full list can be found in Appendix 7.

3.3.47 Development Plans – Guidelines for Planning Authorities 2007

PA 1b - 24

Regard has also been had to ‘Development Plans – Guidelines for Planning Authorities 2007’. These guidelines aim to assist and promote consistent best practice among all planning authorities in the preparation of development plans. They also aim to improve the quality and consistency of plans, strengthen their strategic content, and improve consensus building in their preparation, implementation and review. The development plan was also prepared having cognisance to the Development Plan Guidelines for Planning Authorities, 2022.

3.3.58 Settlement Plans ~~and Local Area Plans~~

PA 1b - 25

The Planning and Development Act 2000, as amended, introduced a tiered and plan-led system, setting out a framework to give a more detailed and localised effect to the policies and objectives of the county development plan. As indicated in Chapter 1, the Clare County Development Plan 2023-2029 will govern the overall land-use objectives for County Clare. Volume 3 of this development plan contains settlement plans for all of the settlements in the county with the exception of Shannon. ~~Within the life of this plan an ‘Ennis and Environs’ and a new ‘Shannon Town and Environs’ area plan will be prepared.~~

PA 1b - 26

3.3.6 9 Adjoining Local Authorities’ Development Plans

PA 1b - 27

Pursuant to the requirements of Section 9(4) of the Planning and Development Act 2000, as amended, in making the Clare County Development Plan 2023-2029, regard was had to the development plans of the adjoining planning authorities of Galway County Council, Tipperary County Council, Limerick City and County Council and Kerry County Council.

3.4 Settlement Hierarchy

The Settlement Hierarchy of this plan has been developed to take account of the role of each of the identified settlements in accordance and alignment with the identified settlement hierarchy in the RSES. A settlement hierarchy is a spatial expression of sustainable ~~population~~ distribution ~~of housing unit and population growth~~, settlement order or level and settlement role. It provides a strategic direction to the appropriate management of growth, investment and resources in accordance with the Core Strategy in a climate resilient manner. With the identification of projected population ~~and housing~~ growth for County Clare within the lifetime of this plan and the identification of the relevant tiers of the settlement hierarchy, housing land has been allocated to deliver new homes to meet a growing population in a sustainable manner.

PA 1b - 28

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The distribution of future population and household growth in this plan is based on the key principles of the NPF and the RSES in delivering more compact growth, improving the alignment of population and employment growth, sustainable mobility and climate action. The range of locations in County Clare from the Limerick-Shannon Metropolitan Area, the Key Town of Ennis, the Metropolitan Town of Shannon, the Service Towns of Kilrush/Cappa, Scarriff/Tuamgraney and Ennistymon/Lahinch, to the Smaller Towns, Rural Villages, and

Countryside are set out in the Settlement Hierarchy which is illustrated in Map 3A and set out in Table 3.1 below. The settlement hierarchy is based not only on population, but on a variety of strategic long-term planning and land use considerations including the capacity of individual areas to accommodate growth; jobs to resident workers ratio; availability of road, rail and air transport; availability of water and wastewater services; availability of education facilities; and the requirement to revitalise rural areas. In addition, the requirements of the Strategic Environmental Assessment (SEA) process have informed the preparation of the Settlement Hierarchy.

Table 3.1 Settlement Hierarchy in County Clare

| |
|--|
| <p>Key Town Ennis</p> |
| <p>Metropolitan Area (Key component of the Limerick-Shannon Metropolitan Area Strategic Plan) Shannon Sixmilebridge (Small Town) Athlunkard, Bunratty, Clonlara, Parteen, Ballycannon North (Meelick) (Large Villages) Ardnacrusha, Cratloe, O'Briensbridge (Small Villages)</p> |
| <p>Service Towns Ennistymon/Lahinch, Kilrush/Cappa, Scarriff/Tuamgraney</p> |
| <p>Small Towns Kilkee, Killaloe, Lisdoonvarna, Miltown Malbay, Newmarket-on-Fergus, Tulla</p> |
| <p>Large Villages Tier 1 Ballyvaughan, Clarecastle, Corofin, Crusheen, Doonbeg, Feakle, Inagh, Kilkishen, Mountshannon, Mullagh, Quilty, Quin, Whitegate, Liscannor, Kilfenora and Killimer Tier 2 Killadysert, Kilmihil</p> |
| <p>Small Villages Barefield, Bridgetown, Broadford, Carrigaholt, Cooraclare, Doora, Doolin, Kilmaley, Kilmurry, Labasheeda, Lissycasey, Ballinruan, Ballyea, Ballynacally, Bellharbour, Bodyke, Boston, Caher, Carron, Clooney, Connolly, Cranny, Creegh, Cross, Doonaha, Fanore, Flagmount, Inch, Kilbaha, Kilbane, Killanena, Kilmurry McMahon, Kilnaboy, Kilnamona, Kilshanny, Knock, Knockerra, Moy, Moyasta, O'Callaghans Mills, Ogonelloe, Querrin, Ruan, Spanish Point, Toonagh, Tubber</p> |
| <p>Clusters Ardkyle, Ballaghboy No.1, Ballaghboy No.2, Ballinooskey/Lisconner, Ballintlea South, Ballintlea South 2, Ballycar, Ballycorick, Ballyduff, Ballyea South, Ballyfaudeen, Ballyhannon North, Ballyhannon South No.1, Ballyhannon South No.2, Ballygireen, Ballymacahill, Ballymorris, Ballynagun West, Ballyveskil/Tiermaclane, Ballyvonnavaun/Deerpark, Ballyvrislaun, Barntick, Barloughra, Bartra, Bealaha, Bearnafunshin/Ballyogan, Beevrack, Behagh, Buncraggy, Caherea, Caherush, Cappa Sixmilebridge, Carrowmeer, Castlecrine, Castlequarter, Castlequarter Kilkeedy, Cloonadrum, Cloonanaha, Cloonoughter, Coogyulla Cross, Coolisteige, Cratloekeel, Crosses of Annagh, Deerpark/Corlack, Doonass, Drumandoora, Drumdrehid, Drumeen, Drumline 1, Drumline 2, Drummina, Drumquin, Finvarra, Garraun, Garraunboy, Gilloge, Kildorus, Killeenan, Killow/Knockanimana, Kilmaley Lower, Kilmore, Kineilty, Knockfin, Knockloskeraun, Leamaneigh More, Lisduff, Lisheen, Luogh South, Manusmore, Maurices Mills, Meelick, Monaskeha, Mooghaun North, Mortyclough, Mountrivers Cluster, Murrooghkilly, Murroughtoohey South, New Quay, Newtown Cloonlara, Portdrine, Poulawillin, Rockforest/Aughrim, Roo East, Sooreeny, South of Rossmanager Bridge, Spancil Hill, Streamstown, The Wells, Tromra, Urlan More/Bellsfort, Williamstown, Woodpark</p> |
| <p>Countryside The countryside are those parts of County Clare outside of recognised settlements</p> |

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3.4.1 Compliance with National and Regional Population and Housing Targets

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Under Section 28 of the Planning & Development Act, 2000 (as amended), the 'NPF Implementation: Housing Growth Requirements' were issued on 29th July 2025. The Guidelines provide new housing growth requirements to planning authorities in order to

facilitate the revision and update of development plans in accordance with the NPF. The housing growth requirements provided in the new Guidelines replace the Section 28 “Housing Supply Target Methodology for Development Planning” Guidelines issued in December 2020.

