



# Clare County Development Plan 2023–2029



COMHAIRLE CONTAE AN CHLÁIR  
CLARE COUNTY COUNCIL

VOLUME

# 3<sup>d</sup>

# West Clare Municipal District Settlement Plans

## Proposed Variation No. 1



6th March 2026



## PROPOSED VARIATION No 1 -CLARE COUNTY DEVELOPMENT PLAN 2023-2029 VOLUME 3(d) West Clare Municipal District Settlement Plans

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## Proposed Amendment No. 3 - Volume 3(d) West Clare Municipal District Settlement Plan

### Introduction

This document presents the proposed amendments to Volume 3d West Clare 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**.

### Proposed Amendment No. 3d

As stated in the proposed variation description document, it is proposed to make amendments to the settlement statements and settlement maps for the following settlements within the West Clare Municipal District. The amendments are set out in this document.

- Ennistymon / Lahinch
- Killrush / Cappa
- Kilkee
- Lisdoonvarna
- Miltown Malbay
- Ballyvaughan
- Corofin
- Doonbeg
- Inagh
- Mullagh
- Quilty
- Liscannor
- Kilfenora
- Killimer
- Kilmihil
- Killadysert
- Bellharbour
- Connolly
- Cooraclare
- Creegh
- Cross
- Doonaha
- Inch
- Kilbaha
- Kilmaley
- Kilmurry McMahon
- Labasheeda
- Lissycasey
- Querrin
- Ruan

## Proposed Amendment No. 3d- 1 Introduction

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

West Clare 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 Towns</b>								
Ennistymon/Lahinch	<del>7.53</del> <b>22.91</b>	0.00	<del>4.84</del>	7.01	4.37	0.00	9.68	4.69
Kilrush/Cappa	<del>17.95</del> <b>23.18</b>	0.00	<del>4.34</del>	10.83	6.79	9.44	7.83	20.20
<b>Small Towns</b>								
Kilkee	<del>8.92</del> <b>12.41</b>	0.00	<del>3.50</del>	0.73	4.32	0.00	0.00	13.72
Lisdoonvama	<del>6.89</del> <b>15.12</b>	0.00	<del>6.66</del>	1.63	5.21	0.00	0.00	7.87
Miltown Malbay	<del>6.50</del> <b>11.72</b>	0.00	<del>6.34</del>	5.74	2.01	0.00	0.00	9.37
<b>Large Villages</b>								
Ballyvaughan	<del>4.65</del> <b>5.71</b>	0.00	<del>3.42</del>	1.04	1.43	0.00	0.00	5.92
Corofin	<del>4.68</del> <b>11.24</b>	0.00	<del>2.7</del>	0.19	1.84	0.00	0.00	4.67
Doonbeg	<del>2.98</del> <b>10.16</b>	0.00	<del>6.5</del>	0.00	3.15	0.00	0.00	6.56
Inagh	<del>4.0</del> <b>8.90</b>	0.00	<del>3.6</del>	1.14	0.00	0.00	0.00	1.11
Mullagh	<del>3.48</del> <b>6.63</b>	0.00	<del>2.2</del>	0.49	0.00	0.00	0.00	4.60
Quilty	<del>4.44</del> <b>6.30</b>	0.00	<del>2.4</del>	0.28	0.00	0.00	0.00	0.96
Liscannor	<del>22.9</del> <b>4.21</b>	0.00	<del>2.2</del>	0.58	0.77	0.00	0.00	5.39
Kilfenora	<del>4.47</del> <b>7.09</b>	0.00	<del>4.8</del>	0.93	0.00	0.00	0.00	2.40
Killimer	<del>4.42</del> <b>4.06</b>	0.00	<del>0.00</del>	0.00	1.33	0.00	0.00	2.99
Kilmihil	N/A	N/A	<del>N/A</del>	0.38	0.18	0.00	2.61	4.87
Kiladysert	N/A	N/A	<del>N/A</del>	0.12	0.00	0.00	0.00	6.23
<b>Small Villages</b>								
Ballyea	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.00	0.00
Ballynacally	N/A	N/A	<del>N/A</del>	0.00	1.40	0.00	0.00	3.98
Belharbour	N/A	N/A	<del>N/A</del>	1.96	<del>0.68</del> <b>0.00</b>	0.00	0.00	1.69
Boston	N/A	N/A	<del>N/A</del>	0.27	0.00	0.00	0.00	0.00
Carrigaholt	N/A	N/A	<del>N/A</del>	0.00	2.99	0.00	0.00	7.30
Carron	N/A	N/A	<del>N/A</del>	0.24	0.00	0.00	0.00	0.00
Connolly	N/A	N/A	<del>N/A</del>	0.18	0.00	0.00	0.00	0.00
Cooraclare	N/A	N/A	<del>N/A</del>	0.85	1.21	0.00	0.00	2.94
Cranny	N/A	N/A	<del>N/A</del>	0.18	0.19	0.00	0.00	0.56
Creagh	N/A	N/A	<del>N/A</del>	0.18	1.87	0.00	0.00	4.68
Cross	N/A	N/A	<del>N/A</del>	0.06	0.00	0.00	0.86	0.45
Doolin	N/A	N/A	<del>N/A</del>	0.45	0.00	0.00	0.00	4.22
Doonaha	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.00	1.58
Fanore	N/A	N/A	<del>N/A</del>	0.47	0.00	0.00	0.00	3.44
Inch	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.00	0.00
Kilbaha	N/A	N/A	<del>N/A</del>	0.16	0.00	0.00	0.00	1.18
Kilnaboy	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.00	0.00
Kilmaley	N/A	N/A	<del>N/A</del>	1.02	0.00	0.00	0.00	2.39
Kilmurry McMahon	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.00	0.00
Kilshanny	N/A	N/A	<del>N/A</del>	0.16	0.00	0.00	0.00	0.00
Knock	N/A	N/A	<del>N/A</del>	0.13	0.00	0.00	0.00	0.55
Knockkerra	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.00	0.80
Labasheeda	N/A	N/A	<del>N/A</del>	0.00	1.58	0.00	0.00	2.02
Lissycasey	N/A	N/A	<del>N/A</del>	2.29	1.35	0.00	0.00	1.72
Moy	N/A	N/A	<del>N/A</del>	0.00	0.50	0.00	0.00	0.00
Moyasta	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.00	0.56
Querrin	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	0.00	0.49
Ruan	N/A	N/A	<del>N/A</del>	0.19	1.32	0.00	0.00	2.57
Spanish Point	N/A	N/A	<del>N/A</del>	3.38	0.00	0.00	0.00	1.94
Tubber	N/A	N/A	<del>N/A</del>	0.00	0.00	0.00	1.95	0.17
<b>Total in M.D.</b>	<del>67.57</del> <b>149.64</b>	0.00	<del>52.24</del>	43.26	<del>44.48</del> <b>43.80</b>	9.44	22.93	146.79

### Proposed Amendment No. 3d- 2 – Introduction

- To amend the following text under Environment Appraisal Section 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 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
NIR Measures	Vol. 10a Appendix C. Table C-3 Section 5 – NIR - Proposed Variation No. 1 to CDP
SFRA	Volume 10c SFRA - Proposed Variation No. 1 to CDP

## Ennistymon

### Proposed Amendments No. 3d-3 - Ennistymon Settlement Map

- To amend the Ennistymon Settlement Map, on page 17, as follows:

**PA 3d – 3a** - To change zoning of Strategic Residential Reserve (SR5) to Residential (R8)

**PA 3d – 3b** - To change zoning of Strategic Residential Reserve (SR2) to Residential (R9)

**PA 3d – 3c** - To change zoning of Strategic Residential Reserve (SR3) to Residential (R11)

**PA 3d – 3d** - To change zoning of Strategic Residential Reserve (SR1) to Residential (R10)

### Proposed Amendments No. 3d- 4 Ennistymon 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 3d – 4a**- Add text objective for existing residential zoning R5

#### **R5 Lands located along the Lahinch Road N67**

Design and layout of any development proposal should be cognisant of the site location at the entry point to the town and integrate existing features including stone walls, mature hedgerow and trees into any proposed development. Provision for future access into R8 lands north (proposed residential site adjacent). A Traffic and Transport Audit will be required to ensure safe pedestrian, cycle and vehicular access to the site and ensure permeability within any development and connectivity to the town centre. There shall be no development permitted within 30m of the Special Area of Conservation: Inagh River Estuary Special Area of Conservation or Proposed Natural Heritage Areas: Inagh River Estuary.

**PA 3d – 4b** - Add text objective for existing residential zoning R8

#### **R8 Lands to the North of Lahinch Road**

Any residential development will be for permanent occupation only. There shall be no development permitted within a 30m buffer of the Special Area of Conservation: Inagh River Estuary Special Area of Conservation or Proposed Natural Heritage Areas: Inagh River Estuary which are located northwards of the subject lands. A small area of land to the north of the site has the potential to flood risk and shall be retained as open space/green infrastructure. Any future development should be subject to an appropriately detailed Flood Risk Assessment as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment in Volume 10c.

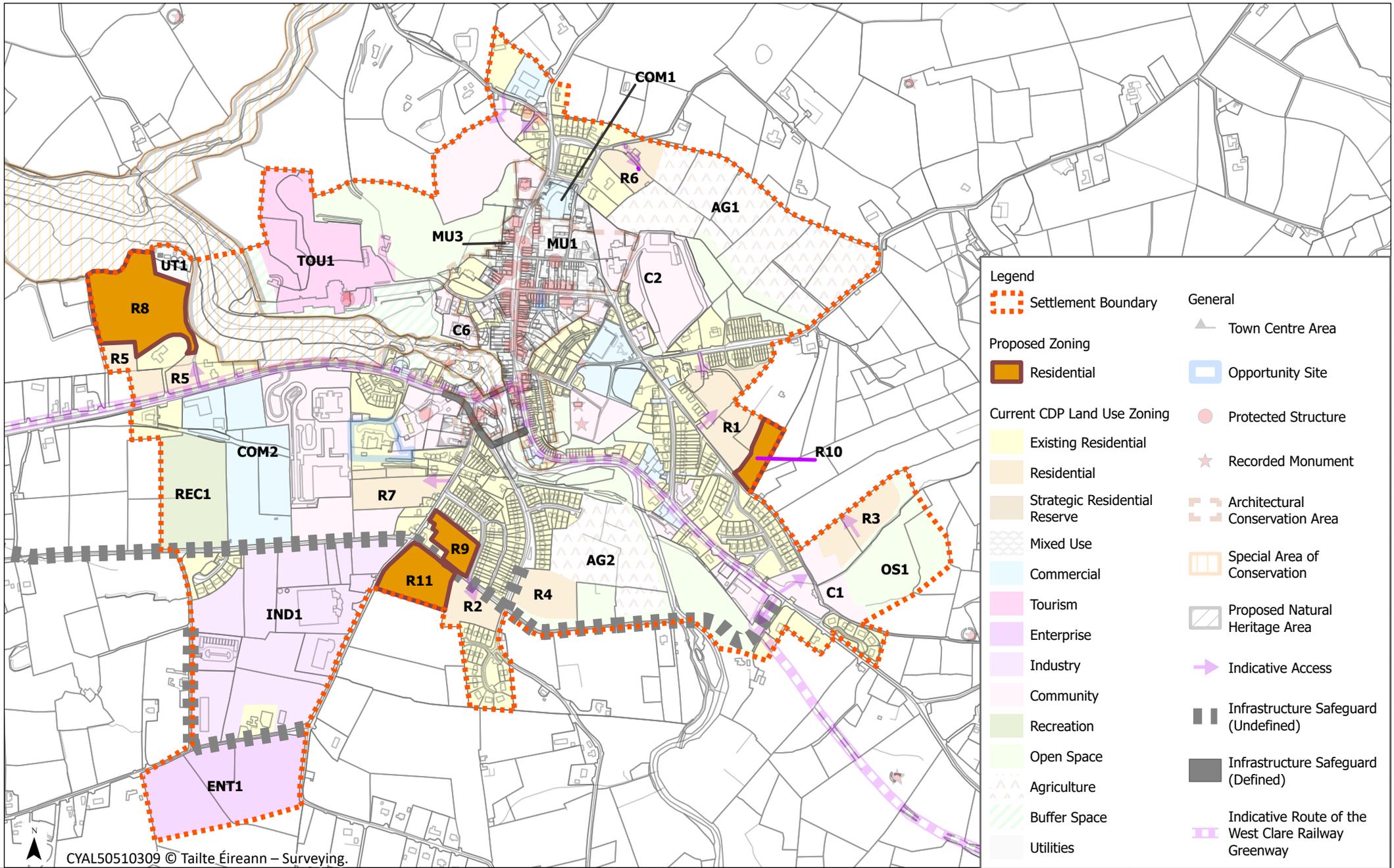
**PA 3d – 4c** - Delete the text objective Strategic Residential Reserve, page 10:

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

~~Acknowledging that not all lands within the settlement boundary of Ennistymon 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

Ennistymon

Date: March 2026

Not To Scale



## Lahinch

### Proposed Amendments No. 3d- 5 Lahinch Settlement Map

- To amend the Lahinch Settlement Map, on page 17, as follows:

**PA 3d – 5a** - To change zoning of Existing Residential site along Kettle Road to Residential (R8)

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

**PA 3d – 5c** - To change zoning of Strategic Residential Reserve (SR3) to Residential (R6)

**PA 3d – 5d** - To change zoning of Strategic Residential Reserve (SR1) to Residential (R7)

**PA 3d – 5e** - To change unzoned lands along N67 to Residential site (R9) and extend settlement boundary accordingly.

**PA 3d – 5f** - To change zoning of Strategic Reserve site (SR4) to Residential (R4)

### Proposed Amendments No. 3d- 6 Lahinch Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities section, page 14, as follows:

**PA 3d – 6a** - Amend the following text to the text objective for existing residential site, R3

#### **R3 South of the Ennistymon Road (N67)**

This land is bounded to the north by the N67, to the east by an existing holiday home development and to the west and south by undeveloped lands zoned ~~Strategic Residential Reserve~~ Residential. The site provides an opportunity for in-depth housing development for permanent occupation close to the town centre providing convenient access to services and facilities and reinforcing the viability and vitality of the town centre. Any development proposals on the site shall be high-quality and well landscaped, with a scale and layout that creates an attractive living environment that respects and contributes to the overall character of the area. Provision must be made for safe, convenient pedestrian and cycle permeability within the development and connectivity to the town centre.

A minor field drainage feature flows along the southern boundary of the site and a detailed Site-Specific Flood Risk Assessment will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved policy and the guidance provided within Section 5 of the parent SFRA in Volume 10c of the plan.

**PA 3d – 6b** - Add text objective for the proposed residential zoning R6

#### **R6 Lands Station Road**

The lands are located to the west of the existing Summer Cove residential development and any residential development on these lands shall be for permanent occupation. Any proposal shall include measures to avoid/prevent potential adverse effects on the Attycristora River in line with Water Framework Directive objectives, including its riparian zone and key ecological

receptors that may be using the stream. A minimum buffer of 10 m from the Attycristora River is required in accordance with recommendation in the Inland Fisheries document 'Planning for Water Course in an Urban Environment.' No development is permitted within this buffer.

A detailed Site-Specific Flood Risk Assessment will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved policy and the guidance provided within Section 5 of the parent SFRA in Volume 10c of the plan.

Any potential development proposal should allow for potential future access to adjacent lands.

**PA 3d – 6c** - Add text objective for the proposed residential zoning R9

### **R9 North East along N67**

These lands are located at the eastern entry point to the town on the N67 Ennistymon Road and is an elevated undulating site north to south. Any residential development shall be of a high-quality design and shall be sympathetic to the local rural character and surrounding area. Any residential development will be for permanent occupation only. A detailed landscaping plan shall also be submitted. Provision must be made for safe, convenient pedestrian and cycle permeability within the development and connectivity to the town centre. Access to the site should be provided from Station Road with any associated upgrades deemed necessary to serve the development.

**PA 3d – 6d** - Delete the text objective for Strategic Residential Reserve, on page 15:

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

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

**PA 3d – 6e** – Add text objective for the proposed residential site R4

An unmapped watercourse is located adjacent to the north-western boundary of the site. A detailed Site-Specific Flood Risk Assessment will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved policy and the guidance provided within Section 5 of the parent SFRA in Volume 10c of the plan.

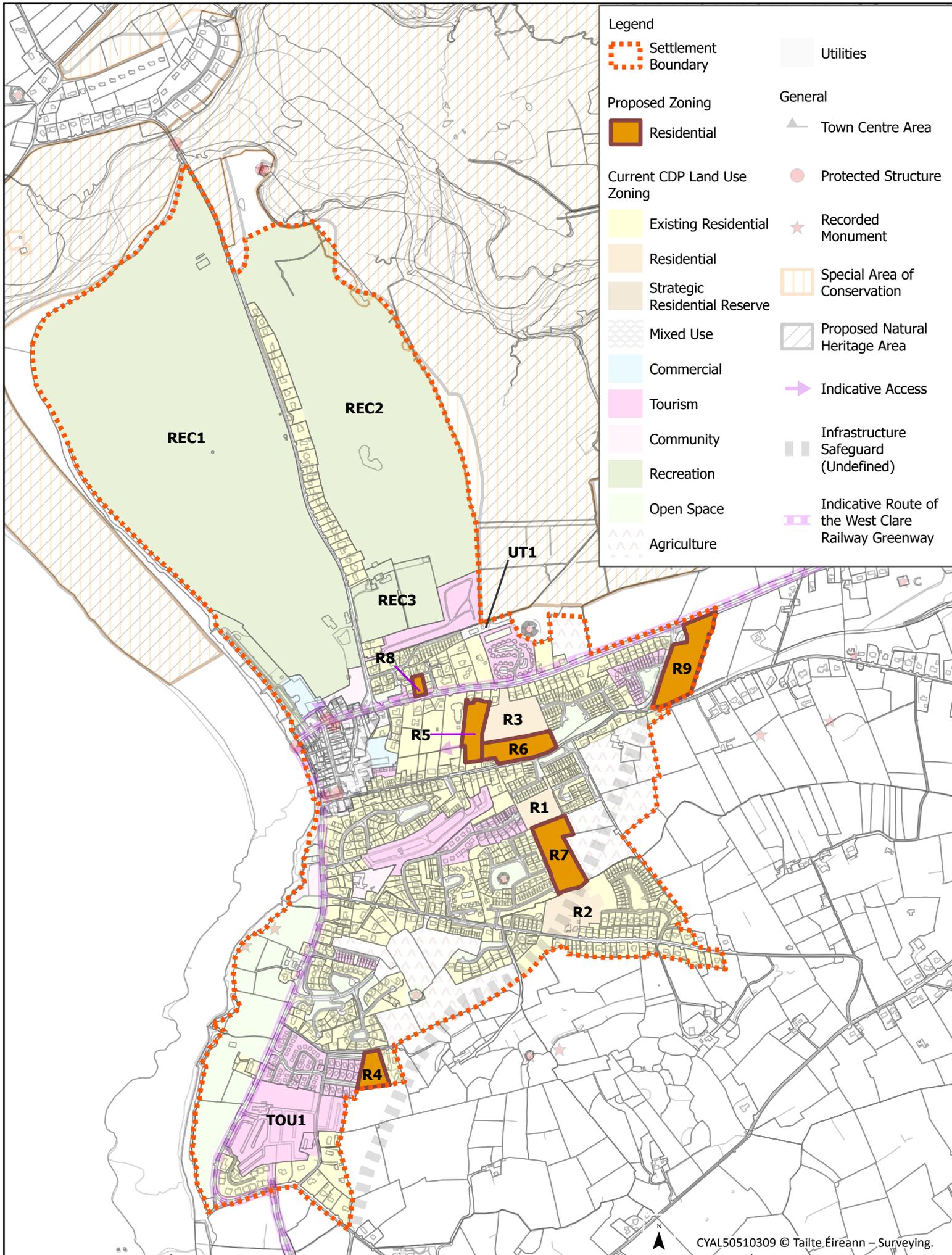
**PA 3d – 6f** – Add text objective for the proposed residential site R5

A minor field drainage feature is located on the northern boundary of the site. A detailed Flood Risk Assessment will be required to fully define the potential risk from the surface water

feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA in Volume 10c of the plan.

**PA 3d – 6g** – Add text objective for the proposed residential site R7

An unmapped stream flows along the southern boundary of the site. However, a review of available aerial imagery does not show a discernible open channel at this location. A detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA in Volume 10c of the plan.



Lahinch

## Kilrush / Cappa

### Proposed Amendments No. 3d- 7 Kilrush Settlement Map

- To amend the Kilrush Settlement Map, on pages 39 and 40 as follows:

**PA 3d – 7a** - To change Strategic Residential Reserve (SR1) to Residential (R15).

**PA 3d – 7b** - To change zoning of Strategic Residential Reserve site (SR2) to Residential (R10)

**PA 3d – 7c** - To change zoning of Strategic Residential Reserve site (SR3) to Residential (R11)

**PA 3d – 7d** - To change zoning of Agriculture site along Pella Road to Residential (R13)

**PA 3d – 7e** - To change unzoned land along Shanakyle Road to Residential (R12) and extend settlement boundary accordingly.

**PA 3d – 7f** - To change zoning of Agriculture site (AG7) to Residential (R14)

**PA 3d – 7g** - To change Agriculture site (AG5) along Killimer Road to Residential (R16)

### Proposed Amendments No. 3d- 8 Kilrush Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Technical Guidance for Specific Sites on page 30

**PA 3d – 8a** - Amend text objective for existing residential site R4

#### **R4 Pound Street**

This site is accessible from the Dooneen Park spur road. The development of these lands should incorporate public open space to facilitate both the proposed development and the existing Pound Street terraces and should be readily accessible to both developments. **The public open space should provide for passive surveillance in any development proposal.** Residential amenity of the existing Pound Street terraces should be protected. **Access to be provided for into adjacent sites R8 and R10 to ensure pedestrian and cycle permeability and connectivity to the town centre.**

**PA 3d – 8b** - Add text objective for the existing residential site R7

#### **R7 Wilson Road**

**Any development of these lands must have regard to the adjacent Protected Structure (RPS 881 – Estate Cottage. Any proposed development must provide for future access onto adjacent R11 lands to the west of this site.**

**PA 3d – 8c** - Amend first paragraph of text objective for existing residential site, R8

#### **R8 Pella Road**

This site is accessible from Pella Road. The development of these lands should incorporate a public open space to facilitate both the proposed development and the existing terraces on Pella Road and should be readily accessible to both developments. It must also protect the existing residential amenity of the Pella Road terrace. Future development must take into account access to **R10** lands to the east of the subject site.

**PA 3d – 8d** - Add text objective for the proposed residential zoning R14

#### **R14 North of the Pella Road and Pound Street Junction**

These lands are located between R8 and R4 and access is to be achieved via the adjacent sites to the west and/or the east.

**PA 3d – 8e** - Add the text objective for the proposed residential zoning R12

#### **R12 West of the Town Centre, Shanakyle Road**

The lands are located along Shanakyle Road and are adjacent to existing residential developments at Estuary View and Carrig Donaun. The site is located at the entry point to the town with views towards the marina and Shannon Estuary. The design and layout of any proposed residential development shall be of a high standard and shall consider the overall setting and existing landscape character of the area. Any existing hedgerow and mature trees shall be retained. Safe pedestrian and cycle connectivity to the town centre should be ensured.

