

DIRECTORY OF ENTERPRISE AND INDUSTRIAL ZONED SITES IN COUNTY CLARE



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The information set out in this document is correct as of time of printing but may be subject to change.

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INTRODUCTION

County Clare has long been recognised as an attractive place to live, work and do business. The quality of its workforce and its strategic location make County Clare ideal for enterprise development and investment. The role of the Council includes sustaining the diversity of existing employment within County Clare; identifying, encouraging, facilitating and promoting new opportunities for indigenous employment and inward investment throughout the County. To support this Clare County Council has endeavoured to ensure that there are adequate levels of zoned land available throughout the County to provide for future economic growth. This is in recognition of the important role our towns and villages play in terms of economic development in the County.

The purpose of this directory is to provide, in one accessible publication, a guide to the enterprise and industrial zoned land in County Clare. The publication of the directory

is an objective of the Clare County Council Economic Development Strategy 2011-2014.

This directory sets out the lands that have been zoned in each settlement of the County (excluding the towns of Ennis, Kilrush and Shannon) as per the settlement hierarchy of the Clare County Development Plan 2011-2017 and also contains relevant information in relation to existing developments on the sites, site area and service availability.

For information on Ennis, Shannon and Kilrush please consult the relevant development plan / local area plan, which are available from the Planning Office or from our website www.clarecoco.ie.

It is intended that this directory will be of use to property professionals, investors and other interested parties.

SERVICE TOWNS



ENNISTYMON LAHINCH

Local Area Plan:

North Clare Local Area Plan 2011-2017

Ennistymon is a bustling market town set in an undulating landscape, traversed by the Inagh River on which lie the famous cascades. It is the largest town in North Clare and has a particularly strong urban core. The town has a distinctive character with an attractive architectural style.

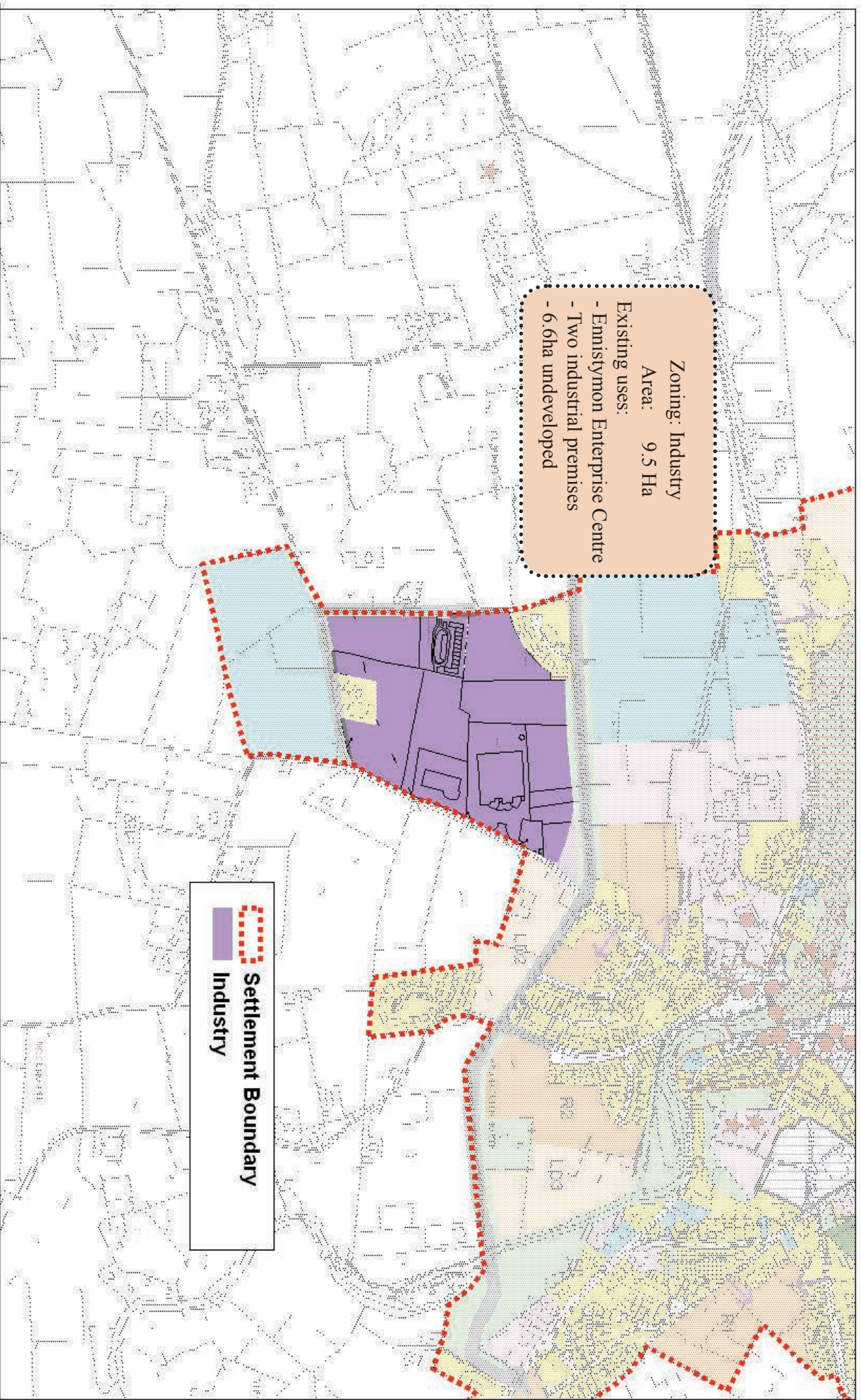
Ennistymon is linked to the seaside resort town of Lahinch which is one of the main tourist destinations in the county and is famed for its long sandy beach and championship links golf course.

Infrastructure:

Ennistymon and Lahinch are connected to the wider region via the N85 and N67 national routes. Ennistymon, in which the lands zoned for Industry are located, is served by a public water supply and public waste water treatment facilities.

Industry Lands:

There is one site zoned for Industrial use in Ennistymon. This site has a total area of 9.5ha and comprises the Ennistymon Enterprise Centre, two existing industrial premises and approximately 6.6ha of undeveloped land.



Zoning: Industry
Area: 9.5 Ha
Existing uses:
- Ennistymon Enterprise Centre
- Two industrial premises
- 6.6ha undeveloped

Settlement Boundary
Industry

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Ennistymon Settlement Plan

Not To Scale

MAY 2013

SCARRIFF TUAMGRANEY



Local Area Plan:

East Clare Local Area Plan 2011-2017

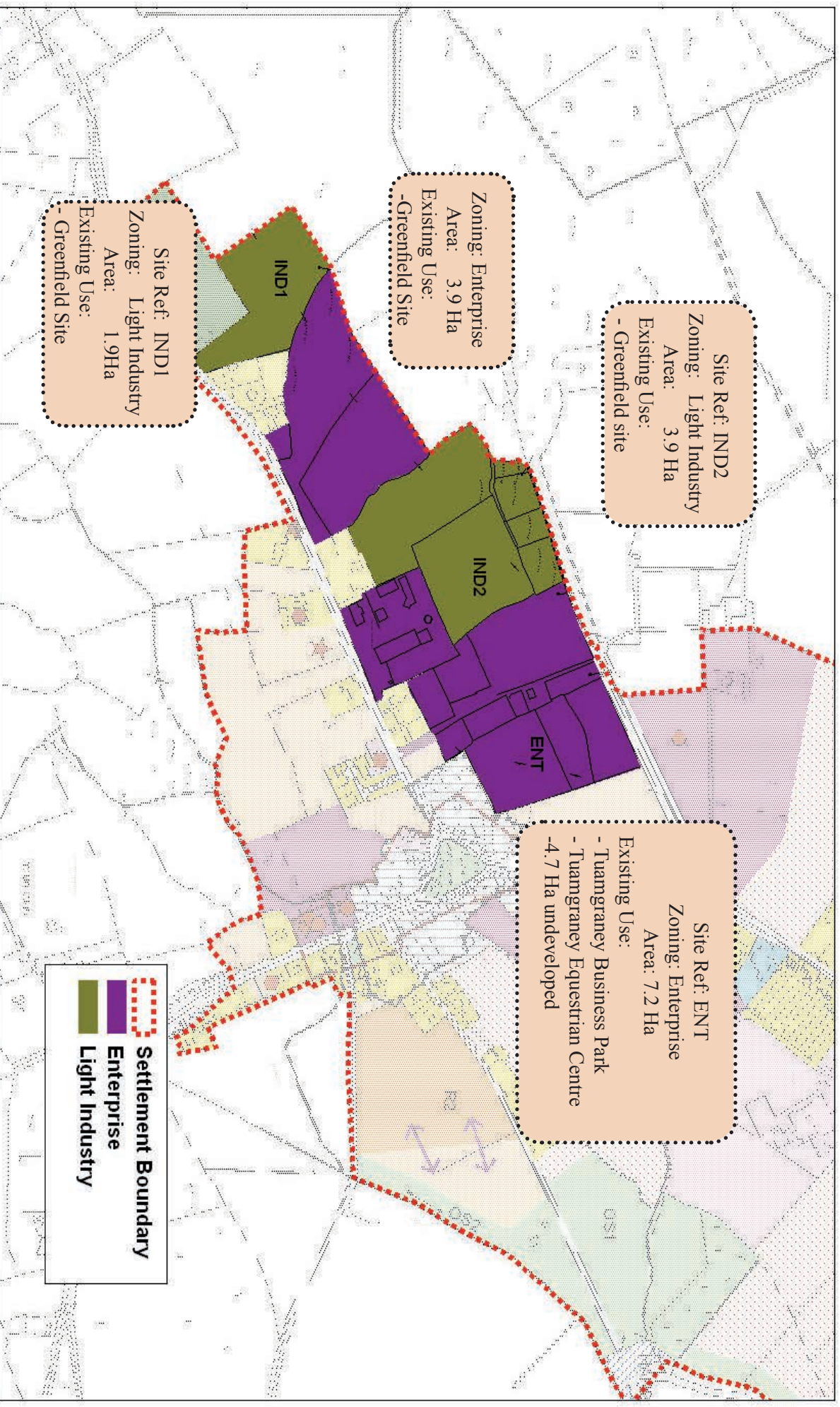
Scarriff and Tuamgraney are complementary settlements that are physically linked by the bridge across the Scarriff River. Scarriff possess a range of administrative, service, social and community facilities. Tuamgraney is one of the main employment centres in the area. The former Finsa site, which presents a significant opportunity in the area, is located at the northern end of the village and there are numerous other businesses located in the Tuamgraney Business Park at the southern edge of the village.

Infrastructure:

The settlements are served by a good quality road network with links to Ennis, Portumna and the mid-lands and also to Killaloe and Limerick. The area is served by both a public water supply and public waste water treatment facilities.

IND1, IND2 and Lands Zoned for Enterprise Use:

Lands have been 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.



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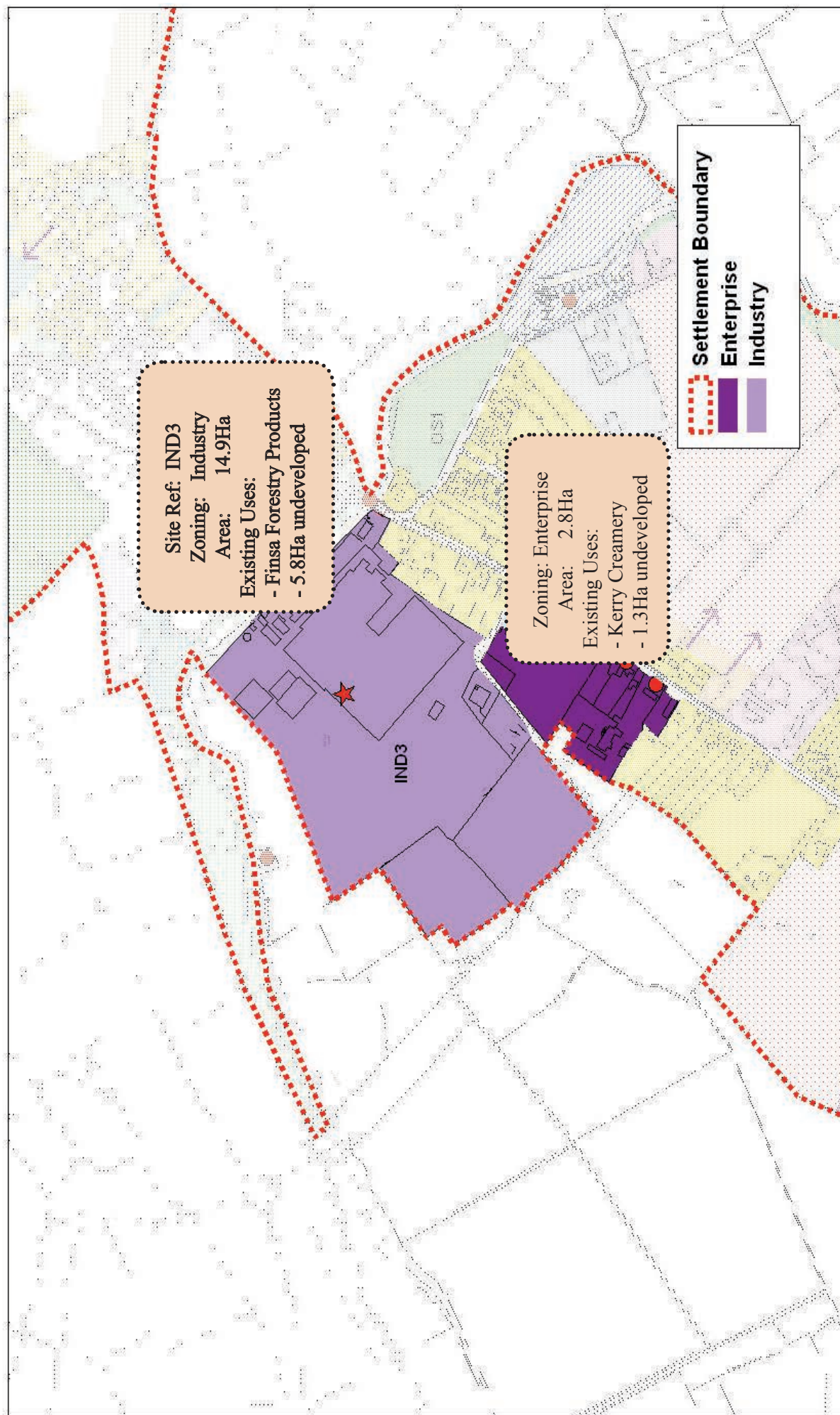
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Tuamgraney Settlement Plan

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Tuamgraney Settlement Plan

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SMALLTOWNS



KILKEE



Local Area Plan:

West Clare Local Area Plan 2012-2018

Kilkee is an important service centre in the west Clare area and is also a well-developed seaside resort location. Clare County Council has prepared a Town Improvement and Economic Development Strategy 2014-2024 for the town entitled “Towards a Better Kilkee”. This strategy identifies opportunities for further development and economic growth in the town including the identification of a number of sites which offer an opportunity for future development.

