



# Clare County Development Plan 2023–2029



COMHAIRLE CONTAE AN CHLAIR  
CLARE COUNTY COUNCIL

VOLUME

# 3<sub>C</sub>

## Killaloe Municipal District Settlement Plans

### Proposed Variation No. 1



6th March 2026



## Proposed Variation No 1 -Clare County Development Plan 2023-2029 Volume 3(c) Killaloe Municipal District Settlement Plans

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## Proposed Amendment - Volume 3c Killaloe Municipal District Settlement Plans

This document presents the proposed amendments to Volume 3c Killaloe 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 Killaloe Municipal District:

- Scariff/Tuamgraney
- Killaloe
- Tulla
- Crusheen
- Feakle
- Kilkishen
- Mountshannon
- Quin
- Whitegate
- Ballinruan
- Broadford
- Clooney
- Kilmurry
- O’Briensbridge and Bridgetown
- O’Callaghans Mills

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

## Proposed Amendment No. 3c - 1 - Introduction

To amend the Killaloe Municipal District summary table, column 2 headed Res. ha Zoned and column 4 headed SR. ha Zoned to reflect the changes proposed for land-use zoning within the settlements subject of this proposed variation, under Zoned Lands within the Killaloe Municipal District Area Settlements Section on page 2, as follows:

Killaloe 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
<b>Service Town</b>								
Scariff/Tuamgraney	<del>6.08</del> 32.08	0.00	<del>40.08</del>	1.85	13.85	6.64	14.85	14.33
<b>Small Towns</b>								
Killaloe	<del>44.08</del> 20.64	0.00	<del>3.63</del>	2.56	3.98	1.31	0.00	7.57
Tulla	<del>7.87</del> 18.26	0.00	<del>5.06</del>	0.65	3.52	0.00	0.00	9.73
<b>Large Villages</b>								
Crusheen	<del>4.29</del> 12.54	0.00	<del>5.96</del>	0.13	0.00	0.00	0.00	5.60
Feakle	<del>2.09</del> 4.64	0.00	<del>4.63</del>	2.02	1.78	0.00	0.00	4.20
Kilkishen	<del>2.82</del> 4.72	0.00	<del>4.94</del>	0.00	3.75	0.00	0.00	5.44
Mountshannon	<del>1.73</del> 5.81	0.00	<del>2.36</del>	0.31	0.74	0.00	0.00	4.90
Quin	<del>5.24</del> 19.18	0.00	<del>6.80</del>	0.26	0.00	0.00	0.00	2.32
Whitegate	<del>4.42</del> 6.11	0.00	<del>2.50</del>	0.11	0.00	0.00	0.00	4.19
<b>Small Villages</b>								
Ballinruan	N/A	N/A	<del>N/A</del>	0.11	0.00	0.00	0.00	0.00
Bodyke	N/A	N/A	<del>N/A</del>	0.35	0.00	0.00	0.00	0.00
Broadford	<del>4.94</del> 2.69	0.00	<del>0.00</del>	0.00	0.00	0.00	0.00	2.50
Caher	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.00	0.42
Clooney	N/A	N/A	<del>N/A</del>	0.20	0.00	0.00	0.00	0.00
Flagmount	N/A	N/A	<del>N/A</del>	0.29	0.00	0.00	0.00	0.00
Kilbane	N/A	N/A	<del>N/A</del>	0.19	0.00	0.00	0.00	0.00
Killanena	N/A	N/A	<del>N/A</del>	1.01	0.00	0.00	0.00	0.00
Kilmurry	N/A	N/A	<del>N/A</del>	0.63	0.00	0.00	0.00	0.45
O'Briensbridge and Bridgetown	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.00	1.81
O'Callaghan's Mills	N/A	N/A	<del>N/A</del>	0.46	1.03	0.00	0.00	0.88
Ogonneloe	N/A	N/A	<del>N/A</del>	0.18	0.00	0.00	0.00	0.00
<b>Total in M.D.</b>	<del>39.50</del> 126.67	<b>0.00</b>	<del>40.83</del>	<b>11.32</b>	<b>28.65</b>	<b>7.95</b>	<b>14.85</b>	<b>64.34</b>

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

To amend following text under Environment Appraisal Section on page 3 and Mitigation Measures Reference Table on page 4, as follows:

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

Details of all proposed mitigation measures are included in the respective reports included in Volume 10 of this Plan, ~~and specifically as follows:~~ and in the

environmental reports accompanying the proposed variation to the plan, specifically as follows:

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

## Scariff/Tuamgraney

### Proposed Amendment No. 3c - 3 - Scariff/Tuamgraney Settlement Map and Scariff Settlement Map

- To amend Scariff/Tuamgraney Settlement Map, page 15, and Scariff Settlement Map, page 16, as follows:

**PA 3c - 3a** To change zoning of Residential (R4) to Agriculture (AG7) (RZLT Change).

**PA 3c - 3b** To change zoning of Strategic Residential Reserve (SR1) to Residential (R12) and Residential (R13)

**PA 3c - 3c** To zone unzoned land at the north of Recreation (REC2) as Residential (R13) and amend settlement boundary accordingly.

**PA 3c - 3d** To change zoning of Strategic Residential Reserve (SR3) to Residential (R6)

**PA 3c - 3e** To change zoning of Agriculture (AG2) and zone unzoned land to the east of AG2 to Residential (R7) and amend settlement boundary accordingly.

**PA 3c - 3f** To zone unzoned land at the north of Agriculture (AG2) as Residential (R9)

**PA 3c - 3g** To identify Long Term Strategic and Sustainable Development Site (LT1) at the northwest of Recreation (REC2) and amend settlement boundary accordingly.

### Proposed Amendment No. 3c-4 - Scariff/Tuamgraney Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 9, as follows:

**PA 3c - 4a** Delete the text objective R4 West of the Church, Scarriff

#### ~~**R4 West of the Church, Scarriff**~~

~~These lands have been identified as being suitable for housing due to their close proximity to the town centre and to many of the services available in the area contributing to the compact growth of the settlement.~~

**PA 3c - 4b** Add text objective for proposed residential zoning R12

#### **R12 – South of the Church Scariff and North of Recreation (REC 3)**

This site is situated between the church to the north and the sports recreational facility to the south and only a short distance from the town centre. Access to the site from Church Street or Fossa More Road will require a Traffic and Transport Assessment to inform any development proposal. Safe pedestrian and cycle connectivity with the school, creche, church, adjacent sports facility and town centre should be delivered.

**PA 3c - 4c** Add text objective for proposed residential zoning R13

**R13 – South of Recreation (REC3)** These lands support the compact development of the settlement as they are close to a range of amenities and the town centre. Proposals for

development should demonstrate indicative access to LT1 to facilitate potential future development of the site, and will require a Traffic and Transport Assessment.

**PA 3c - 4d** Add text objective for proposed residential zoning R6

**R6 – North of R352**

These lands are in close proximity to the town centre and are suitable to support the compact growth of Scariff. Sites R6 and R7 cover an extensive area and it is preferable that that the lands be developed in a phased manner. A masterplan outlining proposals for the entire site should be submitted as part of any planning application on these lands. Proposals on this site must also demonstrate indicative access to R7 to facilitate potential future development of the site.

**PA 3c - 4e** Add text objective for proposed residential zoning R7

**R7 - South of Derg View Road (L4018)**

This is a large site on the edge of the settlement. The site is well-located to accommodate the future expansion of the town, being in close proximity to the town centre and all of its associated services. R6 and R7 cover an extensive area and it is preferable that that the lands be developed in a phased manner. A masterplan outlining proposals for the entire site should be submitted as part of any planning application on these lands.

Any development proposals for this site should be suitably informed by a Traffic and Transport Assessment, to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety. Access shall be provided from the north off Derg View Road and south off the R352. Development proposals shall provide for pedestrian /cycle connectivity to the town centre along Derg View Road (L4018).

**PA 3c - 4f** Add text objective for proposed residential zoning R9

**R9 - North of Derg View Road (L4018);**

Any future planning application associated with this site should be suitably informed by a Traffic and Transport Assessment, to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety.

### Proposed Amendment No. 3c - 5 - Scariff/Tuamgraney Settlement Map and Tuamgraney Settlement Map

- To amend Scariff/Tuamgraney Settlement Map, page 15, and Tuamgraney Settlement Map, page 17 with the following changes:

**PA 3c - 5a** To change zoning of Residential (R3) to Agriculture (AG8) (RZLT Change)

**PA 3c - 5b** To change zoning of Strategic Residential Reserve (SR2) to Residential (R5)

**PA 3c - 5c** To change zoning of part of Tourism site (TOU3) to Residential (R10)

**PA 3c - 5d** To change zoning of Agriculture at the east of Residential (R1) to Residential (R8)

**PA 3c - 5e** To zone unzoned land to the south of Enterprise (ENT2) as Residential (R11) and amend settlement boundary accordingly

**PA 3c - 5f** To identify part of Agriculture site (AG1) as Long Term Strategic and Sustainable Development Site (LT2)

### Proposed Amendment No. 3c - 6 - Scariff/Tuamgraney Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 10, as follows:

**PA 3c - 6a** Delete the text objective R3 North East of the Secondary School

#### ~~R3 - North East of the Secondary School.~~

~~The development of R3 shall provide for future access to the remaining cultural zoned lands to enable future development should it ever be required~~

**PA 3c - 6b** Add text objective for proposed residential zoning R5

#### **R5 - South of Enterprise (ENT3)**

The site provides a suitable location to accommodate the future expansion of Tuamgraney. Any development proposals at this site shall provide 10m of open space along the southern boundary of the site to act as a buffer between potential future residential development and the Croaghrum River, and shall also provide a 10m buffer around the standing stone recorded monument present on-site (CL028-059)

**PA 3c - 6c** Add text objective for proposed residential zoning R10

#### **R10 - North of Agriculture (AG3)**

These lands are in close proximity to the town centre and are suitable to support the compact growth of Tuamgraney. In the interest of road safety within the town centre, any future development proposals must provide one access only onto the R352.

**PA 3c - 6d** Add text objective for proposed residential zoning R11

### **R11 - South of Enterprise (ENT2)**

Any future planning applications for this site should be informed by a detailed hydrological/hydrogeological assessment, ensuring the protection of the Fir Lough and Bog Wetland, and also be accompanied with a Traffic and Transport Assessment, to ensure safe access to the site for pedestrians, cyclists and drivers. Development proposals should seek to retain the existing mature trees fronting onto the R352 at the north of the site and hedgerows.

**PA 3c - 6e** 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.

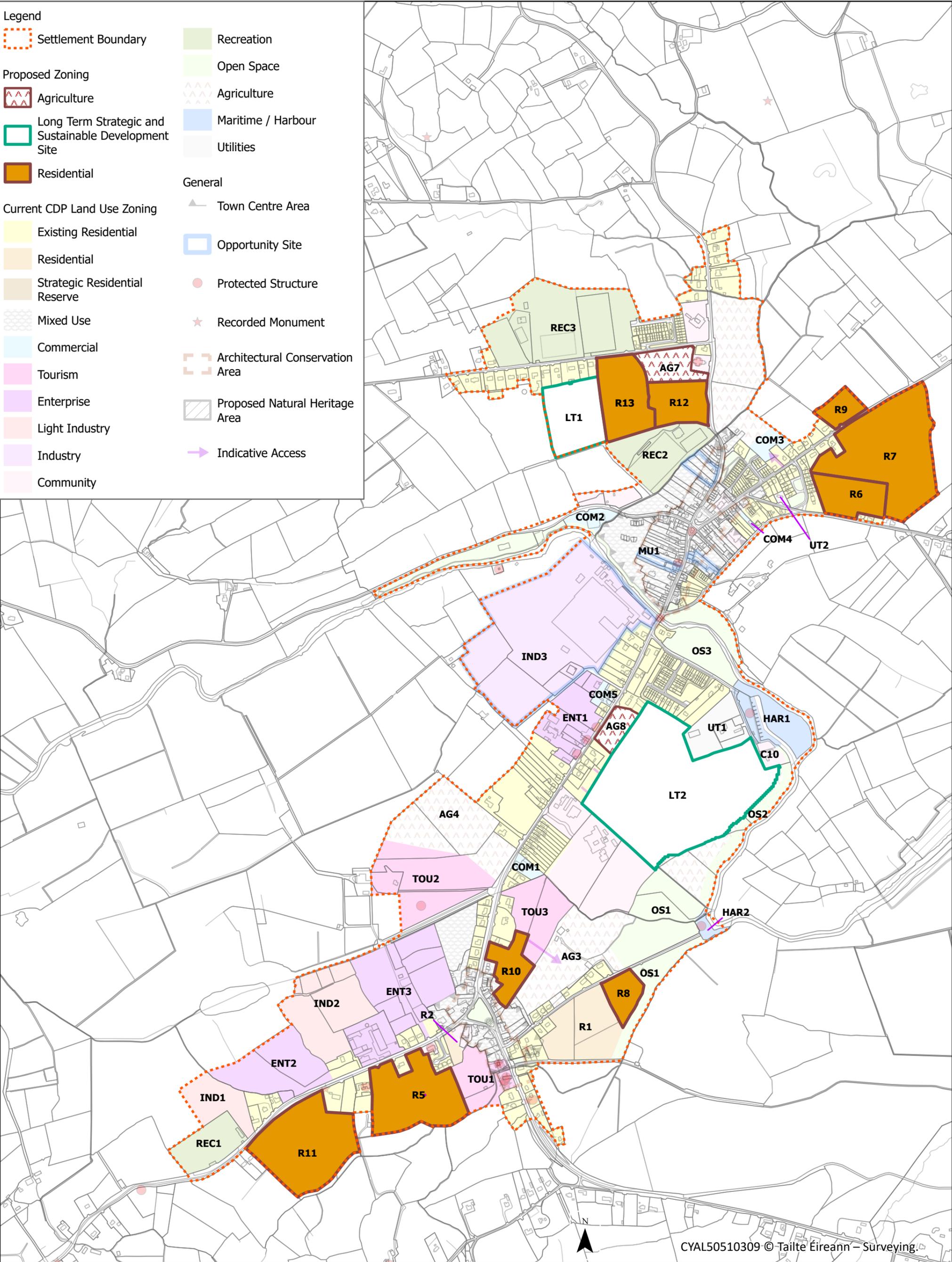
**PA 3c - 6f** Delete the text objective Strategic Residential Reserve

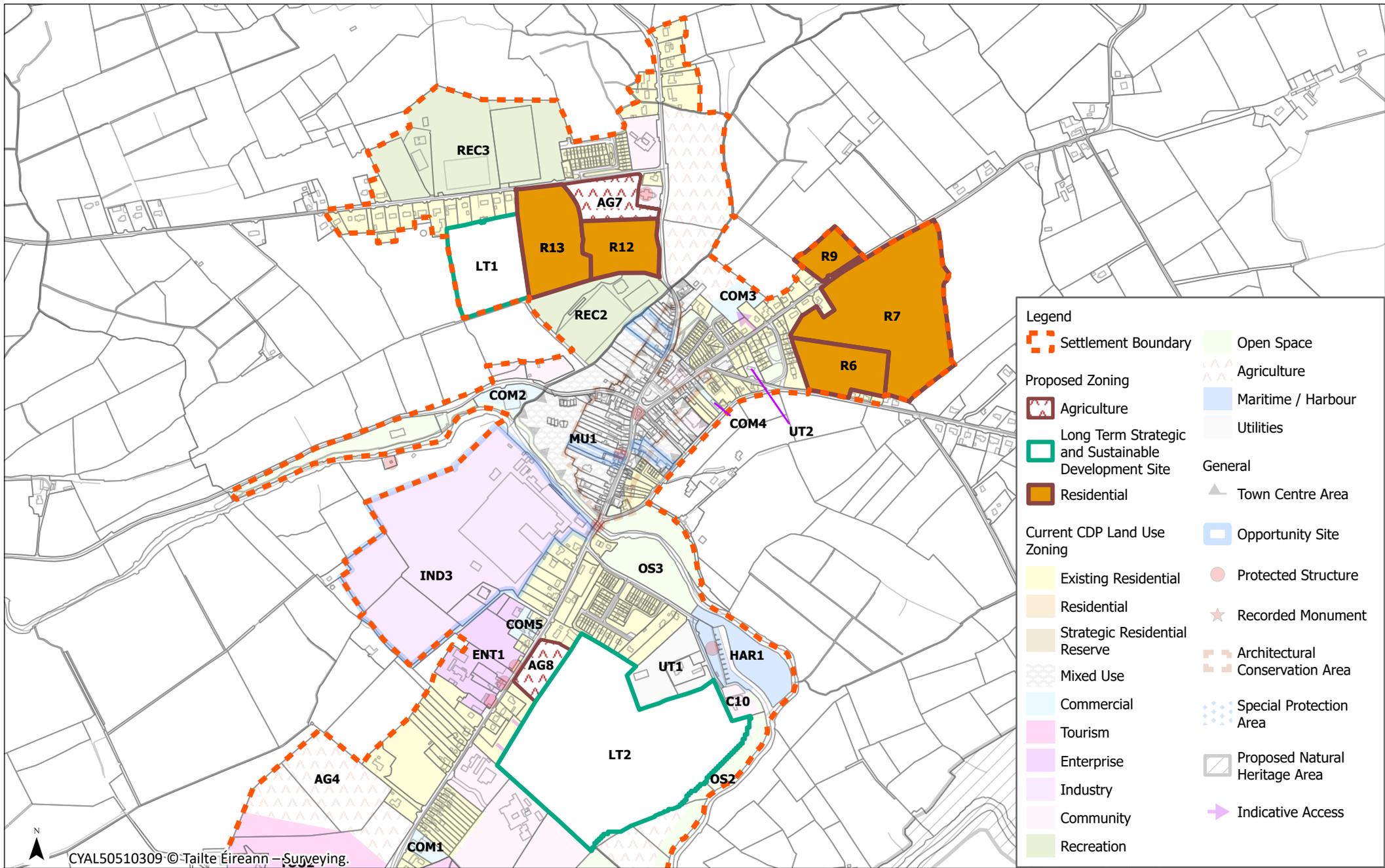
### **~~Strategic Residential Reserve (SRR)~~**

