



Comhairle Contae an Chláir  
Clare County Council

# Clare County Development Plan 2017–2023

## Killaloe Municipal District Written Statement & Settlement Plans





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# Introduction and Context

This document includes the written statements and maps for the settlements and clusters (maps only) within the Municipal District of Killaloe. This volume of settlement plans and maps should be read in conjunction with Volume 1 (Written Statement) and Volume 10 (Environmental Appraisal) of the Clare County Development Plan 2017-2023.

## Killaloe Municipal District

The Killaloe Municipal District covers an extensive area in the southeast, east and north of County Clare. The Municipal District has a population of 22,940 persons and incorporates the County's boundary with the River Shannon and Lough Derg from the environs of Limerick City in the southeast to the Galway border in the north and northeast. The Municipal District also extends westward to include lakelands of East Clare, the Slieve Aughty and Slieve Bernagh areas and eastern areas of the Burren. It therefore incorporates an extensive and varied landscape, topography and demographic.

Killaloe is the largest town in the Municipal District and occupies an important location on Lough Derg, acting as a 'Gateway to East Clare' and providing essential services to both local residents and visitors to the area. Given the town's setting on Lough Derg and convenient access from the national motorway network, tourism is a central element of the local economy.

To the south are the villages of O'Briensbridge and Bridgetown, while to the west the villages of Kilkishen and Kilmurry are home to a commuting population in the economic corridor stretching from Ennis to Shannon and the environs of Limerick.

In the more peripheral areas to the north of the Killaloe Municipal District, tourism, agriculture and forestry are the cornerstones of the local economy. These areas have a dispersed population and rural towns and villages play an important role as social centres and service providers. Enhancing the economy in this part of the Municipal District is a key challenge for the Plan period but extensive opportunities exist to expand the tourism industry based on local assets such as hill-walking, fishing and watersport. The Waterways Ireland project to develop a canoe trail with services at Killaloe, Ballycuggaran, Scarriff Harbour, Mountshannon Harbour and Dromaun Harbour will raise the profile of the attractions in this area. There are also significant opportunities for agricultural diversification and rural enterprise development.

In the northwest area of the Municipal District, the Burren area presents unique challenges and opportunities. There is a low population density within this renowned natural environment but high visitor numbers each year provide opportunities for sustainable tourism development and outdoor activities which can provide employment and enhance the local economy.

Despite the peripherality of some areas, the Killaloe Municipal District has strong linkages to the surrounding county and region. The national and regional road network traverses the Municipal District and provides important connectivity to the wider area.

## Zoned Lands within the Settlements of the Killaloe Municipal District

The following table provides a summary of lands zoned for the main land uses for each settlement within the Municipal District area.

**Table 3(c): Main Land-use Zonings in the Killaloe Municipal District**

Settlement	Required Residential Lands as per Core Strategy	Residential Ha. Zoned	Low Density Residential Ha. Zoned	Total Area (given as Residential Equivalent in ha)	Commercial Ha. Zoned	Enterprise Ha. Zoned	Light Industry Ha. Zoned	Industry Ha. Zoned	Mixed Use Ha. Zoned
<b>Service Town</b>									
Scarriff/Tuamgraney	14.30	4.52	19.72	14.38	1.84	13.80	6.62	14.80	12.56
<b>Small Towns</b>									
Killaloe	11.70	9.50	8.07	13.54	2.52	3.96	1.30	0.00	6.59
Tulla	7.50	2.12	14.88	9.56	0.73	3.51	0.00	0.00	10.30
<b>Large Villages</b>									
Broadford	6.70	1.90	9.16	6.48	0.00	0.00	0.00	0.00	2.49
Clonlara	8.70	3.18	12.23	9.30	0.00	2.37	0.00	0.00	1.41
Crusheen	8.90	2.92	10.93	8.39	0.13	0.00	0.00	0.00	5.02
Feakle	3.80	0.00	7.89	3.95	2.01	1.78	0.00	0.00	4.04
Kilkishen	8.20	5.27	6.60	8.57	0.00	3.76	0.00	0.00	3.60
Kilmurry	6.90	0.00	10.45	5.23	0.63	0.00	0.00	0.00	0.44
Mountshannon	2.80	0.00	4.93	2.47	0.31	0.74	0.00	0.00	4.78
O'Briensbridge	7.40	2.04	0.70	2.39	0.00	0.00	0.00	0.00	1.80
Bridgetown	4.60	1.53	5.40	4.23	0.48	0.00	0.00	0.00	0.00
Whitegate	3.30	0.00	6.60	3.30	0.11	0.00	0.00	0.00	3.81
<b>Small Village (all figures are LDR)</b>									
Ballinruan	3.80	0.00	3.29	3.29	0.11	0.0	0.00	0.00	0.00
Bellharbour	4.80	0.00	4.89	4.89	1.95	1.28	0.00	0.00	1.68
Bodyke	4.40	0.00	3.48	3.48	0.35	0.00	0.00	0.00	0.00
Boston	3.70	0.00	3.73	3.73	0.27	0.00	0.00	0.00	0.00
Caher	2.30	0.00	2.27	2.27	0.00	0.00	0.00	0.00	0.41
Carron	3.90	0.00	4.51	4.51	0.23	0.00	0.00	0.00	0.00
Flagmount	2.70	0.00	2.70	2.70	0.29	0.00	0.00	0.00	0.00
Kilbane	4.60	0.00	4.22	4.22	0.19	0.00	0.00	0.00	0.00
Killanena	2.10	0.00	2.19	2.19	1.00	0.00	0.00	0.00	0.00
O'Callaghan's Mills	7.10	0.00	8.60	8.60	0.46	1.02	0.00	0.00	0.88
Ogonnelloe	6.50	0.00	7.55	7.55	0.18	0.00	0.00	0.00	0.00
Ruan	8.60	0.00	9.40	9.40	0.45	1.32	0.00	0.00	2.56
Tubber	4.70	0.00	8.85	8.85	0.00	0.00	0.00	1.94	0.17
<b>Total in M.D.</b>	<b>154.00</b>			<b>157.47</b>	<b>14.24</b>	<b>33.54</b>	<b>7.92</b>	<b>16.74</b>	<b>62.54</b>

## Areas on which the Vacant Site Levy can Apply

There are a number of sites within the settlements of Killaloe Municipal District that are identified as Areas on which the Vacant Site Levy can Apply and these are set out under the relevant settlement statements:

### Scarriff

- OP1, former Clare Lakelands Hotel and adjoining lands;
- OP2, former Astor Cinema.

### Killaloe

- Site OP2, site at Bridge Junction

### Tulla

OP2, site opposite Tulla Pipe Band Hall

More information on the Vacant Site Levy can be found in Volume 1, Section 16.2.8.

## Environmental Appraisal

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

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

Mitigation Measures	References (Volume 10a NIR, 10b(i) SEA)
Overarching Mitigation Measures	SEA Vol. 10b Chapter 10
Settlement Measures	
SEA Measures	Vol. 10b Chapter 9 Vol. 10b Appendix A
NIR Measures	Vol. 10a Appendix C2 (a –d)
SFRA	Volume 10c







# Section 1

## Service Towns

Scarriff/Tuamgraney



# Scarriff/Tuamgraney

## Introduction and Context

Scarriff/Tuamgraney is identified as a Service Town in the Mid West Regional Planning Guidelines 2010-2022 and in the settlement hierarchy of this Plan. Scarriff and Tuamgraney are also identified as Linked Settlements in the County Settlement Hierarchy. They are complementary settlements that are physically linked by the bridge across the Scarriff River. Their complementary nature provides opportunities to expand on the range of services that they provide to their communities and the surrounding rural area. Both settlements have expanded in recent years, to the extent that the two have now almost merged. However, both continue to retain their own strong identity.

These settlements are located in attractive surroundings in northeast Clare, close to the shores of Lough Derg. The settlements are served by a good quality road network, with links to Ennis, Portumna and the midlands and also to Killaloe and Limerick.

Scarriff possesses a range of administrative, service, social and community facilities. In recent years there has been a number of positive developments in the town including new civic offices and public library, development of a new fire station and a new community playground.

These new developments have served to enhance the attractive traditional character of the town. There has also been considerable investment in service infrastructure in the town including the wastewater treatment facilities which have been upgraded in recent years and can provide sufficient capacity for the target population. Water is supplied from the Scarriff Public Water Supply, fed from a groundwater source.

Tuamgraney, with its monastic origins, is a historic village which has expanded considerably in a linear fashion towards Scarriff. The core of the village is marked by an attractive area of open space at the junction of the R352 (Ennis to Portumna road) and the R463 (Tuamgraney to Killaloe road). The village is one of the main employment centres in the area. The former Finsa site located at the northern end of the village is identified as an opportunity site for employment and enterprise purposes. There are also a number of smaller businesses located in the Tuamgraney Business Park at the southern edge of the village. The village has a limited range of retail facilities, with the exception of a supermarket/filling station, and residents generally visit Scarriff for their retail and commercial needs. Within the village of Tuamgraney, there is a national school, a community college, an equestrian centre, churches, craft enterprises, GAA facilities, pubs, restaurant and visitor accommodation.





Scarriff and Tuamgraney are recognised as one of the main service centres in East Clare. The opportunity exists to allow these complementary settlements to expand to improve the range of services available to residents of both settlements and to visitors to the area. This Plan proposes that significant service provision will continue to be directed towards the more established town centre of Scarriff, while Tuamgraney will be encouraged to complement this role with the provision of supporting services such as visitor accommodation, in addition to building on its tourism potential arising from its monastic heritage and attractive nature.

Scarriff/Tuamgraney are served by a wide range of commercial, retail, community, education and amenity services and, whilst there is considerable focus on Ennis and Limerick in the region, enhancement of the employment and retail offer of Scarriff/Tuamgraney would help to strengthen the settlements as one of the main service providers in the east of the County.

Lough Derg Special Protection Area (SPA) is located less than 1.5km east of the settlements linked to the villages via the River Graney.

Future development in the settlements must ensure there are no adverse effects on the SPA's site integrity, or the site integrity of any other European site as a result of the proposed development.

The entire settlement of Scarriff/Tuamgraney is located within the Shannon-Graney/Scarriff Margaritifera (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is unknown it does contain previous records and therefore any proposed development will need to take into consideration the potential negative effects on this species and its habitat.

## General Objectives – Scarriff and Tuamgraney

- To promote the development of Scarriff as a driver of growth for the northeast Clare region and fulfil its role as a designated Service Town;
- To promote Scarriff/Tuamgraney as a Service Town for the northeast Clare area in order to expand the range of services and facilities that are available to residents in both settlements and the wider rural hinterland;
- To make provision for settlement growth in Scarriff/Tuamgraney by identifying sufficient land for new development, in particular housing, community, recreational and tourism uses;
- To make provision for amenity, leisure and tourism-related developments to contribute to the tourism product, based on the network of loughs, harbours and walkways in Scarriff/Tuamgraney and the wider area;
- To support the expansion of services and increase in population in Scarriff/Tuamgraney in order to establish the area as a major service centre in the east of the County;
- To encourage the redevelopment and reuse of the former Finsa site in Tuamgraney for employment and enterprise opportunities;
- To encourage employment-generating development in Tuamgraney, focusing industrial and commercial activities on the suitably zoned lands;
- To design and implement additional traffic calming measures for Tuamgraney in consultation with the local community.

## Economic Development in Scarriff

### Areas on which the Vacant Site Levy can Apply

Two Areas on which the Vacant Site Levy can Apply have been identified in Scarriff in accordance with the requirements of the Urban Regeneration and Housing Act 2015 with the aim of bringing these under-utilised and vacant sites and buildings into beneficial use. This will in turn contribute to the rejuvenation of the town and contribute to the overall improvement of the public realm and visual amenity. The areas identified in Scarriff are:

- OP1 Former Clare Lakelands Hotel and adjacent lands;
- OP2 Former Astor Cinema.

These two areas are also identified as Opportunity Sites in this settlement plan and, in that context, they are dealt with in greater detail in the 'Opportunity Sites in Scarriff' section below.

### Tourism in Scarriff

Scarriff has an important role to play as a service centre for tourism and in this respect would benefit from the development/provision of visitor accommodation. The successful development of Holy Island as a flagship sustainable tourist attraction for the area and a stronger tourism offering in nearby Tuamgraney all have the potential to benefit Scarriff. The Scarriff Harbour Festival, which takes place during the August Bank Holiday weekend each year, is supported by Waterways Ireland and has a cross-border theme. It is now established as an important date in the festival calendar and attracts a significant number of visitors to the town each year.

### Retail Development in Scarriff

The town provides a range of local services meeting the day to day needs of its catchment population. It has a good range of small scale convenience provision supported by a range of services. However, the centre has a limited range of comparison shopping outlets which results in retail leakage to other settlements in the area (e.g. Killaloe, Ennis and Limerick City). The following are the objectives for retail development in Scarriff:

- To support the town as an important centre for the provision of convenience goods and retail services;
- To encourage the provision (where not already provided) of good quality convenience outlets capable of supporting a main food shopping trip in the town centre;
- To support the provision of non-bulky and bulky comparison goods outlets in the town centre where these are aimed at meeting the needs of the local catchment populations.

### Opportunity Sites in Scarriff

#### OP1 Former Clare Lakelands Hotel and Adjacent Lands

This site comprises the former Clare Lakelands Hotel (Scarriff Court Hotel), which is currently vacant, and some adjacent properties in separate ownership. The site offers the potential for refurbishment of the existing hotel and expansion of other town centre uses or, alternatively, a redevelopment of the site that harnesses its prime location in the town centre with frontage on Mountshannon Road, Main Street and Jones Road.





## Housing and Sustainable Communities in Scarriff

In addition to compliance with the policies and objectives of Volume 1 of this Plan, specific objectives apply to the following sites:

### R1 Lands to the East of the Church, Scarriff

These lands have been identified as being suitable for housing due to their close proximity to the town centre and to many of the services available in the area. The lands are gently sloping and this feature shall be incorporated into any future development of the site. The development of R1 shall incorporate a large extent of open space. Currently there is a parking area associated with the church along the western boundary of the lands. Provision shall be made for replacement parking should these spaces be removed as part of future development proposals. The natural stone walls along the roadside boundary of the site are also a prominent feature and shall be incorporated into future development on the lands.

R1 is bounded by the Scarriff stream which is currently at moderate status and therefore has a Water Framework Directive (WFD) Objective of restore to "good" status. Any future development at this location will need to take into consideration the requirements of the WFD and the achievement of its objectives. A significant portion of R1 contains wet grass land which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. Any proposal for development on this site shall also be subject to and accompanied by a Flood Risk Assessment.

### OP2 Former Astor Cinema

The site/building comprises the former Astor cinema which is now vacant and unoccupied. This building has a rich history and heritage and has potential to be used for community and cultural purposes given its size and location within the town centre.

### OP3 O'Shea's Shop, Main Street

This site consists of a two storey structure opening onto Main Street with a rear access to the Feakle Road. It had commercial use and has a fine traditional shopfront which adds value to the property and the public realm of Scarriff and which should be retained in any refurbishment. The site is ideally suited for retail use in this service town.

### OP4 Mixed Use Lands at Church Street

This mixed use site has an open boundary to Church Street which is flanked by currently unoccupied houses. The sizeable gardens to the rear of the houses and the central open site combine to create potential for a significant infill site, suitable for a mix of uses including new residential development. Such development would ideally have a mix of house types including 'step-down' type units.

## Housing and Sustainable Communities in Tuamgraney

### Introduction

In addition to compliance with the policies and objectives of Volume 1 of this Plan the following specific objectives apply.

### Infill Sites, Village Centre

There are three small infill sites in separate ownership in the village centre of Tuamgraney – two of which are on the derelict sites register. All three sites had buildings of residential use and their sympathetic reinstatement at this location would serve to greatly enhance the village centre, which is an Architectural Conservation Area (ACA), while also increasing the population in the village centre and in turn increasing demand for local services.

### Dún Carrig, Tuamgraney

This unfinished housing development detracts from the overall appearance of the area and presents an opportunity for an infill housing development close to the crèche, national school and other amenities of the village.

### R2 Lands to the southeast of the road to Reddan's Quay, Tuamgraney

This is a large site located in close proximity to the village core in Tuamgraney. The design and layout of any future development on these lands must reflect the traditional character of Tuamgraney and the scale of the existing village. R2 covers an extensive area and it is preferable that the lands be developed as a series of smaller developments in a clearly phased manner. The development of the lands as a single entity is not considered to be appropriate. A masterplan outlining proposals for the entire site must be submitted as part of any planning application on these lands. Standards of both public and private open space associated with development on these lands must reflect the rural village environment. Improvement works to the junction with the R352 may be required as part of any development on the site.

The existing hedgerow and treelines should be retained along all field boundaries associated with this zoning in order to protect the biodiversity and feeding/foraging routes for all bat species as this is a high landscape area for bats.



## Economic Development in Tuamgraney

### Tourism in Tuamgraney

Tuamgraney's location approximately midway between the tourist centres of Mountshannon and Killaloe provides it with the opportunity to harness its potential for tourism development.

The tourism potential of the village rests in tapping into its unique heritage. The village is a former monastic settlement founded by St Cronan. The 10<sup>th</sup> century church that bears his name is the oldest church in continuous use in Ireland and Britain. The church has a strong association with Brian Boru and served as a heritage centre from 1991 to 2014. In recognition of its potential to develop as a visitor attraction the site and adjacent lands are zoned for tourism (TOU1). Given the importance of TOU1 for bat species (high rating or favourability for all bat species under the Bat Landscape assessment carried out by Bat Conservation Ireland) trees and hedgerows must be retained and maintained throughout the site.

Tuamgraney is hometown to the novelist Edna O'Brien. This award winning writer was born in Drewsborough House – now a protected structure (RPS 091). The house and adjacent lands are zoned for tourism (TOU2) with potential for development that links with its literary connection and/or accommodation. Any development at TOU2 must be cognisant of the adjacent special historic or architectural character of the settlement and the surrounding rural nature of both Scarriff and Tuamgraney.

As Tuamgraney/Scarriff would benefit from the provision of a hotel, TOU3 is zoned for tourism purposes.

### Industrial and Commercial Development in Tuamgraney

#### OP5 (IND3) Former Finsa Site/Opportunity Site

This is the site of a former chipboard factory, whose manufacturing operations closed fully in 2012. A further 8.8 acres of land which directly adjoins the western boundary of the Finsa site has also been zoned for industrial use. The site is considered to be a significant brownfield site.

The site represents a significant development opportunity and has the potential to support a new use or a range of new uses in the future. Given the former use of the site and the significant biomass resource (forestry) in the East Clare/South Galway area there may be an opportunity for renewable energy related development. However its future use should not be limited to this and all employment generating proposals compatible with its location will be considered subject to planning permission.

The site would benefit from a feasibility study on its future use particularly in recognition of the identification of the Scarriff area as a Rural Economic Development Zone (REDZ) in the CEDRA (Commission for Economic Development of Rural Areas) report. The feasibility study should not preclude the consideration of non industrial uses such as tourism given its riverside location in Scarriff/Tuamgraney.

Any redevelopment of this site will require that buildings are located in Flood Risk Zone C. Open space, car parking, and other water compatible uses are to be located within Flood Risk Zone A. A site specific Strategic Flood Risk Assessment shall be carried out to determine finished floor levels of any new development.

#### IND1, IND2 and Lands Zoned for Enterprise Use

Further lands are made available for the extension of the existing Tuamgraney Business Park with a view to providing further employment opportunities. Lands have been zoned for enterprise, commercial and industrial activities, encompassing existing businesses and additional lands for expansion. The space available is suitable for a range of incubator, light industry and enterprise developments, in accordance with the character of the area, to provide a good quality sustainable working environment with high environmental standards being applied throughout.



Section 1: Service Towns Scarriff/Tuamgraney





## Place Making and Amenity in Scarriff and Tuamgraney

### Townscape Improvements

The Council, in conjunction with Scarriff Community Council and Tuamgraney Development Association, has identified the approach road into Scarriff from Tuamgraney and vice-versa as being in need of enhancement. In addition there is a need to examine access to the Finsa site and to enhance access to Scarriff Harbour in order to signal Scarriff/Tuamgraney as a waterside location. It is an objective of the Council to develop and implement an enhancement scheme at this location subject to available funding.

It is an objective of the Council to work with the owners of vacant, underutilised and derelict sites/buildings to identify new uses. The Council will use its powers as necessary under the Derelict Sites Act 1991 and Housing and Urban Regeneration Act 2015.

In Scarriff, it is a priority to enhance Main Street which climbs steeply from the Scarriff River to the former Fair Green. Enhancements should include:

- a** Gateway design at Scarriff Bridge, including the green area adjoining the Bank of Ireland, to incorporate traffic calming and pedestrian links;
- b** The introduction of build-outs along Main Street with street trees.

Approaches to Scarriff town centre from Feakle, Connacht Road, Mountshannon and the R352 to the east are all part of the public realm of Scarriff along with the central areas of Main Street, Church Street and the Market Square. Entry points at the New Bridge on the Connacht Road and Little Bridge on the Feakle Road, together with the Mountshannon and Tuamgraney entries are all gateways where sense of place can be enhanced by appropriate masterplanning. New enterprises/development accommodated on the R352 road must act to consolidate the existing activity on Main Street by providing effective through-circulation links to the Main Street. The town edge to the R352 road needs to be consolidated using appropriate defining elements. Consideration should also be given to naming this section of road.

Both towns were included in the 'Survey of Trees in Towns and Villages of County Clare', which was undertaken to highlight, and raise awareness of, the value of trees and hedgerows and to show how they can contribute to place-making. This survey should be taken into account when preparing public or private development proposals.

In Tuamgraney, the public realm would be enhanced by the introduction of traffic calming around the historic core, by forming gateways on the Killaloe and Bodyke approaches and on the shared gateway with Scarriff, including access to the harbour. Public realm enhancements and improved connectivity on the link between Tuamgraney and Scarriff should also be explored.

### OS1 Lands adjoining Tuamgraney Harbour (HAR2)

This open space is designated as such to allow for the seasonal changes in water levels in the Scarriff River.

### OS2 Riverside Area

This area is reserved for the future recreational development of the area, in particular, the creation of a linear park/walkway along the river between the two existing harbours. This would provide the opportunity for a looped walk with improved fishing access and would be an important amenity for locals and visitors alike.

### OS3 Scarriff Harbour Approach

These green riverside lands form an attractive amenity leading to Scarriff Harbour. It is also desirable to improve pedestrian connectivity to the harbour while retaining the natural open character.

### HAR1 and HAR2 Scarriff Harbour and Tuamgraney (Reddan's) Quay

Scarriff and Tuamgraney harbours are linked to Lough Derg by the Scarriff River. Both are attractive harbours with berths alongside the navigational channel. Scarriff Harbour, the dock area of which is a protected structure (RPS 277) has been expanded significantly in recent years. The development and promotion of these facilities for the benefit of the wider community will be encouraged. Scarriff Harbour is home to Waterways Ireland's regional headquarters.

Consequently, HAR1 and HAR2 are reserved for harbour and land-based amenities to facilitate development of water-based tourism and leisure areas. It is important that any development proposals for small-scale water-based commercial activity support the tourism and leisure potential of the harbours.

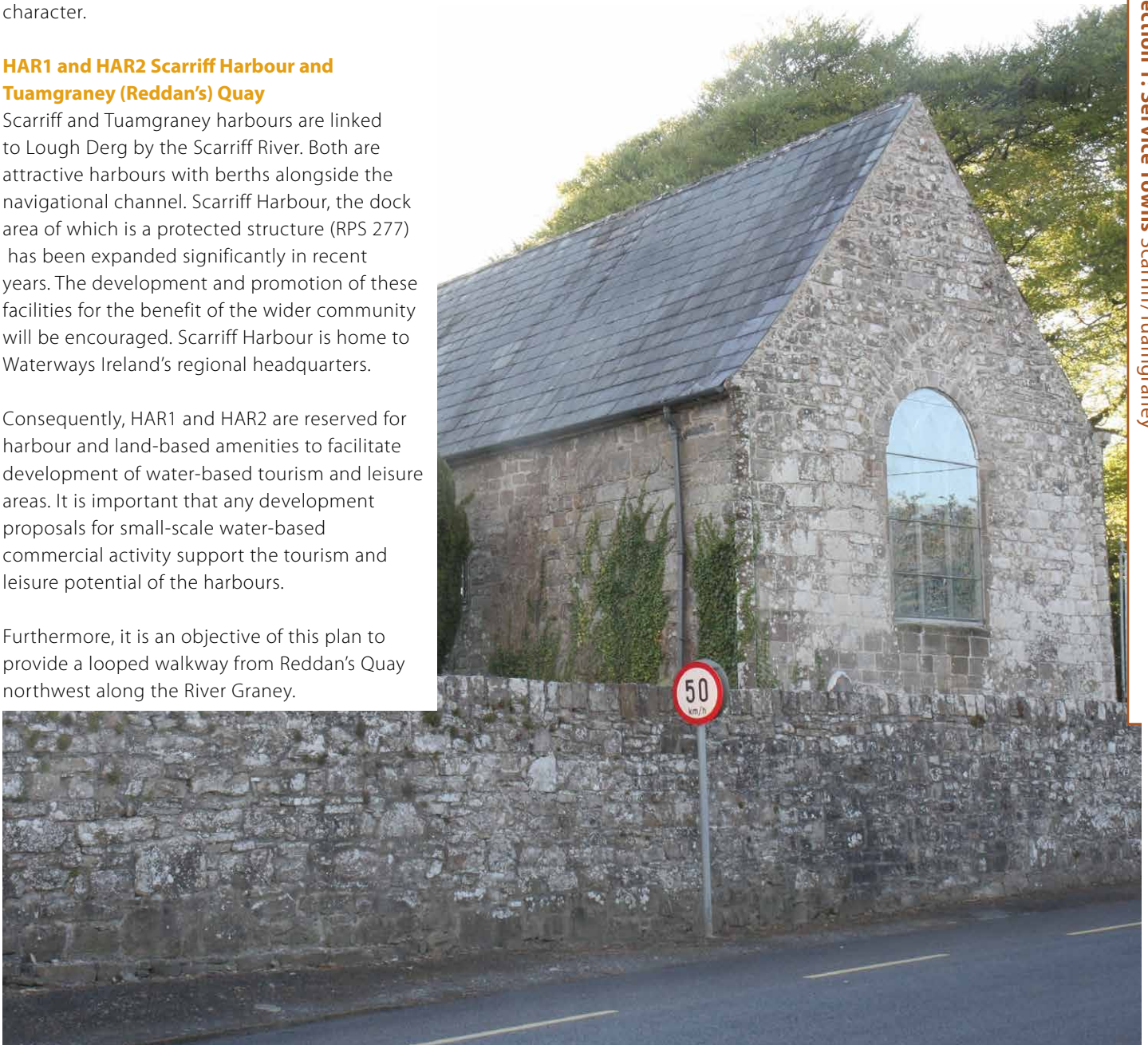
Furthermore, it is an objective of this plan to provide a looped walkway from Reddan's Quay northwest along the River Graney.

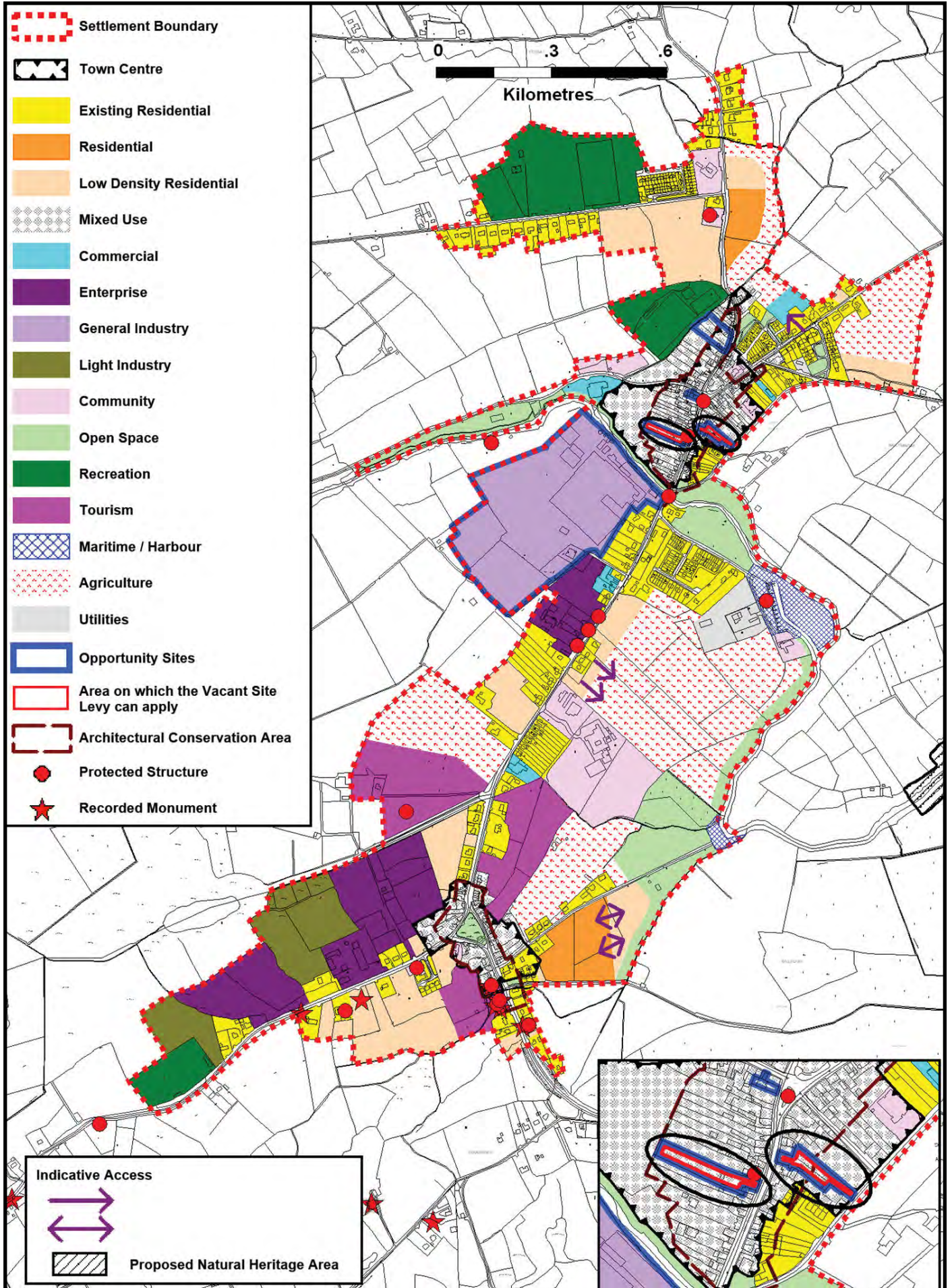
### Architectural Conservation Area (ACA)

The centres of Scarriff and Tuamgraney have been designated as an Architectural Conservation Area which are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place.


### Flooding and Flood Risk

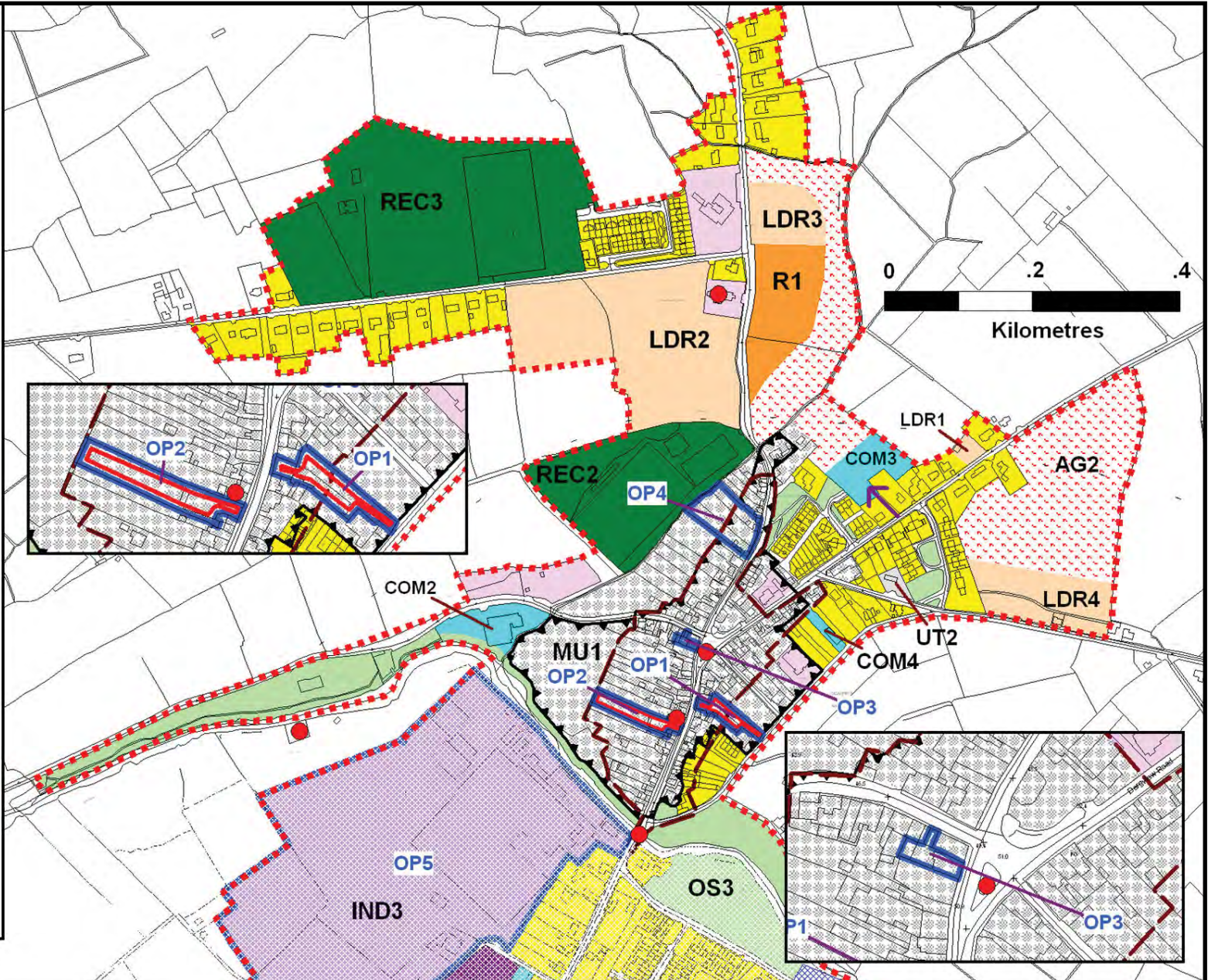
A Strategic Flood Risk Assessment was carried out as part of the preparation of this Plan. The SFRA in Volume 10(c) advises that there is some flood risk to proposed residential zonings and that these areas be rezoned for water compatible uses or to limit development to Flood Zone C.





Clare County Council: <b>Clare County Development Plan 2017–2023</b>		Title: <b>Scarriff/Tuamgraney</b>		
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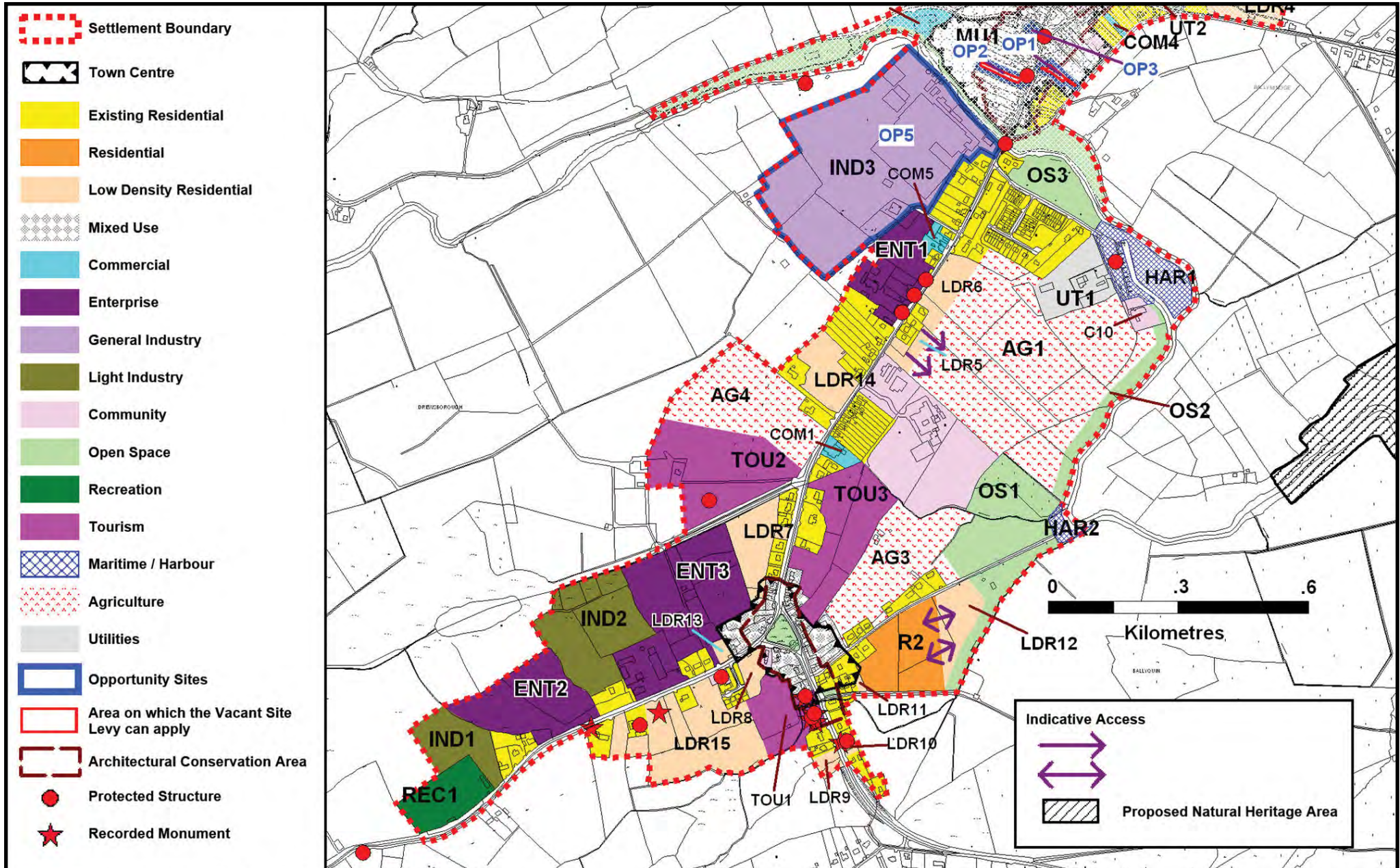
-  Settlement Boundary
-  Town Centre
-  Existing Residential
-  Residential
-  Low Density Residential
-  Mixed Use
-  Commercial
-  Enterprise
-  General Industry
-  Community
-  Open Space
-  Recreation
-  Maritime / Harbour
-  Agriculture
-  Utilities
-  Opportunity Sites
-  Area on which the Vacant Site Levy can apply
-  Architectural Conservation Area
-  Protected Structure
- Indicative Access
- 



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# Section 2

## Small Towns

**Killaloe**  
**Tulla**



# Killaloe

## Introduction and Context

Killaloe was home to the legendary Brian Boru, the High King of Ireland from 1002 to 1014 and is a former capital of Ireland. Remaining important as a market town, Killaloe has enjoyed an upsurge in prosperity, beginning early in the 19<sup>th</sup> century with the development of commercial traffic on the Shannon Waterway.

Killaloe is physically linked by the historic bridge across the Shannon at the southern-most tip of Lough Derg to the settlement of Ballina in County Tipperary. The settlements have a complementary nature and recognising this will allow the expansion of services available to residents of both settlements.

Today the towns continue to act as a service and retail centre for the surrounding hinterland in East Clare and North Tipperary. Killaloe plays a strong cultural, retail and community role in the region. Killaloe also has a strong educational function. St. Anne's Community College, under the patronage of Limerick Clare Educational Training Board (LCETB), caters for in excess of 550 post-primary students and has a long-term projected enrolment of 650 students.

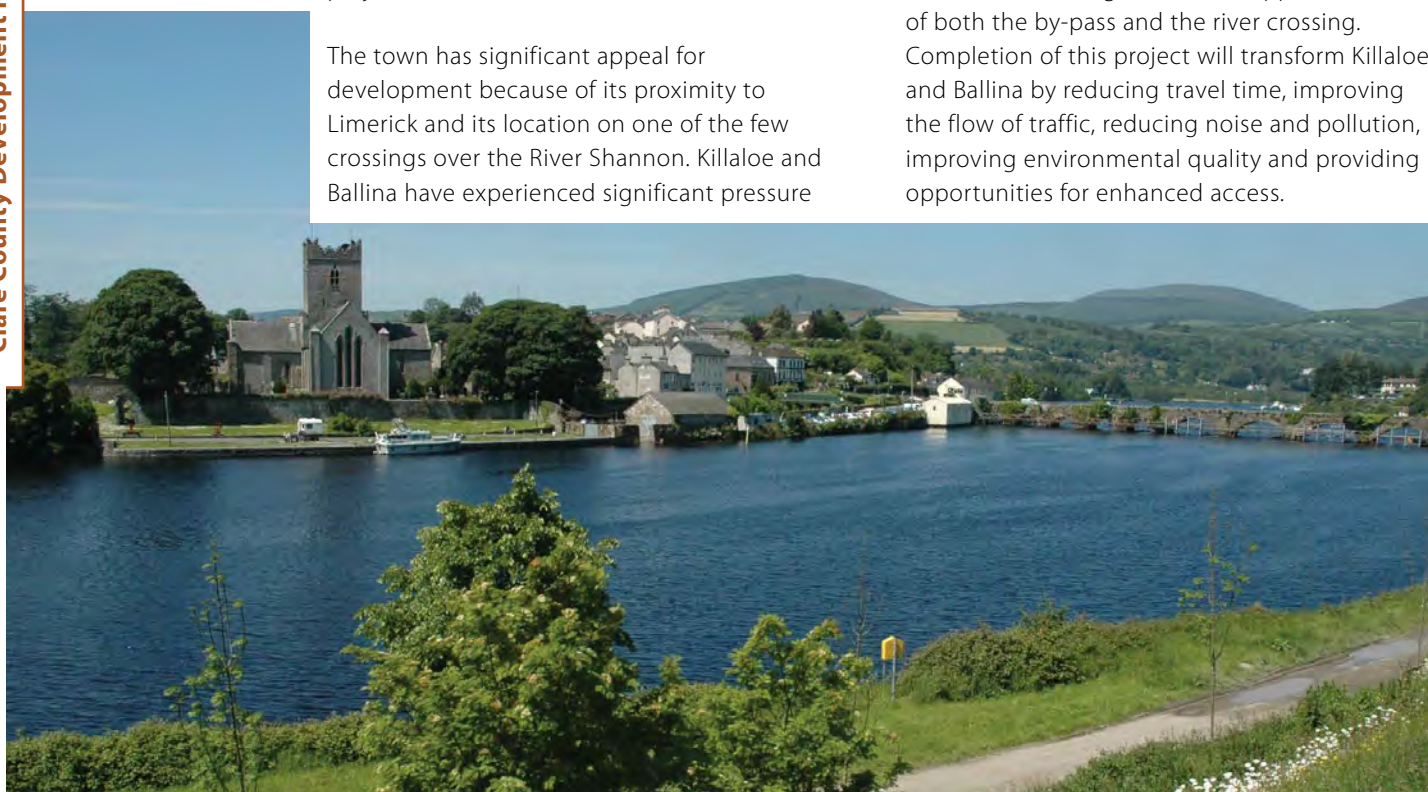
The town has significant appeal for development because of its proximity to Limerick and its location on one of the few crossings over the River Shannon. Killaloe and Ballina have experienced significant pressure

for development in recent years. However, in recent times infrastructure deficiencies have constrained development in both towns.

Water is supplied from the Killaloe Public Water Supply which is fed from a groundwater source. At the time of preparing this Plan, Irish Water was investigating the possibility of connecting Killaloe to the Newport Water treatment Plant in Tipperary via Ballina to ensure security of supply.

Wastewater from Killaloe is treated in Ballina. The existing wastewater treatment plant is currently operating at hydraulic capacity and cannot accommodate any further significant development. Proposals to upgrade the Ballina WWTP are being developed by Irish Water. Until such time as the issues arising with capacity are resolved any future residential development is considered premature.

Killaloe and Ballina suffer from traffic congestion on the old bridge. A new Shannon river crossing, Killaloe by-pass and upgrade of the R494 was approved by An Bord Pleanála in 2012 to alleviate this problem. This Plan provides an Infrastructure Safeguard for the approved route of both the by-pass and the river crossing. Completion of this project will transform Killaloe and Ballina by reducing travel time, improving the flow of traffic, reducing noise and pollution, improving environmental quality and providing opportunities for enhanced access.



Once the infrastructure and traffic management issues are addressed, there will be considerable scope for further development in both settlements to meet the needs of current and future residents. Such development will include residential, community and employment-generating uses, to ensure the sustained future growth of the linked settlements.

Killaloe and Ballina have been designated as a Heritage Town. Heritage Town status is allocated to towns across Ireland that exhibit unique heritage resources. These towns have a strong physical heritage and will be developed as being representative of the heritage of Ireland. Killaloe and Ballina boast a magnificent arched bridge which joins the two towns. Today the towns share a visitor centre, a Romanesque cathedral and a church although much of the historic streetscape is in Killaloe. The historic importance of the settlements and their surviving features and their attractive location at the southern end of Lough Derg are major visitor attractions.