Infrastructure:

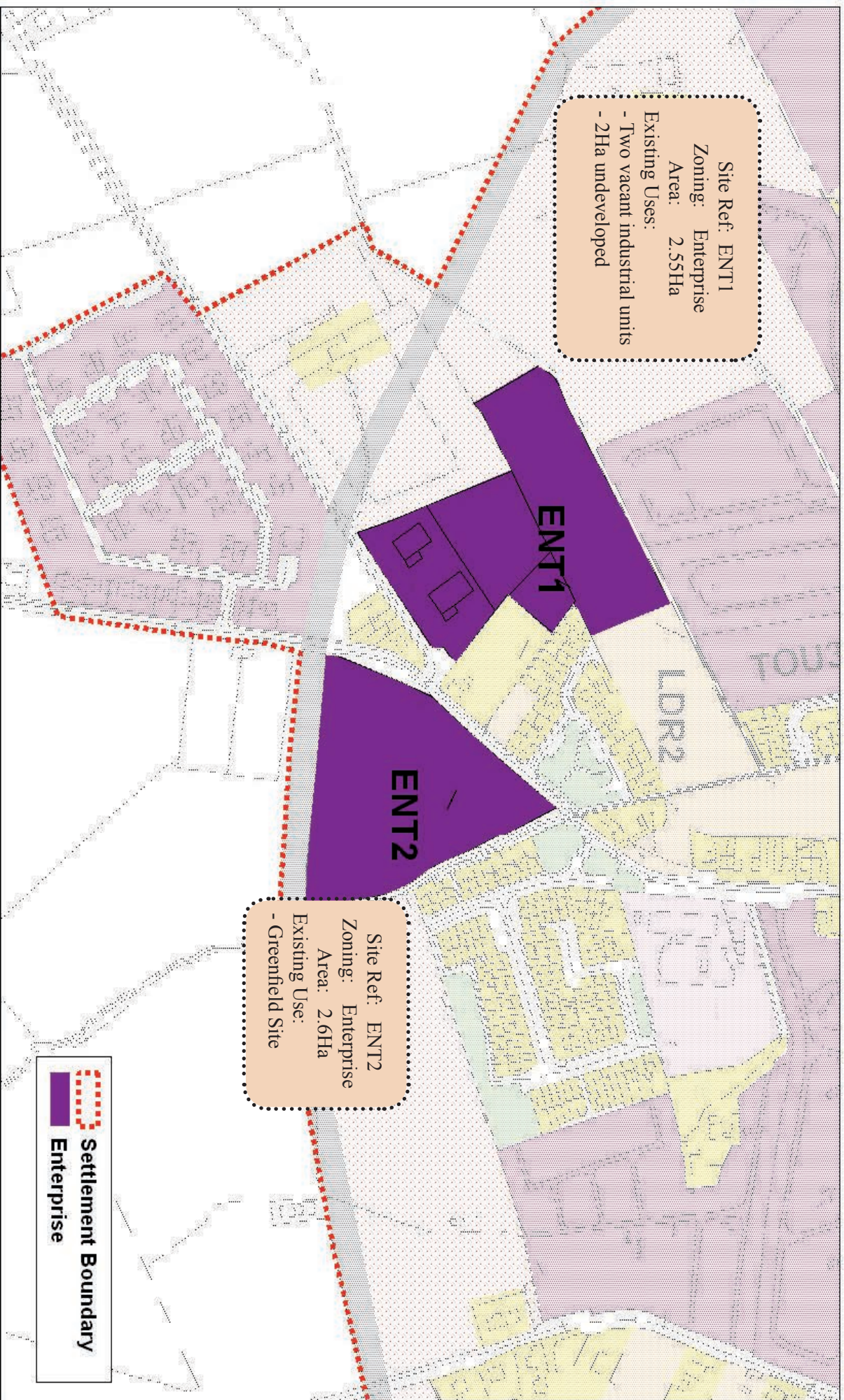
Kilkee is connected to the road network in the county and wider region via the N67 national route. The town is served by a public water supply. The waste water treatment plant is currently operating at capacity but plans are progressing to upgrade the treatment facilities in the town.

ENT1 and ENT2:

These two sites have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for the local community. Proposals for the expansion of existing facilities will also be considered. Any development must reserve a 10 metre margin from the streams that run along the northwest boundary of ENT1 and the eastern boundary of ENT2.

Enterprise Lands – Kilrush Road

There is a further area of land zoned for Enterprise use adjoining the Kilrush Road in the town. This site is 1.9ha in area and is currently undeveloped.



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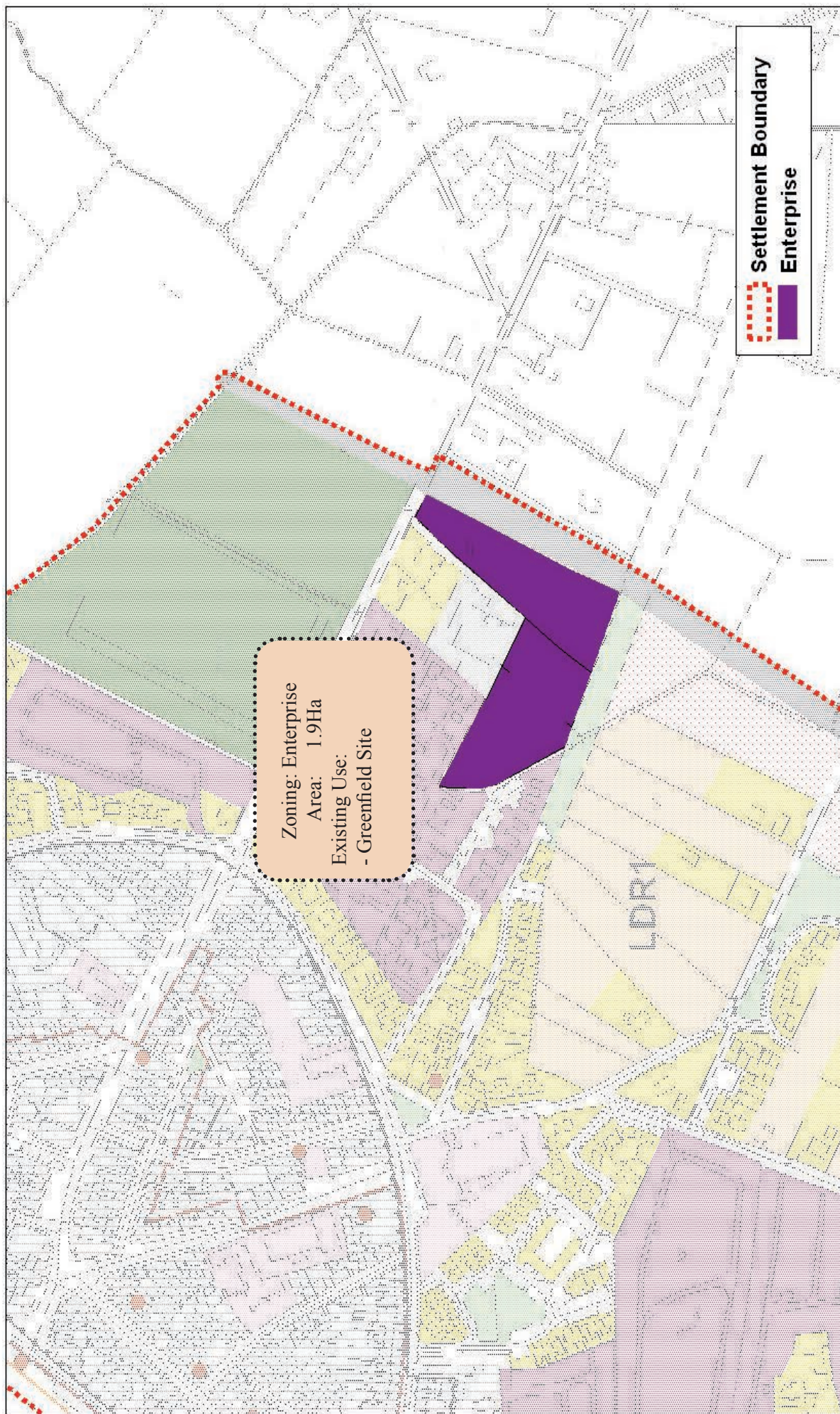
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Kilkee Settlement Plan

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Settlement Boundary
Enterprise

Kilkee Settlement Plan	
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KILLALOE

Local Area Plan:

East Clare Local Area Plan 2011-2017

Killaloe, and its neighbouring town of Ballina in North Tipperary, act as a service and retail centre for the surrounding hinterland in East Clare and North Tipperary. Killaloe has significant appeal as a development location due to its proximity to Limerick City and its position on one of the few crossing points on the River Shannon.

Infrastructure:

Killaloe has excellent road links with both Limerick City and the remainder of County Clare. It is also in close proximity to the M7 (Limerick – Dublin) motorway. Connectivity to the national motorway network will be significantly enhanced in the future when construction of a new Shannon river crossing is completed.

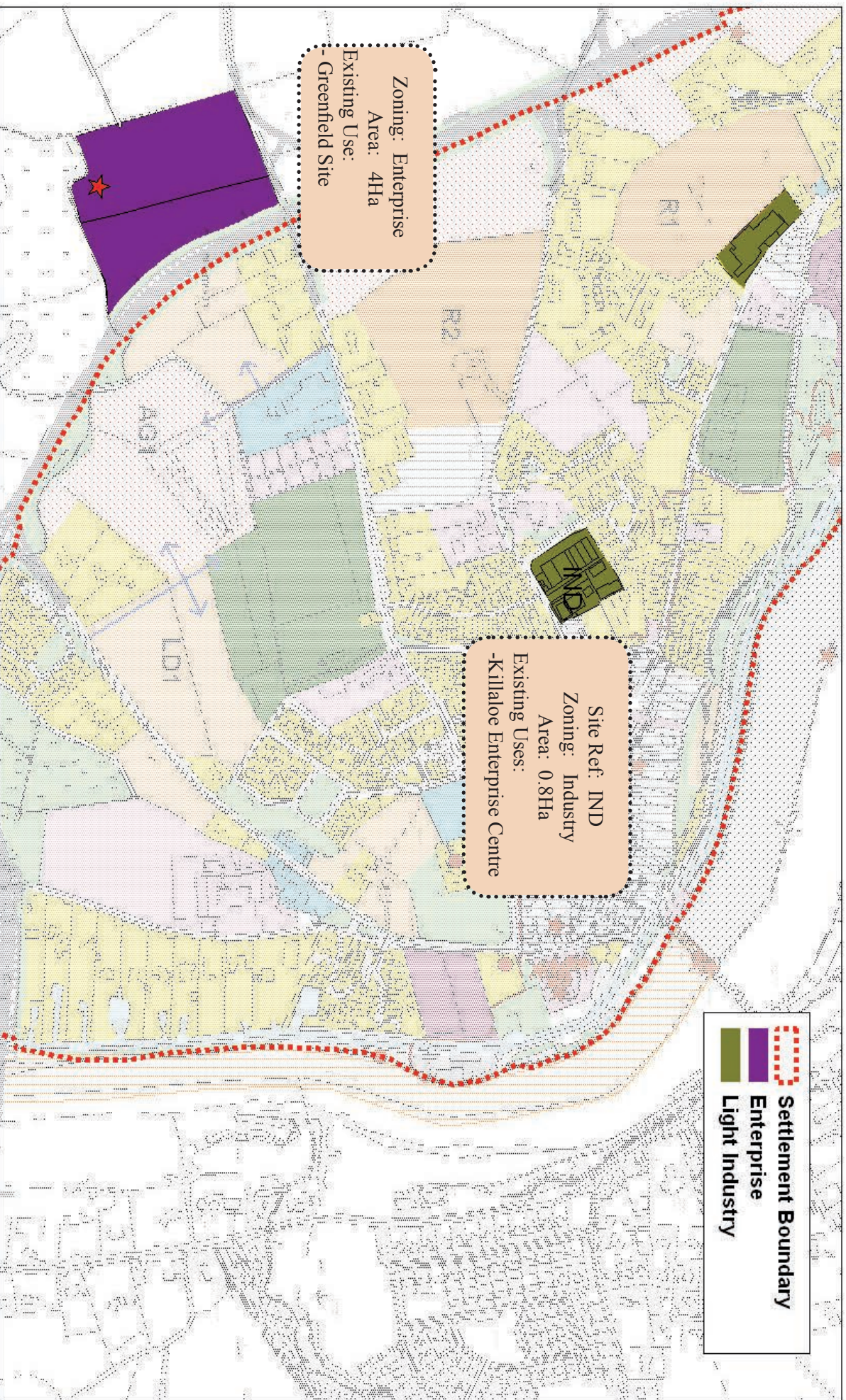
Killaloe is served by a public water supply but the waste water treatment plant serving the area is currently operating at capacity. An upgrade of the treatment facilities is expected to be completed with the lifetime of the current local area plan for the Killaloe area.

IND1:

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 and the local area plan encourages such development.

Enterprise Lands

There is an area of land zoned for Enterprise adjoining the route of the proposed relief road in Killaloe. This site is 4ha in area and is currently undeveloped.



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Killaloe Settlement Plan

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LISDOONVARNA



Local Area Plan:

North Clare Local Area Plan 2011-2017

Lisdoonvarna originally developed as a tourist destination due to the curative properties of the Spa Wells in the area. However in more recent times Lisdoonvarna has also become a service and employment centre for the surrounding area. Opportunities exist for further economic development in the town.

Infrastructure:

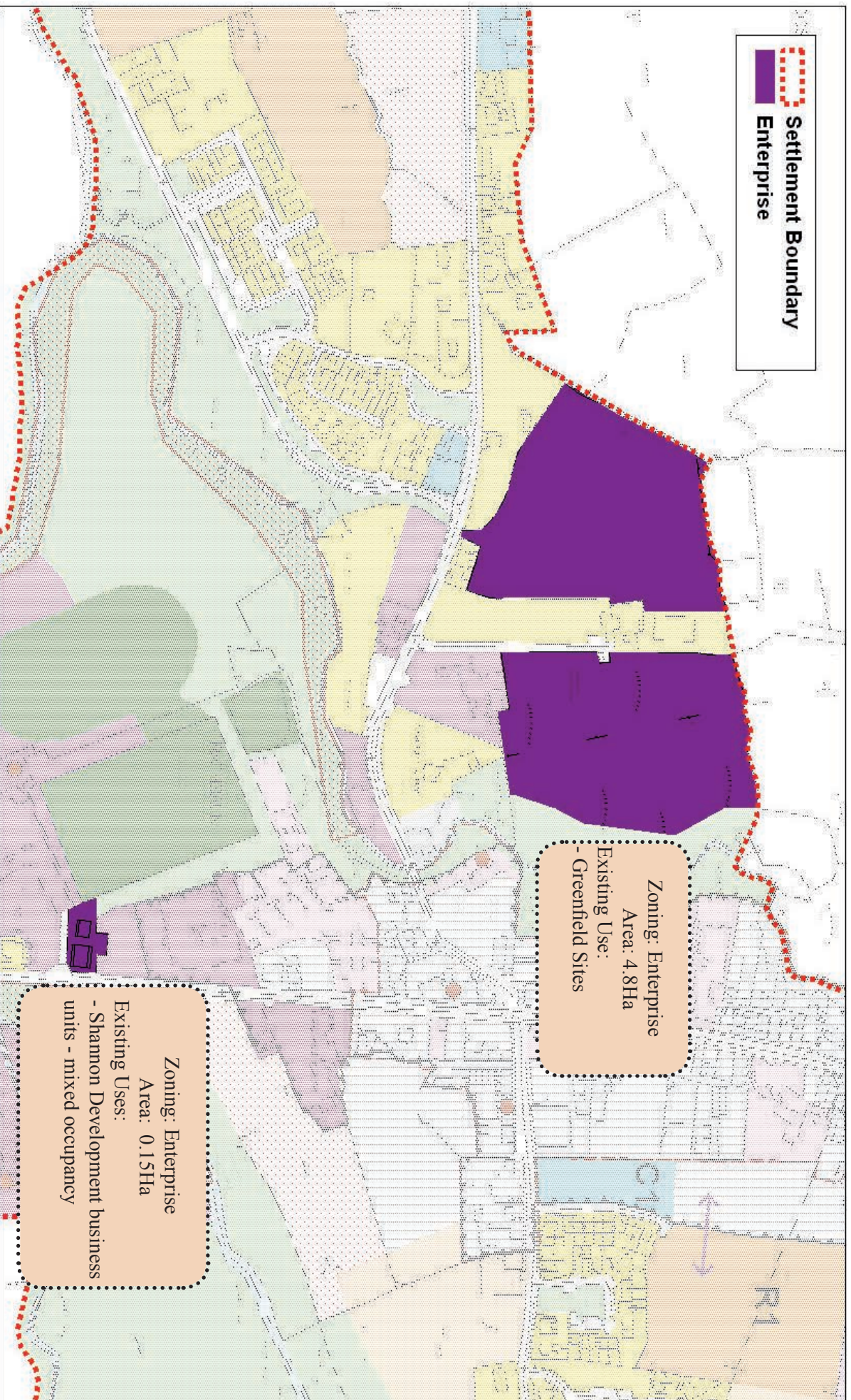
Lisdoonvarna is served by a public water supply and also has the benefit of public wastewater treatment facilities. Lisdoonvarna is connected to the wider region via the N67 national routes and a network of regional routes.