~~Acknowledging that not all lands within the settlement boundary of Scarriff/Tuamgraney 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.~~

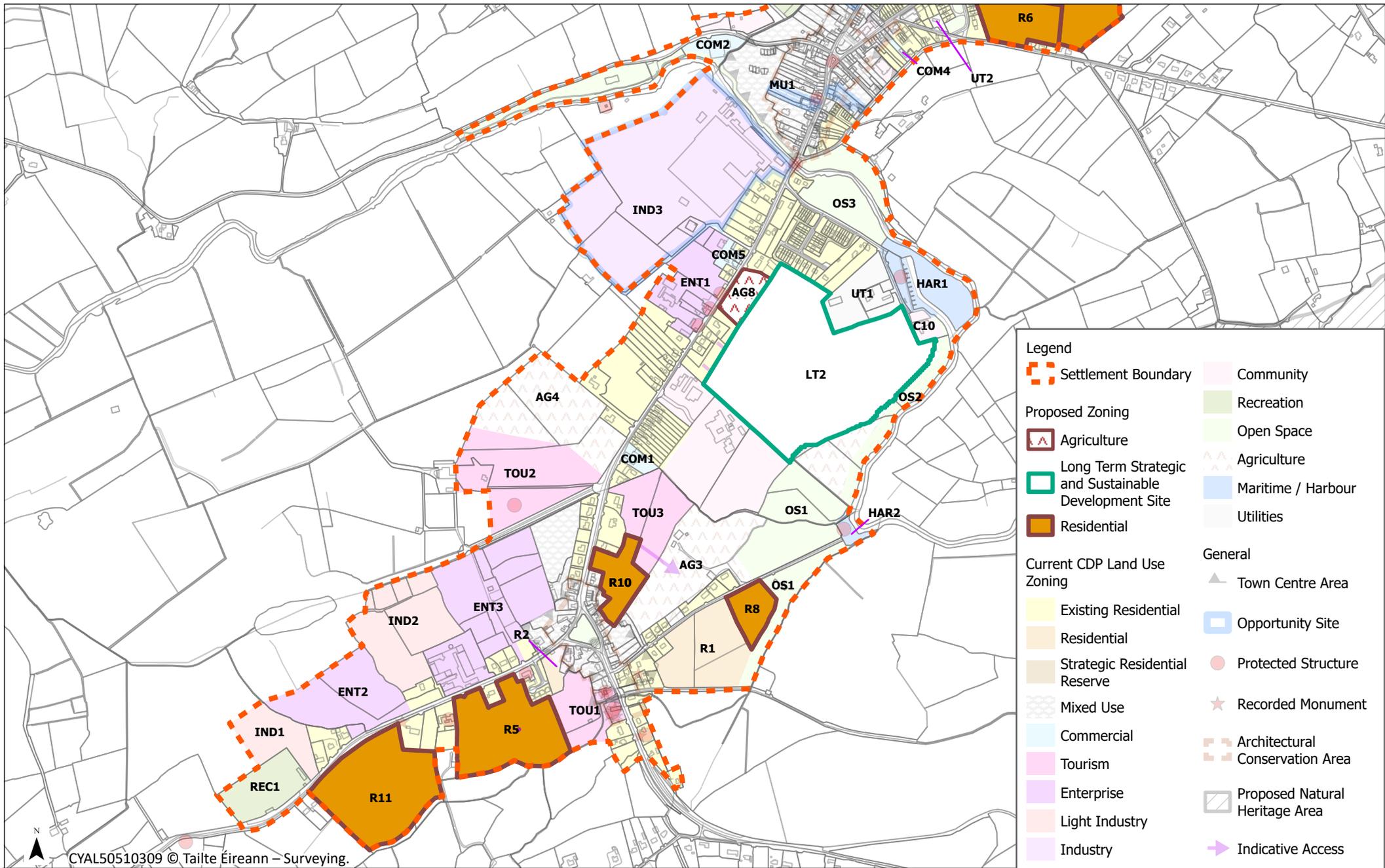
**Legend**

- Settlement Boundary
- Proposed Zoning
  - Agriculture
  - Long Term Strategic and Sustainable Development Site
  - Residential
- Current CDP Land Use Zoning
  - Existing Residential
  - Residential
  - Strategic Residential Reserve
  - Mixed Use
  - Commercial
  - Tourism
  - Enterprise
  - Light Industry
  - Industry
  - Community
- Recreation
- Open Space
- Agriculture
- Maritime / Harbour
- Utilities
- General
  - Town Centre Area
  - Opportunity Site
  - Protected Structure
  - Recorded Monument
  - Architectural Conservation Area
  - Proposed Natural Heritage Area
  - Indicative Access





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Tuamgraney



Date: March 2026

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## Killaloe

### Proposed Amendment No. 3c - 7 - Killaloe Settlement Map

- To amend Killaloe Settlement Map, page 31, Killaloe – Map A, page 32, Killaloe – Map B, page 33 and Killaloe - Ballina Map, page 34, as follows:

**PA 3c - 7a** To change zoning of Strategic Residential Reserve (SR1) to Residential (R6)

**PA 3c - 7b** To change zoning of Strategic Residential Reserve (SR2) to Residential (R7)

**PA 3c - 7c** To change zoning of Strategic Residential Reserve (SR3) to Residential (R8)

**PA 3c - 7d** To change zoning of Agriculture (AG4) to Residential (R9)

**PA 3c - 7e** To change zoning of Agriculture (AG1) to Residential (R10)

**PA 3c - 7f** To change zoning of Agriculture (AG3) to Residential (R11)

**PA 3c - 7g** To change zoning of part of Tourism site (TOU2) to Residential (R12)

### Proposed Amendment No. 3c - 8 - Killaloe Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 26, as follows:

**PA 3c - 8a** Amend text objective for existing Residential site R1.

#### **R1 Shantraud**

This is a large site on the edge of the settlement. The site is well-located to accommodate the future expansion of the town being in close proximity to the town centre. Access to the lands shall be from both the north and the south of the site. Future development on the site shall be contingent upon ~~the provision of the Killaloe western relief road~~, the upgrade of the roadway adjoining the northern boundary of the site and the provision of footpaths to link the development to the existing footpath network in the town.

Any proposed development should include a comprehensive masterplan setting out a phasing strategy for the development of adjacent sites R1, R6 and R9.

**PA 3c - 8b** Add text objective for proposed residential zoning R6.

#### **R6 - West of Residential R1**

This greenfield site is suitable to accommodate residential development. Future development shall be contingent upon upgrade of the roadway adjoining the northern boundary of the site and the provision of footpaths to link the development to the existing footpath network in the town. Planning applications should be accompanied by a Traffic and Transport Assessment.

Any proposed development should include a comprehensive masterplan setting out a phasing strategy for development of adjacent sites R1, R6 and R9.

**PA 3c - 8c** Add text objective for proposed residential zoning R9

#### **R9 – East of Killaloe Bypass**

Future development of this site shall be contingent upon upgrade of the roadway adjoining the northern boundary of the site and the provision of footpaths to link the development to the existing footpath network in the town. Planning applications should be accompanied by a Traffic and Transport Assessment and include appropriate noise mitigation measures to attenuate noise from the Killaloe By-pass.

Any proposed development should include a comprehensive masterplan setting out a phasing strategy for development of adjacent sites R1, R6 and R9.

**PA 3c - 8d** Add text objective for proposed residential zoning R7

#### **R7 - West of Residential (R5)**

Any future planning application on this site must demonstrate pedestrian connectivity links to the existing footpath network in the town along the R463.

**PA 3c - 8e** Add text objective for proposed residential zoning R8

#### **R8 - North of the town centre**

Any future proposals on the site must be of high-quality design given the prominent location of the site and should reflect the streetscape, integrity, scale and character of the historic town and its location within the Architectural Conservation Area. Development proposals must also preserve the designated 'Trees for Preservation' identified within the site in accordance with objective CDP15.19 in Volume 1 Written Statement of the plan.

**PA 3c - 8f** Add text objective for proposed residential zoning R10

#### **R10 - West of Residential (R5)**

This large site on the periphery of the town is suitable to accommodate residential development and will support the future expansion of Killaloe. Development proposals shall demonstrate access to the site from the R5 site to the east and should ensure that active travel connections link the development to the town centre.

**PA 3c - 8g** Add text objective for proposed residential zoning R11

#### **R11 - East of the Killaloe Bypass**

This small infill site on the edge of the town provides the opportunity for small scale development. Development proposals should be mindful of the existing scale and character of the surrounding area. Future development will be contingent on upgrades to the access road and provision of pedestrian links to the existing footpath network. Development

proposals shall seek to retain the existing hedgerow on the site and should also include appropriate noise mitigation measures to attenuate noise from the Killaloe By-pass.

**PA 3c - 8h** Add text objective for proposed residential zoning R12

**R12 – South of the Killaloe Bypass**

This is a large greenfield site at the south of the settlement. Any future proposals for development on this site must meet the following criteria:

- A masterplan for the entire site, demonstrating pedestrian linkages between the site, neighbouring areas and the town centre. The masterplan shall incorporate a habitat and species survey and an ecological assessment. These will inform the screening for appropriate assessment together with a Natura Impact Statement, should it be determined that an appropriate assessment is required.
- Development proposals on this site must include a Site-Specific Flood Risk Assessment.
- Development proposals must be informed by an appropriate Traffic and Transport assessment, to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety. Development shall not proceed at this site, unless safe connectivity to the town centre can be demonstrated.
- The lands zoned R12 are adjacent to the Lower River Shannon SAC (Site Code 2165). Given the extent of zoning at Killestry, it is imperative that there are no significant impacts on the adjacent ecologically sensitive shoreline adjoining the Lower River Shannon SAC (Site Code 2165).
- Nutrient loading, siltation or any negative impacts on water quality must be avoided as these can have potential negative impacts on the aquatic ecosystems, e.g. fish habitat;
- Trees and hedgerows must be retained and maintained throughout the site where possible as these act as wildlife corridors.
- The hydrology of the site and subsequent potential impact on the adjacent SAC must be taken into account at all times and this must be demonstrated as part of any planning application.
- Due regard must be had to the flight path of bats in relation to the retention of trees. The migration paths and habitats of mammals, birds and fish along the Lower River Shannon must not be disrupted. Any future developments must not lead to the further spread of invasive species (Rhododendron and Japanese Knotweed) at this site.
- Proposals for development on the site must demonstrate that suitable services and infrastructure, particularly relating to water supply and wastewater infrastructure, can be provided to serve the proposed development.

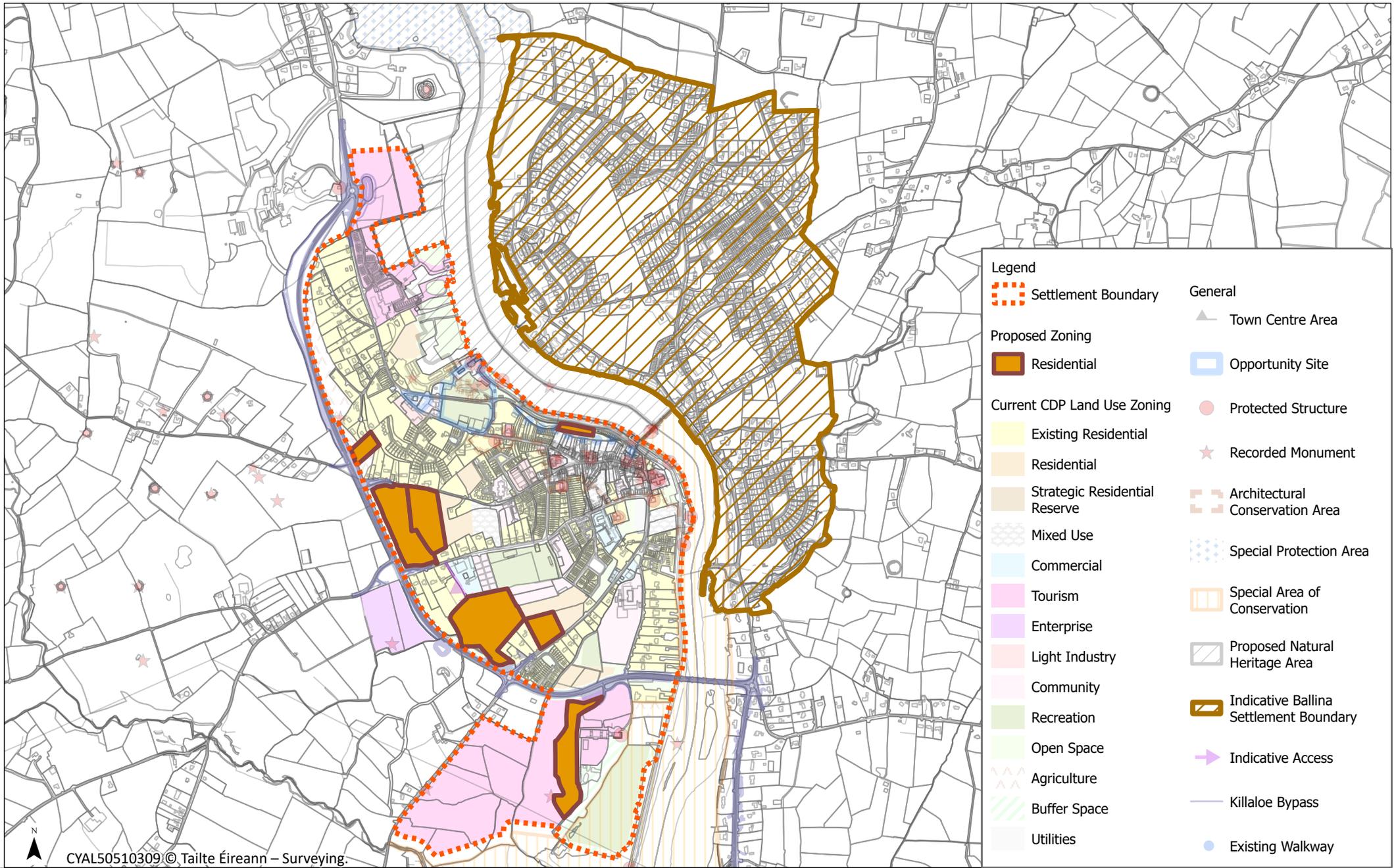
**PA 3c - 8i** Delete text objective for Strategic Residential Reserve

~~**Strategic Residential Reserve (SRR)**~~

~~Acknowledging that not all lands within the settlement boundary of Killaloe 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.~~