**PA 3d – 8f** - Add text objective to the proposed residential zoning R13

#### **R13 Pella Road**

These lands are accessible from Pella Road which is bounded to the east and south by existing residential developments. Any proposed development shall have a high-quality design, layout and landscaping that assimilates well into the receiving environment taking into account the natural topography of the lands, particularly in terms of scale, bulk and height. To assist with enhancing the overall visual aspect of the site, a detailed landscaping plan shall be submitted. Safe pedestrian and cycle connectivity to the town centre to be required as part of any development proposal.

**PA3d – 8g** - Add text objective for proposed R15

#### **R15 Kilkee Road**

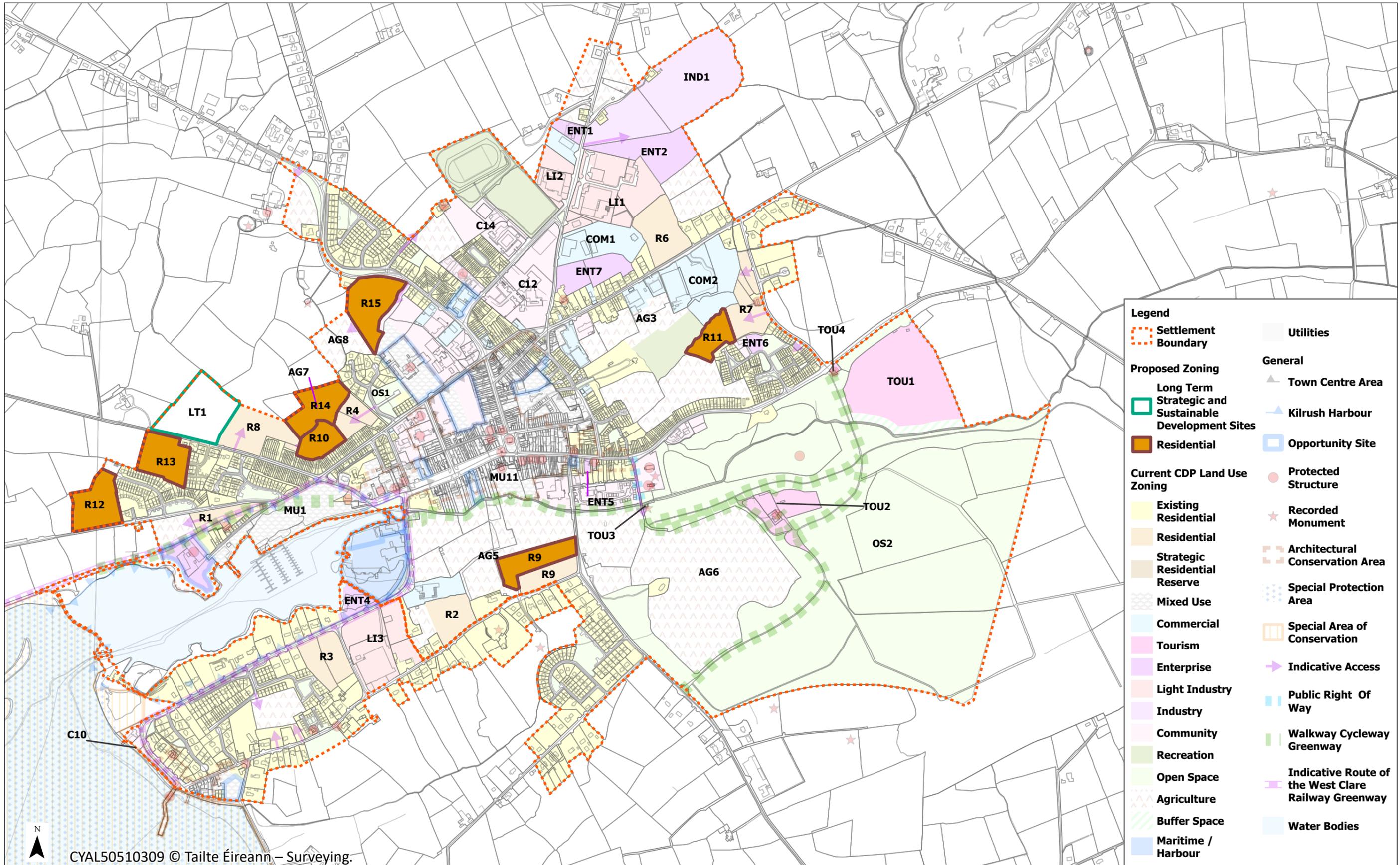
Development on this site on the Kilkee Road must take account of the elevated and undulating nature of the lands. The lands have the potential to act as an entry point into Kilrush and therefore shall take cognisance of the existing visual and residential amenities of the surrounding area in terms of overall design, layout, scale, bulk and height. Any mature trees and hedgerows within the site shall be retained and a detailed landscaping plan shall be submitted as part of any proposal in order to further enhance the visual amenities of the area.

**PA 3d – 8h** - Delete the text objective for the Strategic Residential Reserve, on pages 32

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

~~Acknowledging that not all lands within the settlement boundary of Ennistymon 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

Kilrush

Date: March 2026

Not To Scale



## Kilkee

### Proposed Amendments No. 3d- 9 Kilkee Settlement Map

- To amend the Kilkee Settlement Map, on page 55 as follows:

**PA 3d – 9a** - To amend Strategic Residential Reserve site (SR1) to Residential (R10).

**PA 3d – 9b** - To amend Strategic Residential Reserve site (SR2) to Residential (R9).

### Proposed Amendments No. 3d- 10 Kikee Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 51.

**PA 3d – 10a** - Add text objective to the proposed residential R9

#### **R9 Doonbeg Road**

Any proposed residential development shall be for permanent occupancy and shall complement the existing visual and residential amenities of the surrounding area in terms of height, scale, and design.

**PA 3d – 10b** - Add text objective to the proposed residential R10

#### **R10 West of Kilkee town centre**

The site is located to the west of the main town centre whereby there is a proposed flood embankment for the Kilkee Flood Relief Scheme located to the south. In addition, there are 3 no. rising mains within the lands which would require a wayleave. In this regard no development shall be permitted within the location of the proposed flood embankment, or the rising mains and a suitable buffer zone shall be provided in order to protect same.

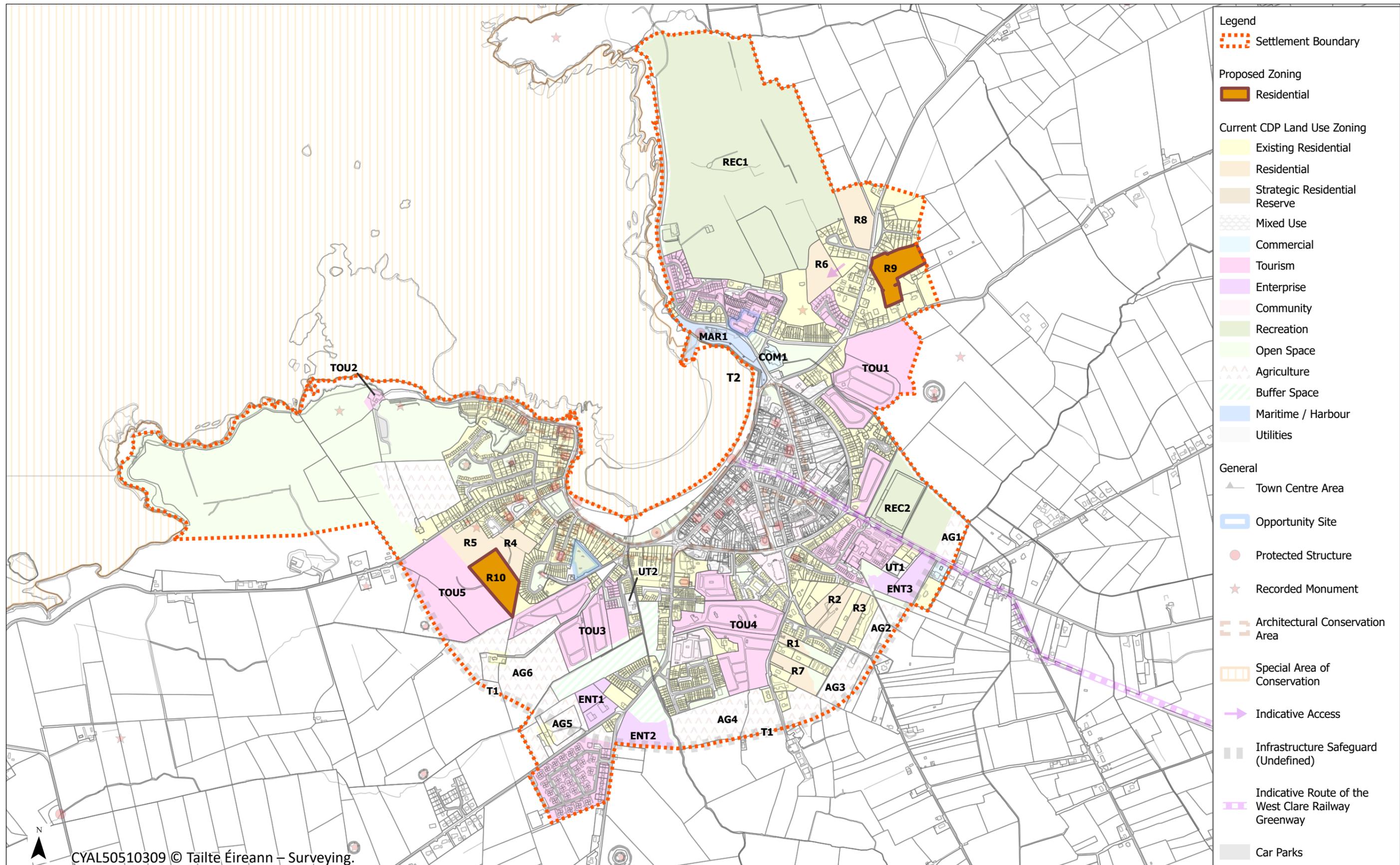
A small area of land in the south of the site has the potential to flood risk. A minimum 5m buffer from the toe of any embankment should be maintained. All wayleave details must be agreed in advance with Clare County Council under pre-planning consultation. Any future development should be subject to an appropriately detailed Flood Risk Assessment as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (Volume 10c).

**PA 3d – 10c** - Delete the text objective for the Strategic Reserve, on page 51:

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

~~Acknowledging that not all lands within the settlement boundary of Kilkee 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

Kilkee



Date: March 2026

Not To Scale



## Lisdoonvarna

### Proposed Amendments No. 3d- 11 Lisdoonvarna Settlement Map

- To amend the Lisdoonvarna Settlement Map, on page 62 as follows:

**PA 3d – 11a** - To change Strategic Residential Reserve (SR2) to Residential (R7)

**PA 3d – 11b** - To change Strategic Residential Reserve (SR4) to Residential (R8)

**PA 3d – 11c** - To change Strategic Residential Reserve (SR3) to Residential (R6)

**PA 3d – 11d** - To change Strategic Residential Reserve (SR1) to Residential (R5)

**PA 3d – 11e** - To change Agricultural Site (AG1) to Residential (R9)

**PA 3d – 11f** - To change unzoned lands to the north of the village to a Long Term Strategic and Sustainable Development Site (LT1) and extend settlement boundary accordingly.

### Proposed Amendments No. 3d- 12 Lisdoonvarna Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 58

**PA 3d – 12a** - Add text objective for the proposed residential R9

#### **R9 North of Rooska Estate**

The Knockaunvickteera Stream which flows into the River Aille and downstream to the Black-head-Poulsallagh Complex SAC and Cliffs of Moher SPA, shall be protected. Any future development on the site shall have regard to the guidance stipulated within Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters (IFI 2016) or any subsequent updates.

There shall be a minimum buffer of 10 m from the Knockaunvickteer River in accordance with recommended buffers defined in the Inland Fisheries document '*Planning for Water Course in an Urban Environment*.' No development shall occur within this buffer. A detailed Flood Risk Assessment will be required to fully define the potential risk from the Knockaunvickteera Stream and ensure an appropriate riparian strip on its margin where it crosses the eastern portion of the site, but also along the southern boundary. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA in Volume 10 of the plan.

**PA 3d – 12b** - Delete text objective for Strategic Residential Reserve; on page 59

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

~~Acknowledging that not all lands within the settlement boundary of Kilkee 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 3d – 12c** Add text objective for Long Term Strategic and Sustainable Development Sites

**Long Term Strategic and Sustainable Development Sites**

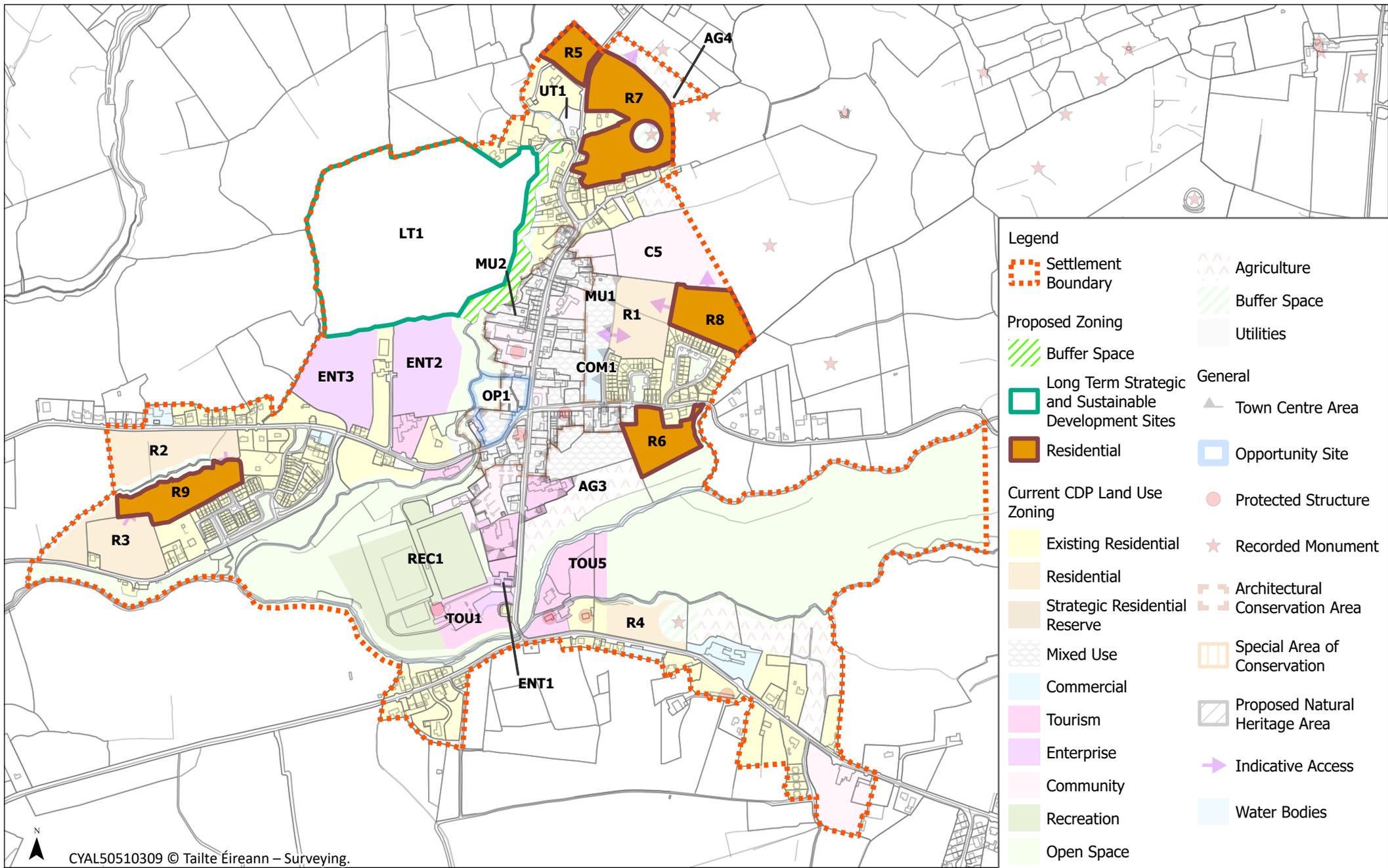
These sites have been identified for the long-term strategic and sustainable expansion of the settlement and indicate where future infrastructure upgrades and capital investment is required to meet the needs of the settlement beyond this plan period.

**PA 3d – 12d** - Add text objective for proposed Long Term Strategic and Sustainable Development LT1

**LT1 North West of the Town Centre**

This large area of land is located northwest of the town centre and presents an attractive opportunity for residential development with potential connectivity to the town centre, schools and amenities. A masterplan will be required for the site which shall give particular attention to ensuring high-quality design and layout with consideration given to achieving a cohesive integrated approach and address how development of scale can be effectively absorbed from a visual, environmental, physical and social perspective within the town.

A tributary of the Gowlaun River passes through the eastern boundary of the buffer zone. In addition, a minor drainage feature is located by the south-western boundary of the site a detailed Flood Risk Assessment will be required to fully define the potential risk from the surface water features and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved policy and the guidance provided within Section 5 of the parent SFRA in Volume 10c of the plan.



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

Lisdoonvarna

Date: March 2026

Not To Scale



## Miltown Malbay

### Proposed Amendments No. 3d- 13 Miltown Malbay Settlement Map

- To amend the Miltown Malbay Settlement Map, on page 69 as follows:

**PA 3d – 13a** - To change Strategic Residential Reserve (SR1) to Residential (R8)

**PA 3d – 13b** - To change Strategic Residential Reserve (SR2) to Residential (R5)

**PA 3d – 13c** - To change Strategic Residential Reserve (SR3) to Residential (R7)

### Proposed Amendments No. 3d- 14 Miltown Malbay Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 66

**PA 3d – 14a** - Add text objective for proposed residential site R7

#### **R7 The Hill Road (L-6258)**

Any proposed residential development shall be of a high-quality design and layout and shall complement the rural landscape and character of the area. Any proposed development should ensure provision of safe pedestrian and cycling connectivity with the town centre.

There is a small portion of the northern boundary of the site which lies within area whereby there is potential for flood risk which shall be retained as open space/green infrastructure. Any future development should be subject to 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.

**PA 3d – 14b** - Add text objective to proposed residential site R8

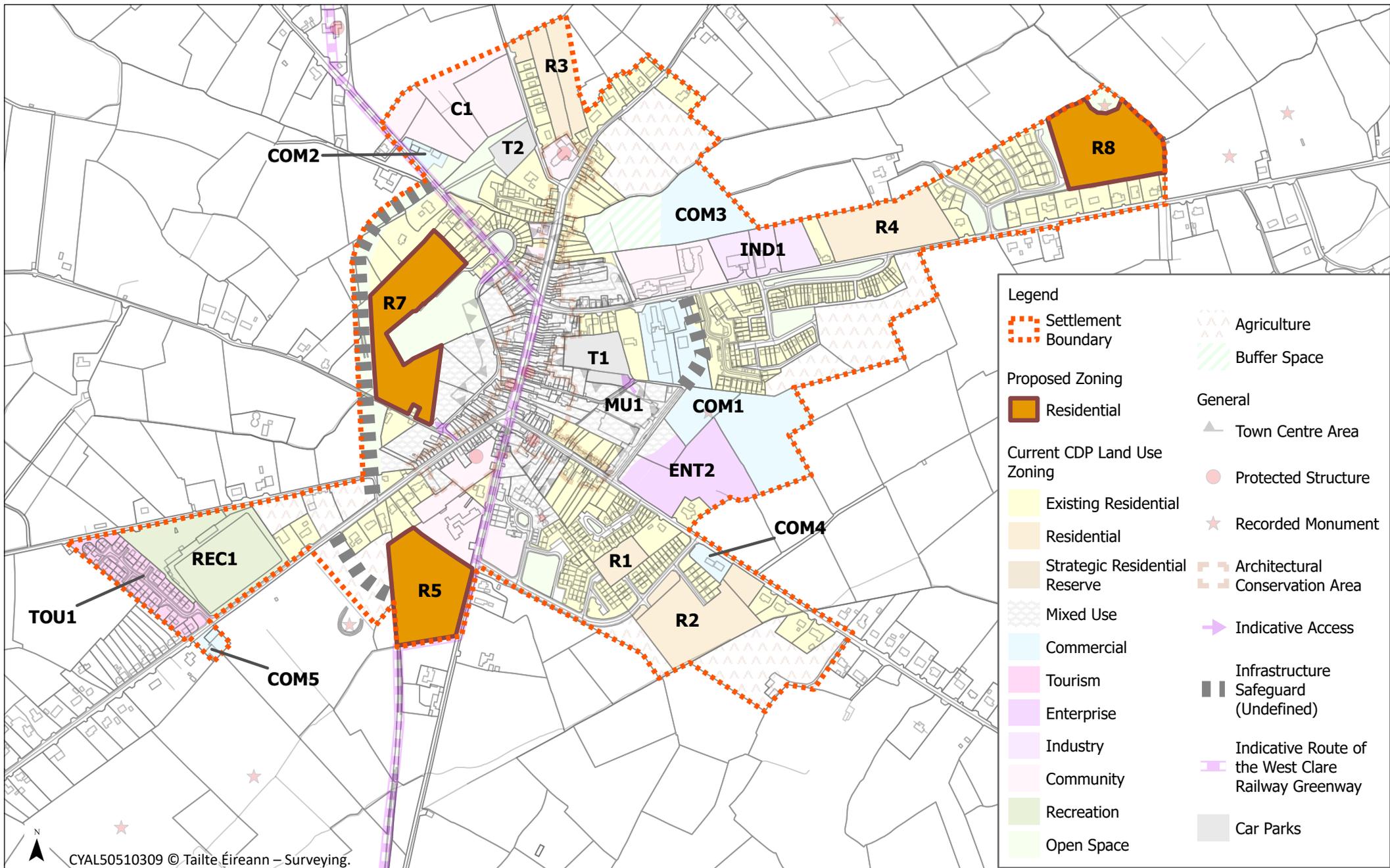
#### **R8 East of Sli Liag Ard**

The site is located to the east of the town centre adjacent to an existing residential development known as Sli Leag Ard. There is a Ringfort located to the north of the site and no development shall be permitted within a minimum 50 m buffer of this Ringfort.

**PA 3d – 14c** - Delete text objective for Strategic Residential Reserve, on page 66

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

~~Acknowledging that not all lands within the settlement boundary of Miltown Malbay 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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Miltown Malbay

Date: March 2026

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## Ballyvaughan

### Proposed Amendments No. 3d- 15 Ballyvaughan Settlement Map

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

**PA 3d – 15a** - To change Strategic Residential Reserve (SR1) to Residential (R3)

**PA 3d – 15b** - To change Strategic Residential Reserve (SR2) to Residential (R4)

**PA 3d – 15c** - To change Strategic Residential Reserve (SR3) to Residential (R5)

**PA 3d – 15d** - To change part Agricultural site (AG7) to Residential (R6)

**PA 3d – 15e** - To amend unzoned lands south of (R3) to Long Term Strategic and Sustainable Development Site LT1 and extend settlement boundary accordingly.

### Proposed Amendments No. 3d- 16 Ballyvaughan Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 75

**PA 3d – 16a** - Amend text to the existing text objective for R1 and MU2

#### **R1 and MU2 South of Main Street**

This overall site comprises an area of backland located off the N67 Main Street, bounded by existing village centre development to the north and existing residential/commercial development to the east and west. The site area is accessed via an existing entrance from the N67, and an upgrade of this entrance will be required as part of future development proposals in order to provide vehicular access as well as footpaths and lighting within the scheme.