Clarisford Park is a top class community and sports facility located on the banks of the River Shannon. The park consists of a sports hall, dressing rooms, playing fields, sand-based all-weather facilities, training paddocks, running trails and a community park. Clarisford Park is an excellent example of the positive effects of sports and recreation in the community of Killaloe and Ballina. The Clarisford project shows how health and well-being can be promoted and developed when a community is supported by Clare County Council, funding bodies and other local organisations. The project is also an appropriate vehicle for initiatives such as 'Healthy Killaloe Ballina' which is promoted by a range of public and private stakeholders.

## General Objectives

- To promote Killaloe as a gateway to County Clare for traffic approaching from the east;
- To ensure that Killaloe continues to act as an important local service centre with the capacity to provide a high level of service to ensure a quality of life for those in the vicinity, to maintain a sustainable community and to help ensure environmental quality;
- To enhance the town centre in order to continue to serve the growing population in the area;
- To promote the development of the commercial, tourism and retail sector in the town;

- To promote enterprise and employment-generating development in order to increase the sources of employment in the town;
- To ensure that future growth is balanced and sustainable and is relative and appropriate to the scale, size and character of the existing town;
- To secure the provision of a Shannon Bridge crossing and the Killaloe western relief road;
- To work in coordination with Tipperary County Council to progress the development of Killaloe and Ballina as linked settlements;
- To promote the healthy activity profile of both towns;
- To improve pedestrian facilities and linkages in the settlement especially between the schools and the town centre.

## Economic Development

Completion of the river crossing and relief road will signal a new era for Killaloe, transforming it and renewing interest in its economic potential as an excellent place to locate business. The river crossing and relief road will put Killaloe at the geographical centre of the mid west region and offer businesses better connectivity to the wider region and country. Killaloe is well recognised as a highly desirable place to live. The opportunity now exists to build on this reputation and extend it to business and enterprise.

Killaloe has a number of quality cafes and high-end ladies fashion shops. There is an opportunity to build on this reputation by continuing to offer a diverse retail mix.

### Area on which the Vacant Site Levy can Apply

An area on which the Vacant Site Levy can apply has been identified in Killaloe in accordance with the requirements of the Urban Regeneration and Housing Act 2015, which aims to bring under-utilised and vacant sites and buildings into beneficial use. This will in turn contribute to the rejuvenation of the town and contribute to the overall improvement of the public realm and visual amenity. The area identified in Killaloe is:

#### OP2, Site at Bridge Junction

This area is also identified as an Opportunity Site in the Killaloe settlement plan and, in that context, it is dealt with in greater detail in the 'Opportunity Sites' section below.





## Tourism

Killaloe's economic base will continue to be strongly associated with tourism activity arising from its location on the Shannon and its recreation facilities at Clarisford Park. In order to support tourism the following sites are identified:

### TOU2 Clarisford/Killestry Tourism Site

This site has been identified for tourism development having regard to its strategic location adjoining the town of Killaloe and its proximity to the River Shannon and Lough Derg. The zoning recognises the potential of these lands to accommodate development that will significantly contribute to the tourism industry at both a local and regional scale.

Part of the site is identified as being within Flood Zone A/B. Development within Flood Zone A/B shall be retained for open space or other water compatible uses. A site specific Flood Risk Assessment will be required as part of development proposals for the site. The development of holiday homes / short stay accommodation will not be permitted on the areas identified as being within Flood Zone A/B.

Proposals for development on the site must meet the following criteria:

- Development proposals for lands at TOU2 must include a masterplan for the entire site showing linkages to neighbouring developments and the surrounding area, proposed service provision and access routes to the site. The masterplan shall incorporate a habitat and species survey and an ecological assessment. These will inform the screening for appropriate assessment together with the Natura Impact Statement, should the Council determine that an appropriate assessment is required;
- Development proposals must make provision for safe vehicular and pedestrian access to the site. Permanent or temporary access shall be addressed as part of a masterplan for the overall TOU2 site. Temporary access to TOU2 via unzoned lands may be considered in advance of the Killaloe bypass;

- The lands zoned TOU2 are adjacent to the Lower River Shannon European site. Given the extent of the area zoned for 'Tourism' at Killestry, the adjacent ecologically sensitive shoreline and associated SAC, it is imperative that there are no significant impacts on the adjoining Lower River Shannon SAC (Site Code 2165);
- Nutrient loading, siltation or any negative impacts on water quality must be avoided as these can have potential negative impacts on the aquatic ecosystems, e.g. fish habitat;
- A sufficient buffer zone shall be put in place between any proposed development on TOU2 and the European site;
- Trees and hedgerows must be retained and maintained throughout the site where possible as these act as wildlife corridors;
- Continuity of hedgerow and tree lines and an acceptable physical riparian buffer zone must be maintained;
- The hydrology of the site and subsequent potential impact on the adjacent SAC must be taken into account at all times and this must be demonstrated as part of any planning application;
- Ground disturbance to the adjacent SAC must be avoided;
- Due regard must be had to the flight paths of bats in relation to the retention of trees. The migration paths and habitats of mammals, birds and fish along the Lower River Shannon must not be disrupted. Any future developments must not lead to the further spread of invasive species (Rhododendron and Japanese Knotweed) at this site;
- Proposals for development on the site must demonstrate that suitable services and infrastructure, particularly relating to water supply and wastewater infrastructure, can be provided to serve the proposed development.

Compliance with these measures will not presume in favour of development on this site.

### TOU5 Canalside

This open space, which is associated with Abbey House, a protected structure (RPS 439), spans the area between the canal and the approach into Killaloe on the R463. The boundary to the road forms a visually strong edge consisting of a stone wall overhung with mature trees. Given the setting and character of the site, it may have potential for appropriate tourism uses.

### TOU6 Ballyvalley

Any development within TOU6 will be subject to an upgrade in both the wastewater and water treatment plants within the town. A masterplan shall be prepared for the site showing linkages to neighbouring developments and the surrounding area, services and roads access.

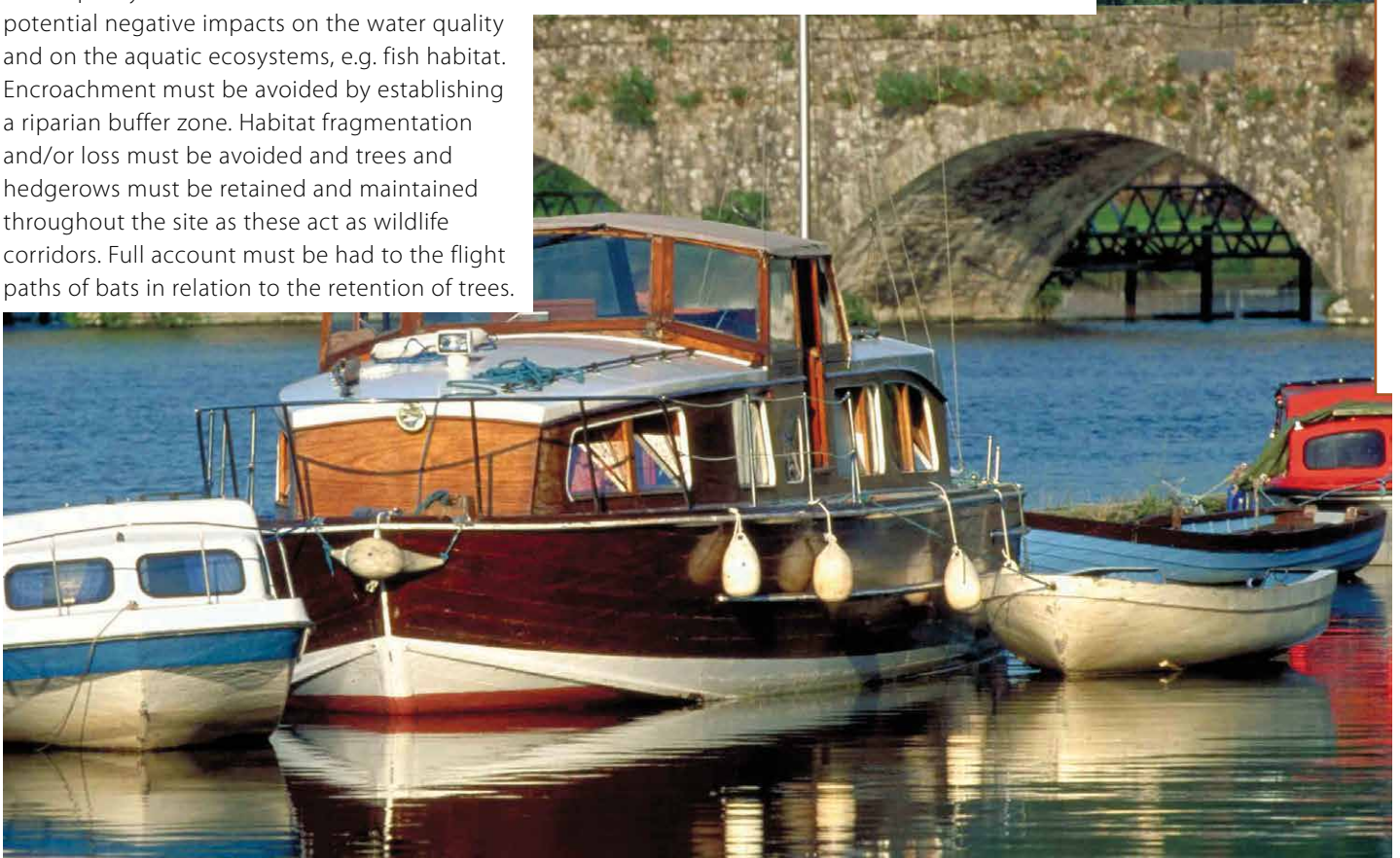
Part of this site is identified as being within Flood Zone A/B. Development within Flood Zone A/B shall be retained for open space or other water compatible uses. A site specific Flood Risk Assessment will be required at development application stage. The development of holiday homes/short stay accommodation will not be permitted at this site.

Due to the location of the site adjoining a proposed Natural Heritage Area and upstream from the Lower River Shannon SAC, all proposals for development on the site must initially be subject to a habitat and species survey followed by an ecological impact assessment. Nutrient loading, siltation or any negative impacts on water quality must be avoided as these can have potential negative impacts on the water quality and on the aquatic ecosystems, e.g. fish habitat. Encroachment must be avoided by establishing a riparian buffer zone. Habitat fragmentation and/or loss must be avoided and trees and hedgerows must be retained and maintained throughout the site as these act as wildlife corridors. Full account must be had to the flight paths of bats in relation to the retention of trees.

The migration paths and habitats of mammals, birds and fish along the Lower River Shannon must not be disrupted. Any future development must not lead to the further spread of invasive species (Rhododendron and Japanese Knotweed) at this site and will need to provide, as part of the overall site masterplan, a work programme for the safe removal and eradication of Japanese knotweed on this site. A scenic route runs along the entire western boundary of the site. The ecological assessment will inform the screening for appropriate assessment and the appropriate assessment itself where necessary. These assessments must consider the cumulative and in-combination environmental and ecological impacts of the proposed development on the wider area. Furthermore any development proposals on this site must adhere to the requirements of the Water Framework Directive and the Shannon River Basin District Management Plan or any future National River Basin Management Plan.

The existing mature trees which provide a boundary to this site should be retained as foraging and commuting routes for bats and as a screening to any future development at this location which will minimise visual impact from Lough Derg and from Ballina.

Due to the location of the site in close proximity to the historic site of Brian Boru's fort, an archaeological assessment of the site must be submitted as part of any development proposal for the site.



## Retail Objectives

Killaloe provides a range of local services meeting the day to day needs of its catchment population. Killaloe also benefits from its tourist and visitor attractions, which allows it to support a wider range of comparison goods than would be justified by its local catchment population. The traditional provision along Main Street/ Church Street has been supplemented by the development of the Convent Hill Shopping Centre to the rear of properties fronting the south side of Main Street.

In accordance with the provisions of the Retail Strategy for the Mid-West Region 2010-2016, the following are the objectives for retail development in Killaloe:

- To support the town as an important centre for the provision of convenience goods and retail services;
- To encourage the provision (where not already provided) of good quality convenience outlets capable of supporting a main food shopping trip in the town centre;
- To support the provision of non-bulky and bulky comparison goods outlets in the town centre where these are aimed at meeting the needs of the local catchment populations.

## Enterprise (ENT1) West of Town Centre

There are a number of small industrial units located within Killaloe, providing employment and services to the surrounding community. Clare County Council encourages the retention of the existing industrial units within the town to promote local employment. It is recognised that some of these units may need to be upgraded during the lifetime of this Plan.

## Opportunity Sites

### OP1 Bane Field and Tobermurragh Park

There is an opportunity to create a new urban park environment by redesigning Tobermurragh Park and Bane Field as complementary halves of the one place, informed by its industrial, cultural and natural heritage, while enhancing its gateway location at the edge of Killaloe and exploiting its elevated position overlooking and adjacent to Lough Derg. Proposals should incorporate the road which divides the two spaces into the overall public realm design of OP1; maximise local pedestrian linkages and permeability routes and make it a more equitable place for all users.

OP1 includes the wider area i.e. the dry-dock area, the former Steamboat Quay building to the north and the Pier Head area adjacent to the Lough. Although in varying ownerships, any design for Bane Field and Tobermurragh should also consider and masterplan for the wider area. This will complement the designation of Killaloe and Ballina as a Heritage Town. The historic importance of the settlements, their surviving features and their attractive location are a major visitor attraction.

### OP2 Site at Bridge Junction

The site, facing onto Killaloe Bridge is located at a prominent position at the entry to Killaloe and County Clare from the east. The site is zoned for mixed use reflecting its potential for a landmark development for a range of uses at this junction. In light of its prominent location at the entrance to this Heritage Town, a high quality design of the proposed building is required to reflect its prominent location. In light of the configuration and location of the site, on-site car parking will not be required.

### OP3 Existing Petrol Filling Station and Adjacent Site (zoned Mixed Use).

Although the petrol filling station is currently in operation, this site (along with the adjacent site which has planning permission for a single dwelling) is considered an opportunity site as it has a very prominent corner and gateway location on the northern approach to town and its development as a mixed use site could complement the existing tourism and recreational uses nearby.

## Housing and Sustainable Communities

Killaloe is long recognised as a very attractive place to live, rich in natural beauty and amenity, and all within commuting distance of Ennis and Limerick. In order to make adequate provision for housing, lands have been identified within the town of Killaloe as being suitable for residential use. There is limited scope for further residential development within the town until such time as the wastewater treatment plant serving the area is upgraded. Proposals to upgrade the Ballina WWTP are being developed by Irish Water.

In addition to compliance with the policies and objectives in Volume 1 of this Plan, specific objectives apply to the following lands:

### R1 Land to the Rear of the Benson Box Factory

This is a large site that has been partially developed. Development proposals for these lands must be accompanied by a masterplan outlining the proposed future use of the remaining undeveloped lands on the site.

The masterplan must incorporate a habitat and species survey followed by an Ecological Assessment. These will inform the appropriate assessment process where necessary.

### R2 Shantraud

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

### R3 Harbour Village

This is an undeveloped portion of land within a larger, partially developed, site. Development of this site shall have regard to the existing nature of development in the vicinity and shall incorporate a high quality of design. Part of the site is identified as being within Flood Zone A/B. Development within Flood Zone A/B shall be retained for open space or other water compatible uses. A site specific Flood Risk Assessment will be required

Any further development proposals must:

- Be connected to the public WWTP with adequate capacity for foul water during operation;
- Be accompanied by a Construction Environmental Management Plan (CEMP) detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction. The CEMP must ensure that all surface water run-off during operation is treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features;



- Be accompanied by an Ecological Impact Assessment and screening for appropriate assessment and/or Natura Impact Statement, as required. The assessments should be informed by detailed ecological surveys and should address but not be limited to the following; habitat survey, usage of the area by otter for breeding/resting/foraging, an assessment of the potential impact of the proposed development on the Lower River Shannon SAC Qualifying Interest fish species (at various stages of their lifecycle) including spawning/breeding/migration habitat, occurrence of SPA Special Conservation Interest species in the vicinity of the proposed development site;
- Include a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint particularly in relation to Special Conservation Interest birds and otter.

### R4 Lands to the North West of Clarisford

Any future planning application associated with this site will be required to undertake an ecological assessment outlining the habitat types present together with a hydrological assessment indicating the surface water flows across the site.

### LDR1 Lands to the North of the Limerick Road

This site is located to the north of the Limerick Road in the town and is in close proximity to the secondary school. The land is elevated over the adjoining public road and therefore there may be some areas within the site on which single storey dwellings only will be acceptable. Footpaths shall be provided to link development on the subject site to the existing footpath network in the area.

**LDR7 Lands on Ailliebhan Embankment**

This land is part of a visually prominent steep embankment on the roadside by the canal bank, overlooking the lake in Killaloe. Development proposals on this site face significant challenges in order to protect the local character, respect the ACA, provide adequate residential amenity, ensure traffic safety and avoid impact on the SAC. In addition the substantial earthworks necessarily associated with development in this location may present structural stability issues for the embankment.

In the event of development proposals coming forward, it must be ensured that there will be no further spread of the invasive species (Japanese Knotweed) at this site. A work programme for the safe removal and eradication of the species on this site will be required in line with the Invasive Alien Species Regulations 2014. Any development application shall include an assessment of the site by a suitably qualified Ecologist as to the presence of Japanese Knotweed and shall outline a suitable course of action to prevent the spread of the species. This should be carried out in line with CDP Objective 14.26

**AG1 Lands at Shantraud**

These lands have been zoned for agricultural purposes to facilitate the potential for the development of allotments for the people of Killaloe.

**Place Making and Amenity**

Killaloe can build on its strengths by enhancing existing public spaces within the historic core, particularly The Green area located at the top of Main Street and the triangular space at the top of Cross Street. Enhancements are also needed at the gateway junction of New Road and the Tuamgraney Road (R463).

A masterplan has been prepared to realise the potential of Tobermurragh and linking it with Bane Field across the road. Pedestrian links from the town to these parks need to be enhanced with the underused but historic Ailliebhaun path being a priority. The overgrown embankment below this path has potential, if properly landscaped, to be a spectacular edge to the riverside approach into the town.

Pedestrian connectivity from the newly developed retail areas on Convent Lane back to Main Street is vital to help regenerate that street. Carrig's Lane will perform a useful function in this regard, as will the achievement of direct access from the supermarket car park through to Main Street. Infill development providing accessible 'downsize' type homes on Main Street will be promoted.

The 'Nine Towns' Improvement Strategy for Killaloe (2013) addresses many of the above issues. The town has been included in the 'Survey of Trees in Towns and Villages of County Clare' which has been carried out to highlight and raise awareness of the value of trees and hedgerows and to show how they can contribute to place making. The survey should be taken into account when preparing public or private development proposals.

**REC1 Moys/Clariford Recreation Area**

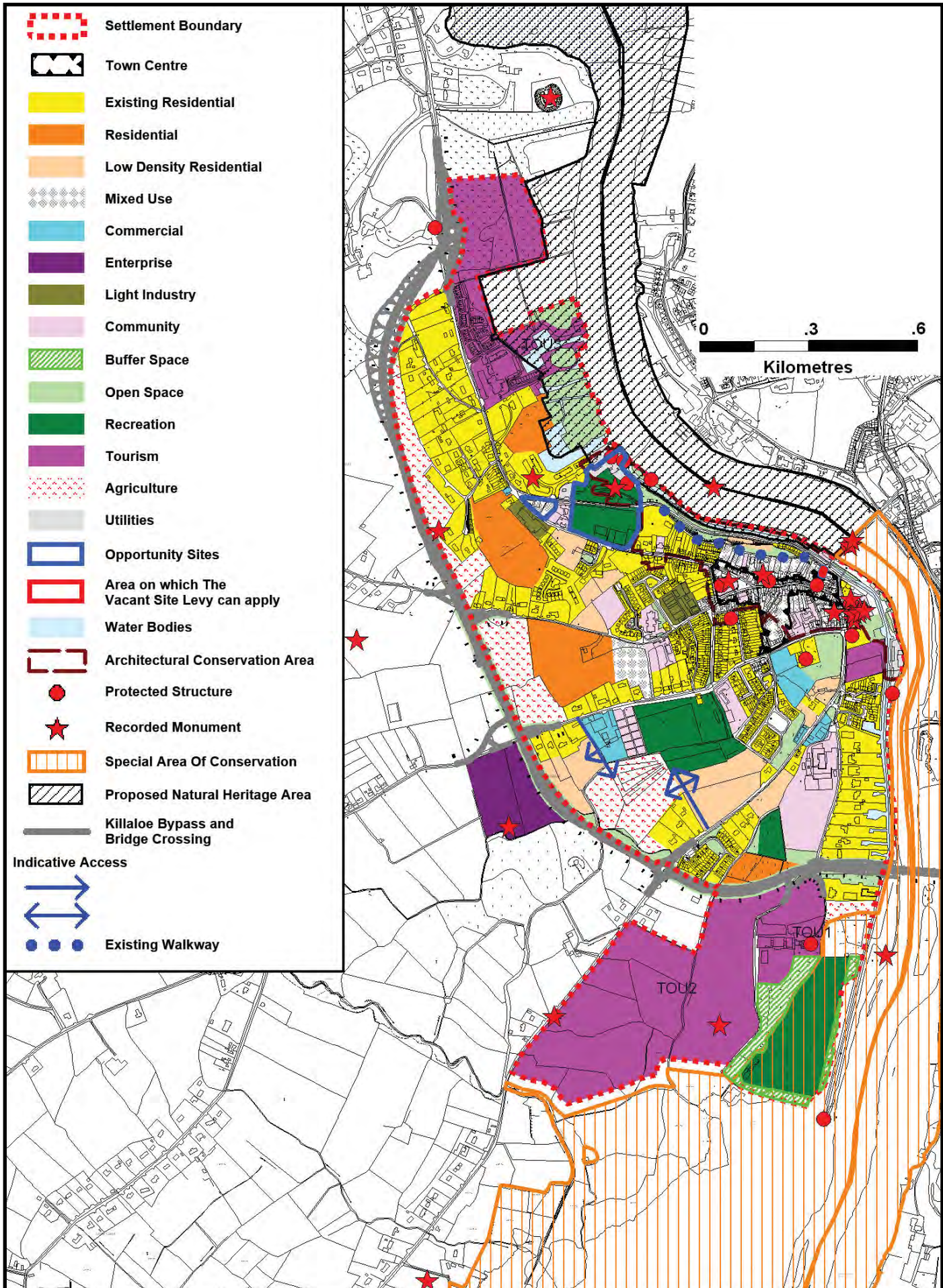
This attractive area has now been developed as an intergenerational community sports facility including hall, dressing rooms, playing pitches, all weather pitches, training areas, running trail and parkland. The development took into consideration its location within the Lower River Shannon cSAC and in accordance with ecological criteria.

**Architectural Conservation Area (ACA)**

The centre of the town of Killaloe has been designated as an Architectural Conservation Area which are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place.

**Flooding and Flood Risk**

A Strategic Flood Risk Assessment was carried out as part of the preparation of this Plan. The SFRA in Volume 10(c) advises that existing development at flood risk can be addressed through development management.



Section 2: Small Towns Killaloe

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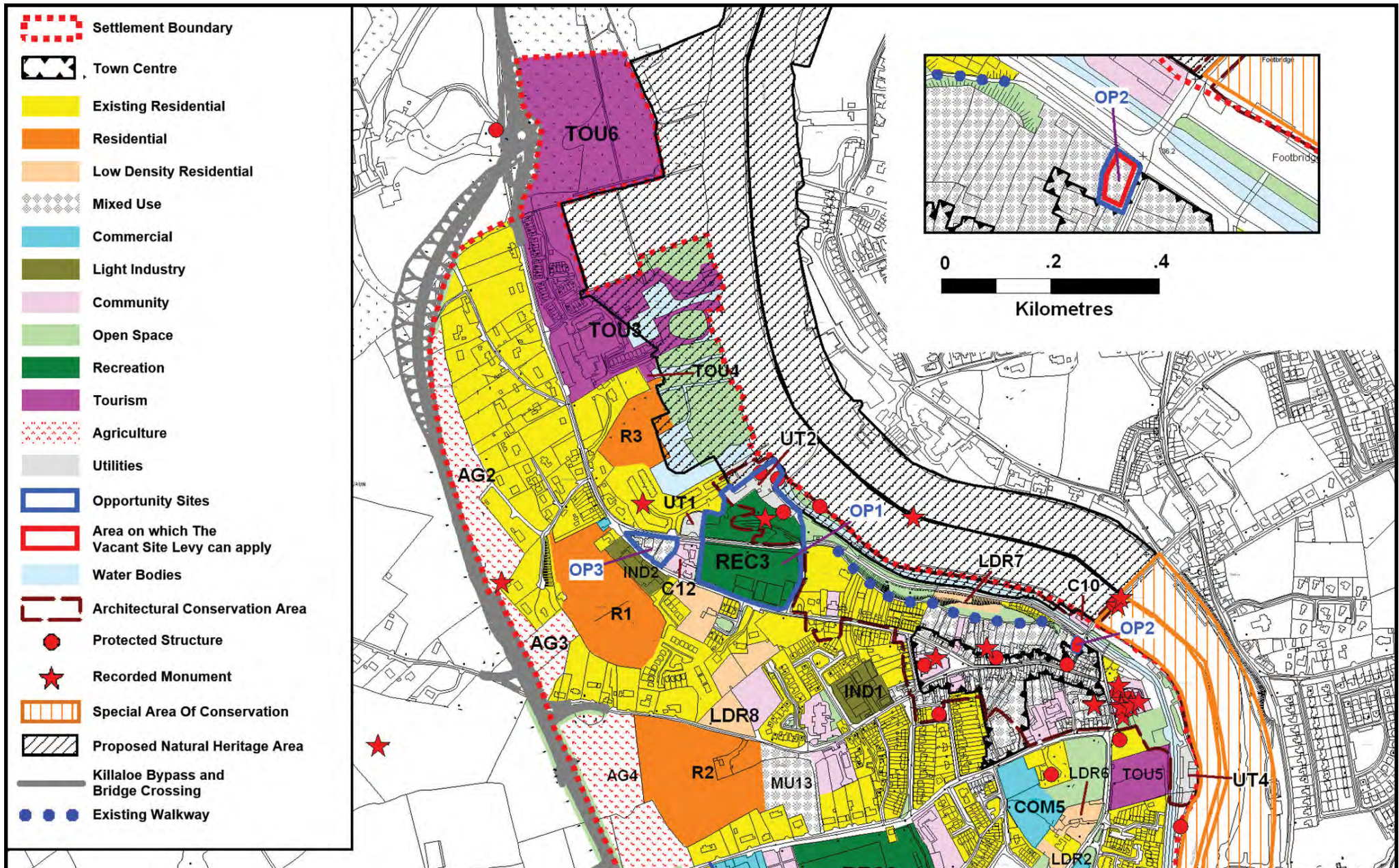
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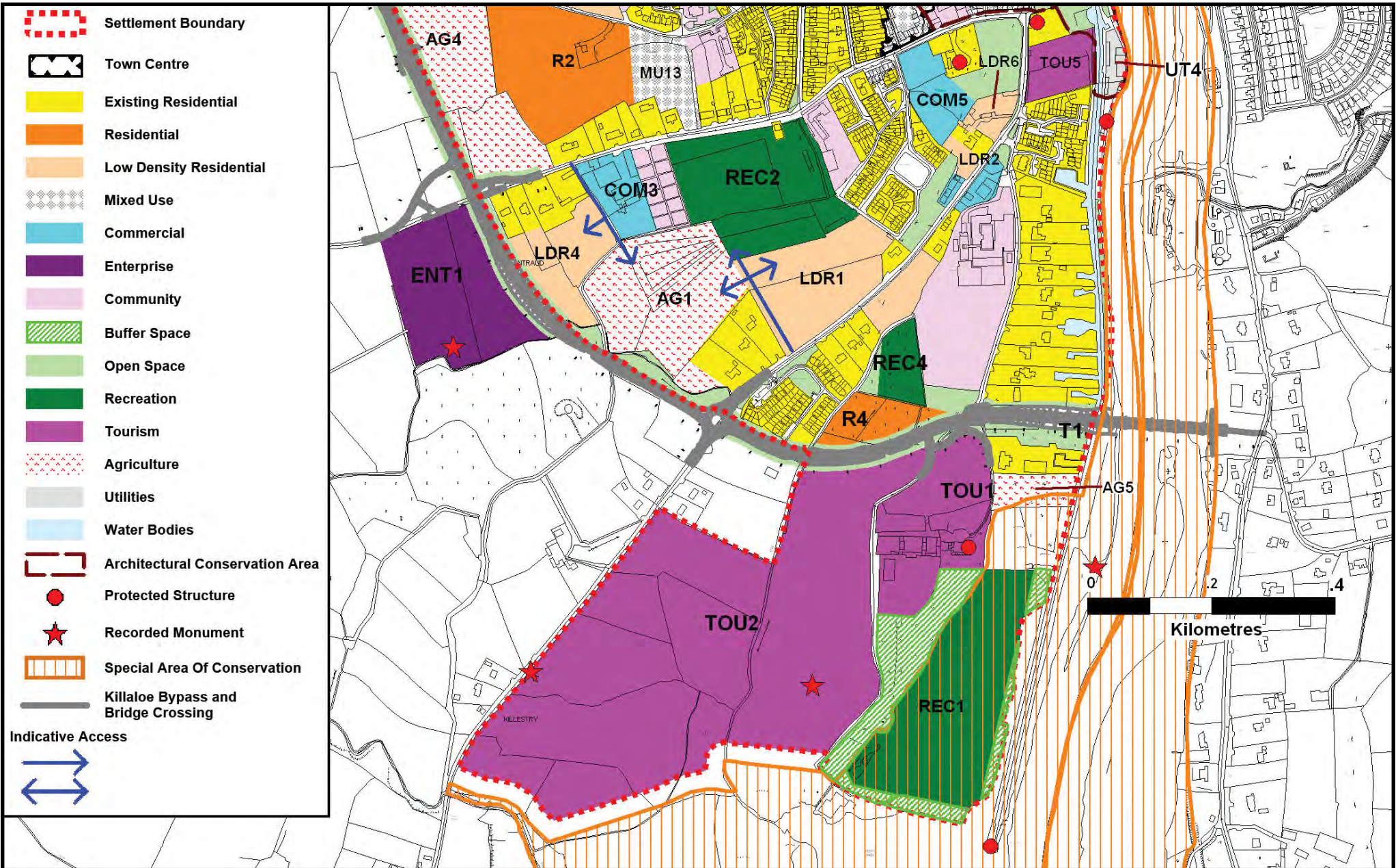
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# Tulla

## Introduction and Context

Tulla is located within an extensive low drumlin landscape area. Tulla has an attractive town centre, built into a steep hill and lined with business and residential properties.

Tulla has a proud musical tradition, being the base of the internationally renowned Tulla Céilí Band. Tulla Comhaltas has also been active over the decades in carrying on the cultural tradition. Their recent valuable work in establishing the Cnoc na Gaoithe Cultural Centre in the former convent, a protected structure (RPS 120), effectively promotes the musical heritage of the area and the historic built fabric of the town.

Tulla is a significant service centre in the area, offering a range of retail, commercial and community facilities and the town has the potential to expand these services for the benefit of residents both in the town and in the wider rural hinterland. The new St. Joseph's Secondary School will continue to serve both the town and a significant surrounding catchment. There has been significant development in Tulla in recent years, however, there remains potential for further development in the area, particularly in the vicinity of the centre of the town.

The town is served by the Broadford Public Water Supply which imports water from the Shannon/Sixmilebridge Regional Water Supply. As such, water supply is constrained, subject to the identification by Irish Water of a method to reduce the loss of water from the supply network and of augmenting the Regional Water Supply to cater for future demand.

The existing wastewater treatment plant serving the town has a design capacity of 2,000 PE with an average loading of less than 468 PE. There is significant spare capacity available to service the needs of the target population and for future development.

Planning permission has been granted at Creamery Road for an athletic's training facility including all weather running track, a cross county running track and a facility building which will make a very positive contribution to the provision of community sports facilities.





## General Objectives

- To encourage the consolidation and expansion of the town, its amenities and services in order to create a vibrant town to serve the existing and future population and those residing in the wider rural hinterland;
- To ensure that Tulla continues to act as an important local service centre with the capacity to provide a level of service to ensure a high quality of life;
- To maintain a sustainable community and to help ensure environmental quality;
- To ensure that future growth is balanced, sustainable and is relative and appropriate to the scale, size and character of the existing town;
- To promote the development of the commercial and retail sector in the town. New development of this type shall be located in the centre of the town and the redevelopment of existing unused or derelict structures for retail and commercial purposes will be particularly encouraged;
- To explore the provision of a car park between Main Street and the Cultural Centre, subject to resources.

## Economic Development

### MU1 Lands to the North of Main Street

These lands are located in close proximity to the centre of the town and can facilitate a mixture of uses associated with the expansion of the town centre area. Development on the site must reflect the streetscape, integrity, scale and character of the rural settlement and the location of the site adjacent to the Architectural Conservation Area in the town.

All existing trees and hedgerows on the site shall be retained where possible, particularly along the eastern boundary of the site. Any proposals for development on these lands may include the provision of a suitably integrated bring-bank facility on the site, subject to satisfactory access arrangements.

### Area on which the Vacant Site Levy can Apply

An area on which the Vacant Site Levy can apply has been identified in Tulla in accordance with the requirements of the Urban Regeneration and Housing Act 2015, which aims to bring under-utilised and vacant sites and buildings into beneficial use. This will in turn contribute to the rejuvenation of the town and contribute to the overall improvement of the public realm and visual amenity. The area identified in Tulla is:

- OP2 Site opposite Tulla Pipe Band Hall

This area is also identified as an Opportunity Site in the Tulla settlement plan and, in that context, it is dealt with in greater detail in the 'Opportunity Sites' section below.



### Opportunity Sites

#### OP1 (MU2) Former St. Joseph's School site

These lands are located at a prominent junction on the approach to Tulla, marking a key entrance point to the town. The vacation of the site by the secondary school presents an opportunity for the site's redevelopment for a mix of uses that would complement the range of established uses in the vicinity. A high standard of design and layout will be required of any future development proposals on the lands.

#### OP2 Site Opposite Tulla Pipe Band Hall

This site links Tulla's historic core to the Hill of Tulla. A mixed use development needs to respect existing buildings and edges while accommodating viable uses which can regenerate the town centre.

## Housing and Sustainable Communities

Significant residential development in Tulla in recent years is testament to its attractiveness as a place to live, go to school and work. Tulla offers a traditional village life with the associated advantages of services and shops within walking distance of the housing areas. The Court House building has become a focal point for many community activities including drama, yoga, farmers market, and traditional music concerts. In order to enhance residential amenity, specific objectives apply to the following lands:

#### R2 Lands to the North of the Former St. Joseph's School

This site is well located in relation to the town centre to provide for sustainable residential use. Development proposals must provide pedestrian linkages to the existing Main Street. The portion of the pedestrian/cycle link passing through the subject site shall be integrated into the scheme design, availing of footpaths and lighting, and shall be overlooked by houses in any new development. The scheme shall observe and demonstrate the principles of design incorporated into the Sustainable Residential Development in Urban Areas and the Urban Design Manual.

### LDR2 Northwest of Town Centre

Any new development proposals within LDR2 must retain and protect the recorded monument located within this zoning. A buffer zone must be instated surrounding the enclosure to ensure its long term protection.

### LDR4 Lands at Ashler

These lands are located to the southeast of the town centre in Tulla. Development on these lands will be highly visible and will mark the entrance to the town, therefore a high standard of design and layout will be required of any future development proposals on the lands. The development of OS4 as a riverside amenity area shall be incorporated into future development proposals on the site and shall be provided by the developer of LDR4 lands. Houses constructed on LDR4 must address, but not necessarily be parallel to, both the public road and the open space at OS4. Any new development on LDR4 must take into consideration the presence of wet grassland habitat and the overall effects of the loss of this habitat in terms of biodiversity. A full ecological assessment of the habitat area should accompany any planning application.

The Riparian Woodland habitat (WN5), located just outside but directly adjacent to LDR4 and connected to OS2 and OS4, requires careful consideration in terms of potential negative effects from any future development at LDR4. A full ecological assessment of the habitat area shall accompany any planning application.

### LDR10 Lands to the South of New Line

This site is located close to the town centre and many of the services in the area. The site shall be accessed from New Line and the development of OS2 as a riverside amenity area shall be incorporated into future development proposals on the site. Houses constructed on this site must address but not necessarily be parallel to, the area of open space (OS2) to the east of the site.

## Placing Making and Amenity

The historic core of Tulla is a well contained space with the dramatic vantage point of the Hill of Tulla directly accessible from Main Street. The street widens at the library to form a triangular space which leads back up to the Hill of Tulla. While the former Fair Green is the largest open space in Tulla, there are other spaces on Main Street which could claim a higher civic profile, setting off two historic buildings in the process. The space outside the Courthouse combined with that outside Minogue's Pub is the main hub of activity in Tulla. The space has great potential for enhancement as a civic space but this will require prior study of traffic circulation patterns in the town core and current usage of the space. Pedestrian links to any future areas of car parking should be examined. Sustainable use of vacant or underutilised buildings, including the renovated stables complex, is important for the public realm of Tulla.

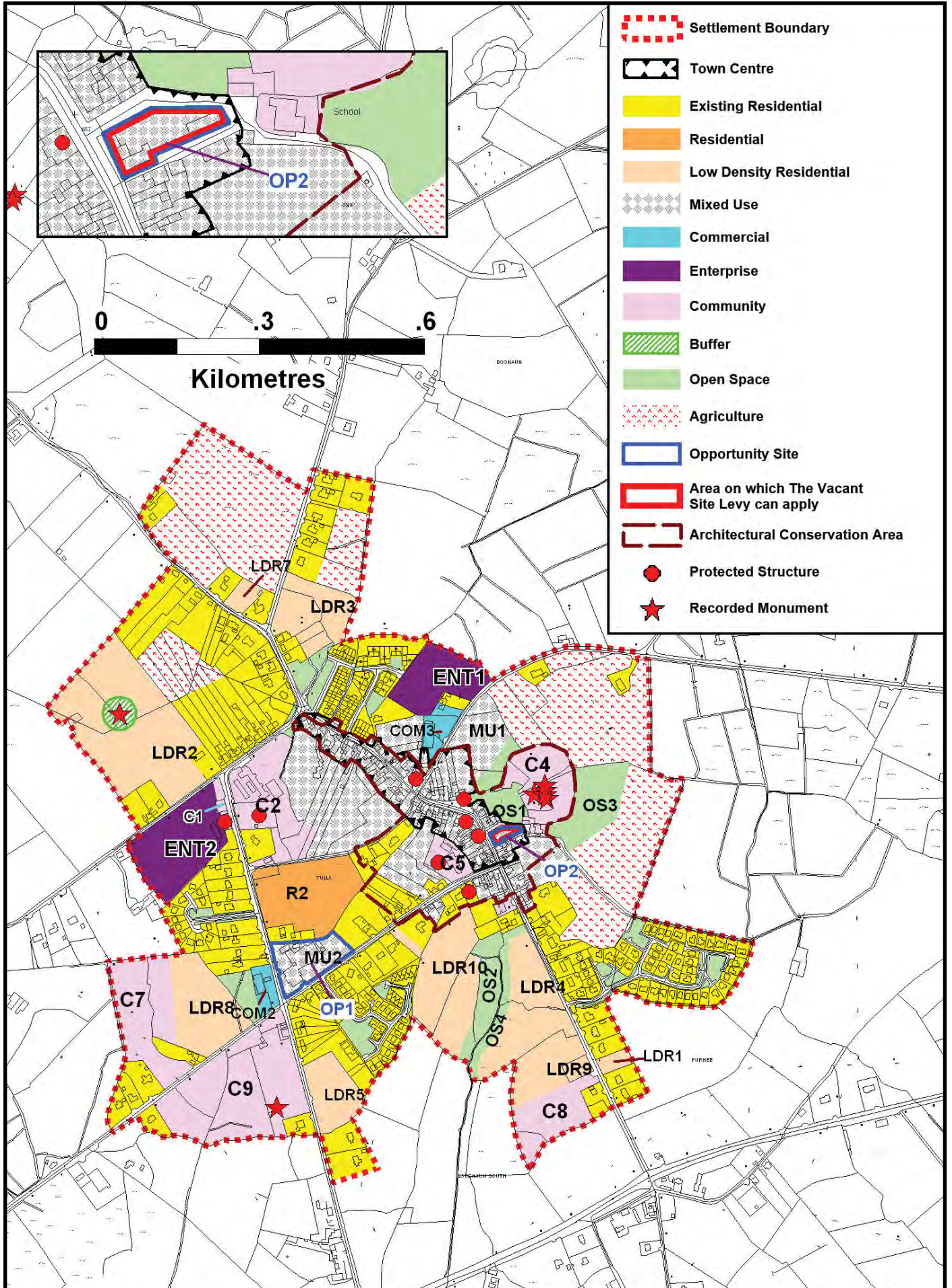
At the outer areas, the junctions to the main road (R352) would benefit from a suitable gateway feature to signal the approach to the town. It is important that the boundaries to the approach roads are crisply designed, with the footpath defining the road edge without the need for setbacks or grass margins. A footpath linking to the recently granted athletics facility on Creamery Road is required in the interest of sustainability and safety. The Tulla Village Design Statement contains valuable material on enhancing the public realm of Tulla. In relation to the main public spaces in Tulla, the general guidance on place-making set out in Chapter 17 of Volume 1 of this Plan will apply.

### OS1 and OS3 Lands to the West and East of the Cemetery

These areas of open space greatly contribute to the setting of the historic site of St. Mochulla's Church and Tulla Church, also the location of Tulla cemetery. In the interest of the amenities of both the town and the local community, these sites shall be conserved for open space and amenity purposes.

### Architectural Conservation Area (ACA)

The centre of the town has been designated as an Architectural Conservation Area which are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place.



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January 2017

## Section 3

### Large Villages

**Broadford**

**Clonlara**

**Crusheen**

**Feakle**

**Kilkishen**

**Kilmurry**

**Mountshannon**

**O'Briensbridge and Bridgetown**

**Whitegate**



# Broadford

## Introduction and Context

Broadford is a large village located in a valley in the Slieve Bernagh Mountains. The village takes a long and winding form along the R465 (regional road). The land within the settlement boundary is undulating and many parts of the village have attractive views across the surrounding countryside.

There have been a number of small developments in the village in recent years but development has been restricted by deficiencies in the local service infrastructure.

Water is supplied to Broadford through the Broadford Public Water Supply.

At the time of preparing this Plan, Broadford was not served by a public sewage treatment system operated by Irish Water. The provision of such a system would be subject to the constraints of Irish Water's capital investment programme and new connections policy.

Broadford has a traditional village character and serves a large rural hinterland. Many of the buildings within the village centre remain in residential use and there are also a number of farm holdings located within the settlement boundary. Notwithstanding this, the village offers a range of services to local residents such as shops, post office, local pubs, and a national school. There are also GAA grounds within the settlement boundary.

## General Objectives

- To encourage development in Broadford in order to sustain and increase the population in the area and increase the number of services available to both residents in the village and those residing in the wider rural hinterland;
- To encourage the further development of retail and commercial services in the village core. The redevelopment of existing unused or derelict structures for retail, commercial or residential purposes will be particularly encouraged;
- To facilitate the provision of infrastructure to allow for future growth;
- To make provision for developments that will establish Broadford as a visitor base for exploring the surrounding network of loughs and walkways.

## Economic Development

Agriculture remains an important part of the local economy in the smaller settlements. In order to support economic development the Council will facilitate and encourage farm enterprise and agri-tourism in Broadford and will also support home based economic activity where feasible.

## Housing and Sustainable Communities

Given the rural character of Broadford, a number of parcels of land have been identified as being suitable for low density residential development within the settlement, some of which may be suitable sites for independent development. (Objective CDP 4.8, Vol. 1)





#### LDR2 Lands to the West of the R465

These lands are located to the north of the village on the western side of the R465. Development on LDR2 will be highly visible from the R466 (approach road to the village from Ennis/O'Callaghan's Mills) and therefore both design and layout must be of a high quality. The natural sloping topography in the area shall be incorporated into the design and layout of future development proposals on the site. Any development proposals for the site must be accompanied by a Strategic Flood Risk Assessment.

## Place Making and Amenity

Broadford has a strongly defined historic core to which newer terraced housing to the north makes a positive contribution. New uses/occupiers need to be found for the vacant properties in the core area. Refurbishment for reuse as residential units may be a viable option in this case. The general place making objectives for the key areas in the village are set out in Chapter 17 of Volume 1 of this Plan.

#### OS1 Riverside to the North of the R466

This area of designated open space is to allow for the seasonal changes in water level of the Broadford River.