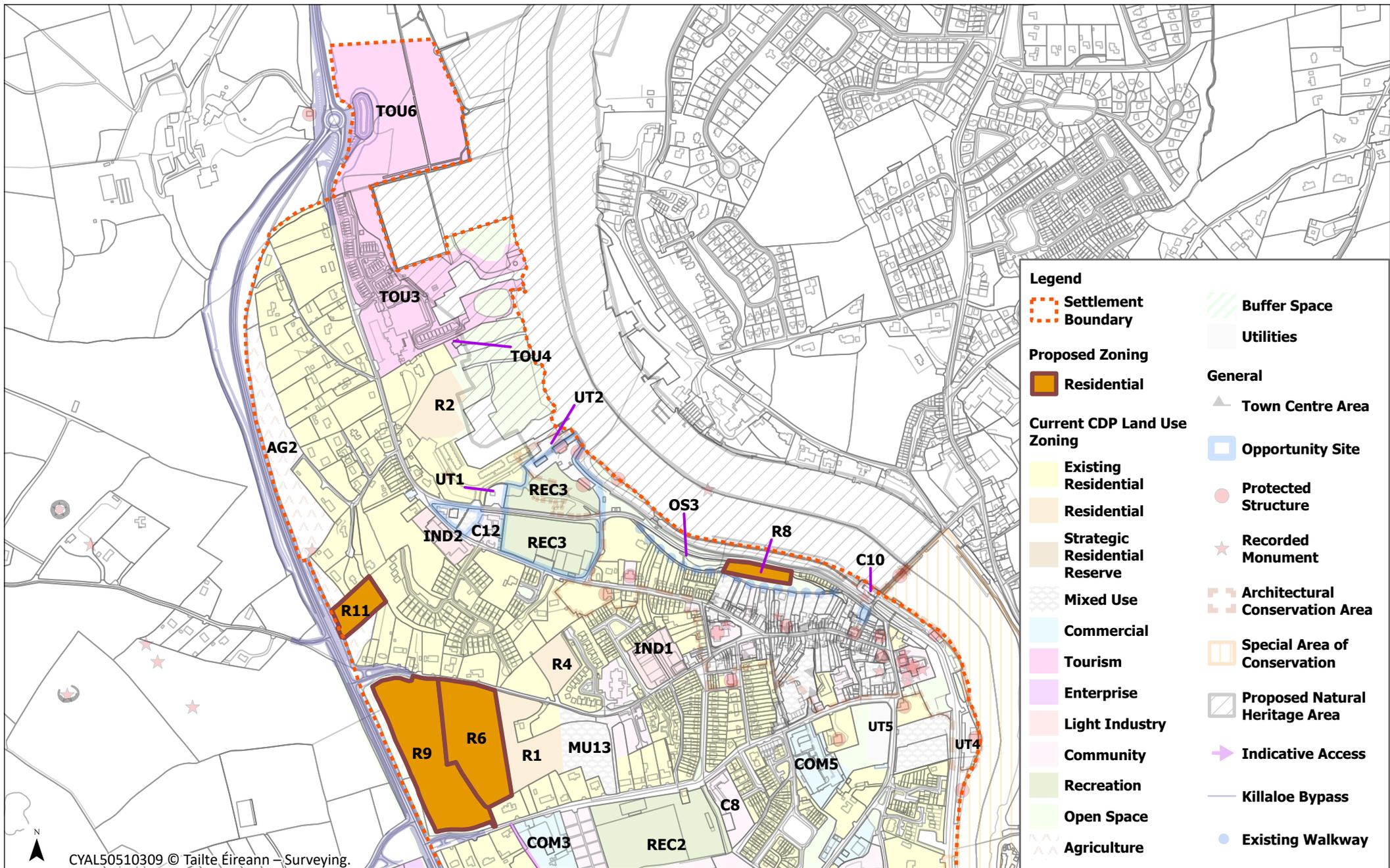
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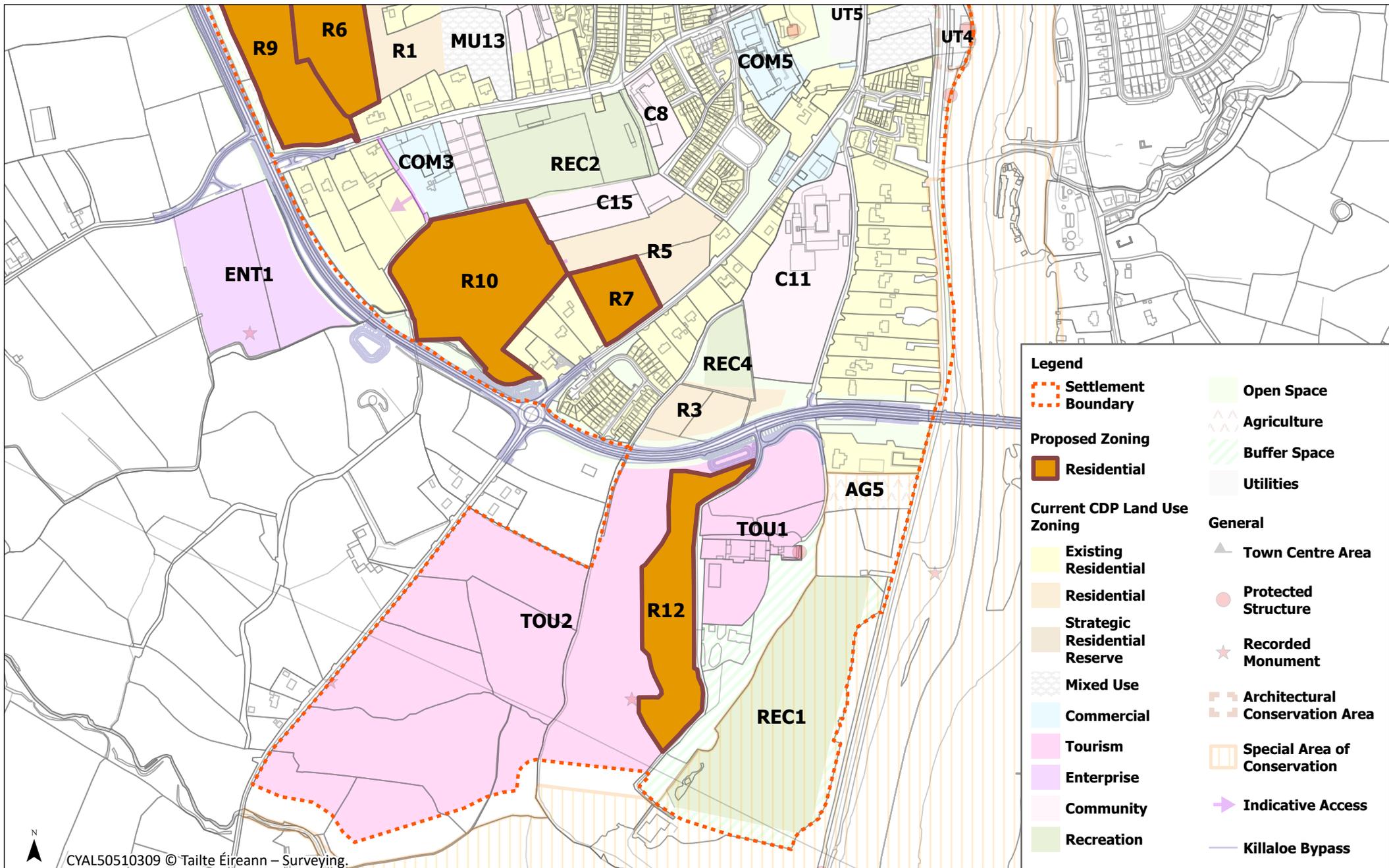
**Killaloe / Ballina**

Date: March 2026

Not To Scale



- Legend**
- Settlement Boundary
  - Buffer Space
  - Utilities
  - Proposed Zoning**
  - Residential
  - Current CDP Land Use Zoning**
  - Existing Residential
  - Residential
  - Strategic Residential Reserve
  - Mixed Use
  - Commercial
  - Tourism
  - Enterprise
  - Light Industry
  - Community
  - Recreation
  - Open Space
  - Agriculture
  - General
  - Town Centre Area
  - Opportunity Site
  - Protected Structure
  - Recorded Monument
  - Architectural Conservation Area
  - Special Area of Conservation
  - Proposed Natural Heritage Area
  - Indicative Access
  - Killaloe Bypass
  - Existing Walkway



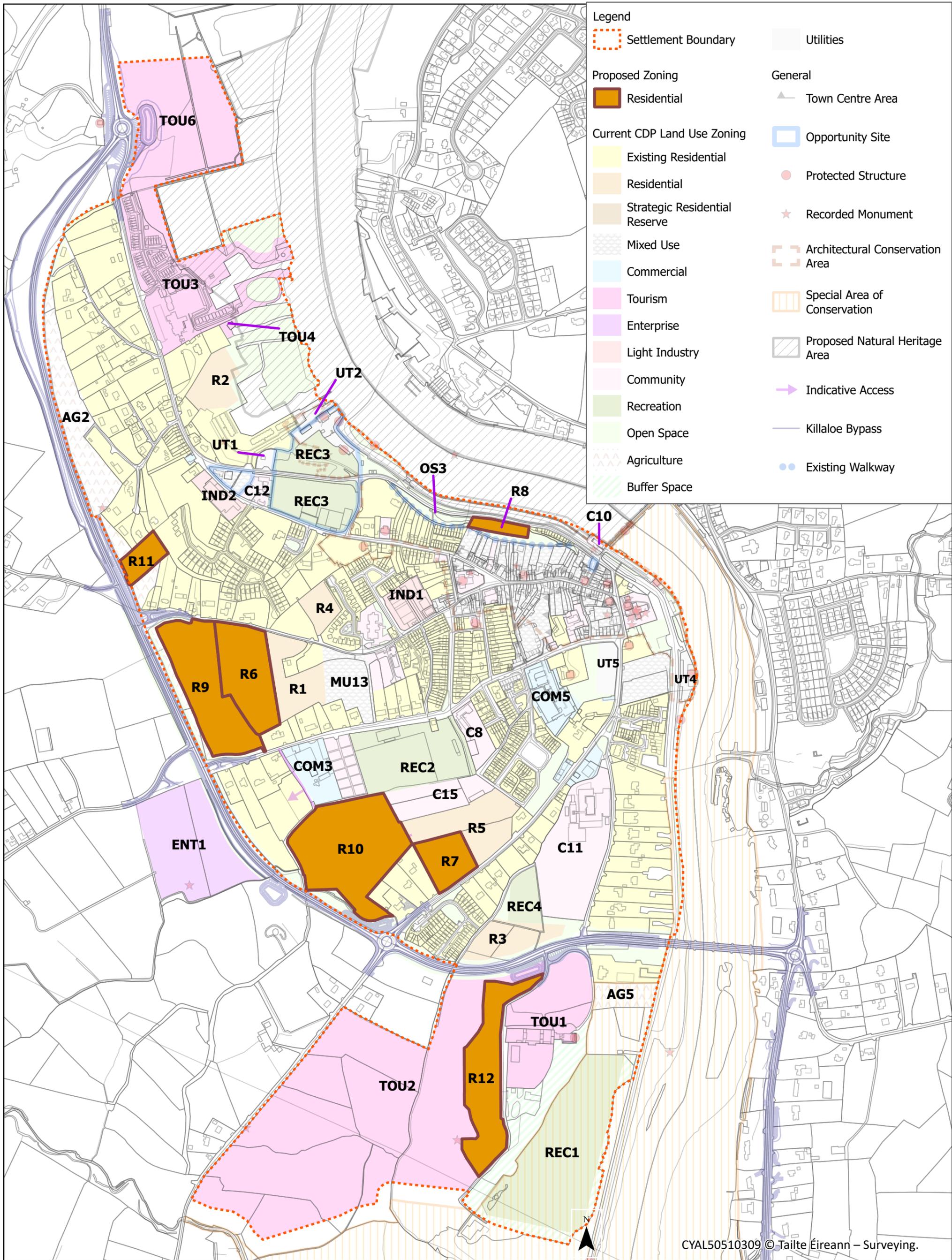
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**Killaloe - Map B**

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Killaloe

Date: March 2026

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## Tulla

### Proposed Amendment No. 3c - 9 - Tulla Settlement Map

- To amend Tulla Settlement Map on page 40, as follows:

**PA 3c - 9a** To change zoning of Strategic Residential Reserve (SR1) to Residential (R5) and Residential (R6)

**PA 3c - 9b** To change zoning of Strategic Residential Reserve (SR3) to Residential (R4)

**PA 3c - 9c** To change zoning of Agriculture (AG3) to Residential (R7)

**PA 3c - 9d** To change zoning of part of Agriculture site (AG1) to Residential (R8)

**PA 3c - 9e** To identify part of Agriculture site at the north of the settlement to the east of the R462 as Long Term Strategic and Sustainable Development Site (LT1)

**PA 3c - 9f** To identify unzoned land to the west of Residential (R1) as Long Term Strategic and Sustainable Development Site (LT2) and amend settlement boundary accordingly.

**PA 3c - 9g** To identify unzoned land to the south and east of Community (C9) as Long Term Strategic and Sustainable Development Site (LT3) and amend settlement boundary accordingly.

### Proposed Amendment No. 3c - 10 - Tulla Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 37, as follows;

**PA 3c - 10a** Add text objective for proposed residential zoning R4

#### **R4 - West of Open Space (OS2)**

This site at the edge of the town centre is within walking distance to a range of services and amenities. Any proposed development will require a Traffic and Transport Assessment to ensure safe pedestrian, cycle and vehicular access and road safety to the site.

**PA 3c - 10b** Add text objective for proposed residential zoning R7

#### **R7 - North of Residential (R1)**

This site on the northern periphery of the settlement. Any future planning application must have regard to the existing Recorded Monument on the site and its accompanying Zone of Notification and should be accompanied by an Archaeological Assessment. Development proposals shall also retain existing dense scrubland habitat, hedgerows and mature trees within the site and be accompanied by a Traffic and Transport Assessment to ensure safe pedestrian, cycle and vehicular access to any proposed development.

**PA 3c - 10c** Add text objective for proposed residential zoning R8

**R8 – West of Residential (R3) and Community (C8)**

Any future planning applications shall demonstrate access to the site from the R3 lands to the northeast and provide open space along the western boundary of the site to provide a buffer between the residential development and the stream that runs adjacent to the site. Any proposed development will require a Traffic and Transport Assessment to ensure safe pedestrian, cycle and vehicular access and road safety to the site.

**PA 3c - 10d** Add text objective for proposed zoning LT3

**LT3 - South and east of Community (C9)**

Any future planning applications should give careful consideration to the potential archaeological value of the site and shall be informed by an Archaeological Impact Assessment.

