



# Clare County Development Plan 2023–2029



COMHAIRLE CONTAE AN CHLAIR  
CLARE COUNTY COUNCIL

VOLUME

# 3<sub>a(i)</sub>

# Ennis and Clarecastle Settlement Plan

## Proposed Variation No. 1



6th March 2026





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

The following amendments are proposed to Section 1: Ennis, Section 2: Ennis and Environs Technical Guidance, Volume 3a Ennis Municipal District Area Settlements and Ennis Settlement Map.

The proposed amendments to the settlement map are set out first followed by the proposed amendments to the settlement plans which correlate with the proposed mapping amendment.

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

## Proposed Amendment No. 3a – 4 – Section 1: Ennis

**PA 3a – 4a** - Amend heading Section 1 – Ennis  
Section 1 – Ennis and Clarecastle

**PA 3a – 4b** - Amend heading Section 1.1.1 – Ennis, page 7, Paragraph 2

Ennis is the administrative capital of County Clare and is a lively and vibrant town located between Limerick and Galway (Ireland’s third and fourth largest cities). With a population of ~~25,276 people (CSO 2016)~~ 27,923 people (CSO 2022) Ennis is the largest settlement in County Clare, the largest town in Munster, and the fifth largest settlement in the Southern Region. It is designated as a ‘Key Town’ in the Regional Spatial and Economic Strategy for the Southern Region (RSES), and as the County Town for Clare it is an important residential, service and commercial centre which provides significant levels of employment.

**PA 3a – 4c** - Amend Zoned Lands within Ennis and Clarecastle Section Introduction, Volume 3a  
(i) Ennis and Clarecastle Settlement Plan as follows

### Zoned Lands within Ennis and Clarecastle

The table below provides a summary of lands zoned in the Ennis and Clarecastle Settlement Plan area.

Ennis Municipal District						
Settlement	Res.Ha. Zoned	LDR.Ha. Zoned	Commercial Ha. Zoned	Enterprise Ha. Zoned	Light Industry Ha. Zoned	Mixed Use Ha. Zoned
<b>Key Town</b>						
Ennis (including Clarecastle)	113.17	41.47	65.49	79.87	52.86	98.24

**PA 3a – 4d** - To include Environment Appraisal Section with the following table and text

### Environment Appraisal

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 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
Settlement Measures		
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

**PA3a – 4e** – Amend Section 1: Ennis, Section 1.1.3 CCDP Volume 3 Setlement Plan Objective, Page 8, with the following changes:

### CCDP Volume 3

#### Setlement Plan Objective

It is an objective of Clare County Council:

- a) To support Ennis as a self-sustaining, regional economic driver and as a key location for investment choice in the county and the Southern Region, and to support its enhanced development based on its strategic location relative to the cities of Limerick and Galway, Shannon International Airport and the Atlantic Economic Corridor as well as its role as a centre of employment and economic activity;
- b) To support the implementation of Ennis 2040: Economic and Spatial Strategy, **Volume 3a (iii) of this plan**, to set the long-term economic and spatial strategy for the County Town with an agreed focus on an economic future and spatial pattern to 2040 and beyond;
- ~~e) 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 plan;~~
- c) **To support the implementation of the 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;**

## Proposed Amendment No. 3a - 5 - Section 1.2.1 Overall Strategy

**PA3a – 5a** - Amend text in Section 1.2.1 Page 10, paragraph 3, with the following changes:

Through the development of Ennis 2040: Economic and Spatial Strategy, ~~nine~~ seven Transformational Sites have been identified which, when developed, will transform the town enabling Ennis to prosper as a successful, diverse and vibrant social, civic, commercial, cultural and residential centre. This strategy also serves to guide short, medium and long-term development within Ennis to achieve real economic improvements, spatial changes and enhancements in the quality of life, positioning Ennis as a leading regional town.

**PA3a – 5b** - Amend text in Section 1.2.1 Page 11, paragraph 2, with the following changes:

A neighbourhood is a locality or community within a town, a distinctive place surrounding a local institution such as a school, church or other social or community facility. The ~~Ennis and Clarecastle Setlement Plan forthcoming Ennis and Environs Local Area Plan will~~ takes a neighbourhood-based approach, setting out the set lement strategy for housing development having regard to existing and planned services in each neighbourhood such as social, recreational, retail and educational facilities. The neighbourhood-based approach aims to reinforce the town centre as the key location for living, working, leisure, shopping, and service provision. Moving out from the town centre the strategy is to consolidate certain neighbourhoods, those within walking distance of the town centre and where opportunities exist, through the development of infill sites, Opportunity Sites and Transformational Sites. Beyond these neighbourhoods, the strategy is to permit expansion on suitably zoned lands in new emerging neighbourhoods, concurrent with the development of community and service infrastructure. Outlying neighbourhoods on the rural/urban fringe are identified for limited residential growth.

**PA3a – 5c** - Delete text in column 1 of table Page 12, with the following changes:

Transformational Site Reference	Opportunity Site Reference
<b>TS1</b> Cornmarket Precinct	<b>OP8</b> Waterville House and adjoining site, Mill Road/Cornmarket Street (0.95ha)
	<b>OP16</b> Former Western Garages and adjoining Old Cornstore (0.16ha)
<del><b>TS2</b> Abbey Riverside</del>	<b>OP9</b> Riverside site, Harmony Row and Bank Place (0.75ha)
<del><b>TS3</b> Harvey's Quay &amp; Post Office Field</del>	<b>OP5</b> Post Office Field (1.42ha)
	<b>OP4</b> Analogue Building and adjoining infill site, Bank Place (0.22ha)
	<b>OP6</b> Riverside, Parnell Street Carpark (0.21ha)
<b>TS4</b> Friar's Walk	<b>OP12</b> Francis Street and The Causeway (2.03ha) (TS4 contains a small portion of OP12)
<b>TS5</b> Former Ennis National School	<b>OP1</b> Former Ennis National School and adjoining lands (4.03ha)
<b>TS6</b> Wetlands and Enterprise Area	

<b>TS7</b> Roche Site	<b>OP19</b> Roche Opportunity Site
<b>TS8</b> Clare Technology Park	<b>OP15</b> Clare Technology Park and Our Lady's Hospital (20.82ha)
<b>TS9</b> Data Centre (Toureen)	
	<b>OP2</b> Barrack Street Square and Old Barrack Street (0.11ha)
	<b>OP3</b> Ennis Community Centre/Lysaght's Carpark and former Moran's Premises (0.24ha)
	<b>OP7</b> West Clare Railway Greenway Trail Head, Woodquay (0.18ha)
	<b>OP10</b> Waterpark House and Áras Uí Cochláin, Drumbiggie (2.15ha)
	<b>OP11</b> Coláiste Muire Grounds, Harmony Row (0.36ha)
	<b>OP13</b> Cusack Park (4.38ha)
	<b>OP14</b> Clare Marts, Quin Road (4.76ha)
	<b>OP17</b> The Fairways, Kelly's Corner (0.03ha)
	<b>OP18</b> Commercial Buildings, Tulla Road (0.74ha)

### Proposed Amendment No. 3a - 6 - Section 1.2.2 Vision

**PA3a - 6a** – Amend Section 1.2.2 Vision Page 14, paragraph 1, with the following changes:

In order to secure the successful implementation of this set lement plan, it is necessary to have a strong vision for Ennis and environs and Clarecastle encapsulating the desired outcomes for the future development of the area. ~~and guiding the content of and priorities for the forthcoming Ennis and Environs Local Area Plan.~~

The Strategic Vision for Ennis is:

‘A vibrant and culturally rich Ennis area with a revitalised town centre and strong economic growth balanced with enhanced social inclusion, accessibility, sustainable neighbourhoods and a high level of environmental quality, to ensure an excellent quality of life for all’.

This ‘Vision’ is aligned with the Strategic Vision set out in Ennis 2040 Economic and Spatial Strategy in Volume 3a (iii) of this plan.

**PA3a – 6b** - Amend Section Ennis 2040 Economic and Spatial Strategy, Page 18 with the following changes:

Ennis 2040 Economic and Spatial Strategy

Ennis 2040 Economic and Spatial Strategy seeks to support compact growth and realise sustainable economic, social and environmental opportunities in Ennis and County Clare over the next 2014 years. ~~The strategy was commissioned in light of the recovery in the national economy, the adoption of a new National Planning Framework (NPF) for Ireland to 2040 and a National Development Plan 2018-2027 which sets out the investment priorities that will underpin the successful implementation of the NPF over a ten-year period through a total investment estimated at €116 billion.~~ As a long-term strategy, it will not only transform the

town as a great place to live and visit but also position Ennis and County Clare as an at ractive investment location creating future jobs in the region. Ennis 2040 will have the potential to stimulate the economy, transform quality of life and enhance the environment. Further information on the plan can be found in Ennis 2040 Economic and Spatial Strategy [can be found in Volume 3a \(iii\) of this plan.](#)

### Proposed Amendment No. 3a - 7 - Section 1.5.3 Office Provision

**PA3a – 7a** - Amend Section 1.5.3 Page 22, with the following changes:

Ennis is ideally suited for the provision of large-scale, high-quality office accommodation. This plan supports and encourages the provision of new office space in the town centre and edge-of-centre areas rather than in outlying areas. The following locations, all or in part, present opportunities to deliver this:

- Waterville House and adjoining lands, Mill Road/Cornmarket Street (OP8);
- New Road (MU1);
- Old Gaol Road (MU5);
- Riverside Site, Harmony Row and Bank Place (OP9);
- Waterpark House and Arás Uí Chochláin (OP10);
- Francis Street and the Causeway (OP12).
- Ennis Community Centre/Lysaght’s Carpark and former Moran’s Premises (OP3)
- ~~Harvey’s Quay~~, Analogue Building and ~~Riverside~~, [Adjoining Infill Site](#), Parnell Street Carpark (OP4 & OP6)

### Proposed Amendment No. 3a - 8 - Section 1.6.2 Transformational and Opportunity Sites in the Town Centre

**PA3a – 8a** - Amend Section 1.6.2 Page 24, with the following changes:

#### Paragraph 1

The Transformational and Opportunity Sites that have been identified in the town centre are central to the achievement of the overall vision for the area. In addition to the primary Transformational and Opportunity Sites in the town centre such as the [Former Ennis National School \(TS5\) \(OP1\)](#) and the ~~Post Office Field (TS3) (OP5)~~ there are a number of other Transformational and Opportunity Sites that have been identified as potential locations for development/redevelopment. These sites represent gaps in the fabric of the townscape and their redevelopment and regeneration can make a valuable contribution to both the appearance of the town centre and the range of services and activities that take place there. Full details of all Transformational and Opportunity Sites are set out in Technical Guidance – Opportunity Sites in Section 2.14 of this Volume.

#### Paragraph 2

[The Analogue Building and Adjoining Infill Site \(OP4\) \(TS3\)](#) presents an opportunity to create ~~both a physical and~~ visual link between Bank Place and the Post Office Field. ~~The Harvey’s Quay and Post Office Field projects, both individually and cumulatively, have the potential to significantly contribute to placemaking, while also unlocking development at Harvey’s Quay~~

~~and enhancing the amenity of the core area in the case of the Post Office Field proposal.~~ This site is zoned Mixed Use and benefits from significant footfall generated by the daily business of the Post Office, banks and other offices in the surrounding area. The site has the potential to accommodate a range of commercial, mixed use or civic uses.

Paragraph 4

~~Abbey Riverside (TS2) and~~ The Riverside site at Harmony Row (OP9) located on the western side of the river has a prime location and presents an excellent opportunity to enhance the appreciation of the River Fergus in the town centre. There is potential to facilitate waterfront business activity and a riverside amenity space in the heart of the town and in close proximity to the main shopping streets. The site can accommodate, amongst others, mixed use, civic or commercial uses and the redevelopment of this area also has the potential to strengthen pedestrian linkages ~~and provide civic spaces and public realm improvements in the town centre.~~ from Harmony Row to Bank Place and to create a riverside amenity space in the town centre.

### Proposed Amendment No. 3a - 9 - Section 1.8 The Public Realm and Built Environment

**PA3a – 9a** – Amend Section 1.8 Page 31, with the following changes:

Paragraph 2

In relation to Ennis town centre and surrounding area, public realm improvements will be focused on the following areas:

- O’Connell Square and High Street;
- Old Barrack Street and Barrack Square;
- ~~The Post Office Field (Transformational/Opportunity Site),~~ and
- Abbey Street

Paragraph 3

In order to ensure a high quality and accessible public realm and the on-going management and conservation of the built heritage in the settlement area, the following strategic aims will be pursued. ~~These will be further developed in the Ennis and Environs Local Area Plan.~~ The sites above which are identified as Opportunity Sites are discussed in greater detail in Section 2.14 of this volume. The remaining sites are discussed in more detail in Section 1.8.1 below.