The site has the capacity to accommodate low density development providing dwellings for permanent occupancy. Proposals for development must incorporate high quality house design and layout.

The adjacent backlands west of MU2 are also zoned Mixed Use (MU4) and offer an opportunity to provide an integrated mixed-use development, in conjunction with R1 lands. In this regard, access to MU2 lands is constrained due to a restricted entrance between the community hall and an existing dwelling at the front of the site. Therefore, future access to the site may need to be provided from R1 lands. In this regard, an 'indicative future access' is identified on the accompanying settlement map and any future development on R1 lands will be required to provide/safeguard access to the western lands as part of any planning application. **Provision for future access into the R4 lands shall be provided.**

**PA 3d – 16b** - Amend text objective to the existing objective for R2

#### **R2 North of the N67**

This site is located on the N67 to the east of the village centre. The lands are slightly elevated with distant views of the Burren to the south and west. Development proposals for these lands must retain the attractive stone wall which runs along the majority of the roadside

boundary except where removal is required to provide safe access to the development. Future access to this site must be provided within the 50kph speed limit. In addition, provision for future access should be provided for both R5 and R6 lands located to the north lands of this site.

**PA 3d – 16c** - Add text objective for the proposed residential site R3

### **R3 East of Main Street**

The site is located central to the village on the Main Street (N67) providing opportunity for access to these centrally located lands. There is an existing entrance which could provide access and any proposal will require a Traffic and Transport Assessment. The design and layout of any development proposal shall be of a high standard and quality particularly in terms of design, scale and bulk and shall complement the Ballyvaughan Architectural Conservation Area (ACA) located directly adjacent and should contribute to the attractive ACA streetscape. Any development should ensure that existing stone walls, natural features should be incorporated into the design and layout. Pedestrian and cycle connectivity with the village centre should be provided as part of any development proposal. Provision for future access into LT1 lands located to the south / southeast should be provided.

**PA 3d – 16d** - Delete text objective for Strategic Residential Reserve; on page 76

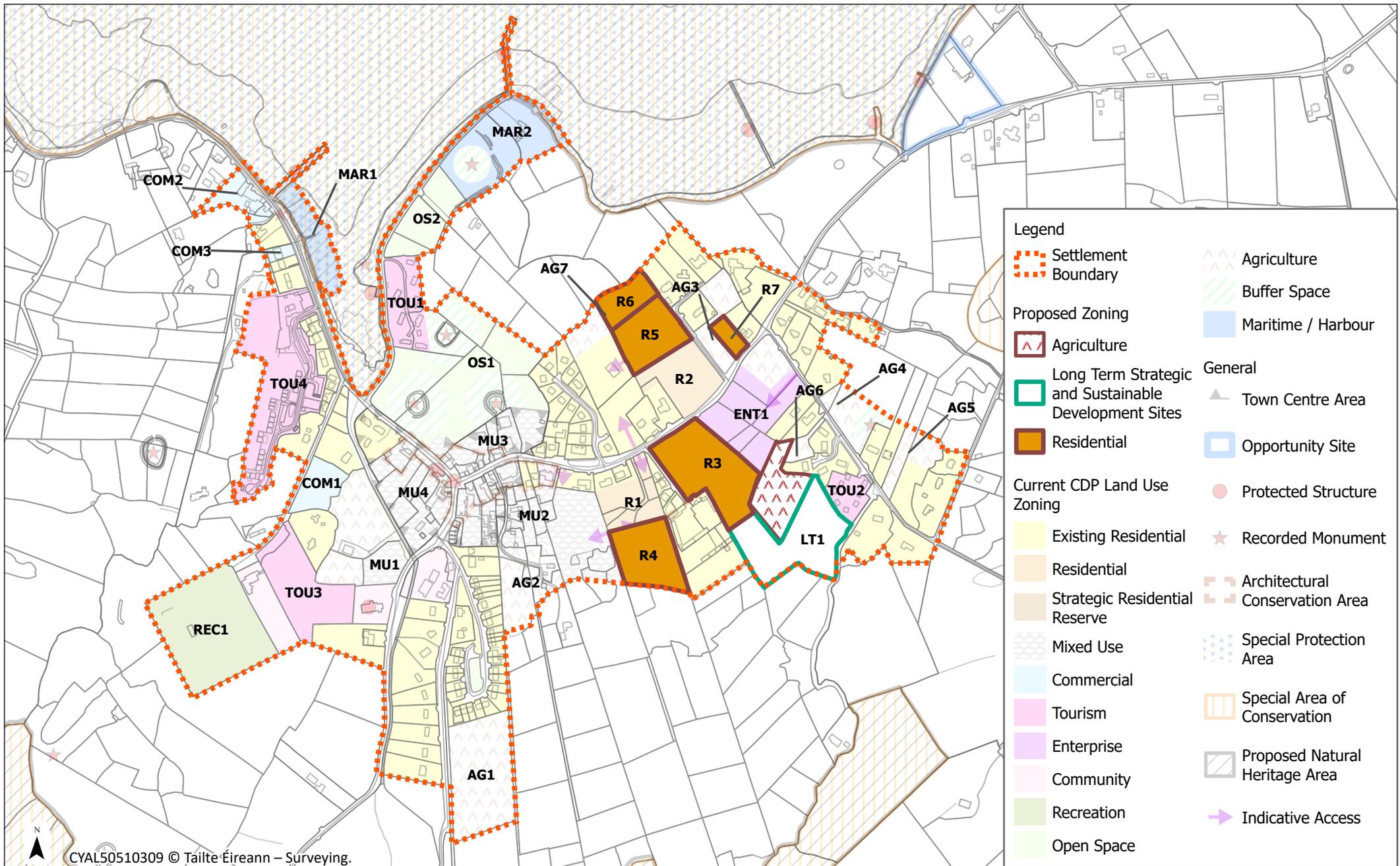
### **~~Strategic Residential Reserve (SRR)~~**

~~Acknowledging that not all lands within the settlement boundary of Ballyvaughan 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 in Volume 1 of this plan.~~

**PA 3d – 16e** - 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.



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Ballyvaughan

Date: March 2026

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## Corofin

### Proposed Amendments No. 3d- 17 Corofin Settlement Map

- To amend the Corofin Settlement Map, on page 84 as follows:

**PA 3d – 17a** - To change Strategic Residential Reserve (SR1) to Residential (R9)

**PA 3d – 17b** - To change Strategic Residential Reserve (SR2) to Residential (R6)

**PA 3d – 17c** - To change Strategic Residential Reserve (SR3) to Residential (R8)

**PA 3d – 17d** - To change OS17 (Open Space) and Agriculture site (AG2) to Residential (R7)

**PA 3d – 17e** - To change unzoned lands to the east of the village to Residential (R10) and extend settlement boundary accordingly.

### Proposed Amendments No. 3d- 18 Corofin Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 80.

**PA 3d – 18a** - Amend text objective to the existing text objective for R2.

#### **R2 & R6 Lands West of the Village**

This site is located directly adjacent to the Architectural Conservation Area (ACA) in the village centre. The aim is to retain the overall special historic or architectural character of an area in accordance with Objective CDP 16.8 in Volume 1 of this Plan and in this regard any development within this zoning shall be designed in line with the overall protective objectives and mitigation measures of the Plan. In addition, any future development on these lands shall retain linkages across the landscape including existing hedgerows and treelines. **There should be provision for future access into residential site R6 included in any proposed residential development on the site.**

**PA 3d – 18b** - Add text objective for the proposed residential site R7

#### **R7 North of the Village Centre**

The site is located north of the village centre along R476 with existing pedestrian linkages into the village centre. Given its prominent location, the site acts as an attractive entry point to the village and any development proposal should be sensitive to its rural setting and location within the existing village form.

Any existing mature trees / hedgerows shall be retained in full and incorporated into the overall design layout and a detailed landscaping plan shall be submitted. The existing mature amenity space and mature tree to the west of the site shall be retained. The existing stone wall running along the western boundary shall be retained as part of any future development proposal.

The site is noted as being a roost for the lesser horseshoe bat and any proposed development must be accompanied by a Bat Survey Report, an Ecological Impact Assessment and Screening

for Appropriate Assessment and/or a Natura Impact Statement, whichever is deemed relevant. Furthermore, there shall be a 30m buffer from the Laghtagoona Lake wetland present whereby development shall not be permitted within said buffer.

**PA 3d – 18c** - Add text objective for the proposed residential site, R9

### **R9 Newtown**

The site is bound by an existing stone wall which should be retained.

**PA 3d – 18d** – Add text objective for the proposed residential site R10

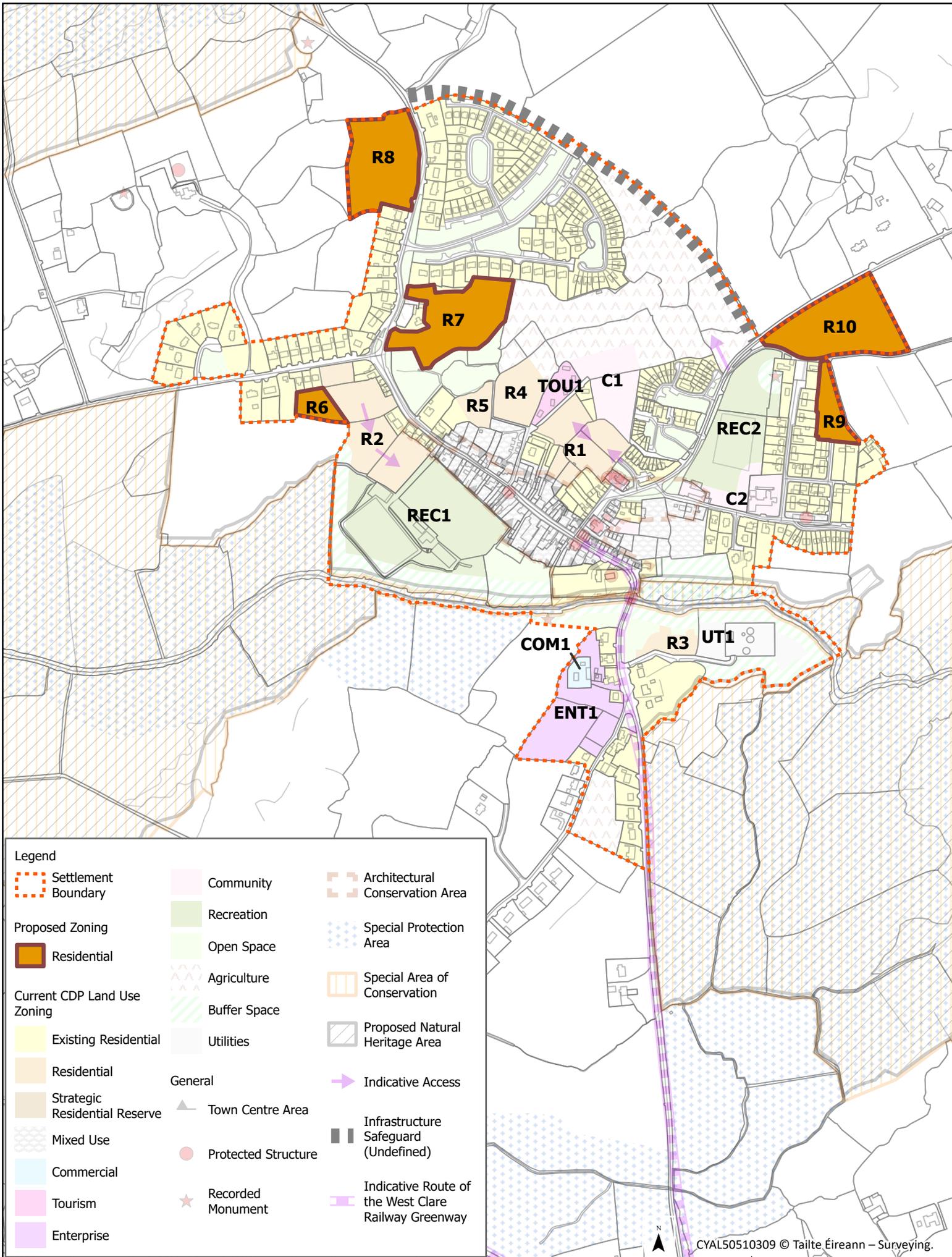
### **R10 North of L-5242**

The site is bound by an existing stone wall which should be retained.

**PA 3d – 18e** - Delete text objective for Strategic Residential Reserve

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

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



## Doonbeg

### Proposed Amendments No. 3d- 19 Doonbeg Settlement Map

- To amend the Doonbeg Settlement Map, on page 92 as follows:

**PA 3d – 19a** - To change Strategic Residential Reserve (SR1) to Residential (R6)

**PA 3d – 19b** - To change Strategic Residential Reserve (SR2) to Residential (R4)

**PA 3d – 19c** - To change Strategic Residential Reserve (SR3) to Residential (R5)

**PA 3d – 19d** - To change Tourism site (TOU1) to Residential (R7)

### Proposed Amendments No. 3d- 20 Doonbeg Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 87.

**PA 3d – 20a** - Delete text objective for Tourism site TOU1 on page 87

#### ~~TOU1~~

~~Any future development on TOU1 will be subject to a site masterplan and be sympathetic to the existing permanent residential use adjacent to this site and to the permanent nature of the use. Any proposal will require a traffic impact and junction capacity assessment. This is a very visible site on the approach into the village and any proposal will be required to ensure that it contributes to an attractive entry point to the village through appropriate design and landscaping.~~

**PA 3d – 20b** - Add text objective for the proposed residential site R4

#### **R4 South of Doonbeg National School**

The site is located to the south of N67 along L-60981 and is located to the east of the Doonbeg River. A small area of land in the south west of the site has the potential to flood risk. Any future development should be subject to an appropriately detailed Flood Risk Assessment as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment in Volume 10c.

**PA 3d – 20c** - Add text objective for the proposed residential site R5

#### **R5 South of Station Road**

Any proposed development on these lands shall be of a high quality and standard of design and layout. Any mature trees/hedgerows within the site shall be retained and integrated into the overall proposed design and layout. Any public facing walls shall be faced with natural stone. Any proposed development shall complement the existing visual and residential amenities in the surrounding area particularly in terms of views from Station Road. Pedestrian and cycling connectivity with the town should be provided for to ensure safe access to the village centre and local services.

**PA 3d – 20d** - Add text objective to the proposed residential site R6

### **R6 South of the Graveyard**

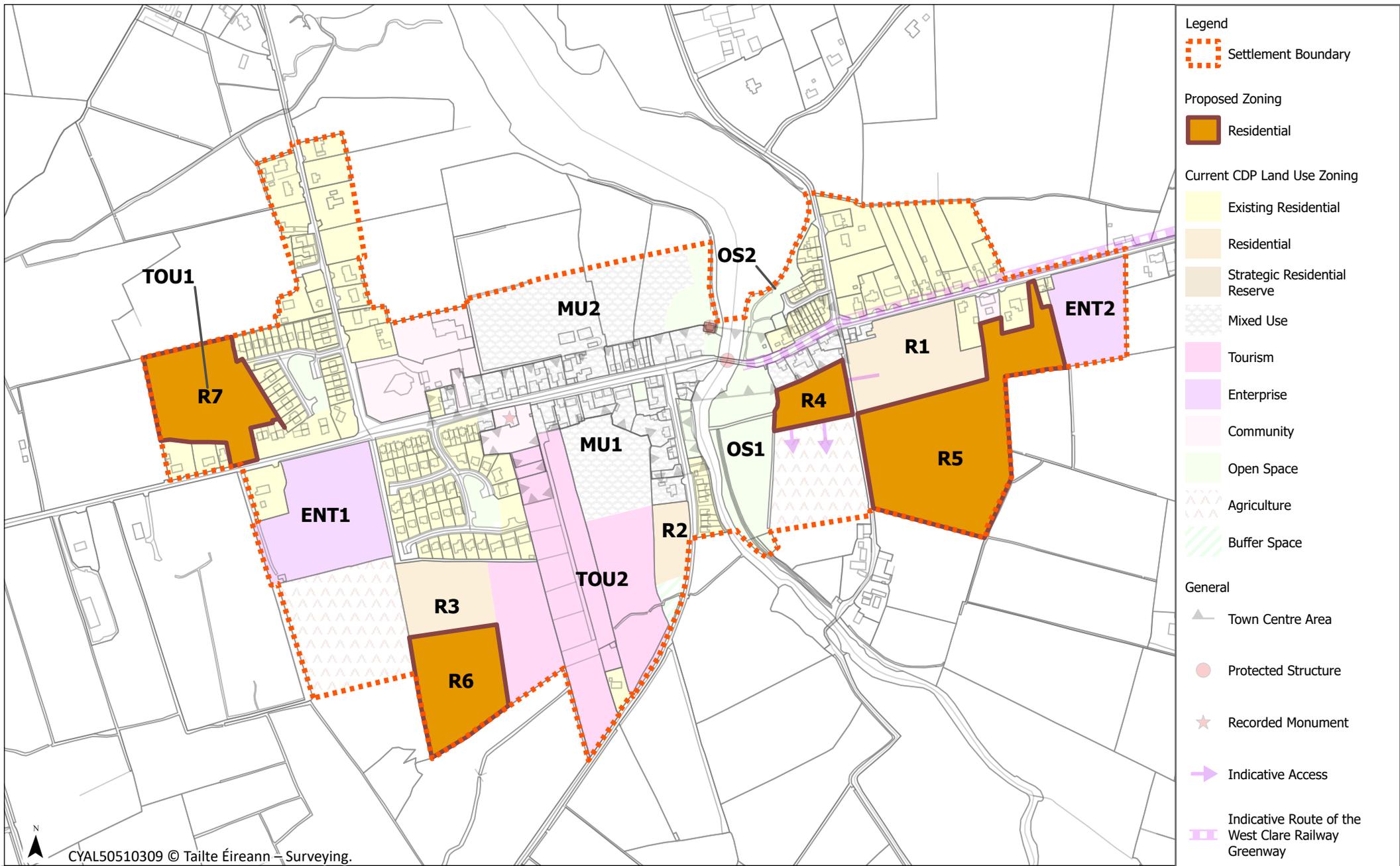
The site is located to the south of the existing development known as Church Field. There is potential access available from this adjacent residential development. Any residential development proposals in relation to these lands should be of a high standard and quality design and layout and should complement the existing visual and residential amenities of Church Field. Adequate levels of open space and a detailed landscaping plan must accompany any proposals.

A small area of land in the southwest of the site has the potential to flood risk. The land should preferentially be retained as floodplain/green infrastructure. Any future development should be subject to an appropriately detailed Flood Risk Assessment as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment in Volume 10.

**PA 3d – 20e** - Add text objective for the proposed residential site R7

### **R7 To the West of Dun na Mara**

Any development proposal will require a traffic impact and junction capacity assessment. This is a very visible site on the approach into the village and any proposal will be required to ensure that it contributes to an attractive entry point to the village through appropriate design and landscaping.



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Doonbeg

Date: March 2026

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## Inagh

### Proposed Amendments No. 3d- 21 Inagh Settlement Map

- To amend the Inagh Settlement Map, on page 92 as follows:

**PA 3d – 21a** - To change Strategic Residential Reserve (SR1) to Residential (R3)

**PA 3d – 21b** - To change Strategic Residential Reserve (SR2) to Residential (R4)

**PA 3d – 21c** - To change unzoned lands to the east of the village to Residential (R7) and extend settlement boundary accordingly.

### Proposed Amendments No. 3d- 22 Inagh Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 95

**PA 3d – 22a** - Add text objective for proposed residential site R3

#### **R3 West of Village**

The existing stone boundary wall should be retained. Design and layout of any proposed development shall be of high quality and design and a landscape plan will be required to accompany any proposal. Pedestrian and cycle permeability within any proposed development and connectivity with any adjacent development should be provided to ensure safe connectivity to the village centre and services including the nearby school.

**PA 3d – 22b** - Add text objective for proposed residential site R4

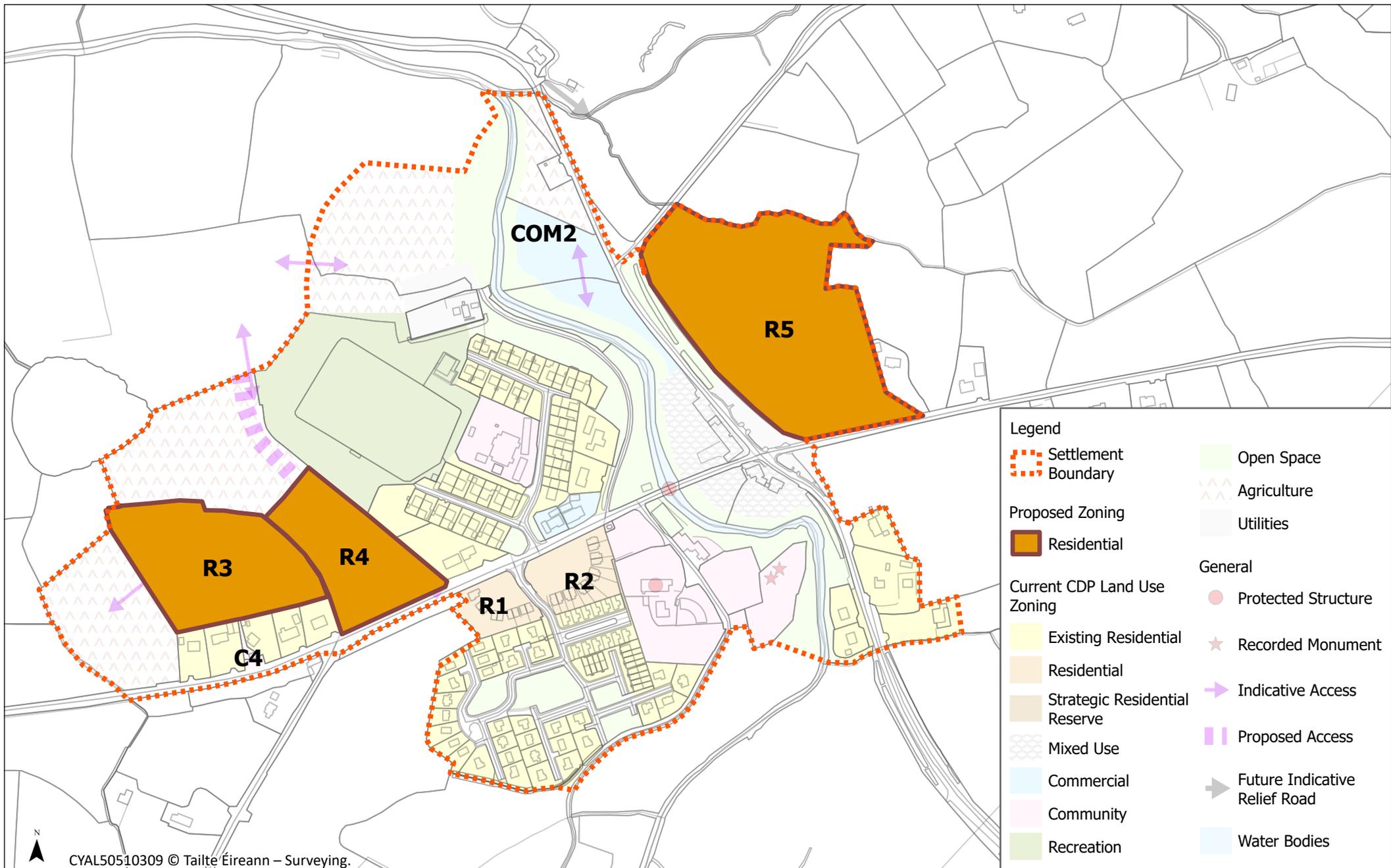
#### **R4 West of Village**

Any development proposal shall be of high quality design and will include a detailed landscaping plan. Potential access from these lands to the adjacent R3 lands should be provided for in the layout of any development proposal. The existing stone wall should be retained along the southern boundary of the site and pedestrian and cycle permeability within any proposed development and any adjacent future development should be provided to ensure safe connectivity to the village centre and local services including the nearby school.