Enterprise Lands:

There is a large area of land zoned for enterprise uses to the north of the town. This area comprises two adjoining sites and is approximately 4.8ha in area. The lands are currently undeveloped.

There is also a small area of land zoned for Enterprise uses in the south of the town. This area comprises a number of existing enterprise units. The site is fully developed but a number of the enterprise units are currently unoccupied.

 **Settlement Boundary**
 **Enterprise**



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Lisdoonvarna Settlement Plan

Not To Scale

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MILTOWN MALBAY



Local Area Plan:

North Clare Local Area Plan 2011-2017

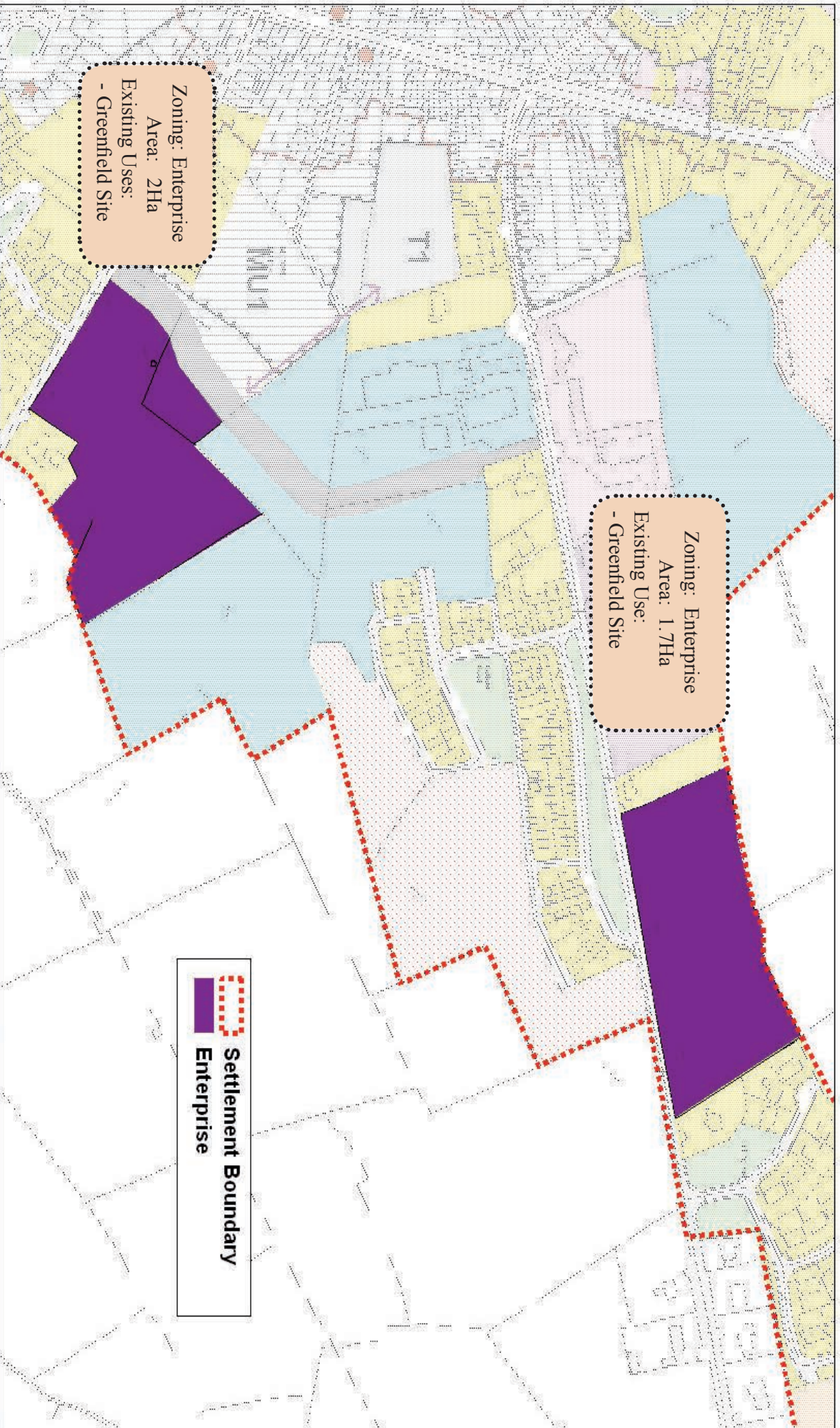
Miltown Malbay is one of the main market towns in North Clare. It has a strong and bustling town centre which serves a relatively large catchment area, providing a wide range of services including retail outlets, national school, bank and resource centre. The economic base of the town consists of small scale industry, services, commercial, agricultural and tourism activity. Miltown Malbay is a town that has benefited from the Shannon Development E-Town initiative which enables people wishing to combine their working life with their home life through purpose built working/living accommodation.

Infrastructure:

Miltown Malbay is connected to the wider region via both the national and regional road network. The town is location on both the N67 national secondary route and the R474 regional route. Miltown Malbay has a public water supply but the wastewater treatment plant is currently operating at capacity and an upgrade of the plant is required.

Enterprise Lands:

Two areas of land have been zoned for Enterprise use in the settlement of Miltown Malbay. The site to the north of the Ballard Road is approximately 1.7 ha in area and is in greenfield condition. The second site, located to the north of the Ennis Road, is approximately 2ha in area and is also currently undeveloped.



Settlement Boundary
Enterprise

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Miltown Malbay Settlement Plan

Not To Scale

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NEWMARKET-ON-FERGUS

Local Area Plan:

South Clare Local Area Plan 2012-2018

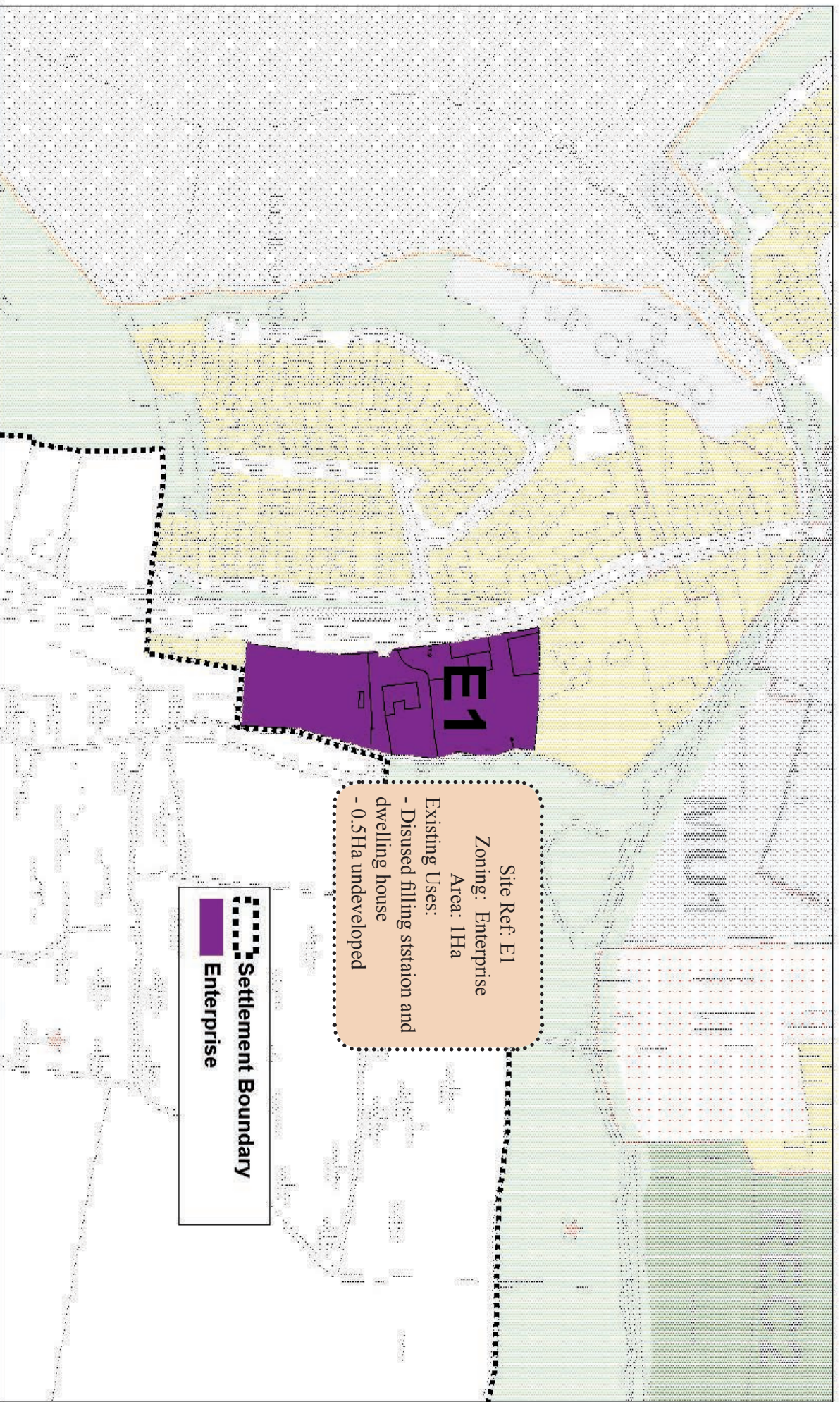
Newmarket-on-Fergus is a significant service centre in the area, offering a range of retail, commercial and community facilities, including shops, services, schools, sports and community facilities. There is potential for further economic development and the expansion of existing services for the benefit of residents both in the town and in the wider rural hinterland.

Infrastructure:

Newmarket-on-Fergus has excellent connection to national transport routes with a direct link to the M7 motorway. The town also has a public water supply and public wastewater treatment facilities.

E1:

There is an existing permission on this site to demolish the existing dwelling and petrol filling station and to construct a mixed-use development of 33 no. apartments and 5 no. retail shops. In the event that this permission is not taken up, the site has been identified for the development of a small-scale local enterprise centre with a view to providing a source of employment within the community. Any development / redevelopment proposals must respect the established town character, be sensitive to established amenities and not result in heavy volumes of traffic or HGV's through the town centre.



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Settlement Boundary
Enterprise

Site Ref: E1
Zoning: Enterprise
Area: 1Ha
Existing Uses:
- Disused filling station and dwelling house
- 0.5Ha undeveloped

Newmarket Settlement Plan

Not To Scale

MAY 2013

SIXMILEBRIDGE

Local Area Plan:

South Clare Local Area Plan 2012-2018

Sixmilebridge is an attractive town situated on the O'Garney River, which performs an important role in serving its local catchment, offering a range of retail, commercial and community facilities. The town has the potential to expand its services for the benefit of residents both in the town and in the wider rural hinterland.

Infrastructure:

The railway station in the town has recently reopened providing connectivity to the national rail network. A park-and-ride facility has been developed to complement the rail service. Sixmilebridge is served by both a public water supply and public waste water treatment facilities.

E1:

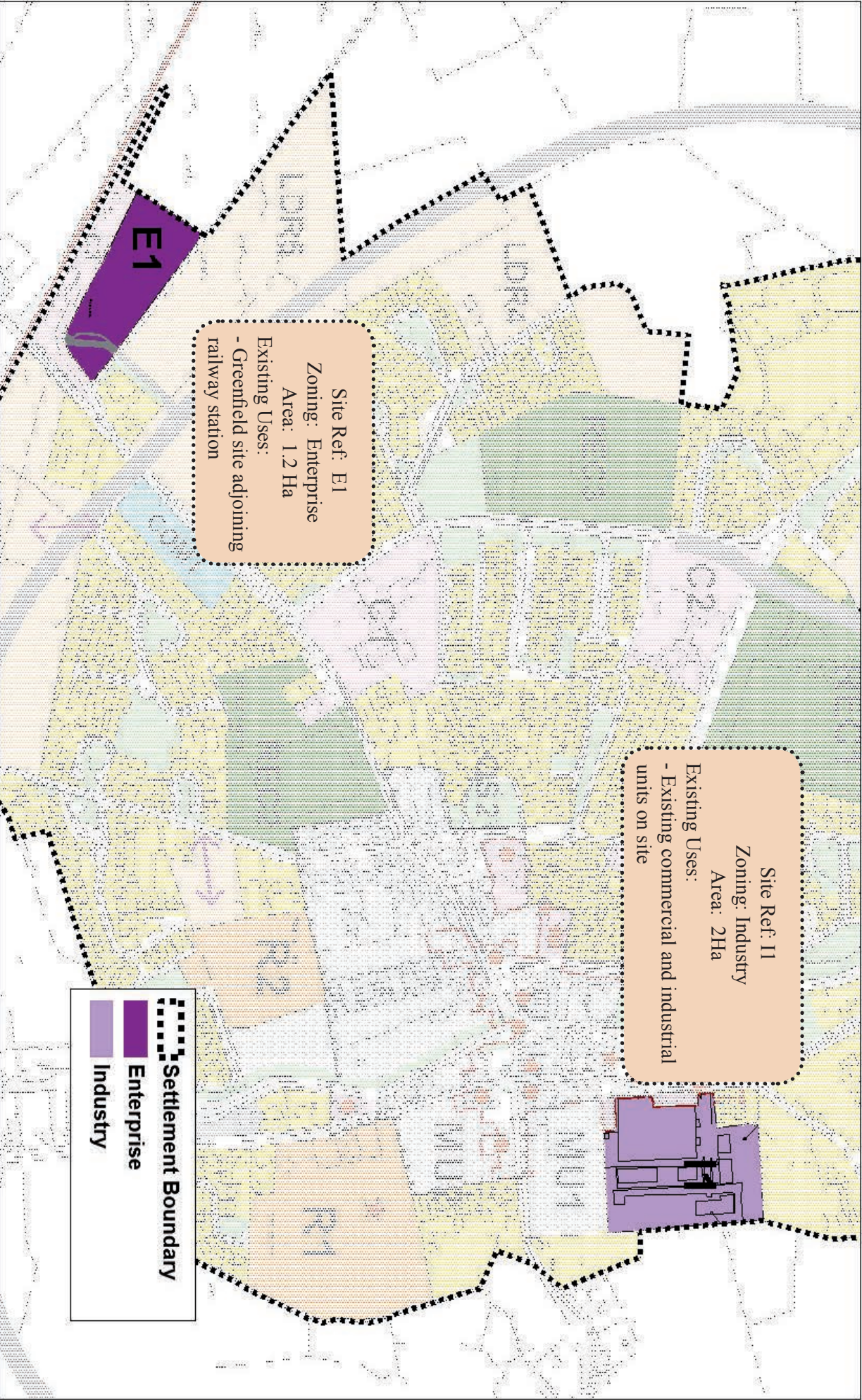
This flat Greenfield site is located on the Shannon road at the edge of the town, in close proximity to the existing railway station and park and ride facility. The site has been identified for the development of a small-scale local enterprise centre with a view to providing a source of employment within the community. Such potential uses include start up incubator units, research facilities etc. Any development proposals must respect the established town character, be sensitive to established amenities and not result in heavy volumes of traffic or HGV's through the town centre. The layout of any future development proposals shall take account of the infrastructure safeguard that runs through the site and access / egress onto the R471 shall be taken via same. The design of any scheme shall ensure that the established residential amenities along the north-eastern boundary are protected.

