



Clare County Development Plan 2023–2029



COMHAIRLE CONTAE AN CHLAIR
CLARE COUNTY COUNCIL

VOLUME

3_b

Shannon Municipal District Settlement Plans

Proposed Variation No. 1



6th March 2026

Proposed Variation No.1 to Clare County Development Plan 2023-2029 Volume 3(b) Shannon Municipal District Area Settlement Plans

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Volume 3b – Shannon Municipal District Settlement Plans

Introduction

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

- **Introduction**
- **Settlements** – For each settlement subject of proposed amendments they read as follows:
 - a) Settlement map - written description of proposed amendments to zoning
 - b) Settlement plan – proposed amendments to written zoning objectives
 - c) Settlement zoning map – showing the proposed amendments to zoning as described in a) above.
- **Appendix 1** – Serviced Land Assessments

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

As stated in the proposed variation description document, it is proposed to make amendments to the settlement plans and zoning maps for the following settlements within the Shannon Municipal District:

- Sixmilebridge
- Clonlara
- Athlunkard
- Ballycannon North (Meelick)
- Parteen
- Newmarket-on-Fergus

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

Proposed Amendment No. 3b - 1 Introduction section - Zoned Lands within the Shannon Municipal District Area Settlements, page 2.

PA 3b - 1a To amend Shannon Municipal District summary table, column 2 headed Res. Ha Zoned and column 4 headed SR. Ha Zoned, to reflect changes proposed for land-use zoning within the settlements subject of this proposed variation.

Shannon Municipal District								
Settlement	Res.Ha. Zoned	LDR.Ha. Zoned	SR.Ha. Zoned	Commercial Ha. Zoned	Enterprise Ha. Zoned	Light Industry Ha. Zoned	Industry Ha. Zoned	Mixed Use Ha. Zoned
Limerick-Shannon Metropolitan Area (Metropolitan Town)								
Shannon	32.18	30.22	0.00	11.05	102.25	186.60	0.00	23.09
Limerick-Shannon Metropolitan Area (Small Town)								
Sixmilebridge	8.05 32.22	0.00	13.11	0.60	1.16	0.00	1.75	7.87
Limerick-Shannon Metropolitan Area (Large Villages)								
Bunratty	4.80	0.00	0.00	7.31	0.00	0.00	0.00	5.81
Clonlara	4.50 9.76	0.00	5.26	0.00	2.38	0.00	0.00	1.41
Athlunkard	4.92	0.00	0.00	2.35	0.00	0.00	0.00	0.48
Ballycannon North (Meelick)	2.88 8.78	0.00	3.98	0.37	0.00	0.00	0.00	0.89
Parteen	3.41 9.58	0.00	4.84	1.05	0.00	0.00	0.00	1.06
Limerick-Shannon Metropolitan Area (Small Village)								
Ardnacrusha and Parkroe	N/A	N/A	N/A	2.57	0.00	0.00	0.00	0.00
Cratloe	N/A	N/A	N/A	1.68	0.00	0.00	0.00	0.00
O'Briensbridge*	N/A	N/A	N/A	0.00	0.00	0.00	0.00	1.81
Small Town								
Newmarket-on-Fergus	7.92 18.11	0.00	6.35	0.33	0.57	0.00	0.00	3.47
Total in M.D.	68.67 120.35	30.22	33.54	27.31	103.97	186.60	1.75	45.90
<i>*The O'Briensbridge Written Statement and Settlement Map is included within Volume 3c 'Killaloe Municipal District Settlement Plans'.</i>								

Proposed Amendment No. 3b 2 Introduction section - Environmental Appraisal, page 3.

PA 3b - 2a To amend the following text under Environment Appraisal Section on page 3:

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 the proposed variation to the plan, specifically as follows:

PA 3b - 2b To amend Mitigation Measures Reference Table under Environment Appraisal Section, on page 4, 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

Sixmilebridge

Proposed Amendment No. 3b - 3 Sixmilebridge Settlement Map

- To amend Sixmilebridge Settlement Map, page 24, with the following changes:

PA 3b - 3a To change zoning of Strategic Residential Reserve (SR1) to Residential (R9);

PA 3b - 3b To change zoning of Strategic Residential Reserve (SR2) to Residential (R13);

PA 3b - 3c To change zoning of Strategic Residential Reserve (SR3) and unzoned lands at the north and west of SR3 to Residential (R7), and zone undeveloped lands at the southwest of SR3 as Open Space, and amend settlement boundary accordingly;

PA 3b - 3d To change zoning of Strategic Residential Reserve (SR4) and unzoned lands at the northwest of SR4 to Residential (R11), and amend settlement boundary accordingly;

PA 3b - 3e To zone unzoned land at the north of Strategic Residential Reserve (SR2) to Residential (R12) and amend settlement boundary accordingly;

PA 3b - 3f To zone unzoned land at the northwest of the settlement to Residential (R10) and to Existing Residential, and amend settlement boundary accordingly;

PA 3b - 3g To zone unzoned land at the southeast of the settlement as Residential (R8) and to Existing Residential, Agriculture and Buffer Space, and amend settlement boundary accordingly;

PA 3b - 3h To identify land at the north and west of R5 as a Long Term Strategic and Sustainable Development Site (LT1), and amend settlement boundary accordingly.

Proposed Amendment No. 3b - 4 Sixmilebridge Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments, under Housing and Sustainable Communities, page 18 as follows:

PA 3b - 4a Add text objective for proposed residential site R12:

R12 West of the GAA ground

Vehicular access to the site shall be taken from the alignment of the Infrastructure Safeguard, entering the site at the southeast corner. Future proposed layouts shall take account of the Infrastructure Safeguard along the east boundary and development shall provide a roadway along the safeguard, to meet the road design requirements of the Council. Any development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety, and pedestrian and cycle connectivity with the town centre.

PA 3b - 4b Add text objective for proposed residential R13 site:

R13 West of the GAA ground

Vehicular access to the site shall be taken from the southeast corner. Future proposed layouts shall take account of the Infrastructure Safeguard along the east boundary and development shall provide a roadway along the safeguard, to meet the road design requirements of the

Council. The proposed layout shall provide for pedestrian and cyclist permeability through the site from the northwest corner at the L7024 road to the southeast corner at the L3145 road. Any development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety, and pedestrian and cycle connectivity with the town centre.