**PA 3d – 22c** - Add text objective for the proposed residential site R5

#### **R5 Northeast of the village**

The site is bounded to the north by the R460, to the west by the N85 and to the south by the Kilnamona Road. The site is elevated in relation to the village and a high standard of design, layout and landscaping works will be required to ensure the development integrates and contributes positively to the existing urban form and village character. A comprehensive plan for the development of this large site should be prepared to include a landscape plan, Traffic and Transport Plan and provision for safe pedestrian and cycle access and connectivity with the village services and facilities.



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

Inagh

## Mullagh

### Proposed Amendments No. 3d- 23 Mullagh Settlement Map

- To amend the Mullagh Settlement Map, on page 101 as follows:

**PA 3d – 23a** - To change Strategic Residential Reserve (SR1) to Residential (R3)

**PA 3d – 23b** - To change Strategic Residential Reserve (SR2) to Residential (R4)

**PA 3d – 23c** - To change unzoned lands to Long Term Strategic and Sustainable Development Site LT1 and extend settlement boundary accordingly.

**PA 3d – 23d** - To change unzoned lands to Residential (R9) and extend settlement boundary accordingly.

**PA 3d – 23e** - To change Agricultural site and part recreation site (REC1) to Residential (R7)

**PA 3d – 23f** - To change Agriculture site to Residential (R6)

**PA 3d – 23g** - To change unzoned lands north of R2 to Residential (R5) and extend settlement boundary accordingly.

### Proposed Amendments No. 3d- 24 Mullagh Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 99

**PA 3d – 24a** - Amend text objective for existing residential R1

#### **R1 & R9 West of the Village opposite the Community Hall**

This is a greenfield site located on the western edge of the village opposite the community hall and adjacent to Finuremore Park estate. The land rises gradually from the roadside to the southern field boundary. Any new development shall have respect for the visual elements and character of the settlement with regard to layout, design, etc. This site has the capacity to accommodate an in-depth development of permanent residential units to provide for local population growth. It would also allow for the natural extension to the existing housing development. Development must be reflective of the scale of the existing settlement and its target population. Access shall be restricted to a single access point. The mature trees bordering the site must be retained as part of any development proposals in the area. **Potential future indicative access shall be provided to allow for access onto R9 lands located to the south.**

**PA 3d – 24b** - Add text objective for proposed residential site R3

#### **R3 South of Finuremore Park**

This site has the capacity to accommodate an in-depth development of permanent residential units to provide for local population growth. There is a Ringfort located to the west of these lands and a minimum 50m buffer shall be retained to keep free from development to protect the integrity of the monument.

**PA 3d – 24c** - Add text objective for proposed residential site R5

### **R5 Lands North of R2**

Access shall be provided for via R2. ~~The north-eastern part of the site is within a Recorded Monuments Zones of Notification (Ringfort) and therefore there shall be no development permitted within a minimum 30 m buffer of the ringfort.~~ Given the central location of these lands any proposed development should contribute to the village with pedestrian cycle connectivity to the village centre and main street.

**PA 3d – 24d** - Delete text objective for Strategic Residential Reserve

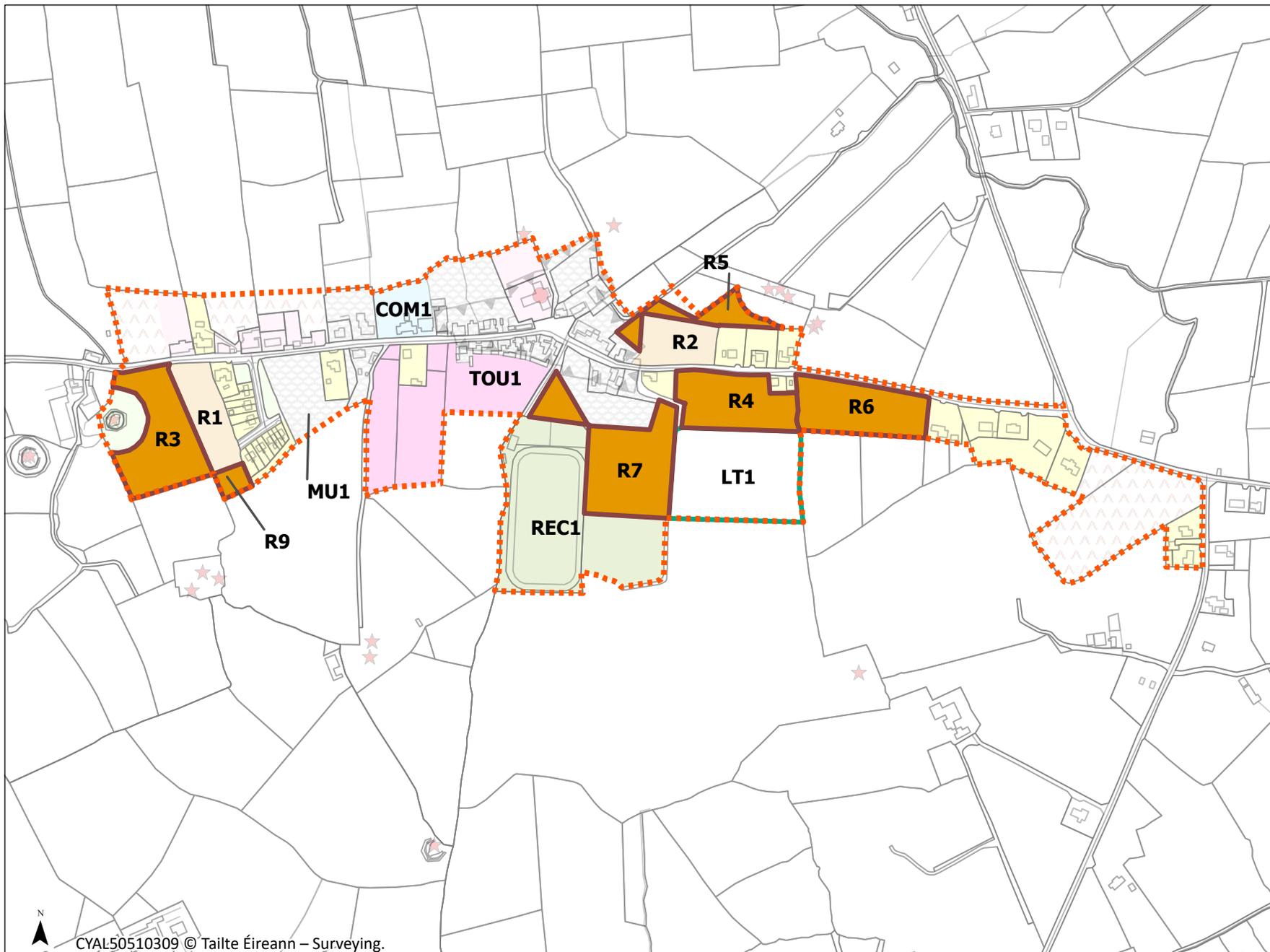
### **~~Strategic Residential Reserve (SRR)~~**

~~Acknowledging that not all lands within the settlement boundary of Mullagh 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 3d – 24e** - 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
- Proposed Zoning**
- Long Term Strategic and Sustainable Development Sites
  - Residential
- Current CDP Land Use Zoning**
- Existing Residential
  - Residential
  - Strategic Residential Reserve
  - Mixed Use
  - Commercial
  - Tourism
  - Community
  - Recreation
  - Open Space
  - Agriculture
- General**
- Town Centre Area
  - Protected Structure
  - Recorded Monument

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Mullagh

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## Quilty

### Proposed Amendments No. 3d- 25 Quilty Settlement Map

- To amend the Quilty Settlement Map, on page 107 as follows:

**PA 3d – 25a** - To change Strategic Residential Reserve (SR1) to Residential (R3)

**PA 3d – 25b** - To change Strategic Residential Reserve (SR2) to Residential (R4)

**PA 3d – 25c** - To change unzoned land to Residential (R5) and change the settlement boundary accordingly.

**PA 3d – 25d** - To change unzoned land to Residential (R6) and change the settlement boundary accordingly.

**PA 3d – 25e** - To change Residential (R1) to Agriculture AG4 (RZLT)

### Proposed Amendments No. 3d- 26 Quilty Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 104.

**PA 3d – 26a** - Amend text objective for Residential (R1) and Strategic Residential Reserve (SR2) to the proposed residential site R4.

#### ~~R1 and SR2 South of the Village~~ **R4 South of the Village**

Development on these lands must be reflective of the scale of the existing settlement and its target population. Siting, scale and design shall be of a high standard. The corridor of the West Clare Railway line shall be protected.

**PA 3d – 26b** - Add text objective for the proposed R3 and R5.

#### **R3 & R5 South of Quilty West (L-2092)**

This large parcel of land is visible from the northern approach and is suitable for residential development. The design and layout of any proposed development must have consideration of the considerate to the existing rural character and coastal setting. Provision of safe access and pedestrian and cycling connectivity to the village centre should form part of any development proposal.

**PA 3d – 26c** - Add text objective for the proposed residential site R6.

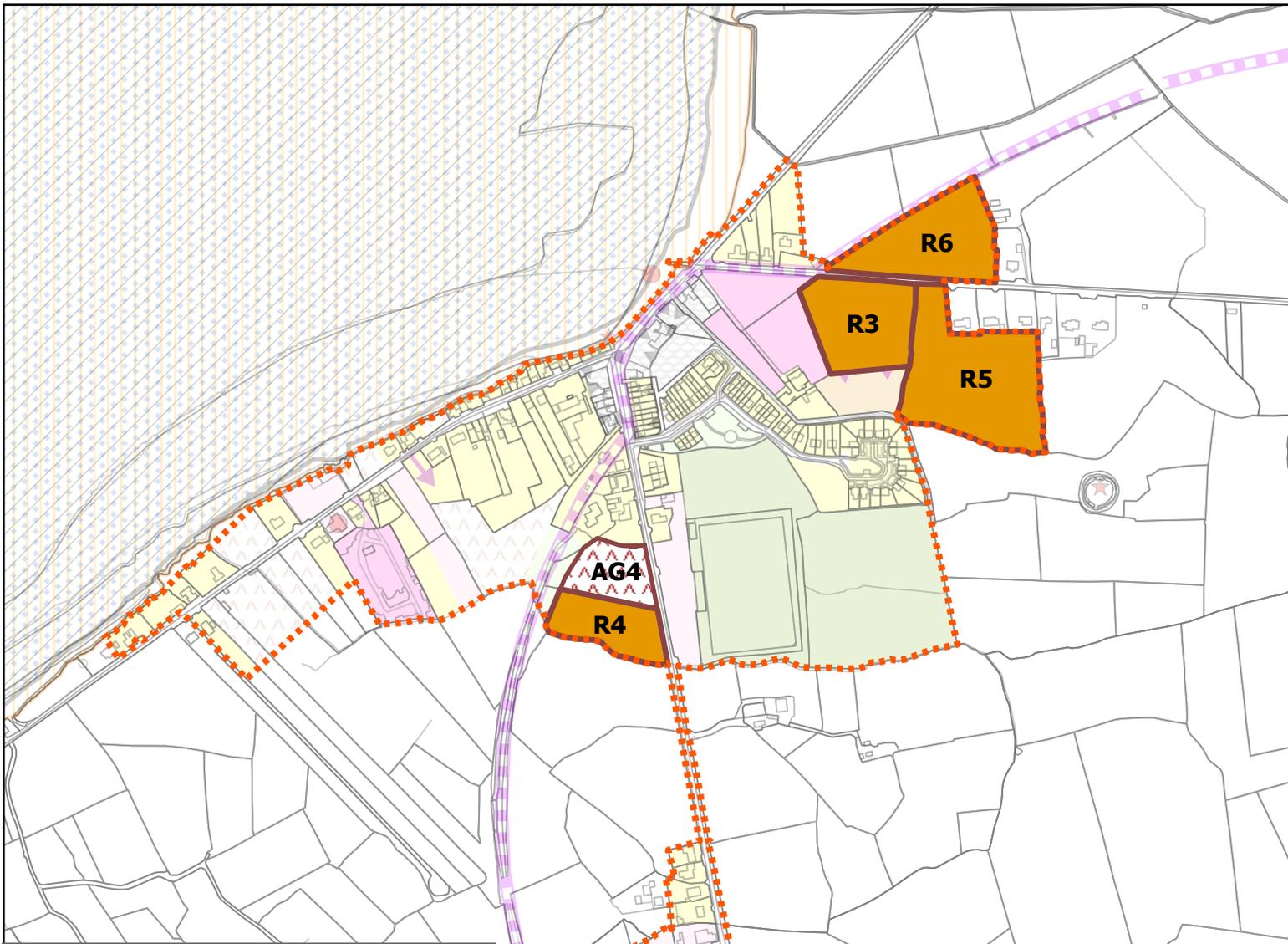
#### **R6 North of Quilty West (L-2092)**

The corridor of the West Clare Railway line which traverses the site northwards shall be protected. The overall design, layout and landscaping relating to any proposed residential development shall be in keeping with the existing rural character and coastal setting. Provision of safe access and pedestrian and cycling connectivity to the village centre should form part of any development proposal.

**PA 3d – 26d** - Delete text objective for Strategic Residential Reserve, on page 105.

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

~~Acknowledging that not all lands within the settlement boundary of Quilty 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**  
 Settlement Boundary

**Proposed Zoning**  
 Agriculture  
 Residential

**Current CDP Land Use Zoning**  
 Existing Residential  
 Residential  
 Strategic Residential Reserve  
 Mixed Use  
 Commercial  
 Tourism  
 Community  
 Recreation  
 Open Space

**General**  
 Town Centre Area  
 Protected Structure  
 Recorded Monument  
 Special Protection Area  
 Special Area of Conservation  
 Proposed Natural Heritage Area  
 Indicative Access  
 Indicative Route of the West Clare Railway Greenway

**Agriculture**  
 Agriculture

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Quilty

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## Liscannor

### Proposed Amendments No. 3d- 27 Liscannor Settlement Map

- To amend the Liscannor Settlement Map, on page 113 as follows:

**PA 3d – 27a** - To change Strategic Residential Reserve (SR1) to Residential (R5)

**PA 3d – 27b** - To change Strategic Residential Reserve (SR2) to Residential (R6)

### Proposed Amendments No. 3d- 28 Liscannor Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 110.

**PA 3d – 28a** - Amend existing text objective for R2.

#### **R2 & R6 Rear of Church and Community Centre**

This site is located to the south of Main Street, at the rear of the church and community centre. The southern boundary of the site is defined by the access road to Holland Drive housing estate and the western boundary is defined by Holland Street. There are undeveloped lands to the east zoned as R4 which shall be incorporated into the overall design and layout of any proposed development.

The site is located in close proximity to the school, church and community centre and is within walking distance of the shops and services on Main Street. Development of the site will contribute to the consolidation of the village centre and reinforce the vitality and viability of the village centre. Proposals shall be for residential development for permanent occupancy. Full account should be taken of the landscape and visual amenity of the area including its coastal and seascape settings, and the enhancement/maintenance of the coastal streetscapes through quality architectural design. A masterplan shall be prepared prior to the submission of any planning application demonstrating an integrated approach to development **which shall include for future access to and development of adjacent R4 lands.**

**PA 3d – 28b** - Add text objective for the proposed residential site R5.

#### **R5 South West of the village centre**

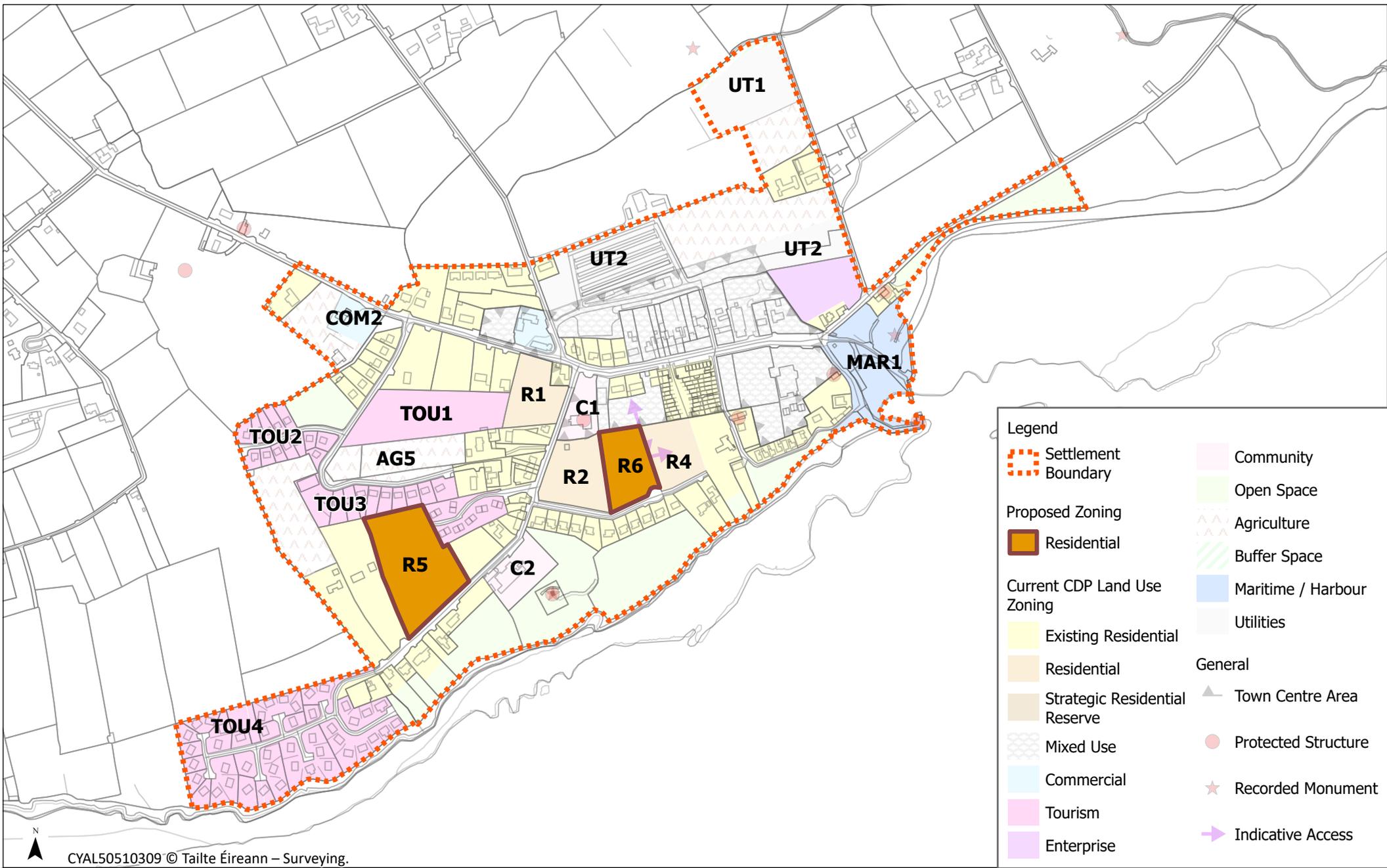
The lands are located to the southwest of the village centre along Holland Drive, L-1090. There is an existing holiday home development located adjoining to the north of the site and existing residential dwellings located to the west and east. Liscannor National School is located nearby to the east. There is pedestrian connectivity available which runs along the site to the south and along L-1090. Development of the site will contribute to the consolidation of the village. A high- quality development for permanent occupancy will be favourably considered on the site. The overall design and layout of any residential proposal shall take account of the landscape and existing residential and visual amenities of the area.

Access onto the lands shall be from L-1090. The existing stone wall that runs along the southern border of the site should be retained.

**PA 3d – 28c-** Delete text objective for Strategic Residential Reserve on page 111

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

~~Acknowledging that not all lands within the settlement boundary of Liscannor 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**

# Liscannor

Date: March 2026 Not To Scale



## Kilfenora

### Proposed Amendments No. 3d- 29 Kilfenora Settlement Map

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

**PA 3d – 29a** - To change Strategic Residential Reserve (SR3) to Residential (R8)

**PA 3d – 29b** - To change Strategic Residential Reserve (SR4) to Residential (R6)

**PA 3d – 29c** - To change Strategic Residential Reserve (SR2) to Residential (R4)

**PA 3d – 29d** - To change Strategic Residential Reserve (SR1) to Residential (R5)

**PA 3d – 29e** - To change Strategic Residential Reserve (SR5) to Residential (R7)

**PA 3d – 29f** - To change Agriculture site to Residential (R9)

### Proposed Amendments No. 3d- 30 Kilfenora Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 115.

**PA 3d – 30a** - Add text objective for the R1 and proposed R7.

#### **R1 & R7 East of Kilcarragh**

These lands are located to the south- west of the village centre and are bound by an existing residential development to the north. The site is suitable for residential development with potential access from Kilcarragh. The overall design and layout of any future development shall be cognisant of the visual introduction to the village given its gateway location.

**PA 3d – 30b** - Add text objective for the R2 and proposed R5.

#### **R2 & R5 South of Main Street (R481)**

The site is located along Main Street where access can be achieved through an existing access point. Existing hedgerow, mature trees and stone walls must be integrated into the design and layout of any proposed development. Given its prominent location within the village centre the site has the potential to enhance the overall visual and residential amenities of the village and to enhance the overall vitality and vibrancy of the rural village through careful design and layout. The overall site continues southwards whereby a second access to the site may be achieved.

**PA 3d – 30c** - Add text objective for the existing residential site, R3 and proposed residential site, R8.

#### **R3 & R8 West of Main Street (R476)**

The site is located to the north of the village centre along R-476 whereby there is an existing entrance which could be upgraded to provide access to the site. There is a row of existing dwellings located adjoining to the south of the R3 lands. Any future residential development should provide for potential access into the adjacent R8 lands. Any proposed development

shall be carefully considered and reflective of the rural and local character of the village. The existing stone wall bounding the site to the west shall be retained and a detailed landscape plan shall be required.

**PA 3d – 30d** - Add text objective for proposed residential sites, R4 and R7.

#### **R4 and R9 East of Kilfenora Road (L1116)**

These lands are located to the south of the village centre with potential access along L-1116.. The overall design and layout of any future development shall be cognisant of the visual introduction to the village given its gateway location.