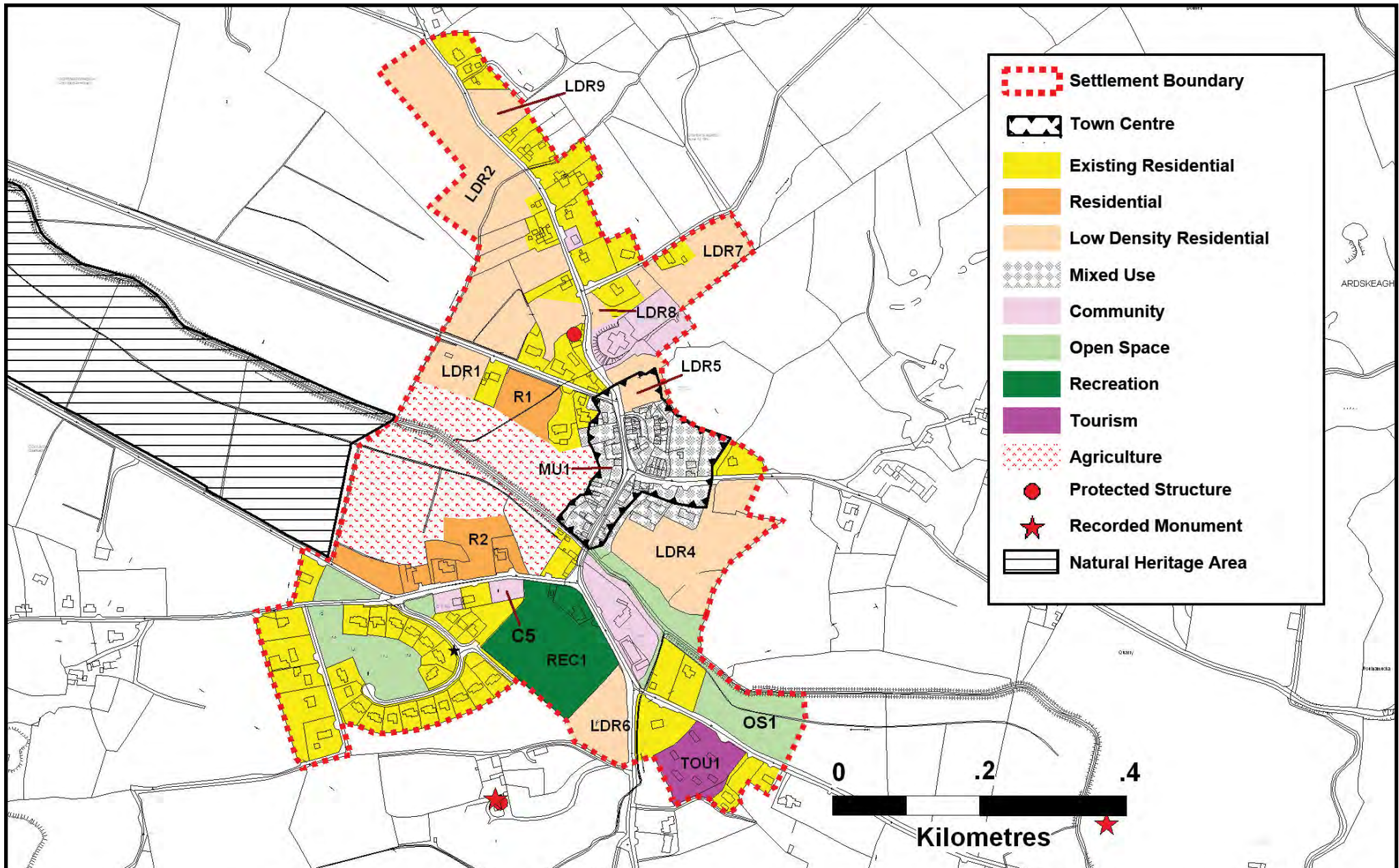
The Broadford River joins the Owenogarney River downstream. Any proposals for development at OS1 must have due consideration of the current WFD Status of the Owenogarney River and the potential for downstream effects on the Castle Lake drinking water abstraction source and associated SACs of the Ratty River Cave and the Lower River Shannon.

#### Broadford and Kilbane National School and Public Riverside Park

The existing broadleaved tree line along the riparian zone of the Broadford River should be retained as a foraging and commuting route for bat species as part of any future development of the school. A riparian buffer is provided along the Broadford River which is currently at 'good' status under the Water Framework Directive.

The school site is within Flood Zone A which has a history of flooding. Any future development proposals for the school site shall be accompanied by a site-specific Flood Risk Assessment to set floor levels and include an emergency plan to deal with risks. The riverside park is an appropriate non-vulnerable use and should be maintained.





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# Clonlara

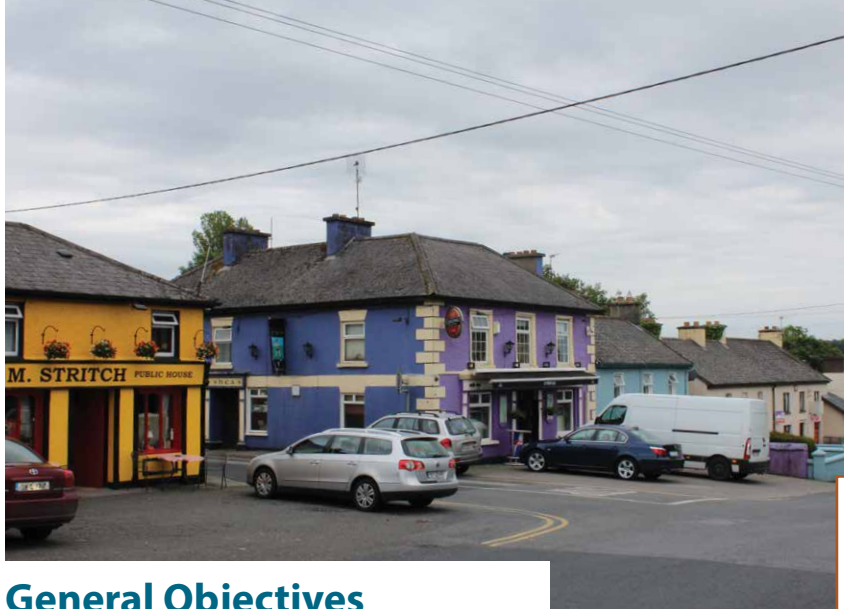
## Introduction and Context

Clonlara settlement owes its distinctive character to its position situated between the Headrace Canal and the disused Errina Canal and located near the crossroads of the Limerick/Killaloe Road (R463) and the R471 to Shannon and Sixmilebridge. The crossroads at the centre of Clonlara forms the core of the village, with the primary school, local shop and Church of Ireland located on nearby approach roads. Additional services and facilities include a second church, community/sports hall with large sports grounds and public houses. There are further recreational facilities outside the defined settlement boundary which play an important role in the provision of recreational facilities for local residents.

The village contains three protected structures and one recorded monument. There are also a number of clusters of trees for preservation in the area. A Clare County Council housing scheme was recently awarded first place in the Best Family Housing category in a competition run by the Irish Council for Social Housing.

The village is served by Limerick City water supply with adequate capacity to accommodate future development. The former public wastewater treatment plant has now been decommissioned and Clonlara is now connected to the Limerick Main Drainage sewerage system.

Constraints to future development include traffic congestion at the narrow humpback bridge, located on the northwest approach from the R471, which is exacerbated by the location of the nearby school. Inadequate signage, traffic calming and a drop off/set down point for the school contribute further to the problem in this area. The village is also physically constrained by the water bodies located to the east and west, however the same provide natural boundary definition and an attractive setting.



## General Objectives

- To consolidate new development within the village core, ensuring that such development is of a quality and standard that assists in maintaining and enhancing the existing village character;
- To provide for new sustainable housing opportunities that will assist in meeting designated population targets for the village over the Plan period;
- To facilitate appropriate development along the Errina canal subject to all required environmental and safety measures, in order to support tourism and encourage restoration and reuse of the canal;
- To facilitate the provision of improved retail outlets in the village to serve the local resident population and surrounding catchment;
- To create new public spaces as an amenity for the local resident population, including a children's play area.

## Economic Development

This Plan recognises that the proximity of Clonlara to Limerick city, the availability of workforce and the existing businesses in the village confer advantage for sustaining and growing the economic base in the village. In order to support economic activity the following land parcels are zoned for economic development purposes.

### Commercial

#### MU1 Village Centre

Development on these lands shall consist of small-scale retail/commercial and residential development designed to meet the day-to-day needs of local residents. Layout and design of units shall consolidate the urban fabric of the village core and shall present an attractive and welcoming façade to the crossroads and Main Street onto which the site fronts.

## Enterprise/Light Industrial

### ENT1 Local Enterprise Centre

There is an existing commercial unit on this site. The site has been identified as being suitable in principle for the development of a small-scale local enterprise centre with a view to providing a source of employment within the community. The lands adjoining the existing business have also been zoned for enterprise development to facilitate any future expansion. An appropriate buffer of open space is maintained to protect the canal.

## Housing and Sustainable Communities

There are a number of residential developments within the settlement but some vacant sites with prime road frontage remain. As a result of the village's proximity to the Limerick/Clare County boundaries, demand for residential development comes from both locals and Limerick commuters. Clonlara is connected into the Limerick Main Drainage network, which will enable demand for future residential development to be met in accordance with the core strategy.

The future development of housing in Clonlara shall be closely aligned with the adequate provision of local facilities and services, including school capacity/future expansion plans, other community facilities and recreational/amenity areas.

All sites zoned for residential development should incorporate sustainable urban drainage systems and shall include detailed proposals for landscaping/tree retention. Development proposals for housing shall also ensure that provision is made for footpath connection to the village centre.

### R1 Canal Side

This is a central site with prime road frontage to the historic core of the village. Given its central location this site is considered suitable for a residential development, complemented by retail and open space facilities provided on adjacent lands zoned as MU1 and OS2. Layout and design on this site should be planned such that it relates positively with LDR1 to the south. R1 and LDR1 should be considered as part of an overall masterplan approach to their future development, ensuring that pedestrian access

is afforded between LDR1 and R1, connecting to the village centre. Future development proposals on R1 and adjoining LDR1 will be required to discharge all effluent generated by gravity feed to the existing pumping station south of the subject site.

Development will be required to be of high quality and proposals shall provide for the creation of a streetscape along the adjoining public road and shall maximise the resource of the canal by designing/orientating units to face onto same. Development proposals shall also be required to accommodate a children's play area for the village at OS2, to which convenient access shall be provided from R1.

### R2 Village Core

This low-lying site adjoins existing residential development to the east and north. This site is considered appropriate for a housing scheme, with access taken from the existing adjacent public road. The developer shall be required to submit proposals for and make a special contribution towards the widening and improvement of the public road to the site in order to facilitate suitable access to the proposed development. This shall also apply to the adjacent Low Density Residential zoned lands (LDR5) to the south. Layout and design of any proposals shall ensure that the existing residential amenities to the east and north are protected.

### LDR1 Errina Canal

This is a large site adjacent to and directly south of R1. The layout and design on this site should relate positively to R1 to the north, affording pedestrian access to the village centre and allowing for good pedestrian permeability. LDR1 should be considered with R1 as part of an overall masterplan approach to their future development (refer above). Existing residential amenities along the adjoining public road shall be protected and a streetscape developed to enhance village character and complement the existing development on the western side of the road. Layout shall also maximise the resource of the canal by designing/orientating units to face onto same.

### LDR2 Village North

This low-lying site is located at the northern extent of the defined settlement boundary and is framed by the Headrace Canal to the west and Errina Canal to the east. This site is considered appropriate for a low density housing scheme or serviced sites, with access taken from the existing adjacent public road. The developer shall be required to submit proposals for and make a special contribution towards the widening and improvement of the public road in order to facilitate suitable access to any proposed development. Layout and design of any proposal shall ensure that the existing residential amenities to the south are protected. Development proposals shall take account of the location adjacent to the Headrace and Errina Canals, with opportunities to link open space areas with future canal-side walks and amenity areas associated with the waterside location.

Within LDR1, LDR2 and R1 there are a number of mature broadleaf trees that shall be retained and incorporated into any development proposals put forward for the lands.

## Place Making and Amenity

Clonlara has a strongly defined historic core and a largely intact crossroads. However, historically the construction of the Headrace Canal cut off the road northeast of this crossroads, turning the road north of the junction into a cul-de-sac. This results in a slight sense of dislocation for the visitor at the centre. It is desirable that this overall space be enhanced by the introduction of defining elements, surface materials and possibly trees in line with a designed scheme. As Clonlara is screened from view by the two canals, it is important that its gateways are strong, particularly that on the R463 which carries the passing traffic

The following objectives are identified to enhance the public realm in Clonlara:

- To provide traffic calming measures and speed restrictions on the southeast extremity of the bridge, with clear boundary/gateway definition to the settlement;
- To provide improved signage and signalled controls on either side of the bridge to inform users of the proximate main junction (northwest bound) and the school (southeast bound);

- To facilitate an improved set down/pick up arrangement adjacent to the existing school;
- To provide clear signage, marking and directional priorities throughout the village and at the central crossroads;
- To ensure that the pedestrian/cycle network is improved in the village.

## Open Space

### OS1 ESB Lands

These lands adjoin the Headrace Canal in the village and are in the ownership of the ESB. The zoning of the lands as Open Space does not imply that public access to the lands is permitted. These lands are reserved for ESB operations and to provide a safety buffer along the periphery of the watercourses.

### OS2 Village Green

This site is to be developed as a village park in conjunction with the development of adjoining residentially zoned site R1.

### OS3 Errina Canal

This disused canal has potential to be developed as an amenity/walking route, including provision of a formal walking path, a convenient access from the village and additional signage (including warning signage).

## Recreation

### REC1 Clonlara Sports Complex

This site shall be retained in its existing sports and amenity use, as it meets a strategic requirement for sports and leisure facilities in the area and serves a wide catchment. An area shall also be identified within these lands for additional car parking facilities.

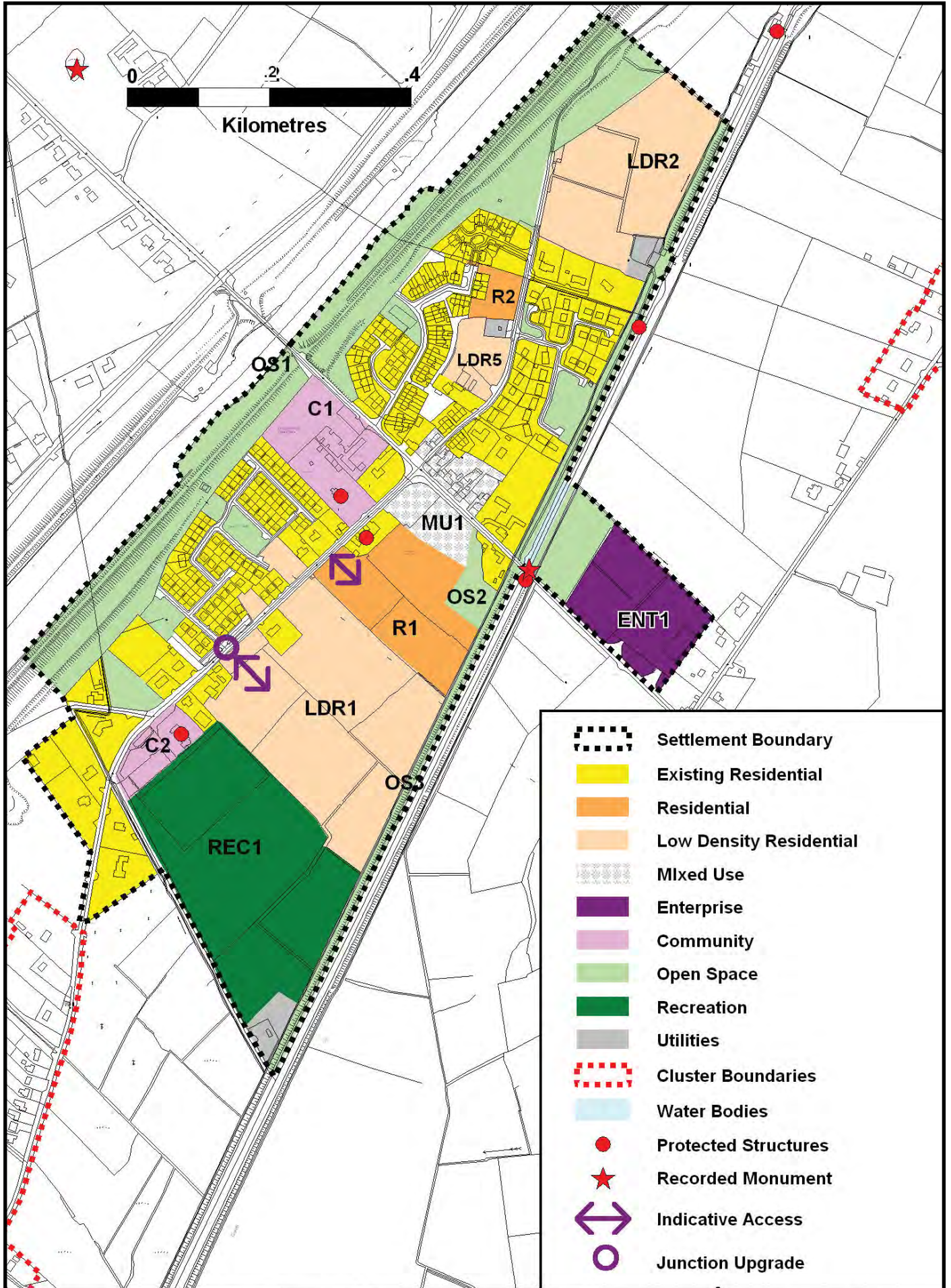
## Community Facilities

### C1 Clonlara School and Church of Ireland

The school grounds are to be retained for educational use and any future school expansion. This site also contains the existing Church of Ireland church. Clare County Council will seek to facilitate the sensitive adaptation for other uses of the church, for example, a civic or community use.

### C2 Community Centre, Crèche, Catholic Church and GAA clubhouse

This site contains a mix of different uses and shall be retained in community use.



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# Crusheen

## Introduction and Context

Crusheen is situated 12km north of Ennis on the R458 Ennis to Gort road. The village can now be accessed directly from Junction 15 on the M18, which lies to the west and the construction of this new strategic road link has benefitted Crusheen significantly. The village and its residents now enjoy a cleaner, more peaceful environment with better internal connectivity between the different residential, service and community elements. There are many natural, historic and pre-historic features in the environs of Crusheen and the Mid Clare Way passes to the northwest of the village.

The western side of the village is located adjacent to the Ennis-Athenry railway line, which has been reinstated to provide for a passenger rail service between Galway and Limerick (the Western Rail Corridor). Crusheen, due to its location between Ennis and Galway, acts as a commuter village for both. The strategy for Crusheen will be to provide for small scale, well-designed residential, commercial and community developments which have regard to the character of the village itself. A key priority will be to retain community and social facilities within the village and to encourage indigenous enterprises and service provision.

Crusheen is connected to the Ennis Public Water Supply and the capacity of that plant governs supply in the town. Augmentation of the supply may be required in the future. The public wastewater treatment system has sufficient capacity to accommodate the proposed population target.

## General Objectives

- To make provision for the sustainable growth of the village which will allow for its expansion in line with available water and wastewater treatment facilities which will support existing services and encourage further expansion of the service base within Crusheen;
- To support and facilitate the expansion of the village centre by encouraging infill, redevelopment of derelict, obsolete, brownfield and greenfield sites that will contribute to the creation of an identifiable village centre;
- To support and facilitate the re-opening of the Crusheen train station by safeguarding lands along the route of the railway to accommodate the necessary infrastructure to facilitate a train stop in Crusheen;
- To further enhance the public realm within the village.

## Economic Development

- In order to promote economic development it is an objective to cater for enterprise and economic development in Crusheen by zoning lands for mixed use.

### Site zoned as Mixed Use (MU1), Transport Utilities (T1) and Community Lands on the North side of Village, West of the R458

These sites are centrally located to the village. Having removed the heavy through traffic with the M18 bypass of Crusheen, an opportunity now exists to define the village core. The zoning on the mixed use element of this site will seek to accommodate mixed use development, providing for a mix of retail, commercial and office uses.





The Planning Authority will seek to establish a strong streetscape element in Crusheen and a masterplan for the overall site shall be submitted with any development proposals. In this regard, retail uses will be encouraged to front onto the main road. The provision of a public village amenity area shall be an integral element to the overall development of this site. Residential development can be accommodated on the area zoned as mixed use however the quantum of units should be appropriate to the overall scale of a mixed use scheme.

Vehicular accesses to the site shall provide for the separation between traffic associated with railway, retail access and the requirement for safe vehicular and pedestrian access to any residential development. Future access to lands to the north identified as Low Density Residential and the lands zoned mixed use shall be provided for by an identified 'indicative access route' off the old N18 road (R458). Other additional vehicular access to the overall site may be permitted subject to traffic safety considerations.

## Housing and Sustainable Communities

A number of sites are identified for housing development in the village.

### R1 Lands north of Crusheen GAA pitch

This land is suitable for residential development. Development of these lands shall provide for future access to the adjacent LDR1 lands. Pedestrian access towards the school, the village centre (Main Street) and the playground shall be provided for as an integrated element in the design and layout of any proposed housing development.

### LDR2 Lands to the North of the Village

This site has the potential to be developed in conjunction with the overall development of the adjoining Mixed Use and Utilities sites. Further development on this site must make provision for access to adjacent land to the north.

### LDR4 Ballinruan Road

This site is located between the Ballinruan Road to the north and an existing residential area and school to the south. Any future development proposals for this site must provide pedestrian linkage through the site from north to south, which shall be an integral part of the scheme and shall be overlooked by the houses in any new development.

### LDR5 North of Inchicronan

The site is located between the R458 and the Ballinruan Road and is adjacent to a recently completed housing development. The main access point shall be off the R458. Housing design and layout shall respond sensitively to the topography of the site. The residential amenity of nearby dwellings shall be protected.

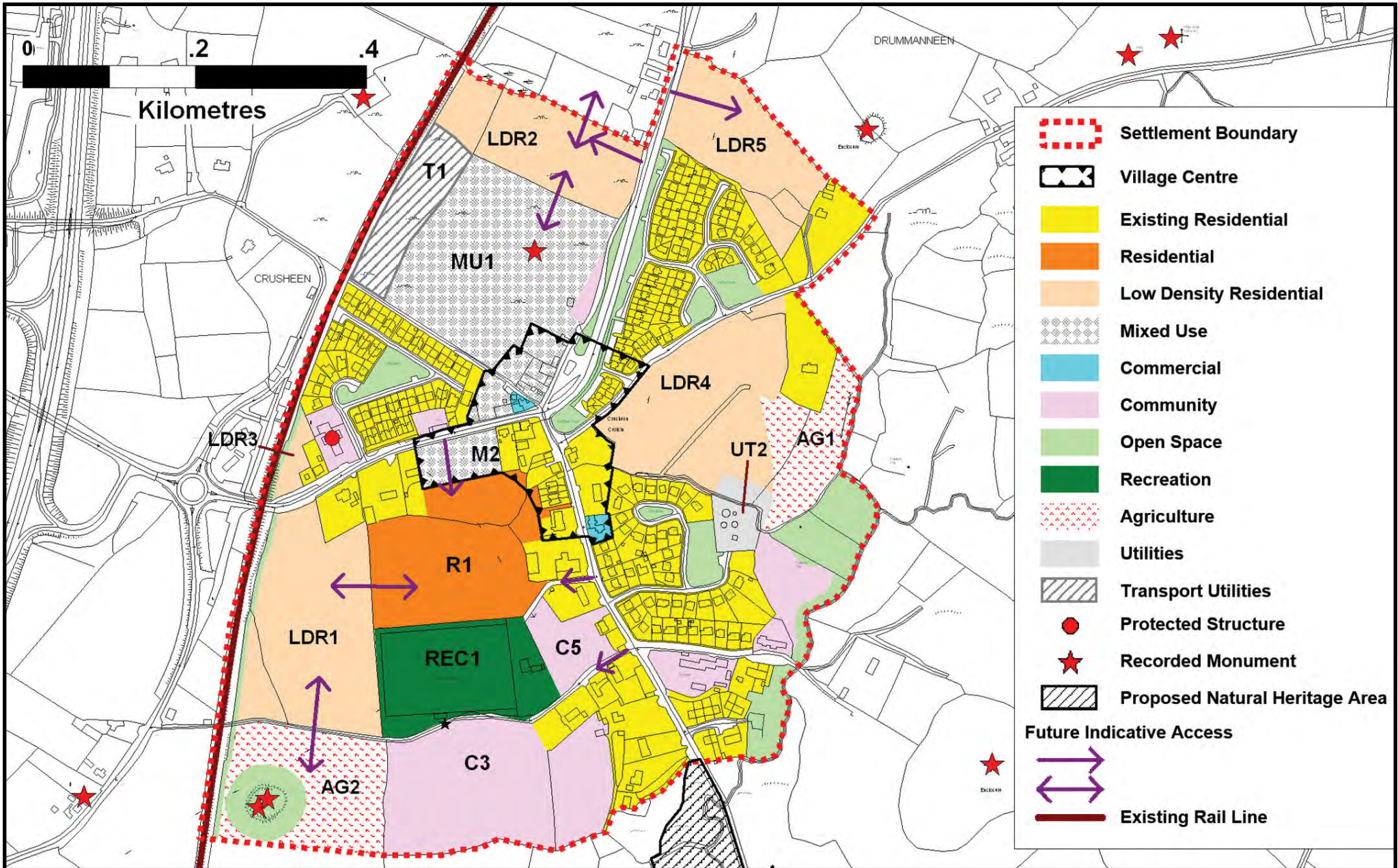
## Transport Utilities

### T1 West of MU1

The strip of land running parallel to the railway line identified as 'utilities' is reserved for any future development proposals associated with the re-opening of the train station in Crusheen.

## Place Making and Amenity

The general place making objectives for Crusheen are as per those set out in Chapter 17, Volume 1 of this Plan. The principal access to Crusheen is now via a roundabout adjacent to the M18 and the R458. Along with the railway bridge this forms the principal gateway to the settlement and improvements are needed in order to form a coherent scheme, removing unnecessary clutter and, in time, providing a suitable focal point on the roundabout. Within the settlement the task is to combine traffic calming and place making along the old main road. Generally this can be done by a scheme involving approved tree planting a) continuing along the edge of LDR2, b) on the median and c) supplementing existing planting on the eastern side of the R458.



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Checked By:  
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 January 2017



# Feakle

## Introduction and Context

Feakle is an attractive village set against the background of the Slieve Aughty Mountains, situated in a region of loughs, rivers, mountains, moorland and deep sheltered valleys. The village has two distinctive service centres. The larger area to the west comprises the Main Street which houses a variety of services and the majority of the residential development in the settlement, and the smaller area to the east comprises the local Post Office, cemetery, a public house and a small amount of residential development.

The settlement has retained its character, with a long linear Main Street comprising both residential and commercial uses located off the R468 regional road. A community play ground has been provided at Gortavulla.

The village hosts the Feakle International Festival of Traditional Irish Music and significant potential exists to further develop the tourism industry in the area.

Feakle has its own public water supply and treatment plant which is currently working at near capacity. While there is sufficient capacity to cater for the target population, no additional development could be accommodated.

Feakle has a newly constructed wastewater treatment facility and has the capacity to accommodate the target population.

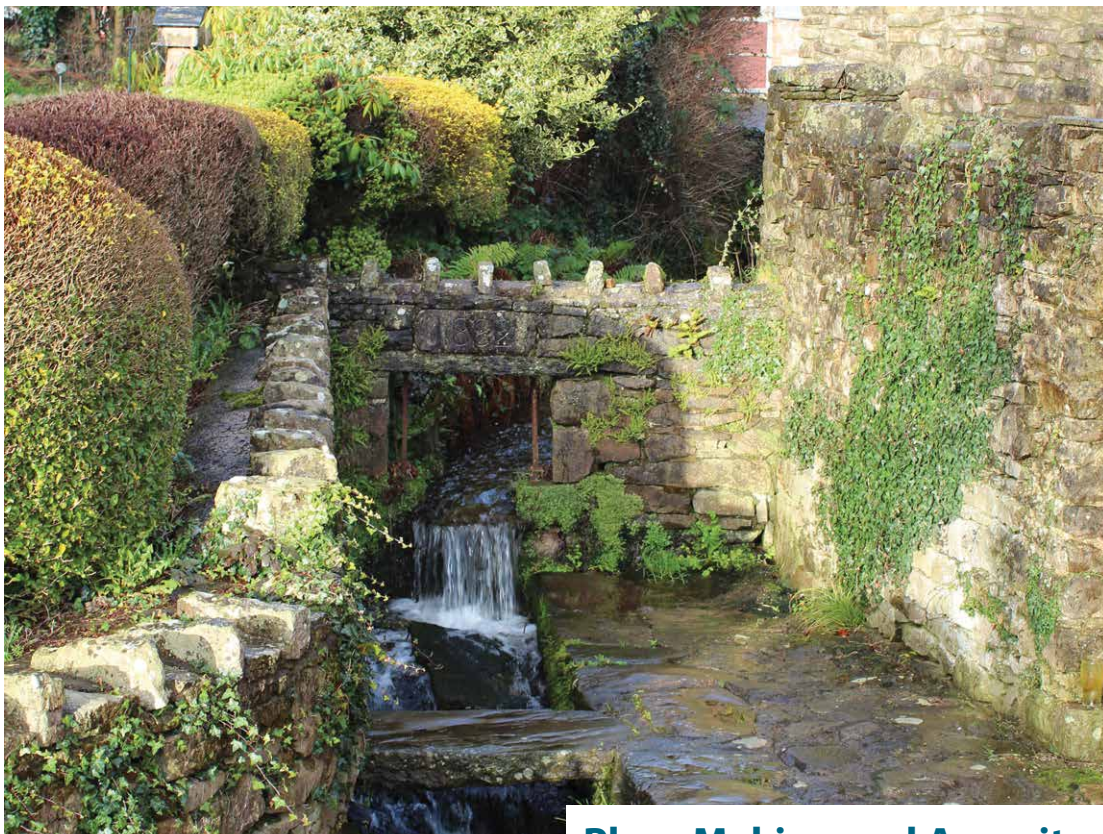
The entire settlement of Feakle is located within the Shannon-Graney/Scarriff Margaritifera (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is unknown it does contain previous records and therefore any proposed development will need to take into consideration the potential negative effects on this species and its habitat.

The village is adjoining the Slieve Aughty Mountains SPA, and it is therefore essential that no development is permitted that will negatively impact on the integrity of the SPA. Any plan or project with the potential to impact on the integrity of the SPA should be screened for appropriate assessment.

## General Objectives

- To encourage the consolidation and expansion of the village and its amenities and services in order to create a vibrant village to serve the existing and future population and those residing in the wider rural hinterland;
- To ensure that existing population levels and services are maintained;
- To ensure that future growth is balanced and sustainable and is relative and appropriate to the scale, size and character of the existing village;
- To encourage the development of visitor accommodation and tourism amenities in Feakle in order to establish the village as a base for visitors exploring the area;
- To promote the development of the commercial and retail sector in the village.





## Economic Development

There is considerable potential for tourism development based on traditional music and hill walking in the nearby Slieve Aughty Mountains.

In order to promote economic development, mixed use zoning and commercial zoning are identified for the settlement. In addition, a site for enterprise has been provided which must take full account of the integrity, scale and character of the settlement and the streetscape.

## Housing and Sustainable Communities

A number of parcels of land are identified for low density residential development including:

### LDR1 North of the Owenwillin River

This site lies directly adjacent to, and south of, the village centre and extends to the southern edge of the village, bounded by the river.

### LDR2 Lands to the East of the National School

Of particular importance is the natural stone wall that runs along the western boundary of this site (LDR2). This feature shall be retained as part of any future development on these lands.

In addition, provision for pedestrian connectivity with the school and the Main Street must be provided as part of any development on lands LDR1 and LDR2.

## Place Making and Amenity

A specific place making objective for Feakle relates to the formation of effective gateways into the village from the main road to Scarriff (R468). Approaching from the west, the first junction has a gateway of sorts which needs improvement. The second junction, which leads into the centre of the town, is confusing with the branch leading into town appearing as the most minor of the four roads. Approaching from the east traffic passes through three junctions, all of which present the road into the village as the minor option. At the final junction on this approach, the gable of the small cottage could perhaps have a suitably designed mural as a 'Welcome to Feakle' feature which would aid way finding. General place making objectives are as per those set out in Chapter 17, Volume 1 of this Plan.

### OS1 Eastern End of Feakle

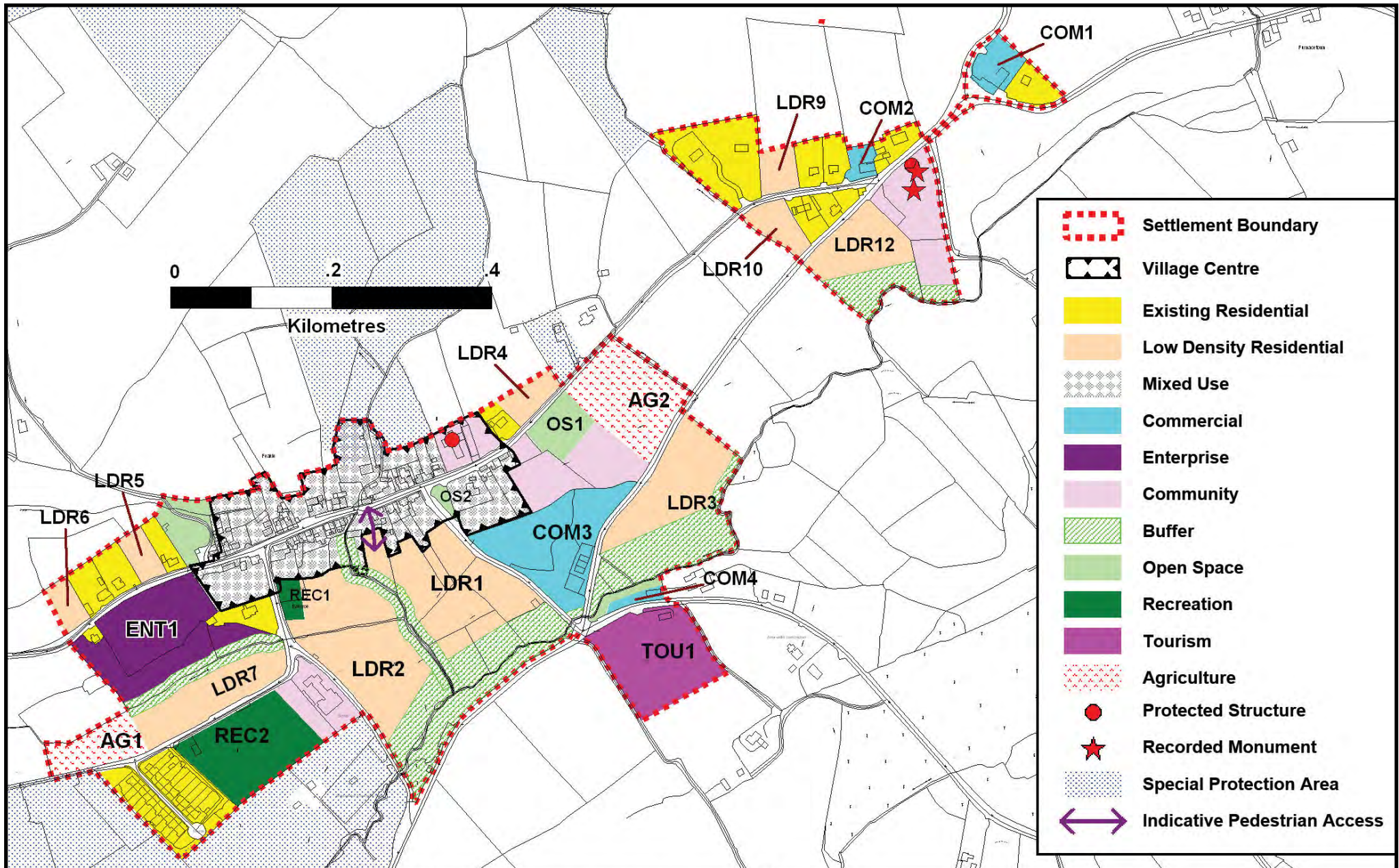
This piece of land is considered suitable for the development of an amenity/park area for the community in Feakle.

### REC1 North of LDR2

A community playground has been provided at this location.

## Flooding and Flood Risk

A Strategic Flood Risk Assessment was carried out as part of the preparation of this Plan. The SFRA in Volume 10(c) advises that the area running along by the river is located within Flood Zones A/B. A buffer is provided at this location.



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# Kilkishen

## Introduction and Context

Kilkishen is a picturesque large village which has retained its traditional rural character. It is located on a busy regional road (R462) and the village has developed in a linear manner along the roadside. Kilkishen has a highly attractive setting, being situated amongst the lakes and countryside of East Clare. Furthermore, the village itself is maintained to a high standard by the local community.

A number of new residential developments have been constructed in the village in the recent past and the majority of new development has taken place on the lands to the rear of the main street. These developments have integrated well with the unique character of the village. The sensitive redevelopment of the former Church of Ireland building (RPS 125) as a cultural and community venue contributes significantly to the social life of the village and enhances greatly the appearance of the village centre. Other community development projects include a walk developed along Knockanuarha nearby, known locally as the Twelve O'Clock Hills.

The village is served by a number of shops, public houses and other small businesses. There is also a national school, community hall, GAA grounds and church to serve the local community.

Cullaun Lake is home to a sailing club and is situated north west of the village.

Kilkishen is connected to the Shannon/Sixmilebridge Regional Water Supply and as such is subject to the constraints of that scheme. Kilkishen is served by a public wastewater treatment plant (WWTP) which has the capacity to cater for the target population.

## General Objectives

- To support the consolidation and expansion of the village and its services and encourage the development of new services and amenities in the settlement;
- To ensure that existing population levels and services are maintained;
- To ensure that future growth is balanced and sustainable and is relative and appropriate to the scale, size and character of the existing village;
- To make provision for developments that will establish Kilkishen as a visitor base for exploring the surrounding network of loughs and walkways;
- To encourage further retail and commercial development. The redevelopment of existing unused or derelict structures for retail or commercial purposes will be particularly encouraged.

## Economic Development

Kilkishen is conveniently located within a short commuter distance of Shannon, Limerick and Ennis. However, in order to encourage economic development within the settlement itself the following site is identified for enterprise uses:

### ENT1 Lands opposite the GAA Grounds

Any future development at ENT1 must take full account of the presence of the mature woodland together with the proximity to the Derrymore River. A green buffer of 10m is provided along the boundary with the river in order to provide protection.





## Housing and Sustainable Communities

On all land zoned for residential purposes in the village, development proposals must provide for the retention of existing trees and hedgerows and take full account of the rural landscape and visual amenity, village character and streetscape setting to ensure that there are no significant negative effects on the biodiversity or landscape of the surrounding area. In addition to compliance with the policies and objectives of this Plan, specific objectives apply in relation to the following lands:

### R1 Lands to the south of Main Street

This site is located to the rear of the existing houses on Main Street in the village. Any residential development on this site must respect the scale and character of Kilkishen given that the site is proximate to the Architectural Conservation Area in the village. The northern section of the site adjoins the buildings along Main Street and the development of OS1 as a village park must be incorporated into any development proposals on the site.

Access to R1 can be taken via lands to the southwest (LDR1) in the event that direct access from Main Street cannot be achieved. All existing trees and hedgerows on both R1 and the adjoining Low Density Residential site must be retained wherever possible as part of development proposals on the lands.

### R2 and adjoining Low Density Residential Lands to the South of Main Street

These lands are located at the centre of the village and have been partially developed in recent years. The remaining Residential and adjoining Low Density Residential lands, when developed, must be physically linked (vehicular access) to the existing housing development and to the L-7008 to the east of the site. The Mixed Use site at the junction of Main Street with the access road to the existing housing development shall be developed as part of any future proposals for the site.

### LDR1 Lands adjoining the Kilkishen Cultural Centre

This site fronts directly onto the main road in the village and can accommodate low density housing development. This is a highly important site as development on these lands will mark the entrance to the village and therefore high standards of design and layout will be required of any proposed development. Development must complement the character and setting of Kilkishen Cultural Centre, which is a protected structure (RPS 125) and an important landmark in the area.

## Place Making and Amenity

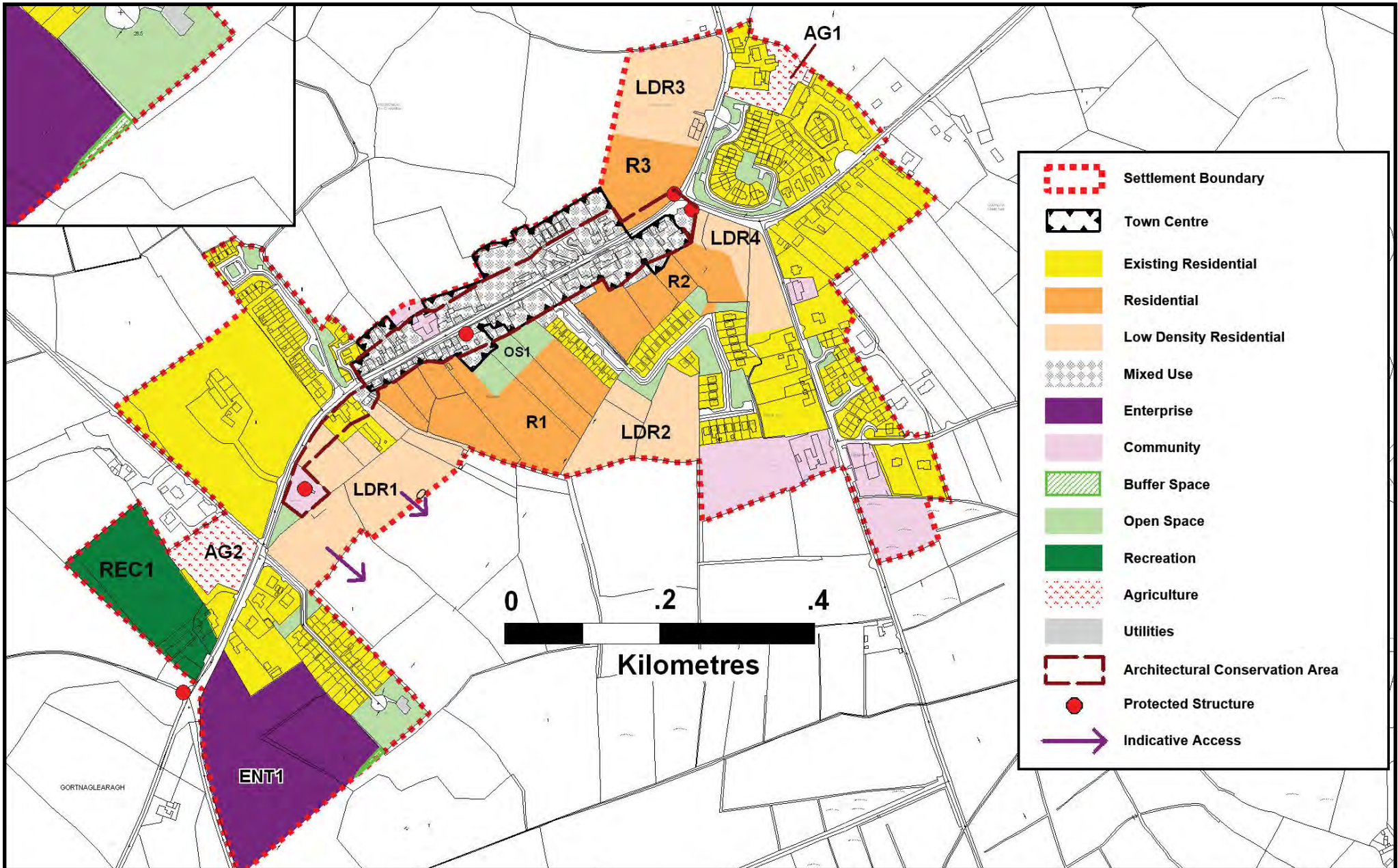
Kilkishen has a strong and attractive 'Sense of Place' to which the recent improvements along Main Street have contributed significantly. Almost all spaces are well defined. The core area is defined by buildings and other boundaries of the village are defined by fine stone walls. Wires have been undergrounded and the footpaths renewed. It is important that new areas for development retain the existing or maintain the high standard of boundary treatment with footpaths set on the road edge without setbacks. Tree planting could further define these edges. This is particularly the case on the green areas of the Cluain na Laoi housing scheme on the northern approach, which is visible from Main Street. Well chosen trees here would significantly benefit place making.

### OS1 Lands to the South of Main Street

These lands are located to the rear of the buildings along Main Street in the village. The site is accessible from both Main Street and from the residential lands on all other sides. The site is suitable for the provision of a village park.

## Architectural Conservation Area (ACA)

The centre of the village has been designated as an Architectural Conservation Area which are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place.



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**Clare County Development Plan 2017–2023**

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Title:  
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Drawn By:  
 Pdraig McManus

Checked By:  
 Helen Quinn

Scale:  
 Refer to Scalebar

Date:  
 January 2017

# Kilmurry

## Introduction and Context

Kilmurry, famous for its Harvest Festival, is situated north of Sixmilebridge. Kilmurry is surrounded by a network of lakes and is north of Walton Lodge, Golf Course and Pitch & Putt. The character and layout of Killmurry is dominated by a ‘five cross roads’. These radial roads converge at the centre of the village which has a traditional informal layout typically associated with its rural location. In contrast, the eastern side of the village is characterised by suburban style housing consisting of large houses on individual sites in a linear form.

The strategy for Kilmurry is to enhance and strengthen the village core by giving it better visual definition and by encouraging development on lands zoned for mixed use, commercial and community use.

Kilmurry is connected to the Shannon/ Sixmilebridge Regional Water Supply and as such is subject to the constraints of that scheme.

The village has no public wastewater treatment system. The provision of a treatment system by Irish Water would be subject to the constraints of Irish Water’s capital investment programme and new connections policy. In the absence

of a village treatment system all existing and future residential development must ensure strict adherence to the EPA Code of Practice for Wastewater Treatment Systems in order to ensure that there are no significant long term effects on the receiving environment. This is particularly important in relation to LDR1 as the site borders the Cloverhill Stream which is currently at ‘poor status’ under the Water Framework Directive.

Ballymulcashel housing development on the eastern side of the village is serviced by a shared treatment plant. The remainder of the dwellings and services in the village have individual on-site waste treatment plants.

## General Objectives

- To promote the managed development of the village in order to sustain the local population and the services currently available in the village and encourage the development of further amenities in the area;
- To ensure that future growth in Kilmurry is incremental and small scale in nature, relative and appropriate to the scale, size and character of the existing village;
- To facilitate the necessary infrastructure to allow for future growth in the village;
- To improve the footpath network in the village, in particular linking the residential properties to the national school.





## Economic Development

In order to support economic development the Council will facilitate and encourage farm enterprise and agri-tourism in Kilmurry and will also support home based economic activity where feasible.