PA 3b - 4c Add text objective for proposed residential site R11

R11 West of Lios Anama

Vehicular access to the site shall be in the form of an extension of the mapped Infrastructure Safeguard, in a northwest direction from where the mapped safeguard currently terminates, in accordance with the road design requirements of the Council. Future proposed layouts shall provide for vehicular access through the site and into the LT1 lands at the north, in accordance with the road design requirements of the Council. Pedestrian and cycling access through the LT1 lands and in the direction of the residential lands at the east (R5) shall be provided for in any proposed layout. Any development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety, and pedestrian and cycle connectivity with the town centre.

PA 3b - 4d Add text objective for proposed residential site R9

R9 South of Ashview Drive

The footpath at the northeast corner of the site shall be extended along the Rossmanagher Road boundary, as far as the site's vehicular entrance and in accordance with the road design requirements of the Council. There are a number of mature broadleaf trees and hedgerows on the site that shall be retained and incorporated into any development proposals as the entire site lies within a high landscape area important for both foraging and commuting routes for bats.

PA 3b - 4e Add text objective for proposed residential site R7

R7 North of Cluain Droichid

Vehicular access to the site shall be taken from the Ard Ratha estate via the Infrastructure Safeguard alignment, part of which has been built in the development of Ard Ratha. The vehicular access to the site from Ard Ratha shall be provided as part of the development of the R7 site. In addition, in terms of the mapped Infrastructure Safeguard running in an east-west alignment through the site, the development shall provide a roadway along the mapped safeguard. The roadway shall link to the access point from Ard Ratha and shall terminate at the boundary of the site on the R462 road. Vehicular access from the R462 shall be dependent on the relocation of the urban speed limits to a point north of the site entrance, which must meet the road design requirements of the Council.

The proposed layout shall provide for pedestrian and cyclist permeability from the site into the Cluain Droichid estate. Any development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety, and pedestrian and cycle connectivity with the town centre.

PA 3b - 4f Add text objective for proposed residential site R10

R10 North of O’Garney Heights

Development proposals for this site shall be informed by appropriate traffic and transport assessment, to ensure safe pedestrian, cycle and vehicular access to the site at the R470. Development shall not proceed at this site, unless safe connectivity to the town centre can be demonstrated. Vehicular access to the site shall be taken through the same access point as the residential development that is permitted on the lands immediately south. The historic stone walls present at the likely point of access/egress to/from the site shall be retained, conserved or preserved in line with best heritage conservation practice.

PA 3b - 4g Add text objective for proposed residential site R8

R8 East of Rossmanagher Road / south of Gort na nll

Any future development proposals for this site shall include measures for the conservation of the Bleach Mill Ruins on-site, including the setting of this feature, as appropriate, as well as measures to protect and preserve archaeological heritage present at the lands. Future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area.

The vehicular access to the site shall form a crossroads junction with the Rossmanagher Road and the access road into Gort na Gréine. The access road shall be extended from the site entrance eastwards as far as the eastern site boundary, in accordance with the road design requirements of the Council. Development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe pedestrian, cycle and vehicular access to the site.

PA 3b - 4h Delete the text Strategic Residential Reserve on page 19, as follows:

~~Strategic Residential Reserve (SRR)~~

~~Acknowledging that not all lands within the settlement boundary of Sixmilebridge will be required for development to 2029, lands which comprise infill or contiguous sites or have a planning history for residential use and can form part of the long-term sequential expansion of the settlement are zoned SRR. Consideration may be given to the development of some SRR lands before the end of the plan period, in line with provisions set out for Strategic Residential Reserve in Section 19.4 of Volume 1 of this plan.~~

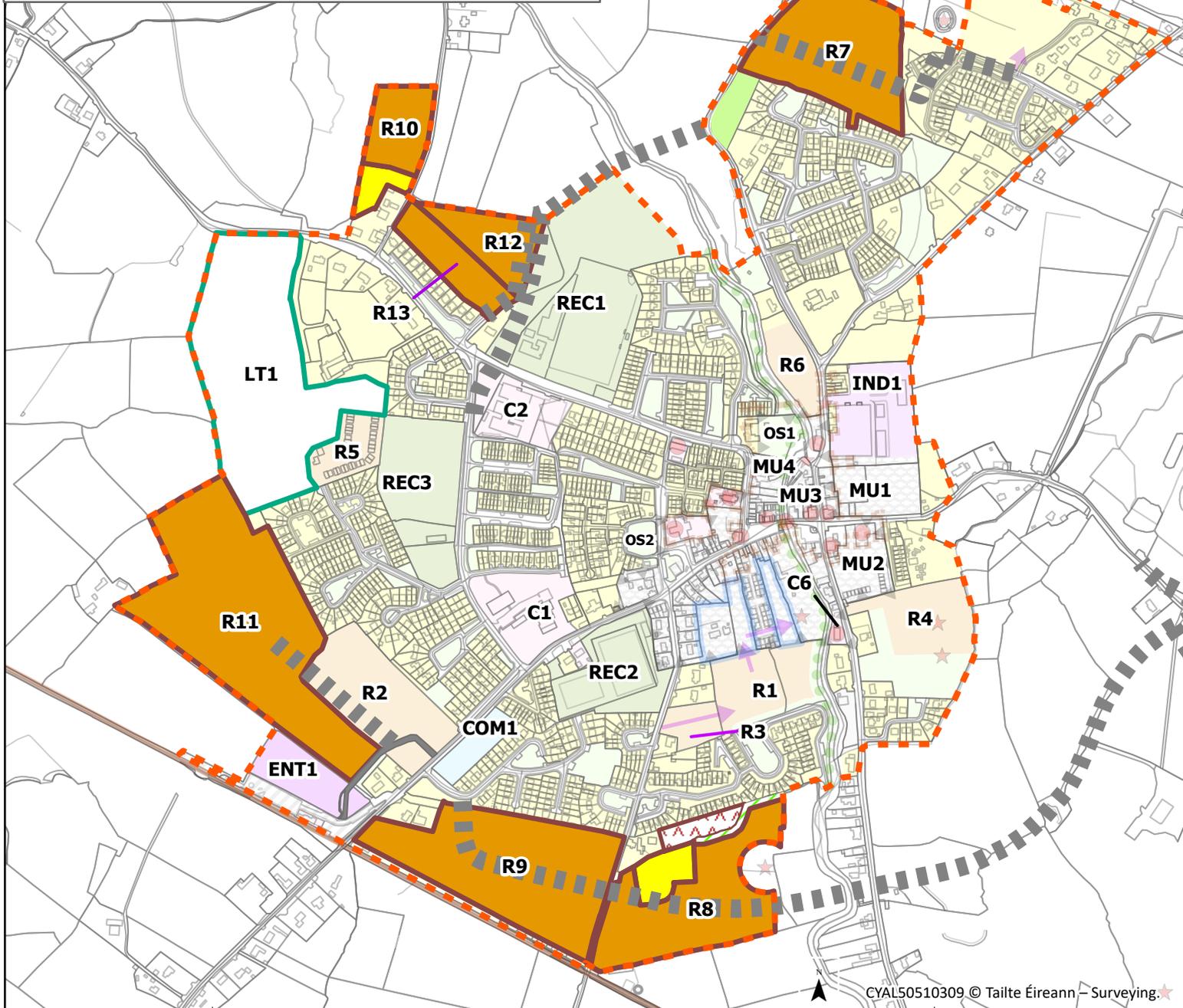
PA 3b - 4i Add text objective for Long Term Strategic and Sustainable Development Sites:

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.

Legend

Settlement Boundary	Strategic Residential Reserve	Protected Structure
Agriculture	Mixed Use	Recorded Monument
Buffer	Commercial	Architectural Conservation Area
Existing Residential	Enterprise	Indicative Access
Long Term Strategic and Sustainable Development Sites	Industry	Infrastructure Safeguard (Undefined)
Open Space	Community	Infrastructure Safeguard (Defined)
Residential	Recreation	General
	Open Space	Town Centre Area
	Transport Utilities	Existing Rail Line
	Utilities	River Walk
Existing Residential	Opportunity Site	
Residential		



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Clonlara

Proposed Amendment No. 3b - 5 Clonlara Settlement Map

- To amend Clonlara Settlement Map, page 43, with the following changes:

PA 3b - 5a To change zoning of Strategic Residential Reserve (SR1) to Residential (R4);

PA 3b - 5b To identify land at the north of the village as a Long Term Strategic and Sustainable Development Site (LT1);

PA 3b - 5c To identify land to the southwest of the village as a Long Term Strategic and Sustainable Development Site (LT2), and as Existing Residential, and amend settlement boundary accordingly.

Proposed Amendment No. 3b - 6 Clonlara Settlement Plan, Housing and Sustainable Communities, page 39-40:

- To amend the text as follows:

PA 3b - 6a Delete the text Strategic Residential Reserve on page 40, as follows:

~~Strategic Residential Reserve (SRR)~~

~~Acknowledging that not all lands within the settlement boundary of Clonlara will be required for development by 2029, lands which comprise infill or contiguous sites or have a planning history for residential use and can form part of the long term sequential expansion of the settlement are zoned SRR. Consideration may be given to the development of some SRR lands before the end of the plan period, in line with provisions set out for Strategic Residential Reserve in Section 19.4 of Volume 1 of this plan.~~

PA 3b - 6b Add text objective for Long Term Strategic and Sustainable Development Sites:

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.

Legend

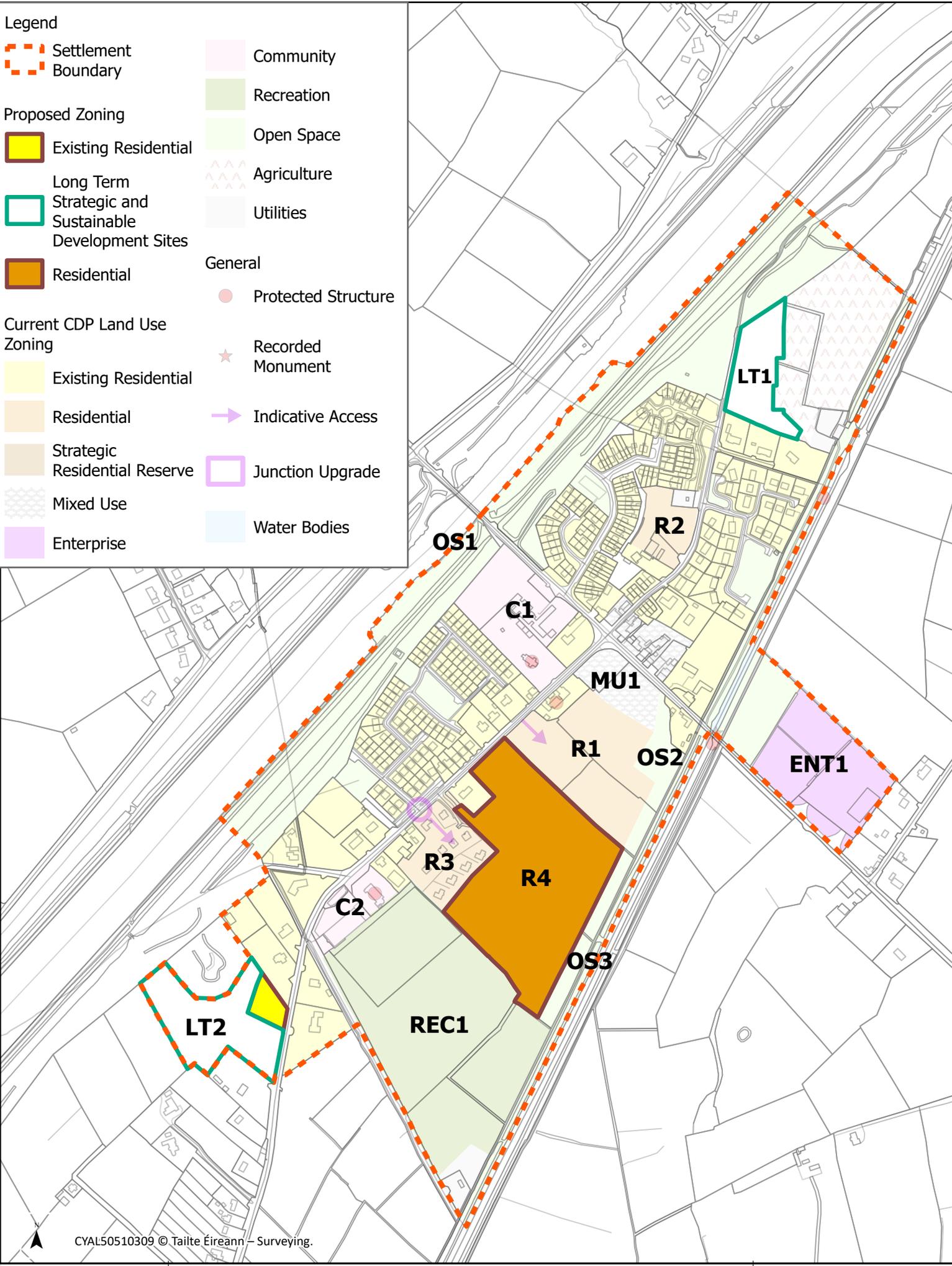
- Settlement Boundary
- Community
- Recreation
- Open Space
- Agriculture
- Utilities
- General
- Protected Structure
- Recorded Monument
- Indicative Access
- Junction Upgrade
- Water Bodies