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

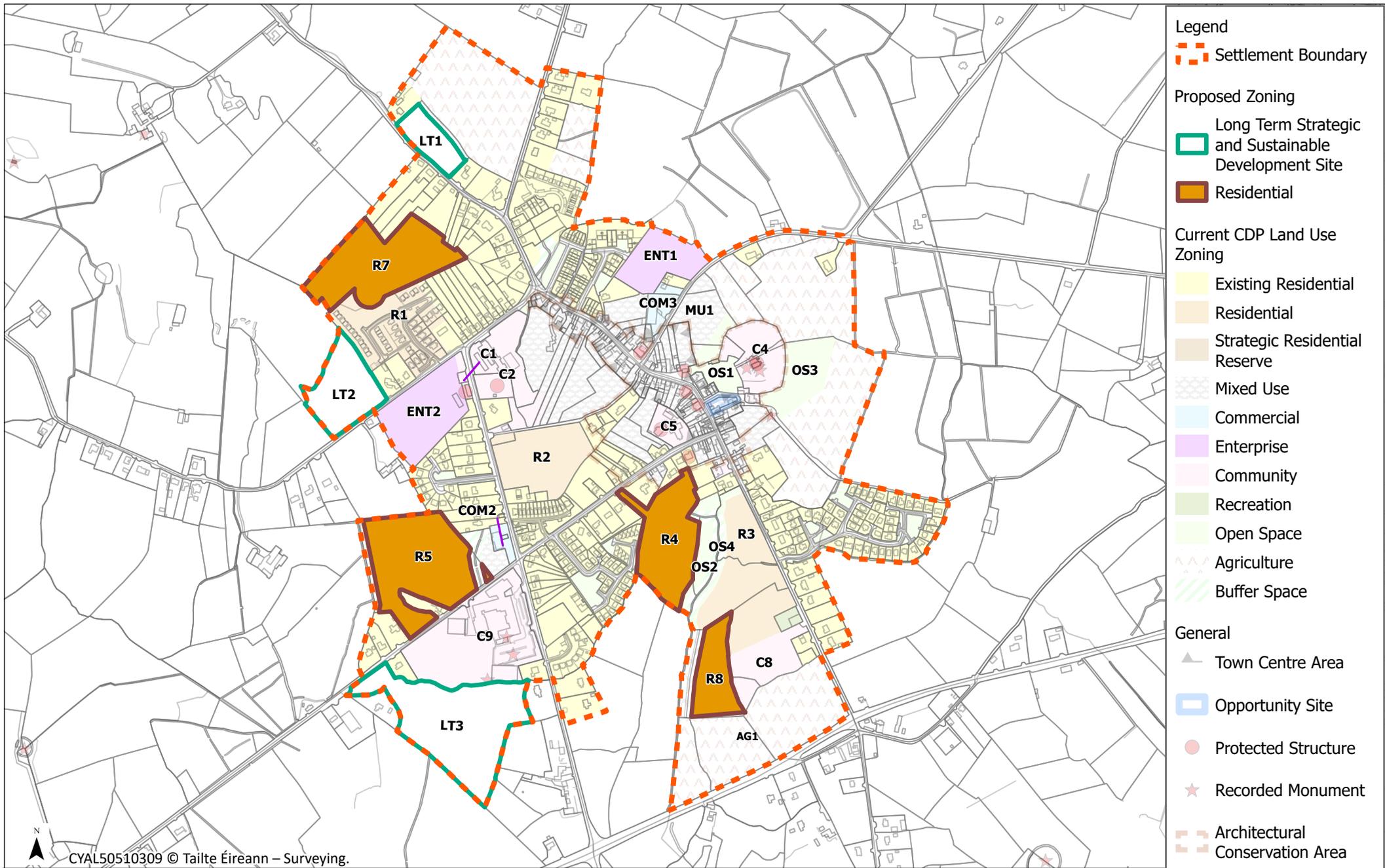
**Long Term Strategic and Sustainable Development Sites**

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 3c - 10f** Delete the text objective for Strategic Residential Reserve

~~**Strategic Residential Reserve (SRR)**~~

~~Acknowledging that not all lands within the settlement boundary of Tulla 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.~~



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

Tulla



Date: March 2026

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## Crusheen

### Proposed Amendment No. 3c - 11 - Crusheen Settlement Map

- To amend Crusheen Settlement Map on page 46, as follows:

**PA 3c - 11a** To change zoning of Strategic Residential Reserve (SR1) to Residential (R4)

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

**PA 3c - 11c** To change zoning of Strategic Residential Reserve (SR3) to Residential (R3)

**PA 3c - 11d** To zone unzoned land at the north of the settlement to the west of the R452 as Residential (R6) and amend settlement boundary accordingly.

**PA 3c - 11e** To zone unzoned existing residential units bounding Residential (R6) to the east, at the west of the R452, as Existing Residential, and amend settlement boundary accordingly.

**PA 3c - 11f** To zone unzoned land between Residential (R6) and the existing residential estate to the south as Open Space.

### Proposed Amendment No. 3c - 12 - Crusheen Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 44, as follows:

**PA 3c - 12a** Add text objective for proposed residential zoning R3

#### **R3 – East of Residential R1**

Any future planning applications on this site shall provide indicative access to the adjacent R4 site to facilitate future development.

**PA 3c - 12b** Add text objective for proposed residential zoning R5

#### **R5 – East of R458**

This site is well located in close proximity to the range of services in the village. Any proposals for development must include provision for pedestrian and cycle connectivity with the existing footpath network.

**PA 3c - 12c** Add text objective for proposed residential zoning R6

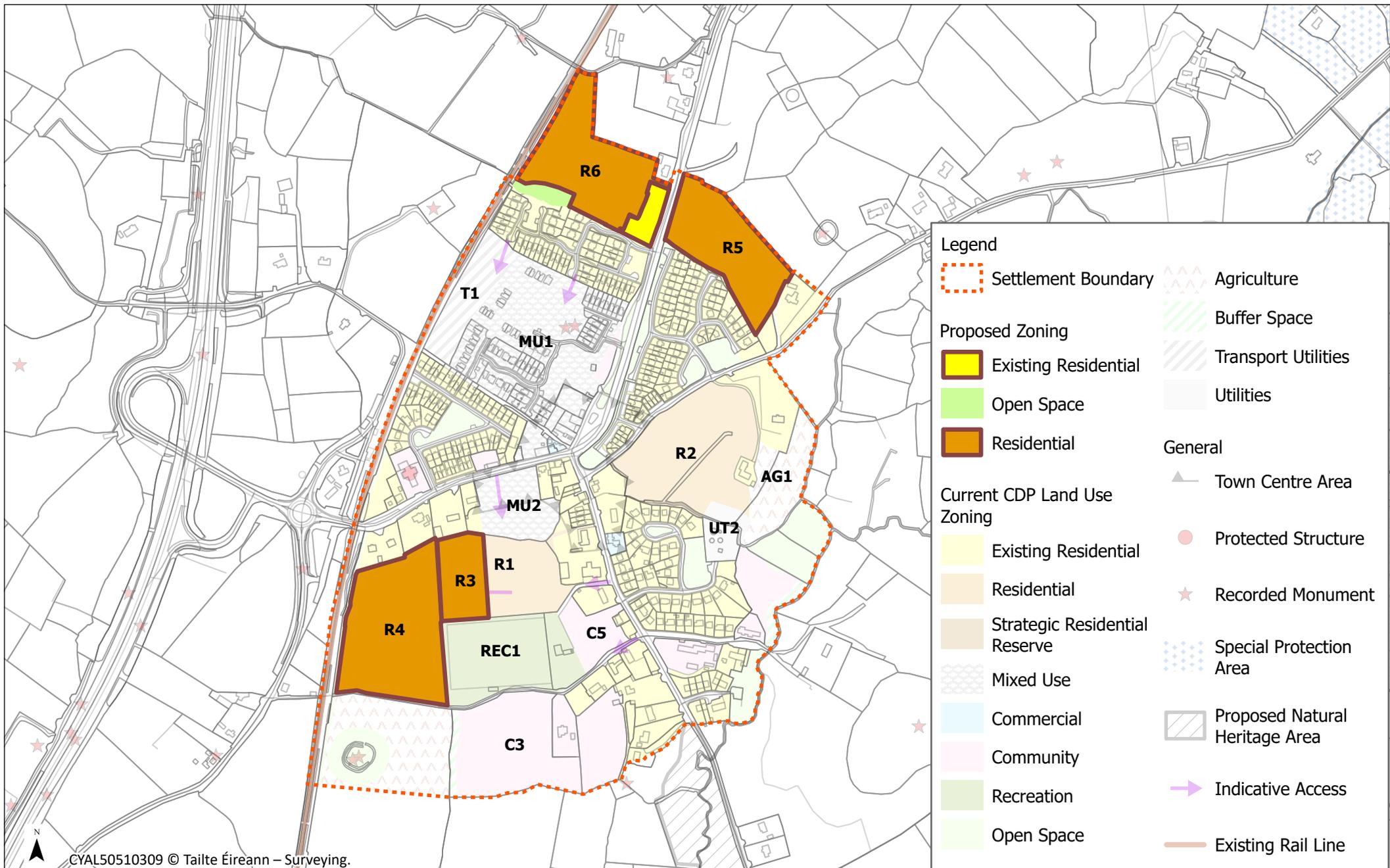
#### **R6 - West of R458**

This site is suitable to accommodate the future expansion of the village. Development proposals must demonstrate pedestrian connectivity links from the site to the existing footpath network.

**PA 3c - 12d** Delete the text objective for Strategic Residential Reserve

~~**Strategic Residential Reserve (SRR)**~~

~~Acknowledging that not all lands within the settlement boundary of Crusheen 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.~~



**Legend**

- Settlement Boundary
- Existing Residential
- Open Space
- Residential
- Existing Residential
- Residential
- Strategic Residential Reserve
- Mixed Use
- Commercial
- Community
- Recreation
- Open Space
- Agriculture
- Buffer Space
- Transport Utilities
- Utilities
- Town Centre Area
- Protected Structure
- Recorded Monument
- Special Protection Area
- Proposed Natural Heritage Area
- Indicative Access
- Existing Rail Line

## Feakle

### Proposed Amendment No. 3c - 13 - Feakle Settlement Map

- To amend Feakle Settlement Map on page 51, as follows:
  - PA 3c - 13a** To change zoning of Existing Residential site, north of Enterprise (ENT1) to Agriculture (AG3) (RZLT Change)
  - PA 3c - 13b** To change zoning of Existing Residential site, north of Open Space (OS1) to Agriculture (AG4) (RZLT Change)
  - PA 3c - 13c** To change zoning of Strategic Residential Reserve (SR2) to Residential (R4)
  - PA 3c - 13d** To change zoning of Strategic Residential Reserve (SR1) to Residential (R5)
  - PA 3c - 13e** To change zoning of Agriculture site to west of Feakle Church of Ireland Graveyard to Residential (R6)
  - PA 3c - 13f** To change zoning of Mixed-Use site to west of Residential (R1) to Residential (R7)
  - PA 3c - 13g** To identify Agriculture (AG1) as a Long Term Strategic and Sustainable Development Site (LT1)

### Proposed Amendment No. 3c - 14 - Feakle Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 48, as follows:

**PA 3c - 14a** Add text objective for proposed residential zoning R4

#### **R4 - East of Commercial (COM3)**

Development proposals shall include footpaths to link the development to the existing footpath network in the village and must also include an appropriately detailed Site-Specific Flood Risk Assessment as set out in Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA) in Volume 10c.

**PA No. 3c -14b** Add text objective for proposed residential zoning R5

#### **R5 - South of Residential site (R3)**

Any future development proposals on this site should demonstrate access to the site from the R3 site to the north only, there should be no new access created onto the L4062 and a 20m buffer along the western boundary of the site must be provided to ensure a sufficient buffer between any future residential development and the Slieve Aughty Mountains SPA.

**PA 3c - 14c** Add text objective for proposed residential zoning R6

#### **R6 - West of Feakle Church of Ireland Graveyard**

This site is a visually prominent access point into Feakle East from the main village centre to the west. Development of these lands will mark the western entry point to this part of the village requiring a high standard of design and layout reflective of the existing village character and rural setting. Any future planning applications at this site will require a Traffic and Transport Assessment. Access to the site is dependent on a reduction of the speed limit to below 60km/h to facilitate safe access and egress from site.

**PA 3c - 14d** Add text objective for proposed residential zoning R7

#### **R7 - West of Residential site (R1)**

This site is well located within the village centre and will support the sustainable compact growth of Feakle. Any future planning application on the site must demonstrate pedestrian linkages from the site to Main Street.

**PA 3c - 14e** Add text objective for proposed zoning LT1

#### **LT1 - East of Open Space (OS1)**

Any development proposals for this site will require a Traffic and Transport Assessment to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety. A hydrological/hydrogeological assessment will be required to ensure the protection of the Feakle Wet Grassland.

**PA 3c - 14f** Add text objective for Long Term Strategic and Sustainable Development Sites

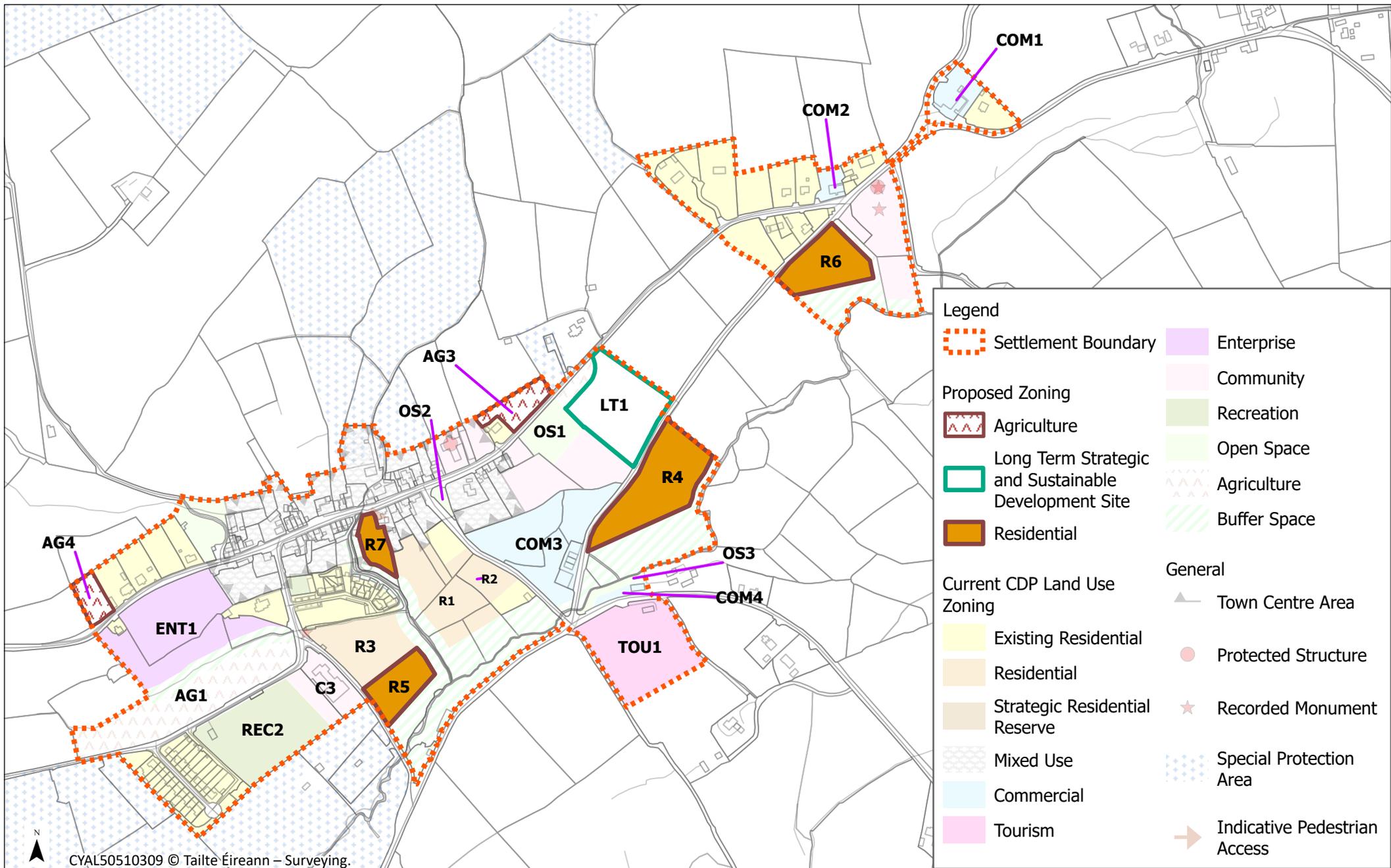
#### **Long Term Strategic and Sustainable Development Sites**

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 3c - 14g** Delete the text objective for Strategic Residential Reserve

#### ~~**Strategic Residential Reserve (SRR)**~~

~~Acknowledging that not all lands within the settlement boundary of Feakle 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.~~



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Feakle

Date: March 2026

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## Kilkishen

### Proposed Amendment No. 3c - 15 - Kilkishen Settlement Map

- To amend Kilkishen Settlement Map on page 56 as follows:

**PA 3c - 15a** To change zoning of Strategic Residential Reserve (SR1) to Residential (R4)

**PA 3c - 15b** To change zoning of Strategic Residential Reserve (SR2) to Residential (R3)

**PA 3c - 15c** To identify Agriculture site to west of SR2 and south of SR1 as Long Term Strategic and Sustainable Development Site (LT1)

### Proposed Amendment No. 3c - 16 - Kilkishen Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 53, as follows:

**PA 3c - 16a** Add text objective for proposed residential zoning R4

#### **R4 - East of Community (C4)**

This site is on the edge of the village centre and is located within the Kilkishen Architectural Conservation Area. Any future development proposals at this site must be of high-quality design, reflect the streetscape, integrity, scale and character of the rural settlement and the location of the site within the Architectural Conservation Area.