## Housing and Sustainable Communities

On all land zoned for residential purposes in the village, development proposals must provide for the retention of existing trees and hedgerows and take full account of the rural landscape and visual amenity, village character and streetscape setting to ensure that there are no significant negative effects on the biodiversity or landscape of the surrounding area. In addition to compliance with the policies and objectives of this Plan, specific objectives apply to the following lands:

### LDR1 Lands to the West of the Church

This site allows for low density residential development to balance the growth of the settlement around a focal point at the crossroads. Careful treatment of the boundary of the development with the open countryside is required. Development on these lands shall be linked to the open space in the village by footpaths (see OS1 below).

Proposals for development on this site must allow for the scheme to be developed in phases and a clear masterplan for the entire site must be submitted as part of any planning application for development on these lands. Finished floor

levels on this site should be retained at a higher level than the lands to the west of the stream.

A riparian buffer zone of 10m is provided along the boundary of LDR1 with the Cloverhill Stream in order to provide protection in terms of water quality and to act as a wildlife corridor.

### LDR3 Lands between R462 and Ballymulcashel Road

These lands offer an opportunity to consolidate the existing development of low density residential housing with an appropriately designed low density layout. The access will need to be through the existing farm entrance.

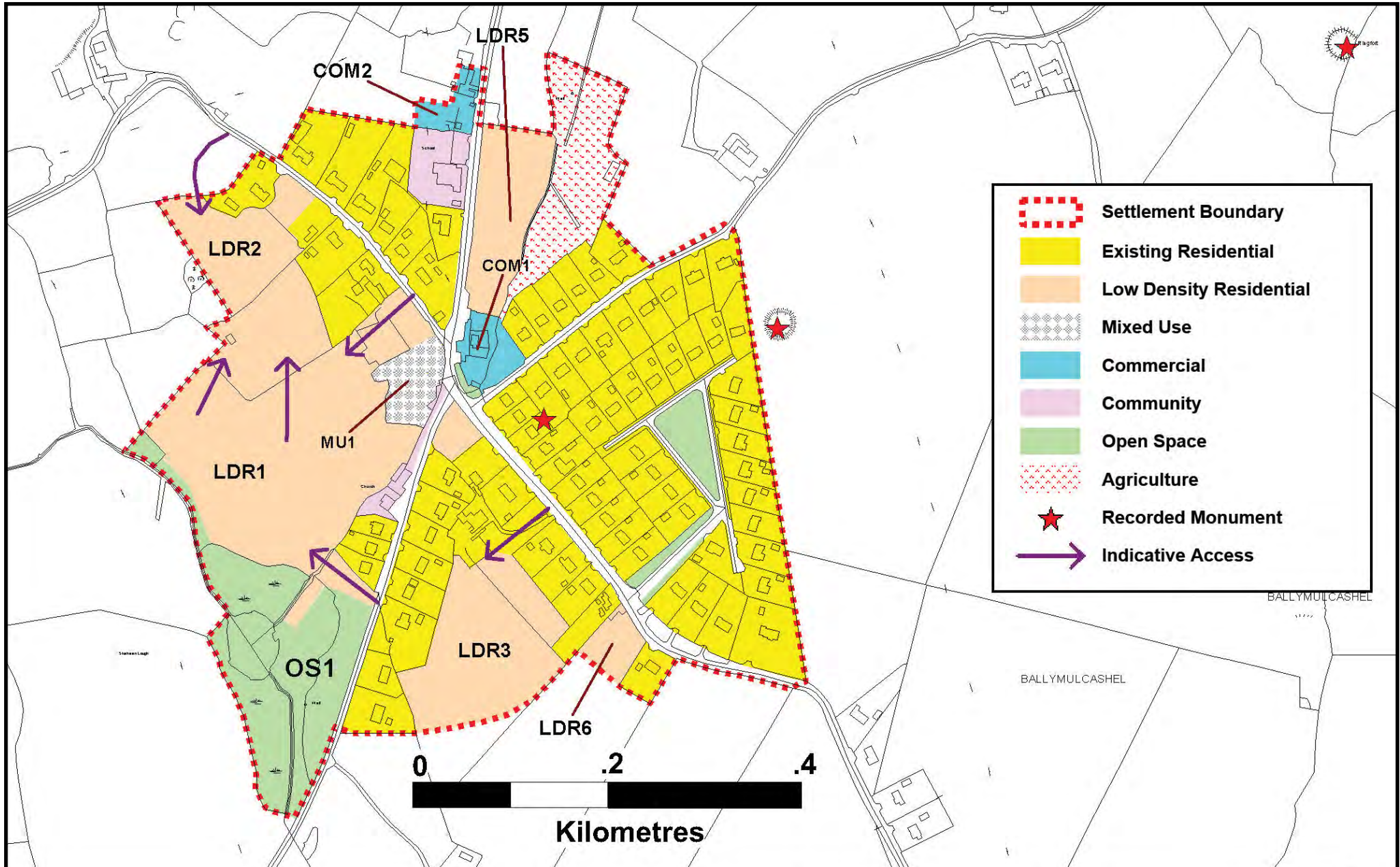
## Place Making and Amenity

The 'Sense of Place' in Kilmurry is largely dictated by the suburban style housing to the south and east. While the boundaries are neat and well maintained it would help with character and traffic calming if the tarmac areas behind the road edge line were defined, possibly with build outs for good quality trees. The sizeable set back areas, which are neatly grassed, define the space well.

### OS1 Skeheen Lough

The lake and its surrounding wetlands form an attractive area of open space to the south of the church in the village. Access to this site shall be sensitively developed as part of the development of lands at LDR1.





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# Mountshannon

## Introduction and Context

Mountshannon is situated on the picturesque shores of Lough Derg and dates back to 1742 when Alexander Woods, a linen manufacturer, was contracted to build fourteen workers cottages, a place of worship and a school. It is an attractive linear village nestled in the foot of the Slieve Aughty Mountains. It is a highly scenic area with spectacular views over the surrounding landscape which provides habitat to a range of species recognised for their high ecological value. Mountshannon is also a former National Tidy Towns winner and more recently has been shortlisted in the Failte Ireland 'Leading Tourism Town' competition 2015.

Mountshannon has a conveniently-located harbour on the shores of Lough Derg which offers opportunities for many activities including water sports such as canoeing and wind surfing. Thirteen sites around Lough Derg stretching from Galway to Tipperary and Clare have been selected and will be provided with new and upgraded infrastructure in order to facilitate a new canoe trail. Mountshannon will host new trail signage, canoe storage facility, and a service block.

The successful introduction of the White Tail Eagle to Lough Derg has brought with it an influx of bird watchers and visitors alike to the seasonal bird information and viewing point facilities at the harbour. The local community plays a vital role in the seasonal management of this facility. Other activities in the area include hill walking and cycling.

Holy Island (Inis Cealtra), one of the most famous monastic sites in Ireland, at the mouth of Scarriff Bay on Lough Derg, is accessible from Mountshannon Pier with boat trips and guided tours of the island's early medieval heritage. Its attractions include a round tower, the ruins of six churches, a holy well, and unique graveyard. The island is in full public ownership following the acquisition in 2015 of 41 acres by Clare County Council and the island presents opportunities to be a flagship tourism attraction in the East Clare/Lough Derg area.

The village experienced quite considerable growth during the economic boom years, mainly from holiday home and other tourist-related development. The large amount of tourism development and tourist accommodation in Mountshannon results in the village becoming seasonally busy.

The existing services in the village include a public house, hotel, church, school, garage and a range of other commercial activities.

The village is served by a public water supply which has sufficient capacity to cater for the target population.

There is a public wastewater treatment facility in the village. The design capacity of the plant is unknown and upgrading of the treatment plant to accommodate storm flows and future development may be necessary, given the sensitivity of the waters to which the treatment plant discharges.



## General Objectives

- To ensure that existing permanent population levels and services are maintained and expanded;
- To ensure that future growth is balanced and sustainable and is relative and appropriate to the scale, size and character of the existing village;
- To allow for settlement growth that provides permanent homes for the local population;
- To encourage a sustainable tourism industry based on the amenities of Lough Derg and Holy Island and the White Tailed Eagle;
- To encourage further retail, tourism and commercial development;
- To encourage developments that will provide services for both visitors to the area and the local population in order to generate year-round activity and employment in the area;
- To support enterprises, particularly those of a craft/tourism type, on the enterprise lands.

## Economic Development

Mountshannon, situated on the picturesque shores of Lough Derg, offers a high quality rural environment in which to live and do business. One of the key assets of the village is its setting and location on the lake. While it is recognised that the tourism activity contributes significantly to the economy of Mountshannon, in order to diversify the economic base, land is zoned for enterprise purposes in the centre of the village. Mixed Use zoning in the centre of the village will allow for a range of uses and services to support economic activity.

### ENT1 Adjacent to the Centre of Village

County Development Plan Objective CDP15.5 which relates to Architectural Conservation Areas, should guide development on this zoning with particular reference to the final General Objective above. This is in order to ensure that the overall protective objectives and mitigation measures of the County Development Plan are achieved.

## Tourism

### Holy Island (Inis Cealtra)

The island is now in full public ownership and presents an opportunity to create a flagship sustainable tourist attraction in the East Clare/ Lough Derg area.

### Tourism Objectives

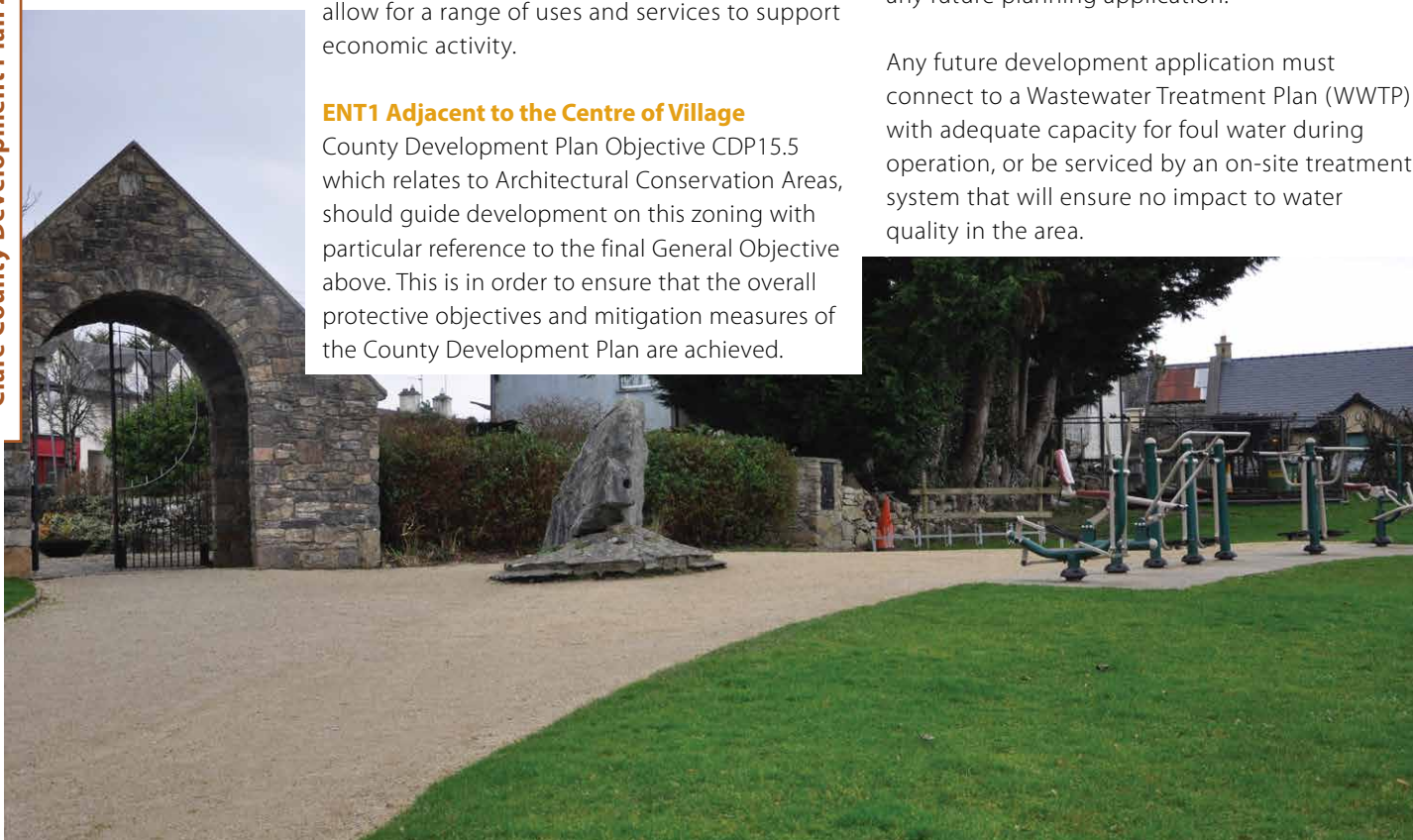
The objectives, during the lifetime of this Plan, are:

- To work with relevant stakeholders to prepare and implement a visitor management and sustainable tourism development plan for Holy Island;
- To support the development of a canoe trail on Lough Derg and the provision of associated infrastructure and facilities at Mountshannon;
- To consolidate the existing village, support the tourism industry in the area and encourage the development of a range of amenities and services for both permanent residents in the village and surrounding hinterland as well as visitors to the area;
- To support the development of a visitor centre in the village of Mountshannon.

### TOU3 South of Aistear Park

This site has been zoned solely to accommodate the provision of a Holy Island visitor information centre. Other tourism developments will not be permitted in this area. Future development proposals on this site should avoid impacting upon healthy significant mature trees in the area. A Flood Risk Assessment will be required with any future planning application.

Any future development application must connect to a Wastewater Treatment Plan (WWTP) with adequate capacity for foul water during operation, or be serviced by an on-site treatment system that will ensure no impact to water quality in the area.





Any development application should be accompanied by an Ecological Impact Assessment and screening for appropriate assessment and/or Natura Impact Statement, particularly in relation to indirect impacts or disturbance to SPA wintering/breeding bird species through the construction of any visitor centre at this location. A full light spill modelling study should accompany all development applications and demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint particularly in relation to wintering birds.

Any future development at this location relating to a Holy Island visitor centre will be strictly in compliance with and adhere to the mitigation measures identified in the Natura Impact Report and SEA Environmental Report associated with the Visitor Management and Sustainable Tourism Development Plan for Holy Island.

## Housing and Sustainable Communities

In addition to compliance with the policies and objectives in Volume 1 of this Plan, specific objectives apply to the following lands:

### LDR2 Lands to the north of the R352

This site is located to the north of Main Street and is in close proximity to the majority of the services in the village. There are a number of mature broadleaf trees on the site that shall be retained and incorporated into any development proposals put forward for the lands. Dwellings constructed on these lands shall be for permanent occupancy only and development shall be phased.

## Place Making and Amenity

Mountshannon has a strong and attractive sense of place in its various distinctive areas. Re-use of vacant buildings in the village core is important. The lakefront area is beautiful and views from land to lake need to be protected from unnecessary objects, structures or clutter. Any additional structures or objects must be carefully screened to ensure that there will be no negative visual impact.



### HAR1 Mountshannon Harbour

HAR1 incorporates the existing marina area and associated facilities in Mountshannon and the adjoining car park area. Developments compatible with the existing use of the lands and associated lakeshore for marina/harbour/recreational uses will be favourably considered in this area and must have regard to the concepts set out in 'Lough Derg International Water Park Design Guide' study which seeks quality provision of facilities, simplicity in design and commonality of approach for amenity areas around Lough Derg.

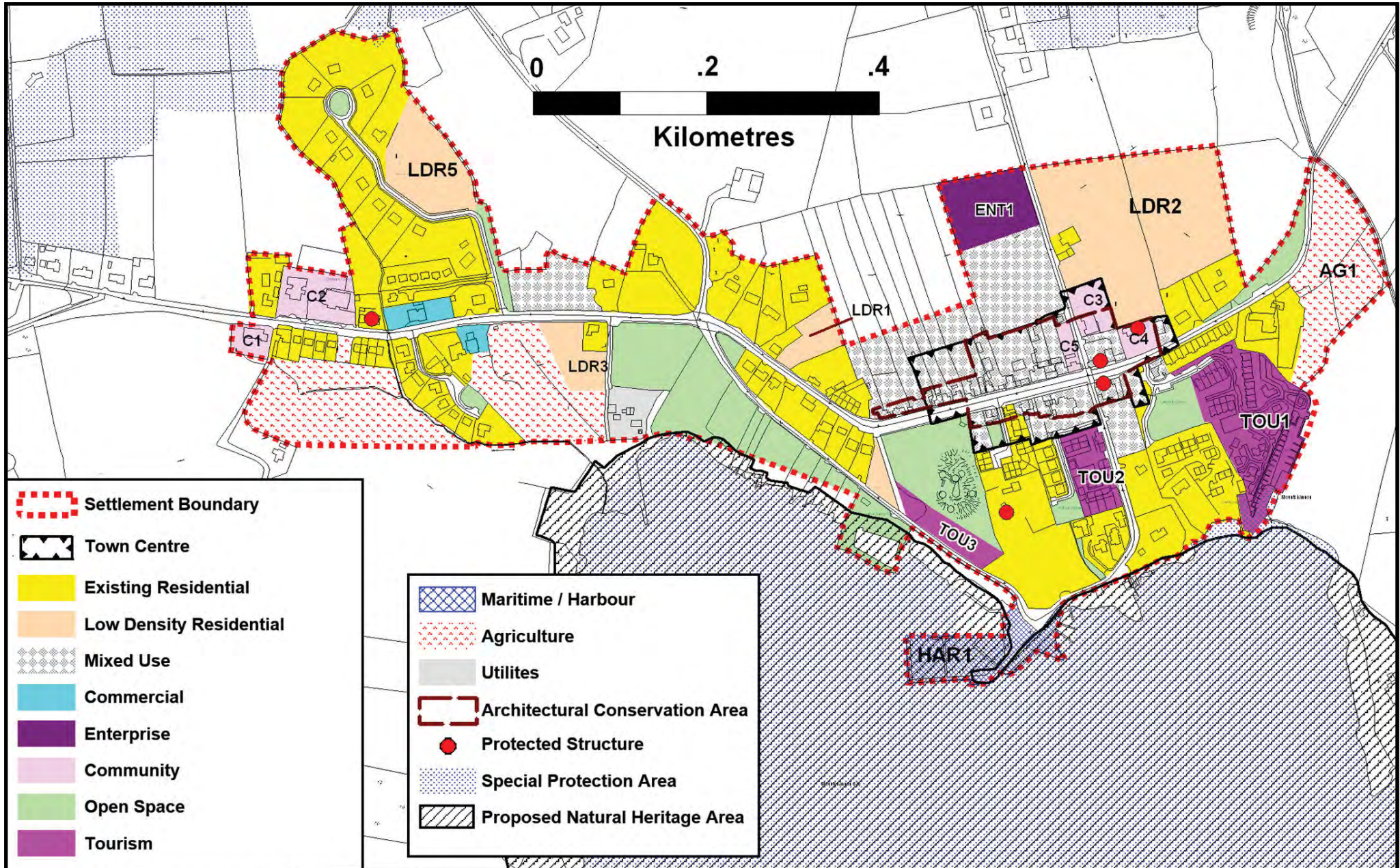
Any development within HAR1 (Mountshannon Harbour) will require a habitat and species survey and an ecological assessment which will inform the screening for appropriate assessment. Any development must take full account of the integrity, scale and character of the rural landscape, rural settlement, and visual amenity (both to and from the harbour area). Any development must adhere to the requirements of the Water Framework Directive and the Shannon International River Basin Management Plan.

### Architectural Conservation Area (ACA)

The centre of the village has been designated as an Architectural Conservation Area which are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place.

## Flooding and Flood Risk

A Strategic Flood Risk Assessment was carried out as part of the preparation of this Plan. The SFRA in Volume 10(c) of this Plan advises that existing development at flood risk can be addressed through development management.



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# O'Briensbridge and Bridgetown

## Introduction and Context

O'Briensbridge is a rural village with a mature natural setting, located at a bridging point on the River Shannon. It derives its name from the bridge in the settlement of the same name. This bridge provides the only crossing of the River Shannon between Limerick city and Killaloe and acts as an important link between Counties Clare, Limerick and North Tipperary. The settlement is constructed on an island framed by the River Shannon to the east and the Headrace Canal to the west. It is closely linked to Montpellier on the other side of the River (North Tipperary) and to Bridgetown to the west. Due to the fact that O'Briensbridge is inextricably linked to Bridgetown, lands in Bridgetown have also been included in this section.

The central street has a relatively uniform building line, traditional in form and is designated as an Architectural Conservation Area. A number of green amenity walks and parks have been provided, and the local voluntary effort in recent years has greatly enhanced the settlement and is to be commended. There are three Protected Structures and two Recorded Monuments in O'Briensbridge.

O'Briensbridge has a strong focus on the waterfront, hosting occasional rowing regattas. There are a number of existing services in the village, including public houses, shops, cemetery, childcare facilities and some recreational looped waterside walks containing historic features associated with boats and waterway navigation. This infrastructure is supported by a church, cemetery, primary school and soccer pitch in neighbouring Bridgetown.

There are a number of small and medium sized residential developments in both settlements. However, O'Briensbridge has not seen the same level of development as other parts of the

Killaloe Municipal District area, in part due to its lack of a public sewerage treatment plant. Most recently, development has focused on Bridgetown but this has still been moderate in comparison to other areas. Problems of access, road safety, drainage issues and flood risk limit the extent to which both villages can grow.

Bridgetown and O'Briensbridge are served by a public water supply. This supply is currently at capacity and will need to be upgraded or augmented to cater for the target population.

Currently there is no sewage treatment system serving the villages. The provision of such a system by Irish Water would be subject to Irish Water's capital investment programme and New Connection Policy. The Council encourages the provision by Irish Water of a new wastewater treatment plant to serve the villages. At present, one estate in O'Briensbridge has a communal septic tank while one estate in Bridgetown is served by a wastewater treatment plant.

O'Briensbridge directly adjoins the Lower River Shannon Special Area of Conservation (SAC). Bridgetown is located approximately 3km upstream of the SAC linked via the River Black which discharges to the SAC at Parteen Weir.

Future development must ensure there are no adverse effects on the SAC's site integrity, or the site integrity of any other European site as a result of the proposed development. Accordingly, CDP objectives relating to European sites and screening for appropriate assessment will apply to any future development proposals in this area.





## General Objectives – O'Briensbridge and Bridgetown

- To safeguard the built heritage, scale and linear character of O'Briensbridge as identified by the established Architectural Conservation Area;
- To provide for new residential development to support existing community facilities, strengthen the existing physical fabric and assist in meeting population targets;
- To consolidate new development to limited infill and back-land sites within the defined settlement boundary of Bridgetown;
- To strengthen the existing link between the settlements of O'Briensbridge, Bridgetown and Montpelier.

## Economic Development

As the only crossing of the River Shannon between Limerick city and Killaloe, O'Briensbridge enjoys a strategic location which is advantageous for businesses seeking convenient access to the Mid West region.

- It is an objective to increase the role of tourism and maximise the unique natural setting of O'Briensbridge.

## Housing and Sustainable Development

As stated above, O'Briensbridge and Bridgetown have not experienced the same levels of development as other parts of the Plan area in recent years. The population targets set out in the Core Strategy require the inclusion of suitably zoned lands for residential development within the defined settlement of O'Briensbridge. However, the lack of a public wastewater treatment plant provides a significant constraint on the future development of the village.

In addition, the location of O'Briensbridge between the Headrace Canal and the River Shannon limits the extent of the settlement boundary and consequently the quantum of lands that can be zoned for residential development. As a result of the above, the amount of zoned land is less than that required to meet the assigned population target for the settlement.

In terms of Bridgetown, the existing wastewater treatment plant will need to be upgraded in the future, and this will have a bearing on the extent of future residential development in the village.

Development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate that there will be no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.

The future development of housing in the settlements will also be required to closely align with the adequate provision of local facilities and services, including inter alia school capacity/ future expansion plans, other community facilities and recreational/amenity areas.

New housing layouts and designs should reflect the rural nature of the area. This does not preclude high-quality innovative contemporary designs. All sites zoned for residential development should incorporate sustainable urban drainage systems and shall include detailed proposals for landscaping/tree retention. Development proposals for housing shall also ensure that provision is made for footpath connection to the village centre.

## O'Briensbridge

### R1 Riverside Site

This site is located on the L-3072 to the west of the village centre and is currently in agricultural use. The access road is rural-residential in character, comprising of a low-density ribbon form of development. The site slopes gently from the road down to the southern boundary, which is tree-lined with mature conifers and deciduous trees. Planning permission has previously been granted for a nursing home and day care centre on this site. In addition to a nursing home, this site has been identified for medium density permanent occupancy housing. Access shall include footpath connection provided to the village centre. Layout and design of units shall ensure that the residential amenities of existing houses are protected. An appropriate buffer shall also be maintained to the SAC, also ensuring that the existing tree line along the southern boundary is maintained. All development proposals shall be required to demonstrate that they will not result in impacts on the SAC (either at construction or operational stages).

### R2 Site to the Rear of Main Street, O'Briensbridge

This site is located in close proximity to the village core and adjacent to the Head Race Canal. It consists of a number of fields in agricultural use. The site shall be developed in a comprehensive manner and any applications for development shall be accompanied by a masterplan for the whole site. Access options are to the west through Cois Na Sionna. Layout and design of units shall ensure that the residential amenities of existing properties to the east, west and south are protected. R2 contains the habitat type GS1 Dry Calcareous Grassland. This should be carefully assessed as part of any planning application process as part of an overall ecological assessment.

### LDR2 Southern End of the Village

This site is located at the southern end of the village and adjoins the Lower River Shannon SAC. All development proposals shall be required to fully demonstrate, by way of hydrological assessment, that they will not result in impacts on the SAC water quality (either at construction or operational stages).

## Bridgetown

### R1 Southeast of Riverdale and the Sports Pitch

This site is located at the south-eastern boundary of the settlement and is bisected by an existing ditch. Access shall be taken either from Riverdale or by upgrading the existing access lane beside the school and associated junction onto the public road (at developers expense), with the additional option of taking access onto the public road through LDR5. Design and layout of any future development shall ensure the creation of an appropriate entry definition on the southern approach to the village and shall protect established residential amenities to the west. Development proposals shall also be accompanied by a tree preservation plan to protect the significant vegetation in the eastern portion of the site.

### LDR1 Fahy Beg Road

This site is located on the western boundary of the village, opposite the church and cemetery and within easy walking distance of the school. Access shall be at a point midway between the existing junctions to the east and west.

Design and layout of any future development shall ensure the creation of an appropriate entry definition on the western approach to the village. The mature tree line which bounds the site should be retained where possible.

LDR1, LDR2 and LDR3 contain grassland, marsh and non-native woodland habitats which should be carefully assessed as part of any planning application as part of an overall ecological assessment. Any proposal for development on this site shall also be subject to, and accompanied by, a Flood Risk Assessment.

### LDR2 Adjacent to OS1

This site contains some derelict buildings and slopes down from the road to the rear boundary. It provides the opportunity for a low density scheme of units maximising the amenity provided by the mature hedgerows and peaceful setting. Access shall be taken at a point onto the public road which maximises sight lines in both directions. See LDR1 above regarding the requirement for ecological and flood risk assessments.



**LDR3 Bridgetown North**

The undeveloped areas of this site are considered suitable in principle for a low density scheme of serviced sites. Layout and design shall take account of the existing slopes on the site and shall ensure that the residential amenities of the existing dwellings at the southern boundary are preserved. There shall only be one access point onto the subject lands. See LDR1 above regarding the requirement for ecological and flood risk assessments.

**LDR4 Bridgetown South**

This large site is located at the south eastern extremity of the village and affords the opportunity to develop a low density scheme of units which will be in close proximity to the existing school and recreational grounds. There are mature trees along the southern boundary which should be preserved. This site covers a large area. Partial development of the site may be permitted. Any future development proposals shall include a site masterplan showing connectivity to future development areas and an outline of the type of development that is proposed for the remainder of the site. It must also address the visual, environmental and social perspective and in particular the accessibility to the site. Access shall be taken via the existing lane to the north, which shall be upgraded at the developer's expense. The development of LDR4 shall not take place until such time as satisfactory access/egress onto the public road has been provided. Ideally this access to the public road shall be taken in the vicinity of the indicative access arrow on LDR5 but access may also be provided via the lane to the south of the primary school, subject to the satisfactory upgrade of the junction at the western end of the lane.

**LDR5 Opposite Bridgetown National School**

This site is located opposite the school and has the potential to accommodate a small number of dwellings subject to retaining the residential amenities of existing adjacent dwelling houses. More importantly, this site has the potential to accommodate an access road which could facilitate the future development of the larger residential zoned sites to the east, avoiding the existing bottleneck junction to the west between the school grounds and private dwelling.

**Place Making and Amenity**

O'Briensbridge has a strongly defined historic core. The construction of the Headrace Canal cut off the road travelling to Killaloe, turning it into a cul-de-sac. However, the bridge crossing the Shannon is a powerful gateway into the town which orientates the visitor. Enhancement of the public access to the river and its banks should continue using further signed walkways. The junction on the R463, which gives access to both O'Briensbridge and Bridgetown, would benefit from a traffic calming and place making scheme to highlight this gateway and serve to visually link the two settlements. The reuse of vacant buildings in Bridgetown would enhance the attractive public spaces of the village. Both villages have been included in the 'Survey of Trees in Towns and Villages of County Clare' which has been carried out to highlight and raise awareness of the value of trees and hedgerows and to show how they can contribute to placemaking and amenity. The survey should be taken into account when preparing public or private development proposals.

The following objectives are identified for improvements to the public realm:

- To implement a one-way traffic system at the triangulated junction on the northern side of the bridge, ensuring the provision of clear and unambiguous carriageway markings at the bridge and other main junctions in O'Briensbridge;
- To ensure clear demarcation of on-street parking and short stay loading areas, supported by build-outs and hard and soft landscaping in O'Briensbridge;
- To provide traffic calming measures on approach roads to the villages, with clear boundary/gateway definition;
- To provide a footpath on the bridge for pedestrian use, extending as far as Montpelier, and the provision of a formal pedestrian crossing in the vicinity of the retail premises in O'Briensbridge;
- To ensure that all traffic management and transport measures shall be sensitive to the character of the villages.

## Architectural Conservation Area (ACA)

The centre of O'Briensbridge has been designated as an Architectural Conservation Area which are places, areas, groups of structures or a townscape, which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place.

## Open Space in O'Briensbridge

The lands zoned for Open Space uses in O'Briensbridge are appropriate for water compatible uses.

### OS1 Village Green

This local amenity area adjacent to the river provides an attractive entrance into O'Briensbridge from the Montpelier side and shall be retained.

### OS2 Wooded area adjacent to Canal

The wooded area between the canal and the road provides a backdrop and natural amenity area for the village and shall be retained in its current use.

### OS3 Riverside walk

This area forms an attractive amenity walkway along the River Shannon. It is an objective to maintain and enhance the network of riverside paths, and to develop and extend them in conjunction with walkways throughout the village.

### OS4 ESB lands

These lands adjoin the Headrace Canal in the village and are in the ownership of the ESB. The zoning of the lands as Open Space does not imply that public access to the lands is permitted. These lands are reserved for ESB operations and to provide a safety buffer along the periphery of the watercourses.



## Open Space Bridgetown

### OS1 Village Green

The attractive local amenity area at the centre of the settlement shall be retained in current use. Development incorporating water compatible uses are considered appropriate for lands identified as Open Space in Bridgetown.

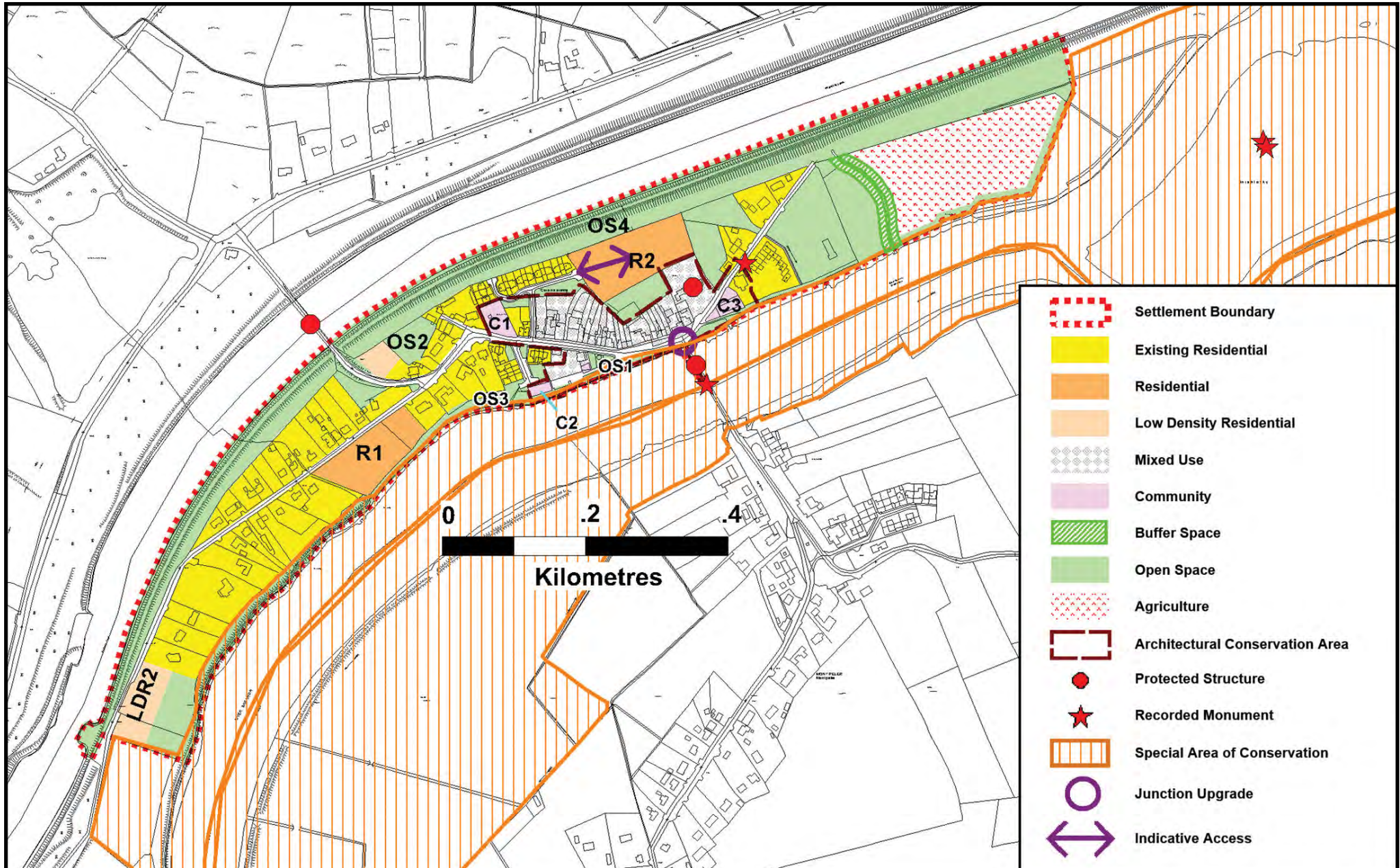
## Community Facilities in Bridgetown

### C1 Bridgetown School and Associated Grounds

It is an objective to retain these lands as community to facilitate any future expansion of the existing school on the site, which serves Bridgetown, O'Briensbridge and the surrounding rural catchment.

## Flooding in O'Briensbridge

The Strategic Flood Risk Assessment in Volume 10(c) of this Plan shows that there are two land parcels at the north of the settlement which are within Flood Risk Zone A and within the CFRAMS Flood zones. These parcels are zoned for agriculture. There is limited risk to existing residential development which can be addressed through development management.



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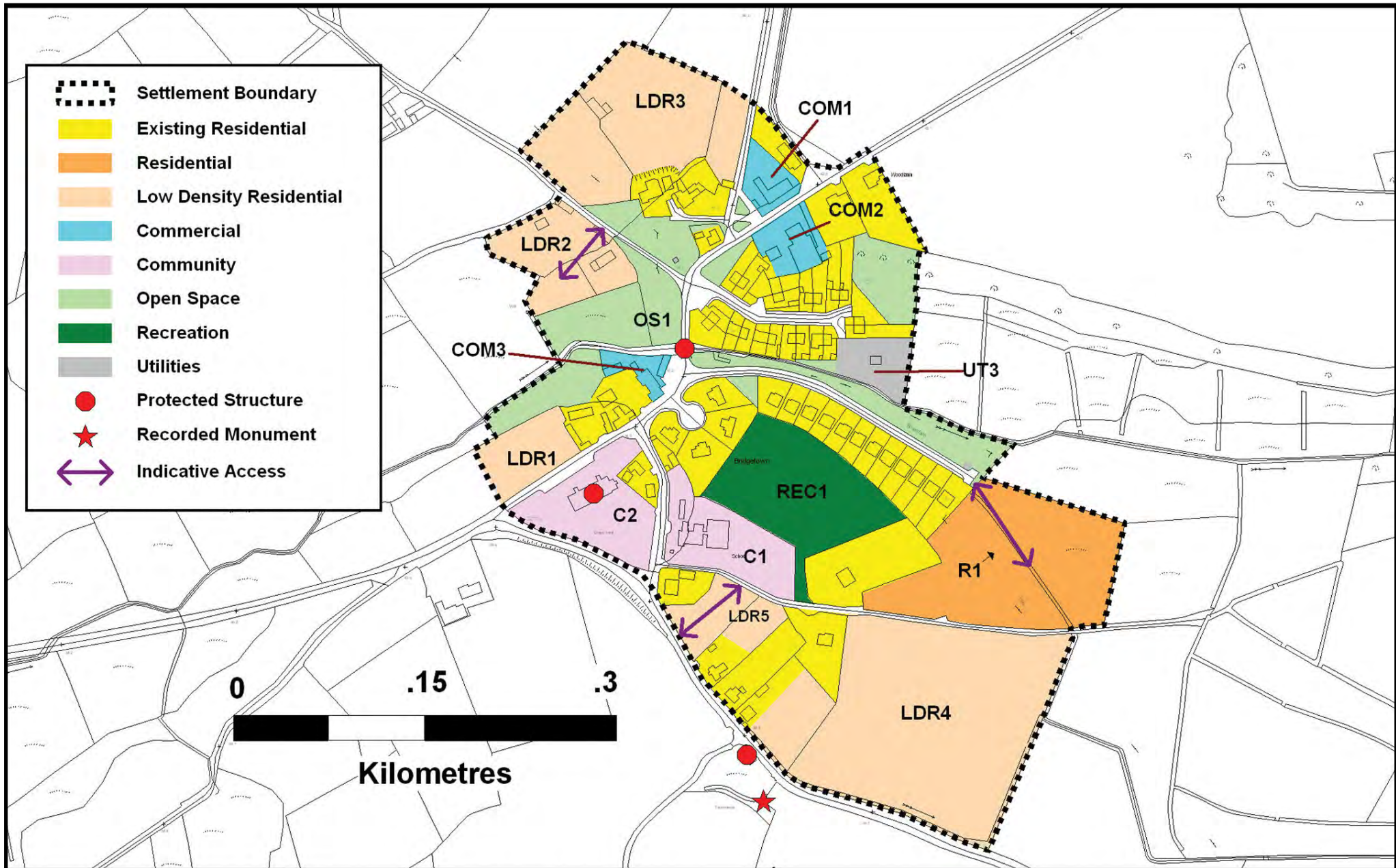
Title:  
**O'Briensbridge Settlement Plan**

Drawn By:  
Padraig McManus

Checked By:  
Helen Quinn

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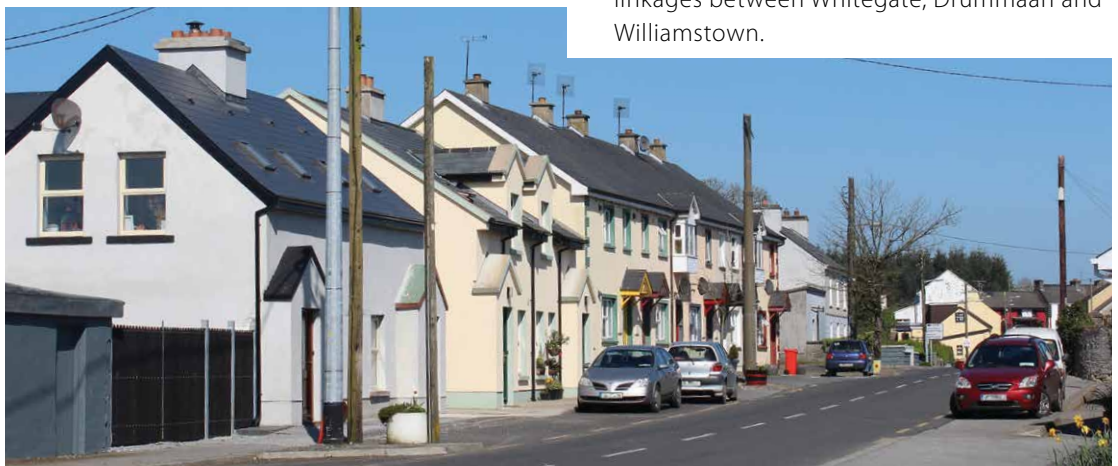
# Whitegate

## Introduction and Context

Whitegate is a large village located on the R352 in northeast Clare in close proximity to the Drummaan and Williamstown marinas on the shores of Lough Derg. Drummaan is one of the thirteen sites selected for the Lough Derg canoe trail. The village has a predominantly rural character surrounded by a landscape rich in beauty, colour and variety. The village has developed in a linear manner along the R352 and then extends north along the L-4044 and westwards along Gregg Lough. There has been some small-scale in-depth development in Whitegate in recent years and also some individual commercial and residential developments. The village has both the social and physical infrastructure to support further development in the coming years. New development will be encouraged in the village centre. The redevelopment of unused structures for retail and commercial purposes will be particularly encouraged.

Whitegate is serviced by a public water supply which has sufficient capacity to cater for the target population. The village is served by a public wastewater treatment system and while the treatment plant should have the capacity to cater for the target population, a new storm water holding tank is required to control discharges.

Currently the village offers a range of services to local residents such as shops, post office, a number of local pubs and a national school. There is also a large GAA grounds located within the settlement boundary of the village and the East Clare Way walking route extends from the village towards Flagmount and towards Mountshannon.



## General Objectives

- To promote the development of Whitegate as a residential, service and tourism centre in the northeast of the County;
- To strengthen links with Drummaan and Williamstown marinas;
- To consolidate the existing village to support existing services, whilst retaining its existing character;
- To ensure that adequate lands are zoned for the provision of additional housing, services and amenities within the village;
- To ensure that all new developments incorporate a high standard of design into development proposals;
- To facilitate infrastructural improvements in the village, including the improvement of roads and junctions within the settlement;
- To encourage retail and commercial development in the village.

## Economic Development

Whitegate is well positioned to strengthen links with other settlements along Lough Derg and there is potential for economic development based on hospitality, tourism, and its proximity to Slieve Aughty Mountains and Lough Derg.

## Tourism Objectives

- To support the development of a canoe trail on Lough Derg and the provision of associated infrastructure and facilities at Drummaan;
- To make provision for developments that will establish Whitegate as a visitor base for exploring the surrounding network of loughs and walkways;
- To maximise opportunities for tourism linkages between Whitegate, Drummaan and Williamstown.



### **MU1 Lands at the junction of the Regional and Local Roads.**

This is an extremely important and highly visible site. It is particularly prominent when arriving in the village from a western direction i.e. from Portumna and the approach to the village will be enhanced by appropriate development of this site. The lands are suitable for either residential or commercial use or a mixture of both. Development on these lands must be reflective of the scale and rural character of the village and create a visually attractive approach to the village.

### **MU2 East of the Main Street**

This is a large site to the rear of the shop and Post Office in Whitegate. It is located close to all of the major services in the village and has a number of potential access points. It is ideally situated to provide for the future expansion of the village. The site is suitable for a number of uses such as residential, mixed-use, or small-scale commercial/employment-generating uses. Development proposals for these lands must be reflective of the scale and character of the existing village and its population.

## **Housing and Sustainable Communities**

A number of sites have been identified in Whitegate as potential sites for residential development, many of which are located centrally or are within walking distance of the village core. Provision of pedestrian facilities between these sites and the centre of the village will be critical to ensure greater accessibility for pedestrians and consolidation of the village structure. Any future development at LDR1 should take into account potential indirect effects on the Slieve Aughty SPA.