### Proposed Amendment No. 3a - 10 - Section 1.9 Travel, Mobility and 10 Minute Town

**PA3a – 10a** – Amend Section 1.9 Page 33, paragraph 3, with the following changes:

.....and ease of movement, particularly in Ennis town centre. To this end the ~~Ennis and Environs Local Area Plan~~ Ennis Local Transport Plan (Vol 3a (iv)) will set out a strategy and objectives for the delivery of infrastructure and facilities to support sustainable modes of travel in Ennis. ~~for walking, cycling, bus, delivery facilities, taxi ranks, signage, safe routes to school and carparking.~~

**PA3a – 10b** – Amend-Section 1.9.1 Page 33, bullet point 1, with the following changes:

- ~~To prepare and implement a Local Transport Plan for the Ennis Town and environs area, incorporating a Strategic Environmental Assessment and an Appropriate Assessment during the lifetime of this plan;~~ To support the implementation of the Ennis Local Transport Plan in Vol 3a (iv) of this plan;

#### **Proposed Amendment No. 3a - 11 - Section 1.11.6 Tourism in Clarecastle**

**PA3a – 11a** – Delete Section 1.11.6 Page 39, paragraph 3, with the following changes:

~~The Ennis and Environs Local Area Plan will set out in greater detail the tourism strategy for Clarecastle.~~

#### **Proposed Amendment No. 3a - 12 - Section 1.12 Climate Change and Low Carbon Strategy**

**PA3a – 12a** - Amend Section 1.12 Page 39, paragraph 5, with the following changes:

With the effects of climate change becoming increasingly understood, it is now more important than ever to ensure appropriate actions are taken to minimise the impacts of these changes on the environment. ~~Resilience to climate change will therefore be a central consideration in the preparation of the Ennis and Environs Local Area Plan.~~ In Ennis and Clarecastle there are opportunities to establish low energy residential communities in a number of the neighbourhoods, and low energy business communities.

## Section 2: Ennis and ~~Environ~~ Clarecastle Technical Guidance

### Proposed Amendments No. 3a - 13 - Section 2: Ennis and Environs Technical Guidance

**PA3a – 13a** – Amend Section 2 heading, Page 50, with the following changes:

Section 2: ~~Ennis and Environs Technical Guidance~~ Ennis and Clarecastle Technical Guidance

**PA3a – 13b** – Add text objective under Section 2.2, page 51, as follows:

#### Long Term Strategic and Sustainable Development Sites

These sites have been identified for the long-term strategic and sustainable expansion of the settlement and indicate where future infrastructure upgrades and capital investment is required to meet the needs of the settlement beyond this plan period.

### Proposed Amendment No. 3a - 14 – Roslevan Neighbourhood Map

- To amend the Ennis and Clarecastle Setlement Map (Map no. 1) with the following changes:

**PA 3a – 14a** – To zone unzoned land north of Residential site (R2) to Residential site (R40) and amend setlement boundary accordingly.

**PA 3a – 14b** - To change zoning of Strategic Residential Reserve (SR1) to Residential (R26)

**PA 3a – 14c** - To zone unzoned land north of proposed R26 to Residential (R24) and amend setlement boundary accordingly.

**PA 3a – 14d** - To change zoning of Strategic Residential Reserve (SR11) to Residential (R27)

**PA 3a – 14e** - To change zoning of Agriculture land east of existing Strategic Residential Reserve (SR11) to Residential (R22).

### Proposed Amendment No. 3a - 15 - New Housing in Roslevan Neighbourhood

- To amend the following site objectives which accompany the setlement map amendments under New Housing in the Roslevan Neighbourhood, page 52, as follows:

**PA 3a – 15a** - Amend text objective for existing Residential, R2

#### **R2 North of Oakleigh Wood**

This site is suitable for the provision of residential development of high quality design and layout which should be graded in density, starting with medium density closest to the existing residential development, reducing to lower density as the slope of the site falls towards the rich fen and flush habitat to the north. The focal point of the site is the national monument which shall be protected, and its setting enhanced by the set back and orientation of new housing. ~~The forthcoming Ennis and Environs Local Area Plan will contain a schematic masterplan for the area that will give more guidance in this regard.~~ Although the rich fen and flush habitat to the northeast of this site is outside the setlement boundary, the groundwater or flowing surface waters which feed the habitat should be protected during the course of construction and development. Proposals for this site shall demonstrate how the natural water supply to the rich fen and flush habitat will be protected.

**PA 3a – 15b** - Add text objective for proposed Residential site, R40

#### **R40 north of R2**

Development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a ( Ref: R40) and in particular any development proposals shall be informed by ecological, environmental, hydrological and heritage considerations. Proposals shall be informed by ecological surveying and impact assessment (including EcIA, AA Screening/AA and EIA Screening/EIA) and shall incorporate appropriate buffers to protect watercourses, wetlands, key ecological features and ensure no adverse impacts on Ballyalia Lake SAC and pNHA. Existing trees and hedgerows shall be protected and integrated into the design and

landscape management plan following a arboriculture assessment, maintaining their function as wildlife corridors and enhancing ecological connectivity.

Future development of this site shall be informed by a Traffic and Transport Assessment. Proposals shall ensure safe access for all road users and integrate pedestrian and cycle permeability and connectivity to the R2 lands and adjoining neighbourhood services.

**PA 3a – 15c** - Add text objective for proposed Residential, R26

#### **R26 Roslevan**

Development of these lands shall be guided by the site-specific mitigation measures set out in Volume 10 of the Clare County Development Plan 2023 - 2029 (Ref: SR1). Future development proposals shall be informed by Traffic and Transport Assessment to ensure safe access and connectivity for pedestrians, cyclists and drivers through the adjoining development Cluain Ros, to the Roslevan Neighbourhood Centre and R24 lands to the north.

**PA 3a – 15d** - Add text objective for proposed Residential site, R24

#### **R24 Roslevan (adjoining proposed R26)**

Development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: R26). Future development proposals shall be informed by a Traffic and Transport Assessment to ensure safe pedestrian, cycle and vehicular access through the adjoining lands, proposed R26, existing development Cluain Ros and to the Roslevan Neighbourhood Centre.

**PA 3a – 15e** - Add text objective for proposed Residential site, R27

#### **R27 Roslevan, adjacent to and east of Líos Ard**

Development of these lands shall be guided by the site-specific mitigation measures set out in Volume 10 of the Clare County Development Plan 2023–2029 (Ref: SR11). Future development proposals shall be informed by Traffic and Transport Assessment to ensure safe pedestrian, cycle and vehicular access through the adjoining development of Líos Ard, the Roslevan Neighbourhood Centre and proposed R22 lands to the east.

**PA 3a – 15f** - Add text objective for proposed Residential site, R22

#### **R22 – Roslevan, East of Líos Ard**

Development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: R22). Future development proposals shall be informed by Traffic and Transport Assessment to ensure safe pedestrian, cycle and vehicular access through the proposed R27 lands and the adjoining development Líos Ard.

### Proposed Amendment No. 3a – 16 - Clareen Neighbourhood Map

- To amend the Ennis and Clarecastle Settlement Map (Map no. 2) as follows:

**PA3a – 16a** - To change zoning of Strategic Residential Reserve (SR2) to Residential (R33)

**PA3a – 16a** - To change zoning of Agriculture land north of Residential site (R18) to Residential (R44)

**PA3a – 16a** – To change zoning of Agriculture land south of existing Residential (R18) to Residential (R41)

**PA3a – 16a** - To change zoning of Agriculture land to Long Term Strategic Development Site (LT2).

### Proposed Amendment No. 3a – 17 – New Housing in the Clareen Neighbourhood

- To amend the following site objectives which accompany the Clareen Neighbourhood Map amendments under New Housing in the Clareen Neighbourhood, page 55, as follows:

**PA3a – 17a** - Amend text objective for SR2, R13 and R10 Clareen

#### **SR2, R33, R13 and R10 Clareen**

10.68 hectares of residentially zoned land has been provided on sites R13 and R10. ~~with an additional 5.69 hectares on SR2. SR2 lands may only be considered for development in accordance with Section 19.4 (Volume 1 of this plan) and the description of Strategic Residential Reserve thereunder.~~ Future development of R33 lands shall be guided by the site-specific mitigation measures set out in Volume 10 of the Clare County Development Plan 2023–2029 (Ref: SR2).

**PA3a – 17b** - Add text objective for proposed residential site R44

#### **R44 Ache Bhile**

Development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: R44)

### Proposed Amendment No. 3a – 18 - Cahircalla More Neighbourhood Map

- To amend the Ennis and Clarecastle Setlement Map (Map no. 3) as follows:

**PA3a-18a** - To change zoning of Strategic Residential Reserve (SR4) to Residential (R29)

**PA3a-18b** - To change zoning of Strategic Residential Reserve (SR5) to Residential (R30)

**PA3a -18c:** To change zoning of Strategic Residential Reserve (SR3) to Long Term Strategic and Sustainable Development Site (LT6)

### Proposed Amendment No. 3a – 19 -New Housing in Cahircalla More

- To amend the following site objective which accompanies the neighbourhood map amendments under New Housing in Cahircalla More, page 59, as follows:

**PA3a – 19a** - Amend text objective for proposed residential sites R29 and R30

#### ~~SR4 and SR5 Ashline~~ R29 and R30 Ashline

~~These lands may only be considered for development in accordance with Section 19.4 (Volume 1 of this plan) and the description of Strategic Residential Reserve thereunder.~~ Access to this site shall be considered within the context of the overall circulation of all modes of transport throughout and between all the zoned lands in and around the school, as indicated on the Ennis and Clarecastle ~~Environ~~s setlement plan map.

### **Proposed Amendment No. 3a – 20 - Lifford Neighbourhood Map**

- To amend the Ennis and Clarecastle Settlement Map (Map no. 2) as follows:

**PA3a – 20a** - To change zoning of Strategic Residential Reserve (SR10) to Residential (R31)

### **Proposed Amendment No. 3a – 21 - New Housing in the Lifford Neighbourhood**

- To amend the following site objectives which accompany the neighbourhood map amendments under New Housing in the Lifford Neighbourhood

**PA3a – 21a** - Add text objective for proposed Residential site, R31

#### **R31 - Gort Road**

Development of these lands shall be guided by the site specific mitigation measures set out in Volume 10 of the Clare County Development Plan 2023–2029 (Ref: SR10). Future development proposals shall be informed by Traffic and Transport Assessment to ensure safe access and connectivity for pedestrians, cyclists and drivers from the site.

### Proposed Amendment No. 3a – 22 – Cloughleigh / Drumbiggle Neighbourhood Map

- To amend the Ennis and Clarecastle Settlement Map (Map no. 3) as follows:

**PA3a – 22a** - To change zoning of Strategic Residential Reserve (SR8) to Residential (R39)

### Proposed Amendment No. 3a – 23 – New Housing in Cloughleigh / Drumbiggle Neighbourhood

- To amend the following site objectives which accompany the neighbourhood map amendments under New Housing in the Cloughleigh / Drumbiggle Neighbourhood.

**PA3a – 23a** - Amend text objective for proposed Residential site, R39

#### Site ~~SR8~~ R39 Adjacent to Páirc na Coille Nursing Home

This site has been identified for residential development. The area of the site to the west of Páirc na Coille Nursing Home includes an attractive natural habitat a portion of which should be retained as open space between any new development and the existing nursing home, providing an open space buffer between the two developments. This site is located less than 1km from a known bat roost and lies within the 2.5km foraging range identified in the site-specific conservation objectives for the Newhall Edenvale Complex SAC (Site Code: 002091). ~~Proposals for development on this site must be informed by an ecological assessment of the site and appropriate bat surveys and shall ensure that there is no loss of habitats used by Lesser Horseshoe bats.~~ In order to mitigate any potential impacts on Lesser Horseshoe Bats arising from any future development, seasonal bat surveys shall be undertaken to determine the extent of bat use of the site throughout the year and to assess any potential impacts associated with nearby hibernation roosts. Development proposals must also demonstrate compliance with the Clare County Development Plan objective requiring no net loss of potential Lesser Horseshoe Bat feeding habitats, treelines or hedgerows within 2.5km of known roosts. Any planning application shall be accompanied by an ecological report addressing these requirements. All design proposals, including lighting, must be informed by the results of the bat survey and ecological report. A landscape management plan must also accompany any development proposals.