The Guidelines provide for the following housing targets for County Clare:

PA 1b - 32 Table 3.2 NPF Implementation: Housing Growth Requirements, for Clare County Council.

| Local Authority | Existing Annual 2020 Housing Requirement (Housing Supply Target) | Adopted Development Plan - Annual Housing Requirement (Housing Supply Target) | New Annual New Housing Growth Requirement to 2034 | New Annual New Housing Growth Requirement 2035 to 2040 |
|----------------------|--|---|---|--|
| Clare County Council | 550 | 960 | 985 | 687 |

PA 1b - 33 In accordance with ‘NPF Implementation: Housing Growth Requirements’ (DHLGH July 2025), Table 3.3 below sets out the new minimum housing unit targets for County Clare for the duration of this County Development Plan up to Q1 2029, for a further period up to Q4 2034 (which is the medium term horizon of this plan) and the longer term up to 2040.

PA 1b - 34 Table 3.3 Minimum Housing Growth Requirements, for Clare County Council, Cumulative totals.

| Year | Target | Cumulative Total |
|---------------|--------|------------------|
| 2026 | 985 | 985 |
| 2027 | 985 | 1,970 |
| 2028 | 985 | 2,955 |
| Q1 2029 | 246 | 3,201 |
| Q2+Q3+Q4 2029 | 739 | 3,940 |
| 2030 | 985 | 4,925 |
| 2031 | 985 | 5,910 |
| 2032 | 985 | 6,895 |
| 2033 | 985 | 7,880 |
| 2034 | 985 | 8,865 |
| 2035 | 687 | 9,552 |
| 2036 | 687 | 10,239 |
| 2037 | 687 | 10,926 |
| 2038 | 687 | 11,613 |
| 2039 | 687 | 12,300 |
| 2040 | 687 | 12,987 |

→ The new minimum housing target for the period Q1 2026-Q1 2029 is 3,201 units.

→ The new minimum housing target for the period Q1 2026 – Q4 2034 is 8,865 units.

→ The new minimum housing target for the period Q1 2026 – Q4 2040 is 12,987 units

Project Ireland 2040 - Implementation Roadmap for the National Planning Framework provides transitional population projections at a county scale in order to inform the development plans for the period 2026 to 2031. The transitional population for County Clare and the Limerick-Shannon Metropolitan Area is listed in the table below.

PA 1b - 35 Table 3.2.4 Transitional Local Authority Population Projections to 2031

| | 2016 | 2026 | Uplift 2016 to 2026 | 2031 | Uplift 2016 to 2031 |
|--------------|---------|---------------------|---------------------|---------------------|---------------------|
| County Clare | 119,000 | 129,500- 131,500 | 10,500- 12,500 | 134,000- 137,000 | 15,000- 18,000 |

Source: NPF Implementation Roadmap – July 2018 – DoEHLG

PA 1b - 36 Table 3.25 specifies the target population projections for the Limerick-Shannon Metropolitan Area (LSMA) to 2026 and 2031. The RSES has targeted the Metropolitan Area to grow by 26,716 to 2026 and by a further 13,052 to 2031. For that part of County Clare within the LSMA this translates to a 3,553 increase to 2026 with an additional 1,592 increase to 2031, being a total of 5,145 increase from 2016 to 2031.

PA 1b - 37 Table 3.35 Projected Populations 2026 and 2031 for the Limerick-Shannon Metropolitan Area

| Area | Population 2016 | Projected Population 2026 | Projected Population 2031 |
|---|-----------------|---------------------------|---------------------------|
| Limerick City and Suburbs (in Limerick) | 89,671 | 111,192 | 121,953 |
| Limerick City and Suburbs (in Clare) | 4,521 | 5,607 | 6,150 |
| Subtotal | 94,192 | 116,799 | 128,103 |
| Remainder Metropolitan Area (in Limerick) | 15,281 | 16,924 | 17,622 |
| Remainder Metropolitan Area (in Clare) | 22,947 | 25,414 | 26,463 |
| Subtotal | 38,228 | 42,337 | 44,085 |
| Total Limerick Shannon Metropolitan Area | 132,420 | 159,136 | 172,188 |

Source: Regional Spatial and Economic Strategy for the Southern Region

PA 1b - 38 This plan adopts an approach to population and housing growth that is linked to the implementation of the NPF, the Implementation Roadmap for the National Planning Framework (DHPLG, July 2018) and the RSES. In addition to the parameters set in the foregoing strategies, the methodology set out in the Housing Supply Target Methodology for Development Planning – Guidelines for Planning Authorities (DHLGH, December 2020) has been employed as part of the development of the Core Strategy. The Section 28 NPF

PA 1b - 39 Implementation: Housing Growth Requirements Guidelines (July 2025) replace the Section 28 “Housing Supply Target Methodology for Development Planning” Guidelines issued in December 2020, and have informed the amended Core Strategy of the proposed Variation

PA 1b - 40 ~~The guidelines highlight the need to ensure that a comprehensive and coordinated approach is taken to estimating what the scale and nature of future needs will be. The guidelines set out a consistently applicable methodology (using an enhanced evidence base of detailed housing demand projection scenarios modelled by the Economic and Social Research Institute~~

~~(ESRI)), that enables NPF population targets to be broadly translated into household demand projections and integrated housing supply targets at both national and local levels.~~

~~The projected NPF population distribution forms the basis of the NPF 50:50 housing demand projection scenarios modelled by ESRI, and this remains the preferred national development scenario to 2040. Appendix 1 of the guidelines provides projected housing demand for each local authority area for the period 2020-2031 based on the NPF Scenario. The Core Strategy has been prepared in accordance with the population projections outlined in the Implementation Roadmap for the National Planning Framework (2018) as well as the housing demand projections identified by the ESRI, subject to the methodology set out in Section 4.0 of the Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities issued under Section 28 of the Act and adjusted for the period of the plan.~~

~~The projected housing demand for County Clare and the distribution of future population in the county is outlined in Table 3.4 Core Strategy Table. Appendix 8 contains further detailed methodology calculations based on the requirements of the Housing Supply Target Methodology for Development Planning – Guidelines for Planning Authorities (2020).~~

3.4.2 Core Strategy Statement

The Core Strategy has taken the following into account:

PA 1b - 41

- Compliance with the NPF - **First Revision, the NPF Implementation: Housing Growth Requirements’ (July 2025)** and RSES;
- The settlement hierarchy for the county as detailed in Table 3.1, which prioritises population and economic growth to the Key Town of Ennis, the LSMA, Service Towns and Small Towns and promotes their continued growth;
- Accommodating local growth at a scale appropriate to the settlement size and function in the Service Towns, Small Towns and Large Villages;
- Facilitating residential development in serviced and unserviced settlements as an alternative to rural one-off housing;
- Management of urban generated growth in rural areas under strong urban influence, by ensuring single houses in the open countryside are based on the core consideration of demonstrable economic or social need to live in the rural area in addition to compliance with statutory guidelines, plans and having regard to ensuring the viability of villages and towns;
- Ensuring all lands identified for development are in accordance with the ‘Tiered Approach to Land Use Zoning’ as set out in the NPF - **First Revision** and identified in Appendix 1 of the Volume 3 Settlement Plans;
- Climate change and sustainability; and
- Department of Environment, Heritage and Local Government, Guidance Note on Core Strategies (2010) and in particular Section 4 in so far as it relates to an excess associated with Strategic Development Zones.

