



Clare County Development Plan 2023–2029



COMHAIRLE CONTAE AN CHLAIR
CLARE COUNTY COUNCIL

VOLUME

3_{a(ii)}

Ennis Municipal District Settlement Plans

Proposed Variation No. 1



6th March 2026

Volume 3a (ii) – Ennis Municipal District Settlement Plans

Proposed Amendment No. 3a – 44 – Introduction

PA 3a - 44a - To insert the following text

Introduction and Context

This document includes the written statements and maps for the small villages and clusters (maps only) within the Municipal District of Ennis. This volume 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.

PA 3a – 44b - To insert Zoned Lands within Ennis Municipal District Small Villages and Clusters Section into Introduction, Volume 3a (ii) – Ennis Municipal District Small Villages and Clusters as follows

Zoned Lands within Ennis Municipal District Small Villages and Clusters

The table below provides a summary of lands zoned for residential uses in the Ennis Municipal District Small Villages,

Ennis Municipal District						
Settlement	Res.Ha. Zoned	LDR.Ha. Zoned	Commercial Ha. Zoned	Enterprise Ha. Zoned	Light Industry Ha. Zoned	Mixed Use Ha. Zoned
Small Villages						
Barefield	N/A	N/A	0.00	0.00	0.00	0.73
Doora	N/A	N/A	0.38	0.00	0.00	0.00
Kilnamona	N/A	N/A	0.00	0.00	0.00	0.00
Toonagh	N/A	N/A	0.16	0.00	0.00	0.00
Total	N/A	N/A	0.54	0	0	0.73

PA 3a – 44e - To include Environment Appraisal Section with the following the 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

Barefield

Proposed Amendment No. 3a – 45 – Barefield

- To amend the Barefield Settlement Map and settlement boundary, Page 121 with the following changes:

PA 3a – 45a - To designate unzoned land northwest of VGA 4 as Village Growth Area (VGA 7) and extend the settlement boundary accordingly.

PA 3a – 45b - To designate unzoned land to the north of the as Village Growth Area (VGA 8) and extend the settlement boundary accordingly.

PA 3a – 45c - To designate unzoned land north of VGA 5 as Village Growth Area (VGA 9) and extend the settlement boundary accordingly.

PA 3a – 45d – To designate unzoned land to the south as Village Growth Area (VGA 10) and extend the settlement boundary accordingly.

PA 3a – 45e – To designate unzoned land northwest of VGA 3 as Village Growth Area (VGA 11) and extend the settlement boundary accordingly.

PA 3a – 45f - To zone unzoned land Agriculture adjacent to VGA 9 and extend the settlement boundary accordingly.

Proposed Amendment No. 3a – 46 – Barefield, Strategy for Growth and Sustainable Communities, Page 119

- The amend text objectives, as follows:

PA 3a – 46a - Add site objective for proposed VGA 7

VGA7 North of VGA3, Opposite the School

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: VGA7).

Development proposals shall also be informed by a Traffic and Transport Assessment, which shall demonstrate the provision of safe access and connectivity for pedestrians, cyclists and vehicles to the R458 and Barefield Village.

PA 3a – 46b - Add site objective for proposed VGA 8

VGA 8 North end of Village, East of the Gort Road (R458)

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: VGA 8)

Development proposals shall also be informed by a Traffic and Transport Assessment, which shall demonstrate the provision of safe access and connectivity for pedestrians, cyclists and vehicles to the R458 and Barefield Village.

PA 3a – 46c - Add site objective for proposed VGA 9

VGA 9 North end of Village, West of the Gort Road (R458)

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: VGA 9)

Development proposals shall also be informed by a Traffic and Transport Assessment, which shall demonstrate the provision of safe access and connectivity for pedestrians, cyclists and vehicles, through VGA5, to the R458 and Barefield Village.

PA 3a – 46d - Add site objective for proposed VGA 10

VGA10 East of Village Centre

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 Environmental Appraisal Section of Vol 3a (Ref: VGA10).