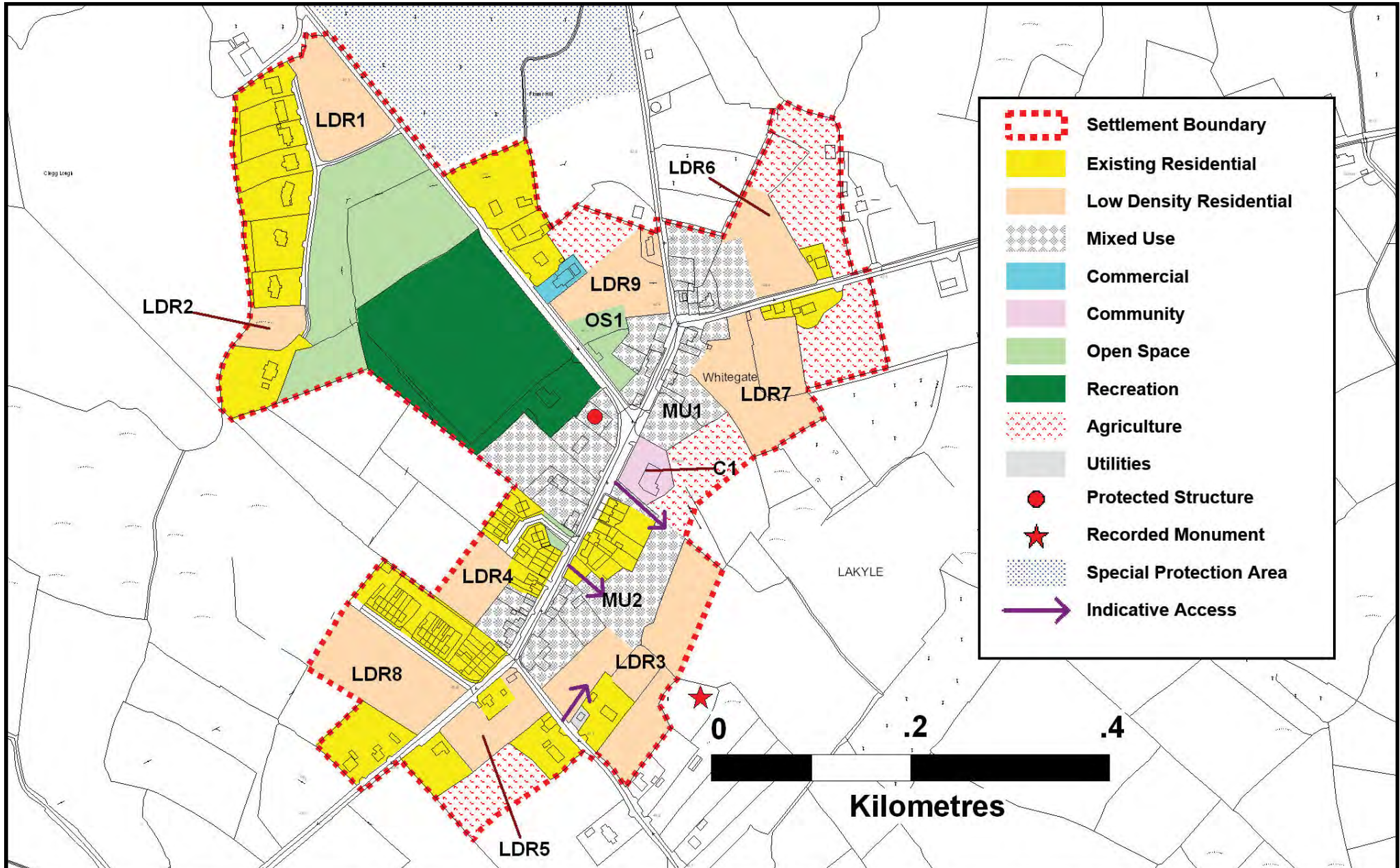
## **Place Making and Amenity**

The general place making objectives for Whitegate are set out in Chapter 17, Volume 1 of this Plan. A specific place making objective for Whitegate is the formation of effective gateways on the principal approaches from Mountshannon and Portumna. This will have the dual advantage of slowing traffic on the R352 and announcing the settlement itself. These gateways need to be designed using defining elements of sufficient scale and size to make the required visual impact and to align with traffic management as per the Design Manual for Urban Roads and Streets (DMURS). Road edges and boundaries within the town would generally benefit from some effective definition. Vacant or derelict properties, particularly those around the original core junction to the north of the town, need to be improved and brought back into active use where possible.

Sensitively designed directional signage is required both to and from Whitegate in relation to the marina and waterside amenities at Drummaan and Williamstown.

### **OS1 Opposite Whitegate GAA Grounds**

This land has been identified as a potential site for the provision of an open space area in Whitegate. The site has the potential to be developed into an attractive amenity area that will serve the local community.



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Checked By:  
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## Section 4

### Small Villages

**Ballinruan**

**Bellharbour**

**Bodyke**

**Boston**

**Caher**

**Carron**

**Flagmount**

**Kilbane**

**Killanena**

**O'Callaghan's Mills**

**Ogonelloe**

**Ruan**

**Tubber**





# Ballinruan



## Introduction and Context

Ballinruan is identified as a small village in the settlement hierarchy of this Plan. The village is located on elevated lands with extensive views across the countryside to the southwest, west and northwest of the settlement. The road through the village is narrow and winding and is bordered by houses and, in some cases, agricultural lands and farm buildings. There has been limited development in Ballinruan in recent years. The majority of the lands within the settlement boundary remain in agricultural use and as a consequence, the village has retained its rural character. There is currently a church, a community centre and a village pub providing services to the local community.

## General Objectives

- To encourage small scale development within the village that will be beneficial to the local community whilst also reflecting the rural character of the area;
- To ensure that existing population levels and services are maintained;
- To ensure that future growth in Ballinruan is incremental and small scale in nature, relative and appropriate to the scale, size and character of the population and services in the village;
- To facilitate the provision of infrastructure to allow for future growth in the village.

## Economic Development

Ballinruan is a small rural village providing a small number of services to the residents of the surrounding hinterland. Agriculture is the primary industry in the area. In order to strengthen the local economy and increase the number of services and employment opportunities available, local shops and services, agricultural diversification and home-based business will be supported in the village in accordance with the objectives set out in Volume 1 of this Plan.

## Housing and Sustainable Communities

Any future residential development should be subject to the requirements of the Habitats Directive given the proximity of the village to the Slieve Aughty designated European Site. See also the Natura Impact Report for further relevant mitigation measures and recommendations at site and project level. In addition to compliance with the policies and objectives of Volume 1 of this Plan, specific objectives apply to the following lands:

### Low Density Residential Lands

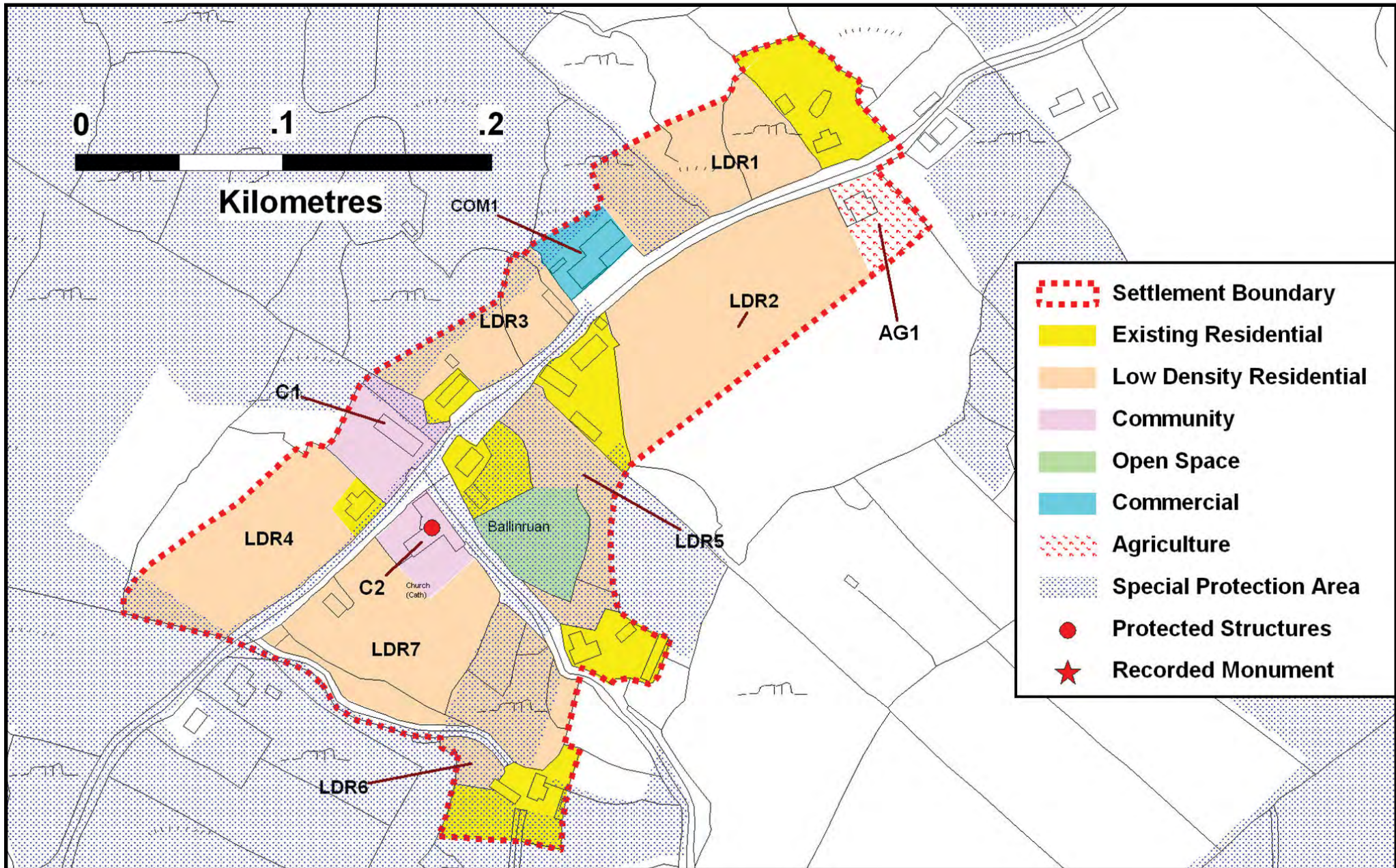
The tradition of buildings and/or outbuildings which directly adjoin the road or turn their gables to the road, should be considered as a development option for place making.

The natural stone wall stretching from opposite the village pub to the dwellings at the northern end of the settlement creates a visual connection that transverses the agricultural land between the village core and the dwellings on the settlement periphery. This connectivity is an important element in the village and is one of the primary features that allow a settlement with such a scattered physical presence to feel like a village. The importance of this connectivity should be recognised and reflected in any future development proposals in the village.

## Place Making and Amenity

The settlement currently has an irregular building pattern. Buildings are set back at varying distances from the road. Some directly adjoin the roadside and others are set back at a considerable distance. This leads to frequent widening and narrowing of the roadway as it passes through the village. This is one of the key features contributing to the character of the village and new development shall reflect the pattern of the existing building line. The following objective is identified for the village:

- To ensure that distinctive design features in the village, such as the siting of houses close to the road, are reflected in any new development proposals.



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# Bellharbour

## Introduction and Context

The Wild Atlantic Way, as it runs along the northern coast of County Clare, passes through Bellharbour. The village is situated on an inlet off Ballyvaughan Bay and a small quay serving the settlement, is located at the water's edge.

Bellharbour is located on the main N67, which is a designated scenic route, between Ballyvaughan and the County Galway border. There are many visitor attractions in the area including The Flaggy Shore, the historic Mount Vernon house, with a variety of restaurants, public houses, artisan food producers and yoga centres nearby. The Burren Outdoor Education Centre is situated south of the village.

Bellharbour is a small village and its harbour-side location makes it an attractive visitor destination, with a number of holiday home developments within walking distance of the harbour. However, the sensitivity of its location needs to be considered carefully when assessing development proposals.

The strategy for Bellharbour is to encourage small-scale incremental residential growth that will be reflective of the rural nature of the settlement. Also, proposals for any suitably-scaled and appropriate commercial or employment-generating development will be encouraged. The village has a permanent resident population and provision should be made to encourage the further growth of a resident population.

The village is serviced by Turlough Public Water Supply which has sufficient capacity to serve the population target. Bellharbour had no public wastewater treatment scheme at the time of this Plan being prepared. The EPA Code of Practice for Wastewater Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.

The bay area is designated as a Special Area of Conservation (SAC) and a Special Protection Area (SPA) which is identified as the Inner Galway Bay and is therefore vulnerable to groundwater contamination in the absence of an adequate wastewater treatment plant. The European sites which are located in close proximity to the settlement boundary are identified as Moneen Mountain SAC, Galway Bay Complex SAC and the East Burren Complex SAC. Future development must ensure there are no adverse effects on the adjoining SAC site integrity or that of any other European site as a result of the proposed development.

The "Ballyvaughan/Poul-naclough Bay Pollution Reduction Program" produced by Clare County Council in compliance with the Quality of Shellfish Waters Regulations 2006 sets out a program for the designated shellfish growing waters of Ballyvaughan/Poul-naclough Bay. Future development proposals will be required to demonstrate protection of water quality.





## General Objectives

- To make provision for the sustainable growth of the village which will support existing services and encourage further expansion of the service base, whilst retaining its distinctive character;
- To promote Bellharbour as a destination on the Wild Atlantic Way.

## Economic Development

There is an identified need to provide for greater commercial opportunities to meet the needs of the local community and the tourism industry. Accordingly, mixed use zoning and commercial zoning are provided to encourage economic development and enterprise at this location in the settlement. Proposals for employment generating development in the village will be supported and facilitated where appropriate.

### Tourism

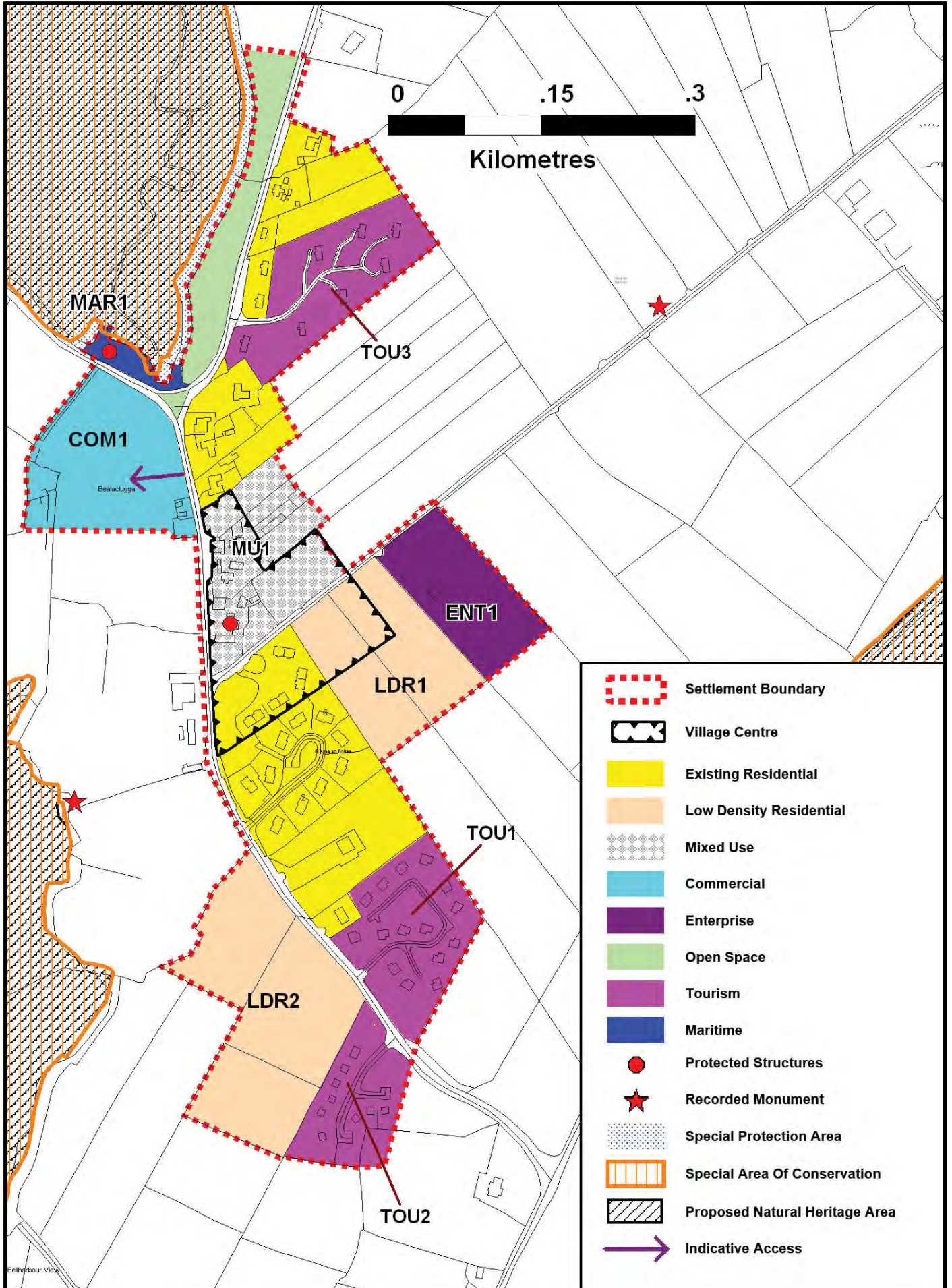
The Burren Outdoor Education Centre (LCETB) is located in close proximity to the village of Bellharbour and provides outdoor recreational experiences to support the development of social, emotional and team-building skills. This facility provides an opportunity to enhance the development of educational tourism in County Clare.

## Housing and Sustainable Communities

Bellharbour is a charming village on the beautiful north Clare coastline and because of this is considered a most attractive place to live and work. In order to encourage the further growth of a resident population, two parcels of land are identified for low density residential development.

### Flood Risk

The Strategic Flood Risk Assessment in Volume 10(c) of this Plan advises that there is some flood risk to open space, maritime zoning and part of the village centre. The SFRA is set out in Volume 10(c) of this Development Plan.



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# Bodyke

## Introduction and Context

The settlement of Bodyke primarily takes a linear form, with an acute bend in the road defining the centre of the settlement. The landscape in and around Bodyke is robust with a significant amount of tree cover and vegetation.

The village consists of residential dwellings built in a linear manner along the R352 radiating from the village centre. Within the village there is a garage/shop, a local pub, a church, a national school and a number of other small businesses. The East Clare Golf Club is also located in close proximity to the village and is a significant recreation and tourism amenity in the area.

## General Objectives

- To encourage the small-scale expansion of the settlement throughout the lifetime of this Plan in order to sustain and increase the population of the area and support new and existing services in the village;
- To ensure that existing population levels and services are maintained;
- To ensure that future growth in Bodyke is incremental and small scale in nature, relative and appropriate to the scale, size and character of the population and services in the village;
- To facilitate the provision of infrastructure to allow for future growth, including the provision of a wastewater treatment system that will accommodate future development.

## Economic Development

In order to support economic development in the village, is it an objective:

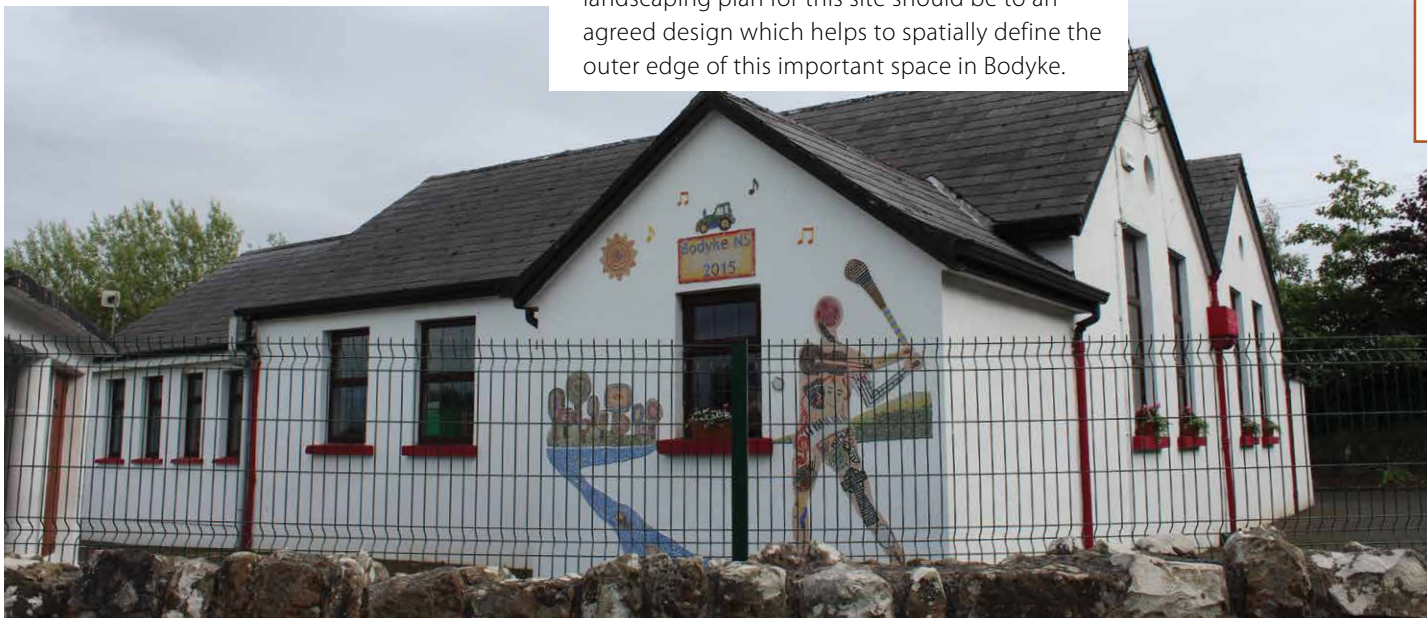
- To support existing and new businesses in the village. The redevelopment of unused buildings within the village for new enterprises will be particularly encouraged.

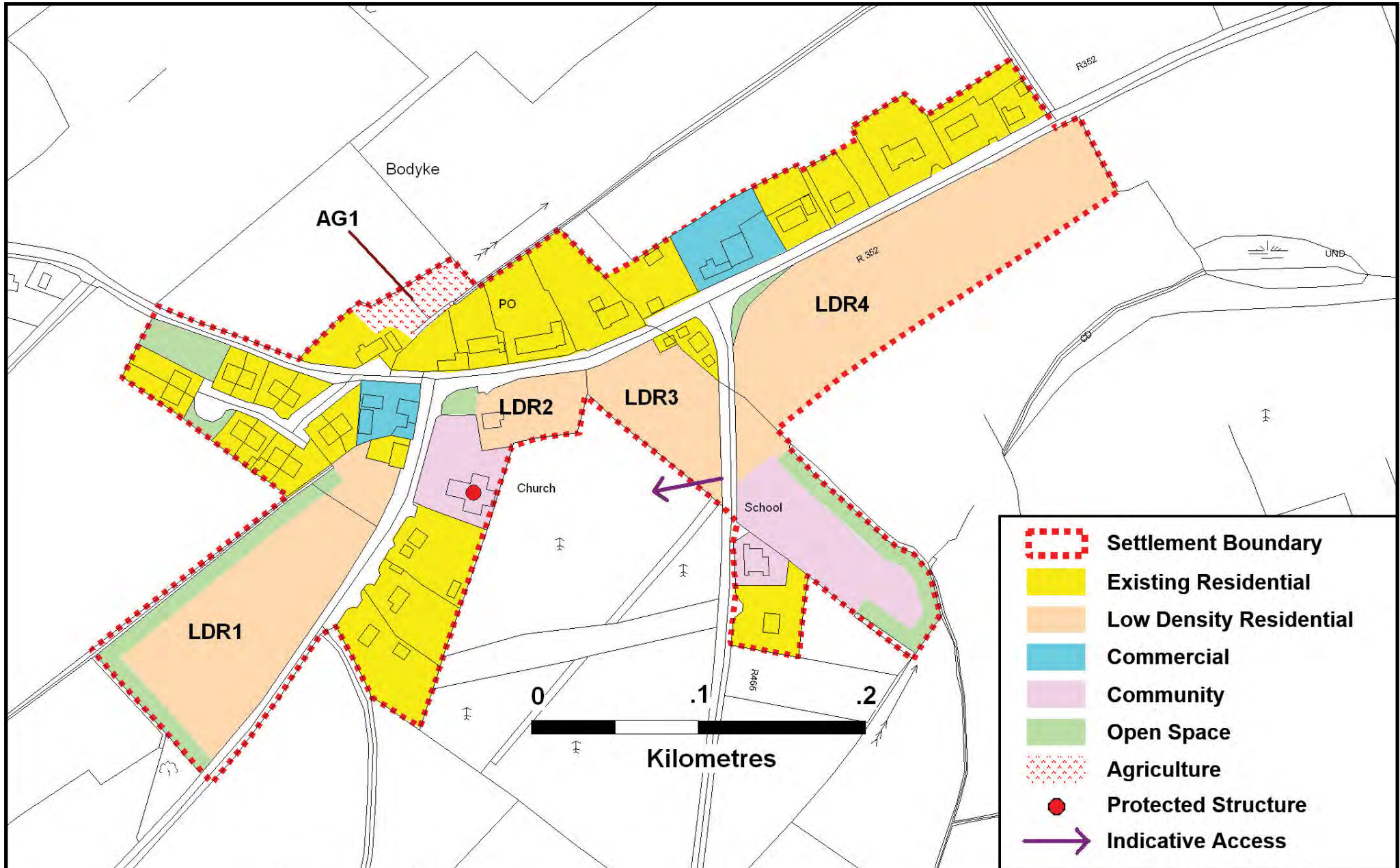
## Housing and Sustainable Communities

A number of sites in the village centre are identified for low density housing which will sustain and increase the population of the area and support new and existing services, thus consolidating the heart of the village and providing streetscape. Any future development at housing sites should ensure the protection of the mature trees where they occur. The EPA Code of Practice for Wastewater Treatment Systems must be strictly adhered to in order to ensure that there are no significant long term effects on the surrounding environment, in particular groundwater, which has a significant interaction with the surface water in this area.

### LDR2 Corner Site adjacent to the Church

This prominent site is important to successful place making in Bodyke. The key considerations for any redevelopment of this site include the requirement to have one entry point sufficiently distanced from the junction and to physically define the back of the footpath edge. A landscaping plan for this site should be to an agreed design which helps to spatially define the outer edge of this important space in Bodyke.





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# Boston

## Introduction and Context

Boston is a small rural village consisting of a school, church, pub/shop/post office and a small number of houses, located on the eastern edge of the Burren National Park. While the village is served by a Group Water Scheme, it has no public sewerage scheme and it lies within an area of extra extreme groundwater vulnerability. Boston has experienced little growth in recent years partly arising from the lack of wastewater infrastructure.

Boston is located within the East Burren Complex Special Area of Conservation (SAC). Future development must ensure that there are no adverse effects on the integrity of the SAC or the integrity of any other European site as a result of the proposed development. Accordingly, objectives for European sites and appropriate assessment as set out in Volume 1 of this Plan will apply to any future development proposals in this area.



## General Objective

- To make provision for the sustainable growth of the village which will support existing services and encourage further expansion of the service base, whilst retaining its distinctive rural character.

## Economic Development

In order to support economic development the Council will facilitate and encourage farm enterprise and agri-tourism in Boston and will also support home-based economic activity where feasible.

## Housing and Sustainable Communities

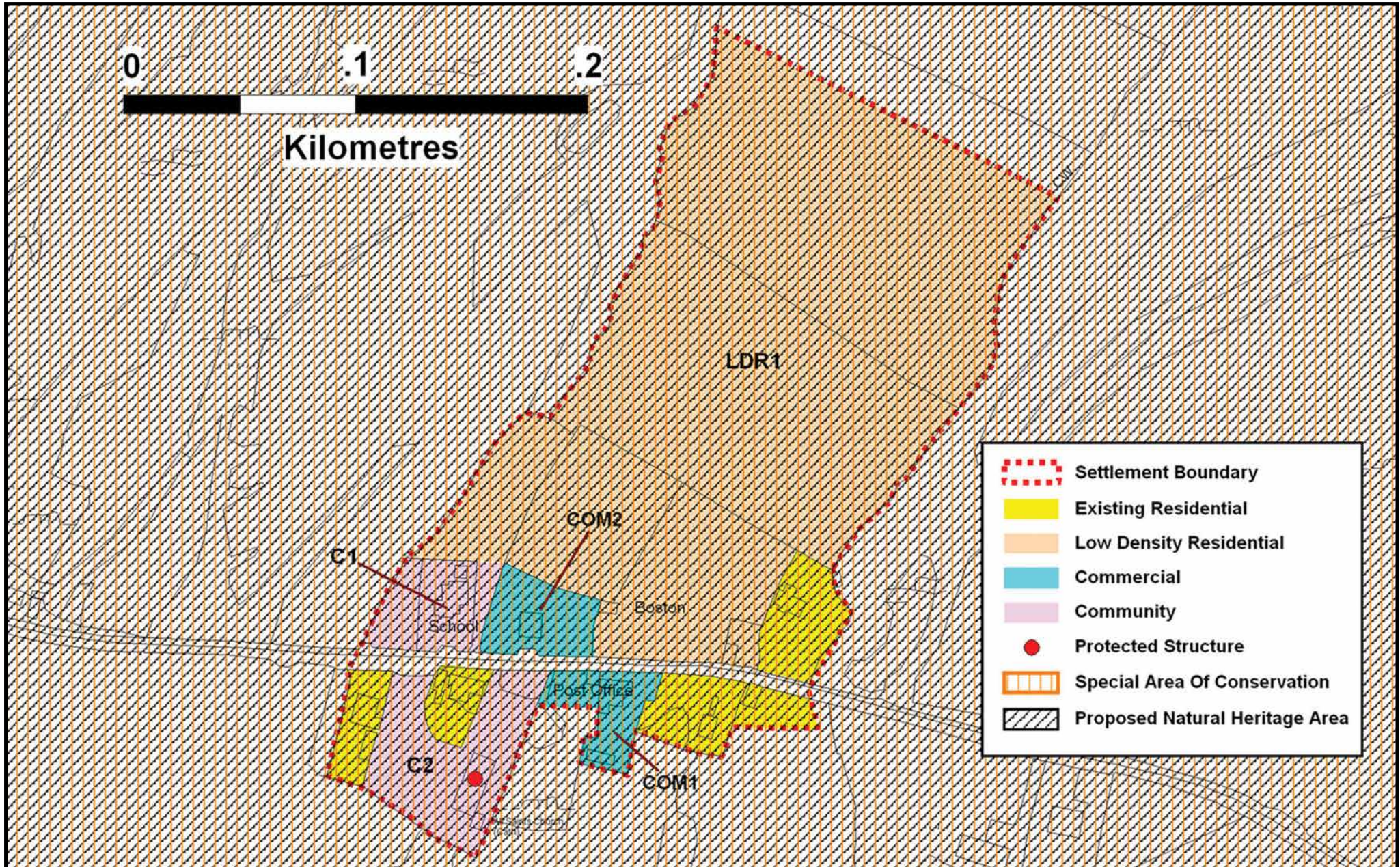
The strategy for Boston as a small village is to encourage small-scale incremental residential growth that will be reflective of the rural nature of the settlement.

## Place Making and Amenity

Although a small village, local commitment is evident in the attractive sense of place with neat boundaries, well defined road edges and well presented buildings.







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# Caher

## Introduction and Context

Caher village is located directly on the shores of Lough Graney and it has a tight-knit centre with a small number of houses developed in a linear manner on the road to the east and the west of the centre.

There has been little development in the village in recent years and therefore Caher has retained a very rural character. There are a number of farm buildings within the settlement boundary and much of the zoned land remains in agricultural use. The village core has a very traditional compact character, with dwellings and outbuildings tightly clustered together and many buildings located directly on the road edge.

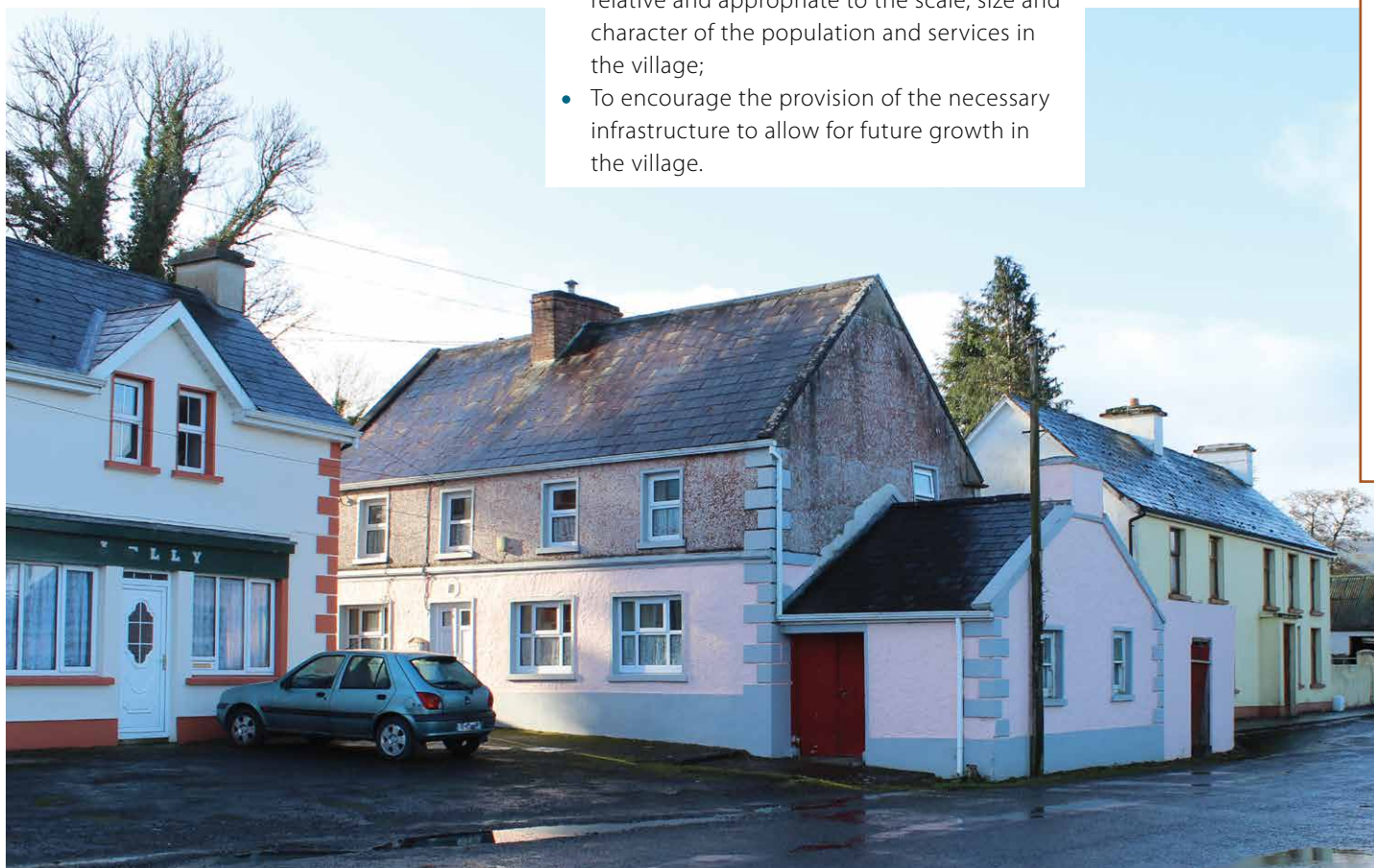
The village is highly attractive, overlooking the lake, with well maintained green areas and a small pier at the water's edge. The natural amenities in Caher and its vicinity offer potential for tourism development, where recreational opportunities can attract visitors to the area.

The entire settlement of Caher is located within the Shannon - Graney/Scarriff Margaritifera (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is unknown, there are previous records of the FPM in this catchment and therefore any proposed development will need to take into consideration the potential negative effects on this species and its habitat.

There is no public wastewater treatment plant in Caher. The EPA Code of Practice for Wastewater Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.

## General Objectives

- To ensure that existing population levels and services are maintained and to encourage new residents to the village;
- To ensure that future growth in Caher is incremental and small scale in nature, relative and appropriate to the scale, size and character of the population and services in the village;
- To encourage the provision of the necessary infrastructure to allow for future growth in the village.





## Economic Development

Caher, along with the sister settlements of Flagmount and Killanena is ideally positioned to harness the potential of sustainable tourism activities centred on the lake and surrounding uplands.

In order to promote economic development, a site in the centre of the village is zoned Mixed Use (MU1), which is complemented by the adjacent tourism zoning (TOU1). It is an objective:

- To promote tourism and recreation-based development in the village, particularly developments that complement the natural amenities of the area;
- To regenerate the village through the promotion of new development in the form of employment-generating projects based on the natural amenities of the area and small-scale residential developments.

### TOU1 South of Village Centre and Mixed Use Site

This site has been identified as being able to accommodate a wide variety of tourism-related uses, having regard to its location in a highly scenic area, close to Lough Graney. Development on the site is subject to the ability to provide appropriate services on the site. The site shall be developed in a manner that will support the local economy and provide amenities to the area. In particular the following will apply:

- The mature trees on the lands at TOU1 shall be retained and incorporated into any development proposals on the site;

- Development proposals must take into account the highly scenic site location, close to Lough Graney, the village character and streetscape settings;
- The site must be developed in a manner that will provide amenities to the area and not detract from the amenities of adjoining properties;
- As this site is located partly within an SPA, any plan or proposal for this site will be subject to appropriate assessment.

## Housing and Sustainable Communities

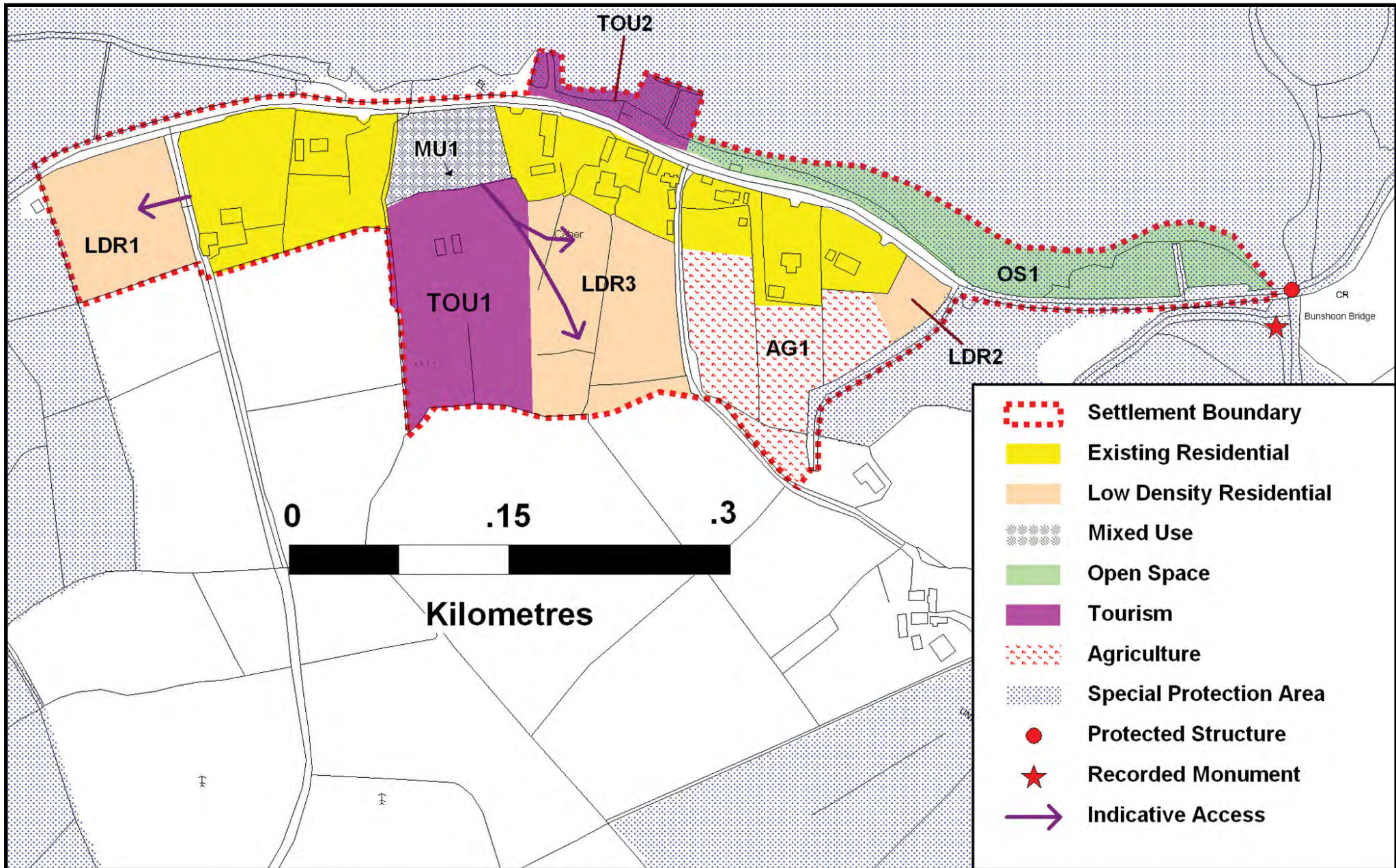
Caher's location on the banks of Lough Graney is an attractive location for those seeking to live in a high quality rural environment. Three sites are identified for low density residential development which is considered to be in keeping with the character of the village.

## Place Making and Amenity

Caher has a strong sense of place nestled on the banks of Lough Graney. Open space zoning enhances the setting of the settlement.

### OS1

This site has been designated as an area of open space adjoining Lough Graney. Development proposals on these lands must be the subject of screening for appropriate assessment.



- Settlement Boundary
- Existing Residential
- Low Density Residential
- Mixed Use
- Open Space
- Tourism
- Agriculture
- Special Protection Area
- Protected Structure
- Recorded Monument
- Indicative Access

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# Carron

## Introduction and Context

The village of Carron is situated to the north of the Burren National Park, approximately 5 kilometres off the R480 to Ballyvaughan. It is a small village consisting of a school, church, post office, pub/ restaurant and hostel. The NUI Galway field research centre is located near the village, as is the Burren Perfumery. Carron is also the trail head for numerous looped walks in the Burren, which attract year-round visitors to the area. The Michael Cusack Visitor Centre is located approximately 1.5km from Carron village. Michael Cusack's passion for Gaelic games led him to become the founder of the GAA which is an important part of Irish heritage. Carron is a small village which has seen limited development in recent years and what has occurred has been in the form of extensions to existing dwellings, agricultural developments, some small scale commercial and renewable energy development. In line with this, the strategy for Carron as a small village is to encourage small-scale incremental residential growth that will be reflective of the rural nature of the settlement.

Carron is also in an area of extreme groundwater vulnerability which will have implications for future development until such time as a sustainable and appropriate wastewater collection and treatment solution is found.

Carron is adjacent to two Special Areas of Conservation (SACs); Moneen Mountain SAC to the west of the village and East Burren Complex SAC to the east of the village as well

as both being designated as proposed Natural Heritage Areas (pNHAs). Future development must ensure that there are no adverse effects on the SAC's site integrity, or the site integrity of any other European site as a result of the proposed development. County Development Plan objectives relating to European sites, appropriate assessment and Natural Heritage Areas will apply to this area.

## General Objective

- To make provision for the sustainable growth of the village which will support existing services and encourage further expansion of the service base, whilst retaining its unique and distinctive character.

## Economic Development

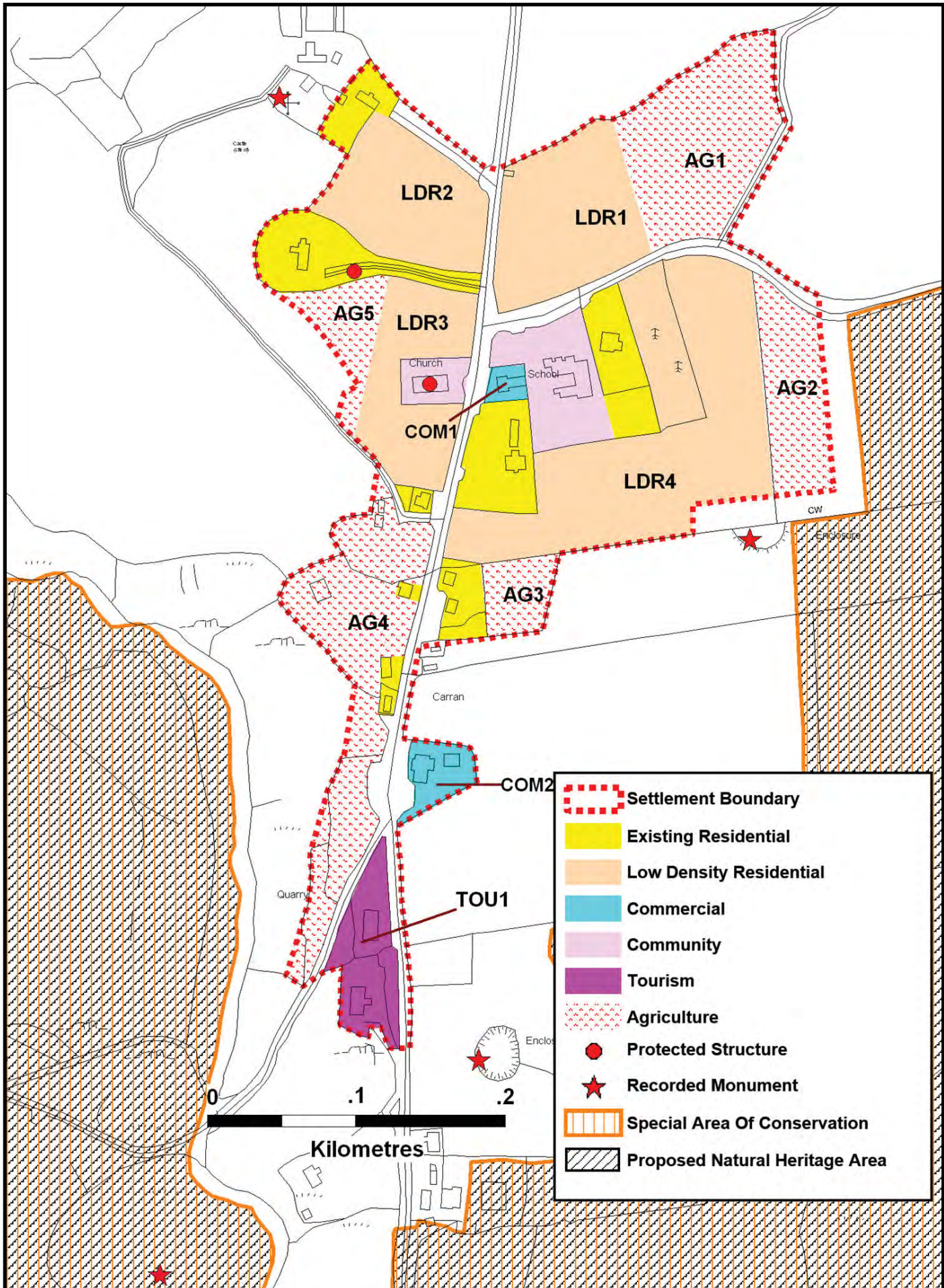
The sustainable and successful development of tourism is critical to the economy of Carron, which is well positioned to offer a high quality year round product to the discerning visitor. Agriculture also plays a key role in the sustainable management of the Burren in which Carron is situated. Strengthening the links with NUI Galway through the expanded use of the field research centre for lecture series and exhibitions should be explored. The teaching of craft skills used at the Burren Perfumery should also be explored as a means of attracting more visitors to Carron.