Proposed Zoning

- Existing Residential
- Long Term Strategic and Sustainable Development Sites
- Residential

Current CDP Land Use Zoning

- Existing Residential
- Residential
- Strategic Residential Reserve
- Mixed Use
- Enterprise



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Athlunkard

Proposed Amendment No. 3b - 7 Athlunkard Settlement Map

- To amend Athlunkard Settlement Map, page 49, with the following changes:

PA 3b - 7a To identify land to the north of the settlement as a Long Term Strategic and Sustainable Development Site (LT1) and amend settlement boundary accordingly.

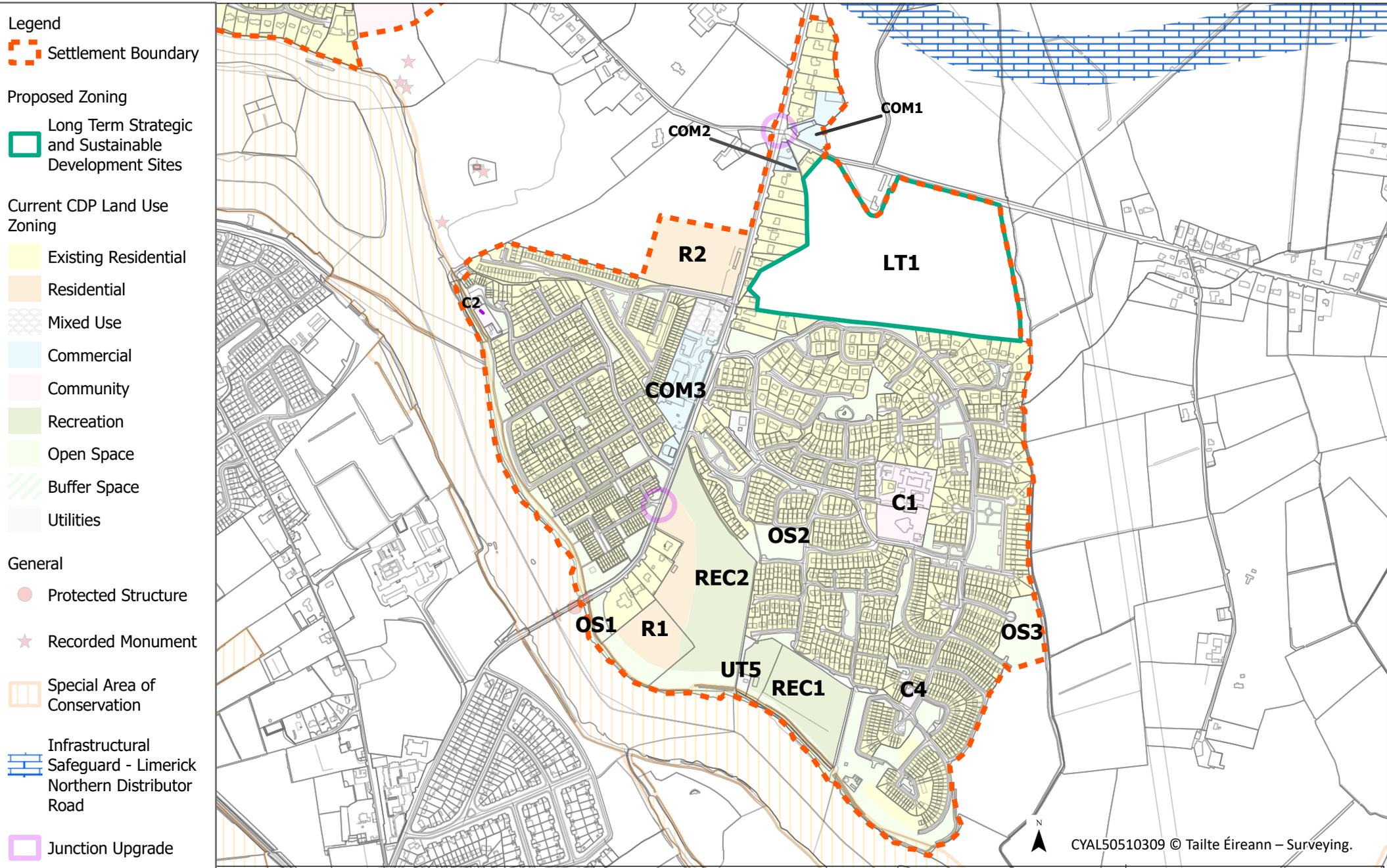
Proposed Amendment No. 3b - 8 Athlunkard Settlement Plan, Housing and Sustainable Communities, page 45:

- To amend the text as follows:

PA 3b - 8a Add text objective for Long Term Strategic and Sustainable Development Sites:

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.



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

Athlunkard

Date: March 2026

Not To Scale

Ballycannon North (Meelick)

Proposed Amendment No. 3b - 9 Ballycannon North (Meelick) Settlement Map

- To amend Ballycannon North (Meelick) Settlement Map, page 55, with the following changes:

PA 3b - 9a To change zoning of Strategic Residential Reserve (SR1) to Residential (R3);

PA 3b - 9b To change zoning of Strategic Residential Reserve (SR2) to Residential (R4);

PA 3b - 9c To change zoning of Agriculture land to the southwest of the village to Residential (R2) and Buffer Space, and amend settlement boundary accordingly;

PA 3b - 9d To identify land to the northeast of the village as a Long Term Strategic and Sustainable Development Site (LT1).

Proposed Amendment No. 3b - 10 Ballycannon North (Meelick) Settlement Plan, Housing and Sustainable Communities, page 51.

- To amend the following site objectives which accompany the settlement map amendments, as follows:

PA 3b - 10a Add text objective for proposed residential site R2:

R2 South of R1 lands

Vehicular access to the site shall be taken only from the R1 lands at the north, and not from Knockalisheen Road. Future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area.