**PA 3d – 30e** - Add text objective for proposed residential site, R6.

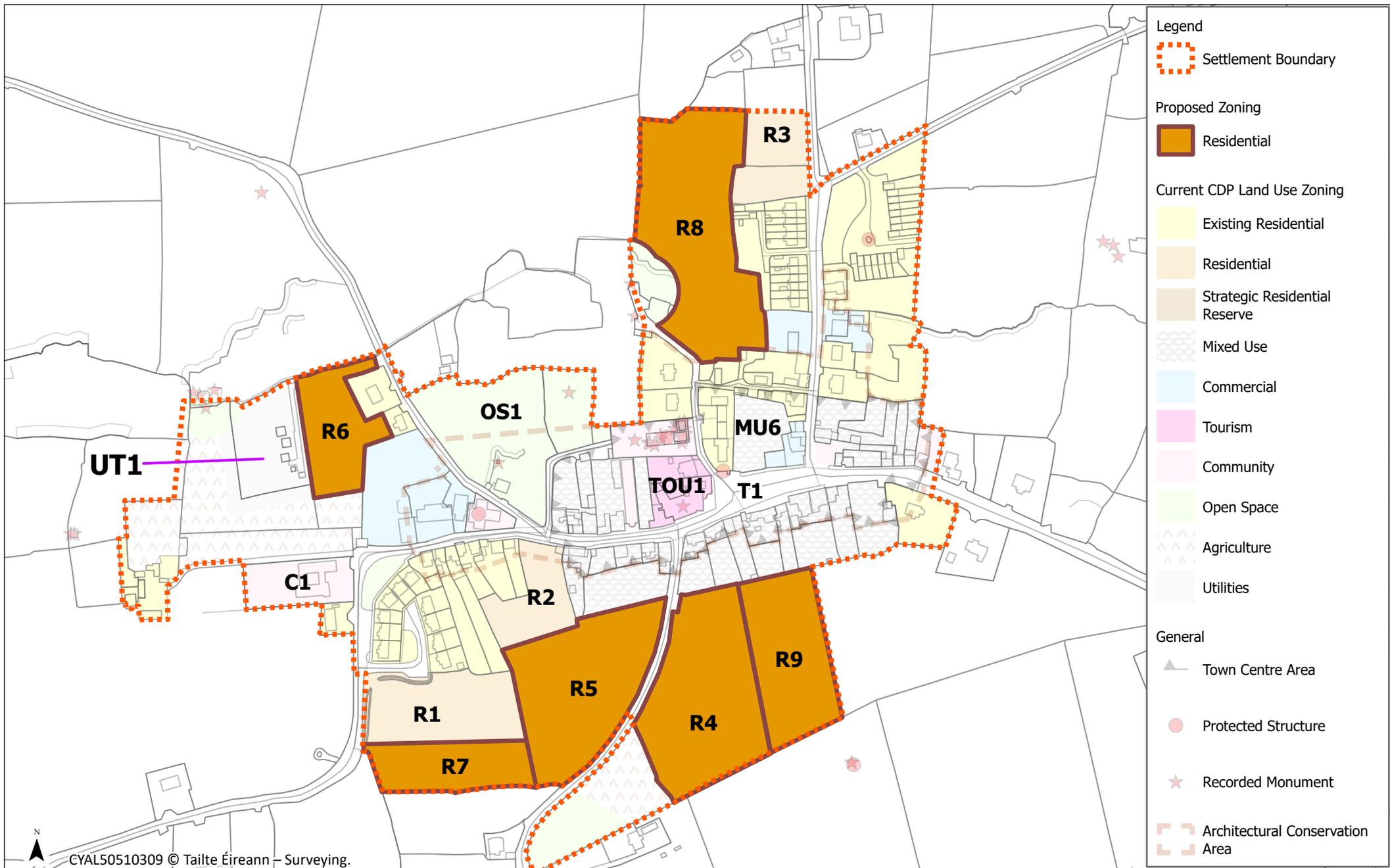
#### **R6 Lands along L-1034**

The site is situated adjacent to existing residential dwellings in Kilfenora and any proposed development should be cognisant of high- quality design, layout and use of materials to enhance the visual amenities of the surrounding area. The retention of existing natural features including the existing stone walls should be integrated into an overall design for the site.

**PA 3d – 30f** - Delete text objective for Strategic Residential Reserve, on page 116.

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

~~Acknowledging that not all lands within the settlement boundary of Kilfenora 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

Kilfenora

Date: March 2026

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## Killimer

### Proposed Amendments No. 3d- 31 Killimer Settlement Map

- To amend the Killimer Settlement Map, on page 124 as follows:

**PA 3d – 31a** - To change unzoned lands to Residential (R3) and extend settlement boundary accordingly.

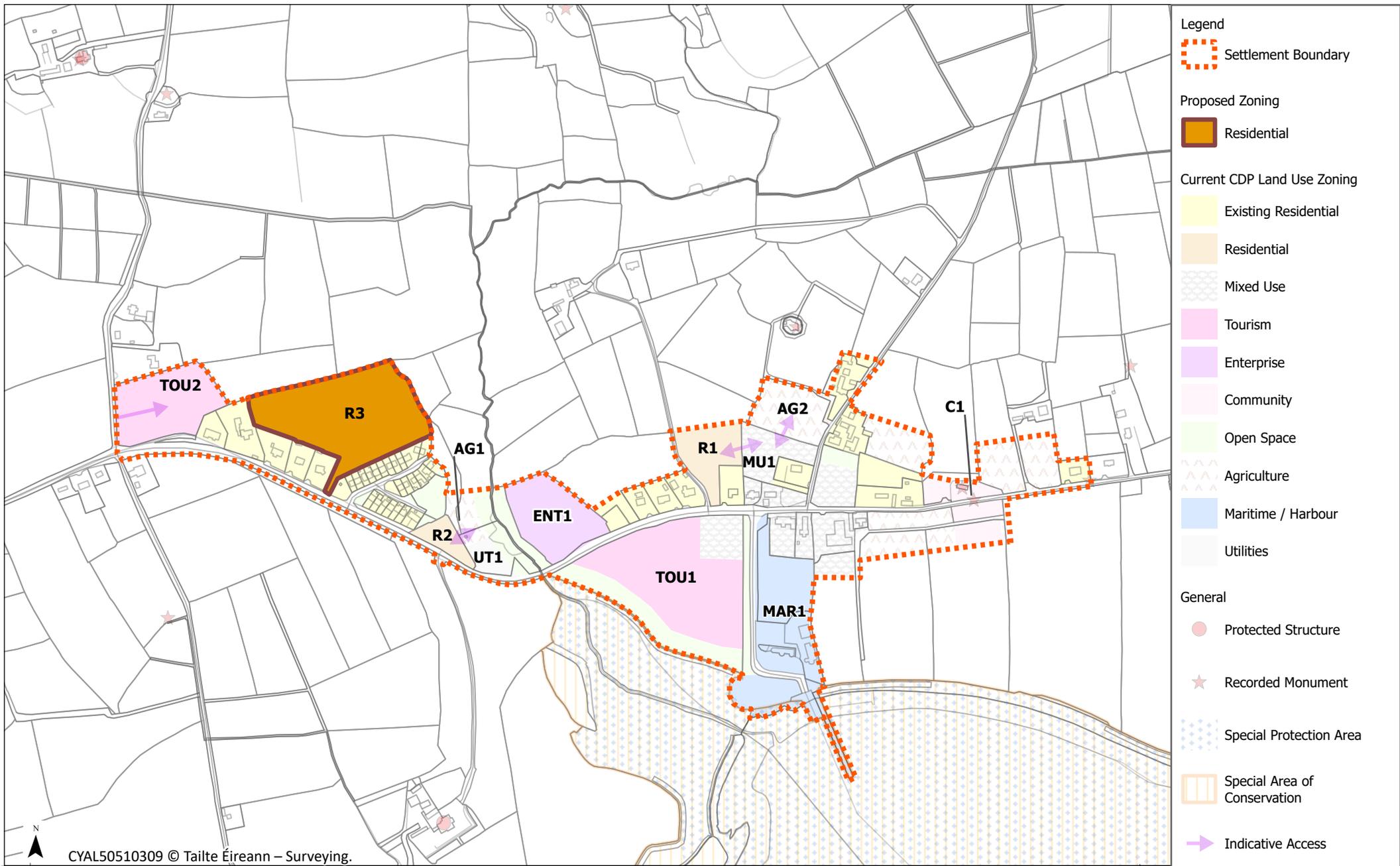
### Proposed Amendments No. 3d- 32 Killimer Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Housing and Sustainable Communities on page 122.

**PA 3d – 32a** - Add text objective for the proposed residential site R3.

#### **R3 North of Woodview**

Given the proximity of Special Protection Areas: River Shannon and River Fergus Estuaries SPA and Special Area of Conservation: Lower River Shannon SAC, and Appropriate Assessment Screening Report/ Natura Impact Statement will be required for any future planning proposals whichever is deemed necessary.



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

**Killimer**

Date: March 2026

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## Kilmihil

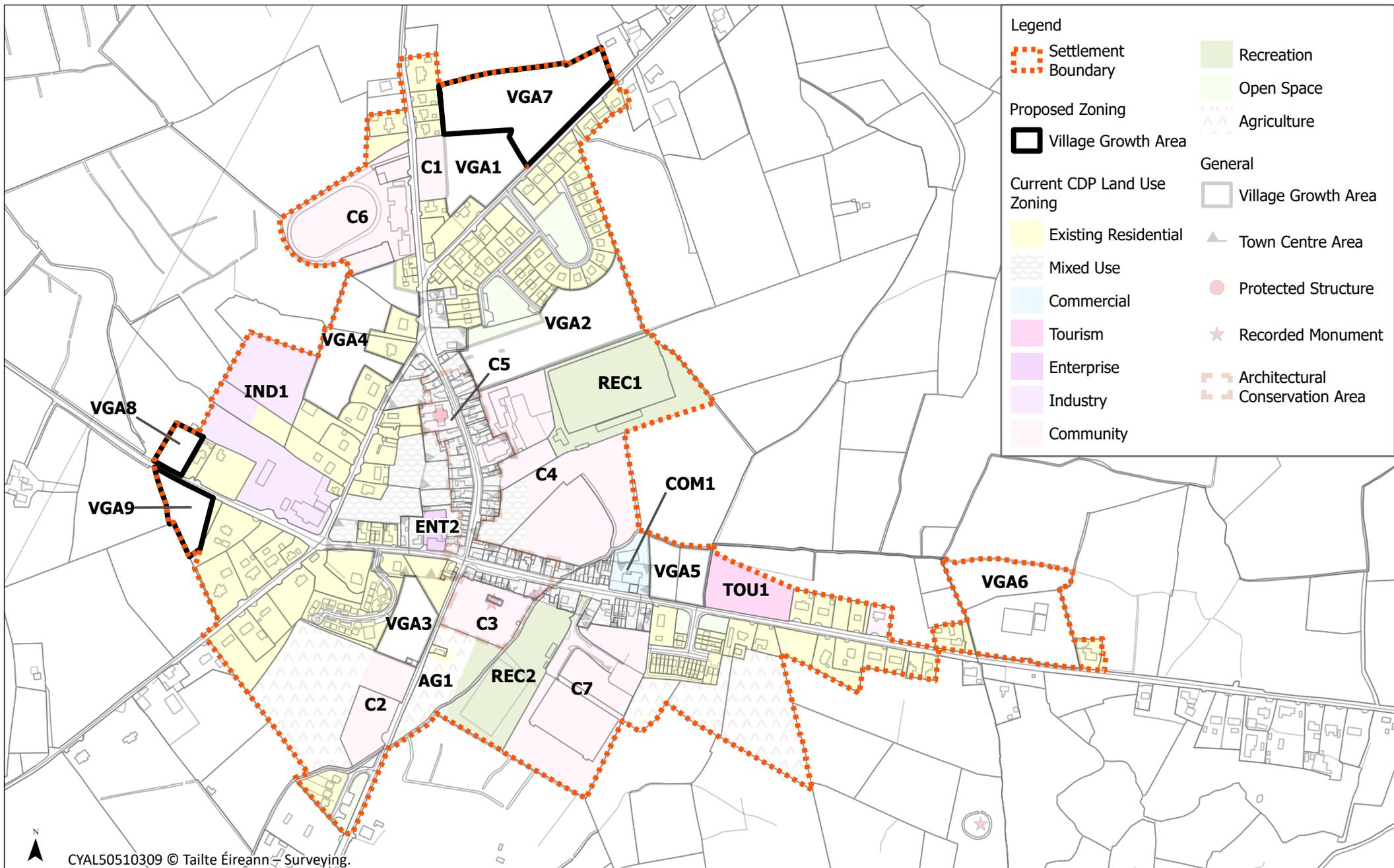
### Proposed Amendments No. 3d- 33 Kilmihil Settlement Map

- To amend the Kilmihil Settlement Map, on page 129 as follows:

**PA 3d – 33a** - To change Agriculture site to Village Growth Area (VGA7)

**PA 3d – 33b** - To change unzoned lands to Village Growth Area (VGA8) and extend settlement boundary accordingly.

**PA 3d – 33c** - To change unzoned lands to Village Growth Area (VGA9) and extend settlement boundary accordingly.



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## Killadysert

### Proposed Amendments No. 3d- 34 Killadysert Settlement Map

- To amend the Killadysert Settlement Map, on page 135 as follows:

**PA 3d – 34a** - To change unzoned land and Agriculture zoned land (south of Village Growth Area (VGA2)) to Village Growth Area (VGA6) and extend settlement boundary accordingly.

**PA 3d – 34b** - To change unzoned land (east of Village Growth Area (VGA2)) to Village Growth Area (VGA5) and extend settlement boundary accordingly.

**PA 3d – 34c** - To change Agriculture zoned site to Village Growth Area (VGA4)

### Proposed Amendments No. 3d- 35 Killadysert Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities on page 133

**PA 3d – 35a** - Add text objective for existing VGA2

#### VGA2 South of Kilrush Road L2066

Access to VGA2 shall be from L2066. Any development proposal shall ensure heights and design are sensitive to the existing landscape and rural character of the area. Any development proposal will require the protection of valuable trees and hedgerows within. Provision for future potential access onto VGA5 and VGA6 should be provided.

**PA 3d – 35b** - Add text objective for proposed VGA4

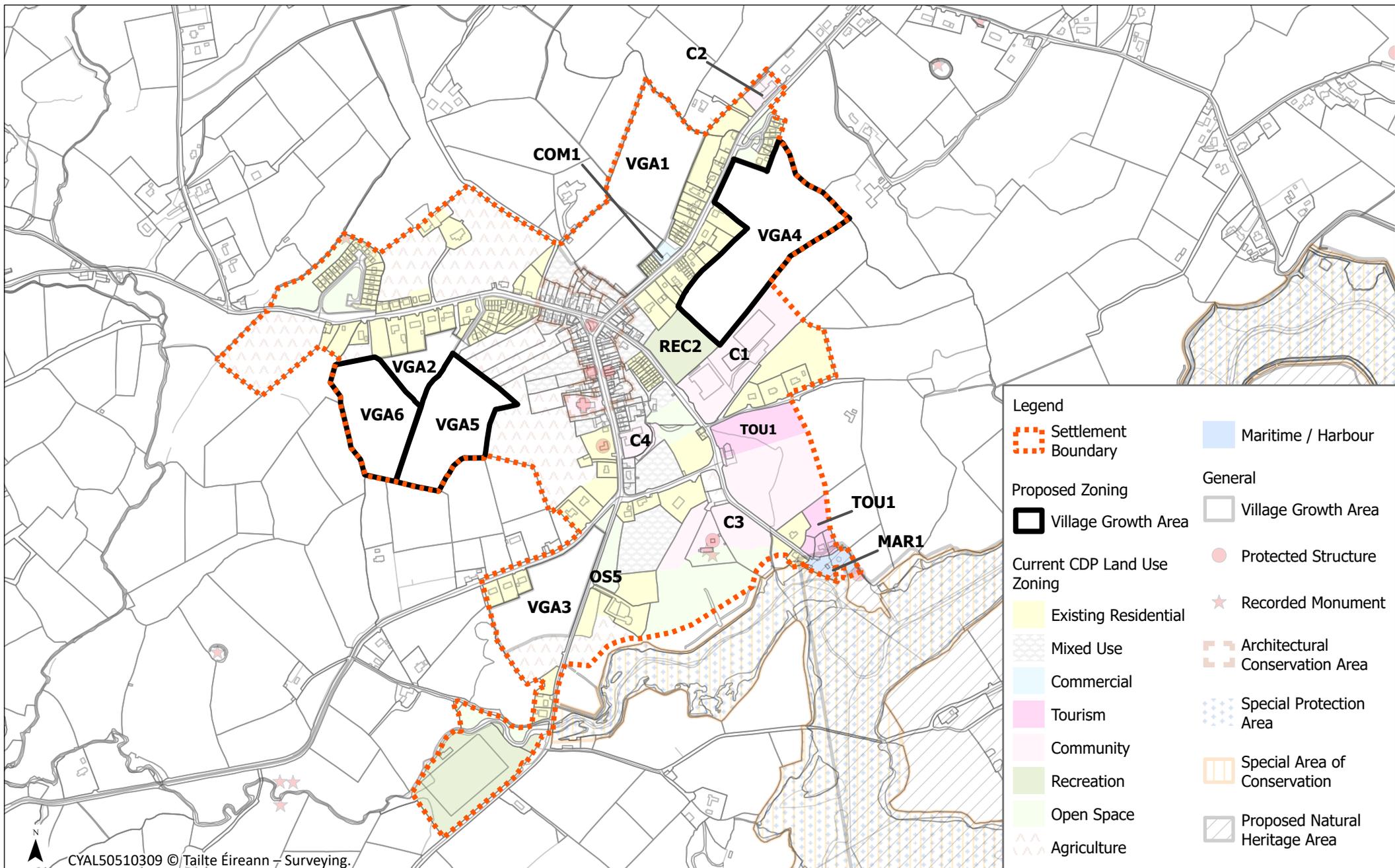
#### VGA4 East of Ennis Road R473

The lands are located at the northeastern part of the village and the site's natural topography shall be considered in terms of any development proposal. The site is of significant size and any residential development shall be reflective of the existing village form and rural character of the area. The stone boundary wall, mature trees and hedgerows throughout the site shall be retained and integrated into the design and layout of any development proposal. Any stone walls within the lands shall also be retained as reasonably practicable. Pedestrian and cycle connectivity with the village centre should be ensured.

**PA 3d – 35c** - Add text objective for proposed VGA5

#### VGA5 South of Kilrush Road L2066

Any development proposal shall ensure heights and design are sensitive to the existing landscape and rural character of the area.



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

**Killadysert**

Date: March 2026

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## Bellharbour

### Proposed Amendments No. 3d- 36 Bellharbour Settlement Map

- To amend the Bellharbour Settlement Map, on page 150 as follows:

**PA 3d – 36a** - To change unzoned lands to south of the village to Village Growth Area (VGA3) and extend settlement boundary accordingly.

**PA 3d – 36b** - To change Enterprise (ENT1) to Village Growth Area (VGA4)

### Proposed Amendments No. 3d- 37 Bellharbour Settlement Plan

To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities on page 148

**PA 3d – 37a** - Add text objective for the proposed VGA3

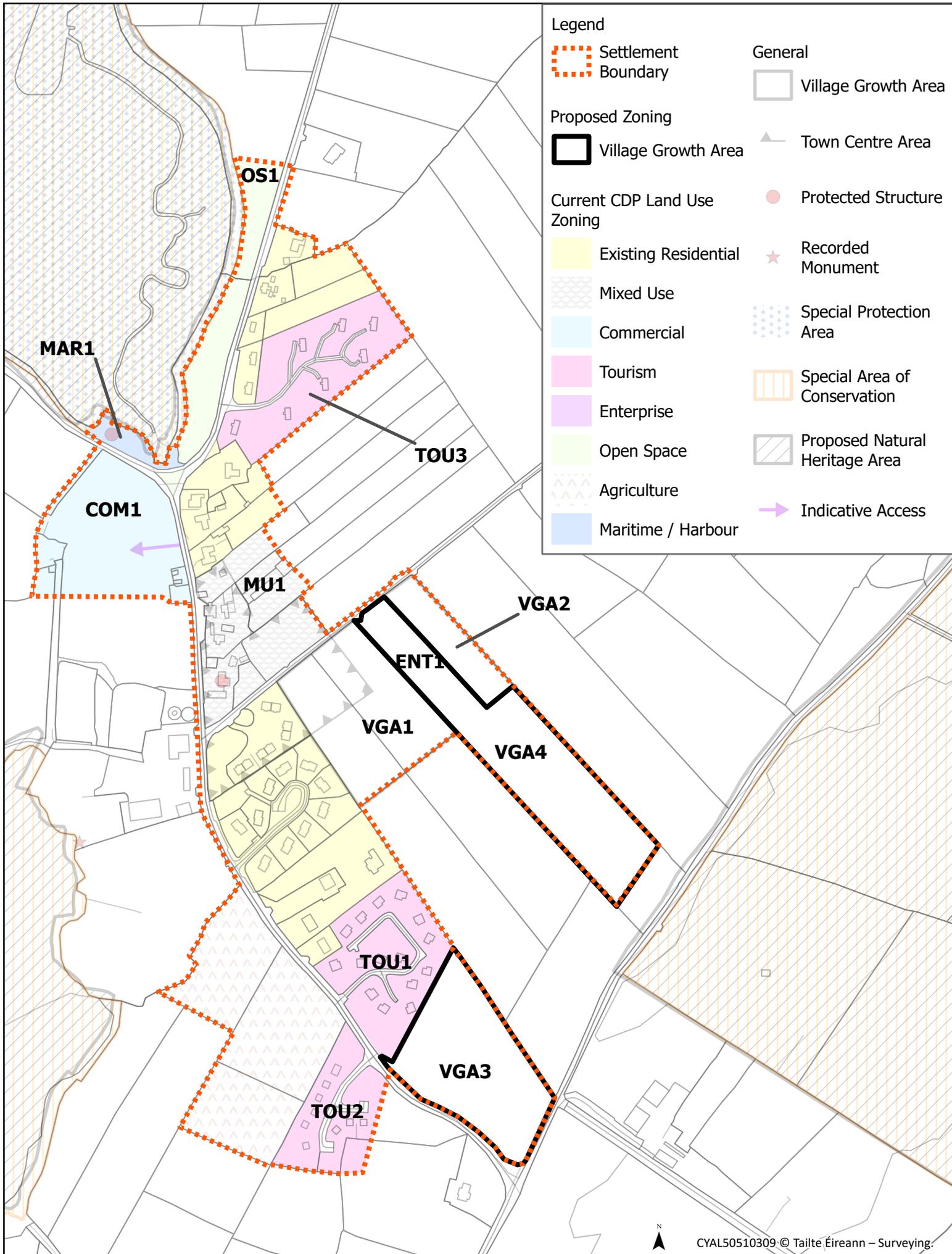
#### VGA3 South of village centre

The lands are located at the southern entry point to the village and a very prominent gateway into the village. Any proposed development on this large area of lands should be planned sequentially from the existing built pattern to avoid haphazard development at this location. Any proposed development shall be cognisant of this highly visible gateway location to the village and as such it is essential that the design and layout of any proposed development shall be of high quality and shall be sympathetic to the surrounding Burren landscape and complement the existing village character. The stone boundary wall shall be retained and existing mature trees and hedgerow throughout the site be integrated into site layout and design.

**PA 3d – 37b** - Add text objective for proposed VGA4

#### VGA4 East of village centre

This site is located at the northeast of the village and is an extremely prominent site which is highly visible from the L1014. There is a minimum buffer of 50 m from the Special Area of Conservation: East Burren Complex SAC and Proposed Natural Heritage Areas: East Burren Complex pNHA whereby no development is permitted. Any proposed development shall be cognisant of this highly visible location and as such it is essential that the design and layout of any proposed development shall be of high quality and sympathetic to the surrounding Burren landscape and complement the existing village character. The stone boundary wall shall be retained and any existing mature trees and hedgerow throughout the site be integrated into site layout and design.