## Housing and Sustainable Communities

The stunning landscape surrounding Carron north of the Burren National Park offers a unique environment for those seeking to live in a rural settlement and take advantage of the many free outdoor amenities in the vicinity.

Low density residential lands are identified for the provision of housing at a number of locations.





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# Flagmount

## Introduction and Context

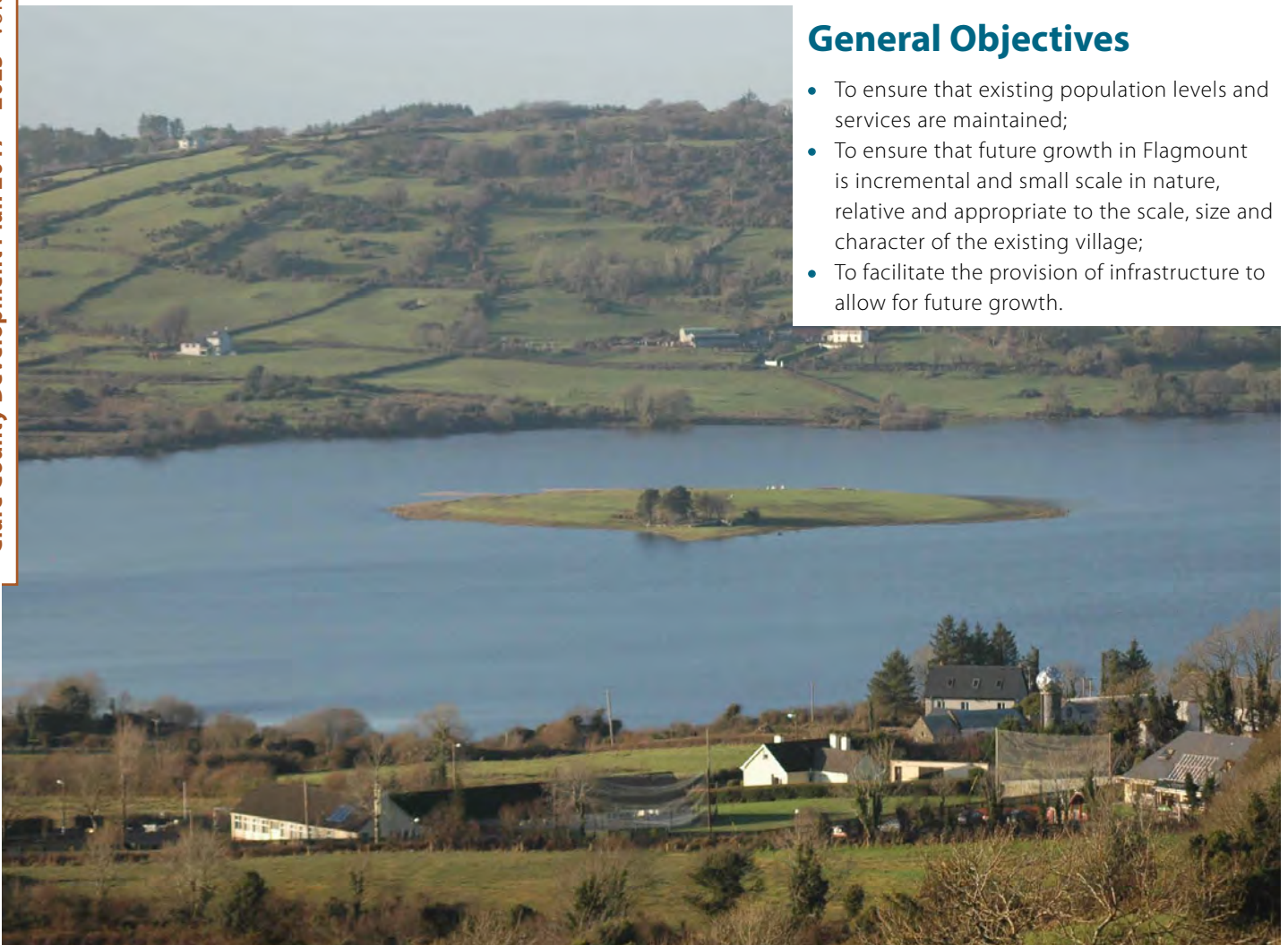
Flagmount has an elevated location, with extensive views to the west across Lough Graney. A laneway in the village leads directly to the shores of Lough Graney. It is an agriculture-based village surrounded by undulating farmlands and forested hills in a highly scenic area with recognised ecological value. It is largely surrounded by the Slieve Aughty Mountains and has developed in a scattered linear form. Flagmount is currently served by a local garage/shop, a church and a school with a large pre-school and after-school care facility. Some of the residential development in the settlement is served by a shared wastewater treatment plant but the majority of developments are served by individual wastewater treatment plants.

Given that Lough Graney is the public water source for the Flagmount area any future residential schemes, tourism or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the lake and the dual nature of Lough Graney as a designated European site and a public water supply.

The entire settlement of Flagmount is located within the Shannon-Graney/Scarriff Margaritifera (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is unknown, there are previous records of the FPM in this catchment and therefore any proposed development will need to take into consideration the potential effects on this species and its habitat.

## General Objectives

- To ensure that existing population levels and services are maintained;
- To ensure that future growth in Flagmount is incremental and small scale in nature, relative and appropriate to the scale, size and character of the existing village;
- To facilitate the provision of infrastructure to allow for future growth.





## Economic Development

Flagmount, along with the sister settlements of Caher and Killanena, is ideally positioned to harness the potential of sustainable tourism activities centred on the lake and surrounding uplands.

In order to promote economic development in Flagmount a site is zoned for tourism related development along the road linking the village to the harbour. To further encourage economic development, it is an objective:

- To encourage small-scale residential, tourism and commercial development in the village that will support the local community and respect the scenic and natural amenities of the area;
- To make provision for developments that will establish Flagmount as a visitor base for exploring the surrounding network of loughs and walkways.

The area around Flagmount and Caher has a significant biomass resource (forestry) which, if managed sustainably, can make a significant contribution to the local economy into the future as the County moves towards a low carbon economy. It is an objective for Clare County Council:

- To support the sustainable development of associated enterprises in the area.

Flagmount is served by a crèche and afterschool facility which provides opportunities for increased participation in the workforce.

## Housing and Sustainable Communities

Undulating farmlands and forested hills in a highly scenic area makes Flagmount a very attractive place to live. A number of infill sites are zoned for low density residential development to the north and west of the church.

## Place Making and Amenity

Flagmount has a very strong sense of place which would be further enhanced by facilitating the provision of improved access to the harbour area and its associated open space.

### OS1

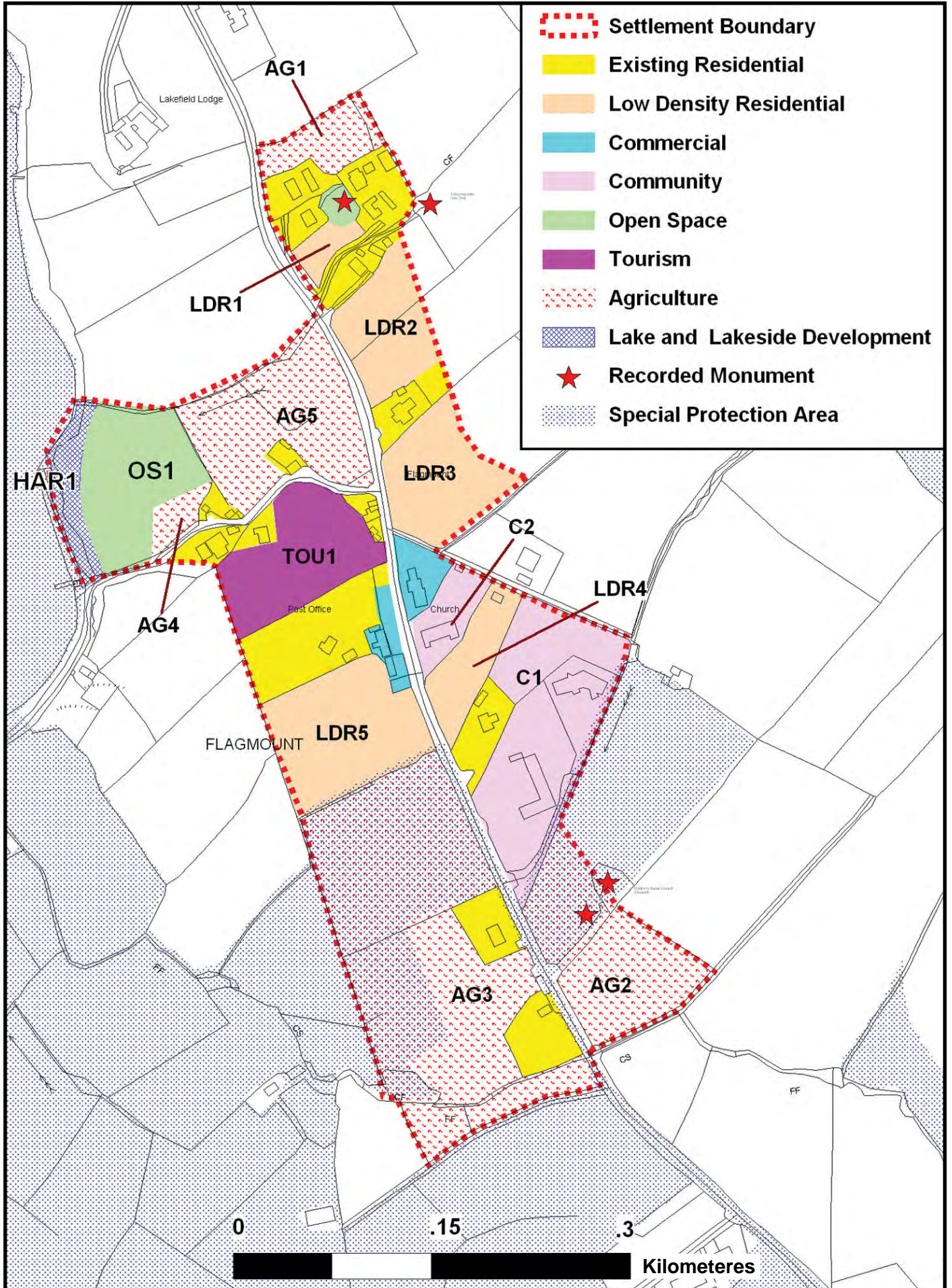
The existing pier and lakeside areas are important amenity assets in the village for the local community and for visitors alike. There is scope for additional facilities and landscaping of this recreational facility. OS1 comprises an elevated piece of land to the east of the harbour. It has been designated for possible future expansion of this recreational facility, including picnic benches, seating, barbeque areas etc.

### HAR1 Flagmount Pier

This area is reserved for pier and limited land-based facilities/amenities to facilitate development of recreational, water-based activities for the local community and visitors to the area.

It is also an objective to upgrade the lane which currently provides access to the harbour area in Flagmount or to provide new access to the harbour from adjoining lands.





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# Kilbane

## Introduction and Context

Kilbane is a small village located in the foothills of Glenvagalliagh Mountain, part of the Slieve Bearnagh Mountains. There are extensive views from the village across the surrounding countryside and a tributary of the Glenomra River flows through Kilbane creating an attractive setting for the village.

The village is located on a local road that runs north from the R466. The road passes through the Slieve Bearnagh Mountains to Killaloe and is known locally as 'The Gap Road'. Kilbane has seen little development in recent years and the majority of the land within the settlement boundary remains in agricultural use. The village has retained its traditional rural character and new residential developments have integrated well with the existing structures.

There is currently a church and graveyard, and a pub/shop serving the residents of the village and the surrounding countryside.

## General Objectives

- To promote small-scale development in the village to meet the housing needs of the local rural community, increase the local population and support a vibrant community while maintaining the rural character of the village;
- To facilitate the provision of the necessary infrastructure to allow for future growth in the village.



## Economic Development

Kilbane is a small rural settlement servicing a surrounding hinterland where agriculture is the primary economic activity. The provision of local shops and services, agricultural diversification and home-based enterprises will be supported in accordance with the objectives set out in Volume 1 of this Plan in order to strengthen the economy in the Kilbane area..

### Commercial Zoning

The commercial zoning provided reflects an existing commercial use and allows for its extension and diversification. The existing broadleaved tree line should be retained as part of any future development of this site as foraging and commuting routes for bats. A riparian buffer zone of 10m is provided along the Broadford River, a tributary of the Glenomra.

## Housing and Sustainable Communities

Kilbane offers a high quality rural environment for those seeking to live in an area of traditional rural character. In addition to compliance with the policies and objectives of this Plan, specific objectives apply to the following sites:

### LDR1 and LDR2

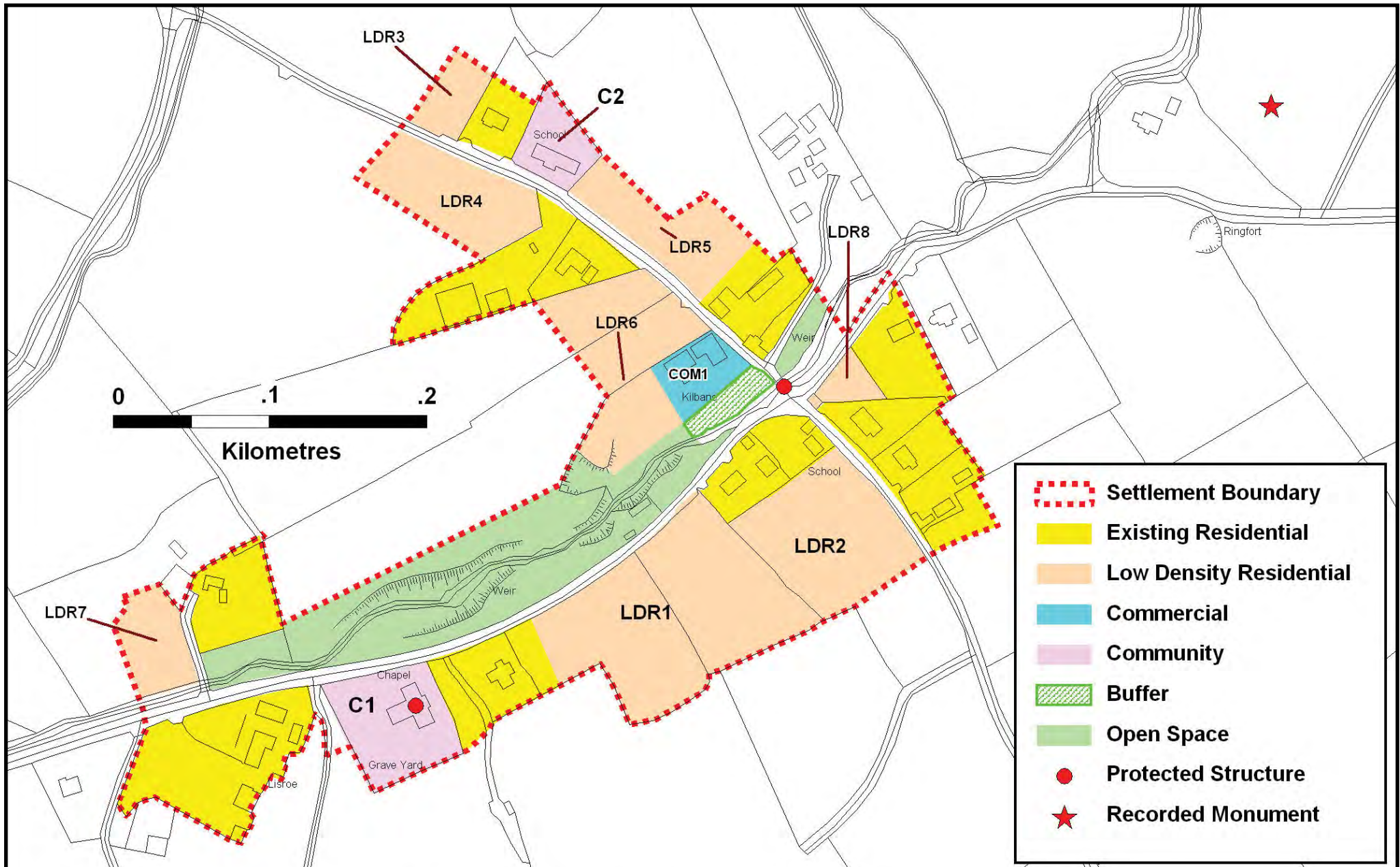
These sites have been identified as having the capacity to accommodate small-scale in-depth development. Given the scale of the existing village, small clusters of dwelling houses will be encouraged on these sites (subject to the ability to provide appropriate wastewater treatment facilities on the sites). The design and scale of any proposed development shall be reflective of the rural character of the village and of the requirements for place making as set out below.

Individual dwelling houses will be encouraged to locate on the remaining vacant sites within the village.

## Place Making and Amenity

One of the most distinctive features in Kilbane is the sod and stone ditches that line the approach roads to the village. They significantly contribute to the character of the village. The sod and stone field boundaries shall be retained and incorporated into new developments.





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Helen Quinn

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# Killanena

## Introduction and Context

Killanena comprises a small scattered grouping of buildings centred around a church on the R461. Killanena is situated in the Slieve Aughty Uplands and there are extensive views over the countryside to the east of the village and, in some areas, views over Lough Graney. There has been little development pressure in the area in recent years. The settlement is served by a garage/shop, a local pub and a church/cemetery.

There is no public water supply or wastewater treatment facility serving the village. All existing dwellings and businesses in the village are served by individual bored wells and on-site wastewater treatment systems. It is envisaged that this situation will continue for the foreseeable future.

The entire settlement of Killanena is located within the Shannon-Graney/Scariff Margaritifera (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is unknown there are previous records of FWP in this catchment and therefore any proposed development will need to take into consideration the potential effects on this species and its habitat.



## General Objectives

- To promote small-scale development in the village in order to maintain and increase the population in the local community and to support the existing services available to the community in the village and the surrounding area;
- To ensure that existing population levels and services are maintained and to encourage new residents to the village;
- To ensure that future growth in Killanena is incremental and small scale in nature, relative and appropriate to the scale, size and character of the existing village;
- To facilitate the provision of infrastructure to allow for future growth in the village.

## Economic Development

Killanena, like the nearby Lough Graney sister settlements of Caher and Flagmount, is well positioned to provide hospitality and guide services for anglers and bird watchers visiting Lough Graney which is famous for its coarse fishing and as a resting place for winter migratory birds. It is also an ideal accommodation base for hill walkers visiting the Slieve Aughty Mountains.

## Commercial Zoning

This zoning reflects existing uses on the site and allows for a range of commercial uses to support village life. Any plan or project within this zoning must consider any potential significant effects on the SPA and must undergo screening for appropriate assessment.





## Housing and Sustainable Communities

In addition to compliance with the policies and objectives of this Plan, specific objectives apply in relation to the following sites:

### LDR1 and LDR2

These sites have been identified as being suitable for the provision of individual sites or for infill. Residential development shall be restricted to small clusters of dwelling houses. In line with the indicative land-use zoning matrix, other uses appropriate to the scale, size and character of the village may also be accommodated on these lands. Any development of these sites will need to demonstrate compliance with the EPA Code of Practice for Wastewater Treatment Systems which must be strictly adhered to, in order to ensure that there are no significant long term effects on the Graney River.

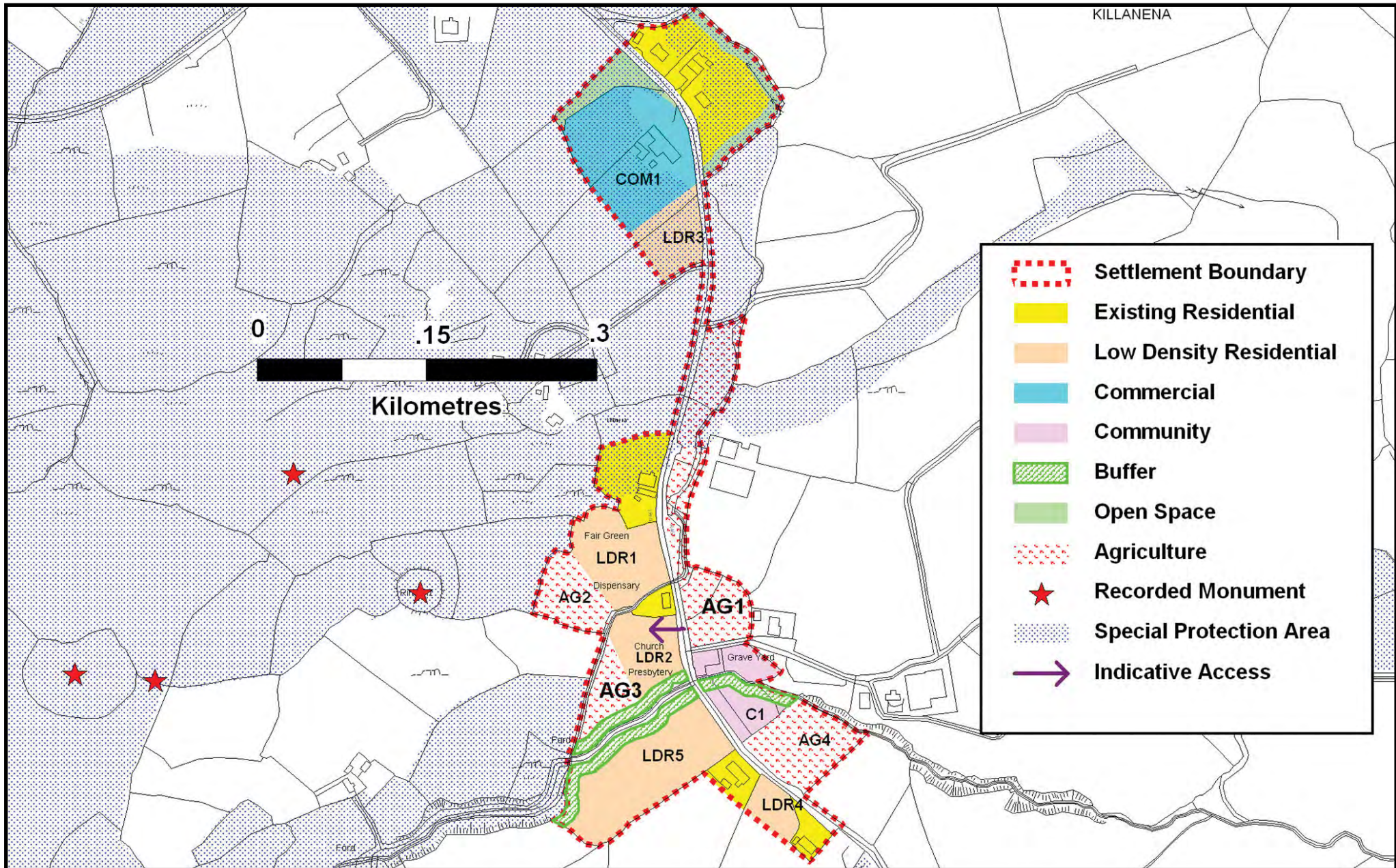
## Place Making and Amenity

### C1 Community

The existing broadleaved tree line along the riparian zone of the Graney River should be retained as part of any future development of this site as a foraging and commuting route for bat species. A riparian buffer zone is provided along the Graney River which is currently at 'good' status under the Water Framework Directive. The buffer provides an opportunity to examine the possibility of improving amenity in the area.

## Flooding

A Strategic Flood Risk Assessment was carried out as part of the preparation of this Plan. The SFRA advises that there is limited risk to existing development which can be dealt with through development management. See Volume 10(c) of this Plan.



	<b>Settlement Boundary</b>
	<b>Existing Residential</b>
	<b>Low Density Residential</b>
	<b>Commercial</b>
	<b>Community</b>
	<b>Buffer</b>
	<b>Open Space</b>
	<b>Agriculture</b>
	<b>Recorded Monument</b>
	<b>Special Protection Area</b>
	<b>Indicative Access</b>

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Checked By:  
 Helen Quinn

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# O'Callaghan's Mills

## Introduction and Context

O'Callaghan's Mills is named after an old corn mill that was located on the Mill River, which flows between Kilgory Lough to the north of the village and Doon Lough to the south. It is an attractive village that winds along the R466 regional road between Tulla and Broadford.

The village is divided into two distinct areas. The 'high street' area is located to the west and contains the Post Office and a shop/garage. The 'low street' area is located to the east and is served by a church, community hall, national school, GAA grounds and a public house. Both of the areas contain a small amount of residential development. This is mostly in the form of single houses located along the roadside. However, there is a small amount of in-depth development in both parts of the settlement. There is a stretch of undeveloped land between the two areas, measuring approximately 300 metres.

## General Objectives

- To promote controlled settlement growth in O'Callaghan's Mills in order to maintain a vibrant community and support existing services in the area;
- To ensure that future growth in O'Callaghan's Mills is incremental and small scale in nature, relative and appropriate to the scale, size and character of the existing village;
- To facilitate the provision of infrastructure to allow for growth.

## Economic Development

The economy of the O'Callaghan's Mill's area is based primarily on agricultural activity, supplemented by a number of small businesses and industries located in the village and the surrounding area. In accordance with the objectives set out in Volume 1 of this Plan, the provision of local shops and services, agricultural diversification and home-based enterprises will be supported in order to strengthen the economic base in the village. Additionally, land in the 'high street' area has been zoned Enterprise to support employment-generating development in the village.



## Housing and Sustainable Communities

In addition to compliance with the policies and objectives of Volume 1 of this Plan, specific objectives apply to the following lands:

### LDR1 Lands to the North of the Church

This site is located in the eastern section of the village and is well located in close proximity to the primary school and the local community centre.

The design, layout and density of any proposed development must be reflective of the rural character of the area and must have regard to the size and scale of the existing village and its population and the available social and physical infrastructure.

There are three ponds located to the west of the site. Development proposals for LDR1 must not infringe on the designated buffer surrounding the ponds and must incorporate the green area surrounding the water and views to the ponds into the layout of the proposed scheme.

Development proposals shall be accompanied by a Flood Risk Assessment.

### LDR2 Site to East of OS1 in 'High Street' Area

The provision of an attractive amenity area at OS1 shall be incorporated into development proposals, layout and design of this site (LDR2).

## Place Making and Amenity

Given the fact that O'Callaghan's Mills consists of two parts, it is a place making priority to establish a civic space which can be identified as the centre of the settlement. The logical place for this is in the already widened area in front of the church and GAA field. A masterplan for this area would define and break up parking areas and introduce vertical defining elements, probably specimen trees. Existing trees on

the perimeter of this area should be retained. Also the guidance on treatment of boundaries between residential development and roadways within the settlement as set out in Chapter 17 of Volume 1 of this Plan should be noted.

It will also be important to improve the footpath network in the village as part of any future scheme to improve the public realm, particularly linking residential properties to the national school.

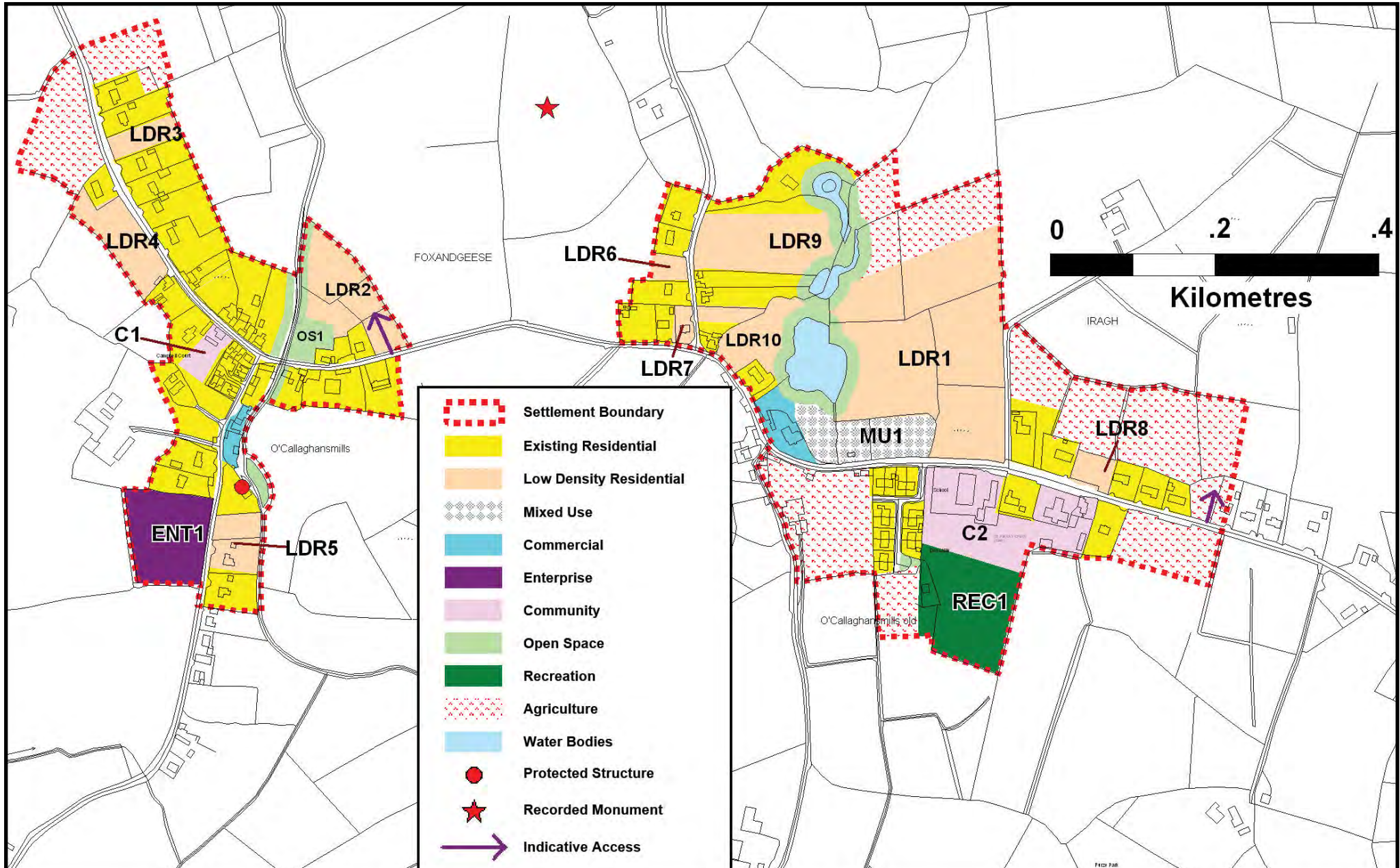
### OS1 Riverside Site in 'High Street' Area

This area of land, straddling the Mill River to the north of the R466, has the potential to be developed into an attractive amenity area that will serve the local community. The development of this area shall be incorporated into development proposals put forward for the adjoining Low Density Residential site. The Mill River meets the Owenogarney River downstream. Any proposals for development at OS1 should have due consideration of the current WFD Status of the Owenogarney River and the potential for downstream effects on the Castle Lake drinking water abstraction source and associated SACs of the Ratty River Cave and the Lower River Shannon.

## Flooding

A Strategic Flood Risk Assessment was carried out as part of the preparation of this Plan. The SFRA in Volume 10 advises that several areas are at risk of pluvial flooding within the settlement. There is also a risk of fluvial flooding. Existing development is at flood risk. See Volume 10(c) of this Development Plan for further details.





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# Ogonnelloe

## Introduction and Context

Ogonnelloe derives its name from Tuath O gCoinghilla, the ancient territory of the O'Duracks. The village is located high above the shores of Lough Derg on the R463 and has a linear structure that stretches along the route for a considerable distance. The village is situated on the Lough Derg Scenic Drive, with several lookout points, one of which has views to Holy Island. Over the years residential development has coveted views across Lough Derg and surrounding mountain ranges making Ogonnelloe an attractive place to live and work-from-home. The services in the village are clustered into two distinct areas. The church and a number of houses are located to the north and the school and GAA grounds are located to the south. Pedestrian links between the church and school have been improved with the provision of a public footpath by the local community in partnership with Clare County Council.

Tinarana House (RPS095) is located approximately 2km south of Ogonnelloe set in a sylvan heritage landscape. Opportunities to sensitively develop this estate in the future should be carefully considered.

Ballycuggaran amenity area (a blueflag beach), University of Limerick activity centre and Ballycuggeran Wood which includes looped walks and access to Moylussa, the highest point in County Clare, are all located close by. There are opportunities to provide a walkway from Ogonnelloe to Killaloe.

There are no public wastewater treatment facilities in the village and therefore, all development in the village is served by individual on-site waste-water treatment plants. There is a group water scheme providing water to some parts of the village and the remainder of the houses are supplied via individual bored wells. It is envisaged that this situation will continue through the lifetime of this Plan.





## General Objectives

- To support the existing services in the area and the provision of new services to cater for the residents of the village and the surrounding area;
- To ensure that existing population levels and services are maintained;
- To ensure that future growth in Ogonnelloe is incremental and small scale in nature, relative and appropriate to the scale, size and character of the existing village;
- To facilitate the provision of infrastructure to allow for future growth;
- To implement traffic management and calming in the village.

## Economic Development

Ogonnelloe distinguishes itself by the number of self-employed living and working in the village. It is imperative to support home-based employment in the area and to harness the entrepreneurial spirit for the benefit of the village. Access to broadband infrastructure is critical for the long term development of the village and to retain local employment opportunities. Ogonnelloe is situated on the Lough Derg Scenic Drive and needs to capitalise on this by encouraging visitors to stop awhile, making Ogonnelloe a destination in its own right. The village is ideally placed to offer hospitality in the form of accommodation, restaurants and cafes.

## Housing and Sustainable Communities

The rolling countryside surrounding the village and the dramatic setting overlooking Lough Derg has made Ogonnelloe an attractive place to live for those seeking a high quality living environment within commuter distance of Limerick City and Ennis.

A number of low density residential sites are provided within the settlement of Ogonnelloe.

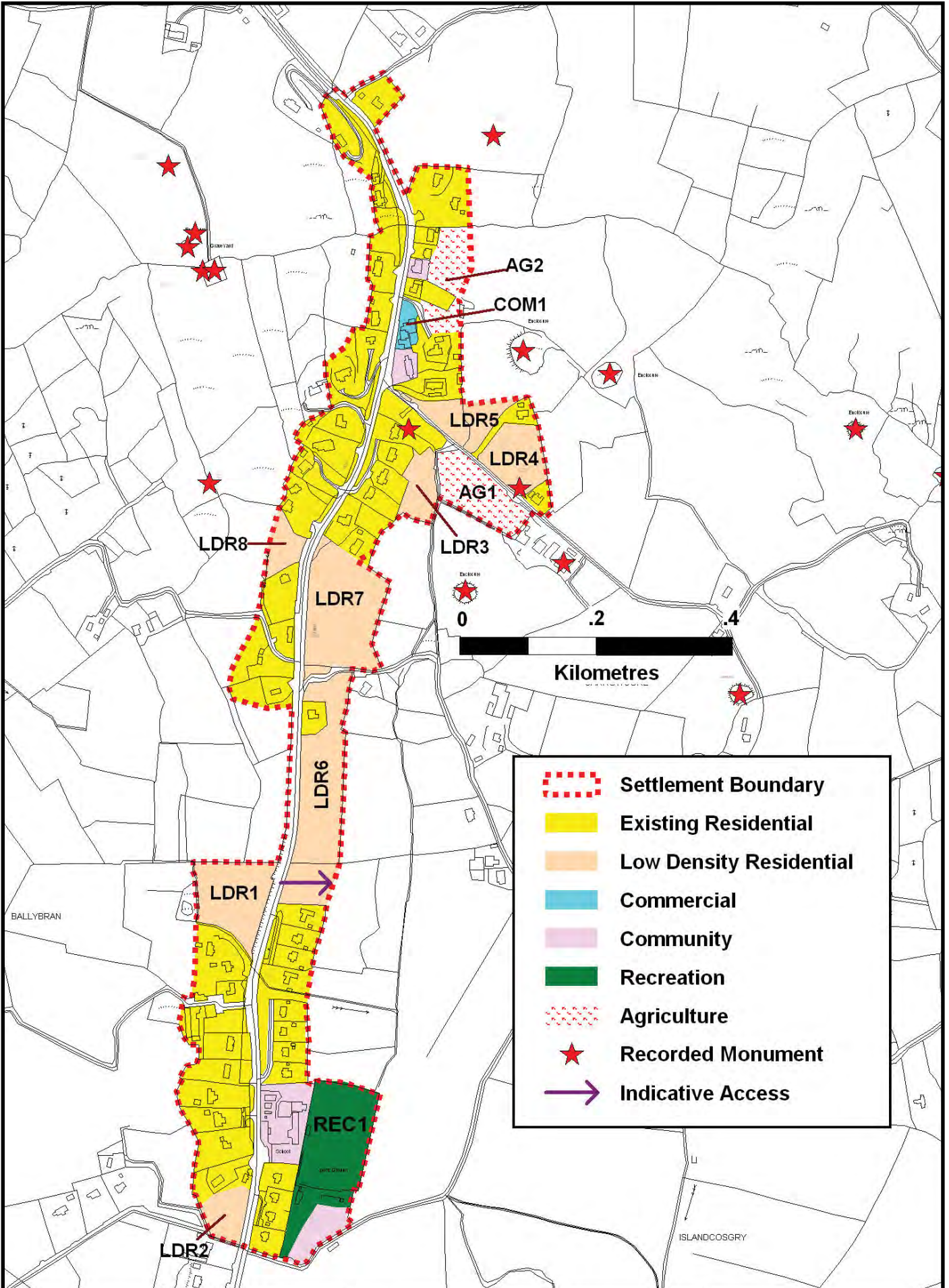
## Place Making and Amenity

As a settlement extending along the R463, the issue of traffic calming is important to the quality of the public realm in Ogonnelloe. The grassed margins between the boundary and the road edge contribute to traffic calming and are in character with the settlement. Some definition in the space outside the church would also help in this regard. Houses on the west side of the road are built at an angle to the road rather than parallel and this feature enhances the built environment and the public space.

The existing lookout point on the Tuamgraney to Ogonnelloe road enjoys extensive views of Lough Derg including Holy Island. This lookout identified was in the Lough Derg Heritage Audit 2011 and has the potential to be enhanced to a greater degree, possibly in association with greater promotion of Holy Island as a visitor attraction.

## Flooding

As part of the preparation of this Plan a Strategic Flood Risk Assessment was carried out. The SFRA did not identify areas subject to flooding and/or flood risk.



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# Ruan

## Introduction and Context

Ruan is located 11 kilometres from Ennis, midway between Ennis and Corofin, making it an accessible and attractive location to reside within commuting distance of the County Town. Situated on the Mid Clare Way walking route, the village has a church, community centre, school with adjoining GAA pitch and three pubs, all of which contribute to the attractive village character of Ruan.

Ruan has a public water supply which needs to be upgraded. It is not served by a public sewerage system which will limit development to small-scale proposals until such a time as one is provided. The strategy for Ruan is to encourage small-scale incremental residential growth that will be reflective of the rural nature of the settlement. Also, proposals for any suitably scaled and appropriate commercial or employment-generating development will be encouraged subject to the provision of a suitable wastewater treatment facility.



## General Objective

- To make provision for the sustainable growth of the village which will support existing services and encourage further expansion of the service base, whilst retaining its distinctive character.

## Economic Development

In order to encourage economic development a site is identified for enterprise use within the settlement. Part of the village has been designated as an area of mixed use. This land use zoning will facilitate a range of uses that can provide services for the village. It will also enable the enhancement and further development of a streetscape within the village. The proximity of the biodiversity-rich Dromore Woods to the village makes it ideally suited to the provision of hospitality for those seeking recreational opportunities in the area.

## Housing and Sustainable Communities

A number of low density residential sites are identified in the settlement to provide sufficient zoned land to accommodate the target population growth for Ruan.

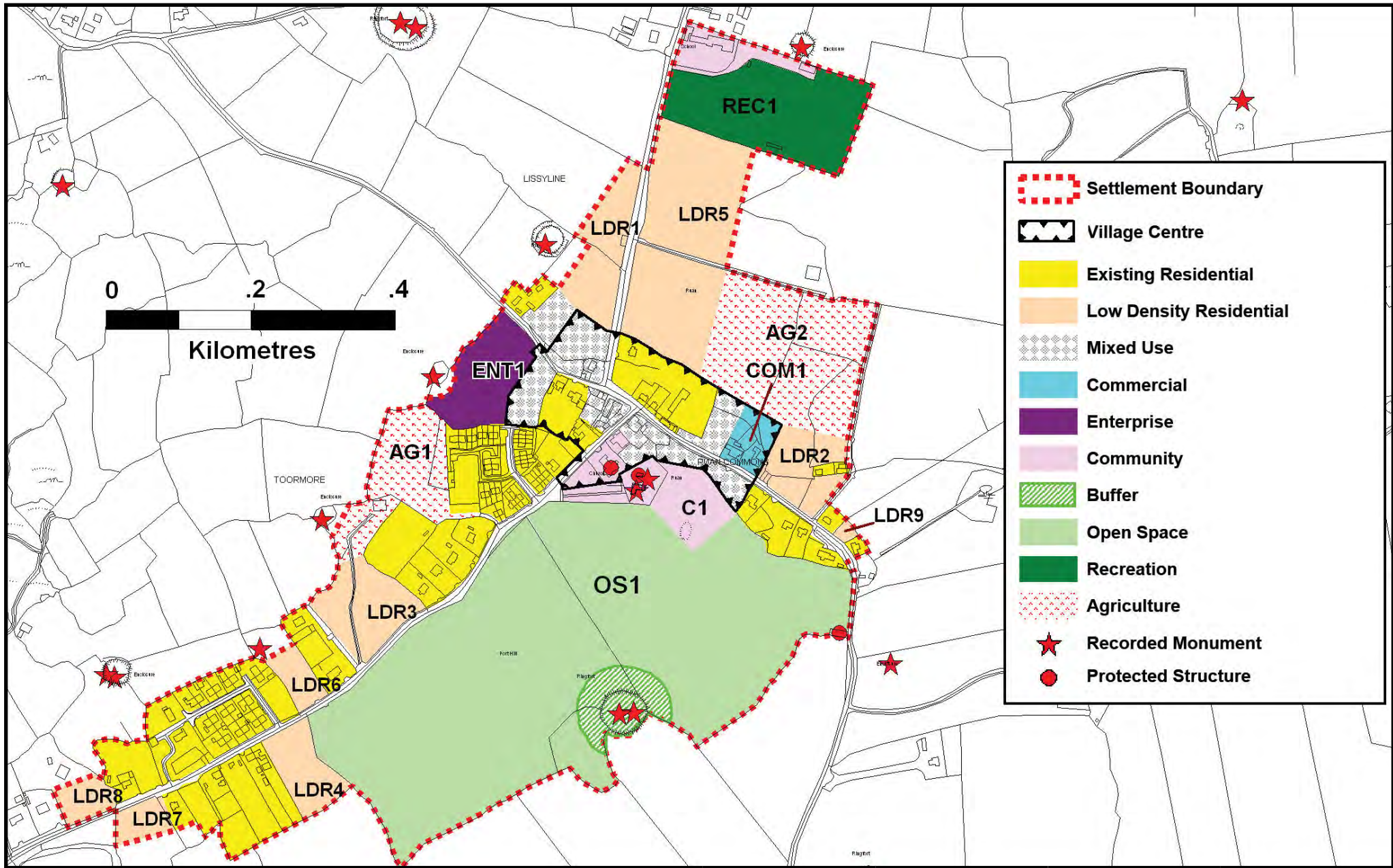
## Place Making and Amenity

This is a charming, largely unspoilt settlement. The approaches on all sides are well defined by stone walls, grass verges and in some cases stately mature trees. On entering, many of the front boundaries and forecourt areas complement the public spaces while gravelled set-backs in front of some developments have the opposite effect. The core area is well maintained but there is an opportunity to further enhance the space at the gable of Purcell's Lounge Bar. A scheme of suitable character and scale, possibly including an appropriate mural on the gable would enliven the entire central area. The integrity of front boundaries should be protected as part of any new development.

In order to accommodate the needs of the village, an area of land has been identified for community development to the southeast of the old church (in ruins) and adjoining cemetery.

### OS1

The hedgerow along OS1 should be maintained as a foraging and commuting area for bats in this area. A buffer zone to protect the two recorded monuments CL025-069001 and CL025-069002 (Ringfort) and one protected structure Kelly Mausoleum (RPS 230) should be maintained around these structures as part of any future development.



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 Helen Quinn

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Date:  
 January 2017

# Tubber

## Introduction and Context

Whilst classified as a ‘small village’, Tubber is spread over a relatively large area and part of the village is located in County Galway. The strategy for Tubber is to encourage small-scale incremental residential growth that will be reflective of the rural nature of the settlement. Also, proposals for any suitably scaled and appropriate commercial or employment-generating development will be encouraged. The core of the village has a church, national school and pub. There is an existing industrial development located to the south of the village.

The village is serviced by a public water scheme but has no public sewerage scheme. Extreme groundwater vulnerability provides an additional constraint on development until such a time as a public sewerage scheme is constructed.