I1 – Corner of Frederick Square / George's Street:

This site to the northeast of the village centre is located on the corner of George's Street / Frederick Square and partially within the designated Architectural Conservation Area. The site is occupied by a number of existing industrial / business operations, but there are a number of remaining vacant units within the site.

The site has the potential to accommodate appropriately scaled and designed intensification of the existing industrial / commercial operations. Enterprise developments would also be open to consideration on this site.

However, before any further intensification of this site would be permitted, it is considered that a formal management plan should be drawn up for the site. A comprehensive site management plan would ensure that the full potential of this edge of town centre industrial area can be realised.



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Sixmilebridge Settlement Plan

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TULLA

Local Area Plan:

East Clare Local Area Plan 2011-2017

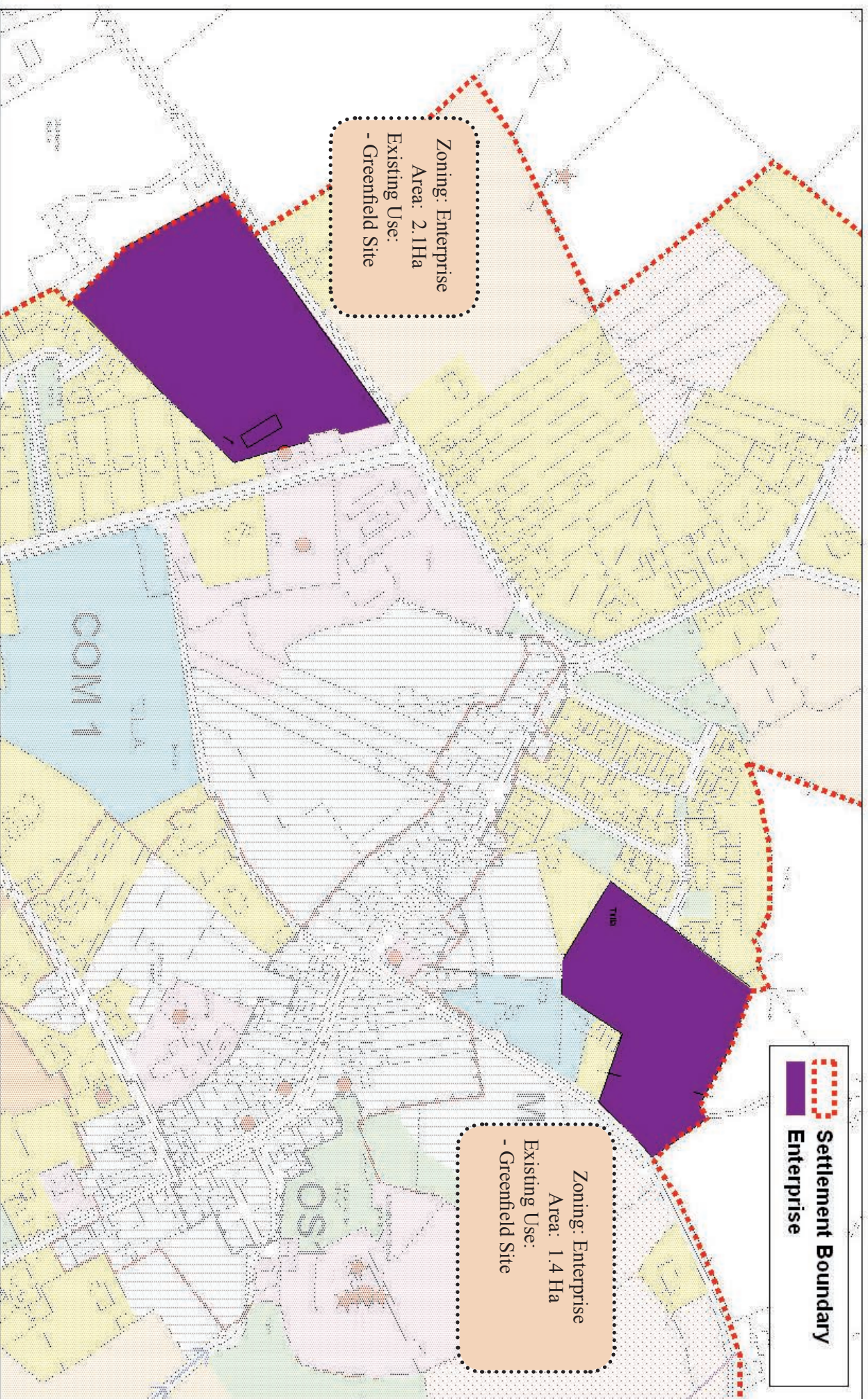
Tulla is a significant service centre in the area, offering a range of retail, commercial and community facilities and the town has the potential to expand these services for the benefit of residents both in the town and in the wider rural hinterland.

Infrastructure:

The town is serviced by both a public water supply and public waste water treatment facilities. There are also good transport links with Ennis, Limerick and the wider region.

Enterprise Lands:

There are two areas of land zoned for Enterprise uses in the town of Tulla. The area to the west of the town is 2.1ha in area and is currently undeveloped. The area to the east of the town is 1.4ha in area and is also currently a greenfield site.



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Tuilla Settlement Plan

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LARGE VILLAGES



A RDNACRUSHA



Local Area Plan:

South Clare Local Area Plan 2012-2018

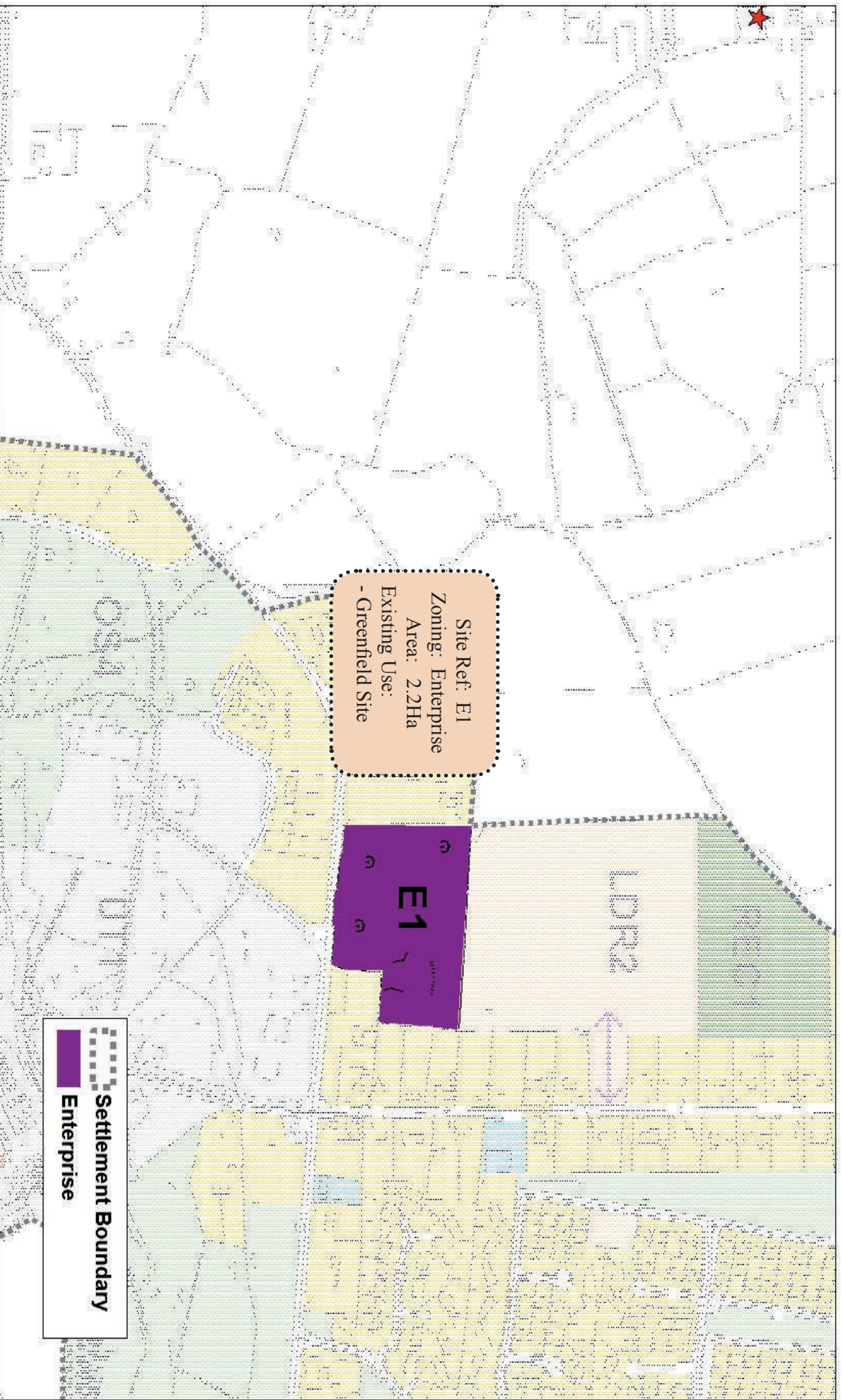
Ardnacrusha is located in southeast Clare in close proximity to Limerick City. There has been strong residential growth in Ardnacrusha in recent years and there is now potential for small to medium scale enterprise development in the area that will promote employment retention in Co. Clare.

Infrastructure:

Ardnacrusha is connected to the city of Limerick and the wider region via the regional road network (R463, R464 and R465). There is a public water supply serving the area with capacity to accommodate future development. Wastewater treatment in the area may need to be upgraded to accommodate future development.

E1 – West Side:

This site is located on the western side of the settlement to the north of the power station. There is an existing permission on part of the subject site (and including LDR1 to the north) for a mixed use development including 56 dwellings, crèche, retail and doctors surgery. In the event that this permission expires, or is not taken up, the site is considered to have potential to accommodate an appropriate form of enterprise development that will aid job retention within County Clare. Any development proposals must be appropriate to the residential nature of the surrounding area and demonstrate that established amenities are protected.



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Ardacrusha Settlement Plan

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BALLYVAUGHAN



Local Area Plan:

North Clare Local Area Plan 2011-2017

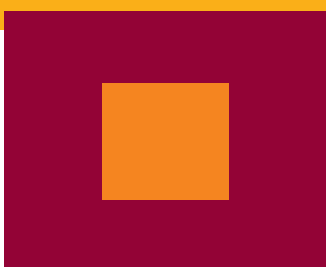
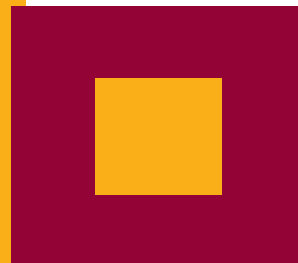
Ballyvaughan is a picturesque village located on the shores of Ballyvaughan Bay. There is potential for small scale commercial and enterprise development to promote job creation and innovation in the area.

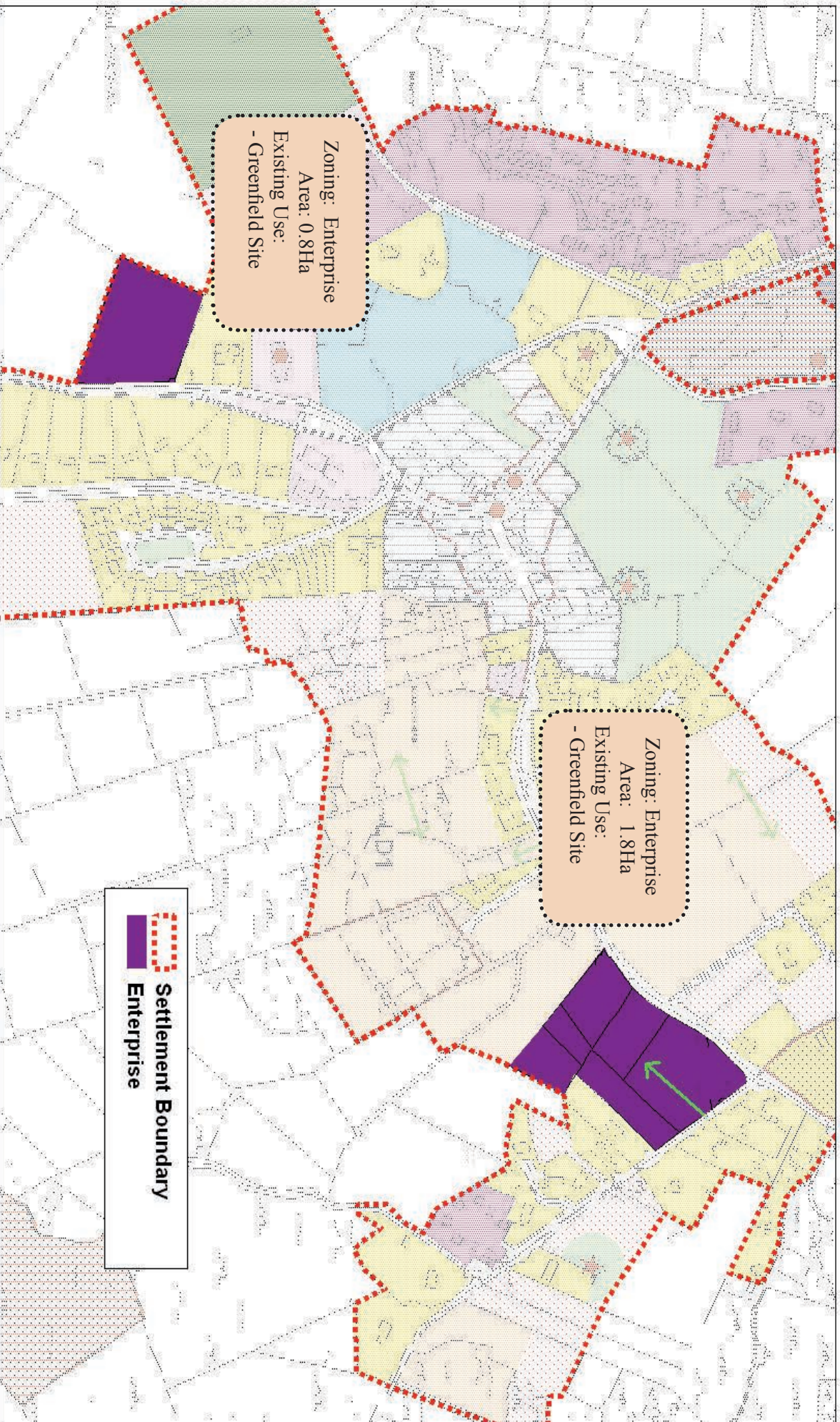
Infrastructure:

Ballyvaughan is located on the national road network (N67) and therefore has good connections to the wider region. There is a public water supply in Ballyvaughan but the waste water treatment plant in the area is currently operating at capacity and an upgrade may be required in order to support a new enterprise development, dependent on the nature of the development proposed.