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The Core Strategy has also been prepared and informed by the Housing Strategy and the Housing Need and Demand Assessment (HNDA).

In addition, the following local context has informed the approach:-

PA 1b - 43

- The allocation of ~~population~~ housing growth to the settlements on a sustainable tiered approach based on the settlement hierarchy, the infrastructure services, demand, past delivery, jobs to resident workers ratio and potential growth. This means that settlements will grow at an appropriate rate and at a more self-sufficient level, thereby reducing the need to commute;

PA 1b - 44

- In response to the NPF Implementation: Housing Growth Requirements Guidelines (2025) the release of Strategic Residential Reserve zoned land and the zoning of additional Residential land provides greater certainty in the accelerated delivery on housing targets in the short to medium term by providing an increase in development options at all tiers of the settlement hierarchy. The housing unit target applicable to each settlement in the settlement hierarchy includes 50% additional provision.

PA 1b - 45

- Long-Term Strategic and Sustainable Development Sites are identified to indicate the potential for future delivery of housing within the next development plan period and give a clear indication where future investment in the required infrastructure is necessary to facilitate long-term growth, especially in settlements identified for growth, including Ennis Key Town, Shannon Metropolitan Town, and Ennistymon/Lahinch, Kilrush/Cappa and Scarriff/Tuamgraney Service Towns.

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- In respect of the proposed Variation, the estimate of the number of units that each additional site can deliver is based on the minimum density for the respective settlement type that is stated in the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024), and based on the development of 80% of the site area, which reflects the provisions of Section 3.2.1 of those Guidelines.
- The consolidation of settlements and the distribution of many land use types within settlement boundaries including a mix of uses in the centre of settlements will facilitate reduced travel demand and also increase usage of sustainable modes of transport;
- The density approach is reflective of the higher order settlements i.e. LSMA, Key Towns, Service Towns, Small Towns and Villages and the existing built environment;

PA 1b - 47

- ~~Application of a graduated and responsive, tailored approach to the quantum of zoned lands having regard to Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) (DEHLG, May 2009) and Circular Letter NRUP 02/2021. Therefore, in addition to higher densities in settlements, consideration has been given to an element of lower density development which does not represent more than 20% of the total planned housing stock in any settlement;~~
- The quantum, location and distribution of new development has had regard to the capacity of existing and planned wastewater services infrastructure;
- The capacity of settlements to grow in the absence of necessary infrastructure, i.e. the Limerick Northern Distributor Road (LNDR) and geographical constraints such as the River Shannon, the Ardnacrusa Headrace, Parteen Bridge and flood zones in the Limerick suburbs;

- Ennis 2040 An Economic and Spatial Strategy; and,
- Environmental considerations have been taken into account in the preparation of the Core Strategy.

The focus of the Core Strategy is on developing and strengthening the role of the Key Town of Ennis, the Metropolitan Town of Shannon, the Limerick-Shannon Metropolitan Area, the Service Towns, Small Towns and villages and the sustainable development of our rural areas. The focus is on achieving compact growth of our urban settlements thereby decreasing the distance that people must travel from their home to work and highlighting the importance of integrating land use and transportation planning. The plan seeks to develop the Town Centre First approach and the concept of a 10 minute town, which will make our towns and neighbourhoods better places to live, work and visit, improving the alignment of population and employment growth, sustainable mobility and climate action. Chapter 4 sets out in detail the Urban and Rural Spatial Strategy for the future development of the county.

While the purpose of the Core Strategy is to identify locations across the county where future development is likely to take place it is not intended that an overly rigid approach to development would be employed by consenting authorities. The growth projections are to be viewed as targets rather than caps or limitations to growth within those individual settlements. Where there is scope within settlements and appropriately zoned land available, **positive** planning decisions which may include growth over and above the stated target, **for the short-term, i.e. the remaining plan period**, as set out in the Core Strategy will be considered **proactively**.

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Accelerated Housing Targets and Revised Core Strategy Table

The sections below on ‘Additional Provision’ and ‘Unmet Need’ provide an explanation of those factors as they related to the quantum of zoned land contained in the adopted County Development Plan. Subsequently, the NPF Implementation: Housing Growth Requirements Guidelines (July 2025) provided Planning Authorities with accelerated housing unit growth targets, which are stated to be inclusive of the concept of unmet need but exclusive of additional provision. The Guidelines enable the concept of additional provision to be utilised by planning authorities in their implementation of the guidelines.

The accelerated housing unit growth figure for the remainder of the plan period consists of the annual Housing Unit Target set out in the Guidelines (July, 2025), which is 3,201 units, with the full 50% additional provision included, giving a total of 4,805 units. Demand for c. 4,805 units can be accommodated on lands that are currently zoned for residential development, inclusive of the Strategic Residential Reserve sites in the plan, even when disregarding those lands that are already developed, under construction or have permission on them. However, in many settlements there are factors which are slowing the release of zoned land for development which can be attributed to such factors as servicing constraints and inactivity in releasing zoned land for development.

The approach taken to address these challenges in the short term is to include additional zoned sites across the tiers of the settlement hierarchy and to release all Strategic Residential Reserve zoned land for activation. To give greater certainty in achieving the accelerated delivery of housing units to meet housing growth targets in the short term, providing an increase in development options at all tiers of the settlement hierarchy is a mechanism to facilitate this. Note the short-term unit growth is apportioned across the serviced settlements of the county, broadly in alignment with the proportions evident in the adopted Core Strategy.

Furthermore, in accordance with the 'NPF Implementation: Housing Growth Requirements', it is necessary to plan for the accelerated housing unit targets for the county not only for the duration of this County Development Plan up to Q1 2029, but also for a further period up to Q4 2034 (which is the medium term horizon of this plan) and the longer term up to 2040.

When the Housing Unit Target for the period up to the end of Q1 2029 and the further period up to Q4 2034 are added, there is a resultant target of c. 13,300 units. Taking the capacity of all sites that are to be zoned Residential or identified as Long-Term Strategic and Sustainable Development Sites (i.e. those proposed in Variation No. 1), allied to the remaining capacity of the lands zoned for residential use in the adopted County Development Plan, there is potential to deliver c. 13,100 units. These comparative figures are evident in the Core Strategy table and demonstrate that the proposed Variation will enable a balance to be struck between the identification of residential development land and the delivery of housing unit targets at the county level over the period of this plan and the years subsequent to it.

Additional Provision

The Core Strategy includes 'Additional Provision' as per Section 4.4.3 of the Development Plan Guidelines, 2022. This approach recognises that a degree of choice in development sites to be provided locally is desirable to avoid restricting the supply of new housing through inactivity on a particular landholding or site. Therefore, the use of the additional provision mechanism increases the probability of achieving the housing supply targets in the first instance.