Development proposals shall include mitigation for bats, water quality and Special Conservation Interest Birds, as set out in Volume 10a Natura Impact Report as it relates to SR8 (NIR mitigation 2,3 and 4a). There is a small watercourse (Cahircalla Stream) that runs through the site. A site specific flood risk assessment is required in accordance with Section 4.3 of the Strategic Flood Risk Assessment Volume 10c and the sequential approach will be applied. The site specific flood risk assessment shall also be informed by Section 2.2.2 of Variation 1 to the Clare County Development Plan 2023–2029 SFRA (Ref: R39) (variation SFRA).

### Proposed Amendment No. 3a – 24 – Clonroad More Neighbourhood Map

- To amend the Ennis and Clarecastle Settlement Map (Map no. 3) as follows:

**PA3a – 24a** - To change zoning of Strategic Residential Reserve (SR7) to Residential (R28)

**PA3a – 24b** - To change zoning of Strategic Residential Reserve (SR9) to Residential (R32)

### Proposed Amendment No. 3a – 25 – New Housing in Clonroad More Neighbourhood

- To amend the following site objectives which accompany the neighbourhood map amendments under New Housing in the Clonroad More Neighbourhood, page 67, as follows:

**PA3a – 25a** - Add text objective for proposed Residential site, R28

#### **R28 Clonroadmore**

Future development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: SR7).

**PA3a – 25b** - Add text objective for proposed Residential site, R32

#### **R32 Limerick Road**

Future development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: SR9)

### Proposed Amendment No. 3a – 26 – Ballycorey/ Ballymaley Neighbourhood Map

- To amend the Ennis and Clarecastle Settlement Map (Map no. 1) as follows:

**PA3a – 26a** - To change zoning of Agriculture land to Residential (R35)

**PA3a – 26b** - To change zoning of Agriculture land to Residential (R42)

**PA3a – 26c** - To change zoning of Agriculture land to Residential (R36)

**PA3a – 26d** - To change zoning of Agriculture land to Residential (R45)

**PA3a – 26e** - To identify Long Term Strategic and Sustainable Development Site (LT3)

**PA3a – 26f** - To identify Long Term Strategic and Sustainable Development Site (LT4)

**PA3a – 26g** - To identify Long Term Strategic and Sustainable Development Site (LT1)

### Proposed Amendment No. 3a – 27 – New Housing in Ballycorey / Ballymaley Neighbourhood

- To amend the following site objectives which accompany the neighbourhood map amendments under New Housing in the Ballycorey / Ballymaley Neighbourhood, page 71, as follows:

**PA3a – 27a** - Add text objective for proposed Residential sites R35 and R42

#### **R35 and R42 Gort Road, Ballemaley (adjacent to LDR14)**

Future development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref. R35 and R42).

Given the proximity of the site to Lough Girroga and Ballyallia Lake SAC and pNHA, any proposal shall ensure that no adverse effects occur on the conservation objectives of these designated sites.

Proposals shall also be informed by a Traffic and Transport Assessment, shall be informed by Traffic and Transport Assessment to ensure safe pedestrian, cycle and vehicular access to the Gort Road and to the adjoining lands LDR14.

**PA3a – 27b** - Add text objective for proposed residential site R36

#### **R36 Gort Road, South of COM2**

Future development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: R36)

**PA3a – 27c** - Add text objective for proposed residential site R45

#### **R45 Gort Road**

Future development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: R45).

### **Proposed Amendment No. 3a – 28 – Woodstock Neighbourhood**

- To amend the Ennis and Clarecastle Setlement Map (Map no. 2) as follows:

**PA3a – 28a** – To change zoning from Agriculture land to Residential (R43)

### **Proposed Amendment No. 3a – 29 – New Housing in Woodstock Neighbourhood**

- To amend the following site objectives which accompany the neighbourhood map amendments under New Housing in the Woodstock Neighbourhood, page 74, as follows:

**PA3a – 29a** - Add text objective for proposed residential site R43

#### **R43 Shanaway Road (south of LDR6)**

Future development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: R43). Access from this site to agricultural lands to the south west should be maintained as part of any development proposal to facilitate future development. Development proposals shall be suitably informed by detailed hydrological/hydrogeological assessment, ensuring the complete protection of the Drumcliff Springs Public Water Supply.

### **Proposed Amendment No. 3a – 30 – Clarecastle Village**

- To amend the Ennis and Clarecastle Setlement Map (Map no. 4) as follows:

**PA3a – 30a** – To change zoning of Strategic Residential Reserve (SR6) to Residential (R25)

**PA3a – 30b** – To zone unzoned land Residential (R38)

**PA3a – 30c** – To identify Long Term Strategic and Sustainable Development Sites (LT5 and LT9)

### **Proposed Amendment No. 3a – 31 – New Housing in Clarecastle**

- To amend the following site objectives which accompany the village map amendments under New Housing in the Clarecastle, page 76, as follows:

**PA3a – 31a** - Add text objective for proposed residential site R38

#### **R38 – Clarecastle, Adjacent to GAA Grounds**

Future development of these lands shall be guided by the site specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: R38). Future development proposals shall be informed by a Traffic and Transport Assessment to ensure safe pedestrian, cycle and vehicular access and connectivity to Clarecastle Village.

**PA3a – 31b** - Add text objective for proposed Long Term Strategic and Sustainable Development Sites LT5 and LT9

### **LT5 and LT9 – Clarecastle (adjoining LDR 10 Greggunahilla)**

Any future development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Re: LT5 and LT9). The Long Term Sustainable Development Sites are suitable for the provision of a high quality residential development. Future development of these lands shall be guided by a comprehensive masterplan. The masterplan shall address all access requirements, including safe pedestrian and cyclist routes, and vehicular access, to the L1452 and links to Clarecastle Village.

### **Proposed Amendment No. 3a – 32 – to Ennis and Clarecastle Setlement Map (Map 3)**

- To amend Map 3 as follows:

**PA 3a – 32a** – To identify Long Term Strategic and Sustainable Development Sites (LT7 and LT8) and amend the setlement boundary accordingly.

**PA 3a – 30b** – To zone unzoned land Existing Residential, northeast of LT8.

**PA3a – 30c** – To zone unzoned land as Buffer Space.

### **Proposed Amendment No. 3a – 33 – 2.13.1 Beechpark Area**

- To add the following site objectives, as follows:

**PA3a – 31a** - Add text objective for proposed Long Term Strategic and Sustainable Development Sites, LT7 and LT8

### **LT7 and LT8 Beechpark**

Any future development of these lands shall be guided by the site specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: LT7 and LT8)

These Long Term Sustainable Development Sites are suitable for the provision of a high quality residential development and a potential healthcare facility. Development of these lands, shall be guided by a comprehensive masterplan. The masterplan shall address all access requirements, including safe pedestrian and cyclist routes, appropriate crossing and access arrangements to the N85, and the provision and assessment of vehicular access and its potential impact on the N85. Detail shall also be provided in respect of required infrastructure (including upgrades) including roads, water and wastewater and electricity.

The masterplan shall be informed by ecological and environmental assessments to ensure the avoidance and mitigation of adverse impacts on identified Annex I habitats, ecological features, and ecological networks, including existing trees and hedgerows. It shall also incorporate measures for sustainable surface water management, prioritising Nature Based Solutions.

### **Proposed Amendment No. 3a – 34 – Cahircalla Beg / Ballybeg Neighbourhood Map**

- To amend Cahircalla Beg / Ballybeg Neighbourhood Map as follows:

**PA3a – 34a** - To change zoning of Agriculture land to Residential (R34).

**PA3a – 34b** - To change zoning of Agriculture land to Residential (R37)

### **Proposed Amendment No. 3a – 35 – Cahircalla Beg / Ballybeg**

- To amend the following site objectives which accompany the neighbourhood map amendments under New Housing in the Cahircalla Beg / Ballybeg, page 84, as follows:

**PA 3a – 35a** – Add text objective for the proposed residential site, R34

#### **R34 – Ballybeg**

Proposed development of these lands shall be guided by the site-specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: R34)

Development proposals shall be informed by an arboriculture and ecological assessment. Existing hedgerows and treeline within and bounding the site should be protected and integrated into any proposed development, by providing an appropriate buffer to protect their function as a potential foraging and wildlife commuting corridor including for Lesser Horseshoe bats, given its proximity to Newhall and Edenvale complex SAC.

**PA3a – 35b** - Add text objective for proposed residential site R37

#### **R37 – Ballybeg / Clonroadbeg**

Future development of these lands shall be guided by the site specific mitigation measures set out in documents listed in the Mitigation Measures Reference table in Environment Appraisal Section of Vol 3a (Ref: R37)

Given the proximity of the site to Newhall and Edenvale complex SAC, any development proposal shall ensure that no adverse effects occur on the conservation objectives of these designated sites. Existing hedgerows and treeline within and bounding the site should be protected and integrated into any proposed development, providing an appropriate buffer to protect their value as a potential foraging and wildlife commuting corridor including for Lesser Horseshoe bats.

### **Proposed Amendment No. 3a – 36 – to Ennis and Clarecastle Setlement Map (Map no. 2) and Setlement boundary with the following changes:**

**PA 3d – 36a** - To identify Long Term Strategic and Sustainable Development Site (LT2) and amend the setlement boundary.

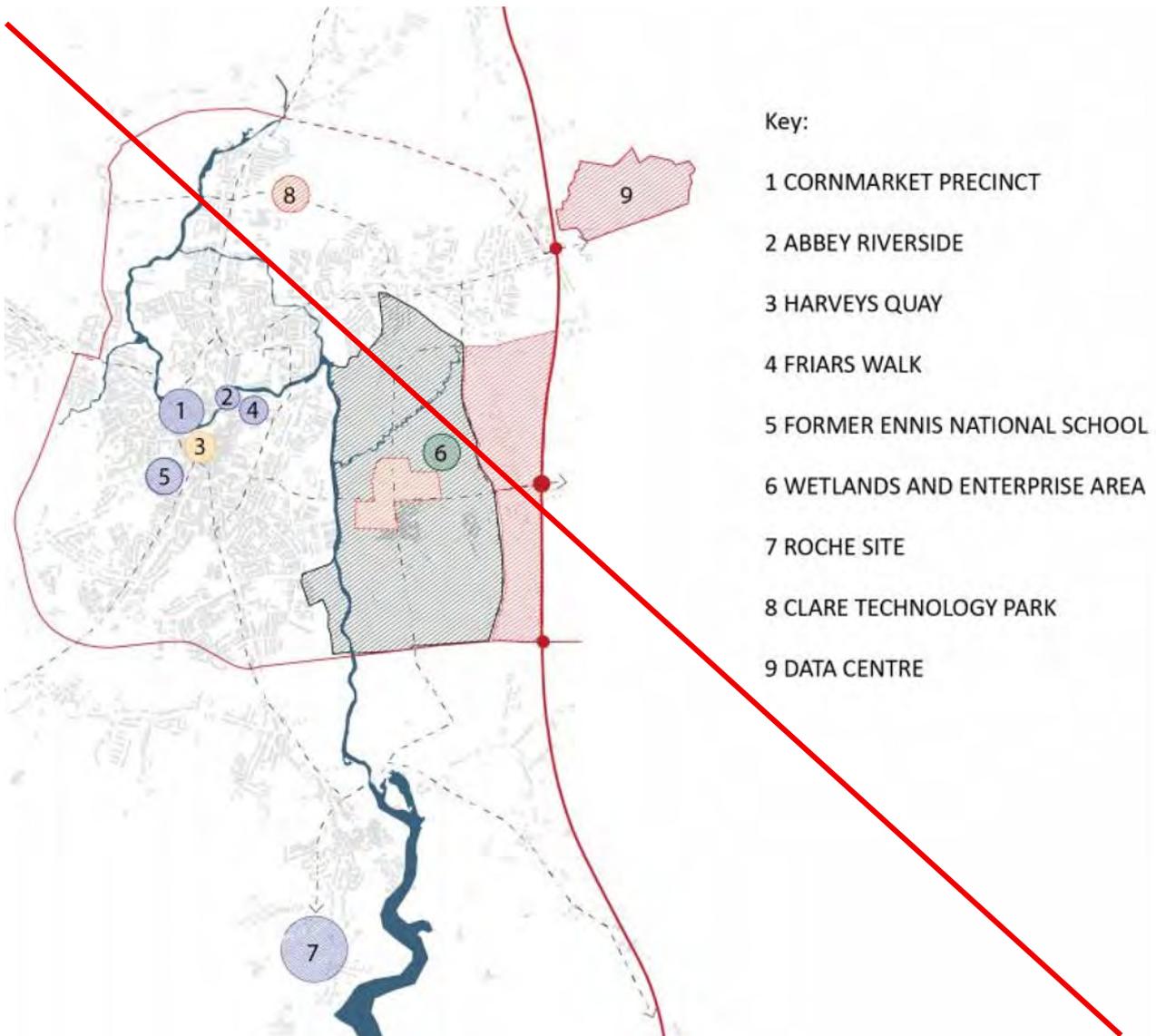
### **Proposed Amendment No. 3a – 37 – Technical Guidance, page 87, paragraph 2, as follows:**