**PA 3c - 16b** Add text objective for Long Term Strategic and Sustainable Development Sites

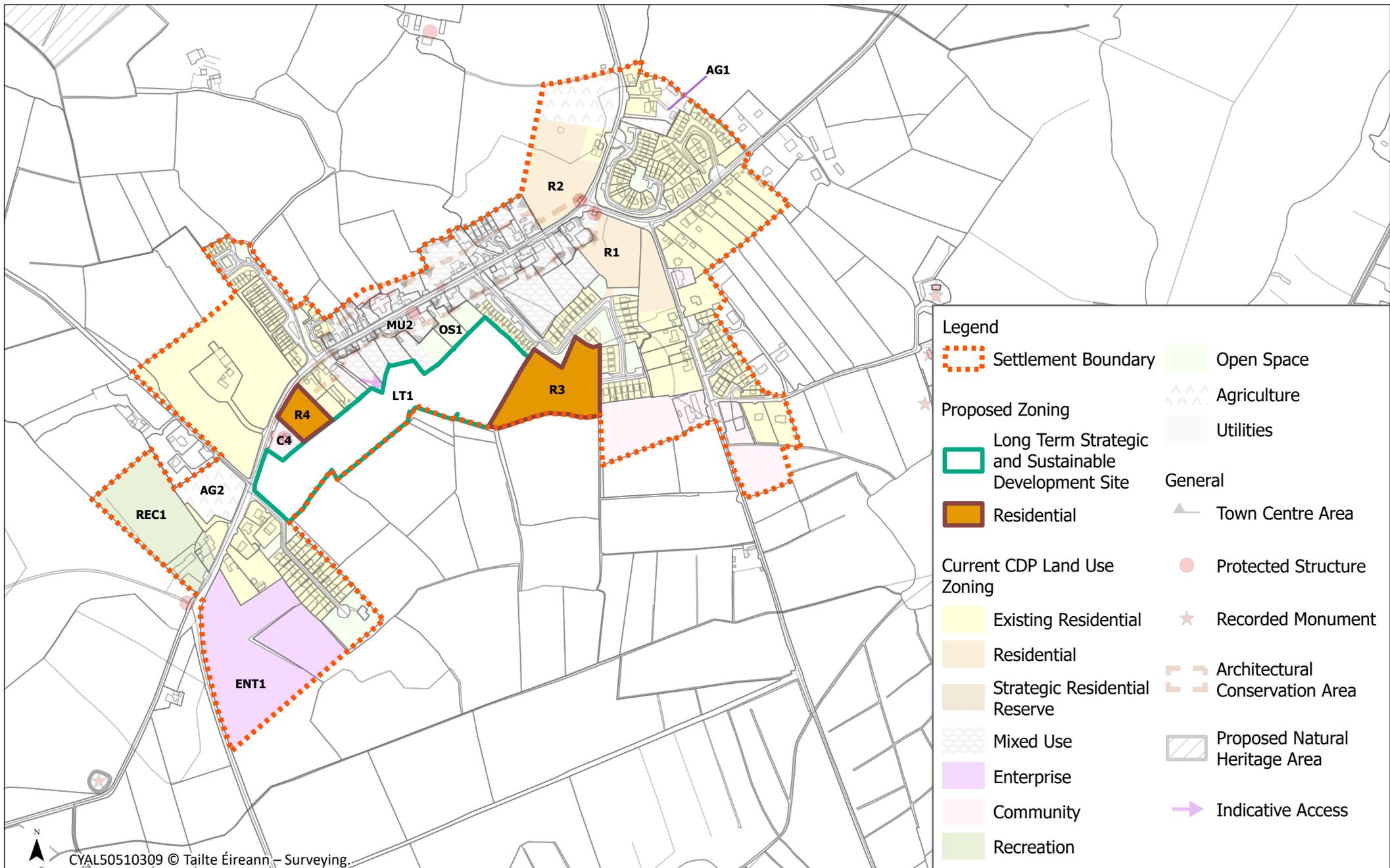
#### **Long Term Strategic and Sustainable Development Sites**

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 3c - 16c** Delete the text objective for Strategic Residential Reserve

#### **~~Strategic Residential Reserve (SRR)~~**

~~Acknowledging that not all lands within the settlement boundary of Kilkishen 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.~~



**Legend**

-  Settlement Boundary
-  Long Term Strategic and Sustainable Development Site
-  Residential
-  Existing Residential
-  Residential
-  Strategic Residential Reserve
-  Mixed Use
-  Enterprise
-  Community
-  Recreation
-  Open Space
-  Agriculture
-  Utilities
- General**
-  Town Centre Area
-  Protected Structure
-  Recorded Monument
-  Architectural Conservation Area
-  Proposed Natural Heritage Area
-  Indicative Access

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**Kilkishen**

Date: March 2026

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## Mountshannon

### Proposed Amendment No. 3c - 17 - Mountshannon Settlement Map

- To amend Mountshannon Settlement Map on page 63, as follows:

**PA 3c - 17a** To change zoning of Strategic Residential Reserve (SR1) to Residential (R2)

**PA 3c - 17b** To change zoning of Strategic Residential Reserve (SR2) to Residential (R4)

**PA 3c - 17c** To zone unzoned land the west of Strategic Residential Reserve (SR1) as Residential (R3) and amend settlement boundary accordingly.

**PA 3c - 17d** To zone unzoned land to the east of An Garran estate as Residential (R5) and amend settlement boundary accordingly.

**PA 3c - 17e** To identify land to the north and west of Scoil Inis Cealtrach (Mountshannon National School) as Long Term Strategic and Sustainable Development Site (LT1).

### Proposed Amendment No. 3c - 18 - Mountshannon Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 60, as follows:

**PA 3c - 18a** Add text objective for proposed residential zoning R2

#### **R2 - East of Residential (R1)**

Any future planning applications for this site shall provide indicative access to R3 to enable future development of the site and dwellings constructed shall be for permanent occupancy only.

**PA 3c - 18b** Add text objective for proposed residential zoning R3

#### **R3 - East of Residential R1**

Any future development proposals on this site must include a work programme for the safe removal and eradication of Japanese Knotweed on this site. Dwellings constructed shall be for permanent occupancy only.

**PA 3c - 18c** Add text objective for proposed residential zoning R4

#### **R4 - Within An Garran Residential Estate**

Any future planning applications on this site should demonstrate access from the An Garran estate and should have regard to the character and scale of the existing residential development. Dwellings constructed shall be for permanent occupancy only.

**PA 3c - 18d** Add text objective for proposed residential zoning R5

#### **R5 - East of An Garran Residential Estate**

This is a greenfield site located to the west of the village centre in close proximity the church and national school. Development proposals must be reflective of the scale and character of the village and any proposed residential development shall be for permanent occupancy only. Development proposals must demonstrate pedestrian and cycle connectivity links to the existing network, and access to the site shall be restricted to one access onto R352 via the adjacent Mixed Use lands to the south.

**PA 3c - 18e** Add text objective for Long Term Strategic and Sustainable Development Sites

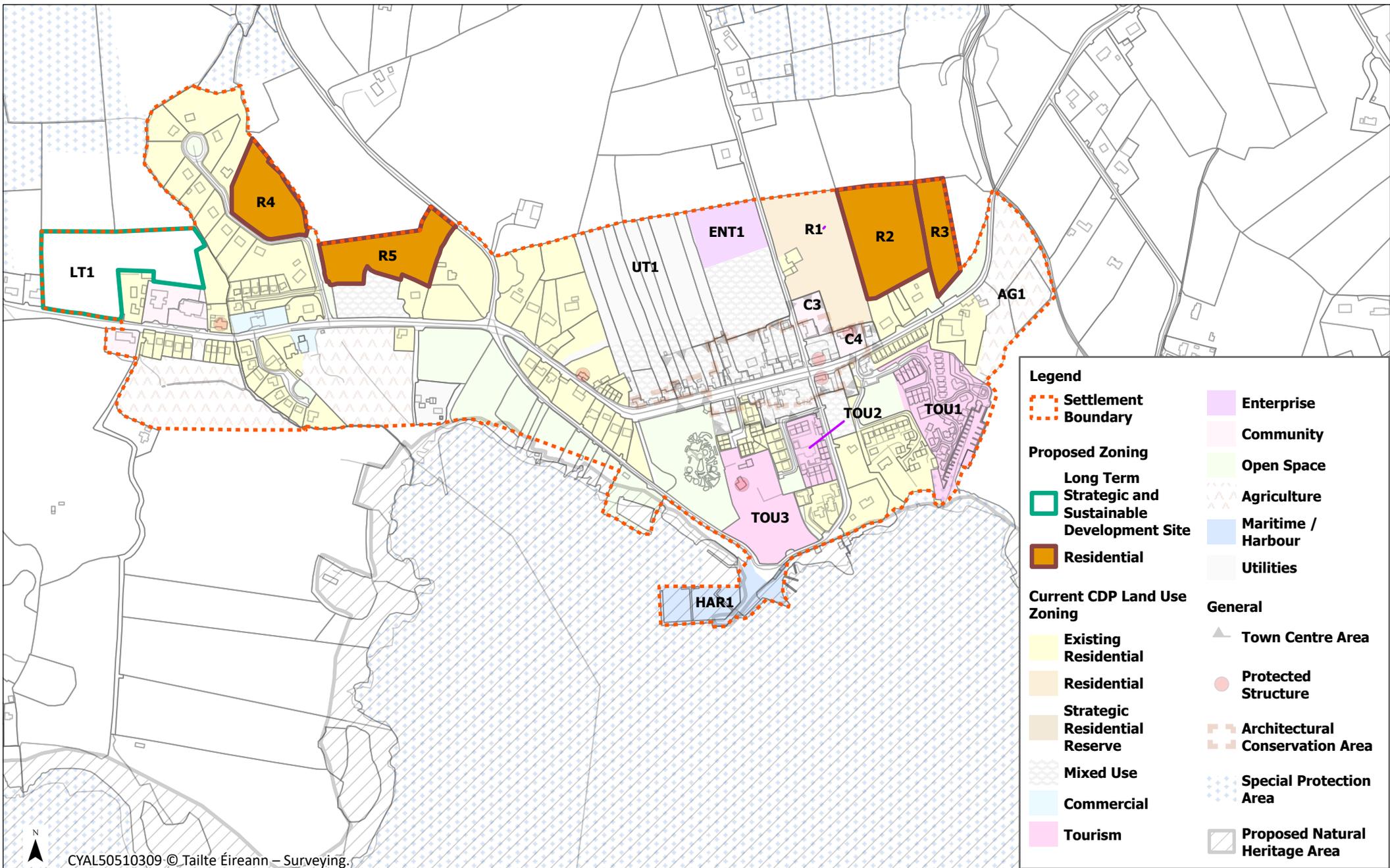
#### **Long Term Strategic and Sustainable Development Sites**

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 3c - 18f** Delete the text objective for Strategic Residential Reserve

#### **~~Strategic Residential Reserve (SRR)~~**

~~Acknowledging that not all lands within the settlement boundary of Mountshannon 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.~~



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**Mountshannon**

Date: March 2026

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## Quin

### Proposed Amendment No. 3c - 19 - Quin Settlement Map

- To amend Quin Settlement Map on page 71, as follows:

**PA 3c - 19a** To change zoning of Strategic Residential Reserve (SR1) to Residential (R5)

**PA 3c - 19b** To change zoning of Strategic Residential Reserve (SR2) to Residential (R7)

**PA 3c - 19c** To change zoning of Strategic Residential Reserve (SR3) to Residential (R6)

**PA 3c - 19d** To change zoning of Strategic Residential Reserve (SR4) to Residential (R4)

**PA 3c - 19e** To change zoning of Agriculture to west of Residential (R2) to Residential (R9)

**PA 3c - 19f** To change zoning of Agriculture to west of Residential (R1) to Residential (R10)

**PA 3c - 19g** To zone unzoned land to the east of Open Space (OS1) as Residential (R11) and amend settlement boundary accordingly.

**PA 3c - 19h** To change zoning of small infill site of Open Space to west of R469 at edge of village centre as Residential (R12)

**PA 3c - 19i** To zone unzoned land to the north of the settlement at the west of the L3180 road as Residential (R8) and amend settlement boundary accordingly.

**PA 3c - 19j** To identify unzoned land to the north of Open Space (OS2) as Long Term Strategic and Sustainable Development Site (LT1) and amend settlement boundary accordingly.

**PA 3c - 19k** To zone unzoned land to the north of the settlement at the west of the L3180 road as Agriculture and amend settlement boundary accordingly.

**PA 3c - 19l** To zone unzoned land to north of Cluain Gearrain Estate and south of R8 and LT1 as Buffer Space.

### Proposed Amendment No. 3c - 20 - Quin Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 65, as follows:

**PA 3c - 20a** To amend site reference for objective SR4 to R4, and amend wording of the objective as follows:

#### **SR4-R4 – Rine/Feaghquin**

Development proposals at this site should retain and incorporate the mature trees to the rear of the existing residential areas at Feaghquin, in the interest of both residential amenity and biodiversity. Planning applications must be accompanied by an appropriately detailed Site-Specific Flood Risk Assessment as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA) in Volume 10c.

~~Should these lands be brought forward in accordance with CDP19.4, Zoning of Lands and the description of Strategic Residential Reserve thereunder, the mature trees to the rear of the existing residential areas at Feaghquin should be retained and incorporated into any future development of the site in the interest of both residential amenity and biodiversity. Development proposals shall include mitigation for bats, water quality and Special Conservation Interest Birds and habitats, in line with Natura Impact Report Mitigation 2, 3 & 4a set out in Appendix C to Volume 10a of the plan.~~

~~Any development proposals for the site must be accompanied by a site specific flood risk assessment.~~

**PA 3c - 20b** Add text objective for proposed residential zoning R8

### **R8 - West of the Knockgoug Road (L3180)**

This site is located at the northern edge of the settlement and there is an existing dwelling currently on the site and has the potential for multi-unit residential development. Proposals for the site should retain the existing dry-stone wall and native trees along the eastern boundary of the site fronting onto the L3180 and design and layout must retain the trees and hedgerows along the southwest boundary of the site which are identified as potential foraging grounds for Lesser Horseshoe Bats.

Any proposed development should demonstrate indicative access to LT1 to facilitate future development of the site and will require a full bat survey, a Site Specific Flood Risk Assessment and a Traffic and Transport Assessment.

**PA 3c - 20c** Add text objective for proposed residential zoning R10

### **R10 - West of Residential (R1)**

This site is well located within walking distance to a range of services in the village centre. Any future planning applications on this site should demonstrate access to the site from Clos Na Manach Road. Given the site's location within a Lesser Horseshoe Bat Potential Foraging Range, any proposed development will require a full bat survey.

**PA 3c - 20d** Add text objective for proposed residential zoning R11

### **R11- East of Open Space (OS1)**

This site will provide for the future expansion of Quin village to the east. The design, scale and appearance of any proposed development at this site shall be sensitive to the context and setting of the Quin Abbey site. Development proposals must provide access to the site within the 50km/h speed limit, should demonstrate pedestrian connectivity links to the existing footpath network and be accompanied by a Traffic and Transport Assessment.

**PA 3c - 20e** Add text objective for proposed residential zoning R12

### **R12 - West of R469 at Edge of the Village Centre**

This is a small visually prominent site at the northern edge of the village centre and is located on the edge of Quin Village Architectural Conservation Area. Given the location of the site the design and layout of any future residential development must be of a high quality to create an attractive approach to the village and reflect the existing village character and rural setting.