The Development Plan Guidelines do not restrict the settlement tiers to which additional provision can be applied, stating "The extent of any Additional Provision must be identified, quantified and explained in the Core Strategy and should not exceed 20-25% of the required quantum of zoned land and sites in settlements in any planning authority area as a whole, for any six-year plan period;"

Additional Provision has been applied across the county and the exact locations are identified in the Core Strategy Table. It is primarily used in Ennis and the Metropolitan Area and in areas where housing demand is highest and where adequate services are available to support it. It has also been used in some smaller scale settlements where the quantum of land zoned is small and the additional provision increases the probability of achieving the housing supply targets should this limited supply of land be too restrictive. **By continuing to take Additional**

Provision into account, through the proposed Variation of the plan, the Council is in alignment with the NPF Implementation: Housing Growth Requirements Guidelines (2025) which has incorporated the concept of considering Additional Provision in the setting of Housing Unit Targets at local authority level.

Unmet Need

PA 1b - 53 Due to the NPF Implementation: Housing Growth Requirements Guidelines (2025) providing for Unmet Need in the calculation of the Housing Unit Target for Co. Clare (up to 2034), the revised Core Strategy table does not include the additionality of Unmet Need. The population

PA 1b - 54 target for the county arising from the NPF (2018) is 7,231 people with a housing supply target of 4,500 provided by the Housing Supply Target Methodology. In addition, the Core Strategy provides for an additional 2,000 persons/1,260 units distributed across the county to meet the housing unmet needs of the additional population arising from the humanitarian response to persons arriving in Ireland fleeing the conflict in Ukraine, which is not represented in the NPF population projections. This is justified for the following reasons:

1. Data shows 3,500 displaced people from Ukraine currently residing in County Clare, as of November 2022. This is anticipated to continue to increase in the near term. This population is not accounted for in the NPF Implementation Roadmap population projections. The majority are currently accommodated in hotels and therefore there is a need to provide housing units to cater for their needs in the short to medium term.
2. The preliminary 2022 Census results show an additional population of 1,000 in 2022 in County Clare over and above the NPF Implementation Roadmap population projection. This figure includes for only a portion of those additional displaced people from Ukraine (to April 2022) that are resident in County Clare, but also incorporates a higher natural growth level.

PA 1b - 55 ~~Based on the above factors the Core Strategy provides for a total population of 9,231 and 5,730 housing units.~~

Proposed South Clare/University of Limerick Economic Strategic Development Zone (SDZ)

PA 1b - 56 ~~The application for the proposed South Clare/University of Limerick Economic Strategic Development Zone (SDZ) is currently under consideration by the Minister.~~ The Core Strategy

PA 1b - 57 Table identifies a population an allocation for the proposed South Clare/University of Limerick Economic Strategic Development Zone (SDZ) which is yet to be designated but has the

PA 1b - 58 ~~potential to be in place to some extent during the lifetime of this plan.~~ Its population housing

PA 1b - 59 allocation ~~for the plan period~~ is 197181 units. The full extent of the potential population delivery of the proposed SDZ is 3,500 which is above and beyond the scope of the population

PA 1b - 60 ~~allocation in the current cycle and~~ is seen as a medium to long term project of regional and national importance. In this regard the Department of Environment, Heritage and Local Government, Guidance Note on Core Strategies, Section 4 provides scope for such excess, allowing development plan core strategies to consider later phases of development in SDZs as part of a strategic land bank. Hence it is important that the full proposed SDZ population

PA 1b - 61

~~of 3,500 is identified at this point in time.~~ The progression of development at the SDZ lands will be kept under review and given consideration at the Review stage of the Clare County Development Plan 2023 – 2029. That Review process will commence during 2026.

Extant Permissions

PA 1b - 62

~~In limited circumstances, where there are outstanding planning permissions for dwelling units, such development or commitments may result in a small number of settlements appearing to be over zoned. This is applicable in Ennis, Clonlara, Bunratty, Crusheen, and Tulla. In these cases, any apparent over zoning is relative to dwellings yet to be completed prior to this plan coming into effect which has been accounted for in the calculation of the 6 year HST figure. It is deemed important that the plan allows for the quantum of completions provided for prior to the plan coming into effect.~~

Phasing

It is not considered appropriate to impose phasing on the development of lands which are located within or contiguous to the existing built-up area of settlements. The imposition of further phasing could lead to uncertainty in the market which may impact the delivery of development at suitable locations identified for growth.

Compact Growth

In accordance with the National Strategic Outcome of Compact Growth, the National Planning Framework requires 50% of all new housing in the Limerick City suburbs (in County Clare) to be within the existing built-up footprint of the suburbs, through the development of brownfield and infill sites and revitalisation. Across the rest of the county, 30% of all new homes are to be provided within the existing built-up footprint of settlements and this is reflected in the Core Strategy Table. The compact growth portion is to be achieved in Mixed Use lands within and contiguous to town centres. The remaining housing is to be achieved on residentially zoned sites.

PA 1b - 63

Strategic Residential Reserve

~~Strategic Residential Reserve lands have been identified across serviced settlements to facilitate longer term growth needs across the county. These lands comprise infill or contiguous sites or in some cases there is an on-site planning history of residential use. These lands are considered as the most appropriate sites for the long-term sequential expansion of the relevant settlement. These Strategic Residential Reserve lands, in general, will not be brought forward for development within this plan period, however non-residential development may be considered if it is appropriate to the site context. Consideration may also be given to development of some Strategic Residential Reserve lands for housing before the end of the plan period.~~

~~In its assessment of proposals for residential development on Strategic Residential Reserve lands, the Planning Authority must be satisfied that the development of Residential zoned land is progressing faster than expected and a shortage of available lands may arise, or that Residential zoned land is not being brought forward as expected and a shortage may arise, which would hinder the delivery of residential units to meet demand during the plan period. The assessment will also be subject to compliance with the Core Strategy, and that the development permitted will not prejudice the future use of the remaining Strategic Residential Reserve lands for the longer term growth needs of the plan area.~~

~~The residential development of such lands will only be considered from the beginning of year four of the plan (April 2027) to give an opportunity for zoned land to be brought forward for development. It will also be a requirement that the Strategic Residential Reserve lands can be serviced and can offer a reasonable substitute in terms of being delivered within the lifetime of the plan, that they are sequential lands within the settlement with good connectivity and access to services and amenities.~~

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**Development Plan Objective:
Core Strategy**

| | |
|----------------|--|
| CDP 3.1 | It is an objective of Clare County Council: To support the delivery of the Core Strategy in accordance with the Table 3.4 6 Core Strategy Table and the Map 3A Core Strategy. |
|----------------|--|

**Development Plan Objective:
Supply of Zoned Land**

| | |
|----------------|---|
| CDP 3.2 | It is an objective of Clare County Council: To ensure that sufficient land continues to be available to satisfy the housing requirement of the County over the lifetime of the plan. |
|----------------|---|