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## Connolly

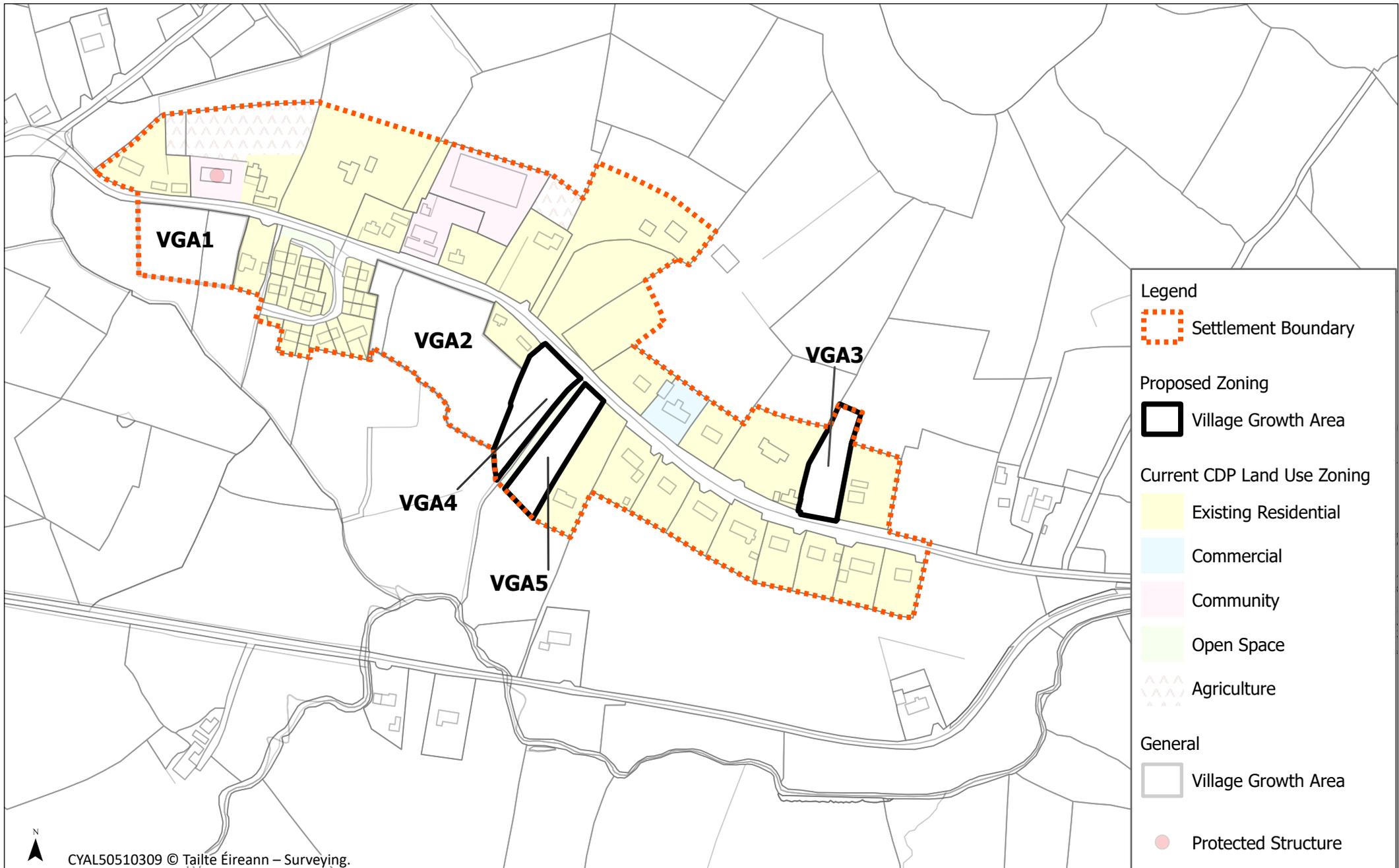
### Proposed Amendments No. 3d- 38 Connolly Settlement Map

To amend the Kilmihil Settlement Map, on page 166 as follows:

**PA 3d – 38a** - To change Agriculture site (AG1) to Village Growth Area (VGA5)

**PA 3d – 38b** - To change Agriculture site (AG2) to Village Growth Area (VGA4)

**PA 3d – 38c** - To change Agriculture site (AG3) to Village Growth Area (VGA3)



## Cooraclare

### Proposed Amendments No. 3d- 39 Cooraclare Settlement Map

- To amend the Cooraclare Settlement Map, on page 171 as follows:

**PA 3d – 39a** - To change unzoned lands to the northeast of the village to Village Growth Area (VGA5) and extend settlement boundary accordingly.

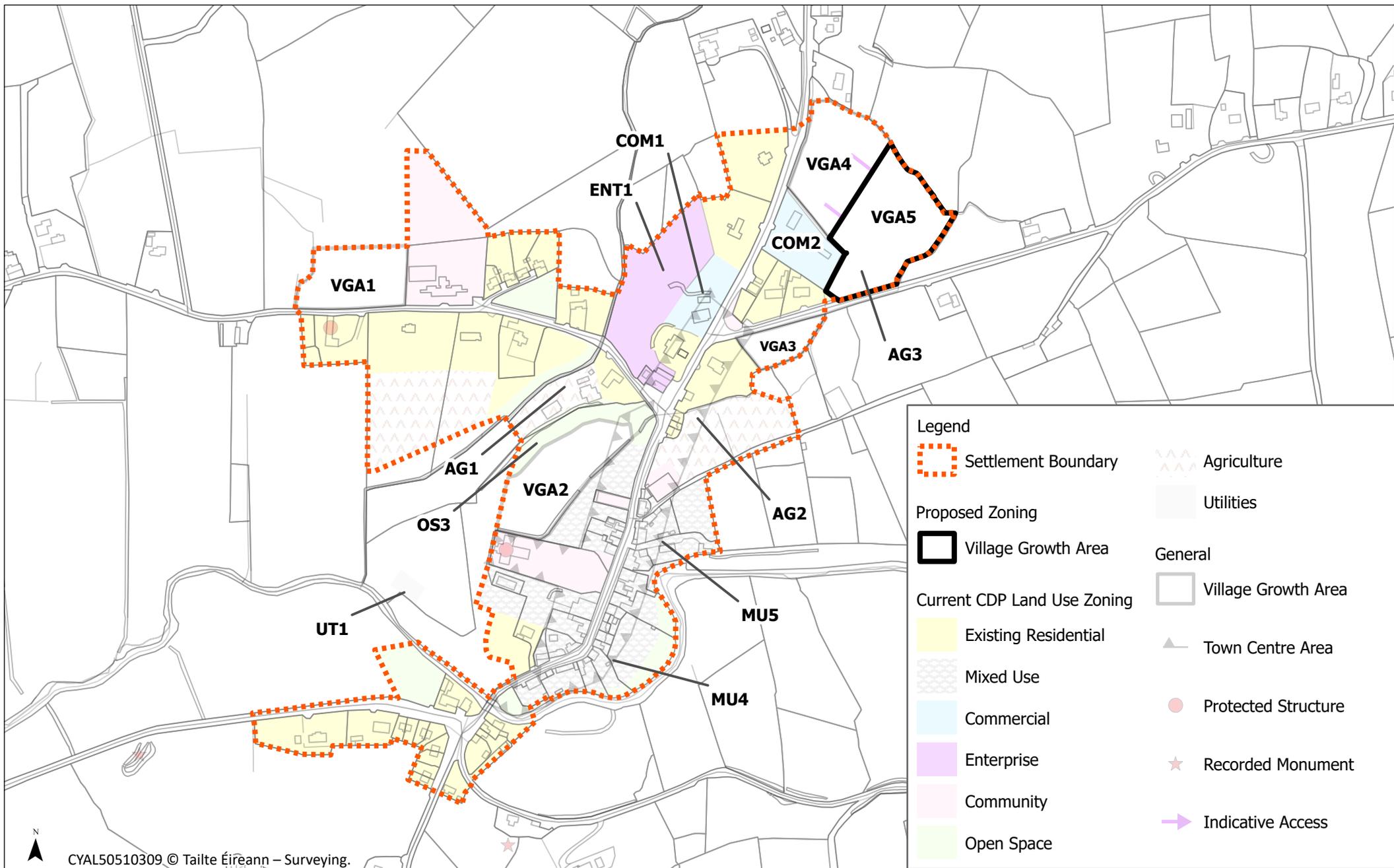
### Proposed Amendments No. 3d- 40 Cooraclare Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities on page 168

**PA 3d – 40a** - Add text objective for the proposed VGA5

#### VGA5 Northeast of the Village

These lands are located in close proximity to the village centre. The overall design and layout of any proposed development shall be cognisant of the rural setting and village character and should ensure there is provision for pedestrian and cycle connectivity to the village centre service and amenities.



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## Creagh

### Proposed Amendments No. 3d- 41 Creagh Settlement Map

- To amend the Creagh Settlement Map, on page 178 as follows:

**PA 3d – 41a** - To change unzoned lands to the south of the village to Village Growth Area (VGA3) and Open Space and extend settlement boundary accordingly.

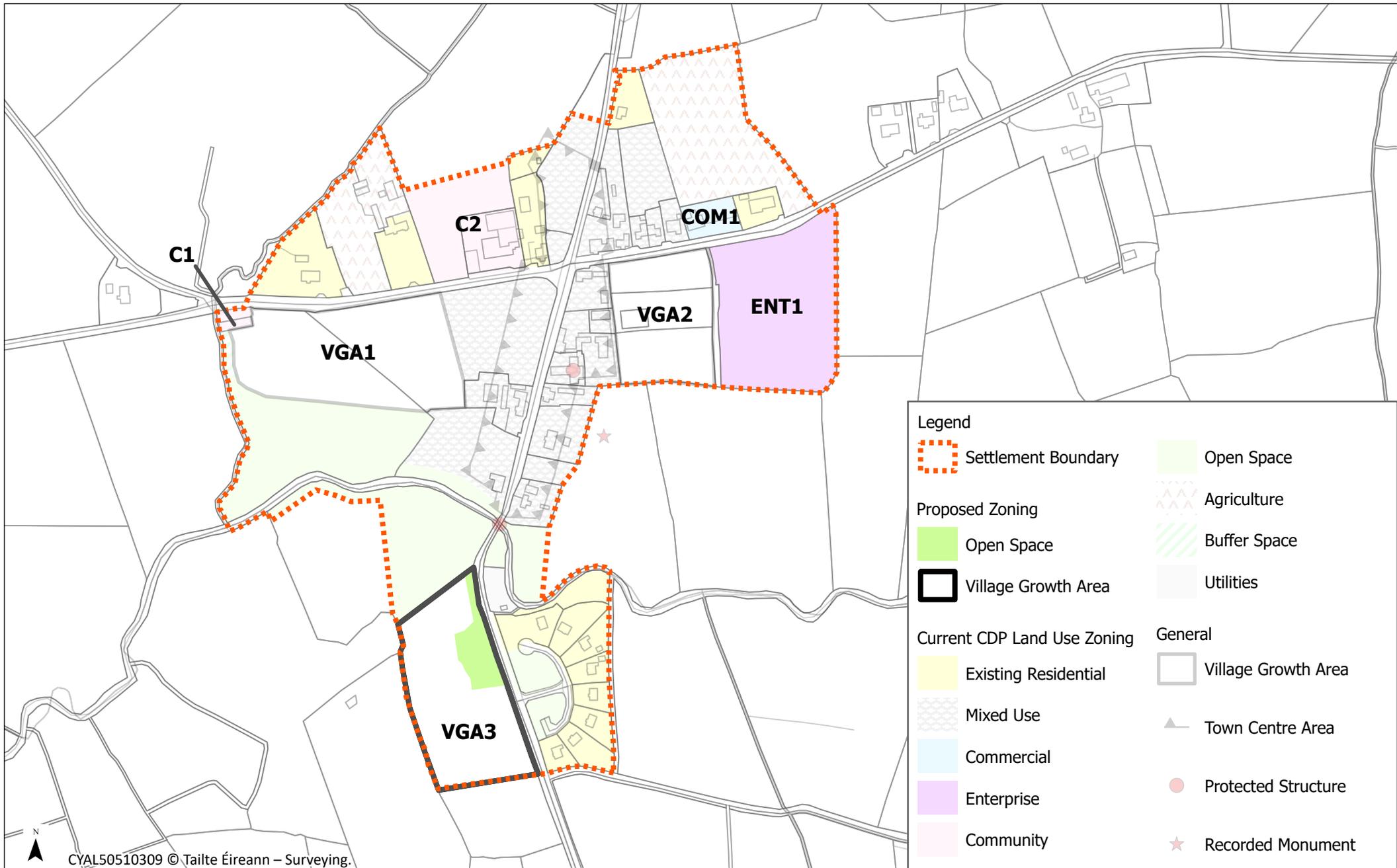
### Proposed Amendments No. 3d- 42 Creagh Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities on page 176

**PA 3d – 42a** - Add text objective for the proposed VGA3

#### **VGA3 To the West of Lui na Greine**

These lands are located to the west of the Lui na Greine residential development and the R483. Any development on the site at this entry point to the village will require sympathetic design to complement the existing village character and rural setting.



**Legend**

Settlement Boundary	Open Space
<b>Proposed Zoning</b>	Agriculture
Open Space	Buffer Space
Village Growth Area	Utilities
<b>Current CDP Land Use Zoning</b>	<b>General</b>
Existing Residential	Village Growth Area
Mixed Use	Town Centre Area
Commercial	Protected Structure
Enterprise	Recorded Monument
Community	

## Cross

### Proposed Amendments No. 3d- 43 Cross Settlement Map

- To amend the Cross Settlement Map, on page 182 as follows:

**PA 3d – 43a** - To change zoned Agricultural land to Village Growth Area (VGA3)

**PA 3d – 43b** - To change zoned Agricultural land to Village Growth Area (VGA4)

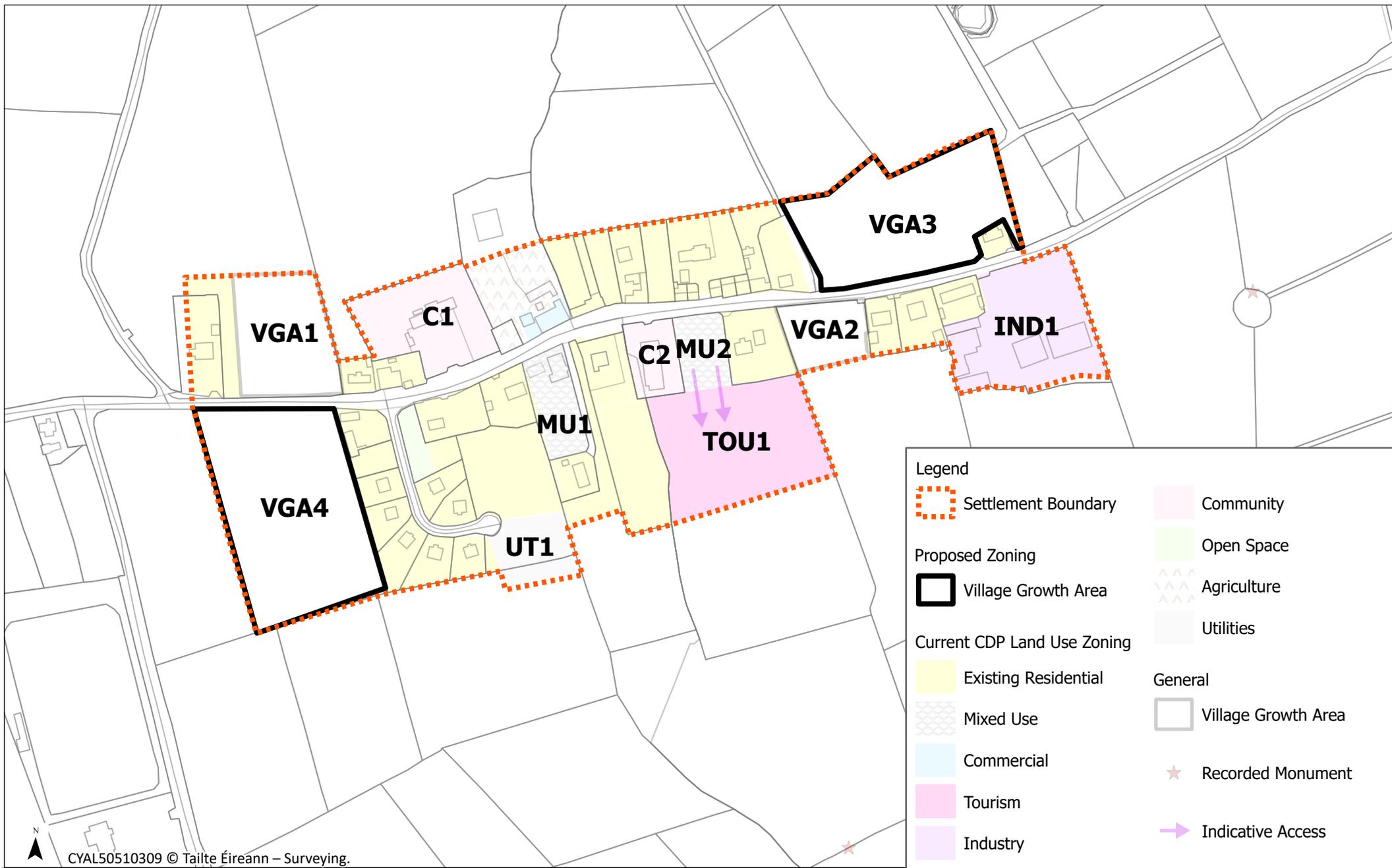
### Proposed Amendments No. 3d- 44 Cross Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities on page 180

**PA 3d – 44a** - Add text objective for the proposed VGA3

#### VGA 3 and VGA4

These sites are located at opposite entry points to the village situated on the R487 and the route of the Wild Atlantic Way. Any development proposals for these sites will be highly visible and shall require careful consideration of how any development can assimilate the unique Loop Head landscape to ensure its positive integration. There is presence of Japanese Knotweed noted on VGA3 requiring any future proposal for the site to include a work programme for the safe removal and eradication of this or any other invasive species.



**Legend**

Settlement Boundary	Community
Village Growth Area	Open Space
Existing Residential	Agriculture
Mixed Use	Utilities
Commercial	General
Tourism	Village Growth Area
Industry	Recorded Monument
	Indicative Access



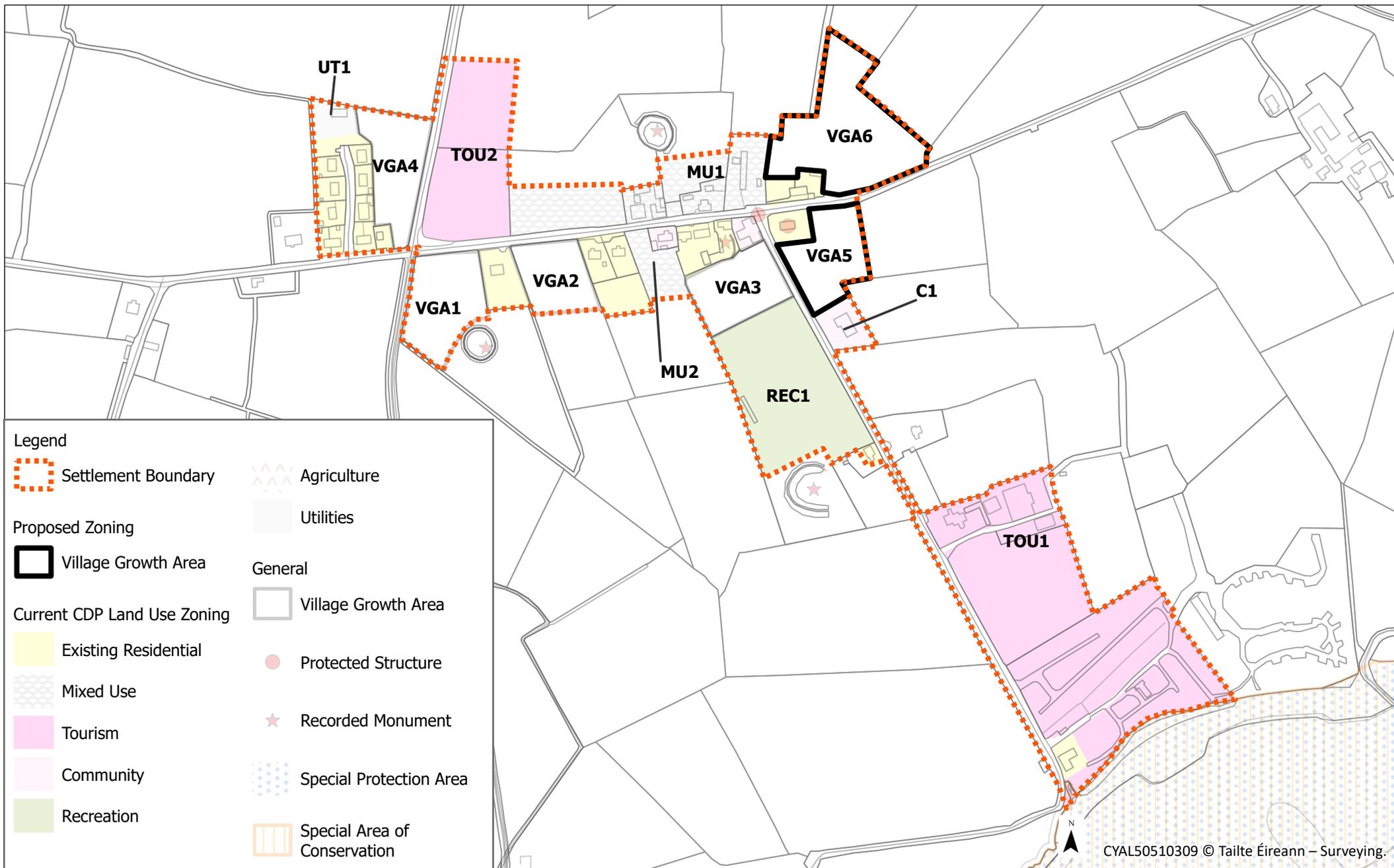
## Doonaha

### Proposed Amendments No. 3d- 45 Doonaha Settlement Map

- To amend the Doonaha Settlement Map, on page 193 as follows:

**PA 3d – 45a** - To change zoned Agricultural land to Village Growth Area (VGA5)

**PA 3d – 45b** - To change zoned Agricultural land to Village Growth Area (VGA6)



## Inch

### Proposed Amendments No. 3d- 46 Inch Settlement Map

- To amend the Inch Settlement Map, on page 200 as follows:

**PA 3d – 46a** - To change zoned Agricultural land to Village Growth Area (VGA3)

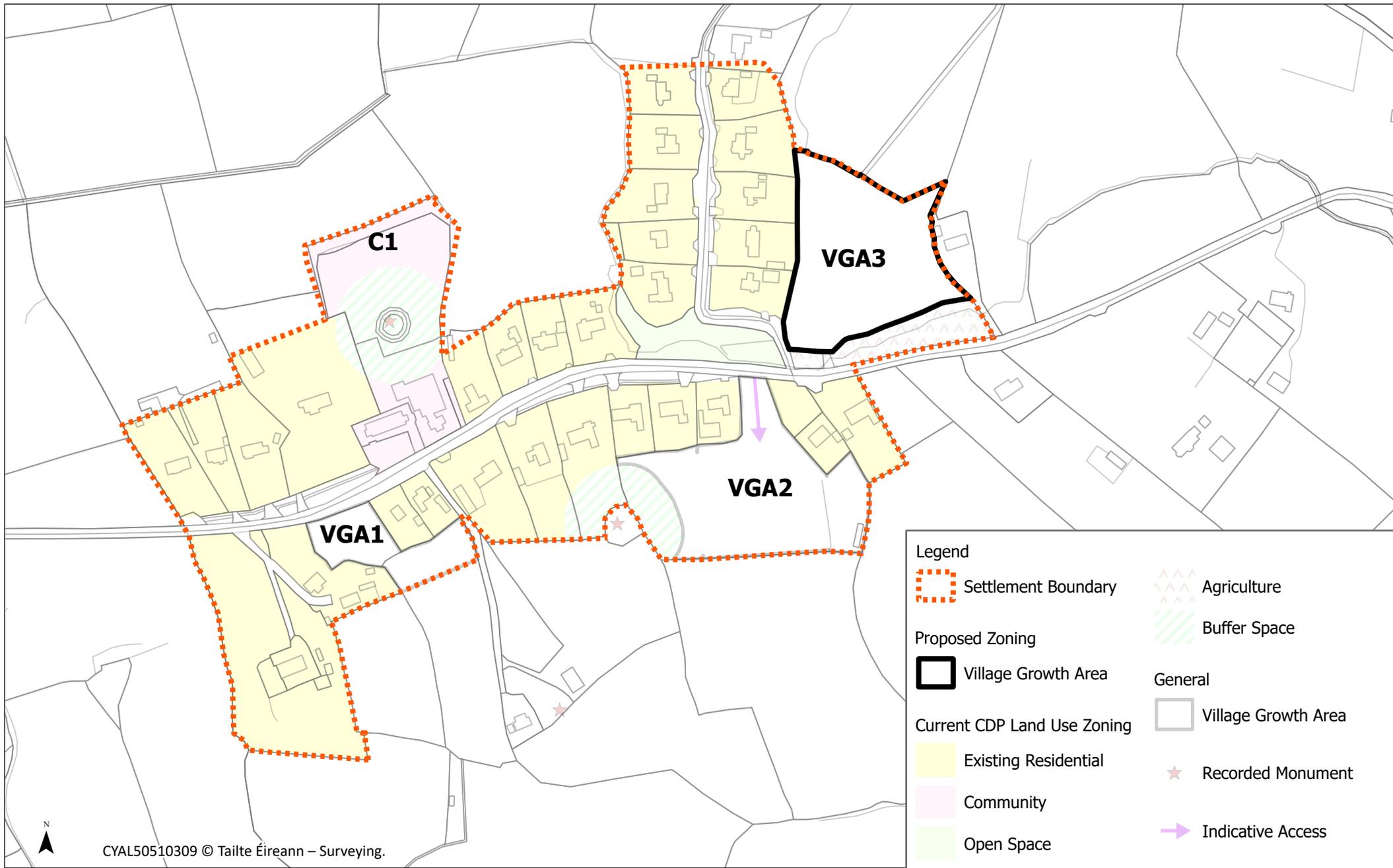
### Proposed Amendments No. 3d- 47 Inch Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities on page 198

**PA 3d – 47a** - Add text objective for the proposed VGA3

#### VGA3 North of R474

Potential site access into the site will be provided via the existing roadway at Mahonburgh. A drainage ditch lies approximately 10m to the south of the site and a detailed flood risk assessment will be required to fully define the potential flood risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved policy and the guidance provided within Section 5 of the parent SFRA in Volume 10a.