**PA 3a – 37a** – Amend existing statement as follows:

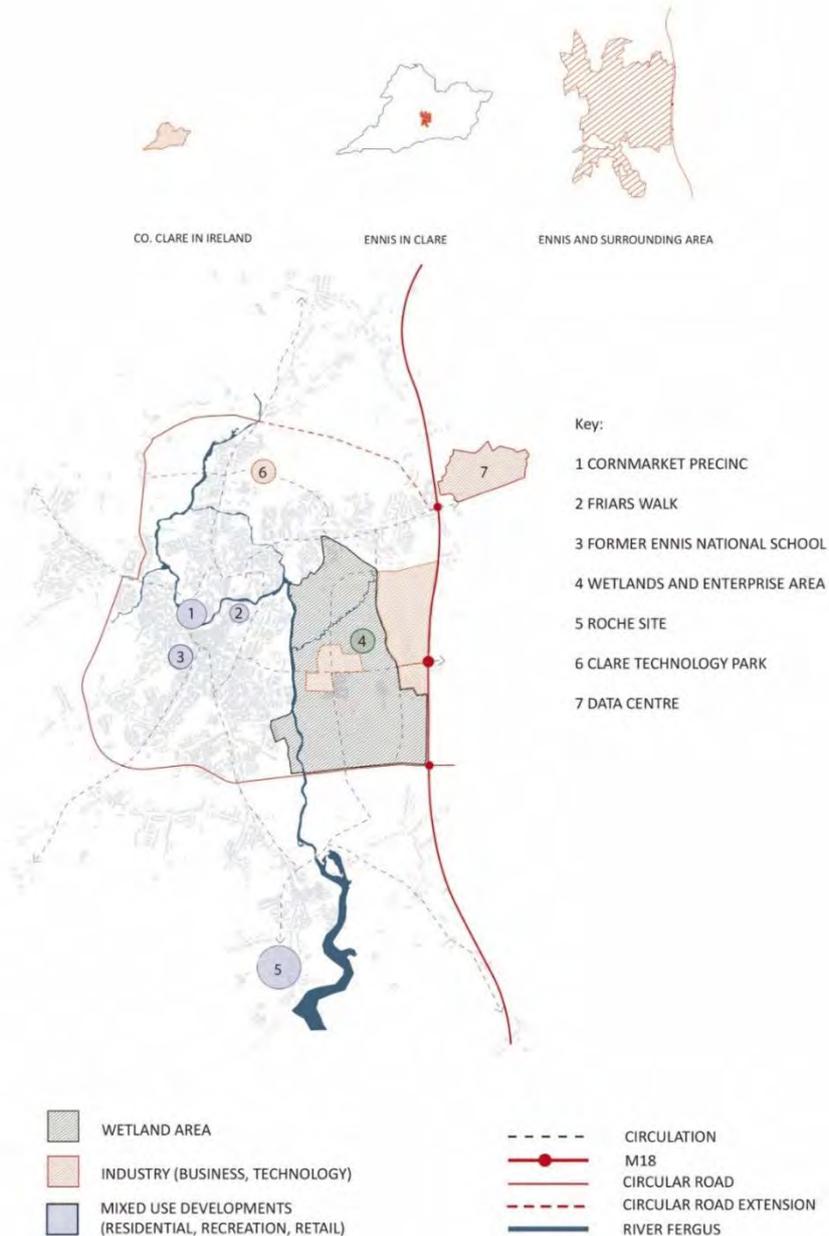
Ennis 2040 contains ~~nine~~ seven Transformational Sites as set out below. This plan also contains nineteen Opportunity Sites in Ennis and its environs. In some instances, these sites overlap and in other instances they are stand alone sites.

### Proposed Amendment No. 3a – 38 – Ennis Transformational Sites

**PA 3a – 38a** - Delete existing Map 1 – Ennis Transformational Sites, Page 88 and replace with the revised map and text below:



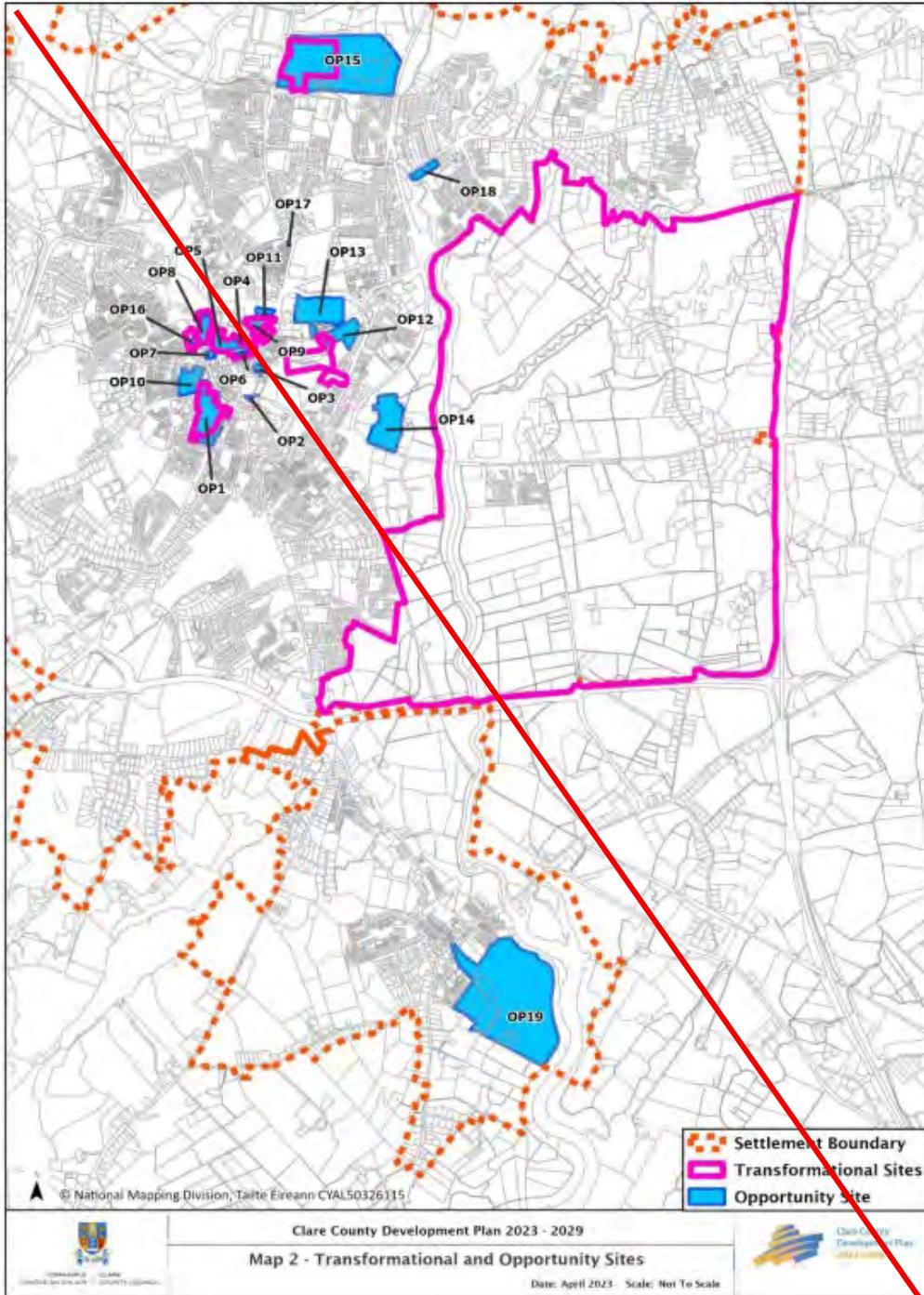
**PA 3a – 38b** – Add map below to replace map in PA 3a – 38a



**Image** Illustrating 7 Transformational Sites included in Ennis 2040. Source – Ennis 2040 Economic and Spatial Strategy

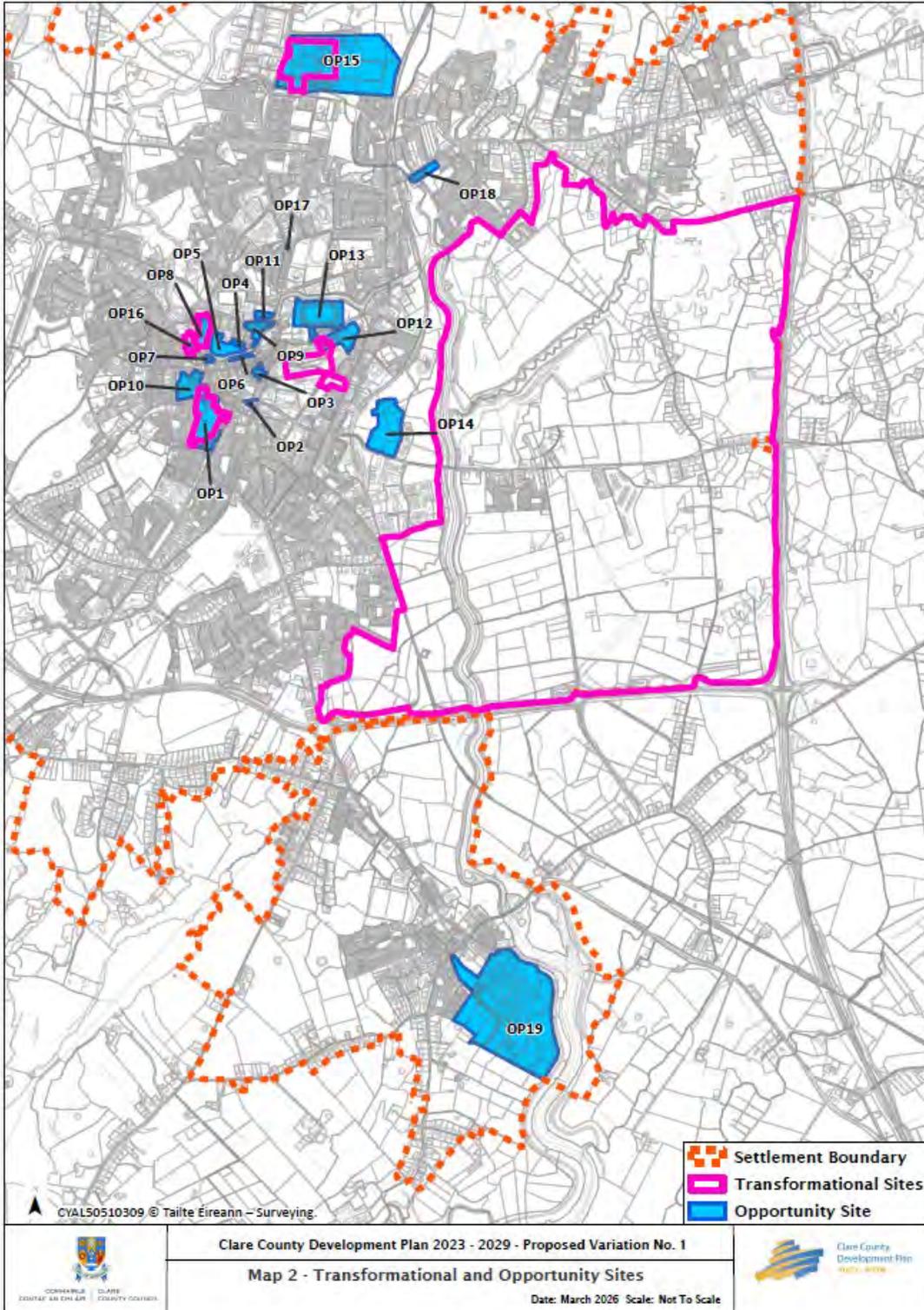
**Proposed Amendment No. 3a – 39 – Ennis Transformational and Opportunity Sites Map**