Table 3.4 – Core Strategy Table

PA 1b - 65

| Settlement Typology | Settlement | 2016 Population | Population Target 2029 | 2023-2029 Population Target | Housing Units Target | Compact Growth / Infill / Brownfield (Units) | Residential Units to be Delivered on Green Field Sites | Density | Green Field Land Required for Residential Development (ha) | Additional Provision (ha) | Green Field Land Required for Residential Development + Additional | Unmet Population | Unmet Units by Location | Land Requirement for unmet Demand (ha) | 2023-2029 Population Target + Unmet Population | Housing Units Target + Unmet Demand | Compact Growth/Infill/ Brownfield (Units) for Unmet Demand | Residential Units to be Delivered on Green Field Sites for Unmet | Land Requirement for Population Target + Additional | Zoning as per Map (ha) |
|--|------------------------------------|-----------------|------------------------|-----------------------------|----------------------|--|--|--------------|--|---------------------------|--|------------------|-------------------------|--|--|-------------------------------------|--|--|---|------------------------|
| Key Town | Ennis | 25,276 | 29,629 | 2,480 | 1,550 | 465 | 1085 | 35/15 | 47.12 | 11.78 | 58.90 | 976 | 610 | 18.54 | 3456 | 2160 | 648 | 1512 | 77.44 | 91.05 |
| Totals | | 25,276 | 29,629 | 2,480 | 1550 | 465 | 1085 | | 47.12 | 11.78 | 58.90 | 976 | 610.00 | 18.54 | 3456 | 2160 | 648.00 | 1512.00 | 77.44 | 91.05 |
| Metropolitan Area | Shannon | 9,999 | 10,947 | 883 | 552 | 166 | 386 | 35/15 | 16.78 | 5.45 | 22.23 | 146 | 91 | 2.77 | 1029 | 643 | 193 | 450 | 25.00 | |
| | SDZ | | 197 | 197 | 123 | 37 | 86 | | | | | | | | 197 | 123 | | | | |
| | Simsfieldbridge | 2,669 | 3,169 | 288 | 186 | 56 | 130 | 35/15 | 5.65 | 1.26 | 6.91 | 42 | 26 | 0.79 | 340 | 212 | 64 | 148 | 7.70 | 8.95 |
| | Atkinshead | 3,486 | 395 | 179 | 112 | 35 | 112 | 35 | 3.97 | 0.5 | 3.97 | 49 | 30 | 0.92 | 227 | 142 | | 142 | 4.39 | 4.92 |
| | Benratty | 375 | 424 | 64 | 41 | 12 | 29 | 30/15 | 1.39 | 0.35 | 1.73 | 49 | 30 | 0.92 | 227 | 142 | | 142 | 4.39 | 4.92 |
| | Clonsilla | 684 | 256 | 119 | 74 | 22 | 52 | 30/15 | 2.49 | 1 | 3.49 | 24 | 15 | 0.50 | 142 | 39 | 27 | 62 | 3.99 | 4.50 |
| | Doonbeg | 834 | 880 | 42 | 26 | 26 | 26 | 30/15 | 1.25 | 0.29 | 1.54 | 48 | 30 | 1.44 | 98 | 56 | | 56 | 2.98 | 3.41 |
| | Ballycannon North (mealick) | 917 | 947 | 42 | 26 | 8 | 18 | 30/20 | 0.80 | 0.7 | 1.50 | | | | 42 | 26 | | | 1.50 | 2.88 |
| Unserviced Metropolitan Area including Small Villages and Open Countryside | | 8,604 | 11,521 | 146 | 74 | | | | | | | | | | 146 | 74 | | | | |
| Totals | | 27,468 | 28,646 | 1,971 | 1214 | 301 | 839 | | 31.42 | 9.55 | 40.97 | 308 | 192.00 | 6.32 | 2279 | 1406 | 283.20 | 858.80 | 47.30 | 28.56 |
| Service Town | Ennistymon / Lechna | 1,567 | 1,878 | 186 | 116 | 35 | 81 | 25/10 | 5.97 | 1.27 | 6.34 | 116 | 73 | 3.19 | 302 | 189 | 57 | 132 | 9.53 | 11.77 |
| | Kilrush/Cappa | 2,489 | 2,975 | 296 | 185 | 56 | 130 | 25/10 | 8.08 | 2 | 10.08 | 186 | 66 | 2.88 | 402 | 251 | 75 | 176 | 12.96 | 16.90 |
| | Scarriff / Tuamgreny | 895 | 1,017 | 94 | 59 | 18 | 41 | 20/10 | 2.97 | 0.59 | 3.56 | 86 | 54 | 2.72 | 180 | 113 | 34 | 79 | 6.29 | 6.88 |
| Totals | | 4,861 | 5,870 | 576 | 360 | 108 | 252 | | 16.12 | 3.86 | 19.98 | 308 | 193.00 | 8.79 | 884 | 553 | 165.90 | 387.10 | 28.77 | 29.75 |
| Small Town | Kilkeel | 1,155 | 1,621 | 182 | 64 | 19 | 45 | 20/10 | 3.23 | 1.3 | 4.53 | 78 | 49 | 2.47 | 188 | 113 | 34 | 79 | 7.00 | 8.92 |
| | Killalea | 1,393 | 1,669 | 123 | 77 | 23 | 54 | 25/10 | 3.26 | 0.5 | 3.96 | 67 | 42 | 1.83 | 198 | 119 | 36 | 83 | 5.78 | 6.88 |
| | Lifemoregan | 800 | 1,125 | 70 | 44 | 13 | 31 | 20/10 | 2.22 | 1 | 3.22 | 18 | 11 | 0.58 | 89 | 55 | 17 | 39 | 3.77 | 4.89 |
| | Hiltown Malbeg | 769 | 897 | 69 | 43 | 13 | 30 | 20/10 | 2.17 | | 2.17 | | | | 69 | 43 | | | 2.17 | 2.17 |
| | Naumarket-na-Fassar | 1,968 | 2,255 | 174 | 109 | 33 | 76 | 25/10 | 4.76 | 0.9 | 5.66 | 61 | 38 | 1.64 | 235 | 147 | 44 | 103 | 7.32 | 7.92 |
| | Tulla | 759 | 864 | 67 | 42 | 13 | 29 | 25/10 | 1.83 | | 1.83 | | | | 67 | 42 | | | 1.83 | 1.83 |
| Totals | | 6,844 | 8,441 | 605 | 379 | 114 | 265 | | 17.57 | 3.70 | 21.27 | 224 | 140.00 | 6.52 | 829 | 519 | 130.20 | 303.80 | 27.79 | 43.18 |
| Large Village - Tier 1 | Ballyvaughan | 327 | 452 | 24 | 15 | 15 | 15 | 15/10 | 1.32 | 1 | 2.32 | 16 | 10 | 0.88 | 40 | 25 | | 25 | 3.20 | 1.65 |
| | Clarecastle (Ennis figure) | | | | | | | | | | | | | | | | | | | |
| | Carrafin | 751 | 814 | 53 | 33 | 33 | 20/15 | 2.11 | 0.66 | 2.77 | 48 | 30 | 1.92 | 101 | 63 | | 63 | 4.69 | 4.69 | |
| | Oranmore | 534 | 647 | 38 | 24 | 24 | 20/10 | 1.73 | 0.43 | 2.16 | 38 | 24 | | 38 | 24 | | | 2.16 | 4.29 | |
| | Dunbeg | 342 | 376 | 24 | 15 | 15 | 15/10 | 1.32 | | 1.32 | 35 | 22 | 1.94 | 59 | 37 | | 37 | 3.26 | 2.98 | |
| | Faakle | 250 | 316 | 18 | 11 | 11 | 15/10 | 0.97 | | 0.97 | 16 | 10 | 0.88 | 34 | 21 | | 21 | 1.85 | 2.09 | |
| | Inagh | 247 | 337 | 18 | 11 | 11 | 20/15 | 0.70 | 0.3 | 1.00 | 18 | 11 | | 18 | 11 | | | 1.00 | 1.00 | |
| | Kilbirken | 592 | 681 | 45 | 26 | 26 | 15/10 | 2.29 | 0.3 | 2.59 | 45 | 26 | | 45 | 26 | | | 2.59 | 2.82 | |
| | Maurtehananna | 170 | 211 | 13 | 9 | 9 | 15/10 | 0.70 | | 0.70 | 17 | 9 | | 17 | 9 | | | 1.70 | 1.73 | |
| | Mullagh | 146 | 156 | 10 | 6 | 6 | 20/15 | 0.38 | 0.1 | 0.48 | 16 | 10 | 0.64 | 32 | 16 | | 16 | 1.32 | 1.26 | |
| | Quilly | 211 | 248 | 14 | 9 | 9 | 15/10 | 0.79 | | 0.79 | 16 | 10 | 0.88 | 30 | 19 | | 19 | 1.67 | 1.11 | |
| | Quin | 984 | 1,091 | 70 | 44 | 44 | 20/15 | 2.82 | 1 | 3.82 | 26 | 16 | 1.02 | 96 | 60 | | 60 | 4.84 | 5.21 | |
| | Whitegate | 207 | 236 | 14 | 9 | 9 | 15/10 | 0.79 | | 0.79 | 10 | 10 | 0.88 | 14 | 19 | | 19 | 1.67 | 1.42 | |
| | Liscannor | 182 | 259 | 14 | 9 | 9 | 15/10 | 0.79 | 0.7 | 1.49 | 14 | 9 | | 14 | 9 | | | 1.49 | 2.04 | |
| | Kilfeaura | 290 | 306 | 21 | 13 | 13 | 15/10 | 1.14 | | 1.14 | 11 | 7 | 0.62 | 32 | 20 | | 20 | 1.76 | 1.47 | |
| | Kilimer | 146 | 174 | 10 | 6 | 6 | 15/10 | 0.93 | 0.5 | 1.03 | 10 | 6 | | 10 | 6 | | | 1.03 | 1.12 | |
| Totals | | 5,379 | 6,304 | 386 | 239 | | 239 | | 18.39 | 5.99 | 24.38 | 184 | 125.00 | 9.66 | 570 | 364 | | 280.00 | 34.03 | 34.87 |
| Unserviced: Tier 2 Large Village & Small Villages (including Bradford & Connelore) & Open Countryside | | 48,989 | 55,760 | 1213 | 758 | 227 | 531 | | | | | | | | 1213 | 758 | | | | |
| Totals | | 48,989 | 55,760 | 1213 | 758 | 227 | 531 | | | | | | | | 1213 | 758 | | | | |
| | | 116,817 | 134,650 | 7,231 | 4,500 | 1,215 | 3,211 | | 831 | 35 | 166 | 2,000 | 1,260 | 50 | 9,231 | 5,760 | 1,227 | 3,342 | 215 | 227 |