Enterprise Sites:

There are two sites zoned for enterprise use in the village of Ballyvaughan. The site to the west of the Lisdoonvarna Road is approximately 0.8ha in area and the site to the south of the Kinvara Road is approximately 1.8ha in area. Both areas are currently greenfield sites.





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Ballyvaughan Settlement Plan

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CARRIGAHOLT

Local Area Plan:

West Clare Local Area Plan 2012-2018

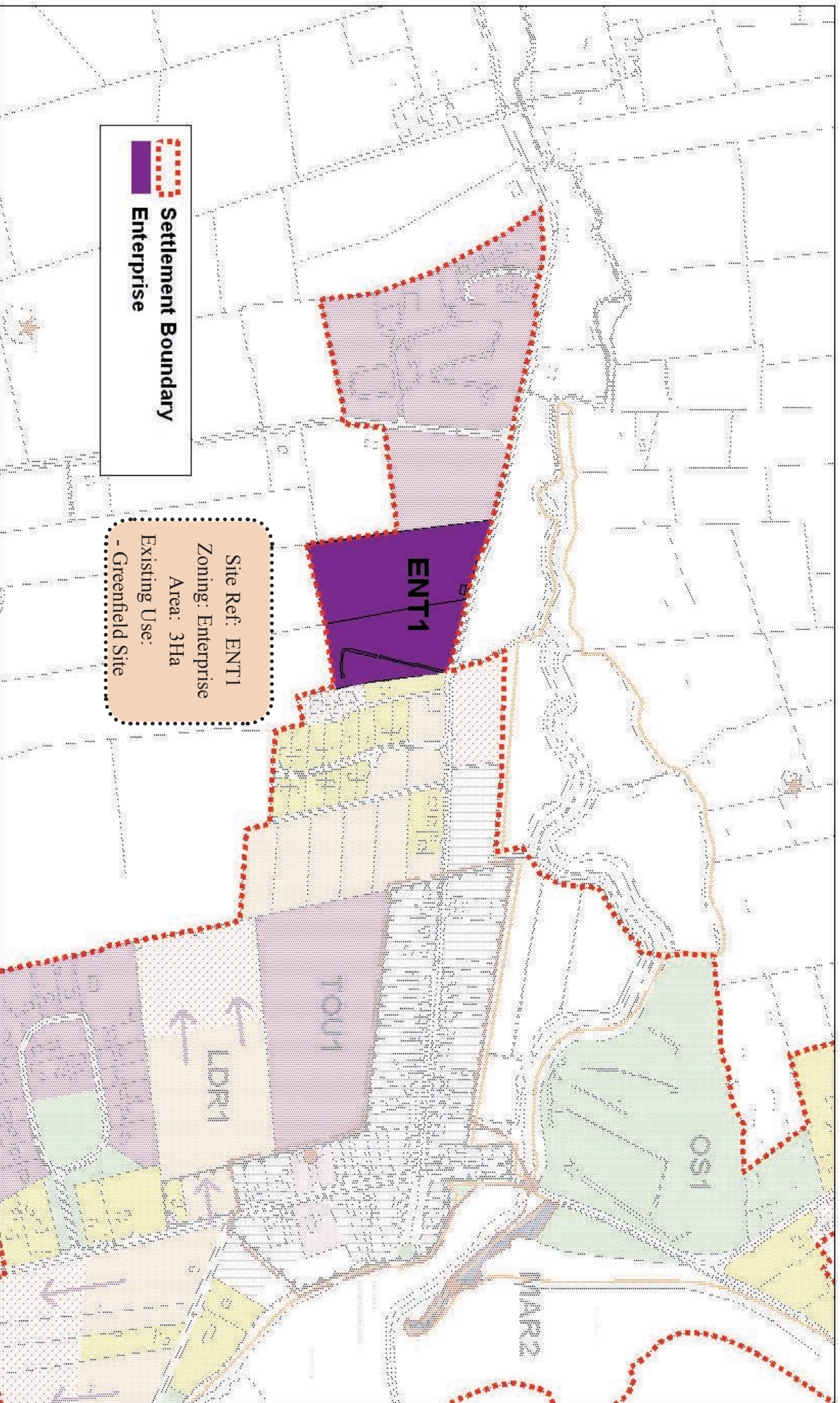
Carrigaholt is a large village located on the southern shore of the Loop Head Peninsula. The village has a very attractive centre, displaying distinctive streetscapes and local character. It contains a traditional mix of residential and other services including a shop, a number of public houses, post-office and school, the Dolphinwatch information centre and a small car-parking and amenity area overlooking Carrigaholt Bay. Developments in the village in recent years have been largely focused on the tourism industry. However opportunities exist for new enterprise development to provide alternative sources of employment and support the local economy.

Infrastructure:

Carrigaholt is served by a public water supply. There are currently no public waste water treatment facilities in the village.

ENT1 – Lands to the West of the Village

These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for members of the local community.



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Carrigaholt Settlement Plan

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COORACLARE



Local Area Plan:

West Clare Local Area Plan 2012-2018

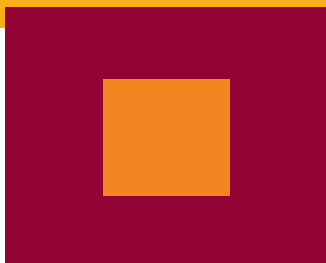
Cooraclare is an attractive village with a good range of businesses and community facilities available to local residents. The village is well located to accommodate future growth, being situated only a short distance from Kilrush.

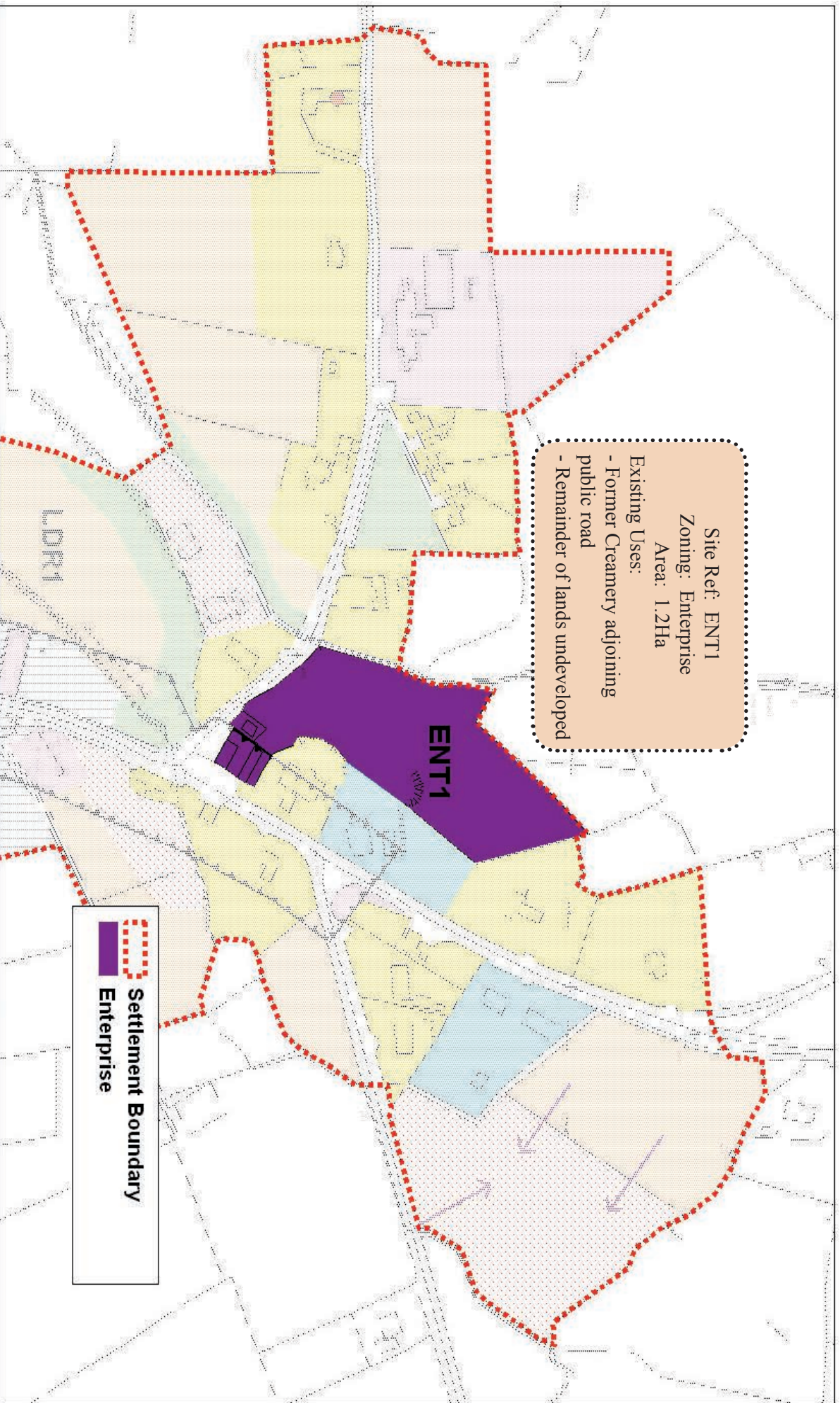
Infrastructure:

Cooraclare is well connected to the surrounding region via the regional road network and is also in close proximity to the Killimer ferry port. Currently, there is no public wastewater treatment system serving the village but Cooraclare is connected to the public water supply.

ENT1 – Enterprise

These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for members of the local community.





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Cooraclare Settlement Plan

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COROFIN

Local Area Plan:

North Clare Local Area Plan 2011-2017

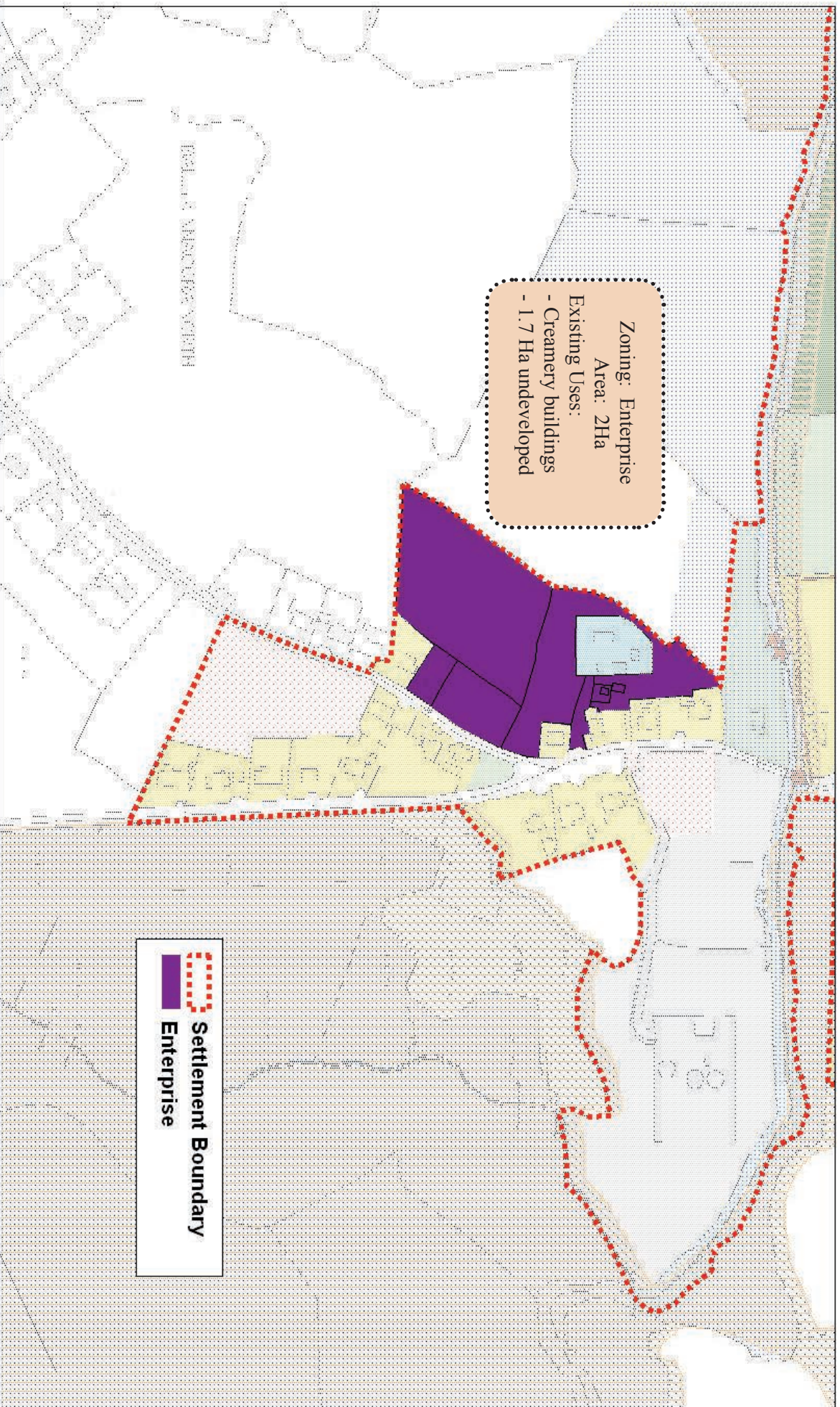
Corofin is a large village offering a range of commercial services and community facilities to residents of the surrounding area. Corofin is located on the edge of the Burren and a key priority for the village is to encourage indigenous enterprise and service provision.

Infrastructure:

The village is just 12km from Ennis and is connected to the wider region via the regional road network (R476). Water supply is sourced through the Local Authority Water Scheme however capacity is currently limited. A new wastewater treatment plant has been built recently in Corofin with sufficient capacity to accommodate the future planned development in this large village.

Enterprise Lands:

Lands have been zoned for Enterprise development in the village of Corofin. The site is located to the west of the Ennis Road and comprises 2ha of land in total. There is an existing Creamery located on the site and approximately 1.7ha remains available for development.



