



# Clare County Development Plan 2023–2029



COMHAIRLE CONTAE AN CHLAIR  
CLARE COUNTY COUNCIL

VOLUME

# 3<sub>a</sub>

## Ennis Municipal District

### Proposed Variation No. 1



6th March 2026



## Proposed Amendment No. 1 - Volume 3(a) Ennis Municipal District Settlement Plan

### Introduction

This document presents the proposed amendments to Volume 3a Ennis Municipal District Settlement Plans in the following format:

- Introduction
- It is proposed to extract Section 1: Ennis and Section 2: Ennis and Environs Technical Guidance from Volume 3a Ennis Municipal District Area Settlements to create Volume 3a (i) Ennis and Clarecastle Settlement Plan.

The proposed structure of Volume 3a(i) Ennis and Clarecastle Settlement Plan is:

1. Introduction
2. Ennis and Clarecastle
3. Ennis and Clarecastle Technical Guidance
4. Appendix 1: Settlement Capacity Audit

- It is proposed to extract Section 3: Small Villages and Section 4: Clusters from Volume 3a Ennis Municipal District Area Settlements to create Volume 3a (ii) Ennis Municipal District Settlements.

The proposed structure of Volume 3a (ii) Ennis Municipal District Settlement Plans is:

1. Introduction
2. Small Villages
3. Clusters

- It is proposed to make amendments to the settlement plans and zoning maps for the following settlements within the Ennis Municipal District which shall be incorporated as appropriate into the new document structure as set out above;

- Ennis and Clarecastle
- Barefield

For each of the abovementioned settlements, the proposed amendments to the settlement plan and zoning maps are set out in the following documentation.

**Note:** Text, maps, and figures with ~~red strikethrough~~ are proposed for deletion. Proposed new text is identified in **green**.

## Volume 3a Ennis Municipal District

### Proposed amendment No. 3a – 1 - Volume 3a Ennis Municipal District Settlement Plans

**PA 3a – 1 a** - Amend text of Volume 3a Ennis Municipal District Settlement Plans, Introduction, Page 1 and extract from Volume 3a Ennis Municipal District into new Volume 3a(i) Ennis and Clarecastle Settlement Plans.

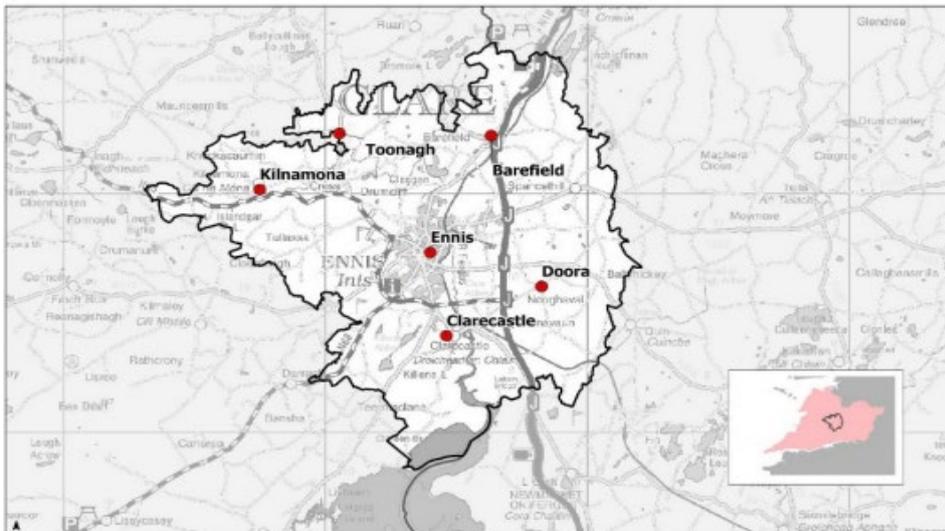
#### Introduction and Context

~~This document~~ Volume 3a includes the written statements and maps for the settlements and clusters (maps only) within the Municipal District of Ennis. Volume 3a consists of the following volumes structured as follows:

- Volume 3a (i) Ennis and Clarecastle Settlement Plan
- Volume 3a (ii) Ennis Municipal District Settlements
- Volume 3a (iii) Ennis 2040 Economic and Spatial Strategy
- Volume 3a (iv) Ennis Local Transport Plan

~~This volume~~ Volumes 3a(i) and 3a(ii) of settlement plans and maps should be read in conjunction with Volume 1 Written Statement and Volume 10 Environmental Appraisal of the Clare County Development Plan 2023 – 2029 and the Environmental Appraisal of Proposed Amendment No. 1 of the Plan.

**Figure 1. Ennis Municipal District (Map)**



The Ennis Municipal District, with a population of ~~30,910 (CSO 2016)~~, 33,952 (CSO 2022), encompasses the Key Town of Ennis, Clarecastle, and the surrounding villages of Barefield, Doora, Kilnamona and Toonagh and a vibrant network of clusters and countryside areas. Ennis Municipal District is located in an identified Working Landscape and is centrally located on the

main economic growth corridor in the Mid-West Region forming part of the Atlantic Economic Corridor.

### Proposed Amendment No. 3a - 2 - Introduction

**PA 3a – 2a** - To amend the Ennis Municipal District summary of lands table, to reflect the changes proposed for land-use zoning within the settlements subject of this proposed variation, under Zoned Lands within the Ennis Municipal District Area Settlements Section on page 2, as follows:

Ennis Municipal District							
Settlement	Res.Ha. Zoned	LDR.Ha. Zoned	<del>SR.Ha.</del> <del>Zoned</del>	Commercial Ha. Zoned	Enterprise Ha. Zoned	Light Industry Ha. Zoned	Mixed Use Ha. Zoned
<b>Key Town</b>							
Ennis (including Clarecastle)	<del>50.34</del> 113.17	41.47	<del>30.64</del>	65.49	79.87	52.86	98.24
<b>Small Villages</b>							
Barefield	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.73
Doora	N/A	N/A	<del>N/A</del>	0.38	0.00	0.00	0.00
Kilnamona	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.00
Toonagh	N/A	N/A	<del>N/A</del>	0.16	0.00	0.00	0.00
<b>Total</b>	<del>50.34</del> 113.17	41.47	<del>30.64</del>	66.03	79.87	52.86	98.97

### Proposed Amendment No. 3a - 3 – Introduction

**PA 3a – 3a** - To amend the following text under Environment Appraisal Section on page 3 and Mitigation Measures Reference Table on page 4, as follows:

The Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment which have been undertaken in tandem with the preparation of this Development Plan have informed the formulation of plan objectives and land-use zonings. Where mitigation measures have been recommended these have been incorporated accordingly.

Details of all proposed mitigation measures are included in the respective reports included in Volume 10 of this Plan, ~~and specifically as follows:~~ and in the environmental reports accompanying proposed variation No. 1 of the plan, specifically as follows:



Mitigation Measures	References (Volume 10a NIR, 10b(i) SEA)
Overarching Mitigation Measures	SEA Vol. 10b Chapter 9
<b>Set lement Measures</b>	
SEA Measures	Vol. 10b (i) Chapter 9 Vol. 10b (ii) Appendix B Section 9 – Environmental Report – Proposed Variation No. 1 to CDP
AA Measures	Vol. 10a Appendix C. Table C-2 Section 5 – NIR - Proposed Variation No. 1 to CDP
SFRA	Volume 10c SFRA - Proposed Variation No. 1 to CDP





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