SDZ Population of 197 with an additional 3,303 as a long-term population. Total 3,500

Table 3.6 – Core Strategy Table

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| Settlement Typology | Settlement | Housing Unit Target from Q1 2026 to end Q1 2029 ¹ | Housing Units currently deliverable on zoned Residential land in settlements ² | Housing Unit target for the post-CDP period up to the end of 2034 ³ | Newly-identified Residential Land (ha) ⁴ | New Housing units deliverable on newly-identified Residential land ⁵ | Newly-identified Long Term Strategic and Sustainable Development Sites (ha) ⁶ | New Housing units deliverable on newly-identified Long Term Strategic and Sustainable Development Sites ⁷ |
|--|-----------------------------|--|---|--|---|---|--|--|
| Key Town | Ennis | 2074 | 2308 | 3352 | 27.68 | 830 | 35.81 | 1074 |
| Totals | | 2074 | 2308 | 3352 | 27.68 | 830 | 35.81 | 1074 |
| Metropolitan Area | Shannon | 615 | 1334 | 952 | 0.00 | 0 | 0.00 | 0 |
| | SDZ | 117 | 0 | 181 | 0.00 | 0 | 0.00 | 0 |
| | Sixmilebridge | 211 | 391 | 419 | 4.97 | 174 | 5.69 | 199 |
| | Athlunkard | 146 | 69 | 319 | 0.00 | 0 | 10.13 | 355 |
| | Bunratty | 39 | 37 | 60 | 0.00 | 0 | 0.00 | 0 |
| | Ctonlara | 94 | 66 | 237 | 0.00 | 0 | 2.46 | 61 |
| | Parteen | 62 | 164 | 189 | 1.06 | 27 | 0.00 | 0 |
| | Ballycannon North (Meelick) | 33 | 137 | 145 | 1.54 | 38 | 0.73 | 18 |
| Unserviced Metropolitan Area Including Small Villages and Open Countryside | | | | | | | | |
| Totals | | 1318 | 2198 | 2502 | 7.57 | 239 | 19.02 | 634 |
| Service Towns | Ennistymon/ Lahinch | 180 | 409 | 279 | 1.68 | 42 | 0.00 | 0 |
| | Kilrush/ Cappa | 246 | 324 | 455 | 5.52 | 138 | 2.44 | 61 |
| | Scarriff/ Tuamgraney | 115 | 217 | 252 | 15.79 | 316 | 13.79 | 276 |
| | Totals | 541 | 950 | 986 | 23 | 496 | 16 | 337 |
| Small Towns | Kilkee | 108 | 199 | 167 | 0.00 | 0 | 0.00 | 0 |
| | Killaloe | 117 | 194 | 218 | 8.75 | 219 | 0.00 | 0 |
| | Lisdoonvama | 96 | 188 | 124 | 1.25 | 25 | 10.71 | 214 |
| | Miltown Malbay | 41 | 189 | 63 | 0.00 | 0 | 0.00 | 0 |
| | Newmarket-on-Fergus | 144 | 285 | 259 | 3.07 | 77 | 8.42 | 210 |
| | Tulla | 44 | 73 | 104 | 3.55 | 71 | 5.60 | 112 |
| | Totals | 509 | 1128 | 935 | 17 | 392 | 25 | 537 |
| Large Villages - Tier 1 | Ballyvaughan | 25 | 81 | 51 | 0.52 | 10 | 1.31 | 26 |
| | Corofin | 61 | 100 | 107 | 3.10 | 62 | 0.00 | 0 |
| | Crusheen | 24 | 164 | 50 | 1.84 | 37 | 0.00 | 0 |
| | Doonbeg | 36 | 136 | 69 | 1.33 | 27 | 0.00 | 0 |
| | Feakle | 21 | 60 | 45 | 0.74 | 15 | 0.89 | 18 |
| | Inagh | 12 | 58 | 30 | 3.42 | 68 | 0.00 | 0 |
| | Kilkishen | 25 | 64 | 38 | 0.00 | 0 | 3.41 | 68 |
| | Mountshannon | 9 | 54 | 26 | 1.37 | 27 | 1.64 | 33 |
| | Mullagh | 16 | 56 | 38 | 2.51 | 50 | 1.53 | 31 |
| | Quilty | 19 | 41 | 42 | 2.98 | 60 | 0.00 | 0 |
| | Quin | 58 | 109 | 103 | 5.73 | 115 | 1.74 | 35 |
| | Whitegate | 19 | 56 | 42 | 2.08 | 42 | 0.00 | 0 |
| | Liscannor | 10 | 40 | 27 | 0.64 | 13 | 0.00 | 0 |
| | Kilfenora | 19 | 96 | 29 | 0.64 | 13 | 0.00 | 0 |
| | Kilimer | 7 | 18 | 23 | 2.34 | 47 | 0.00 | 0 |
| Totals | | 362 | 1133 | 721 | 29 | 584 | 11 | 210 |
| | Sub-Total | 4805 | 7718 | 8496 | 104.10 | 2541 | 106.30 | 2792 |
| Unserviced: Tier 2 Large Villages & Small Villages (including Broadford⁸) & Open Countryside | | | 30 | | 0.62 | 12 | 0.00 | 0 |
| Grand Total | | 4805 | 7748 | 8496 | 104.72 | 2554 | 106.30 | 2792 |

¹ Taking the Housing Growth Requirement figure for Co. Clare that is set out in the "The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025)", which is 985 units, and adjusting that for the period of the County Development Plan that is remaining (Q1 2026 to end Q4 2029, i.e. 13 Quarters) and adding 50% Additional Provision that is allowed for in the 2025 Guidelines, then assigned to settlements.