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Corofin Settlement Plan

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CLONLARA



Local Area Plan:

South Clare Local Area Plan 2012-2018

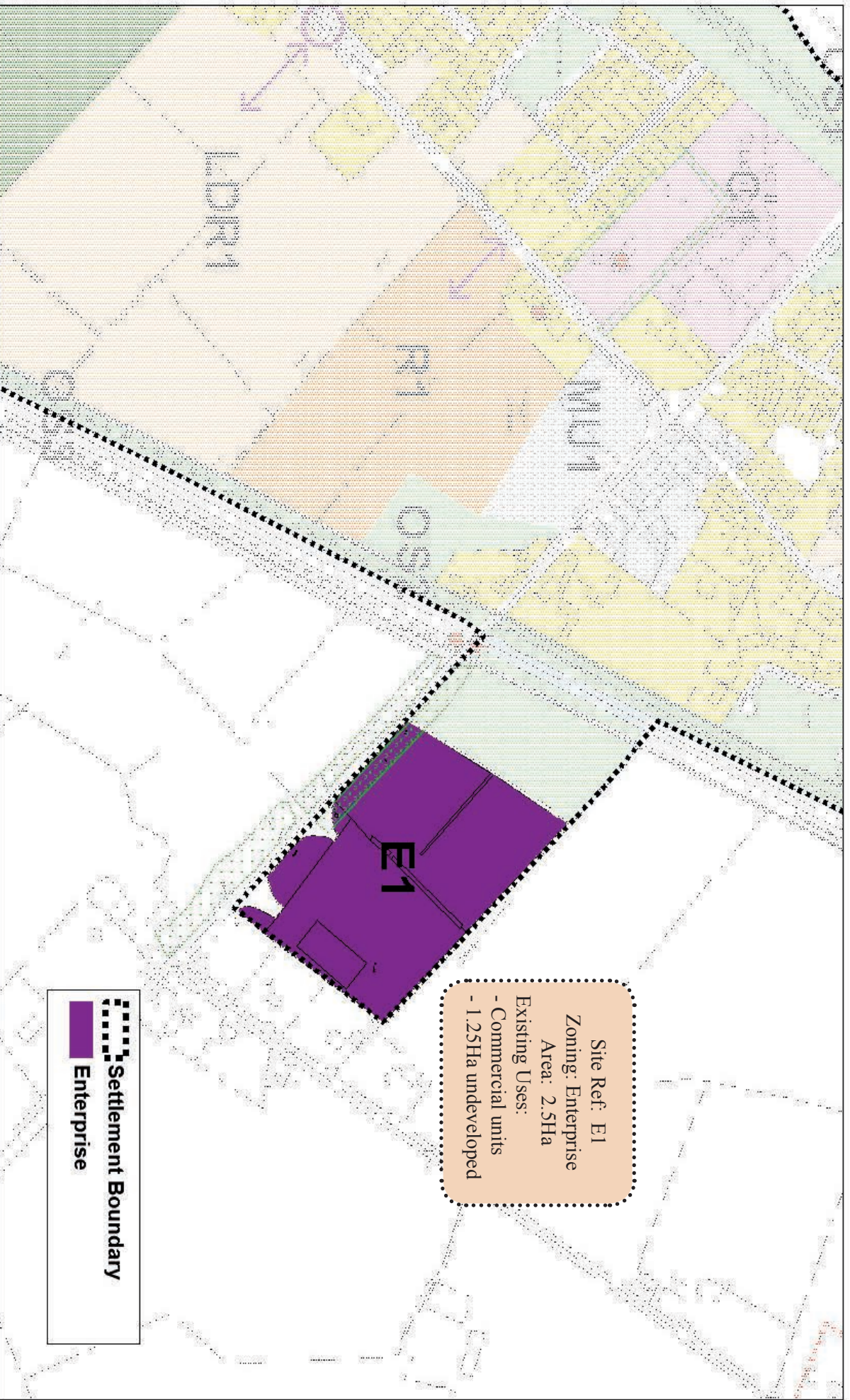
Clonlara is a large village that currently offers a range of services and amenities to both village residents and those residing in the surrounding area. There is opportunity for further enterprise and businesses development in the village in order to support the local economy and provide greater job opportunities for the local population.

Infrastructure:

The village is served by Limerick City water supply with adequate capacity to accommodate future development. In terms of wastewater management, Clonlara is connected into Limerick Main Drainage sewerage system.

E1 – Local Enterprise Centre:

There is an existing commercial unit on this site – Clonlara Wholesale Distributors Ltd. 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 further source of employment within the community. The fields 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 the canal. Any development / redevelopment proposals must respect the predominantly rural nature of the area, be sensitive to established amenities and not result in heavy volumes of traffic or HGV's through the centre of the village.



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Clonlara Settlement Plan

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MAY 2013

DOONBEG

Local Area Plan:

West Clare Local Area Plan 2013-2018

Doonbeg is a scenic village with a high amenity value that is a popular destination for visitors in the summer season. The village has a range of existing services including shops, school, post office, community centre, a number of public houses and tourist accommodation providers. There is potential for future enterprise development in the village in order to provide local employment and support population growth and service provision in the area.

Infrastructure:

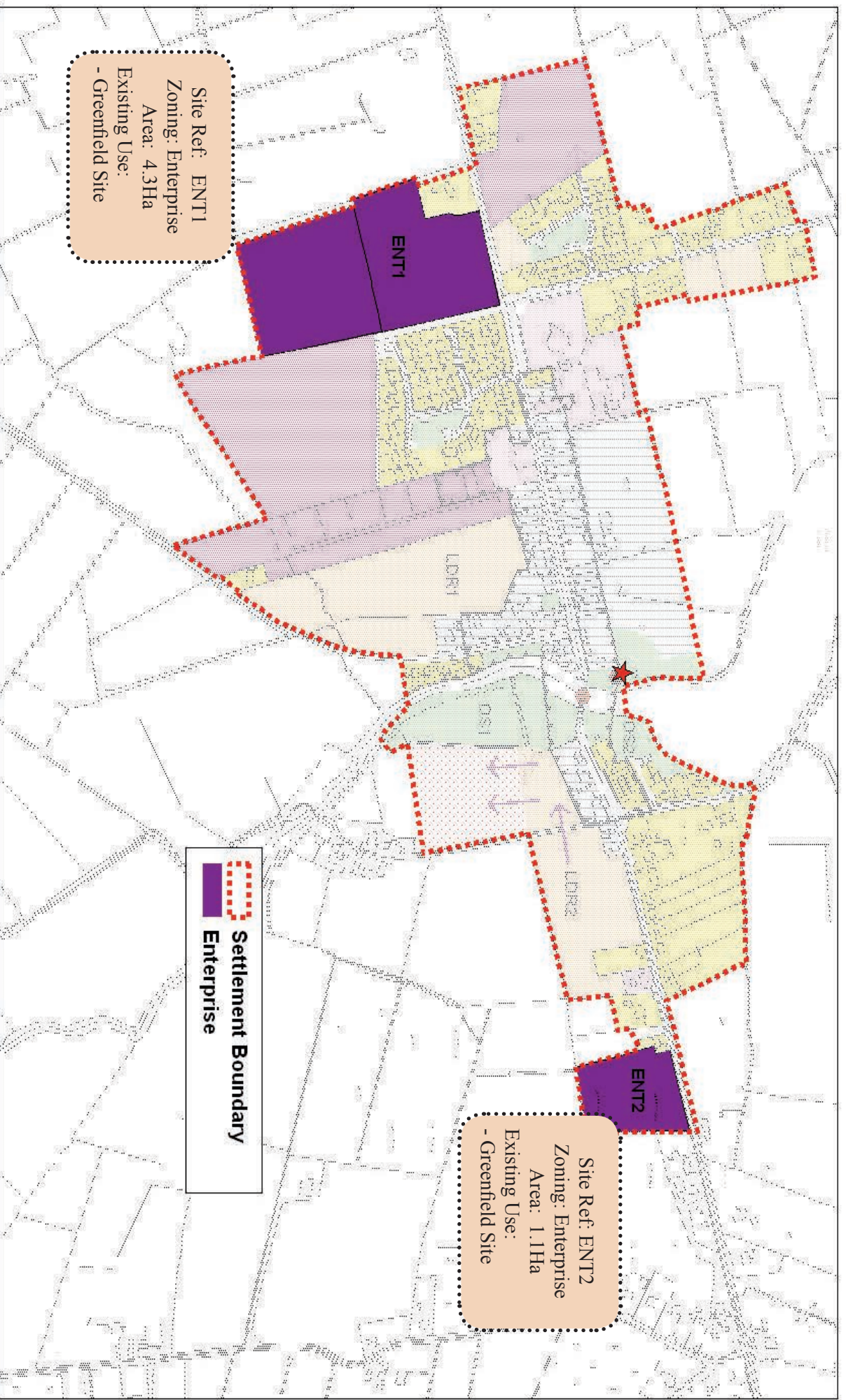
Doonbeg is connected to the wider region via the N67 national route and is served by both a public water supply and a public wastewater treatment plant.

Enterprise Lands:

These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for residents of the village and the wider community.

ENT1 – If possible, access to the site shall be taken from a location within the 50kph speed limit in the village.

ENT2 – The access to any development taking place on these lands shall be located within the 50kph speed limit in the village.



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**LAND ZONED AS ENTERPRISE
 AND INDUSTRY IN CO. CLARE**

Doonbeg Settlement Plan

Not To Scale

MAY 2013

FEAKLE



Local Area Plan:

East Clare Local Area Plan 2011-2017

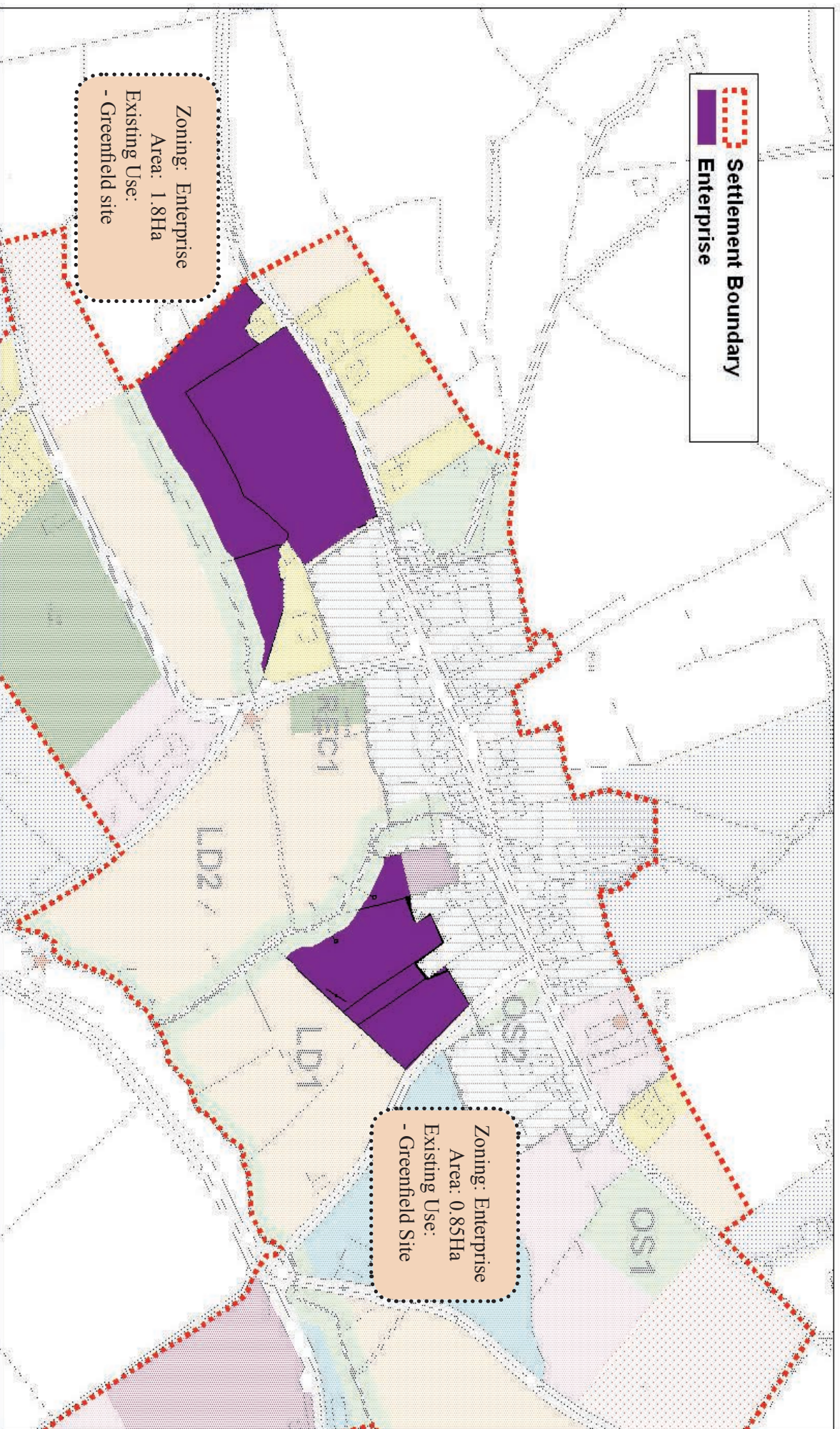
The village of Feakle, home of the Feakle International Festival of Traditional Irish Music, has significant potential to accommodate further tourism and enterprise development to complement the existing businesses and services in the area.

Infrastructure:

Feakle has both a public water supply and a newly constructed public waste water treatment facility and the village has the capacity to accommodate further residential and commercial development.

Enterprise Lands:

Two sites have been identified for Enterprise uses in Feakle, both of which are located to the south of the main street in the village. The sites measure 0.85ha and 1.8ha respectively and both are currently undeveloped.