**PA 3a – 39a** - Delete existing Map 2 – Ennis Transformational and Opportunity Sites, page 89 and replace with the revised map below:



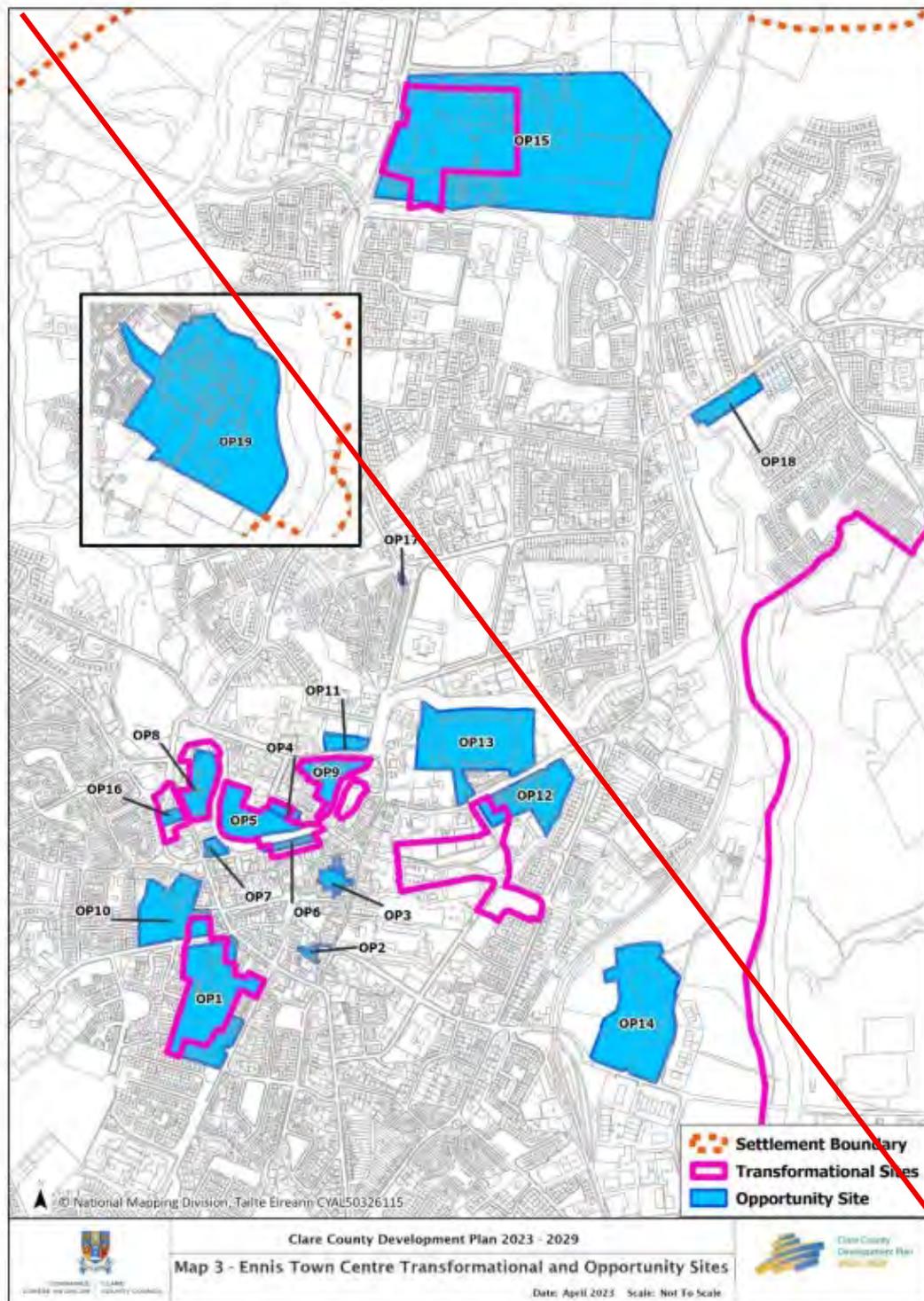
PA 3a – 39b – Add the map below to replace map in PA 3a – 39a

Map 2



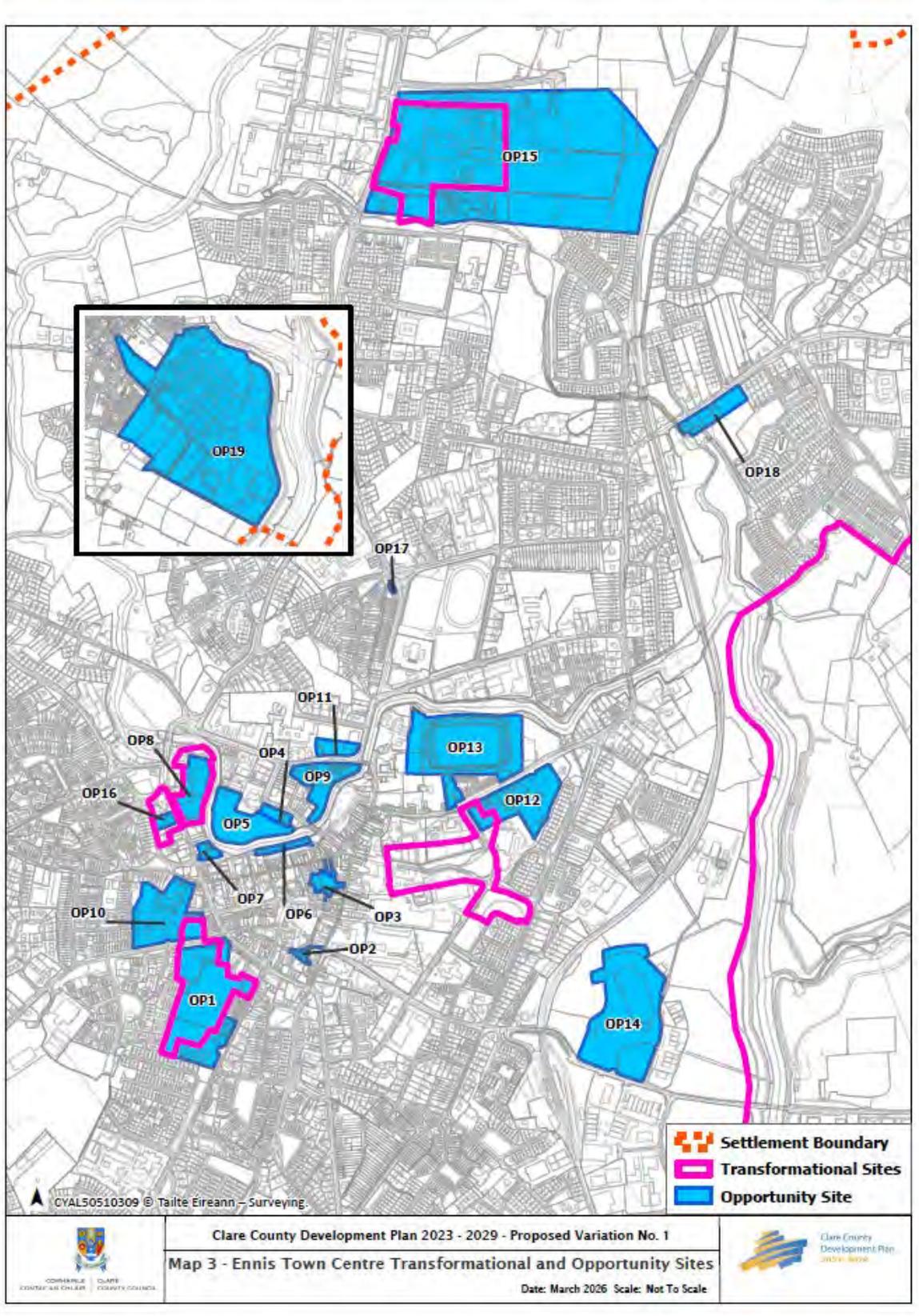
## Proposed Amendment No. 3a – 40 – Ennis Town Centre Transformational and Opportunity Sites

**PA 3a – 40a** - Delete existing Map 3 – Ennis Town Centre Transformational and Opportunity Sites, page 90 and replace with the revised map below:



PA 3a – 40b – Add map below to replace map in PA 3a – 40a

Map 3



## Proposed Amendment No. 3a – 41 – Section 2.14 Page 93, with the following changes

**PA 3a – 41a** - Delete text relating to TS2 – Abbey Riverside and move text relating to OP9 Riverside site, Harmony Row and Bank Place to Opportunity Sites section Page 108, after OP7 West Clare Railway Greenway Trail Head, Woodquay.

### **TS2 – Abbey Riverside**

Including:

**OP9** Riverside site, Harmony Row and Bank Place

~~The Abbey Riverside strategy comprises a number of elements which when combined will support greater economic activity in the town centre, a more diverse employment base and improved amenity. The showcasing of the River Fergus will improve and upgrade the public realm offer in the town centre and enhance green infrastructure. The provision of much needed residential accommodation in the town centre alongside potential for a community centre and public plaza would help support the creation of a new community in the area. The revitalised area will link through to Harmony Row.~~

~~This Abbey Riverside Transformational site is spread over both banks of the River Fergus and is a key component of the overall approach to showcasing the river. The proposal includes the creation of an improved riparian walk on the west side of the river, complemented by an open space area on the east side of the bank. Buildings will be orientated to maximise views to the river from the surrounding area. Key features of the project are as follows:~~

- ~~● Residential development with public open spaces overlooking the River Fergus;~~
- ~~● Residential heights to fall from up to 4 storeys down to 2 storeys adjacent to the river;~~
- ~~● Feature balconies / communal open roof space to provide amenity and overlooking of the riverside park;~~
- ~~● Extended riverside walkway to provide pedestrian links to the town centre;~~
- ~~● Commercial/retail mixed use centre to the south east of the river, with some provision for parking;~~
- ~~● Mixed use residential development with retail/cafe uses on ground floor; and~~
- ~~● Design of the community centre (2-3 storeys in height) to be provided to the southwest of the open space to be carefully considered as it will help to define and frame the space.~~

~~TS2 sets the overall long term strategy for these lands which includes OP9 Opportunity Site. Greater detail is provided on the opportunity site below.~~

## Proposed Amendment No. 3a – 42 – Section 2.14 Page 95, with the following changes:

To make the following amendments to TS3 – Harvey's Quay and Post Office Field

**PA 3a – 42a** - Delete text relating to TS3 Harvey's Quay & Post Office Field and move text relating to OP4, OP5 and OP6 to Opportunity Sites section Page 107, after OP3 Ennis Community Centre West Clare Railway Greenway Trail Head, Wood Quay.

- ~~TS3 – Harvey's Quay & Post Office Field~~
- ~~Including:~~
- **OP4** Analogue Building adjoining Infill Site, Bank Place
- **OP5** The Post Office Field
- **OP6** Riverside, Parnell Street Carpark

~~The strategy for this Transformational Site seeks to create a new riverside park and mixed riverside quarter all connected by a much improved legible and exposed promenade. All developments in this area will be required to maximise their relationship to the river, open up access and showcase its amenity qualities. This will allow for the showing of the River Fergus and will facilitate access to natural spaces and features, while enhancing biodiversity. The project should also allow for appropriate new commercial development on Harvey's Quay overlooking the river front.~~

~~The overriding feature of this project is to open up the Post Office Field for recreational use which would enhance permeability connection and access to green/blue infrastructure in the context of the consolidation of the wider built environment. This would not only enhance the public realm but also the quality of life of residents and users of the town. The on-going public realm projects currently underway in the town centre on High Street, Parnell Street and the regeneration of the Lane and Bow Ways in the medieval core ties into this area, and thus this is the next logical area for public realm enhancements radiating out from the town core. It is an objective of the Council to make the town centre a more attractive and appealing space, by improving the public realm and the green infrastructure network. This is further achievable on this site which is adjacent to OP7 identified for the development of a high quality trail head for the West Clare Railway Greenway. The creation of raised boardwalks and pedestrian bridges over the River Fergus would link these sites. The Council will pursue all avenues of funding, and work with all relevant stakeholders, to implement proposals for the management, enhancement, renewal and regeneration of the public realm in association with an improvement in pedestrian and cycling accessibility.~~

**PA 3a – 42b** - Amend OP4 Analogue Building and adjoining Infill Site, Bank Place

### **OP4 Analogue Building and adjoining Infill Site, Bank Place, Paragraph 2, Page 95**

The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. Ideally development proposals should create riverside terraces ~~and a boardwalk~~ fronting onto the

open space and the River Fergus. It is important to ensure that a ~~physical and~~ visual link is maintained between Bank Place and the Post Office Field.