**PA 3c - 20f** Add text objective for Long Term Strategic and Sustainable Development Sites

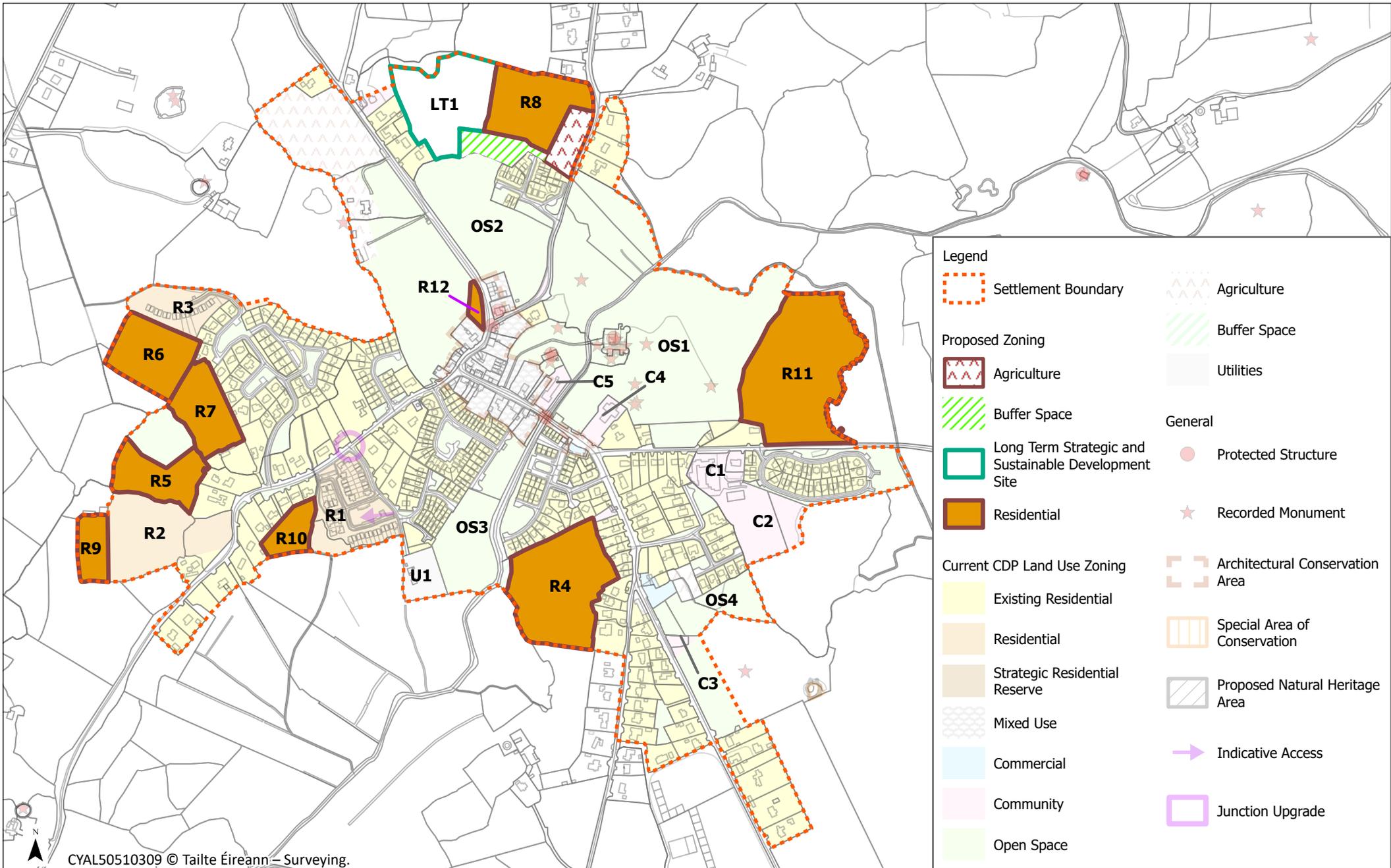
### **Long Term Strategic and Sustainable Development Sites**

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 3c - 20g** Delete the text objective for Strategic Residential Reserve

### **~~Strategic Residential Reserve (SRR)~~**

~~Acknowledging that not all lands within the settlement boundary of Quin 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.~~



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## Whitegate

### Proposed Amendment No. 3c - 21 - Whitegate Settlement Map

- To amend Whitegate Settlement Map on page 78, as follows:

**PA 3c - 21a** To change zoning of Residential (R1) to Agriculture (AG6) (RZLT Change)

**PA 3c - 21b** To change zoning of Strategic Residential Reserve (SR1) to Residential (R5)

**PA 3c - 21c** To change zoning of Strategic Residential Reserve (SR2) to Residential (R4)

**PA 3c - 21d** To change zoning of Strategic Residential Reserve (SR3) to Residential (R6)

**PA 3c - 21e** To change zoning of Agriculture to south of Residential (R3) to Residential (R7)

**PA 3c - 21f** To change zoning of small infill site of Open Space to north of R352 at edge of village centre to Residential (R8)

**PA 3c - 21g** To change zoning of Agriculture at the northeast of the settlement on the edge of the village centre, north of L4004 road to Residential (R9)

**PA 3c - 21h** To change zoning of Agriculture to south of Mixed Use (MU1) to Residential (R10)

### Proposed Amendment No. 3c - 22 - Whitegate Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 74, as follows:

**PA 3c - 22a** Add text objective for Residential Site R3:

#### **R3**

Any future development proposals at this site should demonstrate indicative access to R7 to facilitate potential future development of the site. Any planning applications should also be accompanied by a Traffic and Transport Assessment to ensure road safety and safe pedestrian, cycle and vehicular access to the site.

**PA 3c - 22b** Add text objective for proposed residential zoning R4

#### **R4 - Northwestern Edge of Settlement Boundary**

This site is located at the northwestern edge of the settlement and any future development on the site will mark the entrance to the village from the north along the R352. The design and layout of any future development proposals must be of high quality and reflective of the existing character and scale of this rural settlement. Any proposals shall provide a 20m buffer along the eastern boundary of the site to ensure sufficient setback between any residential development and the Slieve Aughty Mountains SPA.

**PA 3c - 22c** Add text objective for proposed residential zoning R6

**R6 - North of Residential site (R1)**

Any development proposals must provide a 30m buffer along the southern boundary of the site to ensure sufficient setback between any residential development and the Cregg Lough cNHA.

**PA 3c - 22d** Add text objective for proposed residential zoning R8

**R8 - North of R352 at Edge of Village Centre**

This is a visually prominent site within the village centre, the design and layout of future residential development must be of a high quality and reflect the existing rural character of the village.

**PA 3c - 22e** Add text objective for proposed residential zoning R9

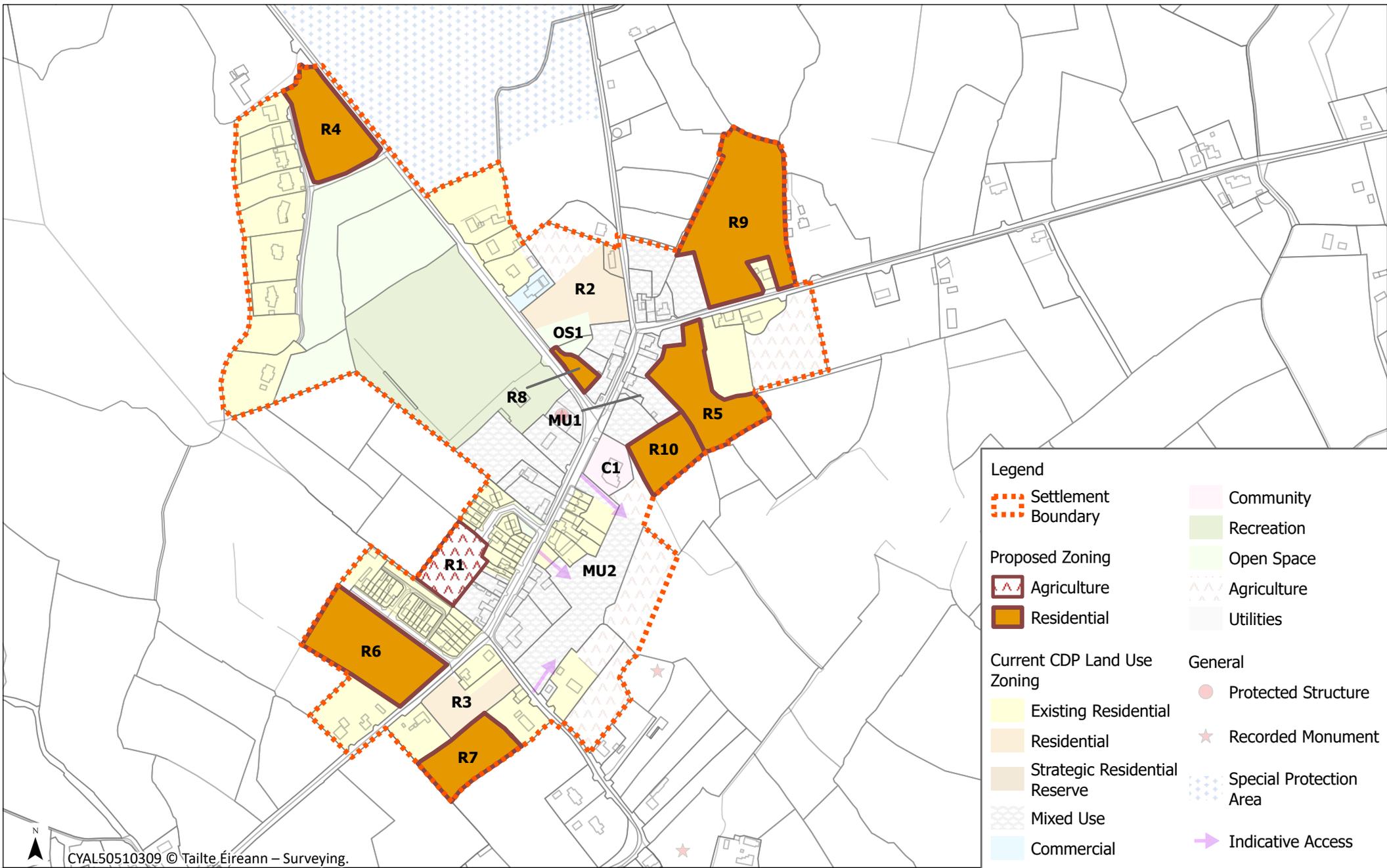
**R9 - Northeast of Village Centre, North of Lakyle Road (L4004)**

This site is well located in close proximity to the range of services offered in the village centre. Any development proposals for this site should be accompanied by a Traffic and Transport Assessment to ensure traffic safety and safe for pedestrian, cycle and vehicular access to the site.

**PA 3c - 22f** Delete the text objective for Strategic Residential Reserve

**~~Strategic Residential Reserve (SRR)~~**

~~Acknowledging that not all lands within the settlement boundary of Whitegate 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.~~



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Whitegate



Date: March 2026

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## Ballinruan

### Proposed Amendment No. 3c - 23 - Ballinruan Settlement Map

- To amend Ballinruan Settlement Map on page 82, as follows:

**PA No. 3c - 23a** To change unzoned lands at the south of Village Growth Area (VGA2) to Village Growth Area (VGA5)

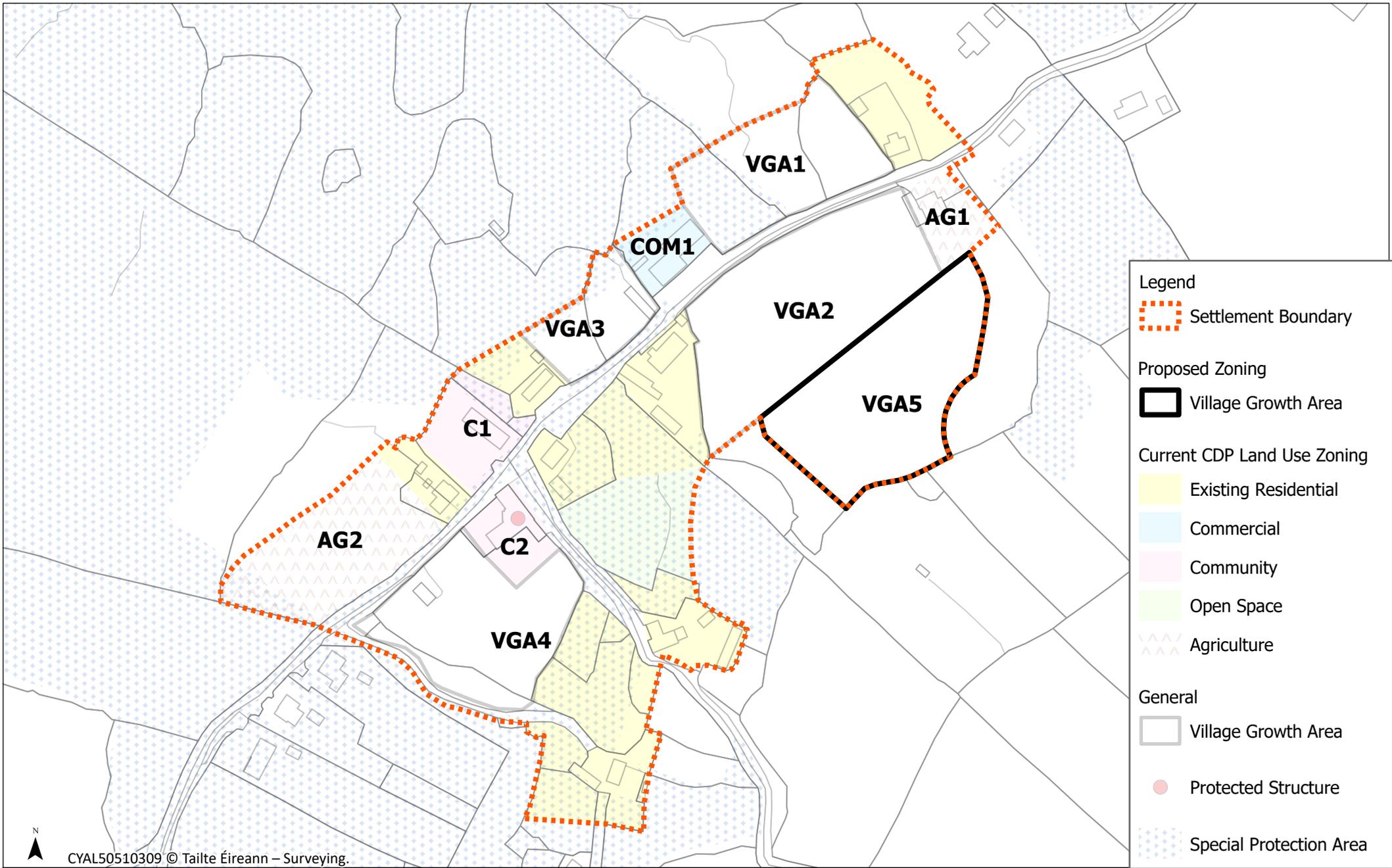
### Proposed Amendment No. 3c - 24 - Ballinruan Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Village Growth Areas section, page 81, as follows;

**PA No. 3c - 24a** Add the following text to the Village Growth Areas section:

#### Village Growth Areas

- The tradition of buildings and/or outbuildings which directly adjoin the road or turn their gables to the road, should be considered as a development option for place making;
- The natural stone wall stretching from opposite the village pub to the dwellings at the northern end of the settlement creates a visual connection that traverses the agricultural land between the village core and the dwellings on the settlement periphery. This connectivity is an important element in the village and is one of the primary features that allow a settlement with such a scattered physical presence to feel like a village. The importance of this connectivity should be recognised and reflected in any future development proposals in the village.
- Any future development proposals for Village Growth Areas within Ballinruan must be sensitive to and protective of the setting and scenic value of the Ballinruan Loop Walk.



**Legend**

- Settlement Boundary
- Proposed Zoning**
- Village Growth Area
- Current CDP Land Use Zoning**
- Existing Residential
- Commercial
- Community
- Open Space
- Agriculture
- General**
- Village Growth Area
- Protected Structure
- Special Protection Area

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## Broadford

### Proposed Amendment No. 3c - 25 - Broadford Settlement Map

- To amend Broadford Settlement Map on page 91, as follows:

**PA 3c - 25a** To change unzoned lands at the northeast of the village centre to Village Growth Area (VGA1), and amend settlement boundary accordingly.

**PA 3c - 25b** To zone unzoned lands between St. Peter's Church and proposed Village Growth Area (VGA1) as Buffer Space, and amend settlement boundary accordingly.

**PA 3c - 25c** To change unzoned lands at the southeast of the village centre to Village Growth Area (VGA2), and amend settlement boundary accordingly.