**Legend**

Settlement Boundary	Agriculture
<b>Proposed Zoning</b>	Buffer Space
Village Growth Area	<b>General</b>
<b>Current CDP Land Use Zoning</b>	Village Growth Area
Existing Residential	Recorded Monument
Community	Indicative Access
Open Space	

## Kilbaha

### Proposed Amendments No. 3d- 48 Kilbaha Settlement Map

- To amend the Kilbaha Settlement Map, on page 205 as follows:

**PA 3d – 48a** - To change zoned Agricultural land to Village Growth Area (VGA5)

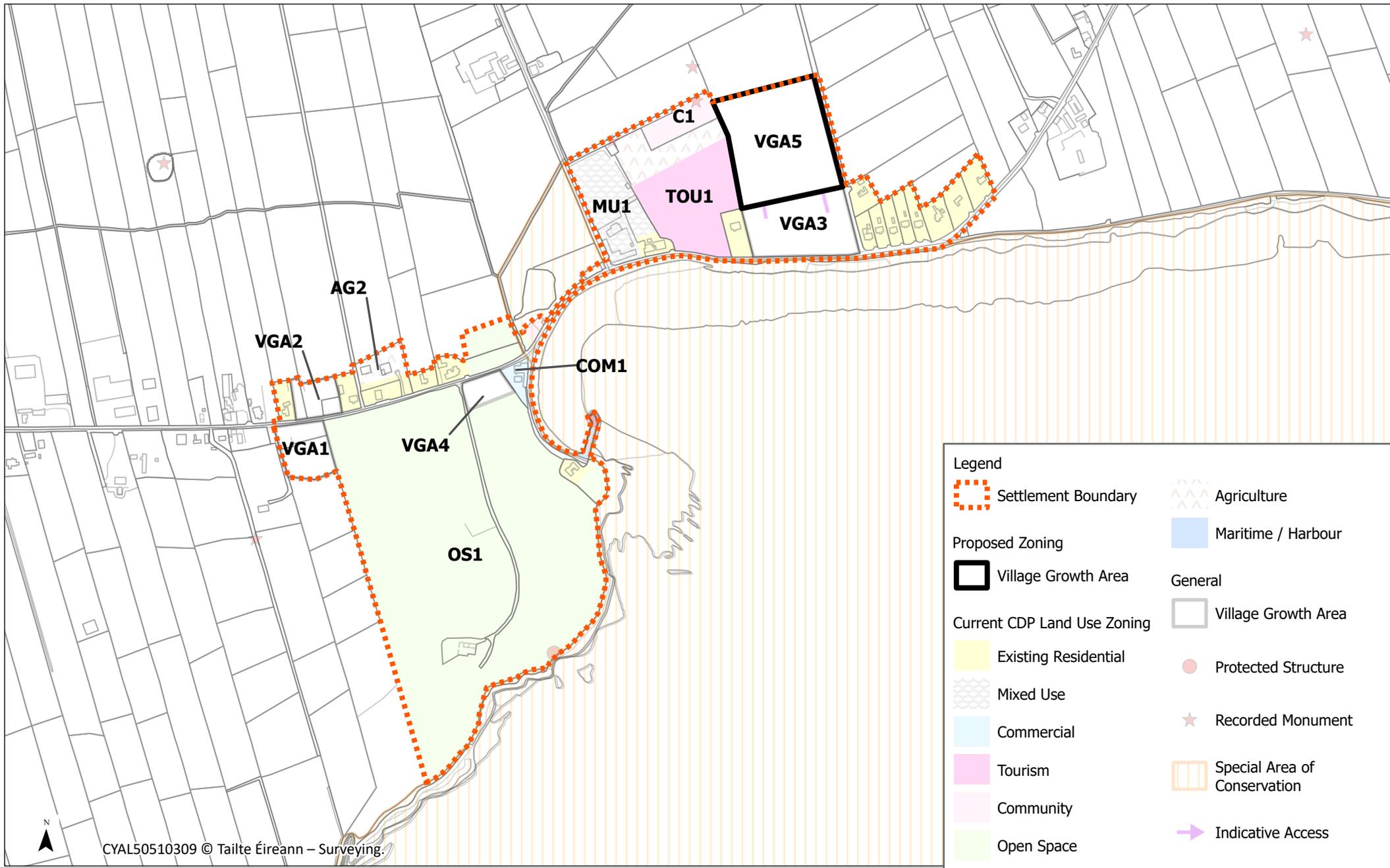
### Proposed Amendments No. 3d- 49 Kilbaha Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities on page 203

**PA 3d – 49a** - Add text objective to proposed VGA5

#### VGA5 North of Kilbaha Bay

The site is located to the east of the village where a small section at the northern end of the site lies adjacent to the burial ground where a minimum 20 metre buffer shall be provided between any development and the burial ground.



Legend	
	Settlement Boundary
	Agriculture
	Maritime / Harbour
	Village Growth Area
	General Village Growth Area
	Existing Residential
	Mixed Use
	Commercial
	Tourism
	Community
	Open Space
	Protected Structure
	Recorded Monument
	Special Area of Conservation
	Indicative Access

## Kilmaley

### Proposed Amendments No. 3d- 50 Kilmaley Settlement Map

- To amend the Kilmaley Settlement Map, on page 212 as follows:

**PA 3d – 50a** - To change zoned Agricultural land (AG5) to Village Growth Area (VGA7)

**PA 3d – 50b** - To change zoned Agricultural land (AG7) to Village Growth Area (VGA8)

### Proposed Amendments No. 3d- 51 Kilmaley Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities on page 210

**PA 3d – 51a** - Add text objective for proposed VGA7

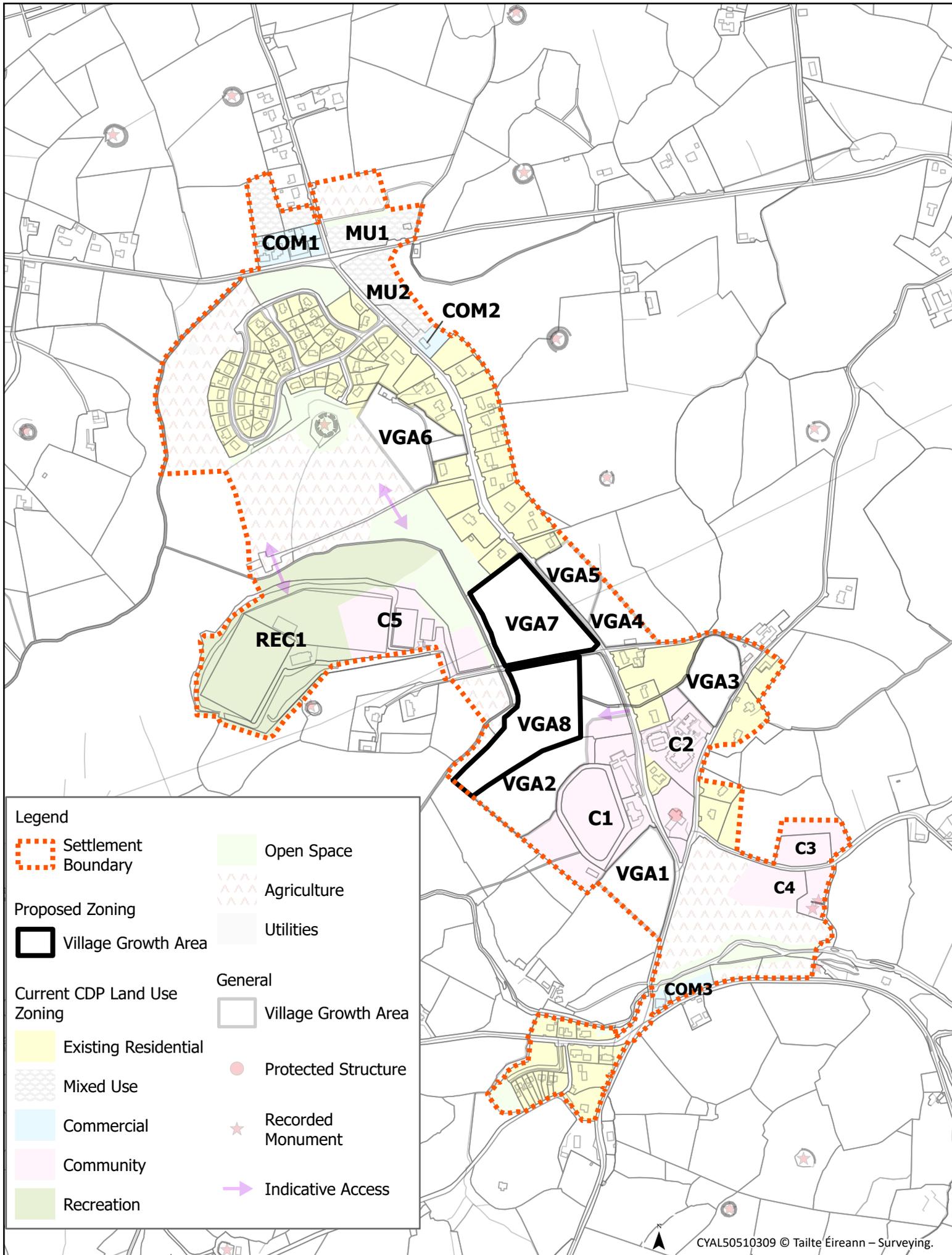
#### **VGA7 East of Kilmaley GAA**

The site is suitable for residential development as part of the overall village growth of Kilmaley. A minimum buffer of 10 m between the Cloonlaheen Stream and any development must be provided in accordance with the Inland Fisheries document 'Planning for Water Course in an Urban Environment.'

**PA 3d – 51b** - Add text objective to proposed VGA8

#### **VGA8 North West of St. John the Baptist Church**

A minimum buffer of 10 m between the Cloonlaheen Stream and any development must be provided in accordance with the Inland Fisheries document 'Planning for Water Course in an Urban Environment.'



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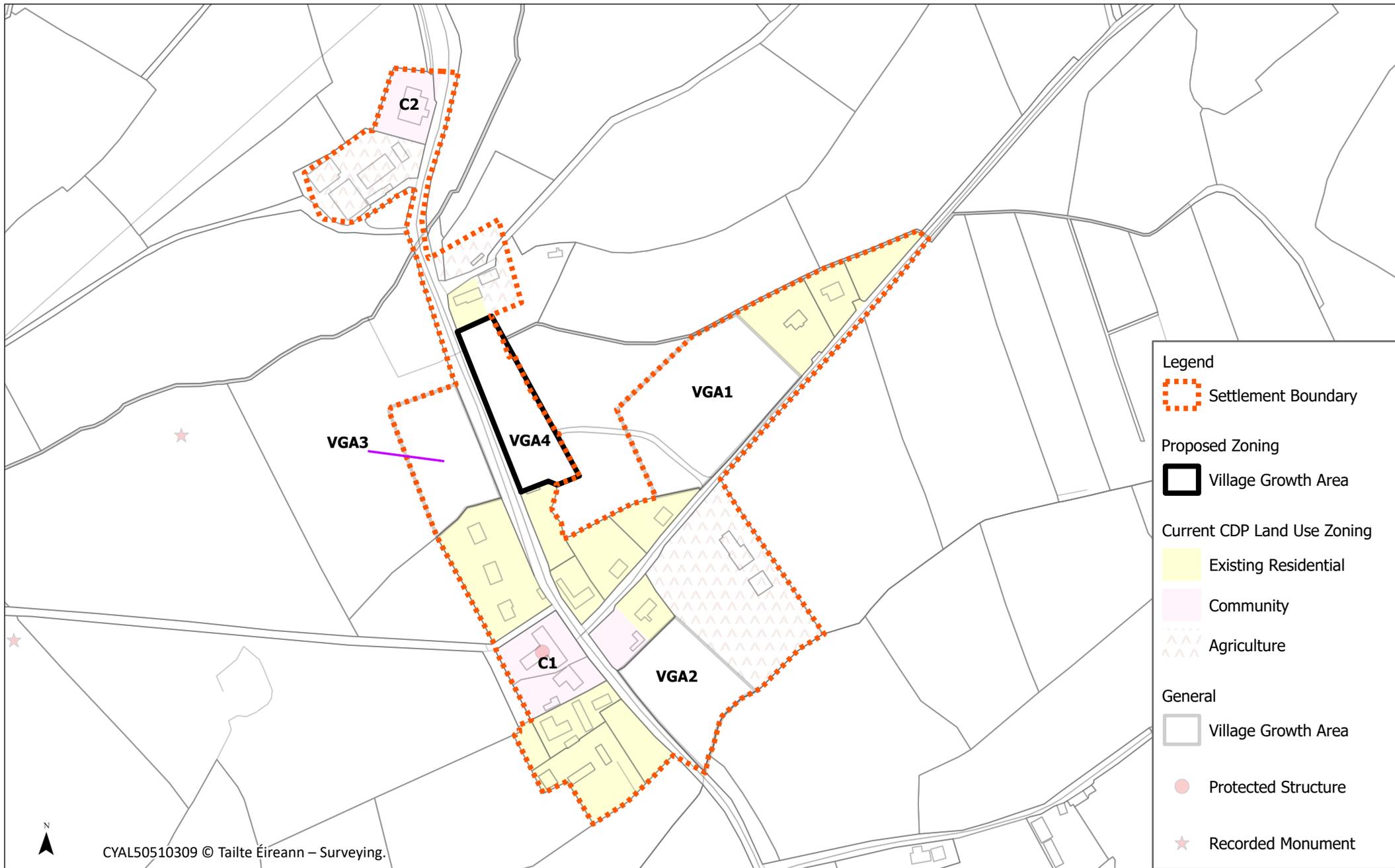


## Kilmurry McMahon

### **Proposed Amendments No. 3d- 52 Kilmurry McMahon Settlement Map**

To amend the Kilmurry McMahon Settlement Map, on page 216 as follows:

**PA 3d – 52a** - To change zoned Agricultural site to Village Growth Area (VGA4)



## Labasheeda

### Proposed Amendments No. 3d- 53 Labasheeda Settlement Map

- To amend the Labasheeda Settlement Map, on page 233 as follows:

**PA 3d – 53a** - To change zoned Agricultural land (AG3) to Village Growth Area (VGA6)

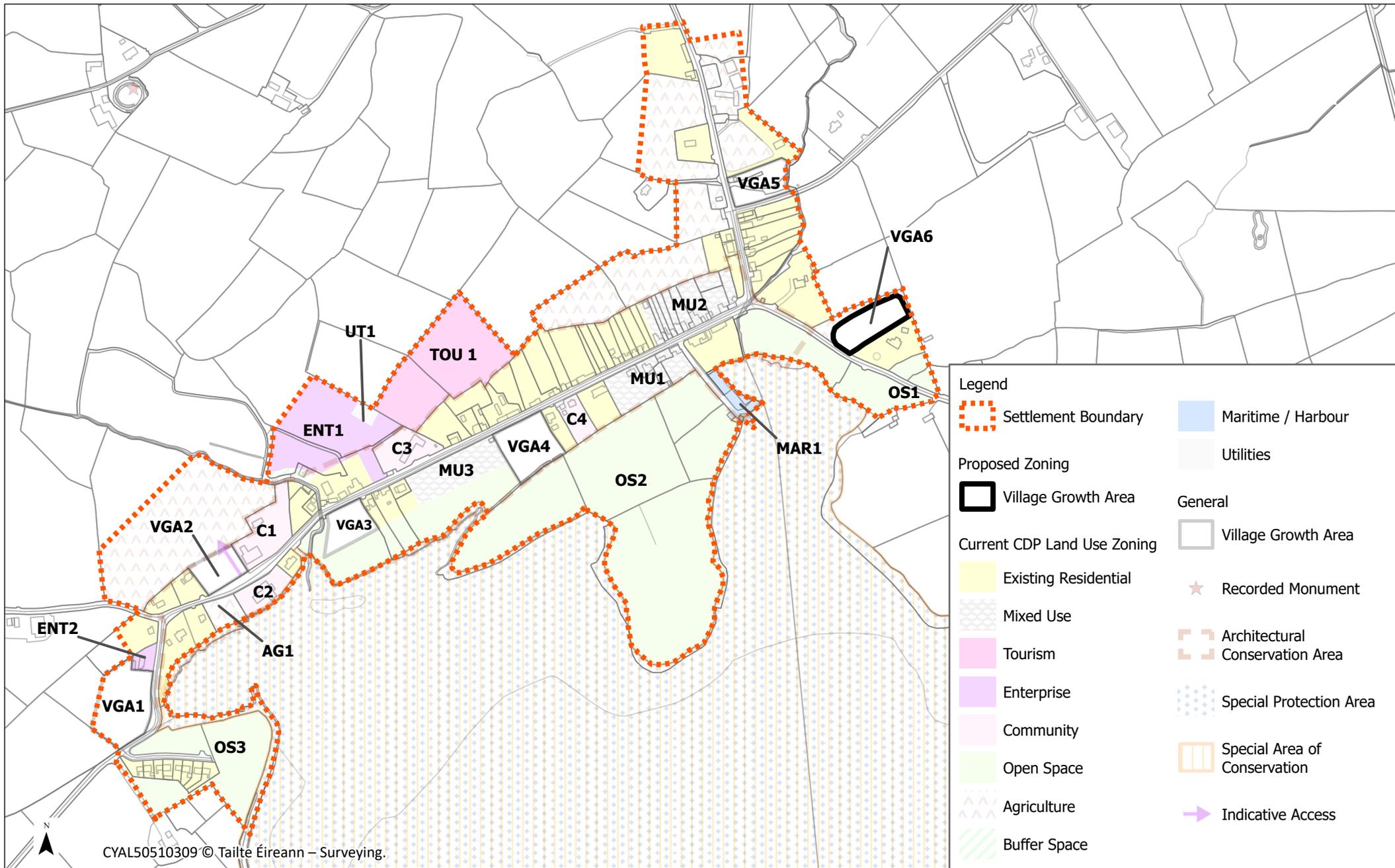
### Proposed Amendments No. 3d- 54 Labasheeda Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities on page 231.

**PA 3d – 54a** - Add text objective for proposed VGA6

#### **VGA6 To the East of Main Street**

The existing stone wall which runs along the front boundary and existing mature trees/hedge-row around the internal boundaries of the site shall be retained.