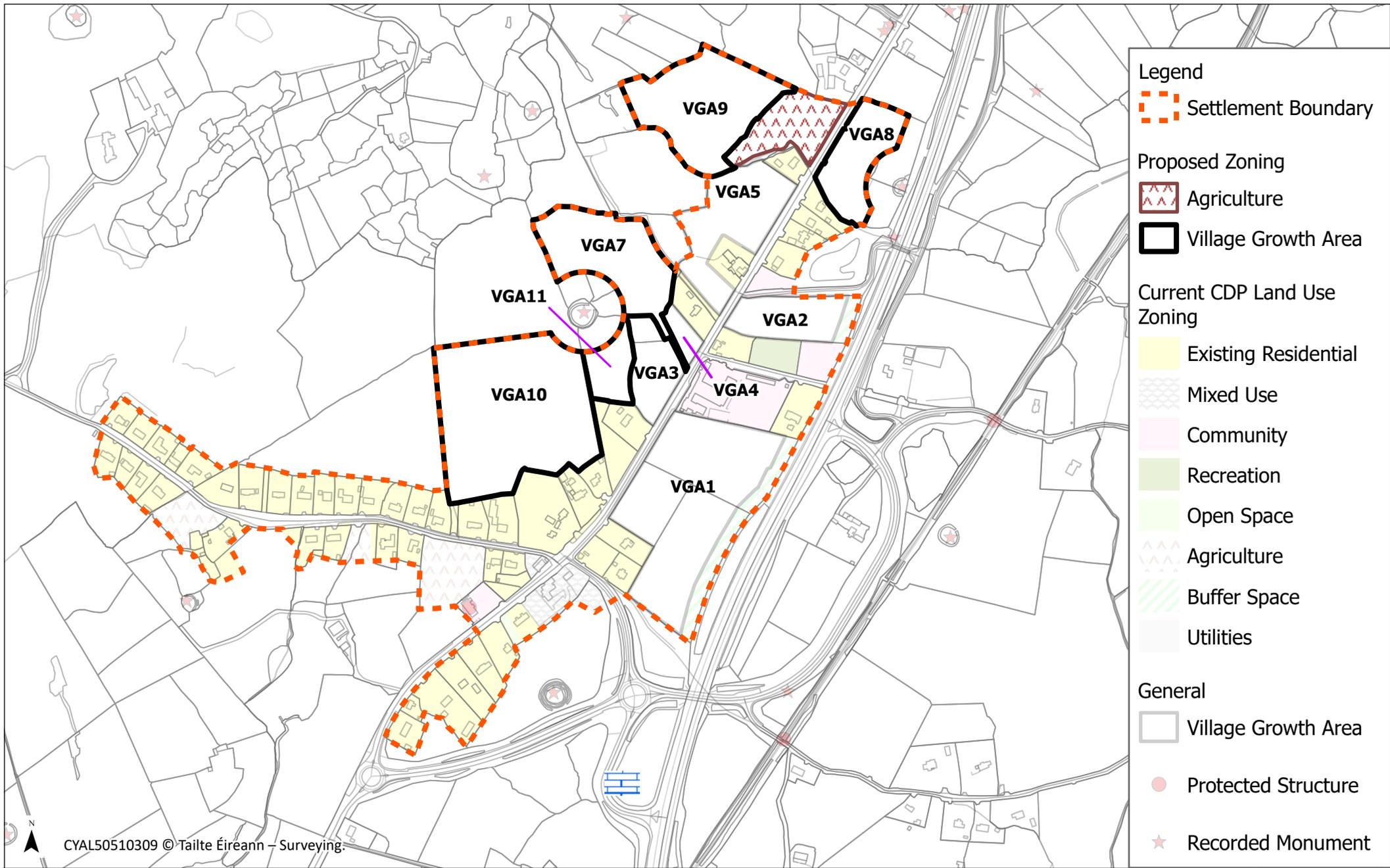
Development proposals shall also be informed by a Traffic and Transport Assessment, which shall demonstrate the provision of safe access and connectivity for pedestrians, cyclists and vehicles to the R458 and Barefield Village.

PA 3a – 46e - Add site objective for proposed VGA 11

VGA11 East of Gort Road (R458) adjacent to VGA3

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: VGA11).

Development proposals shall also be informed by a Traffic and Transport Assessment, which shall demonstrate the provision of safe access and connectivity for pedestrians, cyclists and vehicles to the R458 and Barefield Village.



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

Barefield

Date: March 2026

Not To Scale



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