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Feakle Settlement Plan

Not To Scale

MAY 2013

KILKISHEN



Local Area Plan:

East Clare Local Area Plan 2011-2017

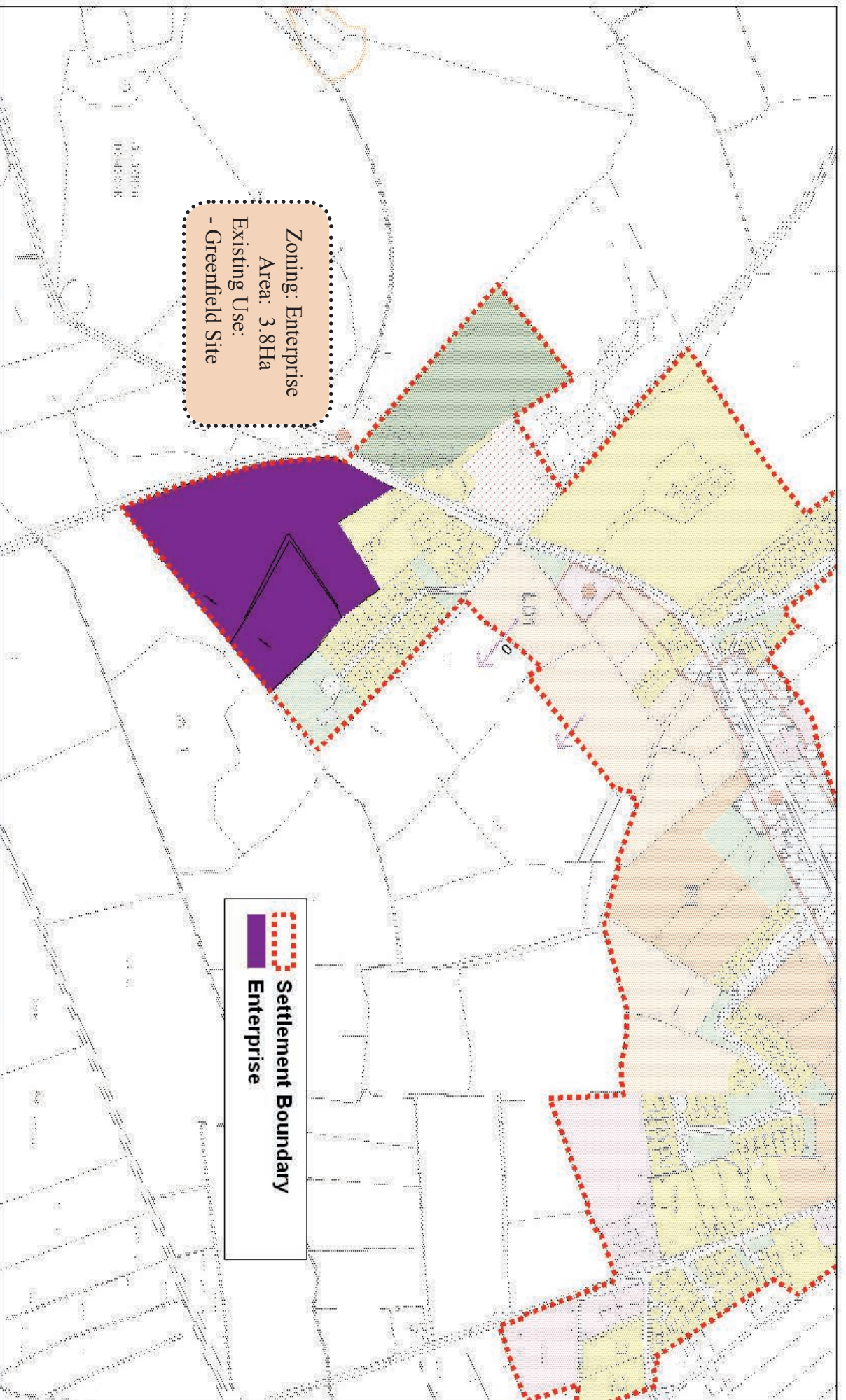
Kilkishen is a large village with a highly attractive setting which is served by a number of shops, public houses and several other small businesses.

Infrastructure:

The village is located on the R462 regional road and has excellent connections to Shannon, Limerick and the wider region. Kilkishen has a public water supply and a public waste water treatment facility. Both of these services have spare capacity and can accommodate further development in the village.

Enterprise Lands:

A site has been identified for Enterprise use at the south of the village. The site is 3.8ha in area and is in a greenfield condition.



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Kilkishen Settlement Plan

Not To Scale

MAY 2013

KILLADYSERT



Local Area Plan:

West Clare Local Area Plan 2012-2018

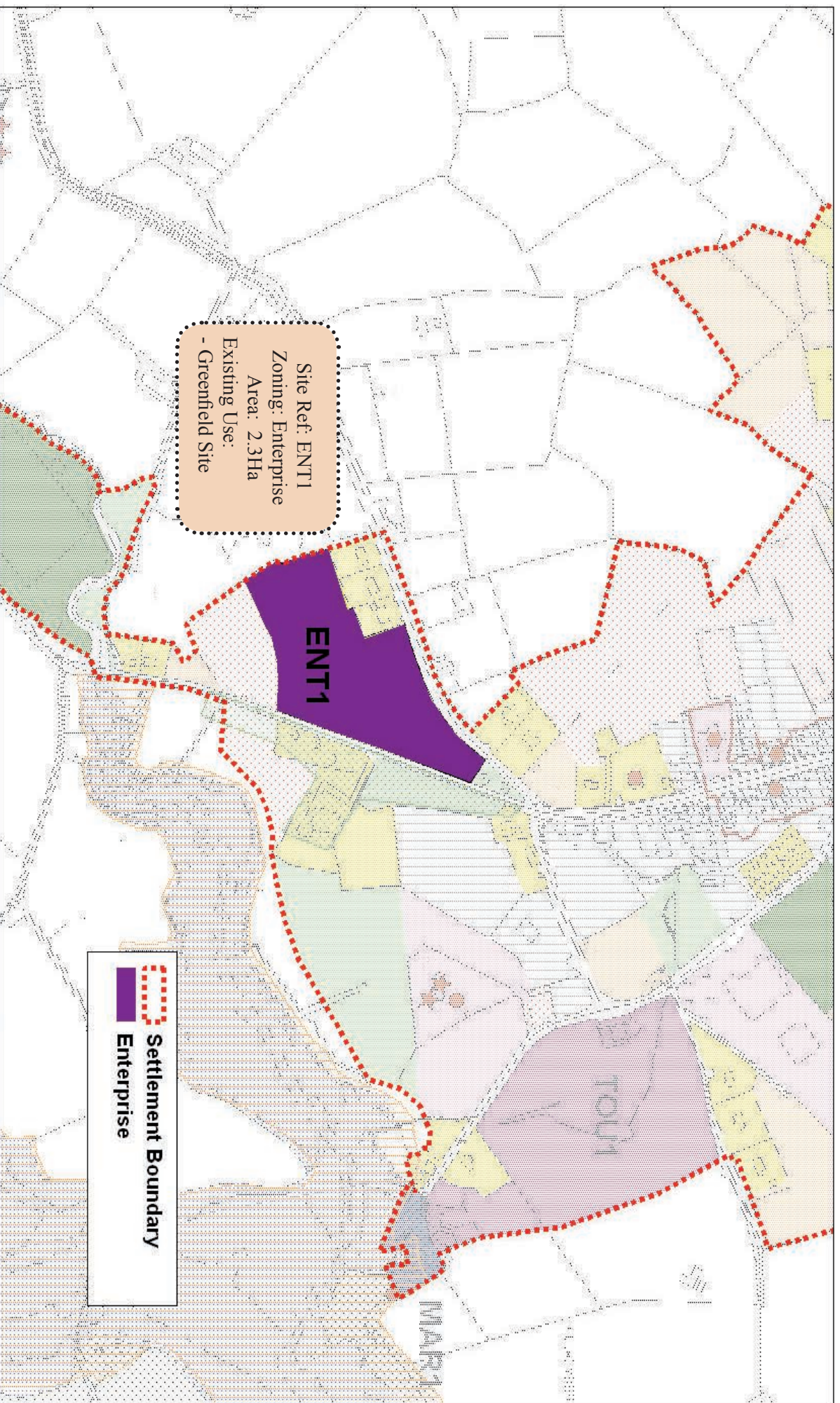
Killadysert is a large village located 14 miles southwest of Ennis which offers a range of services and amenities to local residents and the wider hinterland. Services available include a range of retail outlets, post office and credit union, schools, library and community facilities.

Infrastructure:

Killadysert is located on the shores on the Shannon Estuary and also has excellent connectivity to the national road network, being located one on the main regional routes in the area (R473). Killadysert has its own wastewater treatment plant but an upgrade is required in order to accommodate future development. The village is served by a public water supply.

ENT1:

These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for residents of the village and the wider community.



Site Ref: ENT1
 Zoning: Enterprise
 Area: 2.3Ha
 Existing Use:
 - Greenfield Site

 Settlement Boundary
 Enterprise

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Killadysert Settlement Plan

Not To Scale

MAY 2013

KILMIHIL



Local Area Plan:

West Clare Local Area Plan 2012-2018

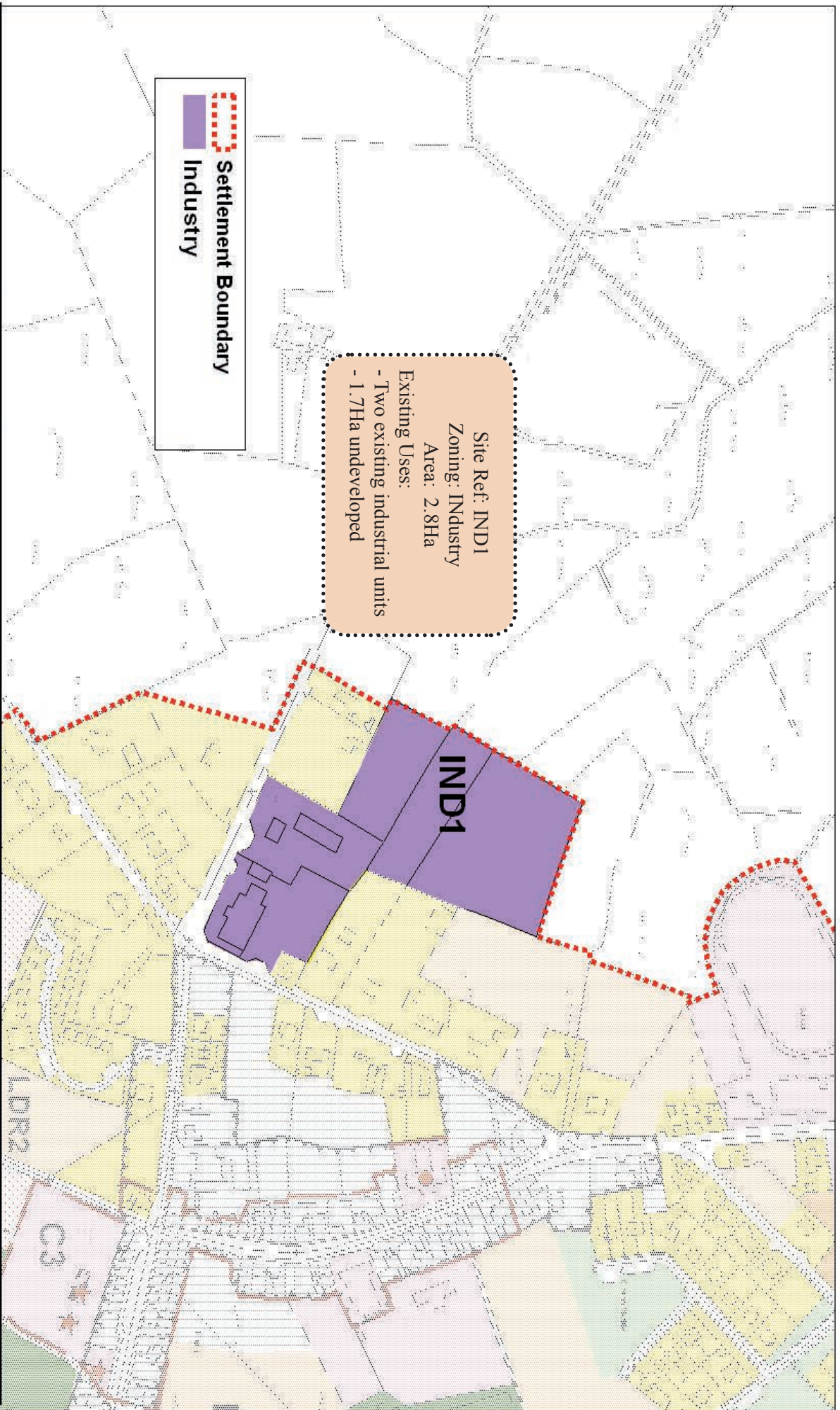
Kilmihil is a large village which has a comprehensive range of services, including a church, national and secondary schools, GAA grounds, credit union, graveyard, petrol station, a number of public houses, a small supermarket and a number of other small retail outlets.

Infrastructure:

Kilmihil is well situated on the R484, just off the main Ennis to Kilrush road (N68). The village has a public water supply but the sewage infrastructure has reached capacity and an upgrade of the existing plant is required.

IND1: Land east of R484:

This land is located to the rear of the existing industrial buildings in the village and is zoned to allow for either the extension of existing businesses or for the development of new industries in Kilmihil.



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Kilimihli Settlement Plan

Not To Scale

MAY 2013

KILMURRY

Local Area Plan:

East Clare Local Area Plan 2011-2017

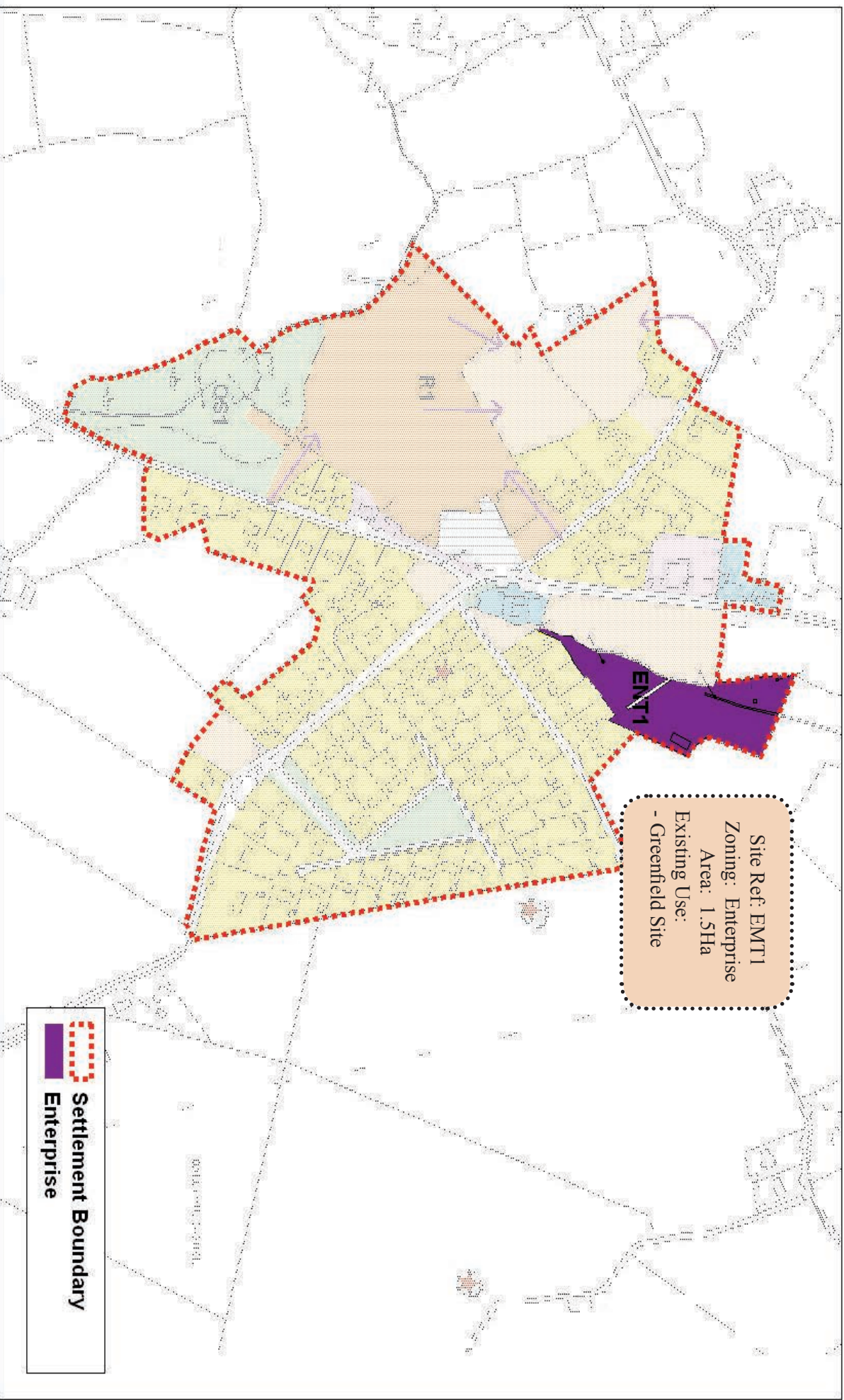
Kilmurry is a large village which has potential to accommodate scale enterprise development in order to provide local employment and support economic growth.