**PA 3c - 25d** To change zoning of Agriculture site, north of Residential (R2) to Residential (R3).

### Proposed Amendment No. 3c-26 - Broadford Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities section, page 87, as follows:

**PA 3c - 26a** Add text to objective R2 Lands to the North of the L3014 road

#### R2 Lands to the North of the L3014 road

These lands are located to the west of the village on the northern side of the L3014. Any development proposals for the site must be accompanied by a site-specific flood risk assessment. **Future development proposals at this site should provide indicative access to the R3 lands to facilitate future development of this site.**

**PA 3c - 26b** Add text objective for proposed Village Growth Area zoning VGA1

#### VGA1 - Northeast of Village Centre

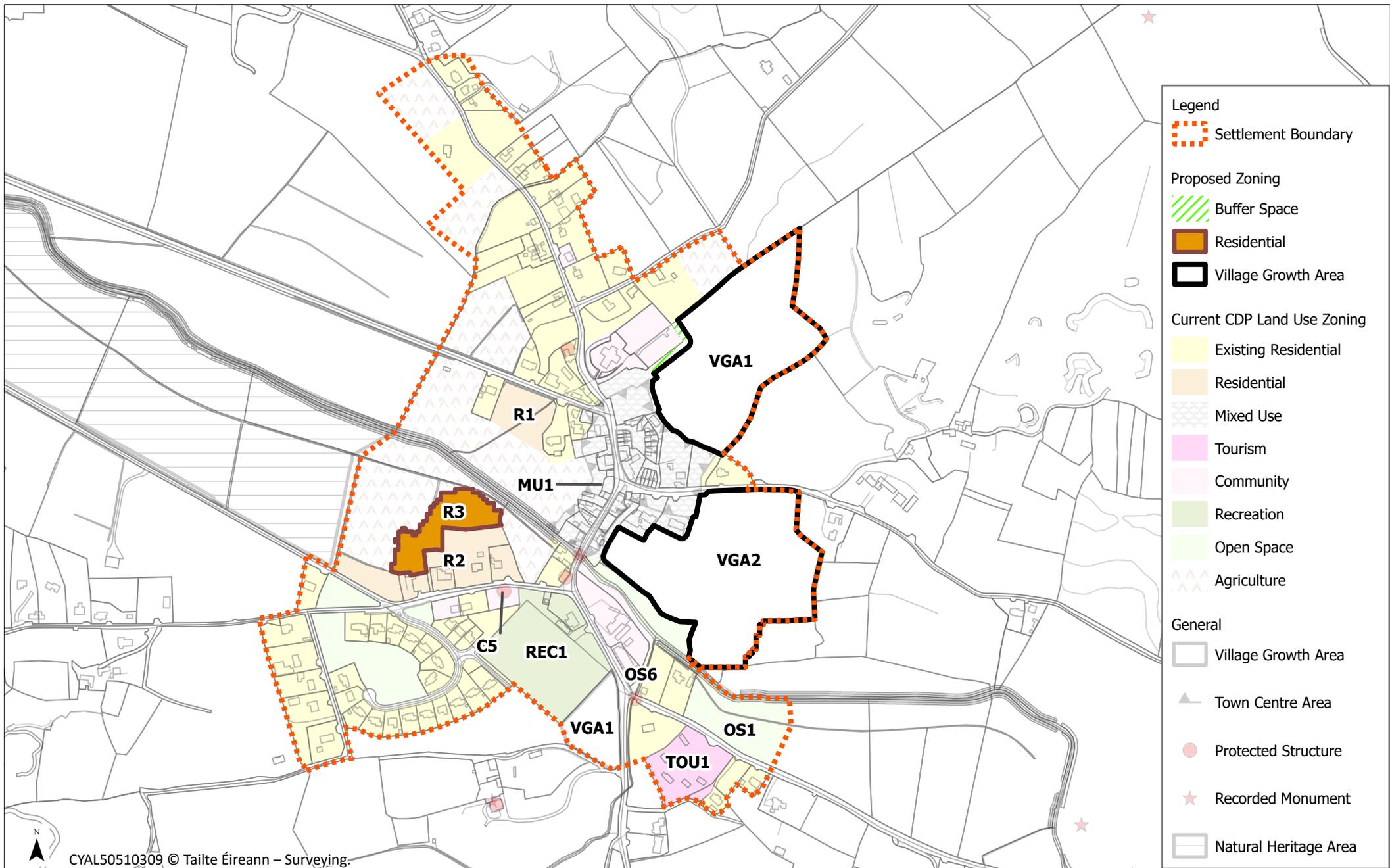
**This large site provides a suitable location for the future expansion of Broadford. Any future development proposals should demonstrate access through the Mixed Use lands to the west of the site, and should be sensitive to and protective of the physical integrity, setting and scenic value of the East Clare Way Broadford Trailhead.**

**PA 3c - 26c** Add text objective for proposed residential zoning R3

#### R3 - North of Residential (R2)



This site is well located in close proximity to a range of services offered in the village. Any future planning applications at this site should demonstrate access to the site through the R2 lands to the south and will require a Site-Specific Flood Risk Assessment.



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**Broadford**

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## Clooney

### Proposed Amendment No. 3c - 27 - Clooney Settlement Map

- To amend Clooney Settlement Map on page 100, as follows:

**PA 3c - 27a** To change Agriculture (AG1) and change unzoned lands north and west of Commercial (COM1) to Village Growth Area (VGA4), and amend settlement boundary accordingly.

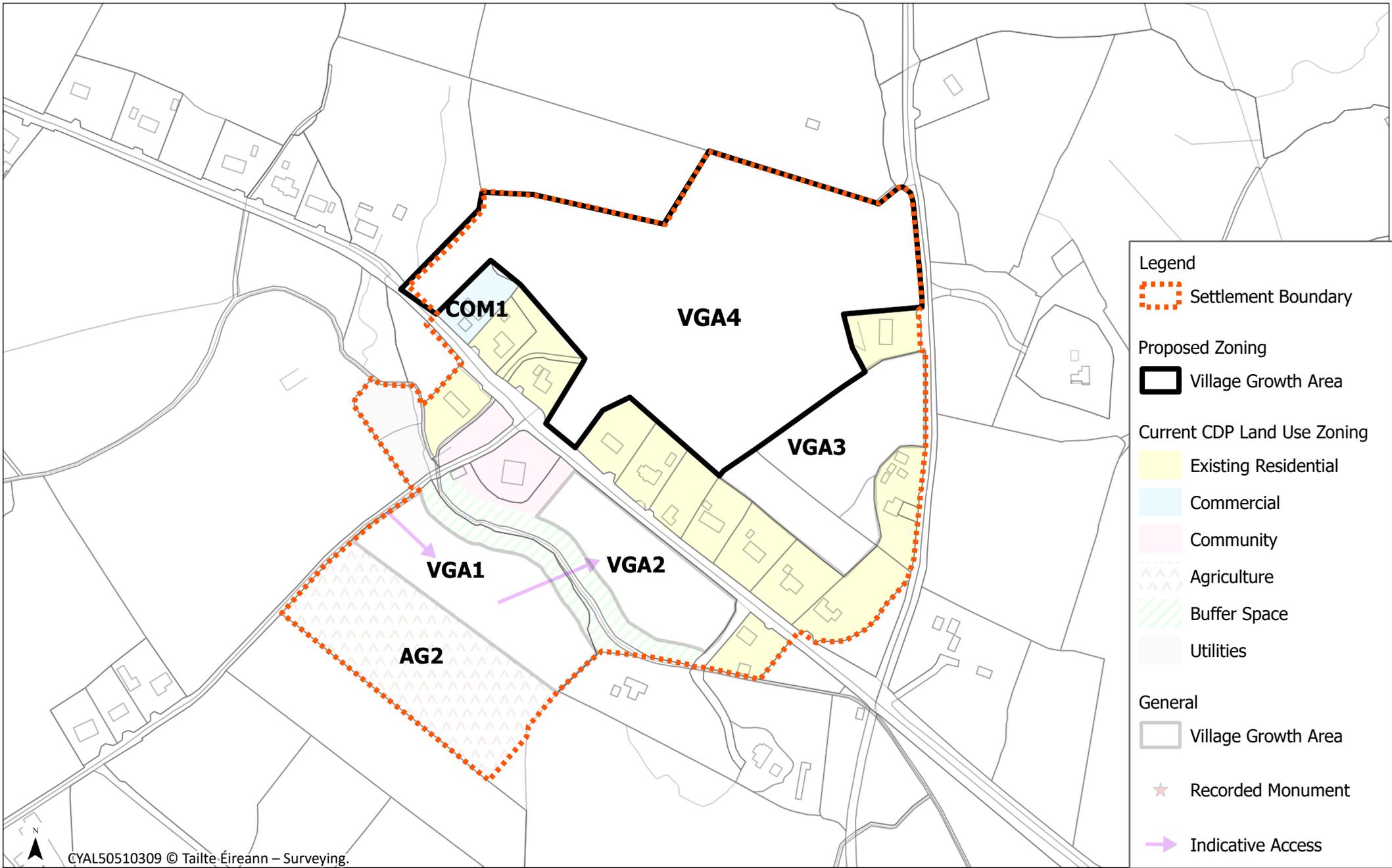
### Proposed Amendment No. 3c - 28 - Clooney Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities section, page 99, as follows:

**PA 3c - 28a** Add text objective for proposed Village Growth Area zoning VGA1

#### **VGA4 - Northeast of Village Centre**

This site is suitable to accommodate the future expansion of Clooney. To ensure the future potential development of the whole site, one-off residential units shall not be permitted on the site to the west of COM1 to protect future access from the R352 to the VGA lands to the north. Any development proposals for this site shall ensure pedestrian connectivity links to the village centre including the national school and should be accompanied by a hydrological/hydrogeological assessment to ensure the protection of the Feenagh Stream.



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

**Clooney**

Date: March 2026

Not To Scale

## Kilmurry

### Proposed Amendment No. 3c - 29 - Kilmurry Settlement Map

- To amend Kilmurry Settlement Map on page 118, as follows:

**PA 3c - 29a** To change unzoned lands at the northwest of the settlement boundary, north of L7188 road to Village Growth Area (VGA4) and amend settlement boundary accordingly.

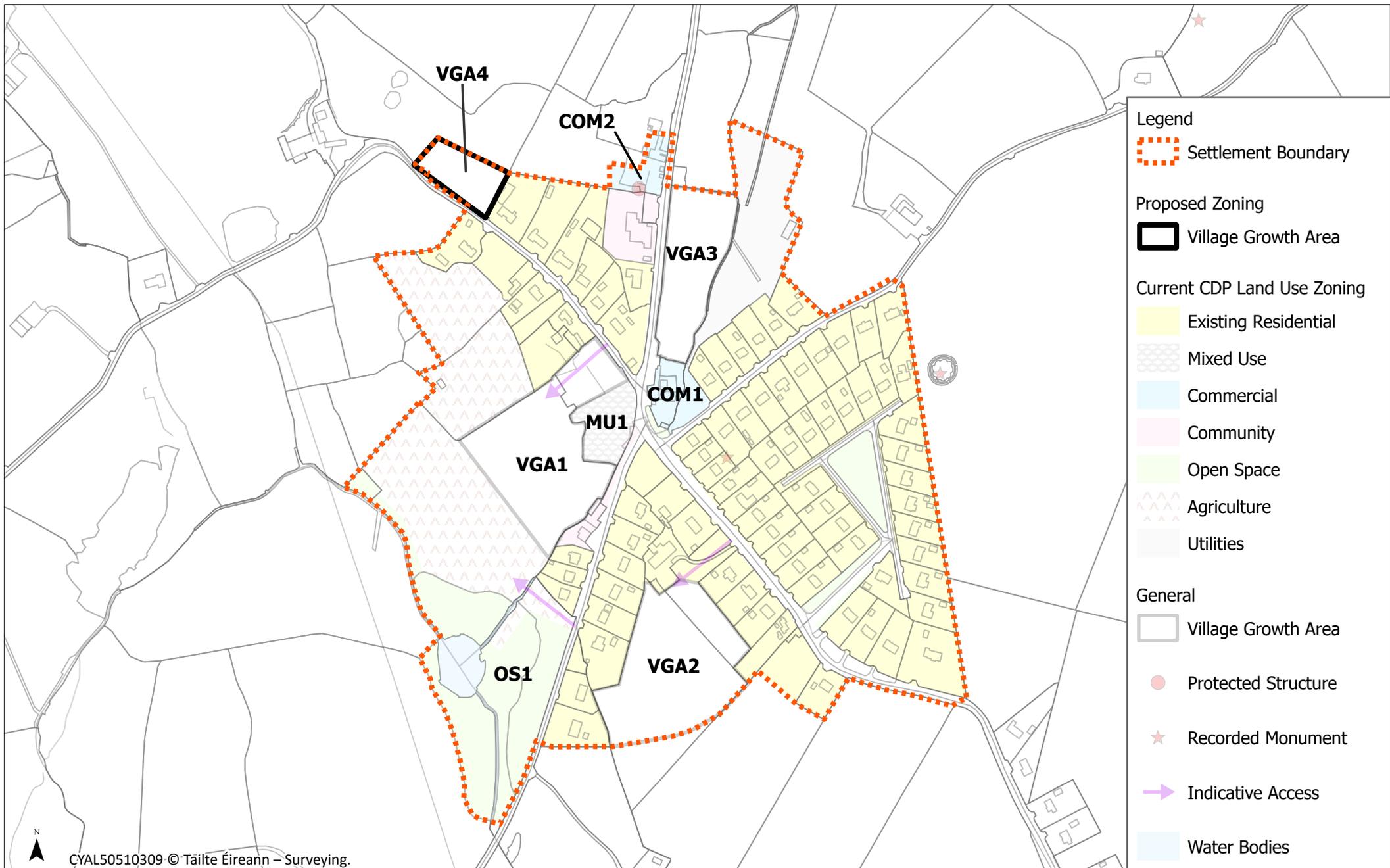
### Proposed Amendment No. 3c - 30 - Kilmurry Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities section, page 116, as follows:

**PA 3c - 30a** Add text objective for proposed Village Growth Area zoning VGA4

#### **VGA4 – North of Kilmurry Road (L7188)**

Any future development proposals at this site should ensure heights and design are sensitive to the existing landscape and visual character of the area, and be accompanied by a Traffic and Transport Assessment to ensure safe access to the site for pedestrians, cyclists and drivers, and road safety.



- Legend**
- Settlement Boundary
  - Proposed Zoning**
  - Village Growth Area
  - Current CDP Land Use Zoning**
  - Existing Residential
  - Mixed Use
  - Commercial
  - Community
  - Open Space
  - Agriculture
  - Utilities
  - General**
  - Village Growth Area
  - Protected Structure
  - Recorded Monument
  - Indicative Access
  - Water Bodies

CYAL50510309 © Taitte Éireann – Surveying.

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

**Kilmurry**

Date: March 2026

Not To Scale

## O' Briensbridge and Bridgetown

### Proposed Amendment No. 3c - 31 - Bridgetown Settlement Map

- To amend Bridgetown Settlement Map on page 127, as follows:

**PA 3c - 31a** To change Agriculture site, east of Village Growth Area (VGA3) to Village Growth Area (VGA4).

**PA 3c - 31b** To change Agriculture site at the north of the settlement, west of Commercial (COM1) to Village Growth Area (VGA5).

### Proposed Amendment No. 3c - 32 - O'Briensbridge and Bridgetown Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities section, page 122, as follows;

**PA 3c - 32a** Add text objective for proposed Village Growth Area zoning VGA4

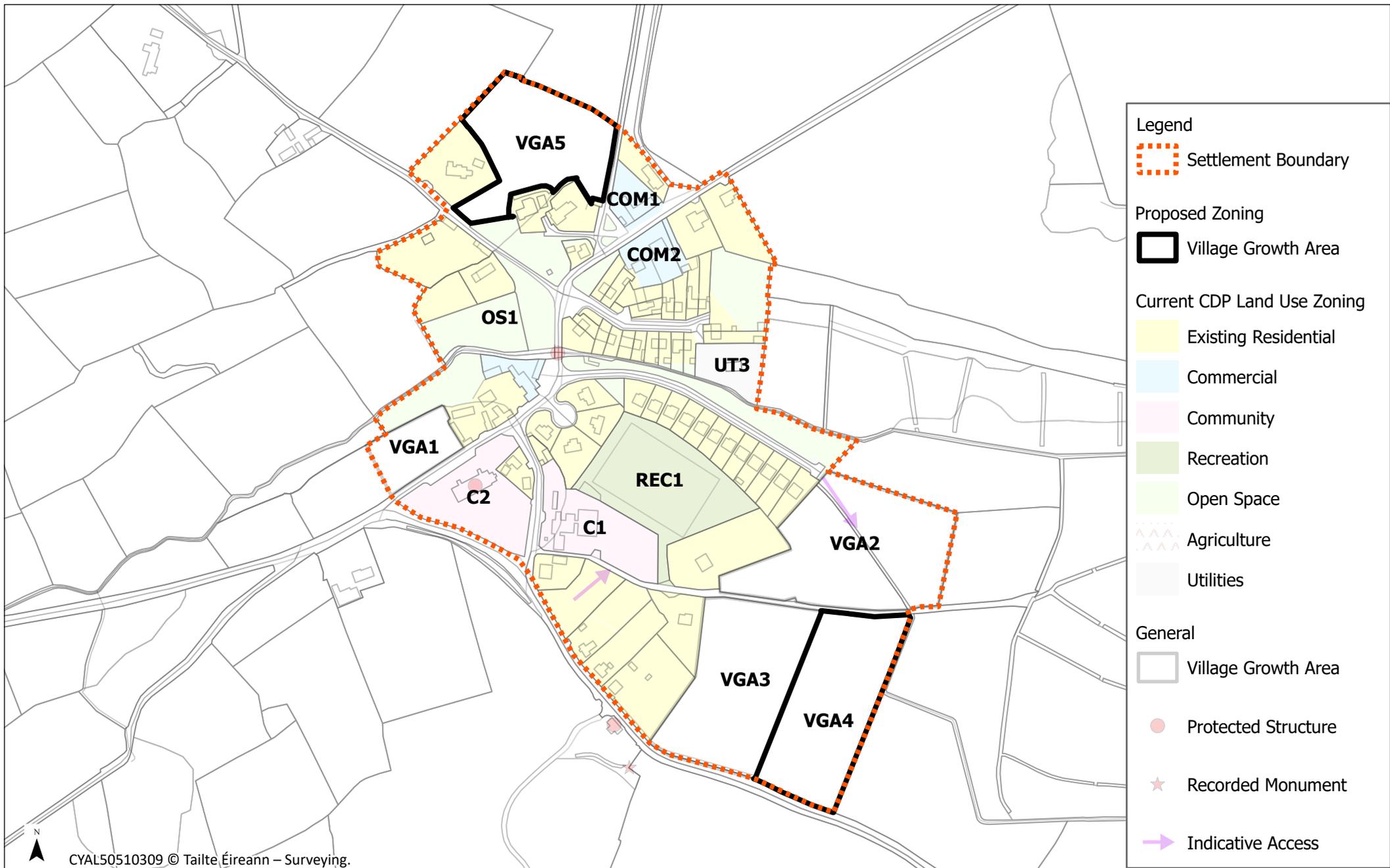
#### VGA4 - East of Village Growth Area (VGA3)

This site will mark the entrance to the village from the south, therefore development proposals must be of a high quality to create an attractive approach to the village and be cognisant of the existing village character reflect the existing rural character and rural setting. Any development proposals will require a Traffic and Transport Assessment to ensure road safety and safe pedestrian, cycle and vehicular access to the site.