² These figures are based on detailed monitoring of development activity. Any land that is zoned in the CDP as Residential, Low-Density Residential or Strategic Residential Reserve, and where a multi-unit housing development has been constructed, commenced or permitted is discounted. The remaining area zoned for Residential, Low-Density Residential or Strategic Residential Reserve in each settlement is adjusted to 80% of its area - to reflect Section 3.2.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) , and multiplied by the applicable dwellings per hectare density given in those Guidelines. Any such site that is subject to a proposed rezoning to Agriculture in this Variation arising from the RZLT process has been discounted also.

³ Taking the annual Housing Growth Requirement figure for Co. Clare that is set out in the "The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025)", which is 985 units, and adjusting that for the period starting from the end of the lifetime of the current CDP, and for the remaining period to which that Guideline target applies (Q2 2029 to Q4 2034, i.e. 23 quarters), and adding 50% Additional Provision that is allowed for in the 2025 Guidelines, then assigned to settlements.

⁴ The sum of the land areas identified in each settlement for Residential zoning in this proposed Variation, adjusted to 80% of their area - to reflect Section 3.2.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) . Sites that are currently zoned as Strategic Residential Reserve are not included.

⁵ Total of housing units that could be built at the dwellings per hectare density for that type of settlement given in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) .

⁶ The sum of the land areas identified in each settlement as Long Term Strategic and Sustainable Development Sites in this proposed Variation, adjusted to 80% of their area - to reflect Section 3.2.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

⁷ Total of housing units that could be built at the dwellings per hectare density for that type of settlement given in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

⁸ Broadford contains Residential land zoning, but is considered an unserviced settlement at present. It is appropriate to add a further small portion of Residential-zoned land to one of those Residential-zoned sites.

3.4.3 Settlement Hierarchy and Strategy

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PA 1b - 68

PA 1b - 69

All the policies and objectives of this plan flow from and are consistent with the higher level national and regional policies and strategies. The Core Strategy ~~population targets~~ set out in Table 3.4 6 above ~~identify~~ identifies the relevant ~~population target~~, housing supply targets and housing land requirement for each of the settlements in the Settlement Hierarchy. These ~~population~~ housing supply targets and land requirements are reflected in the settlement plans set out in Volume 3 of this plan and should be used as a framework for the provision of water and wastewater services in the county.

Strong settlements are the mainstay of a strong county. Vibrant and viable settlements that provide a range of jobs, services and housing choice not only create the basis of strong economies and communities but also support a greater range of sustainable modes of transport, both within and between settlements. The development of a range of settlements that work together to the benefit of the county and all its inhabitants, including those in rural areas, can only occur in a planned way. The main tool for achieving this is a Settlement Strategy based on the Core Strategy which will enable the proper planning and sustainable development of towns, villages and rural areas coupled with an essential transition towards a competitive, low carbon climate resilient and sustainable mobility future.

The Settlement Strategy for County Clare is outlined in full in Chapter 4 of this plan. It gives effect to the NPF and the RSES and will act as a guide to the location and scale of new development. There is a clear link between the Settlement Hierarchy and the role of the Limerick-Shannon Metropolitan Area and the Key Town of Ennis, the population target for the county, housing supply targets and residential land requirements for each settlement in the Settlement Hierarchy.

Additionally, in order to achieve balanced county-wide growth, the Settlement Strategy was prepared having regard to the capacity of individual areas to accommodate growth; jobs to resident workers ratio, availability of road, rail and air transport; availability of water and wastewater services; availability of education facilities; and the requirement to revitalise rural areas. Regard was had to the SEA and AA processes.

Moreover the Settlement Strategy is consistent with the Sustainable Rural Housing Guidelines (2020) and RPO 27 of the RSES while responding to the specific rural typology of County Clare. The Rural Settlement Strategy set out in Chapter 4 of this plan identifies two types of rural areas – ‘rural areas under strong urban influence’ and ‘other rural areas’.

These areas were classified based on analysis of each Electoral District against a range of criteria including:

- Commuting flows to the main employment locations of Ennis, and the Limerick-Shannon and Galway Metropolitan areas;
- Population change;

- Population density;
- Environmental and landscape sensitivities; and,
- Development pressure for single rural dwellings over the past 10 years.

The settlement policy for rural housing in both of these categories of area is set out in Chapter 4 Urban and Rural Settlement Strategy.

3.4.4 Retail Planning

The objectives regarding the management of retail development in County Clare are contained in Chapter 7 Retail of this development plan and in Volume 7 Clare Retail Strategy. Clare County Council's designation of settlements in the Settlement Hierarchy and the retail policies of this plan are informed by the defined retail hierarchy and align with estimates of the requirements for future retail floorspace provision as set out in the Clare Retail Strategy. The objectives in Chapter 7 of this plan further translate the retail policies as identified in the Retail Strategy for County Clare.

In accordance with the DECLG Retail Planning Guidelines (2012), this plan:

- a) States the elements of the settlement hierarchy in line with the RSES and the Core Strategy;
- b) Outlines the level and form of retailing activity that is appropriate to the various components of the settlement hierarchy;
- c) Defines, by way of maps, the boundaries of the core shopping areas of town centres and the location of any neighbourhood centres;
- d) Includes a broad assessment of the requirement for additional retail floorspace;
- e) Sets out strategic guidance on the location and scale of retail development to support the settlement hierarchy;
- f) Identifies sites which can accommodate the needs of modern retail formats in a way that maintains the essential character of the shopping area;
- g) Includes objectives to improve accessibility in retail areas, create pedestrian and cyclist-friendly town centres and to improve the retailing experience through public realm interventions; and
- h) Identifies relevant development management criteria for the assessment of retail developments.

3.4.5 Housing Strategy

Part V of the Planning and Development Act 2000, as amended, requires all planning authorities to include a housing strategy in any development plan. National Policy Objective **27** **47** of the NPF requires each local authority to prepare a 'Housing Need Demand Assessment' (HNDA). A HNDA is defined in the NPF as a database to allow local authorities to run a number of different scenarios to inform key decisions on housing need and supply. A HNDA is designed to give broad, long-term estimates as opposed to precision estimates.

Volume 8 of this plan comprises the Housing Strategy and the Housing Need Demand Assessment for County Clare and is given effect in this development plan by objectives contained in Chapter 5 Housing.