## Lissycasey

**Proposed Amendments No. 3d- 55 Lissycasey Settlement Map** amend the Lissycasey Settlement Map, on page 238 as follows:

**PA 3d – 55a** - To change zoned Agricultural land (AG3) to Village Growth Area (VGA4)

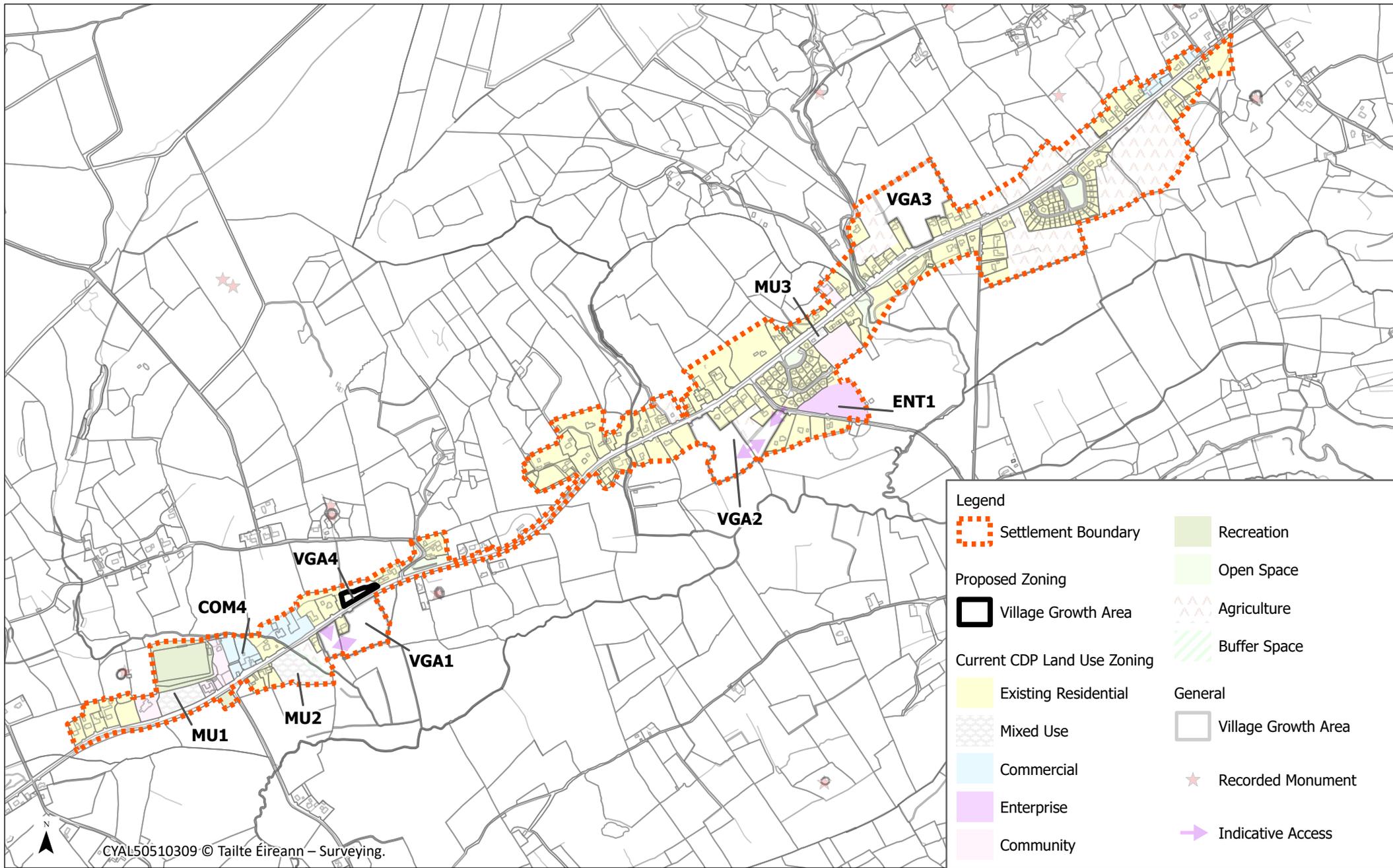
### **Proposed Amendments No. 3d- 56 Lissycasey Settlement Plan**

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities on page 235.

**PA 3d – 56a** - Add text objective for proposed VGA4

#### **VGA4 North of N68**

The site is suitable for residential development. There are woodlands located along the northern boundary of this site which shall be protected and fully retained in terms of any proposed development. No development is permitted on said woodlands.



Legend	
	Settlement Boundary
	Village Growth Area
	Existing Residential
	Mixed Use
	Commercial
	Enterprise
	Community
	Recreation
	Open Space
	Agriculture
	Buffer Space
	General Village Growth Area
	Recorded Monument
	Indicative Access



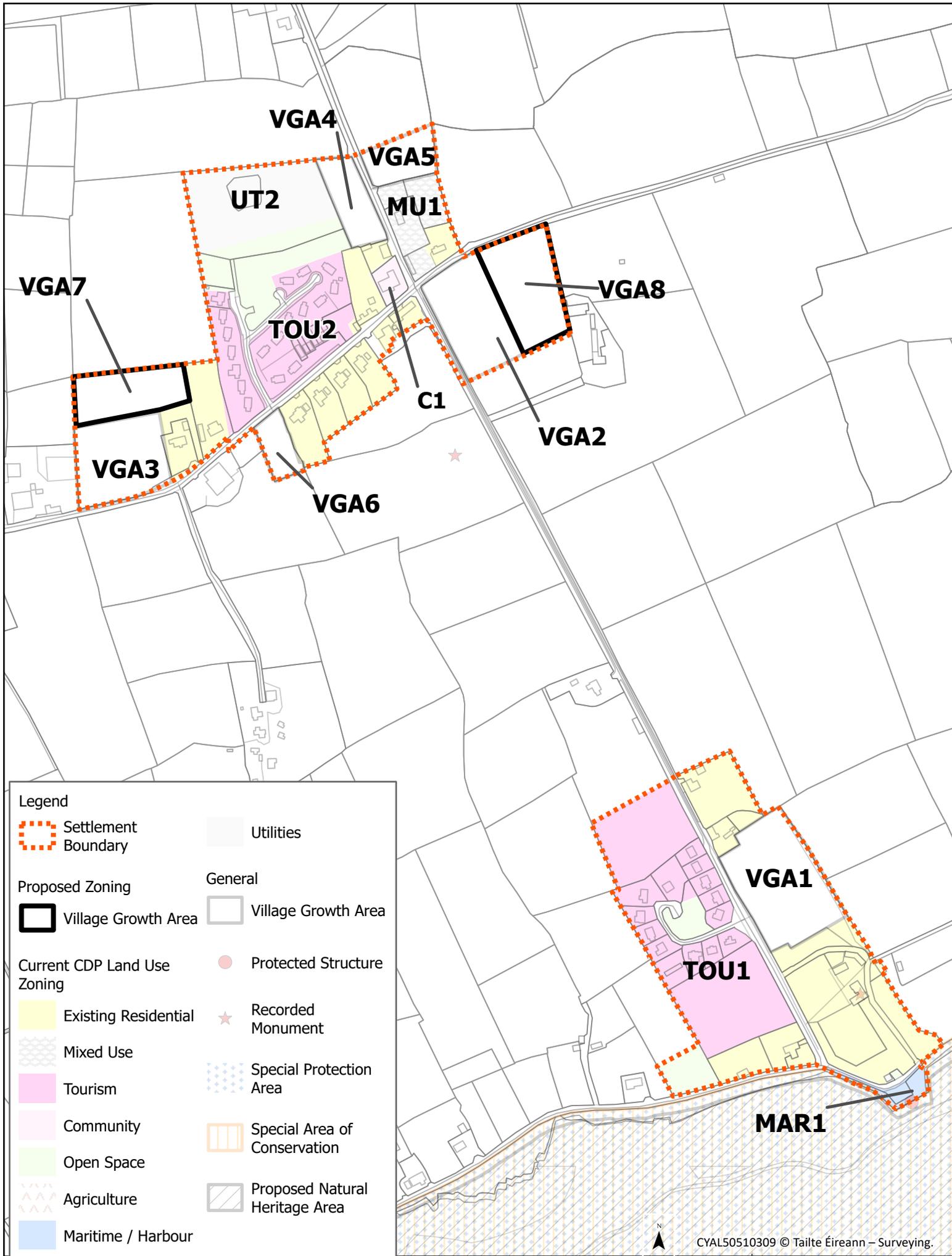
## Querrin

### Proposed Amendments No. 3d- 57 Querrin Settlement Map

- To amend the Querrin Settlement Map, on page 251 as follows:

**PA 3d – 57a** - To change zoned Agriculture site to Village Growth Area (VGA7).

**PA 3d – 57b** - To change zoned Agriculture site to Village Growth Area (VGA8).



**Legend**

- Settlement Boundary
- Village Growth Area
- Existing Residential
- Tourism
- Community
- Open Space
- Maritime / Harbour
- Utilities
- Village Growth Area
- Protected Structure Zoning
- Recorded Monument
- Special Protection Area
- Special Area of Conservation
- Proposed Natural Heritage Area

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## Ruan

### Proposed Amendments No. 3d- 58 Ruan Settlement Map

- To amend the Ruan Settlement Map, on page 254 as follows:

**PA 3d – 58a** - To change part zoned Agriculture (AG2) to Village Growth Area (VGA4)

**PA 3d – 58b** - To change part zoned Agriculture (AG2) to Open Space.

**PA 3d – 58c** - To change unzoned lands west of (VGA2) to Village Growth Area (VGA5) and extend settlement boundary accordingly.

### Proposed Amendments No. 3d- 59 Ruan Settlement Plan

- To amend the following site objectives which accompany the settlement map amendments under Strategy for Growth and Sustainable Communities on page 252

**PA 3d – 59a** - Add text objective to VGA2

#### VGA2 To the West of the Village

Access onto the site could be achieved through the Toormore housing development. Any development on the lands should provide for the potential access to adjacent VGA 5 lands.

**PA 3d – 59b** - Add text objective to proposed VGA4

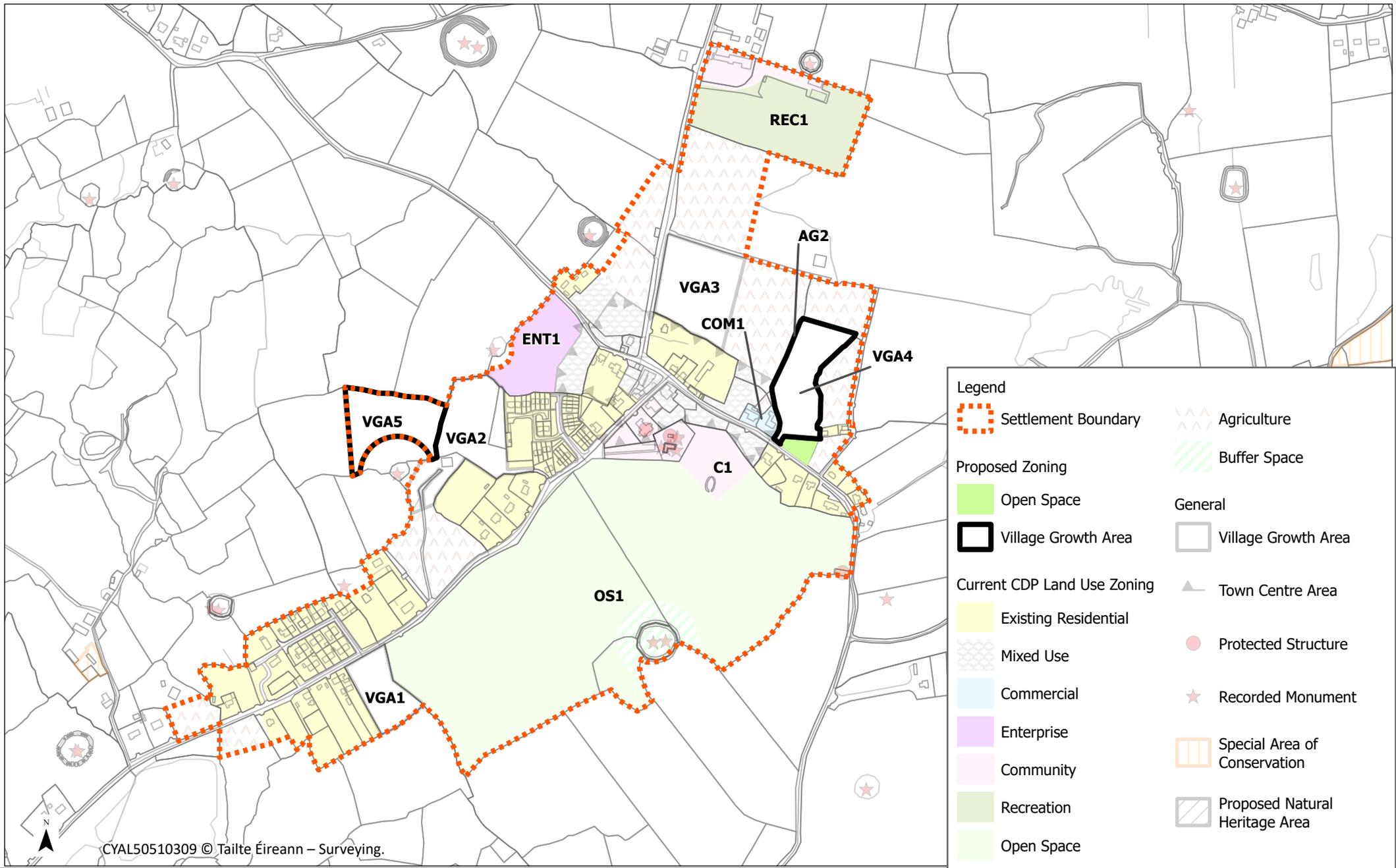
#### VGA4 To the East of the Village

Existing mature trees/hedgerow shall be retained and integrated into any development proposal. The historic stone walls present at the site shall be suitably retained, conserved or preserved in line with best heritage conservation practice.

**PA 3d – 59c** - Add text objective to proposed VGA5

#### VGA5 To the West of the Village

There is a minimum 50m buffer around a Ringfort located towards the south of this site where no development shall occur.



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

Ruan

Date: March 2026

Not To Scale

### Proposed Amendment No. 3d-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. 3d-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. 3d-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. 3d-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. 3d-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. 3d-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. 3d-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 <del>SLA</del> SCA 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. 3d-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. 3d-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. 3d-A1 – 10**

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

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Ennistymon	R1	1.73	2	2	1	2	✓	✓	✓		✓		
	R2	0.75	1	1	1	2	✓	✓	✓		✓		
	R3	1.17	2	2	1	2	✓	✓	✓		✓		
	R4	0.96	1	1	1	2	✓	✓	✓		✓		
	R5	0.99	1	1	1	1	✓	✓	✓	✓	✓		
	R6	0.77	2	1	1	2	✓	✓	✓		✓		
	R7	1.16	1	1	1	2	✓	✓	✓		✓		
<b>7.54</b>													
	SR1-R10	0.51	2	2	1	2	✓	✓	✓		✓	25-40	13-20
	SR2-R9	0.58	1	1	1	2	✓	✓	✓		✓	25-40	14-23
	SR3-R11	1.13	2	2	1	2	✓	✓	✓		✓	25-40	28-45
	SR5-R8	2.60	2	2	2	1	✓	✓	✓		✓	25-40	65-104
<b>4.81-12.34</b>													

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Kilrush	R1	0.69	1	1	1	1	✓	✓	✓	✓				
	R2	1.44	1	2	1	1	✓	✓	✓		✓			
	R3	1.76	1	1	1	1	✓	✓	✓	✓				
	R4	0.99	2	2	2	2	✓	✓	✓		✓			
	R6	2.05	1	1	1	1	✓	✓	✓	✓				
	R7	1.81	1	1	1	1	✓	✓	✓	✓				
	R8	2.15	1	1	1	2	✓	✓	✓		✓			
	R9	1.01	1	1	1	1	✓	✓	✓	✓				
	R12	1.87	2	2	1	1	✓	✓	✓		✓	25-40	47-75	
	R13	1.77	2	2	1	1	✓	✓	✓		✓	25-40	44-71	
	R14	1.71	2	2	1	1	✓	✓	✓		✓	25-40	43-68	
	R16	1.54	1	1	1	1	✓	✓	✓	✓		25-40	39-62	
	<b>11.90</b>													
		SR1-R15	2.18	2	2	2	2	✓	✓	✓		✓	25-40	55-87
		SR2-R10	1.05	1	1	1	1	✓	✓	✓	✓		25-40	69-110
		SR3-R11	1.08	2	2	2	1	✓	✓	✓		✓	25-40	27-43
<b>4.31-23.18</b>														

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Kilkee	R1	0.34	1	1	1	2	✓	✓	✓		✓		
	R2	1.33	1	1	1	2	✓	✓	✓		✓		
	R3	0.56	1	1	1	2	✓	✓	✓		✓		
	R4	1.29	1	1	1	2	✓	✓	✓		✓		
	R5	1.40	1	1	1	2	✓	✓	✓		✓		
	R6	1.40	2	2	2	2	✓	✓	✓		✓		
	R7	0.90	2	2	1	2	✓	✓	✓		✓		
	R8	1.70	1	2	2	2	✓	✓	✓		✓		
<b>8.91</b>													
	SR1-R9	1.71	2	2	2	2	✓	✓	✓		✓	20	34
	SR2-R10	1.79	1	1	1	2	✓	✓	✓		✓	20	36
<b>3.5-12.41</b>													

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Lisdoonvarna	R1	1.82	1	1	2	1	✓	✓	✓		✓			
	R2	1.99	1	2	1	1	✓	✓	✓		✓			
	R3	2.19	1	1	2	1	✓	✓	✓		✓			
	R4	0.88	1	1	1	1	✓	✓	✓	✓				
	R9	1.57	1	2	1	1	✓	✓	✓		✓	20	31	
	<b>6.89</b>													
		SR1-R5	0.74	1	2	1	1	✓	✓	✓		✓	20	15
		SR2-R7	3.15	1	1	1	1	✓	✓	✓		✓	20	63
		SR3B-R6	1.29	2	2	2	1	✓	✓	✓	✓		20	26
	SR4-R8	1.49	2	2	2	1	✓	✓	✓		✓	20	30	
<b>6.67-15.12</b>														



Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Miltown Malbay	R1	0.39	1	1	1	1	✓	✓	✓	✓				
	R2	2.10	1	1	1	2	✓	✓	✓		✓			
	R3	1.29	2	2	1	1	✓	✓	✓		✓			
	R4	1.72	1	2	1	1	✓	✓	✓		✓			
		<b>5.49</b>												
	SR1-R8	2.05	1	1	2	2	✓	✓	✓		✓	20	37	
	SR2-R5	1.95-1.85	1	1	1	2	✓	✓	✓		✓	20	37	
	SR3-R7	2.33	2	2	1	2	✓	✓	✓		✓	20	47	
		<b>6.93-11.72</b>												
Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Ballyvaughan	R1	0.75	1	2	1	1	✓	✓	✓		✓			
	R2	0.90	1	2	1	1	✓	✓	✓		✓			
	R6	0.46	1	2	2	1	✓	✓	✓		✓	20	9	
	R7	0.18	1	2	2	1	✓	✓	✓		✓	20	4	
			<b>1.65</b>											
		SR1-R3	1.56	1	2	1	1	✓	✓	✓		✓	20	31
		SR2-R4	0.99	2	2	2	2	✓	✓	✓		✓	20	20
	SR3-R5	0.87	1	2	2	2	✓	✓	✓		✓	20	17	
		<b>3.42-5.71</b>												
Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Corofin	R1	1.36	1	1	1	1	✓	✓	✓	✓				
	R2	1.92	1	1	1	1	✓	✓	✓	✓				
	R3	0.35	2	2	1	1	✓	✓	✓		✓			
	R4	0.73	2	2	1	1	✓	✓	✓		✓			
	R5	0.32	2	2	2	2	✓	✓	✓		✓			
	R7	1.84	1	1	1	1	✓	✓	✓	✓		20	37	
	R10	2.03	1	2	1	1	✓	✓	✓		✓	20	41	
			<b>4.68</b>											
		SR1-R9	0.52	1	1	2	2	✓	✓	✓		✓	20	10
		SR2-R6	0.33	2	2	2	2	✓	✓	✓		✓	20	7
	SR3-R8	1.85	1	1	1	1	✓	✓	✓	✓		20	37	
		<b>3.7-11.24</b>												
Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Doonbeg	R1	1.56	1	1	1	1	✓	✓	✓	✓				
	R2	0.42	1	1	1	2	✓	✓	✓		✓			
	R3	1.00	1	1	1	2	✓	✓	✓		✓			
	R7	1.66	1	1	1	2	✓	✓	✓		✓	20	33	
			<b>2.98</b>											
		SR1-R6	1.42	2	2	2	2	✓	✓	✓		✓	20	28
	SR2-R4	0.55	2	2	1	2	✓	✓	✓		✓	20	11	
	SR3-R5	3.55	1	1	1	2	✓	✓	✓		✓	20	71	
		<b>5.52-10.16</b>												
Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Inagh	R1	0.40	1	1	1	1	✓	✓	✓	✓				
	R2	0.61	1	1	1	1	✓	✓	✓	✓				
	R5	4.28	1	2	2	1	✓	✓	✓		✓	20	86	
			<b>1.90</b>											
	SR1-R3	2.12	2	2	1	1	✓	✓	✓		✓	20	42	
	SR2-R4	1.49	1	1	1	2	✓	✓	✓		✓	20	30	
		<b>3.62-8.90</b>												

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Mullagh	R1	0.68	1	1	1	1	✓	✓	✓	✓				
	R2	0.58	1	1	1	1	✓	✓	✓	✓				
	R5	0.39	1	1	1	1	✓	✓	✓	✓		20	8	
	R6	1.05	1	2	1	1	✓	✓	✓		✓	20	21	
	R7	1.57	1	2	1	1	✓	✓	✓		✓	20	31	
	R9	0.13	1	2	1	1	✓	✓	✓		✓	20	3	
			1-26											25
	SR1-R3	1.22	1	2	1	1	✓	✓	✓		✓	20	24	
	SR2-R4	1.01	1	1	1	1	✓	✓	✓	✓		20	20	
		2-23-6.63												

Settlements	Ref	Area(ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Quilty	R1	0.63	1	1	1	1	✓	✓	✓	✓				
	R2	0.48	2	2	1	2	✓	✓	✓		✓			
	R5	2.29	1	1	1	2	✓	✓	✓		✓	20	46	
	R6	1.43	1	2	1	2	✓	✓	✓		✓	20	29	
			1-11											
	SR1-R3	1.30	1	2	1	1	✓	✓	✓		✓	20	26	
SR2-R4	0.80	1	1	2	1	✓	✓	✓		✓	20	16		
		2-12-6.30												

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Liscannor	R1	0.64	1	1	1	1	✓	✓	✓	✓				
	R2	0.80	1	1	1	1	✓	✓	✓	✓				
	R4	0.60	1	2	1	1	✓	✓	✓		✓			
			2-04											
	SR1-R5	1.49	1	1	1	1	✓	✓	✓		✓	20	30	
SR2-R6	0.68	1	1	1	2	✓	✓	✓		✓	20	14		
		2-17-4.21												

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Kilfenora	R1	0.70	1	1	1	2	✓	✓	✓		✓			
	R2	0.38	1	1	1	1	✓	✓	✓	✓				
	R3	0.40	1	1	1	1	✓	✓	✓	✓				
	R9	0.80	2	2	2	1	✓	✓	✓		✓	20	16	
			1-47											
	SR1-R5	1.14	2	2	1	2	✓	✓	✓		✓	20	23	
	SR2-R4	1.23	2	2	1	2	✓	✓	✓		✓	20	25	
	SR3-R8	1.45	2	2	2	1	✓	✓	✓		✓	20	29	
	SR4-R6	0.50	2	2	1	1	✓	✓	✓		✓	20	10	
SR5-R7	0.49	2	2	1	2	✓	✓	✓		✓	20	10		
		4-81-7.09												

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield
Killimer	R1	0.79	1	1	1	2	✓	✓	✓		✓		
	R2	0.34	1	1	1	2	✓	✓	✓		✓		
	R3	2.93	1	2	1	1	✓	✓	✓		✓	20	59
		1-13 4.06											

Settlements	Ref	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-Ordinated Development	Tier1	Tier 2	Estimated Density (dph)	Estimated Unit Yield	
Lahinch	R1	0.92	1	1	1	1	✓	✓	✓	✓				
	R2	1.62	1	2	1	1	✓	✓	✓		✓			
	R3	1.71	1	1	1	2	✓	✓	✓		✓			
	R8	0.16	1	1	2	2	✓	✓	✓		✓	25-40	4-6	
	R9	1.94	1	1	2	2	✓	✓	✓		✓	25-40	49-78	
			4-25											
	SR1-R7	1.61	1	2	1	1	✓	✓	✓		✓	25-40	40-64	
	SR2-R5	0.90	2	2	2	2	✓	✓	✓		✓	25-40	23-36	
	SR3-R6	1.11	1	1	1	1	✓	✓	✓	✓		25-40	28-44	
SR4-R4	0.61	2	2	1	1	✓	✓	✓		✓	25-40	15-24		
		4-23-10.57												







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CONTAE AN CHLÁIR | COUNTY COUNCIL

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

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