**PA 3c - 32b** Add text objective for proposed Village Growth Area zoning VGA5

#### VGA5 – West of Commercial (COM1)

This large site to the north of the village is suitable to accommodate the future expansion of Bridgetown. Any future planning applications at this site must be accompanied by a detailed hydrological/hydrogeological assessment to ensure the complete protection of Bridgetown Marsh.



## O'Callaghan's Mills

### Proposed Amendment No. 3c - 33 - O'Callaghan's Mills Settlement Map

- To amend O'Callaghan's Mills Settlement Map on page 131, as follows:

**PA 3c - 33a** To change unzoned lands at the east of the settlement boundary, south of the R466 road to Village Growth Area (VGA 5) and amend settlement boundary accordingly.

**PA 3c - 33b** To change unzoned lands at the northwest of the settlement boundary to Village Growth Area (VGA 6) and amend settlement boundary accordingly.

**PA 3c - 33c** To change Agriculture site and change unzoned lands to the south of this site, south of Mixed Use (MU1) to Village Growth Area (VGA7), and amend settlement boundary accordingly.

**PA 3c - 33d** To change Agriculture site, west of Village Growth Area (VGA4) to Village Growth Area (VGA8).

**PA 3c - 33e** To change unzoned lands at the south of the settlement boundary, south of the R466 road to Village Growth Area (VGA 9) and amend settlement boundary accordingly.

**PA 3c - 33f** To change unzoned lands south of Village Growth Area (VGA3) to Village Growth Area (VGA10), and amend settlement boundary accordingly.

**PA 3c - 33g** To change unzoned lands east of Village Growth Area (VGA2) to Village Growth Area (VGA11).

### Proposed Amendment No. 3c - 34 - O'Callaghan's Mills Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities section, page 129, as follows:

**PA 3c - 34a** Add text objective for proposed Village Growth Area zoning VGA5

#### VGA5 - East of Settlement, South of R466

Any development proposals for this site should be informed by a Traffic and Transport Assessment to ensure road safety and safe pedestrian, cycle and vehicular access to the site.

**PA 3c - 34b** Add text objective for proposed Village Growth Area zoning VGA6

#### VGA6 – Northeast of Open Space (OS1)

This site is suitable to accommodate the future expansion of O'Callaghan Mills. Any future development proposals at this site shall be accompanied by a Site-Specific Flood Risk Assessment, and a Traffic and Transport Assessment, to ensure road safety and safe pedestrian, cycle and vehicular access to the site.

**PA 3c - 34c** Add text objective for proposed Village Growth Area zoning VGA7

**VGA7 – West of Village Growth Area (VGA4)**

Any development proposals for this site should be accompanied by a Traffic and Transport Assessment, to ensure safe road safety and safe access pedestrian, cycle and vehicular access to the site.

**PA 3c - 34d** Add text objective for proposed Village Growth Area zoning VGA8

**VGA8 - South of Mixed Use (MU1)**

This site is well located in close proximity to the range of services offered in the village. Any future planning applications at this site shall be accompanied by hydrological/hydrogeological assessment, ensuring the complete protection of Iragh Lake and associated wetland areas, and require a Traffic and Transport Assessment to ensure road safety and safe access pedestrian, cycle and vehicular access to the site.

**PA 3c - 34e** Add text objective for proposed Village Growth Area zoning VGA9 to the south of the settlement boundary

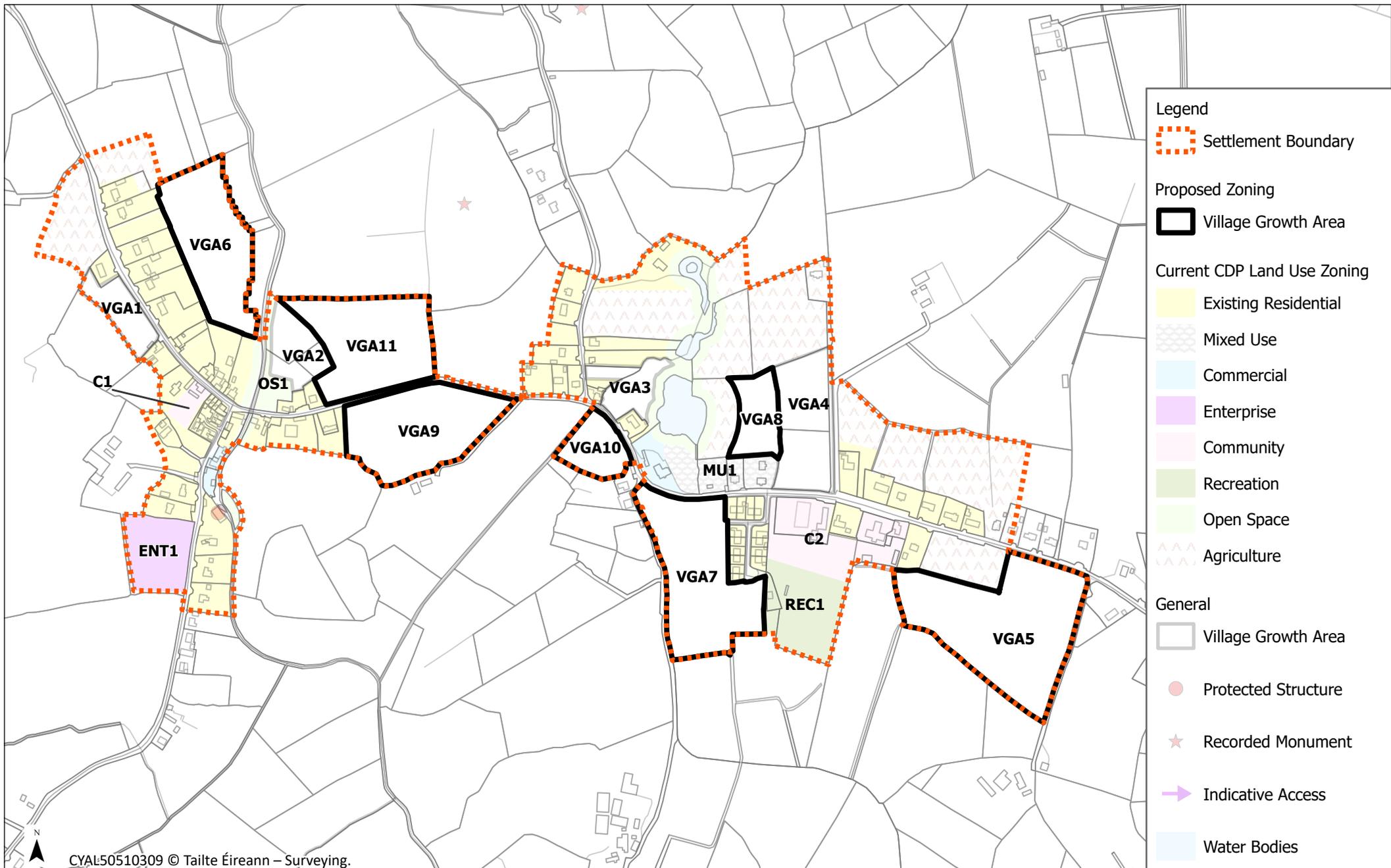
**VGA9 – East of ‘High Street’ Area, South of R466**

This site provides an opportunity to link ‘high street’ to ‘low street’. As part of any future proposed development of this site the existing historic stone boundary wall at the north of the site shall be suitably retained, conserved or preserved in line with best heritage conservation practice, and the mature broadleaved trees fronting onto the R466 must also be retained. Future development proposals at this site must provide pedestrian connectivity links to the village in both east and west directions. This must be provided for inside the roadside stone boundary wall and line of mature trees and incorporated into site layout and design of the site. Any proposal will require a Traffic and Transport Assessment.

**PA 3c - 34f** Add text objective for proposed Village Growth Area zoning VGA11

**VGA11 - East of Village Growth Area VGA2**

As part of any future planning application at this site, the existing historic stone boundary wall at the south of the site shall be retained, conserved or preserved in line with best heritage conservation practice and the mature broadleaved trees fronting onto the R466 must also be retained. Future development proposals at this site must provide pedestrian connectivity links to the village in both east and west directions; designs should illustrate these links within the site behind the existing stone wall at the south of the site and should be accompanied by a Traffic and Transport Assessment.



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

O'Callaghans Mills

Date: March 2026

Not To Scale

### Proposed Amendment No. 3c-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. 3c-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. 3c-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. 3c-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. 3c-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. 3c-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. 3c-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. 3c-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. 3c-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. 3c-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	Tier 1	Tier 2	Estimated Density	Estimated Unit Yield
Scarriff Tuamgraney	R1	3.48	2	2	1	2	√	√	√		√		
	R2	0.3	1	1	1	1	√	√	√	√			
	<del>R3</del>	<del>0.86</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>			
	<del>R4</del>	<del>1.44</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>√</del>	<del>√</del>	<del>√</del>	<del>√</del>			
	R7	7.5	1	2	1	1	√	√	√		√	20	150
	R8	1.09	2	2	1	1	√	√	√		√	20	22
	R9	0.89	1	2	1	1	√	√	√		√	20	18
	R10	1.53	1	1	1	1	√	√	√	√		20	31
	R11	5.59	1	2	2	1	√	√	√		√	20	112
	R12	1.97	1	1	1	1	√	√	√	√		20	39
		<del>6.08</del>											
	<del>SR1-R13</del>	<del>3.46-3.11</del>	2	2	1	1	√	√	√	√		20	62
	<del>SR2-R5</del>	4.59	1	1	1	1	√	√	√	√		20	92
<del>SR3 R6</del>	2.03	1	1	1	2	√	√	√		√	20	41	
	<del>10.08-32.08</del>												

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Killaloe	R1	1.39	2	2	1	2	√	√	√		√		
	R2	0.99	1	1	2	2	√	√	√		√		
	R3	1.16	1	1	2	2	√	√	√		√		
	R4	0.58	1	2	1	2	√	√	√		√		
	R5	1.96	1	1	1	2	√	√	√		√		
	R9	3.03	2	2	1	1	√	√	√		√	20	76
	R10	4.35	2	2	1	1	√	√	√		√	20	109
	R11	0.58	2	2	2	2	√	√	√		√	20	14
	R12	2.97	1	2	2	2	√	√	√		√	20	74
		<del>6.08</del>											
	<del>SR1 R6</del>	2.26	2	2	1	2	√	√	√		√	20	57
	<del>SR2-R7</del>	1.05	1	1	1	2	√	√	√	√		20	26
	<del>SR3-R8</del>	0.32	1	2	2	2	√	√	√		√	20	8
	<del>2.63-20.64</del>												

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Tulla	R1	2.61	1	1	1	2	√	√	√		√		
	R2	2.12	1	1	1	1	√	√	√	√			
	R3	3.13	1	2	1	1	√	√	√		√		
	R7	3.18	2	2	1	1	√	√	√		√	20	64
	R8	1.26	2	2	1	1	√	√	√		√	20	25
		<del>7.87</del>											
	<del>SR1-R5 and R6</del>	3.58	1	1	1	2	√	√	√		√	20	72
	<del>SR3 R4</del>	2.38	1	1	1	2	√	√	√		√	20	48
	<del>5.96-18.26</del>												

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Crusheen	R1	1.32	2	2	2	2	√	√	√		√		
	R2	2.97	1	2	1	1	√	√	√		√		
	R6	2.3	1	2	1	1	√	√	√		√	20	46
		<del>4.29</del>											
	<del>SR1 R4</del>	3.04	2	2	2	2	√	√	√		√	20	61
	<del>SR2-R5</del>	2.02	1	2	1	1	√	√	√		√	20	40
<del>SR3 R3</del>	0.89	2	2	2	2	√	√	√		√	20	18	
	<del>5.96-12.54</del>												



Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Feakle	R1	0.97	2	2	1	1	√	√	√		√			
	R2	0.33	1	2	1	1	√	√	√		√			
	R3	0.79	1	1	1	1	√	√	√	√				
	R6	0.68	1	2	1	2	√	√	√		√	20	14	
	R7	0.24	1	1	1	1	√	√	√	√		20	5	
			<del>2.09</del>											
	SR1 R5	0.46	1	2	1	1	√	√	√		√	20	9	
SR2 R4	1.17	1	2	1	1	√	√	√		√	20	23		
		<del>1.63</del> 4.64												

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Kilkishen	R1	1.34	1	1	1	1	√	√	√	√			
	R2	1.47	1	2	1	1	√	√	√		√		
			<del>2.82</del>										
	SR1 R4	0.4	1	1	1	±2	√	√	√	√		20	8
	SR2 R3	1.51	2	2	1	2	√	√	√		√	20	30
		<del>1.91</del> 4.72											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Mountshannon	R1	1.73	1	2	1	2	√	√	√		√		
	R3	0.61	2	2	2	2	√	√	√		√	20	12
	R5	1.1	1	2	1	1	√	√	√		√	20	22
			<del>1.73</del>										
	SR1 R2	1.47	2	2	2	2	√	√	√		√	20	29
	SR2 R4	0.9	1	1	±1	1	√	√	√	√		20	18
		<del>2.36</del> 5.81											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Quin	R1	1.85	1	2	1	1	√	√	√		√		
	R2	2.29	1	2	2	2	√	√	√		√		
	R3	1.06	1	1	2	2	√	√	√		√		
	R8	1.78	1	2	2	2	√	√	√		√	20	36
	R9	0.6	2	2	1	1	√	√	√		√	20	12
	R10	0.57	2	2	1	1	√	√	√		√	20	11
	R11	4.07	1	2	1	1	√	√	√		√	20	81
	R12	0.15	1	1	1	1	√	√	√	√		20	3
			<del>5.21</del>										
	SR1 R5	1.18	2	2	±1	±1	√	√	√		√	20	24
	SR2 R7	1.23	2	2	±1	±1	√	√	√		√	20	25
	SR3 R6	1.49	2	2	2	±1	√	√	√		√	20	30
SR4 R4	2.91	2	2	±1	±1	√	√	√		√	20	58	
		<del>6.8</del> 19.18											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Whitegate	R1	<del>0.39</del>	±	±	±	±	✗	✗	✗	-	✗		
	R2	0.64	1	1	1	1	√	√	√	√			
	R3	0.38	1	1	1	1	√	√	√	√			
	R7	0.5	2	2	1	1	√	√	√		√	20	10
	R8	0.1	1	1	1	1	√	√	√	√		20	2
	R9	1.57	1	1	1	1	√	√	√	√		20	31
	R10	0.42	2	2	1	1	√	√	√		√	20	8
			<del>1.42</del>										
	SR1 R5	0.78	1	2	1	2	√	√	√		√	20	15
	SR2 R4	0.73	1	2	1	±1	√	√	√		√	20	15
SR3 R6	0.99	1	2	1	1	√	√	√		√	20	20	
		<del>2.5</del> 6.11											

Settlement	Ref.	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development	Tier 1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Broadford	R1	0.54	1	2	1	0	√	√	√		√		
	R2	1.37	1	1	1	0	√	√	√		√		
	R3	0.78	2	2	1	0	√	√	√		√	20	16
		<del>1.91</del> 2.69											





COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

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