Tubber is also located in close proximity to a Special Area of Conservation (SAC) identified as the East Burren Complex and which is situated to the west and northwest of the village. Any plan or project with the potential to impact on the integrity of an SAC or SPA must be the subject to screening for appropriate assessment. Tubber is also situated adjacent to a Proposed Natural Heritage Area.

Any significant future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the designated European sites and the pNHA.

## General Objective

- To make provision for the sustainable growth of the village which will support existing services and encourage further expansion of the service base, whilst retaining its distinctive character.

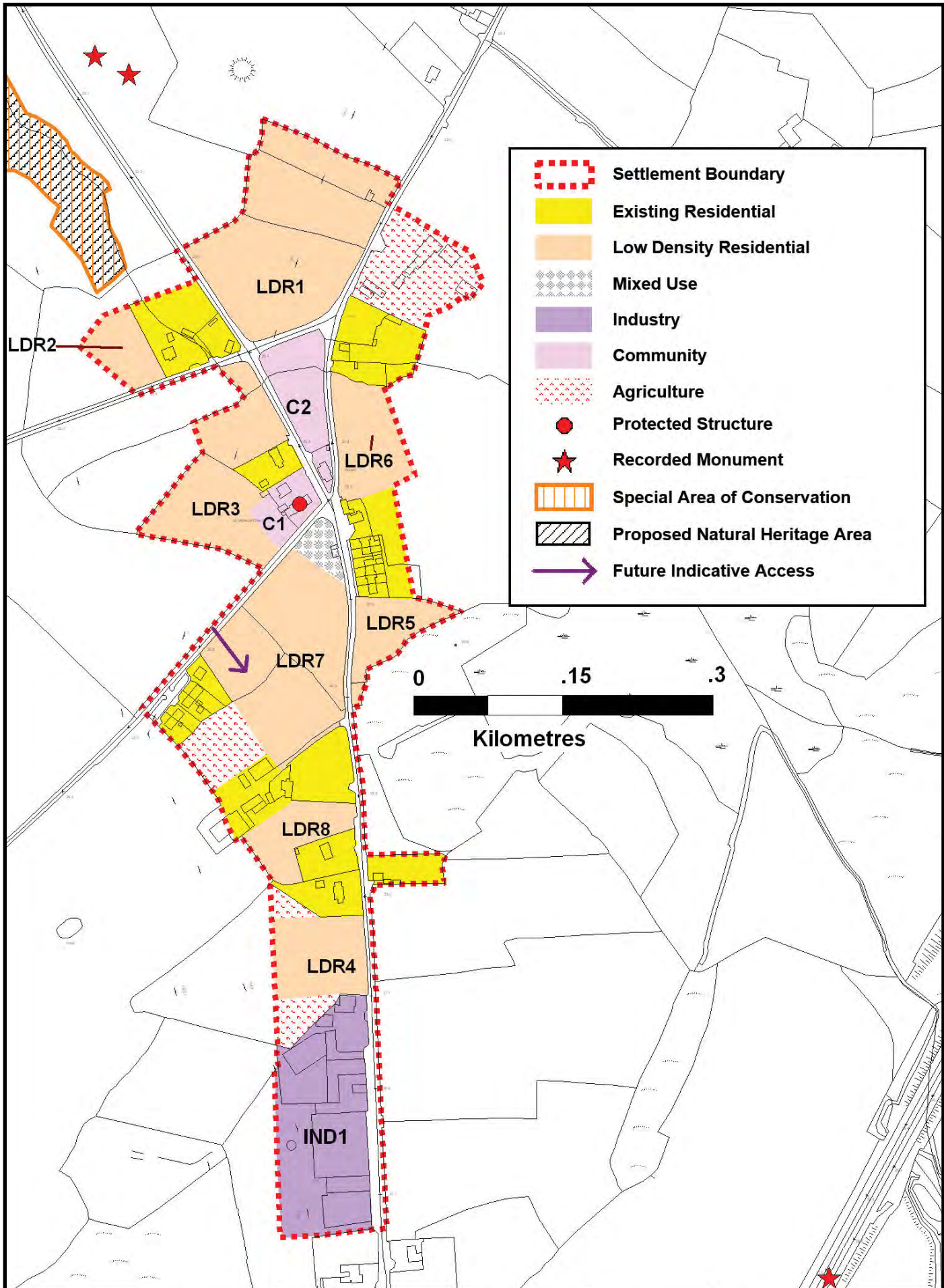
## Economic Development

- In order to promote economic development it is an objective to facilitate small-scale expansion of existing industrial operations and to facilitate new agri-related enterprise in Tubber.

## Housing and Sustainable Communities

While a number of parcels of land are zoned for low density residential development it is not envisaged that they would all be comprehensively developed in a short time frame. Rather it is envisaged that residential growth would occur incrementally and over a longer period of time in a manner appropriate to the character and environmental sensitivities of the settlement.





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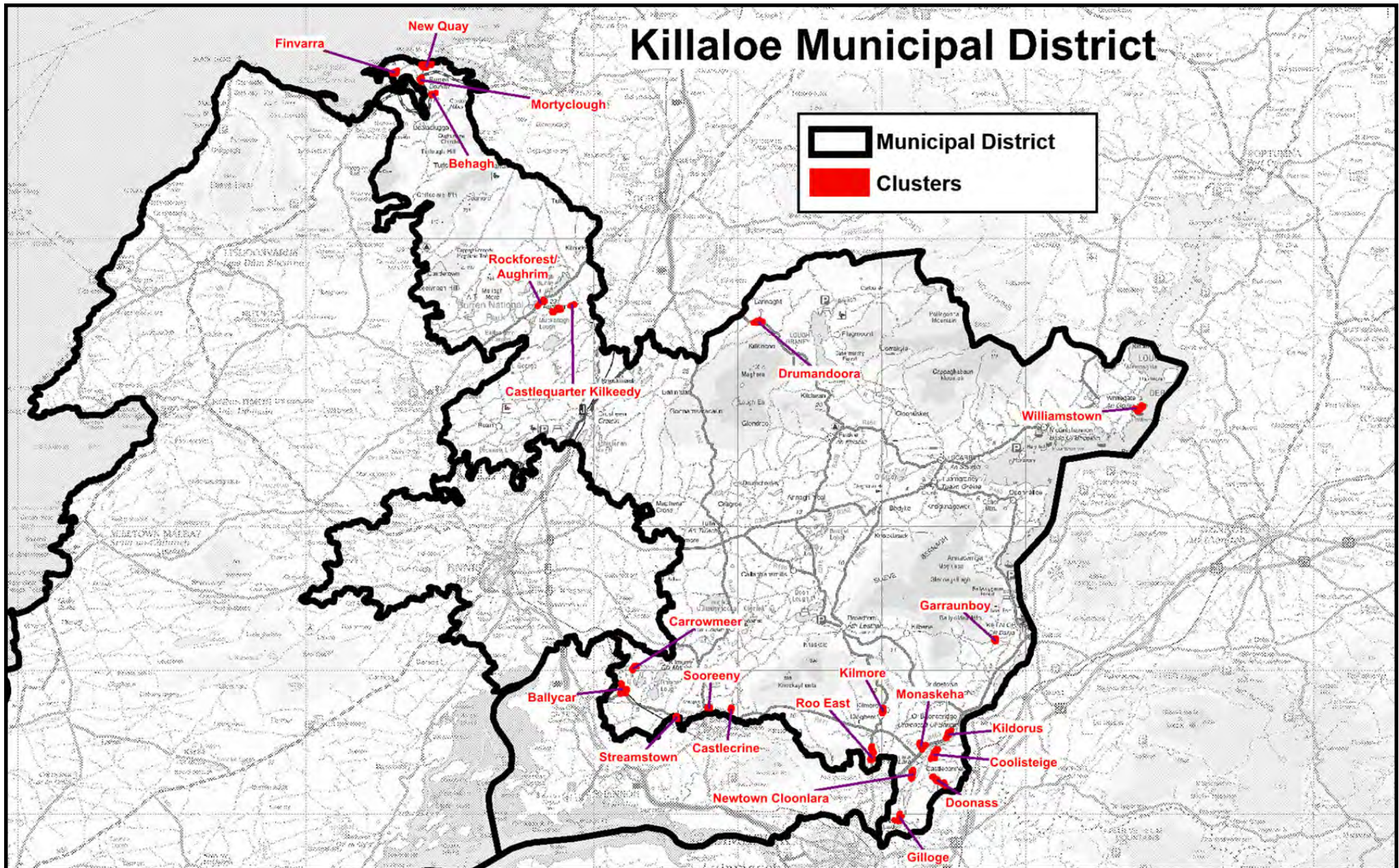


## Section 5

### Clusters

<b>Ballycar</b>	<b>Monaskeha</b>
<b>Behagh</b>	<b>Mortyclough</b>
<b>Carrowmeer</b>	<b>New Quay</b>
<b>Castlecrine</b>	<b>Newtown Cloonlara</b>
<b>Castlequarter/ Kilkeedy</b>	<b>Rock Forest/ Aughrim</b>
<b>Coolisteige</b>	<b>Roo East</b>
<b>Doonass</b>	<b>Sooreeny</b>
<b>Drumandoora</b>	<b>Streamstown</b>
<b>Finvarra</b>	<b>Williamstown</b>
<b>Garraunboy</b>	
<b>Gillogue</b>	
<b>Kildooras</b>	
<b>Kilmore</b>	





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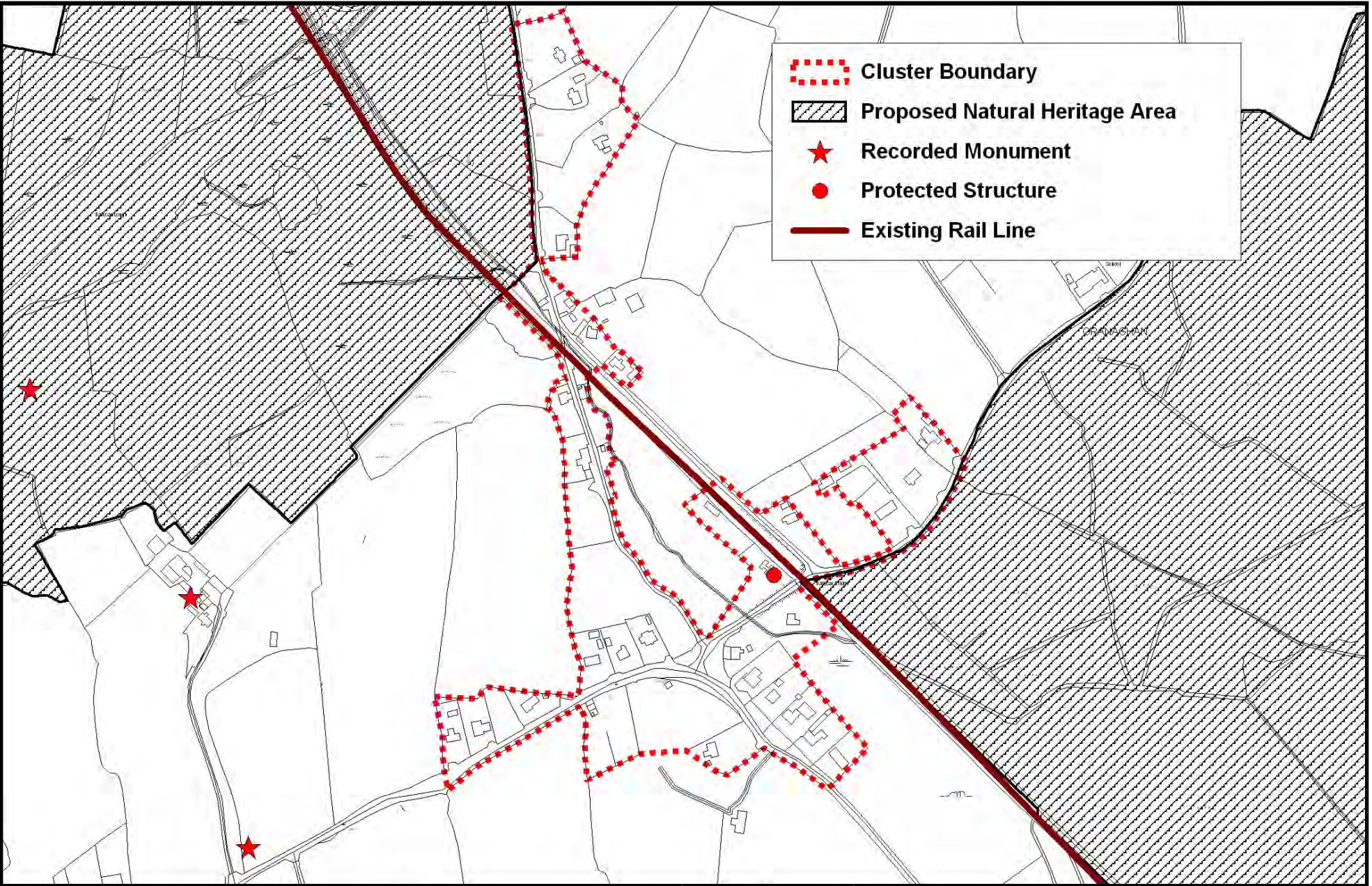
Title:  
**Municipal Districts and Clusters**

Drawn By:  
Padraig McManus

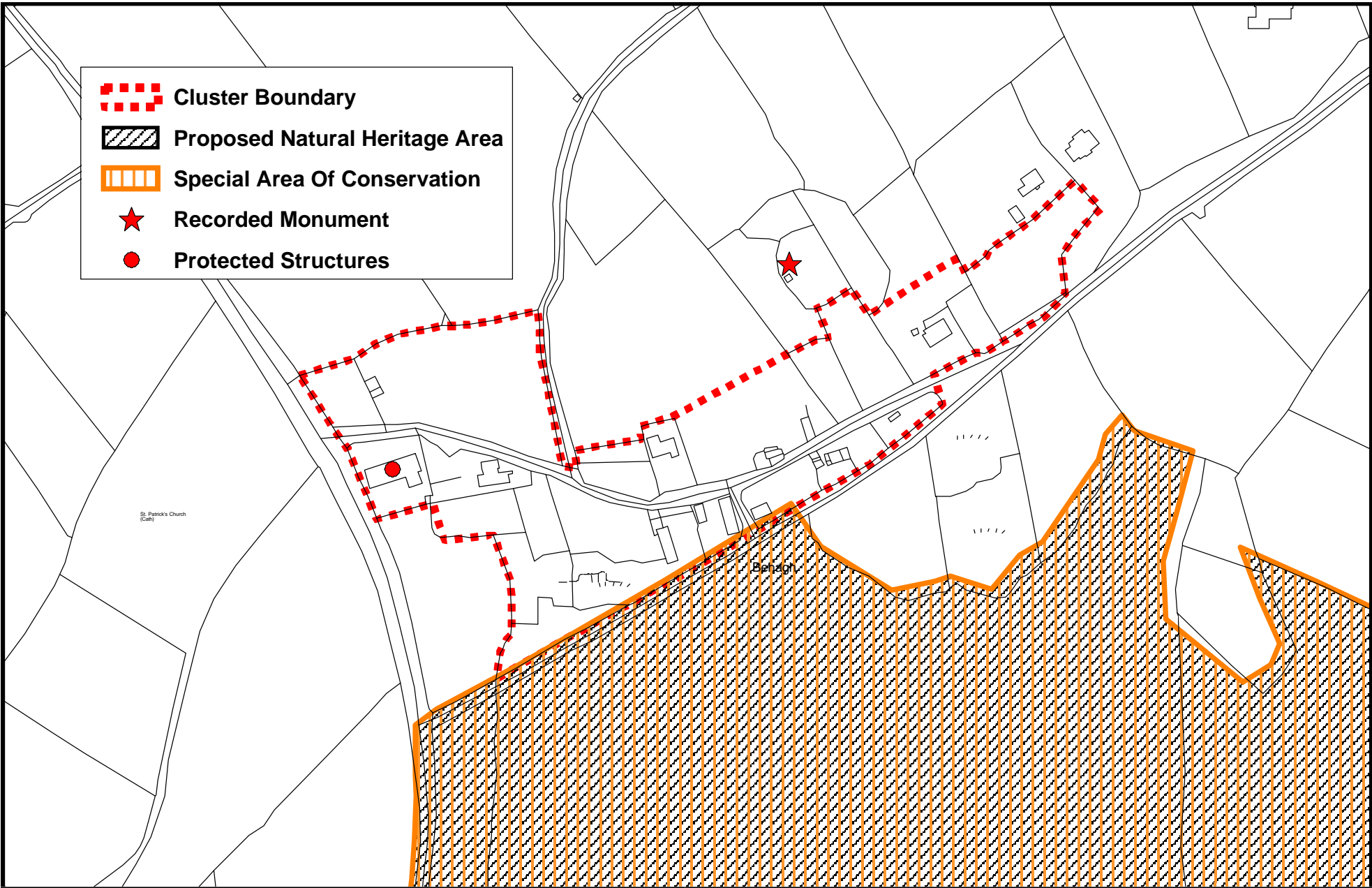
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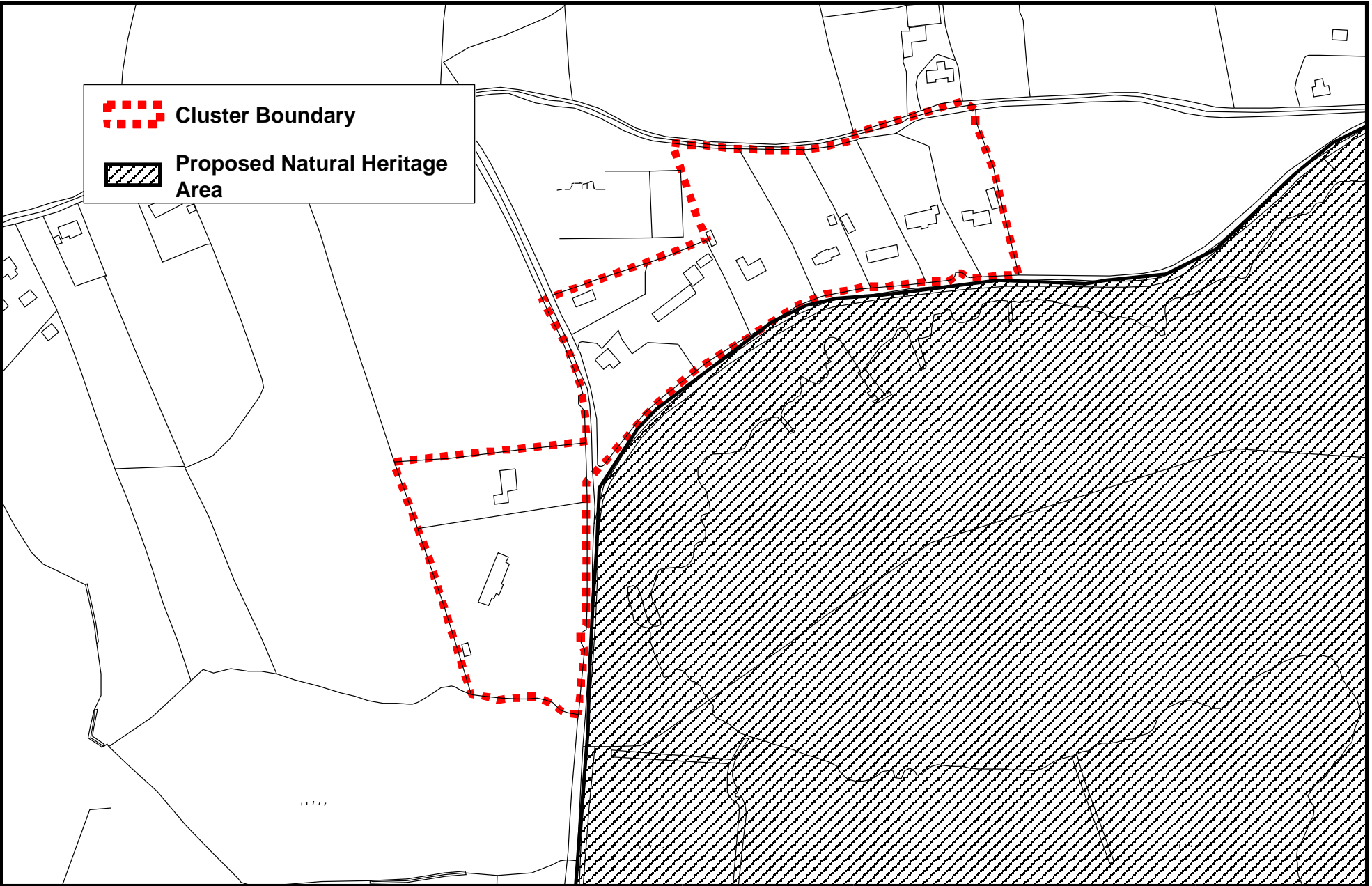
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



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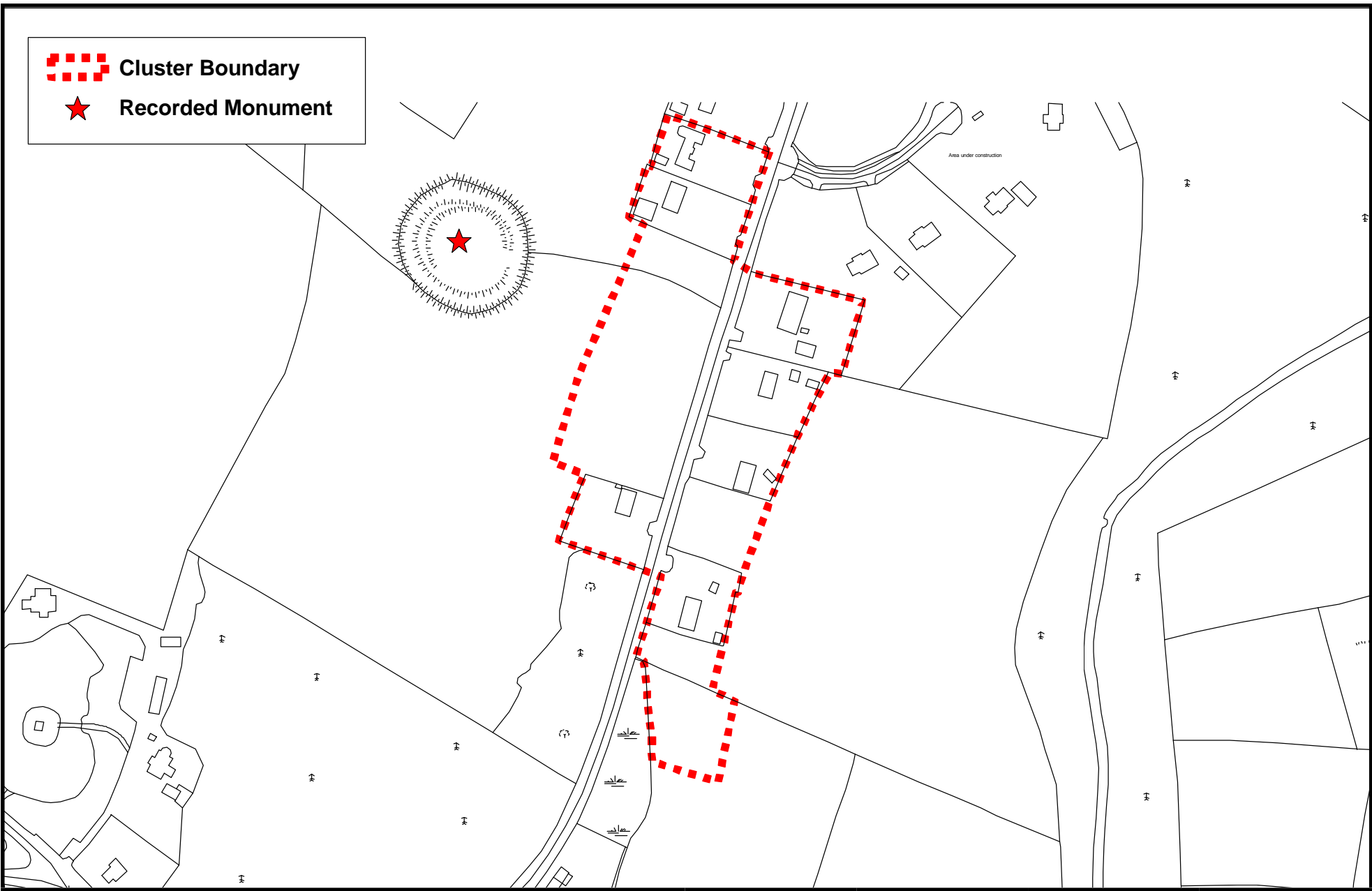


 **Cluster Boundary**

 **Proposed Natural Heritage Area**

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Title: <b>Carrowmeer</b>		Checked By: Helen Quinn		Date: January 2017	
Drawn By: Padraig McManus	Scale: Not to Scale				

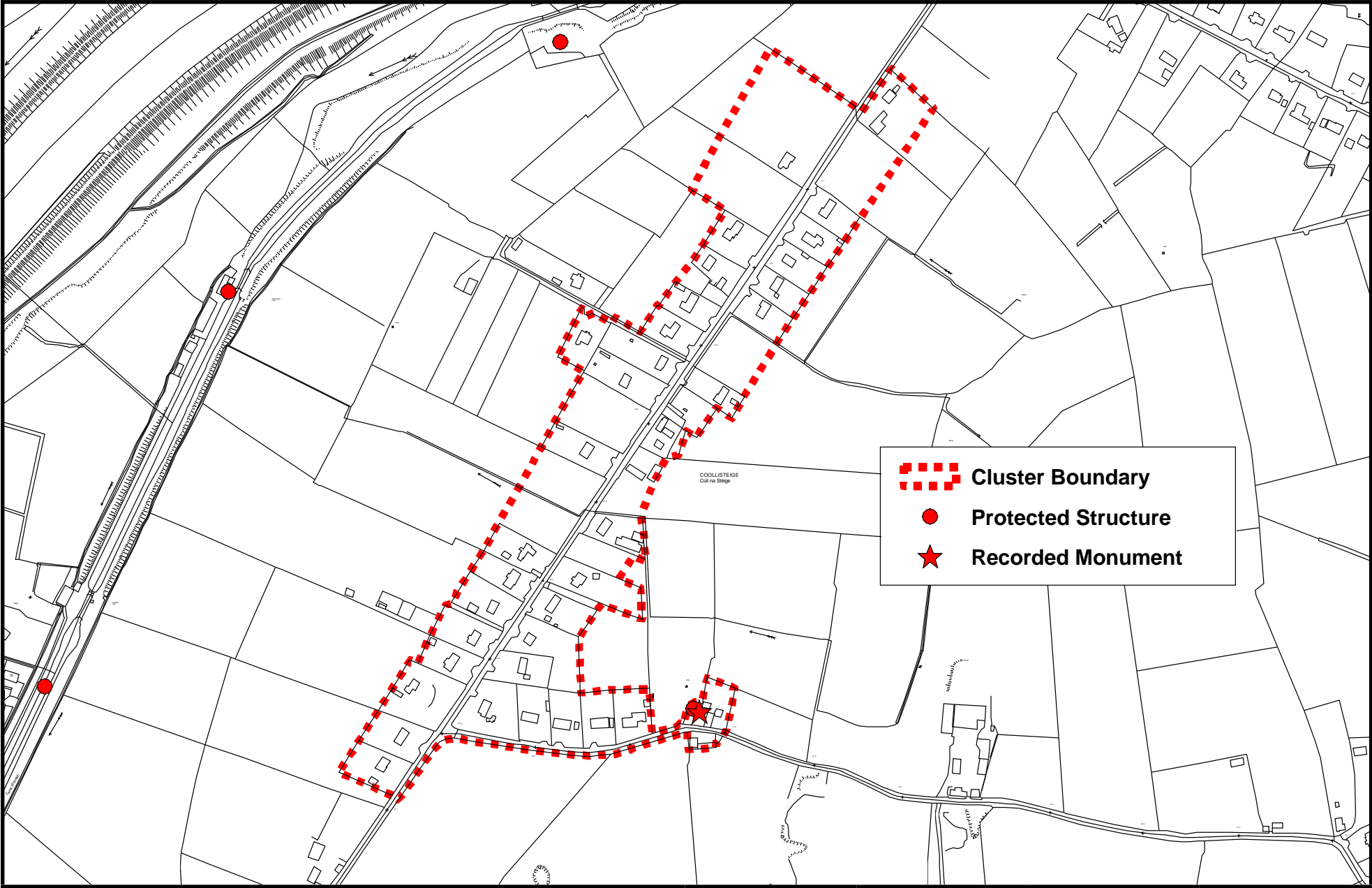


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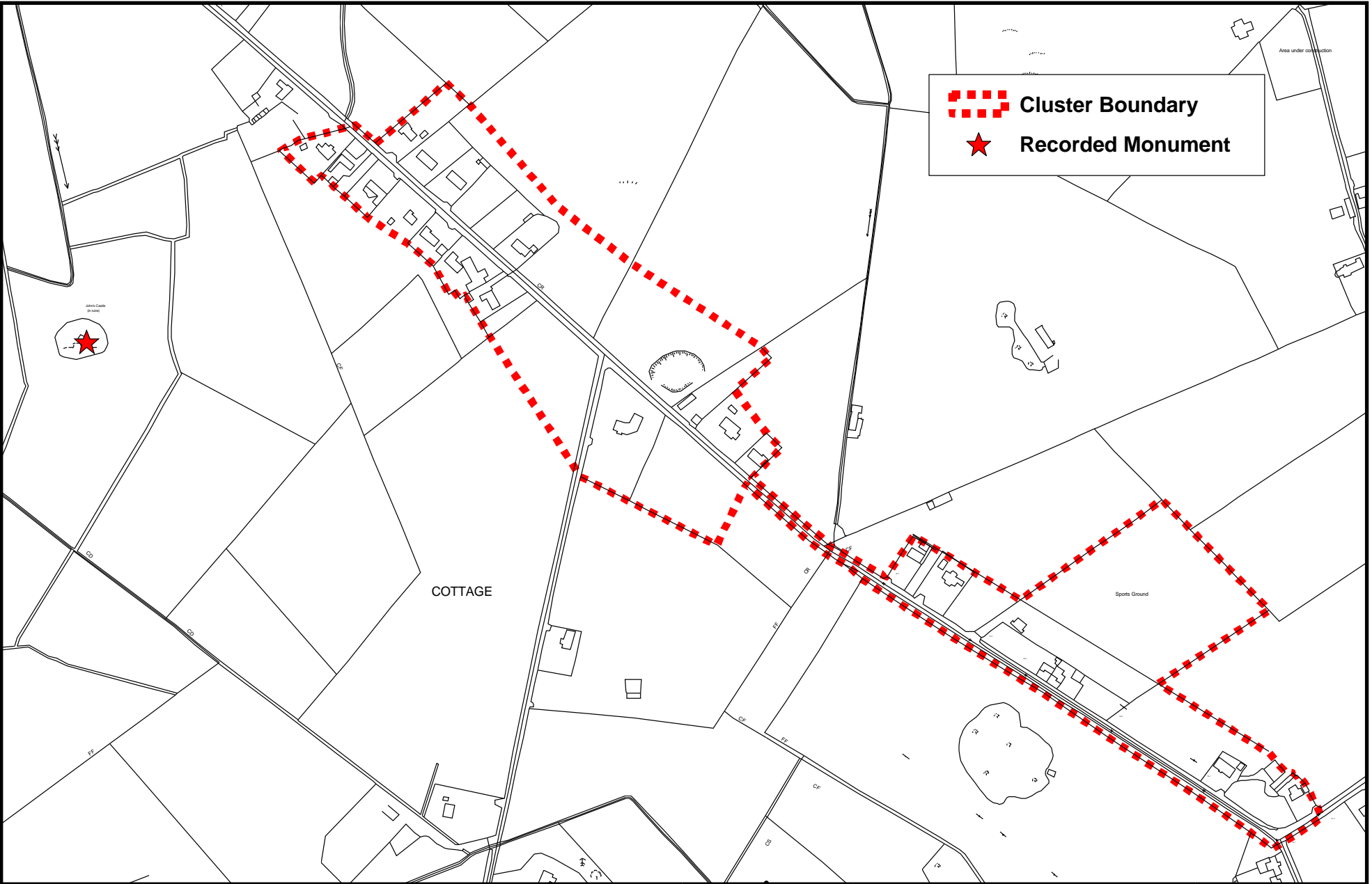


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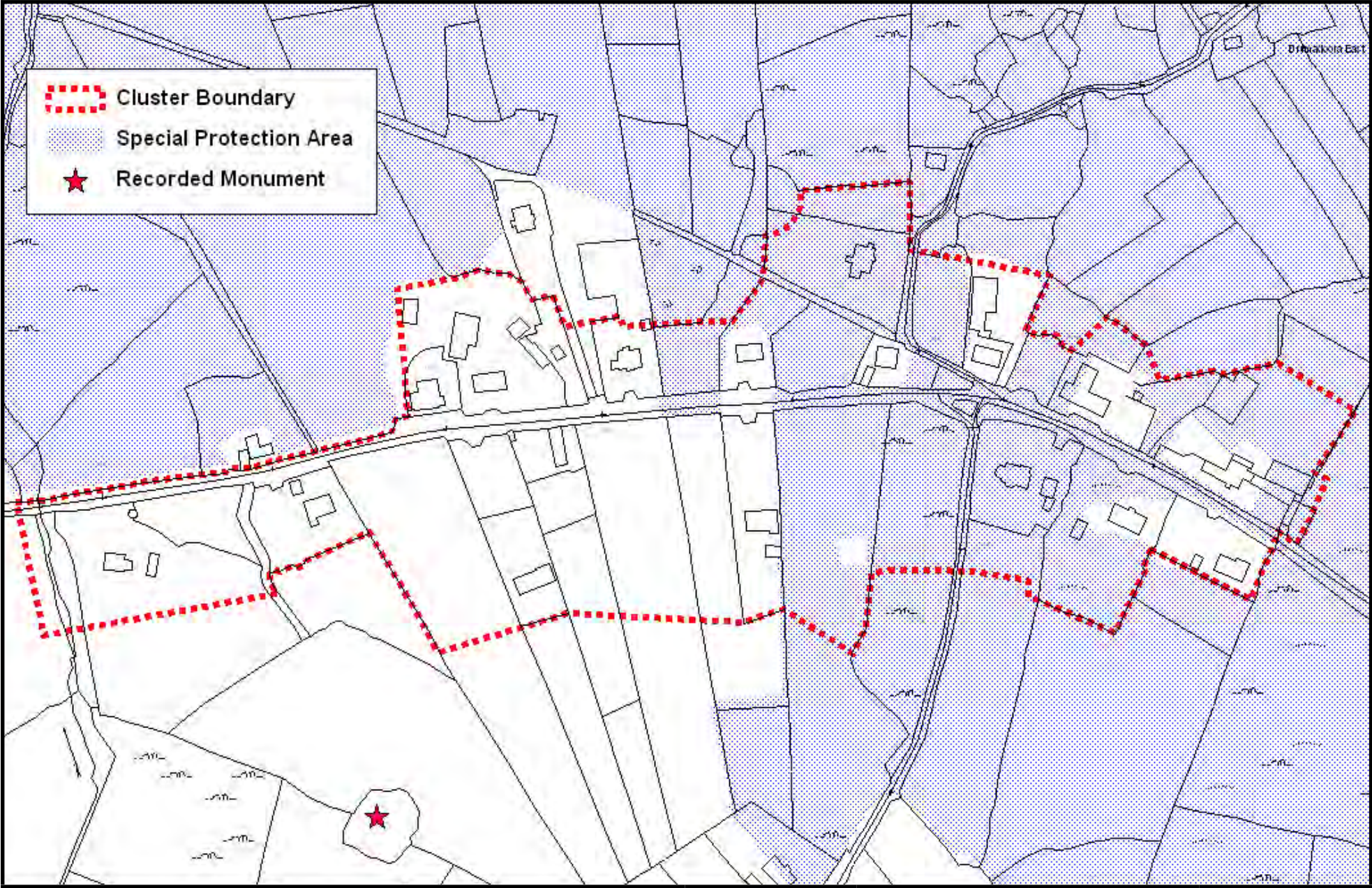





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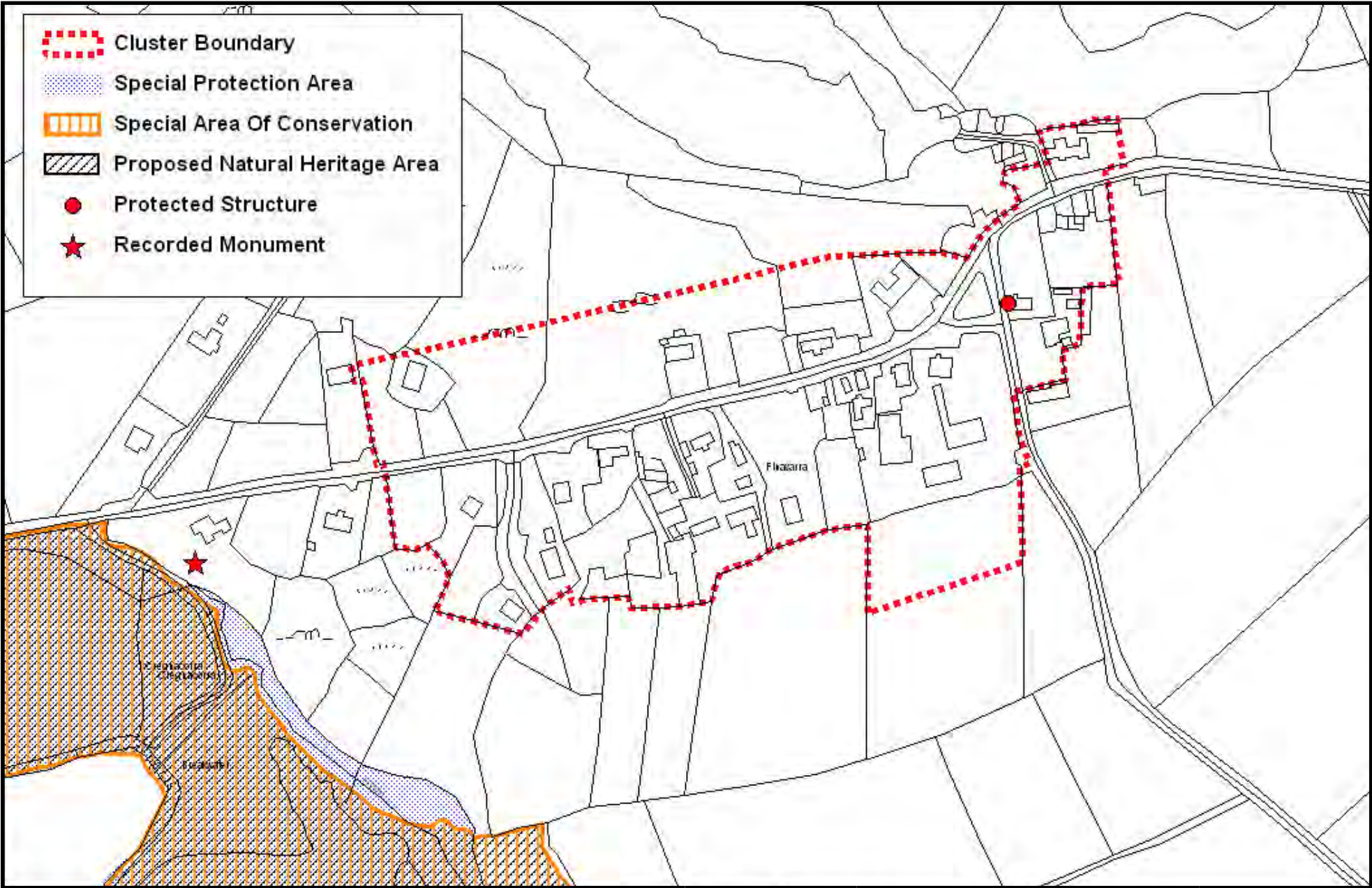
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Title: <b>Doonass</b>		Checked By: Helen Quinn		Scale: Not to Scale		Date: January 2017	
Drawn By: Padraig McManus							

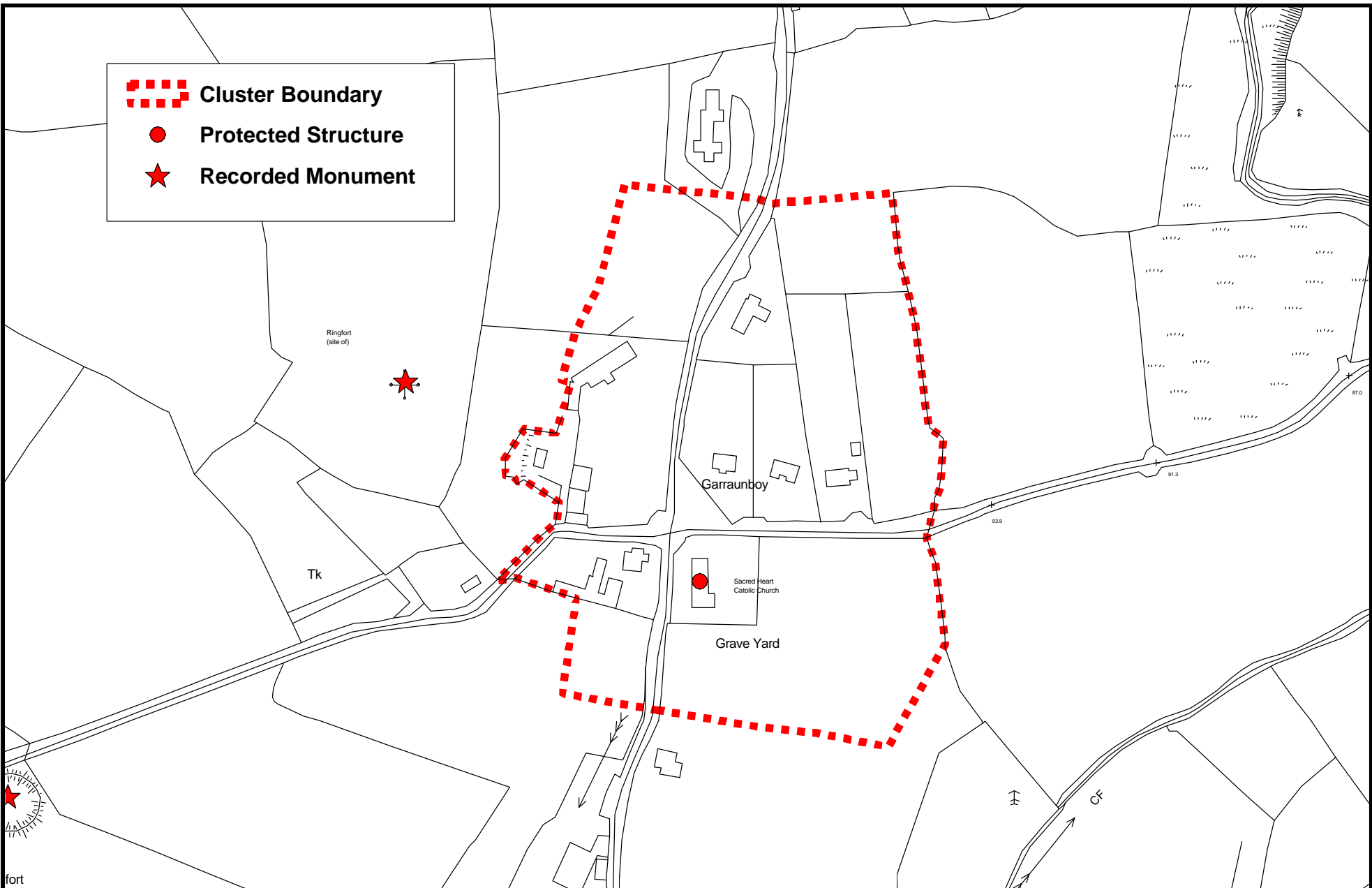


	Cluster Boundary
	Special Protection Area
	Recorded Monument

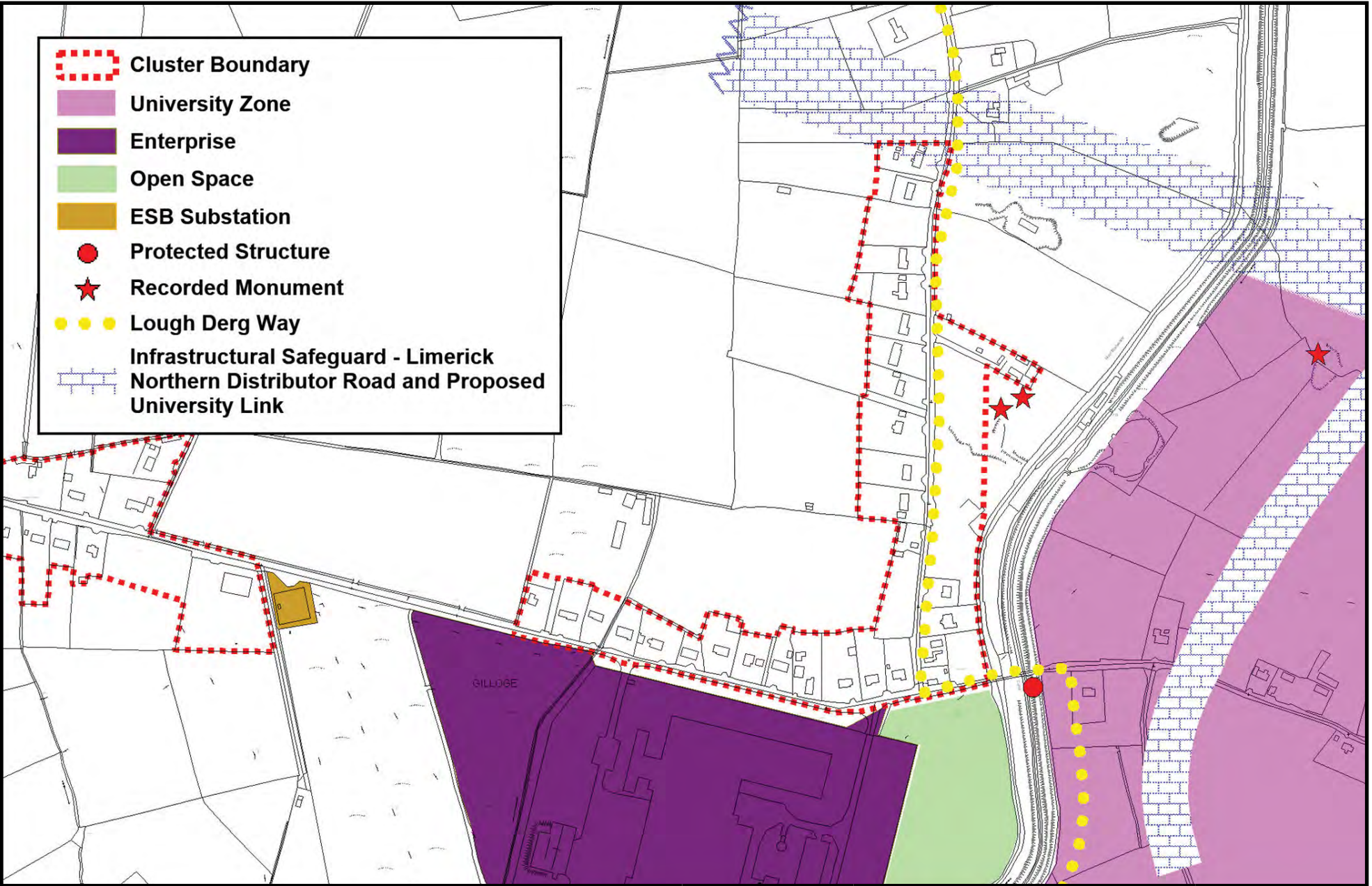
Clare County Council: <b>Clare County Development Plan 2017–2023</b>		Title: <b>Drumandoora</b>		
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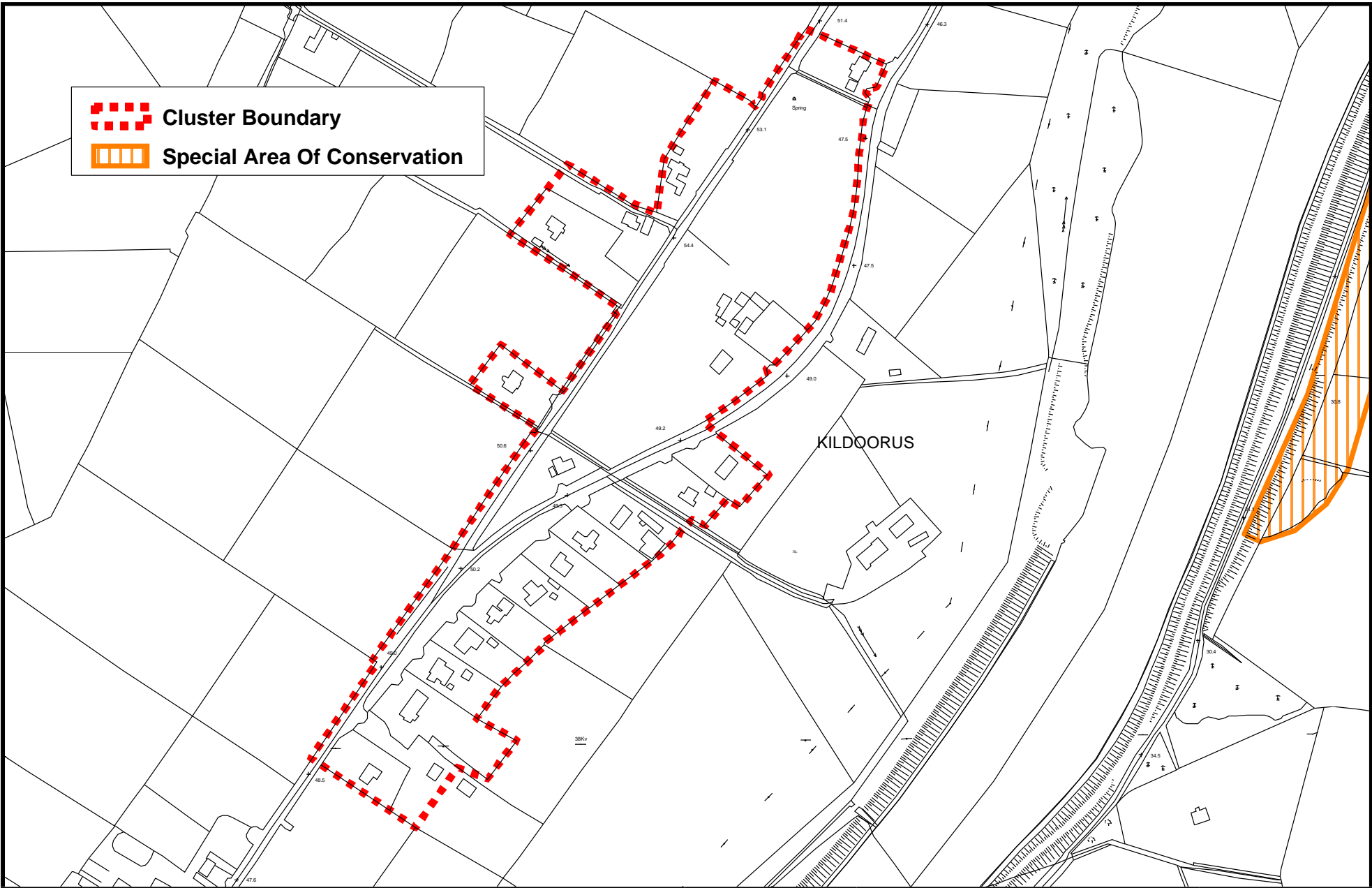