3.4.6 Climate Action

Climate Change has an increasing role to play in how the county is planned in the future. The plan has a critical role to play in ensuring the communities develop having regard to sustainable infrastructure networks which build resilience to climate change. The plan seeks to integrate land use and transport planning to influence travel behaviour and to reduce the overall need to travel. This is achieved by promoting a more efficient land use pattern where suitable land uses are located closer together and by promoting high quality urban permeability. The plan further supports energy efficiency and energy security.

3.4.7 Economic Strategy

This plan also sets out policies and objectives in support of the economic development of the county in particular in Chapter 6 Economic Development and Enterprise. The strategy provides for a concentration of new economic and employment development primarily within the main towns to bring balance across the county and improve the level of employment choice, while also ensuring there are lands zoned to provide appropriate scaled employment opportunities in smaller settlements. In addition, Ennis 2040 An Economic and Spatial Strategy is a long-term strategy for the sustainable development of the Key Town of Ennis and addresses the measures required to manage economic, infrastructural, environmental and physical challenges.

Working in partnership with local stakeholders such as the Ennis 2040 DAC, the Clare Economic Taskforce, the Chamber of Commerce and local and semi-state agencies, Clare County Council, through its Economic Development Directorate, its Local Enterprise Office and its Economic Development and Enterprise Strategic Policy Committee, will proactively pursue further economic development opportunities for the county to enhance the conditions that foster enterprise and create and sustain jobs. The Council will proactively foster and develop relationships recognising the county's clear strategic position on the Atlantic Economic Corridor and proximity to Galway City, Limerick City and Shannon International Airport, whilst also building on the connection between towns and the surrounding rural areas within the county.

3.4.8 Core Strategy and relevant Environmental Assessments

This Core Strategy has been informed by the Strategic Environmental Assessment (SEA) and the Appropriate Assessment, which were undertaken as parallel processes in tandem with each stage of the development plan preparation. In addition, the implications and requirements of the Floods Directive in relation to flood risk assessment and management and the requirements of the Water Framework Directive as regards protecting and enhancing

water quality, particularly with regard to securing the objectives of the River Basin Management Plan, have been incorporated into the plan, thereby ensuring full integration and consideration of environmental issues throughout the plan-making process.

Volume 10 comprises the SEA Environmental Report, Natura Impact Report and Strategic Flood Risk Assessment (SFRA). Each of the development plan objectives and settlement plans is in compliance with the outcomes of the SEA, AA, and SFRA processes. The objective to comply with the Water Framework Directive is stated in CDP 11.26 and CDP 11.27, while the objectives contained in Chapter 15 ensure that AA and SEA requirements are incorporated into the implementation of the development plan and settlement plan policy as well as any subsequent local area plans. In addition, objective CDP 15.3 requires, where appropriate, that all plans and projects comply with the requirements of the Habitats Directive. Climate change considerations have been integrated throughout the preparation of the plan, in particular, into the SFRA and the objectives contained in the Chapter 2 Climate Action. The reduction of energy demand and reduction of greenhouse gas emissions and the promotion of a low carbon economy is an underlying principle throughout the plan and is also dealt with in detail in the Clare Renewable Energy Strategy and Clare Wind Energy Strategy (Volumes 5 and 6 of this plan). In accordance with the provisions of Section 10(1D) of the Planning and Development Act 2000, as amended, the development objectives in the development plan are consistent, as far as practicable, with the conservation and protection of the environment.

Development Plan Objective:

Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment

CDP 3.3

It is an objective of the Clare County Council:

- a) To require compliance with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation;
- b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species, where required together with the preparation of both statutory and non-Statutory Ecological Impact Assessments (EclA);
- c) To protect, manage and enhance ecological connectivity and improve the coherence of the Natura 2000 Network;
- d) To require all proposals to ensure there is 'no net loss' of biodiversity within developments;
- e) To ensure that European sites and Natural Heritage Areas (designated proposed NHAs) are appropriately protected;

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| | <p>f) To require the preparation and assessment of all plans and projects to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 10 of this development plan; and</p> <p>g) to require compliance with the objectives of the Water Framework Directive and support the implementation of the 3rd Cycle River Basin Management Plan (and any other iteration during the lifetime of the plan).</p> |
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3.4.9 Core Strategy Map

Delivery of a plan-led settlement strategy in line with the integration of services, transport, infrastructure, economic activity, development of natural resources, while preserving the natural environment and amenities is a critical component of this development plan's Core Strategy. The Core Strategy Map (Map 3A) demonstrates how the county works with respect to the main geographical areas, the Settlement Hierarchy and existing transportation, energy and communication, together with its relationship to adjoining regions.

All motorway, national, secondary and primary routes as well as regional roads are shown and named, including the proposed Shannon Bridge Crossing in Killaloe which will provide a direct link between the East Clare area and the M7 motorway network. The Ennistymon Inner Relief Road and Bridge Crossing (Blake's Corner) is displayed. The route of the proposed Limerick Northern Distributor Road (LNDR) is also shown. This road, when developed, will give enhanced access to the University of Limerick and help to foster stronger economic connectivity between County Clare, Shannon International Airport and the University of Limerick. In addition the proposed South Clare/University of Limerick Economic Strategic Development Zone (SDZ) is shown. The objectives in relation to access to National Routes, prepared in line with the Spatial Planning and National Roads – Guidelines for Planning Authorities 2012 are contained in Chapter 11. The Western Rail Corridor is also highlighted. The Killimer-Tarbert ferry is identified as a critical ferry route and provides a means of waterborne transport in the West of Ireland. Moneypoint and Ardnacrusha and associated power lines are critical elements of the state electricity generation and supply network. Shannon International Airport provides global connectivity into and out of the county and region. The relationship and linkages of all these key elements are shown in the wider context of the smaller settlements in the county, the Limerick-Shannon Metropolitan Area, Key Town of Ennis and the wider Atlantic Corridor.

3.5 Conclusion

The objectives that will deliver on the Core Strategy are outlined in the chapters that follow. Firstly, the Urban and Rural Settlement Hierarchy and Strategy for County Clare is outlined, and this is followed by a chapter on housing which sets out how the housing needs of the

people of County Clare will be met during the lifetime of this plan. Chapters 6 and 7 address economic development and enterprise, and retail development, respectively. Chapter 8 outlines the framework for rural development and natural resources. The county's tourism industry is an important part of the economy in County Clare and is dealt with in Chapter 9. The concept of healthy and sustainable communities is built on in Chapter 10 which deals with community development and support for the provision and enhancement of social infrastructure. Chapter 11 deals with physical infrastructure, environment and energy.

The sustainable future development of the Shannon Estuary is addressed in Chapter 12. Chapter 13 relates to a similar theme and deals with the important issues of marine and coastal zone management, including coastal flooding and future development in coastal areas. The management and enhancement of the landscape, biodiversity, natural heritage and green infrastructure, and architectural, archaeological and cultural heritage is the focus of Chapters 14, 15 and 16, respectively.

The enhancement and future growth of towns and villages throughout the county is addressed in Chapter 17 whilst promoting quality in the public realm, placemaking and built environment is the focus of Chapter 18.

Chapter 19 sets the framework for more detailed settlement plans and land-use zonings in the county. Finally, Chapter 20 sets the context for the implementation and monitoring of the plan whilst also setting out the mitigation measures necessary to ensure that implementation does not have a negative impact on the environment of County Clare.



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