OP4 Analogue Building and adjoining Infill Site, Bank Place, Paragraph 3, Page 96 / 97  
Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field ~~and its potential development, as outlined in OP5 below,~~ is not compromised and is, where possible, enhanced.

### **PA 3a – 42c - Amend OP5 The Post Office Field**

#### **OP5 The Post Office Field, Paragraph 5, Page 96**

The Post Office Field is a significant natural open space asset located adjacent to the historic town centre in a broad meander of the River Fergus. The low-lying ground, extending to around 1.6ha, is a natural floodplain for the River Fergus, helping to naturally ease the effects of seasonal flooding in the town. Whilst strategically located in the town, access to the field is limited and the height of the river wall, constructed as part of flood relief works, has partially restricted visual and functional links to it from the surrounding town centre.

~~As part of a Green Infrastructure Plan, the Council will, subject to available funds, seek to sensitively enhance the Post Office Field and improve pedestrian/cycle access to it, through the provision of a continuous elevated boardwalk from Bank Place, around the site linking Bindon Street to Parnell Street and Mill Road, with viewing platforms for pedestrians and cyclists. The boardwalk would allow excellent uninterrupted views to the river, the floodplain and its ecology in all seasons. Other forms of built development will not be permitted on this site. A new pedestrian footbridge linking the boardwalk to the Parnell Street Carpark area would also increase accessibility in the area. Proposals must be informed by a comprehensive ecological survey and landscape management plan.~~

~~Protecting and managing the natural qualities of the Post Office Field and safeguarding its flood relief function will be the paramount consideration in the future development of this site. The flood plain may be enhanced from an ecological perspective by the creation of shallow ponds to encourage both wetland plant diversity and wading bird habitats. Retention of existing riverside trees and the addition of small areas of alder on the higher ground would further reinforce habitat diversity. Development proposals must retain an undisturbed 10m or habitat buffer zone on the riverbank. The site directly adjoins the Lower River Shannon eSAC and future development proposals must be progressed in full compliance with the requirements of the Habitats Directive.~~

~~The redevelopment of the adjoining site on Bank Place (Analogue Building and adjoining infill site OP4) will also enliven this area, whilst providing maximum opportunities for both physical and visual connectivity to the Post Office Field.~~

The aim of this Opportunity Site is to protect and manage the natural qualities of the Post Office Field whilst safeguarding its flood relief function. The flood plain may be enhanced from an ecological perspective by the creation of shallow ponds to encourage both wetland plant diversity and wading bird habitats. Retention of existing riverside trees and the addition of small areas of alder on the higher ground would further reinforce habitat diversity. New visual

linkages between the site, Woodquay and Bank Place will enliven the value of this unique essential amenity in the town centre.

The potential redevelopment of the adjoining site on Bank Place (Analogue Building and adjoining infill site OP4) and Woodquay (Riverside, Parnell Street Carpark offers an exciting opportunity to enhance the town centre with a vibrant, welcoming social amenity space.

**PA 3a – 42d** - Amend OP6 Riverside, Parnell Street Carpark

**Amend OP6 Riverside, Parnell Street Carpark, Paragraph 4, page 97**

The aim for this Opportunity Site is to harness the potential offered by the river setting to ~~provide a unique amenity space~~ improve the public realm and enhance the pedestrian experience at this riverside amenity in the heart of the town centre which is easily accessible through the myriad of laneways leading to the river and is also accessible from Bank Place and the river walk. This will encourage greater use of the area by people enjoying the river views, bird watching or cycling to the nearby trail head of the West Clare Greenway (OP7). ~~A new pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field and onwards to Bank Place will also greatly contribute to the accessibility and amenities of the area.~~

**Proposed Amendment No. 3a – 43 – Section 2.14 Page 99, with the following changes:**

**PA 3a – 43a** – Delete text objective for TS5 – Former Ennis National School

~~TS5 – Former Ennis National School~~

~~The Former Ennis National School site strategy seeks to provide additional residential uses as well as improving the health and wellbeing of the population, through the provision of recreational facilities and a sports/health centre to add a focal point to the area. Predominantly residential in nature, the former National School site aims to provide a range of residential types to facilitate the changing needs of future residents in the town. Having regard to its location largely within the defined town centre area, the site is capable of containing an element of town centre uses in terms of commercial and retail development as appropriate.~~

~~Active public open space and local retail services will also be provided to support the new neighbourhood concept with local services easily accessible by active travel.~~

**PA 3a – 43b** – Add text objective to the existing TS5 and OP1

**TS5 and OP1 Former Ennis National School and Adjoining Site, Kilrush Road**

This significant brownfield site is in a strategic location directly adjoining the town centre, ideally positioned to accommodate residential commercial development, ~~and~~ the need for additional convenience and non-bulky comparison goods floor space and incorporating an element of town centre residential development. The site, the majority of which is zoned Mixed Use, has the potential to transform and revitalise the western side of the town and to provide strong pedestrian linkages to the market area and the existing town centre. The

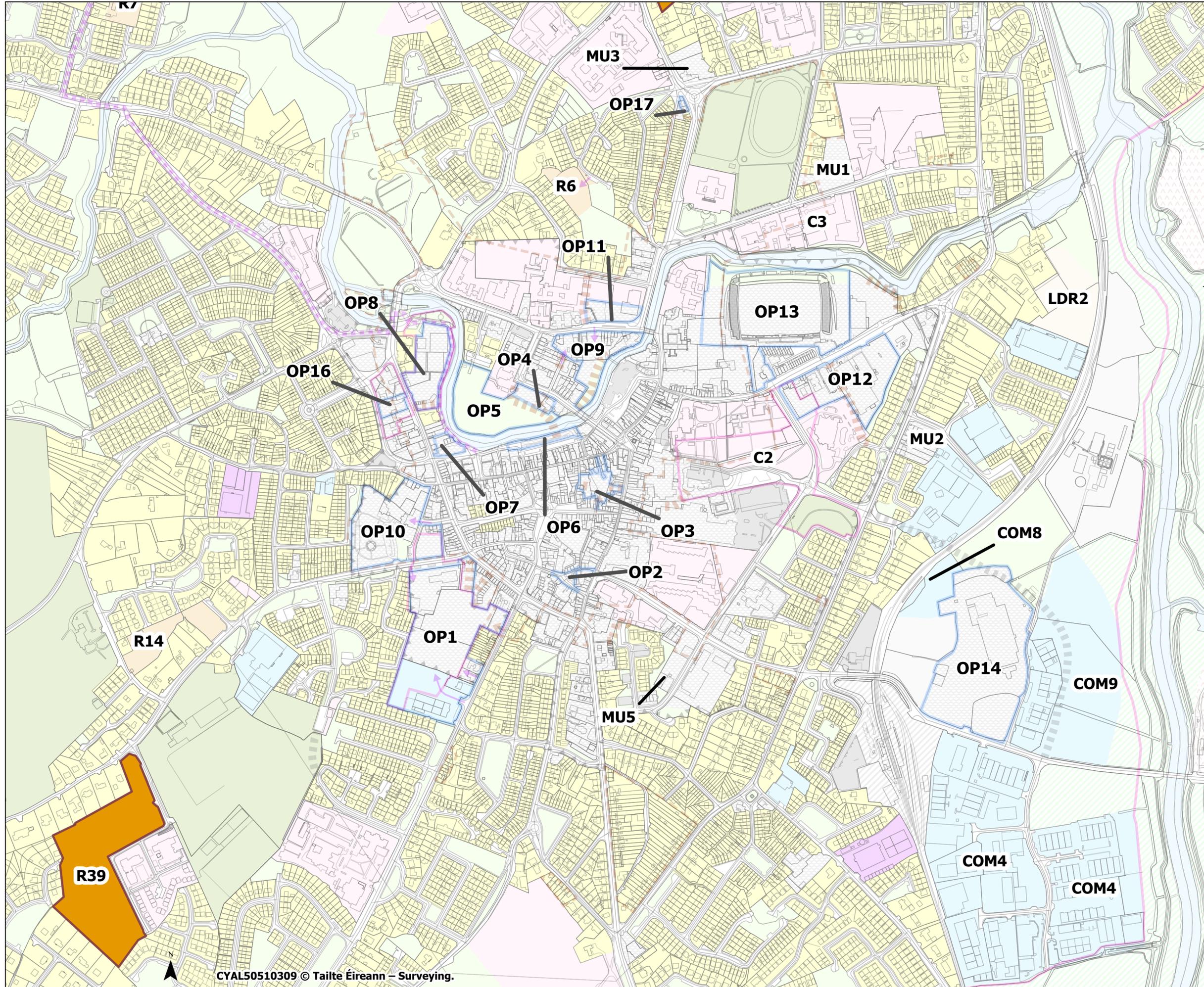
development of the site would contribute significantly to the enhancement of the retail experience in Ennis.

The primary use of this site shall be for ~~residential~~ commercial development, convenience and non-bulky comparison retail development, with secondary town-centre type uses permissible. It is envisaged that this site will also facilitate an element of town centre residential development. Development proposals on the site must incorporate a high standard of design, layout and landscaping



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

**Ennis Town Centre**



- Legend**
- Ennis Settlement Boundary
  - Proposed Zoning**
  - Residential
  - Current CDP Land Use Zoning**
  - Existing Residential
  - Residential
  - Low Density Residential
  - Strategic Residential Reserve
  - Mixed Use
  - Commercial
  - Enterprise
  - Community
  - Recreation
  - Open Space
  - Agriculture
  - Buffer Space
  - Transport Utilities
  - Utilities
  - General**
  - Ennis Plan Boundary
  - Town Centre Area
  - Opportunity Site
  - Transformational Sites
  - Architectural Conservation Area
  - Indicative Access
  - Infrastructure Safeguard (Undefined)
  - Proposed Pedestrian Routes
  - Indicative Pedestrian Access
  - Indicative Route of the West Clare Railway Greenway
  - Water Bodies
  - Car Parks

Date: March 2026 Not To Scale



**Legend**

**Ennis Settlement Boundary**  
 Ennis Settlement Boundary

**Proposed Zoning**

 Long Term Strategic Sustainable Development Site

 Residential

**Current CDP Land Use Zoning**

 Existing Residential

 Residential

 Low Density Residential

 Strategic Residential Reserve

 Mixed Use

 Commercial

 Tourism

 Enterprise

 Light Industry

 Community

 Recreation

 Open Space

 Agriculture

 Buffer Space

**General**

 Town Centre Area

 Opportunity Site

 Transformational Sites

 Architectural Conservation Area

 Indicative Access

 Infrastructure Safeguard (Undefined)