Future development on these lands should not impinge on conservation objectives for the Knockalisheen Marsh pNHA or the Lower River Shannon SAC. This large site on the periphery of the village is suitable to accommodate residential development and will support the future expansion of Ballycannon North. Safe pedestrian and cycle connectivity with the village centre must be provided for.

PA 3b - 10b Amend the text on Page 52 as follows:

~~SR2~~ R4 Village Centre

The central location of this site affords the opportunity for a high-quality residential development that will contribute to the existing village character and enhance the village streetscape. A footpath shall be provided along the entire road frontage. The layout of units shall also enable future residents to avail of the adjoining open space amenity area at OS2. Due to its location adjacent to the cSAC, all development proposals shall be screened for appropriate assessment and an appropriate buffer maintained to the cSAC.

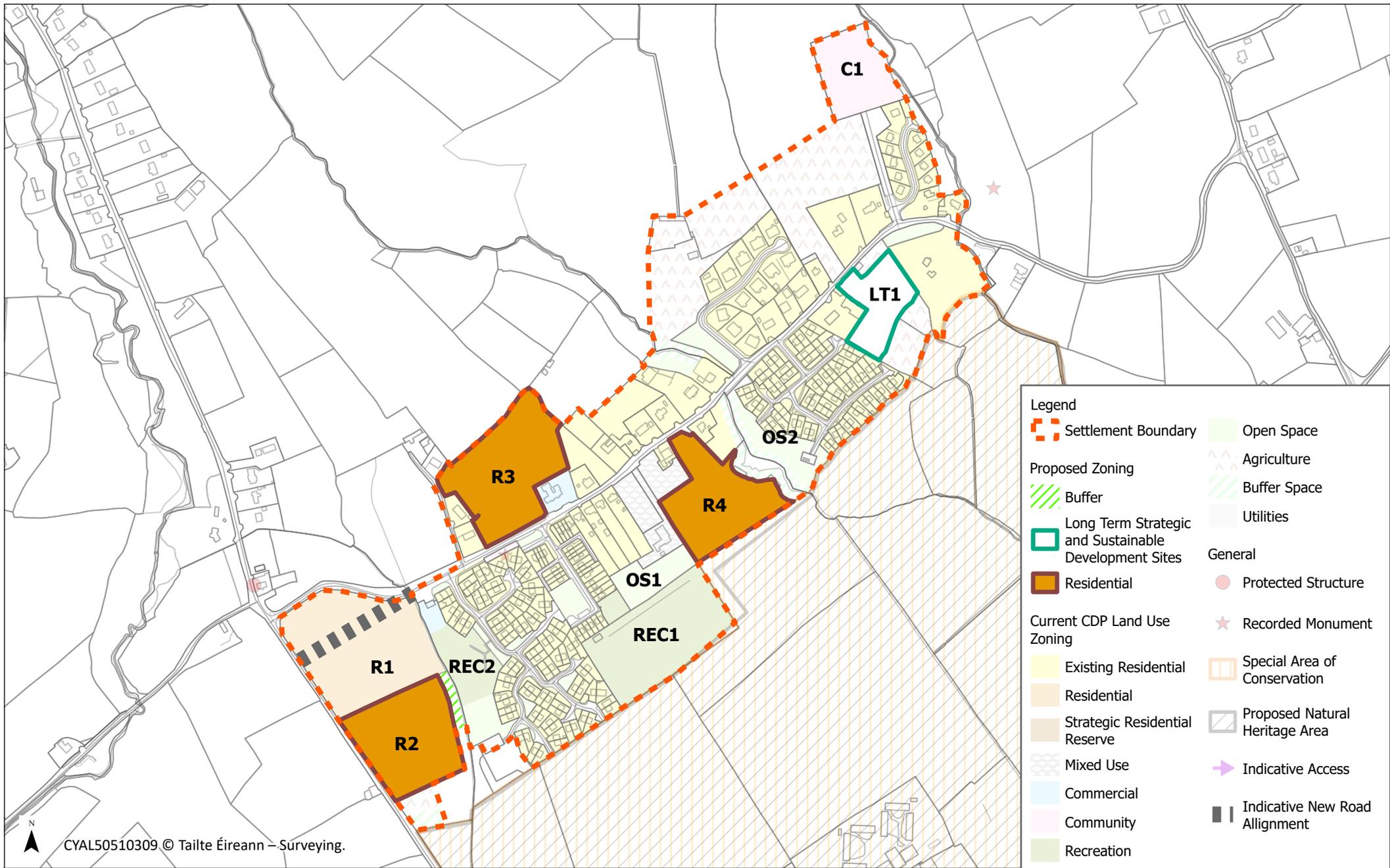
PA 3b - 10c Add text objective for Long Term Strategic and Sustainable Development Sites:

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.

PA 3b - 10d Delete the text Strategic Residential Reserve on page 52, as follows:

~~Acknowledging that not all lands within the settlement boundary of Ballycannon North will be required for development to 2029, lands which comprise infill or contiguous sites or have a planning history for residential use and can form part of the long term sequential expansion of the settlement are zoned SRR. Consideration may be given to the development of some SRR lands before the end of the plan period, in line with provisions set out for Strategic Residential Reserve in Section 19.4 of Volume 1 of this plan.~~



Legend

Settlement Boundary	Open Space
Proposed Zoning	Agriculture
Buffer	Buffer Space
Long Term Strategic and Sustainable Development Sites	Utilities
Residential	General
Current CDP Land Use Zoning	Protected Structure
Existing Residential	Recorded Monument
Residential	Special Area of Conservation
Strategic Residential Reserve	Proposed Natural Heritage Area
Mixed Use	Indicative Access
Commercial	Indicative New Road Alignment
Community	
Recreation	

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Parteen

Proposed Amendment No. 3b - 11 Parteen Settlement Map

- Amend Parteen Settlement Map on page 62 with the following changes:

PA 3b - 11a To change zoning of Strategic Residential Reserve (SR1) to Residential (R6);

PA 3b - 11b To change zoning of Strategic Residential Reserve (SR2) to Residential (R5);

PA 3b - 11c To zone unzoned land to the north of Residential (R5) to Residential (R4) and amend settlement boundary accordingly.

Proposed Amendment No. 3b - 12 Parteen Settlement Plan, Housing and Sustainable Communities, page 57-59:

- To include the following site objectives which accompany the settlement map amendments, as follows:

PA 3b - 12a Add text objective for proposed residential site R4:

R4 Northwest of Ballykeelaun

Any future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area. Vehicular and pedestrian access to the site should be provided from within the adjacent R5 lands. A masterplan outlining proposals for the entire site, in combination with the R2, R5 and R6 lands, should be submitted as part of any planning application on these lands. Any development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety.