Clare County Council: <b>Clare County Development Plan 2017–2023</b>		Title: <b>Garraunboy</b>		
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				Date: January 2017



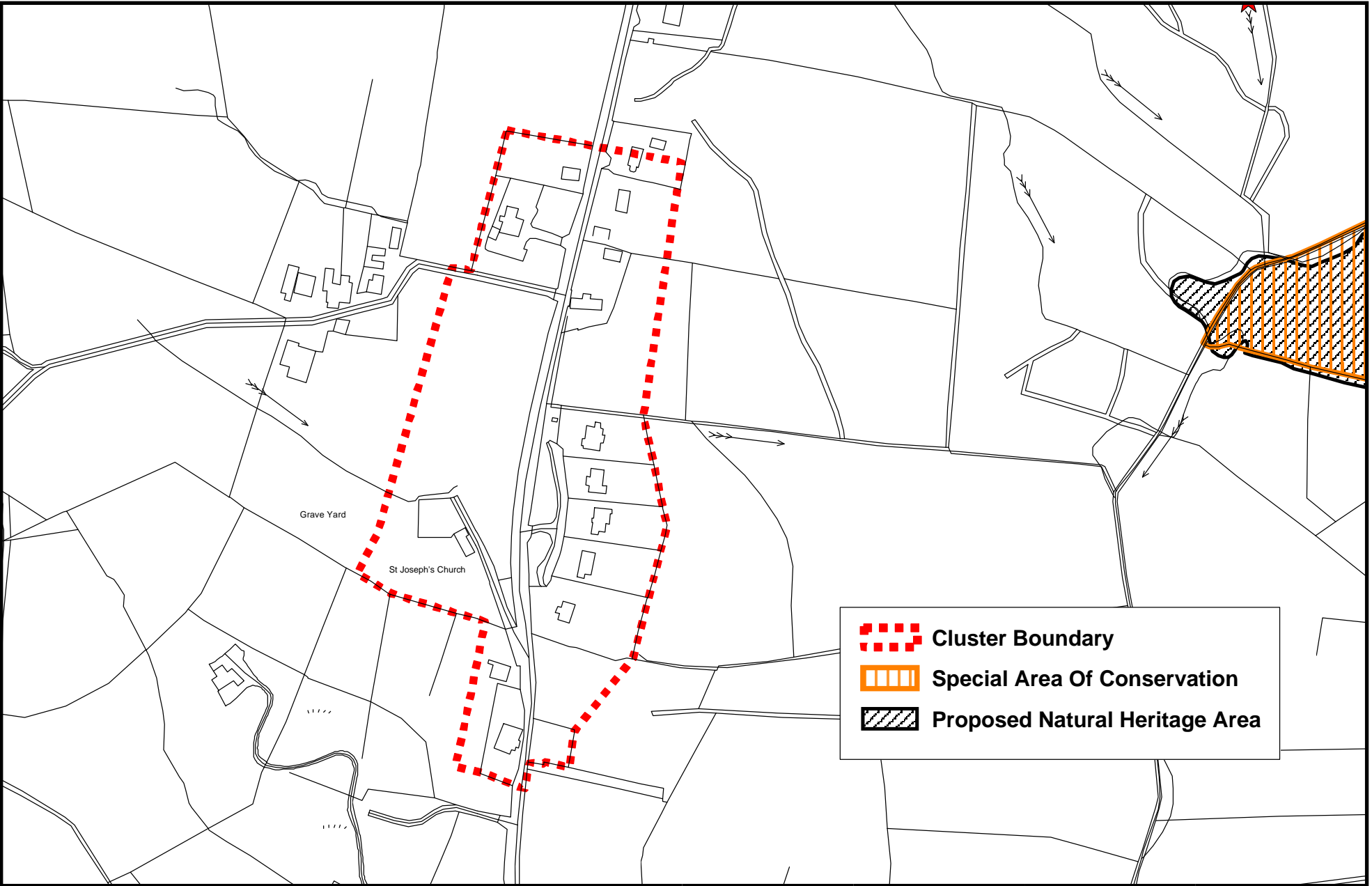
Clare County Council: <b>Clare County Development Plan 2017-2023</b>		Title: <b>Gillogue</b>		
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			Scale: Not to Scale	

Kildooras



	<b>Cluster Boundary</b>
	<b>Special Area Of Conservation</b>

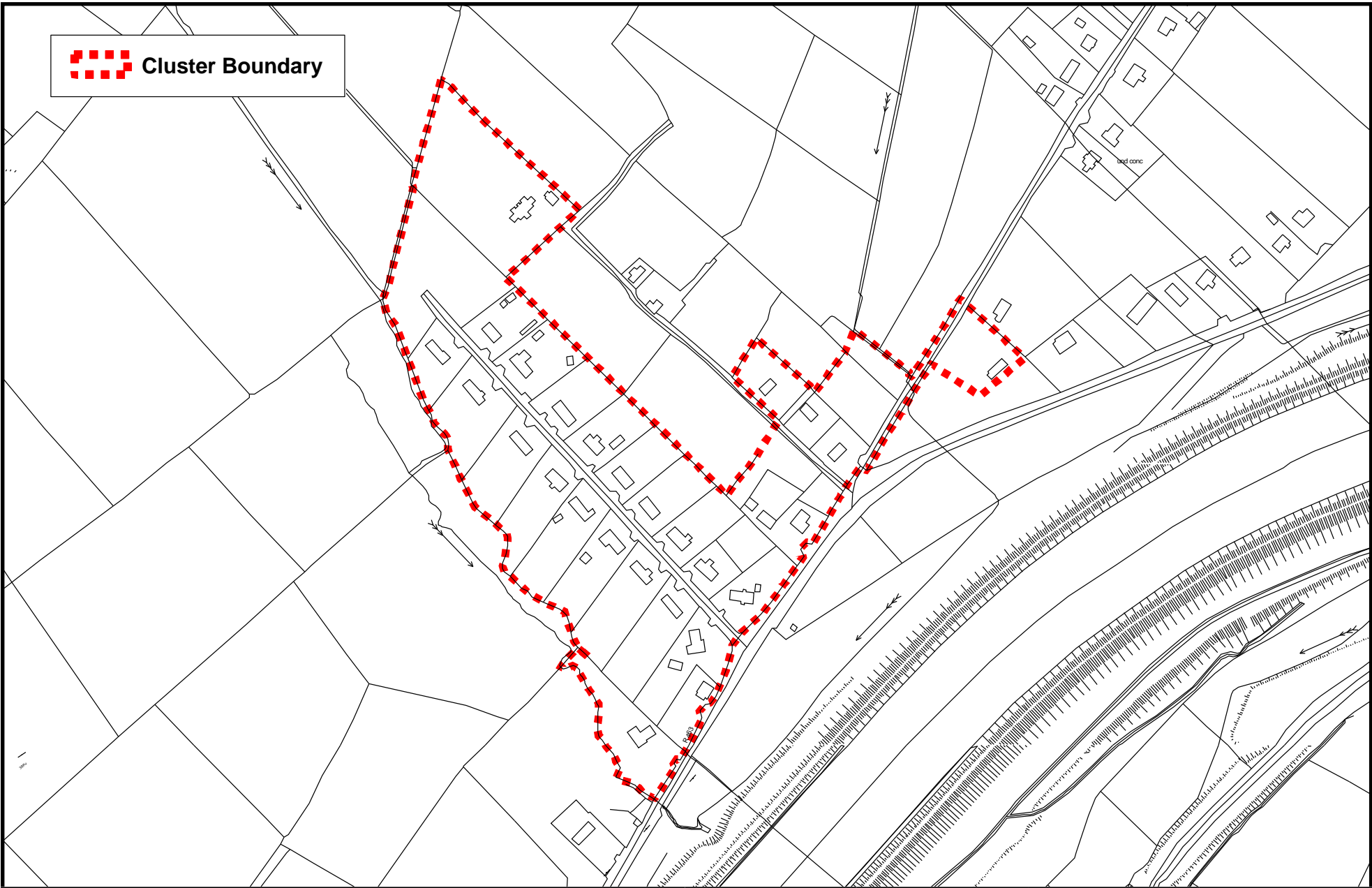
Clare County Council: <b>Clare County Development Plan 2017–2023</b>		Title: <b>Kildooras</b>	
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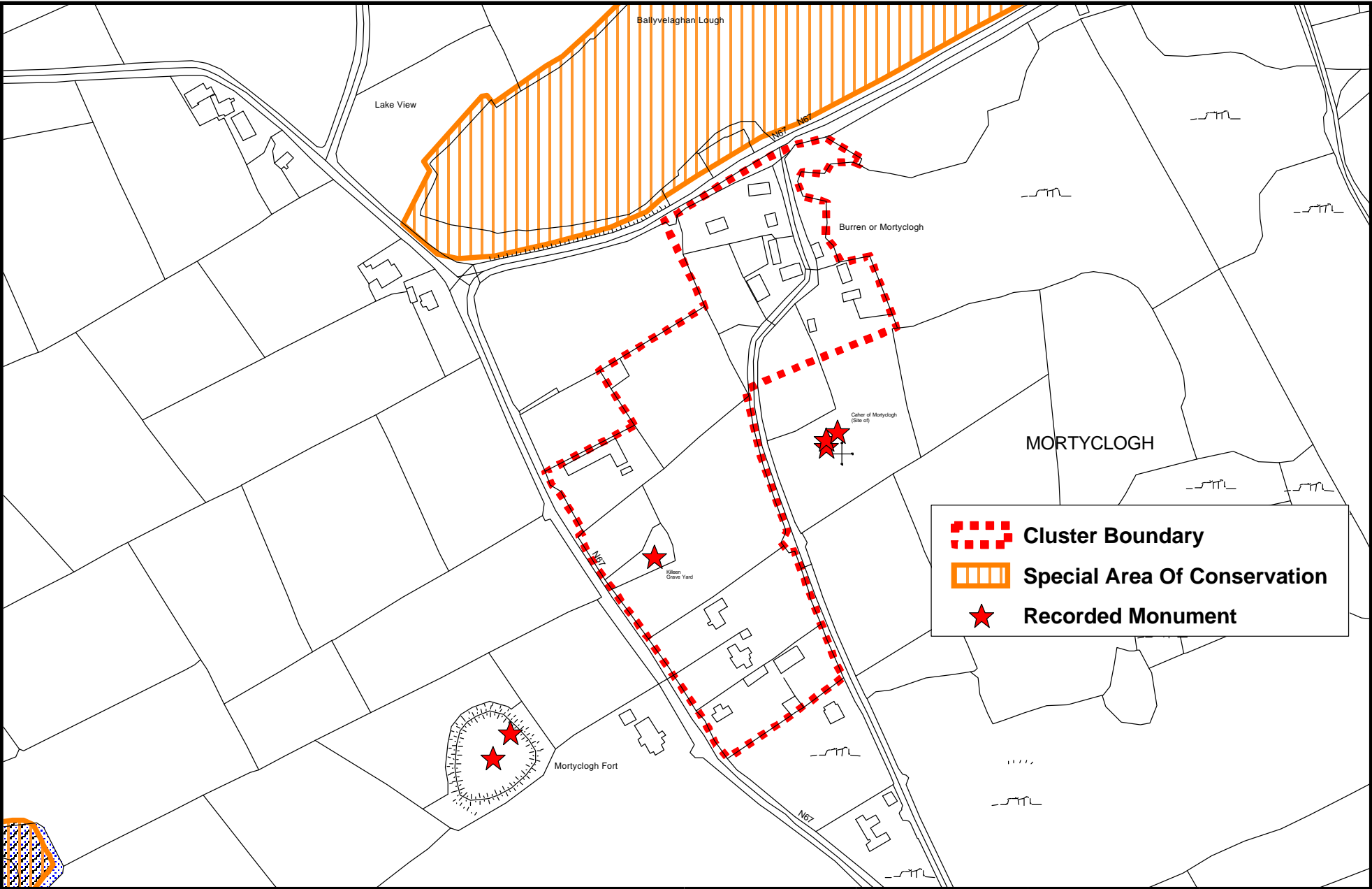
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


Title: <b>Kilmore Cluster</b>		Scale: Not to Scale	Date: January 2017
Drawn By: Padraig McManus	Checked By: Helen Quinn		





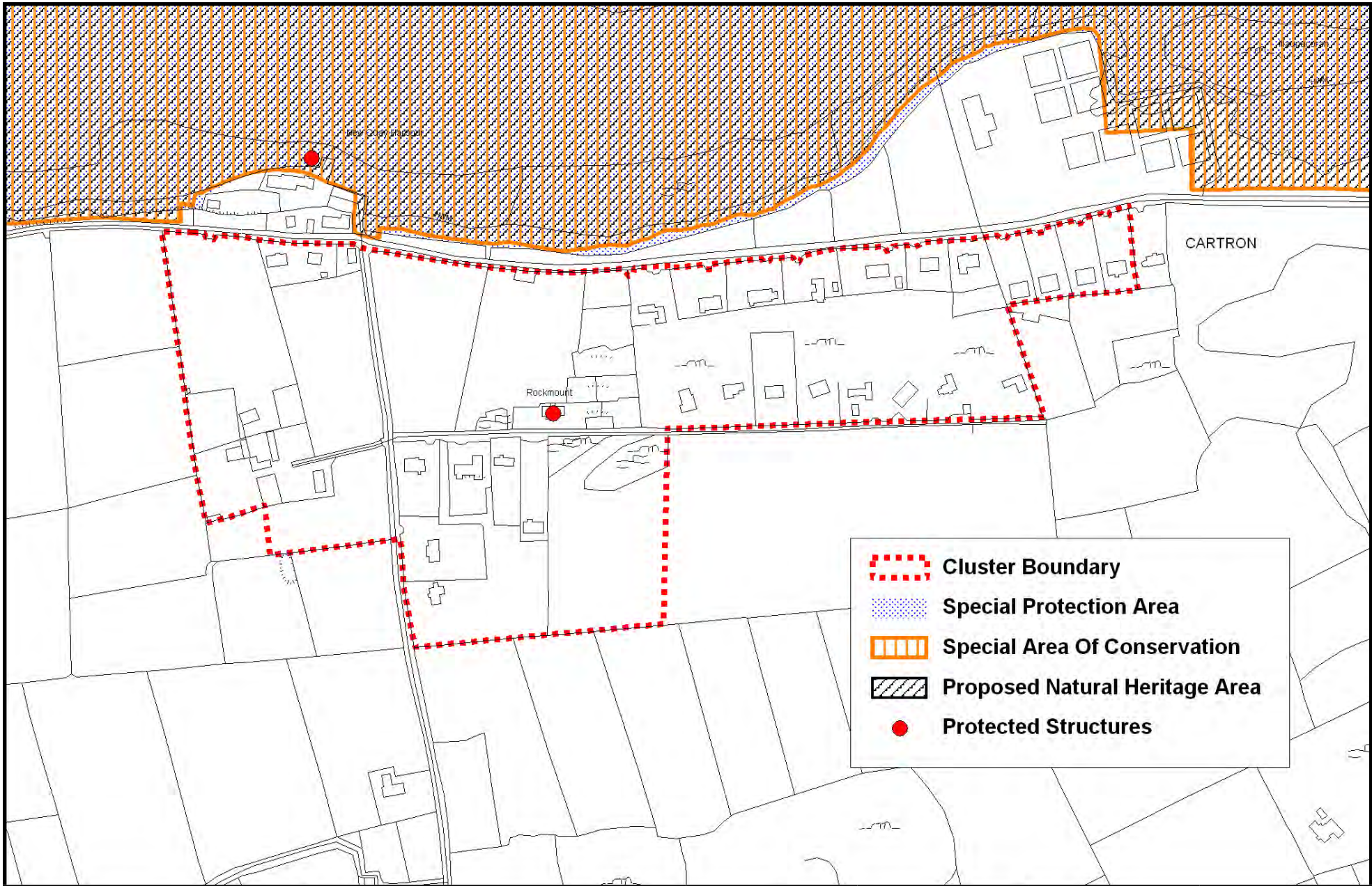
Clare County Council: <b>Clare County Development Plan 2017–2023</b>		Title: <b>Monaskeha</b>			
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	<b>Cluster Boundary</b>
	<b>Special Area Of Conservation</b>
	<b>Recorded Monument</b>

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Title: <b>Mortyclogh</b>		Checked By: Helen Quinn	Scale: Not to Scale	Date: January 2017
Drawn By: Padraig McManus				



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**Clare County Development Plan 2017–2023**

Title:  
**New Quay**

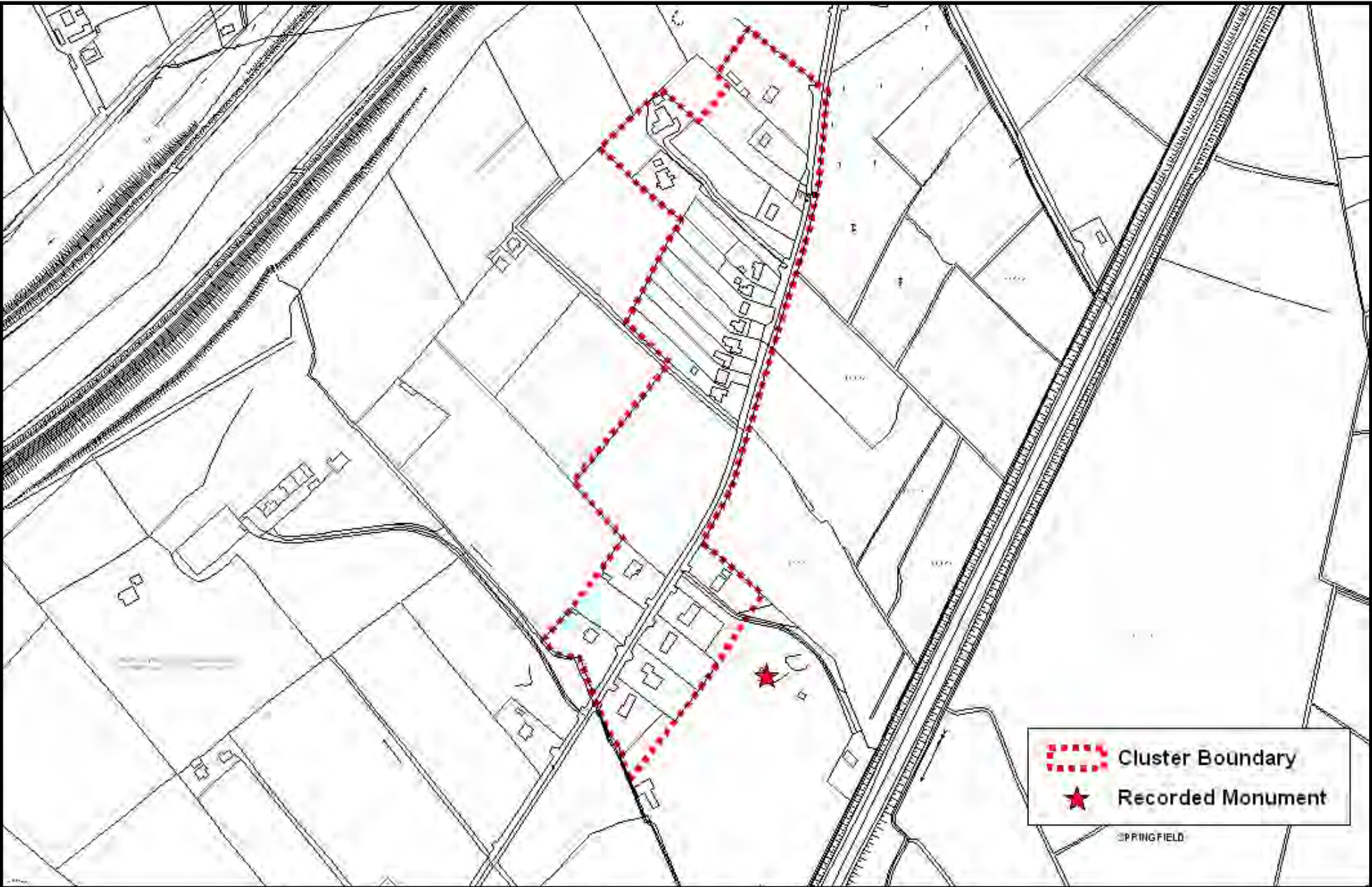
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Checked By:  
 Helen Quinn

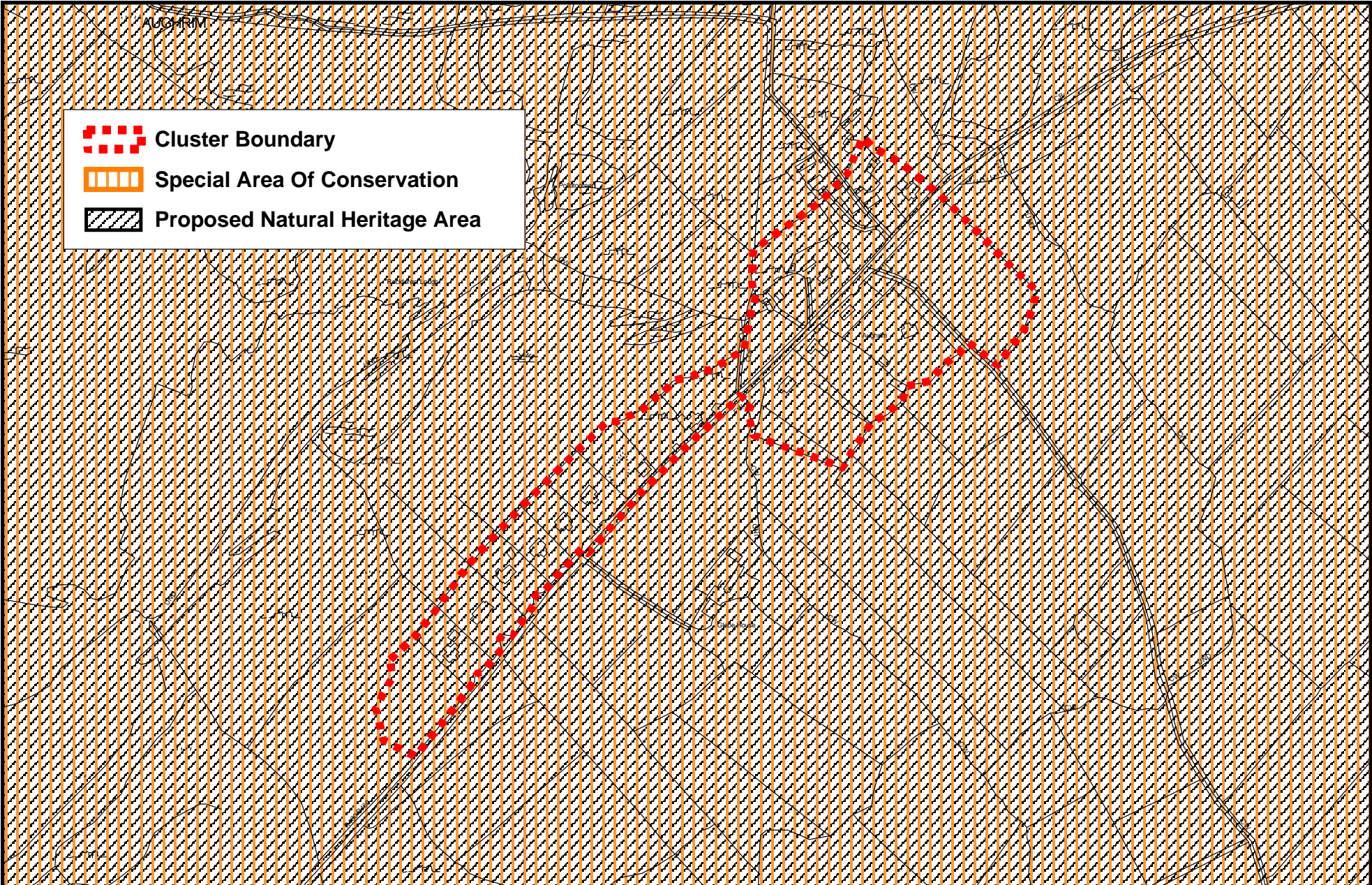
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Date:  
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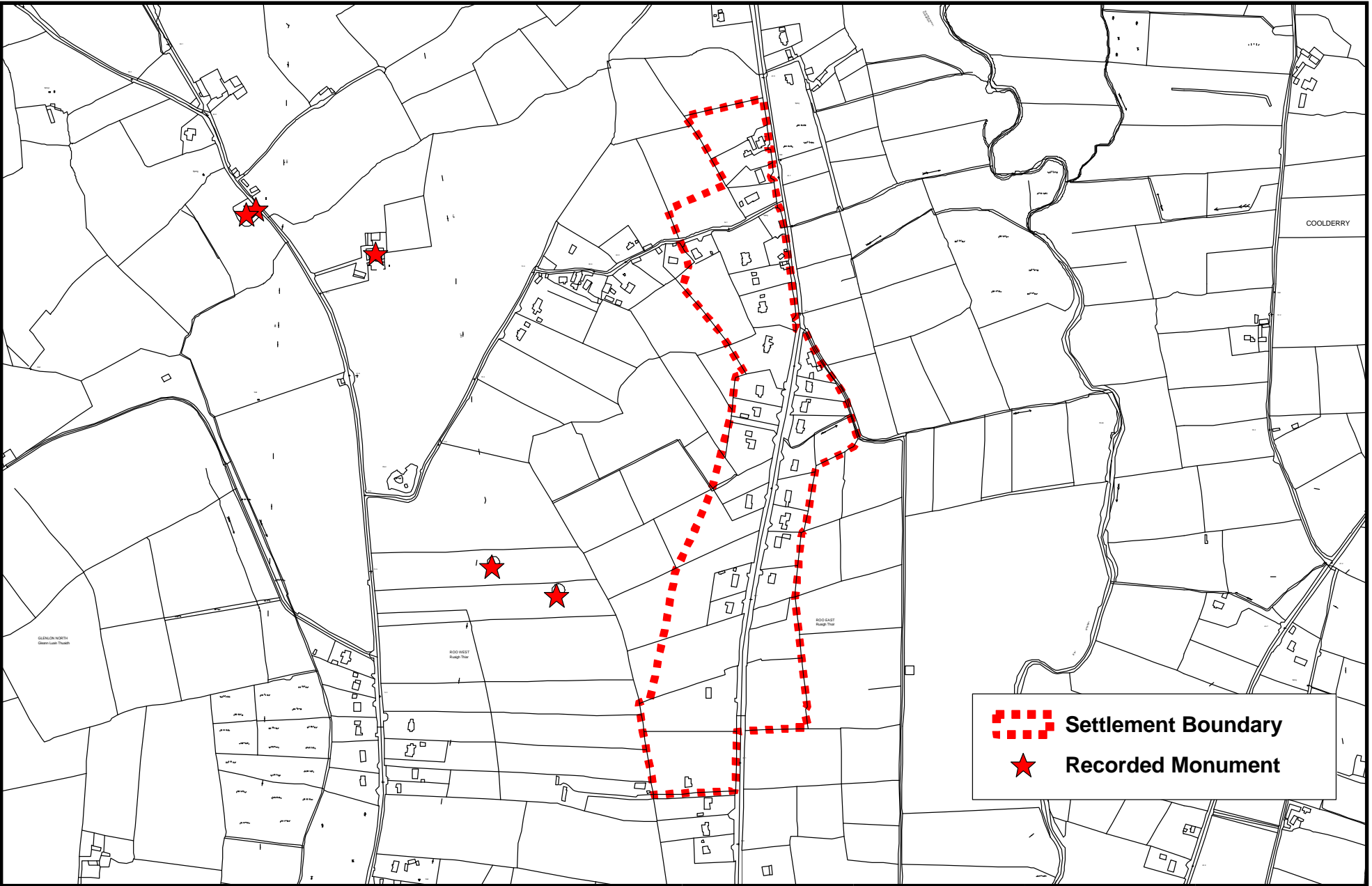
Clare County Council: <b>Clare County Development Plan 2017–2023</b>		Title: <b>Newtown Cloonlara</b>		
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				Date: January 2017

Rock Forest/Aughrim



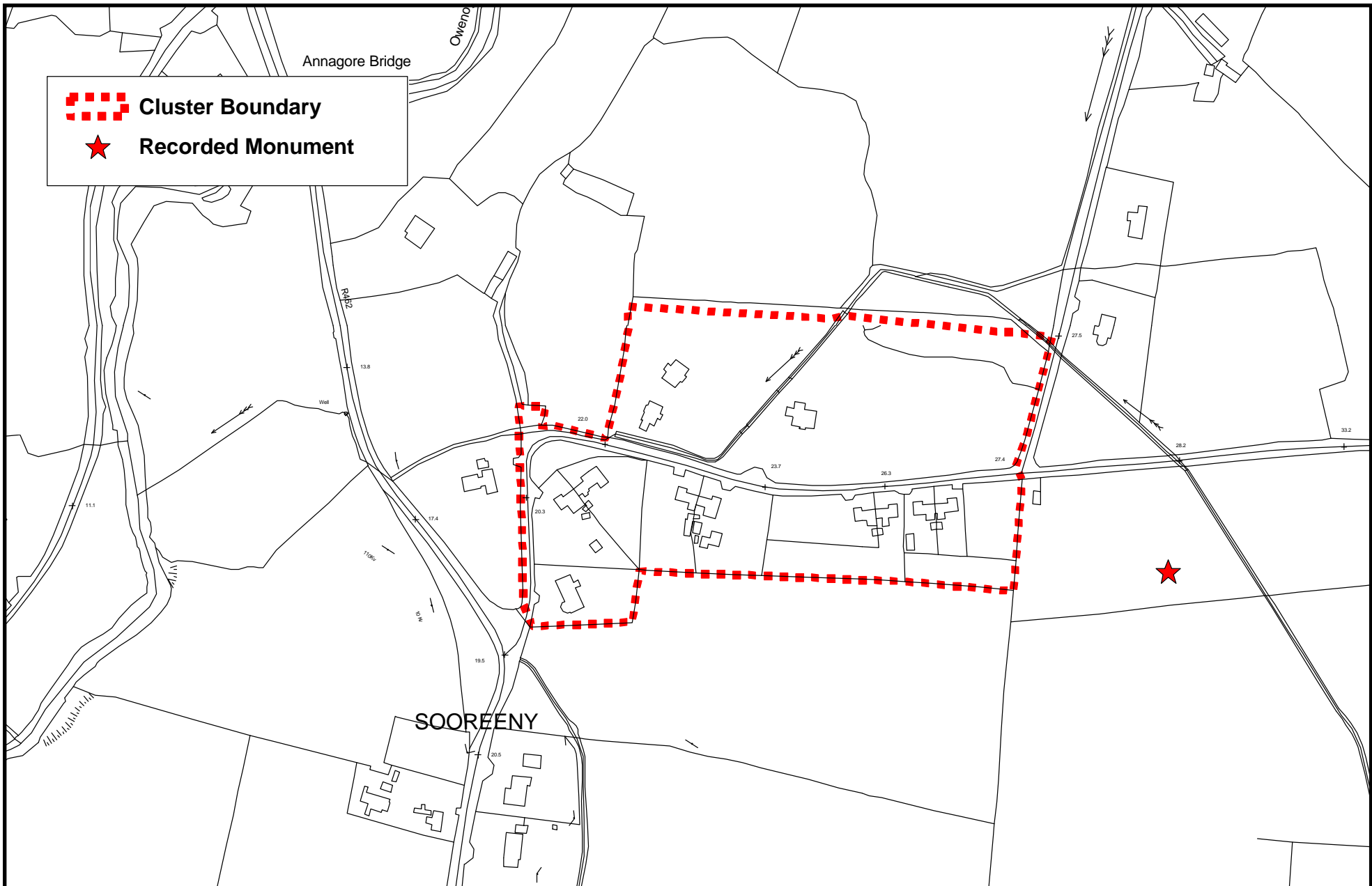
	Cluster Boundary
	Special Area Of Conservation
	Proposed Natural Heritage Area

Clare County Council: <b>Clare County Development Plan 2017–2023</b>		Title: <b>Rock Forest/Aughrim</b>	
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		Scale: Not to Scale	Date: January 2017

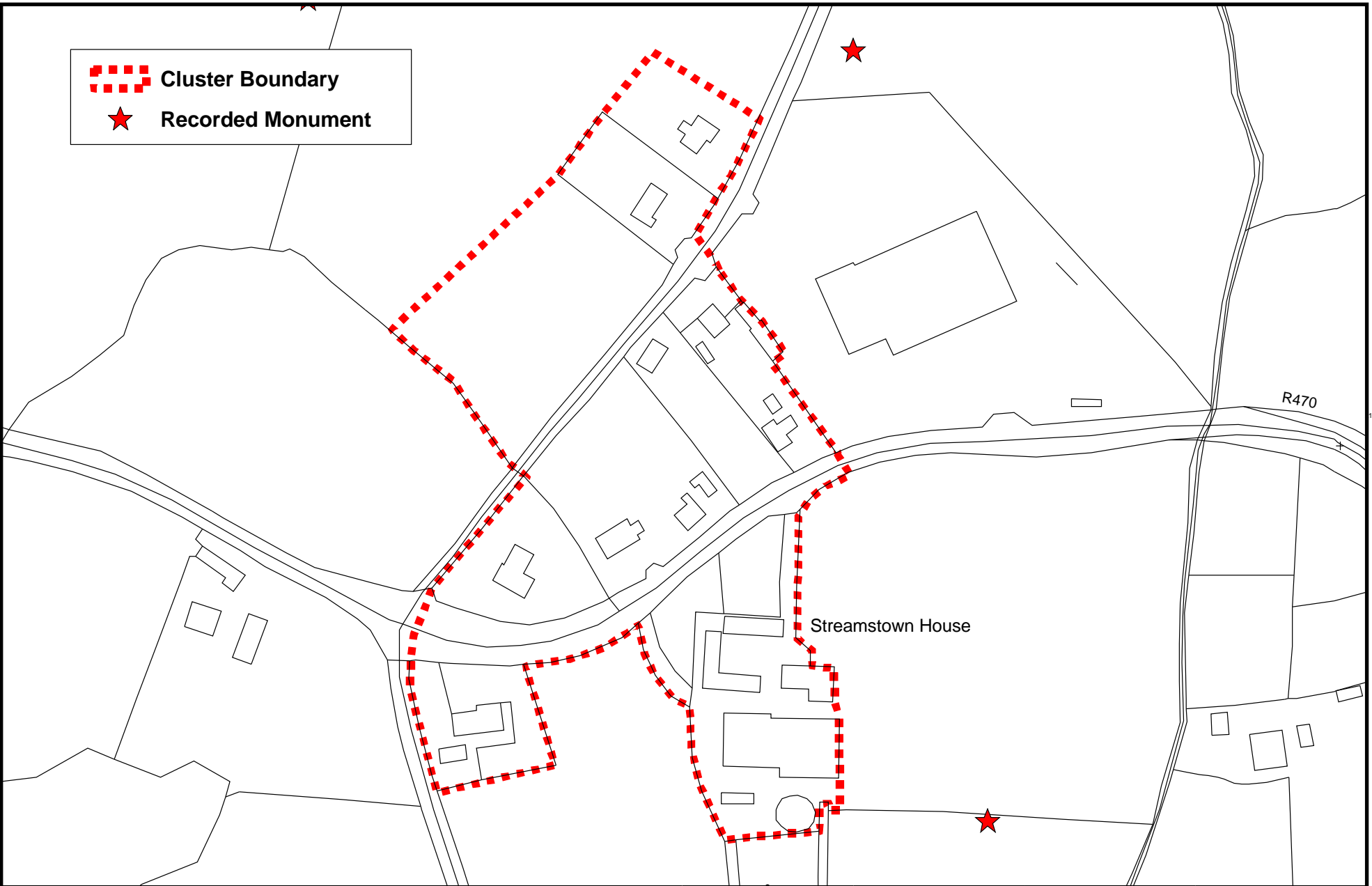




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Title: <b>Roo East</b>		Scale: Not to Scale	Date: January 2017
Drawn By: Padraig McManus	Checked By: Helen Quinn		



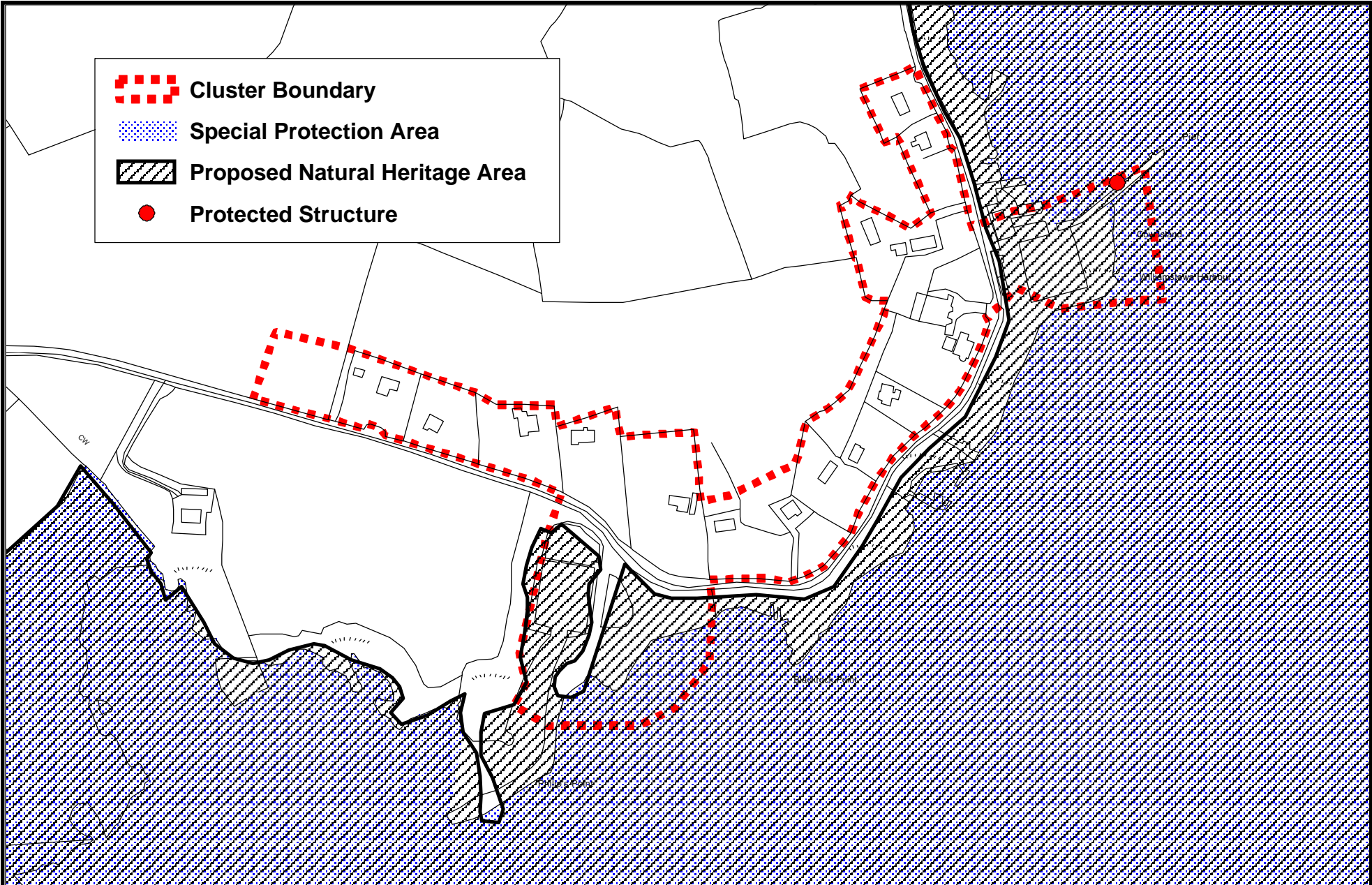
Clare County Council: <b>Clare County Development Plan 2017–2023</b>		Title: <b>Sooreeny</b>		
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 Cluster Boundary  
 Recorded Monument

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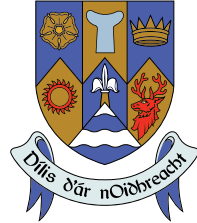


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		Scale: Not to Scale		



CLARE COUNTY  
DEVELOPMENT PLAN

2017  
2023



Comhairle Contae an Chláir  
Clare County Council

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3C

Clare County Development Plan 2017-2023  
Killaloe Municipal District  
Written Statement & Settlement Plans