 Proposed Pedestrian Routes

 Indicative Pedestrian Access

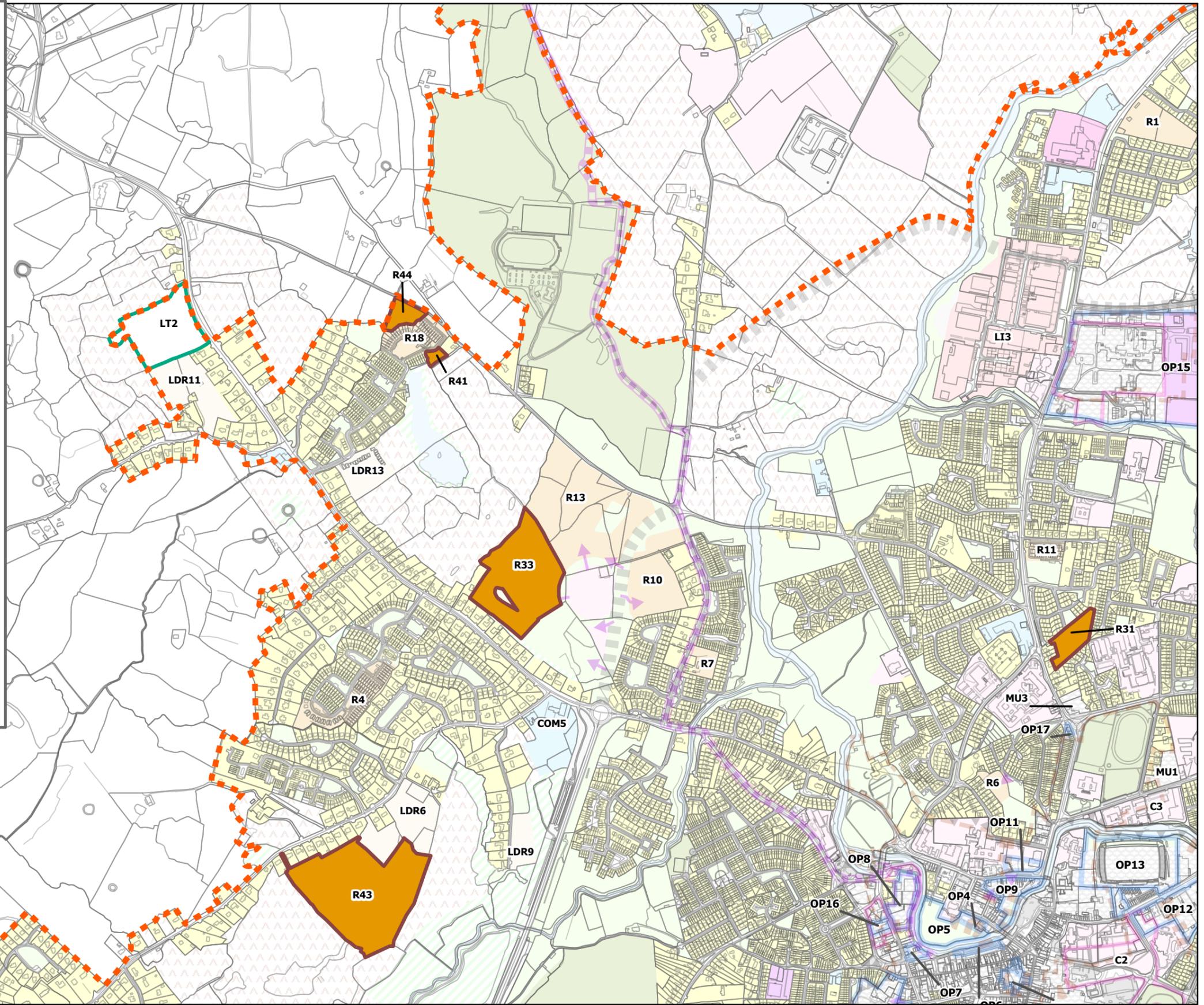
 Indicative Route of the West Clare Railway Greenway

 Water Bodies

 Car Parks

**Utilities**

 Utilities



CYAL50510309 © Tailte Éireann – Surveying.

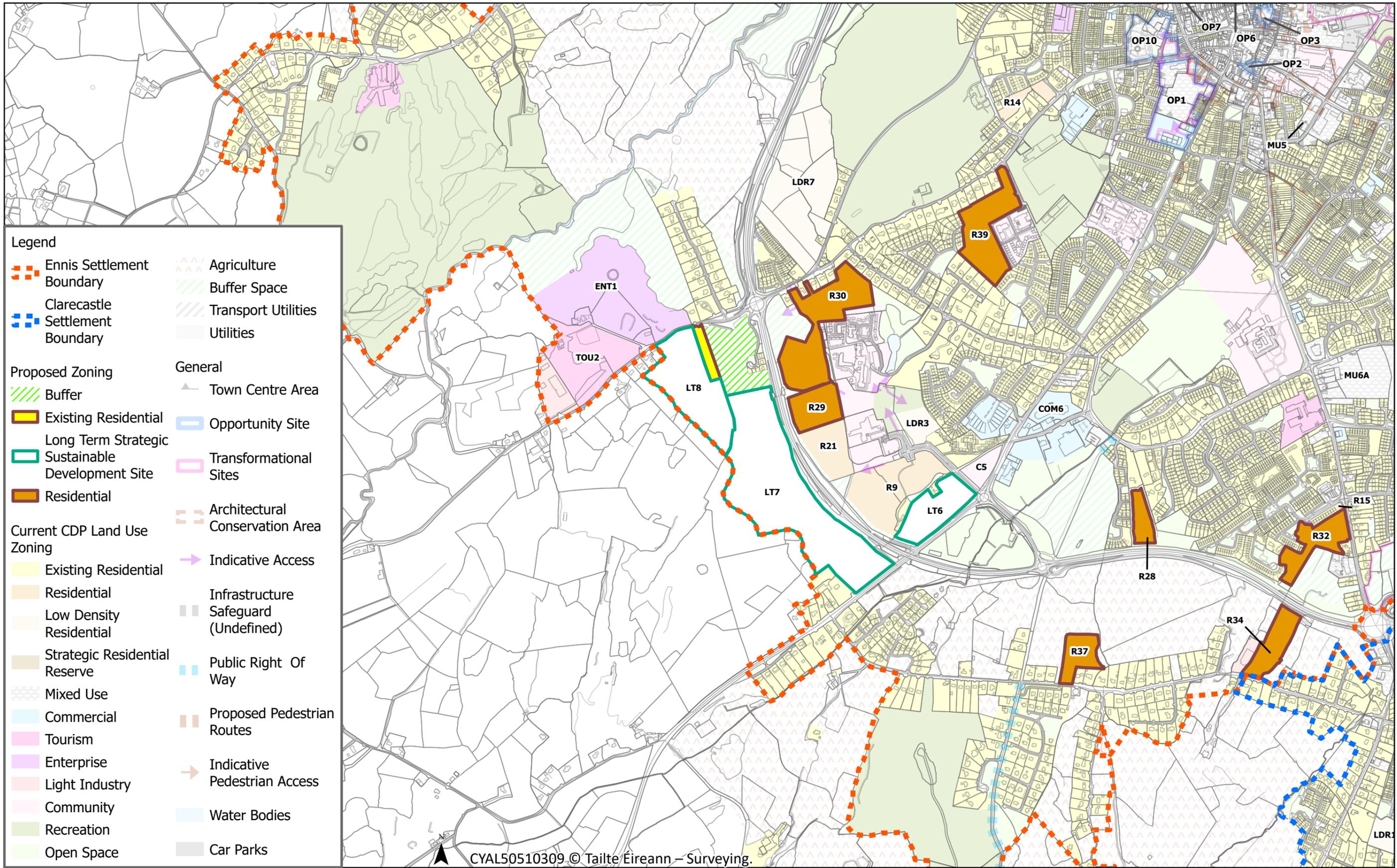


Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1

Ennis Map 2

Date: March 2026 Not To Scale





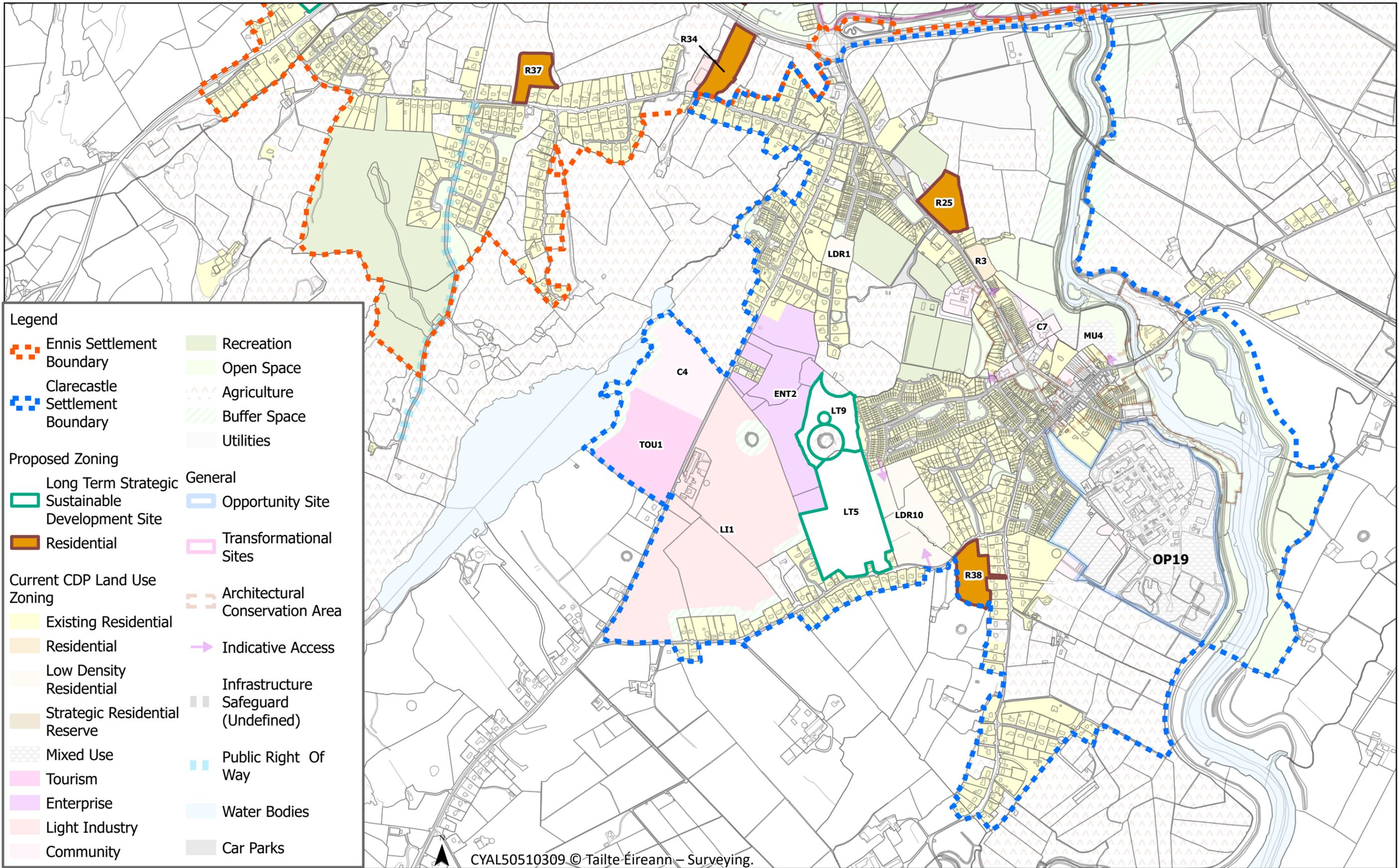
Clare County Development Plan 2023 - 2029 - Proposed Variation No. 1

Ennis Map 3



Date: March 2026

Not To Scale



**Legend**

- Ennis Settlement Boundary
- Clarecastle Settlement Boundary
- Recreation
- Open Space
- Agriculture
- Buffer Space
- Utilities

**Proposed Zoning**

- Long Term Strategic Sustainable Development Site
- Residential
- General Opportunity Site
- Transformational Sites

**Current CDP Land Use Zoning**

- Existing Residential
- Residential
- Low Density Residential
- Strategic Residential Reserve
- Mixed Use
- Tourism
- Enterprise
- Light Industry
- Community
- Architectural Conservation Area
- Indicative Access
- Infrastructure Safeguard (Undefined)
- Public Right Of Way
- Water Bodies
- Car Parks

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

Ennis Map 4



Date: March 2026 Not To Scale

### Proposed Amendment No. 3a-A1 – 1

To amend the Title of Appendix 1 - Serviced Land Assessment (SLA), as follows: ~~Serviced Land Assessment (SLA)~~ Settlement Capacity Audit.

### Proposed Amendment No. 3a-A1 – 2

To amend Appendix 1 - Serviced Land Assessment (SLA), Introduction, as follows:

#### Introduction

This is the ~~Serviced Land Assessment (SLA)~~ Settlement Capacity Audit (SCA) prepared to support the Clare County Development Plan 2023-2029. The National Planning Framework (NPF) seeks to link the zoning of land with the availability of infrastructure required to facilitate new development, implemented through a tiered approach to land use zoning that will differentiate between zoned land that is serviced, and zoned land that is serviceable within the lifetime of the plan.

The purpose of the ~~SLA~~ SCA is to promote sustainable growth and the revitalisation of the towns and villages in County Clare in a plan-led manner. The ~~SLA~~ SCA applies a standardised and evidence-based approach to land-use zoning by assessing the infrastructural capacity of land, coupled with the principles of the NPF to promote compact sustainable growth within the settlements of the County.