PA 3b - 12b Add text objective for proposed residential site R5

R5 West of Ballykeelaun

Any future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area. A pedestrian footpath shall be provided along the entire site frontage in order to link the site to the village centre. A masterplan outlining proposals for the entire site, in combination with the R2, R4 and R6 lands, should be submitted as part of any planning application on these lands. Any development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety.

PA 3b - 12c Add text objective for proposed residential site R6

R6 North and West of R2

Any future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area. The existing mature tree-lines within the site shall be retained. Access shall be taken at the point shown by the indicative access

arrow on the Parteen settlement map, through the R2 lands. Careful consideration of the access arrangements is required due to the alignment of the public road in the vicinity of the site. A masterplan outlining proposals for the entire site, in combination with the R2, R4 and R5 lands, should be submitted as part of any planning application on these lands. Any development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe pedestrian, cycle and vehicular access to the site, as well as connectivity with the village centre.

PA 3b - 12d Edit text objective for proposed residential site R2

R2 Adjacent to Pitch and Putt

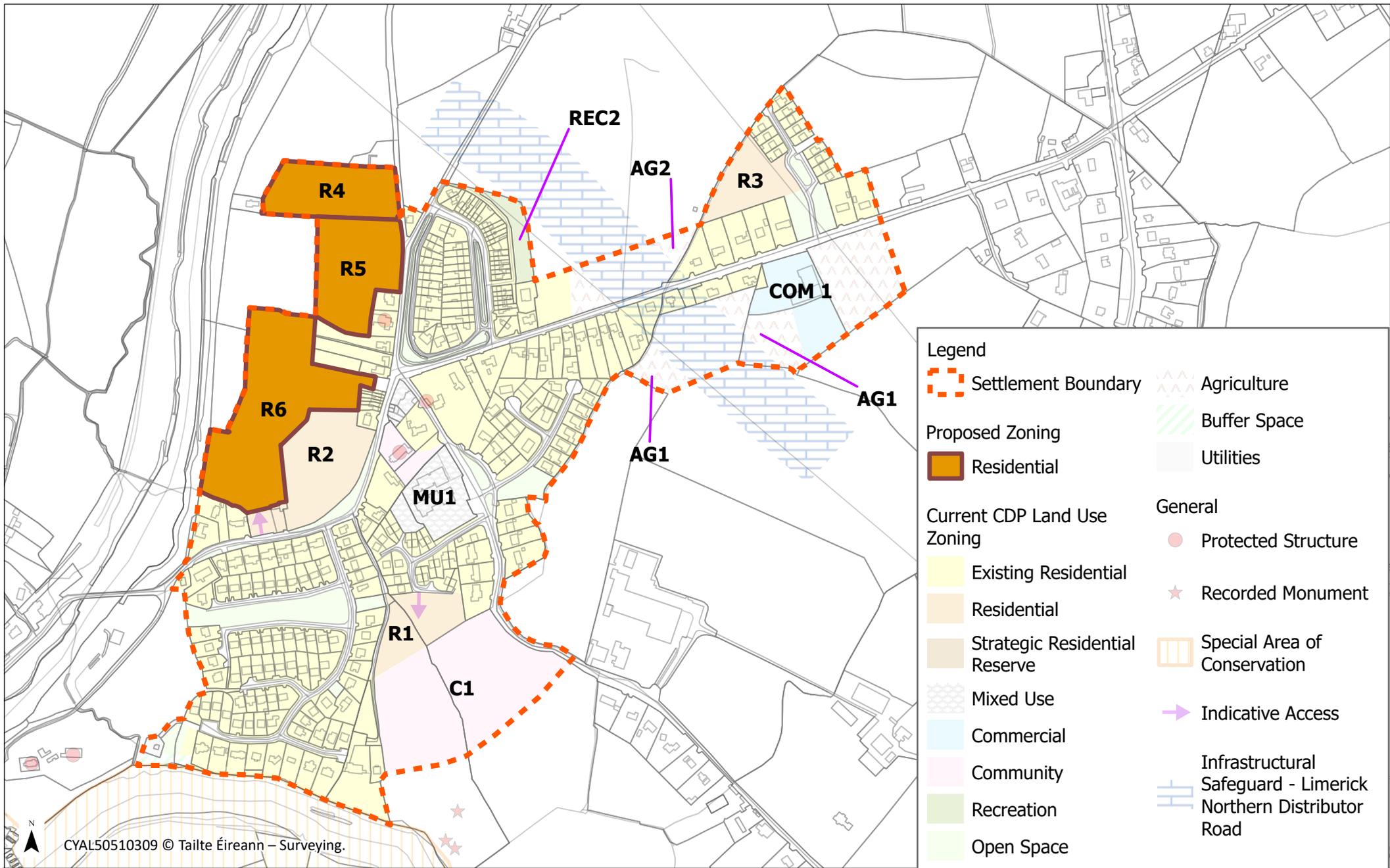
This central infill site adjoins the existing pitch and putt course and its development will assist in consolidating the village. The existing mature tree-line adjoining the pitch and putt course shall be retained.

Access shall be taken at the point shown by the indicative access arrow on the Parteen settlement map. Careful consideration of the access arrangements is required due to the alignment of the public road in the vicinity of the site. A footpath shall be provided inside the existing front boundary wall to preserve the existing planted amenity area on the roadside. This footpath shall link with a future pedestrian crossing which will provide safe connectivity with site C1. A masterplan outlining proposals for the entire site in combination with the R4, R5 and R6 lands should be submitted as part of any planning application on these lands. Any development proposals for this site should be informed by a Traffic and Transport Assessment to ensure safe pedestrian, cycle and vehicular access to the site.