The Core Strategy of the Development Plan as set out in Volume 1, Chapter 3 sets out the settlement hierarchy and the parameters for the settlement strategy for the consolidation and planned growth of existing settlements and the sustainable development of rural areas and communities. The ~~SLA~~ SCA provides an assessment of Residential zoned land in each of the zoned settlements (Table 1) in the Settlement Hierarchy from the Key Town of Ennis, the Metropolitan Area, Small Towns down to and including Large Villages Tier 1. Based upon the ~~SLA-SCA~~, the Core Strategy and other environmental and planning considerations, the tables below identify each parcel of Residential zoned land in each settlement in terms of whether it is “serviced” or “serviceable” under the key infrastructure headings, categorising each as either Tier 1 or Tier 2 in accordance with ~~the Appendix 3 of the NPF~~ National Planning Objective 101 in the NPF – First Revision (April 2025).

### Proposed Amendment No. 3a-A1 – 3

To amend Appendix 1 - Serviced Land Assessment (SLA), Policy Context and Methodology, as follows:

#### Policy Context and Methodology

The NPF has provided a framework to promote the principles of compact sustainable growth and to seek to ensure effective linkages between the zoning of land and the availability of infrastructure. A standardised methodology to zoning is provided in ~~Appendix 3 of the NPF~~

the Development Plan Guidelines for Planning Authorities (2022) and key national policy provisions are outlined below:

#### **Proposed Amendment No. 3a-A1 – 4**

To amend Appendix 1 - Serviced Land Assessment (SLA), Tiered Approach to Assessment, as follows:

##### **Tiered Approach to Assessment**

National Planning Objective ~~10172(a)~~ requires local authorities to apply a standardised approach to zoning, to identify lands that are serviced (Tier 1) and lands that are serviceable within the lifetime of the plan (Tier 2). Where lands do not fall within Tier 1 or Tier 2, they may not be zoned for development.

#### **Proposed Amendment No. 3a-A1 – 5**

To amend Appendix 1 - Serviced Land Assessment (SLA), Sequential Approach and Sustainable Development, as follows:

##### **Sequential Approach and Sustainable Development**

The revised NPF also recognises that the availability of physical infrastructure should not be the sole determinant of the zoning of land. In relation to the prioritising of development lands, Section 10.2 of the revised NPF states that ‘there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development’.

#### **Proposed Amendment No. 3a-A1 – 6**

To amend Appendix 1 - Serviced Land Assessment (SLA), Population Growth, as follows:

##### **Population and Housing Unit Growth**

Chapter 3 of the Development Plan has provided for a sustainable population and housing unit growth rate for the zoned settlements. This in turn provided a baseline figure to meet in identifying land suitable for development for residential purposes.

#### **Proposed Amendment No. 3a-A1 – 7**

To amend Appendix 1 - Serviced Land Assessment (SLA), Site Identification, as follows:

## Site Identification

The **SLA-SCA** identifies undeveloped sites in each of the zoned settlements within the Settlement Hierarchy and is presented in each of the Volume 3 Written Statements and Settlement Plans. The **SLA SCA** table below represents the final short list of sites arising from a broader site assessment.

<b>Table 1: Settlement Hierarchy to which the <b>SLA SCA</b> is applied</b>
<b>Key Town</b> <b>Ennis</b>
<b>Metropolitan Area (Key component of the Limerick-Shannon Metropolitan Area Strategic Plan)</b> <b>Shannon</b> <b>Sixmilebridge (Small Town)</b> <b>Athlunkard, Bunratty, Clonlara, Parteen, Ballycannon North (Meelick) (Large Villages)</b>
<b>Service Towns</b> <b>Ennistymon/Lahinch, Kilrush/Cappa, Scarriff/Tuamgraney</b>
<b>Small Towns</b> <b>Kilkee, Killaloe, Lisdoonvarna, Miltown Malbay, Newmarket-on-Fergus, Tulla</b>
<b>Large Villages</b> <b>Tier 1</b> <b>Ballyvaughan, Clarecastle, Corofin, Crusheen, Doonbeg, Feakle, Inagh, Kilkishen, Mountshannon, Mullagh, Quilty, Quin, Whitegate, Liscannor, Kilfenora and Killimer</b>

Within each of the settlements, all undeveloped lands currently zoned for residential uses, and other sites contiguous to the built areas of the settlement, were identified for detailed review and assessment.

## Proposed Amendment No. 3a A1 – 8

To amend Appendix 1 - Serviced Land Assessment (SLA), Site Assessment, as follows:

### Site Assessment

All sites identified for assessment and review have been appraised based on infrastructural requirements and land use criteria. For infrastructural requirements, each site is assessed in terms of road and footpath infrastructure, and water supply and ~~waste-water~~ wastewater capacities. Table 2 provides a summary of the evaluation process for physical infrastructure (Tier 1, Tier 2 and un-serviced). **In respect only of the sites that are proposed for Residential zoning in the proposed Variation No.1, the Settlement Capacity Audit tables have been prepared having regard to the project status of wastewater infrastructure projects in that settlement at that time, to the Proposed Planned Investment in Clare by Uisce Éireann and to the delivery of rural wastewater projects through Measure A8 of the Multi-annual Rural Water Programme (Department of Housing, Local Government and Heritage). Table 3 sets**

out the land use evaluation criteria: Compact Growth, Public Transport and Coordinated Growth. Sites evaluated either meet (✓) or do not meet (X) these criteria.

Table 2: Infrastructure Requirements		
Score	Infrastructure Requirements	Tier
1	Existing infrastructure can support the development of the site, subject to on-site works, some minor works at access points or linking into available existing systems.	Tier1-Serviced.
2	Some off-site works are required but could be delivered as part of a planning application to develop the site or capital investment is identified to facilitate development over the course of the plan.	Tier2-Serviceable.
0	The land could not reasonably be serviced over the course of the plan and capital investment works have not been identified to meet the infrastructural need to develop the site over the course of the plan. These sites are discounted, and no further assessment is made.	Unserviceable.

Table3: Planning and land use Criteria	
Characteristic	Description
Compact Growth	Proximity of the site to the town / village centre and services
Public Transport	Whether public transport modes are available within proximity of the site or connected walking and cycle routes provide easy access to public transport and services.
Co-ordinated Development	That the development of the land will contribute to or complete the strategic development of the wider area.

### Proposed Amendment No. 3a-A1 – 9

To include an additional section, Density and Potential Housing Yield, at Appendix 1 - Serviced Land Assessment (SLA), as follows:

#### Density and Potential Housing Yield

The plan in its preparation had reference to circular letter NRUP 2/2021 regarding residential densities in towns and villages. The preparation of this variation aligns with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) to ensure the proper planning and sustainable development of towns and villages.

The appropriate density for applications for housing developments will be determined by and ensure the provision of a mix of unit types in proximity to existing and proposed transport

and service infrastructure, in order to meet and adapt to the changing demographic trends and household profiles in a neighbourhood.

Higher densities and therefore higher housing yield will be considered on a case-by-case basis depending on amongst other issues – the location of the site, the design and quality of the scheme - how it complies with certain performance criteria and the quality of life proposed for incoming residents in addition to existing or proposed services in the area. The Planning Authority is committed to facilitating increased densities with developments that provide for a mix of unit types to meet the needs of the changing demographic trends and household profiles in the settlements.

The existing policies and objectives proposed apply to greenfield new residential areas and to all zoned lands that facilitate residential use. The Planning Authority will also ensure that residential densities reflect the density of appropriate adjoining developments as well as the character of the local area. Whilst it is noted that 20% of a site area is given over to infrastructure and services for a development, the Settlement Capacity Audit provides a potential housing yield for each site based on an assumption that an entire site is developed. This is justified by the acceptance that the number of units delivered on individual sites is likely to vary in line with their individual characteristics, whereby some sites will cater for great densities whilst others may deliver a lower density, but that overall the yield for the settlement will be delivered.

Each site within each of the settlements is addressed in turn in the assessment below. In the format used in the proposed Variation No. 1, the Settlement Capacity Audit tables have been updated in line with the Development Plan Guidelines issued on July 1<sup>st</sup> 2022. The updates to the format of the table, i.e. estimates of density and estimates of housing yield, only apply to sites that are proposed for Residential zoning in the proposed Variation No.1, and not those that have been zoned Residential since the adoption of the Plan.

#### **Proposed Amendment No. 3a-A1 – 10**

To amend Appendix 1 - Serviced Land Assessment (SLA), Settlement Tables, as follows:



Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dub)	Estimated Unit Yield
Ennis	R1	2.00	1	1	1	1	V	V	V	V			
	R2	14.92	1	1	2	1	V	V	V		V		
	R3	0.79	1	1	1	1	V	V	V	V			
	R4	2.17	1	1	1	1	V	V	V	V			
	R5	2.33	1	1	1	1	V	V	V	V			
	R6	0.53	1	1	2	1	V	V	V		V		
	R7	0.58	1	1	1	1	V	V	V	V			
	R8	0.67	1	1	1	1	V	V	V	V			
	R9	4.83	1	1	2	2	V	V	V		V		
	R10	3.15	2	2	2	2	V	V	V		V		
	R11	0.68	2	2	1	1	V	V	V		V		
	R12	2.92	2	2	2	2	V	V	V		V		
	R13	7.54	2	2	2	2	V	V	V		V		
	R14	0.95	1	1	2	1	V	V	V		V		
	R15	0.07	1	1	1	1	V	V	V	V			
	R16	1.17	2	2	1	1	V	V	V		V		
	R18	1.63	1	1	1	2	V	V	V		V		
	R19	1.08	1	1	1	2	V	V	V		V		
	R21	2.31	2	2	1	1	V	V	V		V		
		50.34											
Ennis	SA1 R26	2.44	2	2	2	2	V	V	V		V	30	73
	SA2 R33	5.69	2	2	2	2	V	V	V		V	30	171
	SA3	2.36	±	±	2	2	ψ	ψ	ψ		ψ		
	SA4 R29	2.14	1	1	2	1	V	V	V		V	30	64
	SA5 R30	5.82	1	1	2	1	V	V	V		V	30	174
	SA6 R25	2.09	1	1	1	1	V	V	V	V		30	63
	SA7 R28	1.01	1	1	1	1	V	V	V	V		30	30
	SA8 R39	3.99	1	1	1	2	V	V	V		V	30	120
	SA9 R32	2.43	1	1	1	1	V	V	V	V		30	73
	SA10 R31	1.04	1	1	1	1	V	V	V	V		30	31
	SA11 R27	1.65	2	2	2	2	V	V	V		V	30	50
		30.64 28.29											
	R22	3.67	2	2	1	1	V	V	V		V	30	110
	R24	1.48	2	2	1	1	V	V	V		V	30	44
	R34	2.02	1	1	1	2	V	V	V		V	30	61
	R35	2.24	1	2	1	1	V	V	V		V	30	67
	R36	2.97	2	2	1	1	V	V	V		V	30	89
	R37	1.57	1	1	1	1	V	V	V	V		30	47
	R38	2.09	1	2	1	2	V	V	V		V	30	63
	R40	7.53	2	2	1	1	V	V	V		V	30	226
	R41	0.19	1	1	1	1	V	V	V	V		30	6
	R42	0.75	2	2	1	1	V	V	V		V	30	23
	R43	8.46	2	2	1	1	V	V	V		V	30	254
	R44	0.64	2	2	1	1	V	V	V		V	30	19



Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield
	R45	0.93	2	2	1	1	V	V	V		V	30	28
		34.54											
Ennis	LDR1	1.01	1	1	1	2	V	V	V		V		
	LDR2	2.33	2	2	2	2	V	V	V		V		
	LDR3	1.20	1	1	2	1	V	V	V		V		
	LDR4	3.96	1	1	1	1	V	V	V	V			
	LDR5	1.28	1	1	1	1	V	V	V	V			
	LDR6	3.22	1	1	1	1	V	V	V	V			
	LDR7	10.12	2	2	1	2	V	V	V		V		
	LDR8	0.94	1	1	1	1	V	V	V	V			
	LDR9	1.02	1	1	1	2	V	V	V		V		
	LDR10	6.54	1	1	1	2	V	V	V		V		
	LDR11	2.67	2	2	2	1	V	V	V		V		
	LDR12	1.38	1	2	1	1	V	V	V		V		
	LDR13	1.59	1	1	1	1	V	V	V	V			
	LDR14	3.43	1	2	1	1	V	V	V		V		
	LDR15	0.80	2	2	2	2	V	V	V		V		
		41.47											







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