PA 3b -12e- Delete the text Strategic Residential Reserve on page 58-59, as follows:

~~Strategic Residential Reserve (SRR)~~

~~Acknowledging that not all lands within the settlement boundary of Parteen will be required for development to 2029, lands which comprise infill or contiguous sites or have a planning history for residential use and can form part of the long-term sequential expansion of the settlement are zoned SRR. Consideration may be given to the development of some SRR lands before the end of the plan period, in line with provisions set out for Strategic Residential Reserve in Section 19.4 of Volume 1 of this plan.~~



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

Parteen

Date: March 2026

Not To Scale

Newmarket-on-Fergus

Proposed Amendment No. 3b - 13 Newmarket-on-Fergus Settlement Map

- Amend Newmarket-on-Fergus Settlement Map on page 86 with the following changes:

PA 3b - 13a To change zoning of Strategic Residential Reserve (SR1) to Residential (R9);

PA 3b - 13b To change zoning of Strategic Residential Reserve (SR3) to Residential (R8);

PA 3b - 13c To zone unzoned land at the northwest of the settlement, adjacent to R9 and R3, to Residential (R7) and amend settlement boundary accordingly;

PA 3b - 13d To change zoning of Open Space (OS27) to the south of Boheraroan estate and west of R458 (Limerick Road) to Existing Residential zoning (ER1);

PA 3b - 13e To identify land to the east of Avondale and north of R2 and R8 as a Long Term Strategic and Sustainable Development Site (LT1) and Open Space, and amend settlement boundary accordingly.

Proposed Amendment No. 3b - 14 Newmarket-on-Fergus Settlement Plan, Housing and Sustainable Communities, page 81.

- To include the following site objectives which accompany the settlement map amendments, as follows:

PA 3b - 14a Add text objective for proposed residential site R7

R7 East of residential sites R9 and R3

Any future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area. Development proposals for R7 shall also ensure that provision is made for pedestrian and cycle permeability within the development and connectivity with the town centre, and pedestrian and cycle connectivity with the R3 lands at the east and R9 lands to the south. Any development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety.

PA 3b - 14b Edit existing text objective for R3 site:

R3 North of Woodfield land Heights

This site is considered appropriate for a housing scheme, with access taken from the existing cul-de-sac road to the south. Layout and design of any proposal shall ensure that the existing residential amenities to the south and east are protected. Development proposals for R3 shall also ensure that provision is made for pedestrian and cycle permeability within the development and connectivity with the town centre- and pedestrian and cycle connectivity with the R7 lands at the west.

PA 3b - 14c Edit existing text objective for R4 site:

R4 Kilnasoolagh

Development proposals shall ensure that the residential amenity of adjacent dwellings to the north, east and south are protected. Any proposed development shall consider future links and permeability to ~~SR1~~ R9 and also ensure that provision is made for pedestrian and cycle connections to the town centre.

PA 3b - 14d Add text objective for proposed residential site R9

R9 West of residential site R4

Any future development on these lands should ensure heights and design are sensitive to the existing landscape and visual character of the area. A pedestrian footpath shall be provided along the entire site frontage in order to link the site to the town centre. Development proposals for R9 shall also ensure that provision is made for pedestrian and cycle permeability within the development and connectivity with the town centre, including pedestrian and cycle connectivity with the R7 lands at the northwest and the R4 lands to the east. Any development proposals for this site should be informed by a Traffic and Transport Assessment, to ensure safe access to the site for pedestrians, cyclists and drivers.

PA 3b - 14e Edit text objective for R1 site:

R1 Ballycar Road

This small linear site has been identified as being suitable for permanent housing, given its location in close proximity to the town centre and community zoned lands. The site is considered acceptable in principle for housing, with vehicular access provided off Ballycar Road. One vehicular access shall be taken onto the Ballycar Road to serve both R1 and adjacent R2, with layout and design maximised by adopting a masterplan approach to this land bank and potential future development of ~~SR3~~ R8. Development proposals for R1 and R2 shall also ensure that provision is made for pedestrian and cycle permeability within the development and connectivity to the town centre

PA 3b - 14f Add text objective for ER1 site at Boheraroan:

ER1 Boheraroan

This is an infill site within the village. The existing stone wall boundary at the R458 (Limerick Road) shall be maintained. Vehicular access to the site shall be from the L7237 cul de sac (adjacent to No. 1 Boheraroan Estate). The existing treeline and hedgerow at the site must 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 bat species.

PA 3b - 14g Delete the text Strategic Residential Reserve on page 82, as follows:

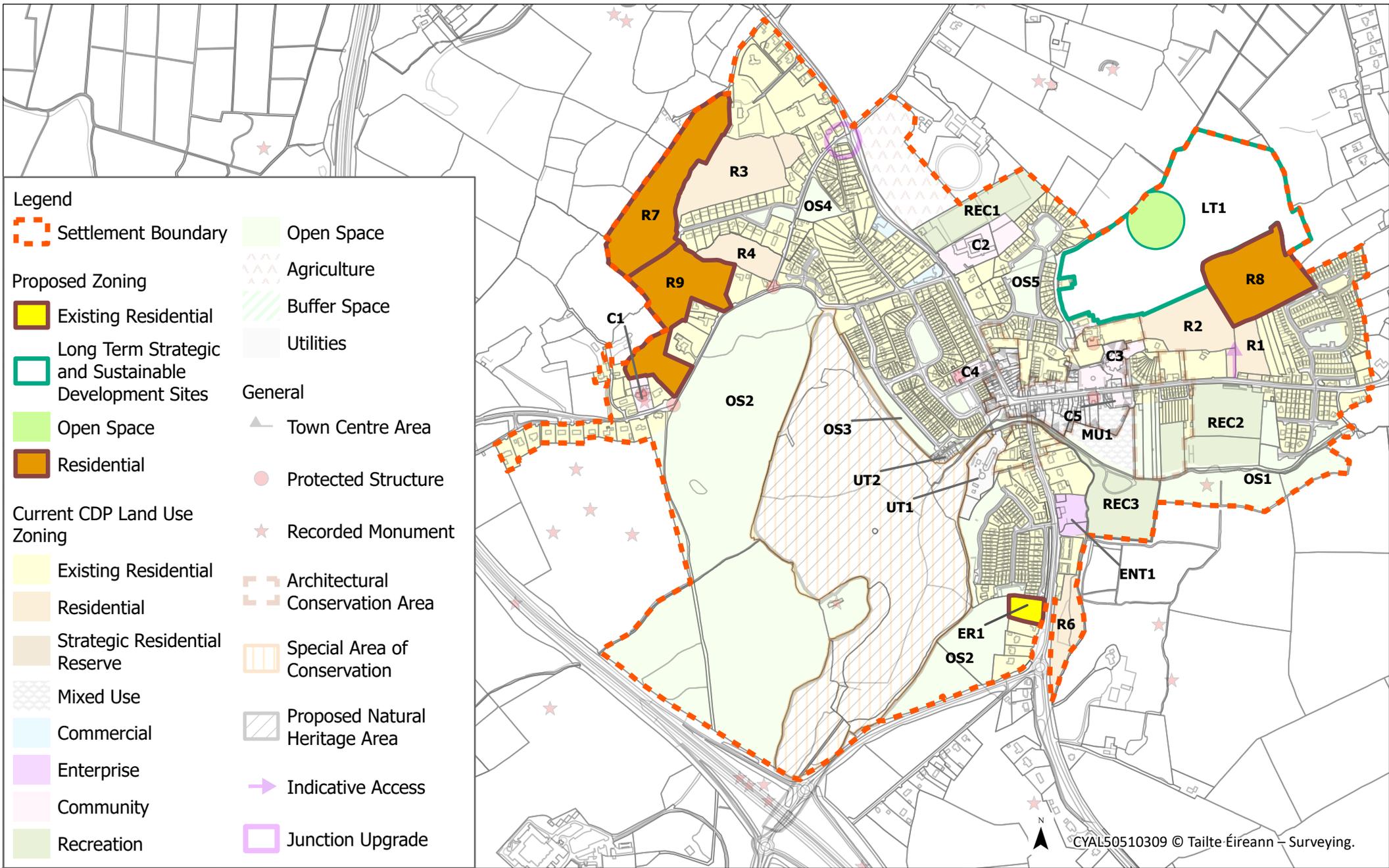
~~Strategic Residential Reserve (SRR)~~

~~Acknowledging that not all lands within the settlement boundary of Newmarket on Fergus will be required for development to 2029, lands which comprise infill or contiguous sites or have a planning history for residential use and can form part of the long-term sequential expansion of the settlement are zoned SRR. Consideration may be given to the development of some SRR lands before the end of the plan period, in line with provisions set out for Strategic Residential Reserve in Section 19.4 of Volume 1 of this plan.~~

PA 3b - 14h Add text objective for Long Term Strategic and Sustainable Development Sites:

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. 3b-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. 3b-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. 3b-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. 3b-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. 3b-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. 3b-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. 3b-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.

Table 1: Settlement Hierarchy to which the SLA SCA is applied
Key Town Ennis
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)
Service Towns Ennistymon/Lahinch, Kilrush/Cappa, Scarriff/Tuamgraney
Small Towns Kilkee, Killaloe, Lisdoonvarna, Miltown Malbay, Newmarket-on-Fergus, Tulla
Large Villages Tier 1 Ballyvaughan, Clarecastle, Corofin, Crusheen, Doonbeg, Feakle, Inagh, Kilkishen, Mountshannon, Mullagh, Quilty, Quin, Whitegate, Liscannor, Kilfenora and Killimer

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. 3b-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. 3b-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 1st 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. 3b-A1 – 10

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



Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield	
Sixmilebridge	R1	1.55	1	2	1	1	✓	✓	✓		✓			
	R2	2.72	1	1	1	1	✓	✓	✓	✓				
	R3	0.51	1	2	1	1	✓	✓	✓		✓			
	R4	1.56	1	2	2	1	✓	✓	✓		✓			
	R5	0.93	1	1	1	2	✓	✓	✓		✓			
	R6	0.79	1	1	1	1	✓	✓	✓	✓				
	R8	3.69	1	2	1	1	✓	✓	✓		✓	35-50	130-185	
	R10	1.22	2	2	1	1	✓	✓	✓		✓	35-50	42-61	
	R12	1.31	2	2	1	1	✓	✓	✓		✓	35-50	45-66	
	14.28													
	SR1-R9	5.37	1	2	1	1	✓	✓	✓		✓	35-50	187-269	
	SR2-R13	1.21	1	2	1	1	✓	✓	✓		✓	35-50	42-61	
SR3-R7	2.76-3.78	2	2	1	1	✓	✓	✓		✓	35-50	132-189		
SR4-R11	3.76-7.58	2	2	1	2	✓	✓	✓		✓	35-50	265-379		
13.11-32.22														

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	
Bunratty	R1	2.95	1	1	1	2	✓	✓	✓		✓	
	R2	1.85	1	2	1	1	✓	✓	✓		✓	
4.80												

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield
Clonlara	R1	2.59	1	1	1	1	✓	✓	✓	✓			
	R2	0.7	1	2	1	1	✓	✓	✓		✓		
	R3	1.22	1	1	1	1	✓	✓	✓		✓		
4.50													
SR1-R4	5.26	1	1	1	1	✓	✓	✓	✓	✓		25	131
5.26-9.76													

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	
Athlunkard	R1	2.46	1	1	1	2	✓	✓	✓		✓	
	R2	2.46	1	1	1	1	✓	✓	✓	✓		
4.92												

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield
Ballycannon North (Meelick)	R1	2.88	2	2	1	2	✓	✓	✓		✓		
	R2	1.92	2	2	2	1	✓	✓	✓		✓	25	48
2.88													
SR1-R3	2.25	1	1	1	2	✓	✓	✓	✓		✓	25	56
SR2-R4	1.73	1	2	1	2	✓	✓	✓	✓		✓	25	43
3.98-8.78													

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield
Parteen	R1	0.89	1	1	1	1	✓	✓	✓	✓			
	R2	1.71	1	2	1	1	✓	✓	✓		✓		
	R3	0.81	1	1	1	1	✓	✓	✓	✓			
	R4	1.33	2	2	1	1	✓	✓	✓		✓	25	33
3.41													
SR1-R6	3.20	2	2	1	1	✓	✓	✓	✓		✓	25	80
SR2-R5	1.64	1	2	1	2	✓	✓	✓	✓		✓	25	41
4.84-9.58													

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier2	Estimated Density (dph)	Estimated Unit Yield
Newmarket on Fergus	R1	0.74	1	1	1	1	✓	✓	✓	✓			
	R2	2.12	2	2	1	2	✓	✓	✓		✓		
	R3	2.95	2	2	2	2	✓	✓	✓		✓		
	R4	1.01	1	1	1	2	✓	✓	✓		✓		
	R6	1.1	1	1	1	2	✓	✓	✓		✓		
	R7	3.84	2	2	1	2	✓	✓	✓		✓	25-40	96-154
	7.92												
SR1-R9	3.41	2	2	1	2	✓	✓	✓	✓		✓	25-40	85-136
SR3-R8	2.94	2	2	2	1	✓	✓	✓	✓		✓	25-40	73-118
6.35-18.11													



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Áras Contae an Chláir
New Road, Ennis
County Clare V95 DXP2

www.clarecoco.ie