Infrastructure:

Kilmurry is connected to the wider region via the regional road network (R462). The village is served by a public water supply but there is currently no public waste water treatment facilities in the area.

ENT 1 – Lands at the northeast of the Village:

These lands have been designated for the development of enterprise and employment-generating uses. Development on the subject site must reflect the scale of the existing settlement and will be subject to the provision of safe access to the site. The subject site is in close proximity to the location of waste water treatment system that serves some of the existing developments in the village. Development on the subject lands must maintain the recommended distance between buildings and the waste water treatment system as set out in the EPA Waste Water Treatment Manual – Treatment Systems from Small Communities, Business, Leisure Centres and Hotels.



 Settlement Boundary
 Enterprise

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Kilmurry Settlement Plan

Not To Scale

MAY 2013

L ABASHEEDA

Local Area Plan:

West Clare Local Area Plan 2012-2018

Labasheeda is a large village which provides a range of services and amenities for local residents including a school, community facilities and a number of public houses.

Infrastructure:

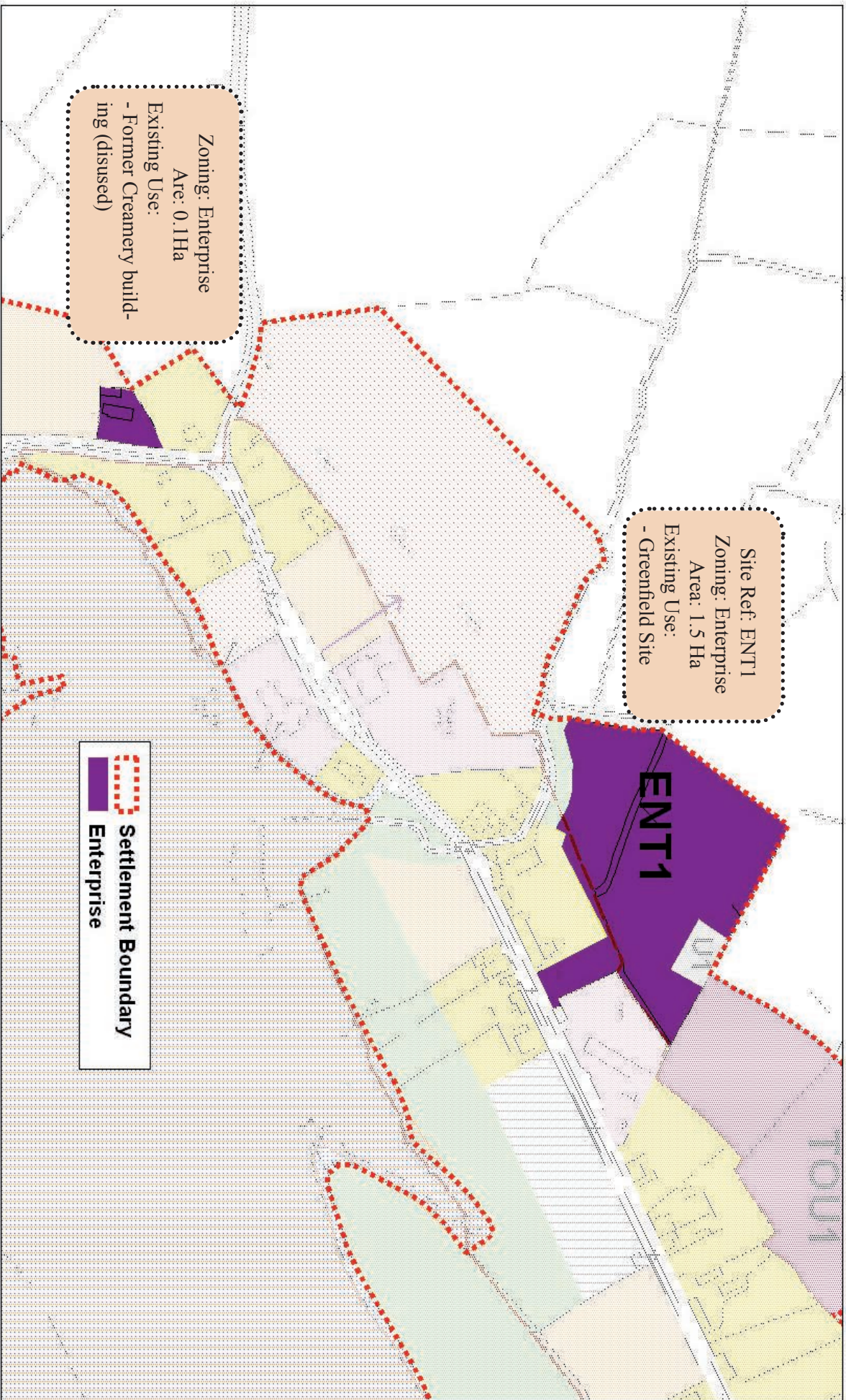
Labasheeda has direct access to the Shannon Estuary and good road connectivity to the surrounding region via the regional road network (R473). There are currently no public wastewater treatment facilities in Labasheeda but the town is served by a public water supply.

ENT1:

These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for residents of the village and the wider community.

Enterprise Land:

A small area at the western end of the village has also been zoned for Enterprise use. This site measures 0.1ha in area and comprises the former creamery buildings which are now disused.



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LAND ZONED AS ENTERPRISE
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Labashheeda Settlement Plan

Not To Scale

MAY 2013

LISSYCASEY



Local Area Plan:

West Clare Local Area Plan 2012-2018

Lissycasey is a large village which provides a range of services to local residents including a garage, a supermarket, school and childcare centre, community hall, credit union, Garda Station and post office. A new playground has recently been constructed in the village and there are a number of other community-based amenities in the area such as the eco-park and the riverside/cascades walk.

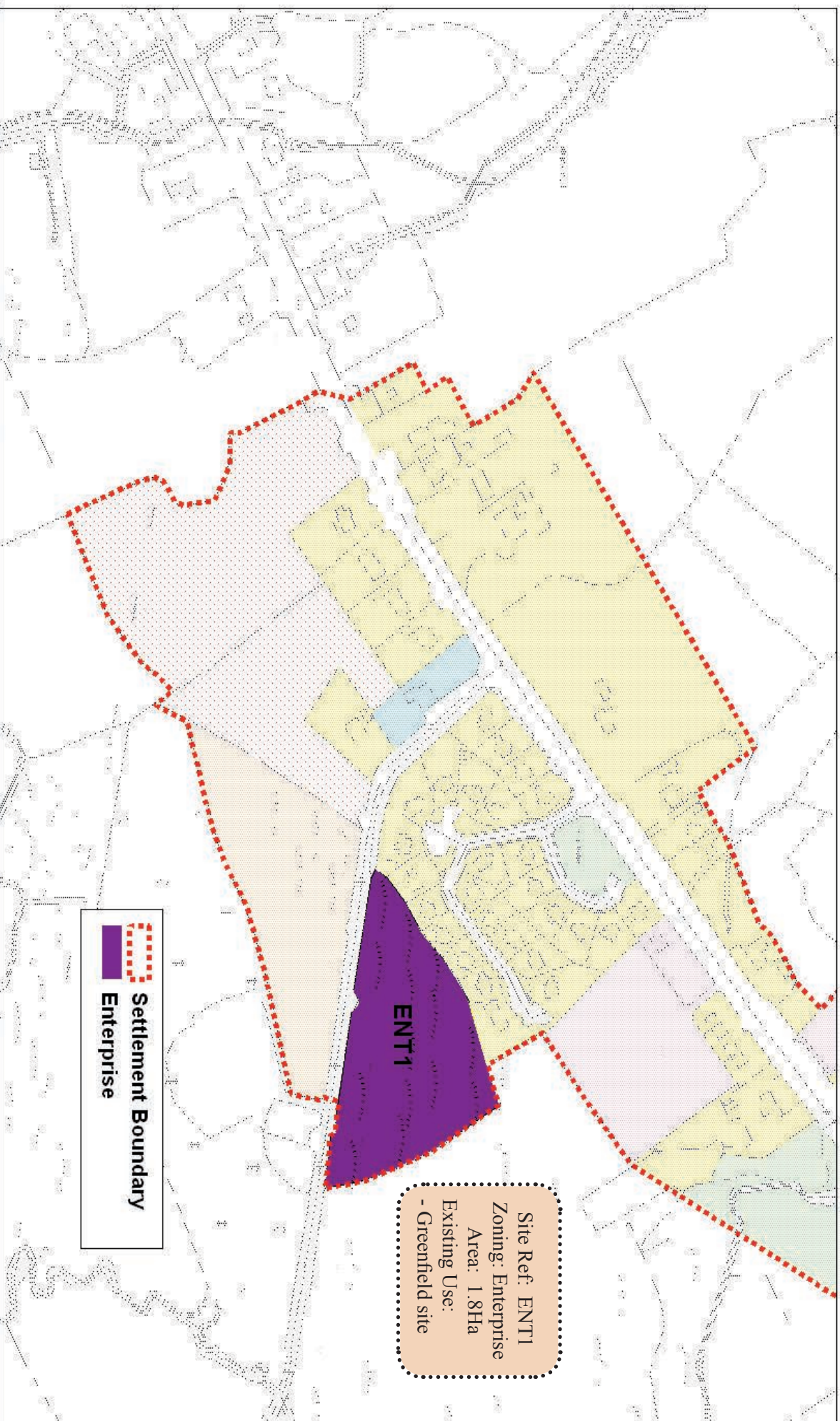
Infrastructure:

Lissycasey is located just 12 miles from Ennis on the N68 national secondary route. Water is supplied to the village via a group water scheme but there is currently no public waste water treatment system in the area.

ENT1:

These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for members of the local community.

The subject site is located to the southeast of an existing housing development and therefore screening/landscaping plans will be an important component of development proposals brought forward for this site. Furthermore, the ground conditions in the area must be taken into account in the design of both proposed structures and waste water treatment facilities on site.



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Lissycasey Settlement Plan

Not To Scale

MAY 2013

MOUNTSHANNON

Local Area Plan:

East Clare Local Area Plan 2011-2017

Mountshannon, a former National Tidy Towns winner, is a large village located on the shores of Lough Derg which provides a range of services to local residents including a public house, hotel, church, school, garage and a range of other commercial activities.

Infrastructure:

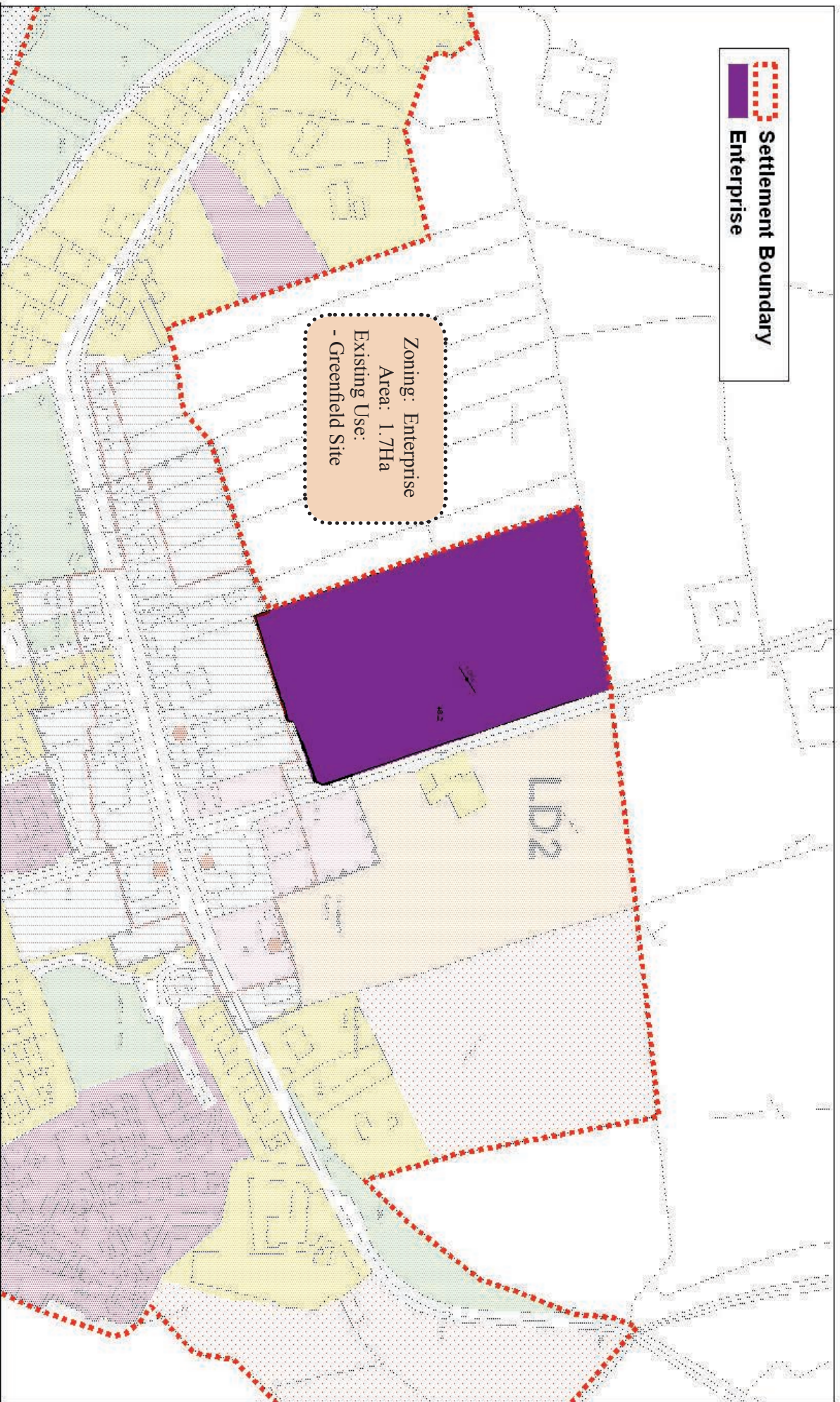
Mountshannon is connected to the wider region via the regional road network (R352). The village is served by a public water supply. There is also a public waste water treatment facility in the village. In the future, depending on the size of developments proposed in the area, an extension to this plant may be required.

Enterprise Lands:

An area of land to the north of the village has been zoned for Enterprise use. The site covers an area of 1.7ha and is currently undeveloped.

 **Settlement Boundary**
 **Enterprise**

Zoning: Enterprise
 Area: 1.7Ha
 Existing Use:
 - Greenfield Site



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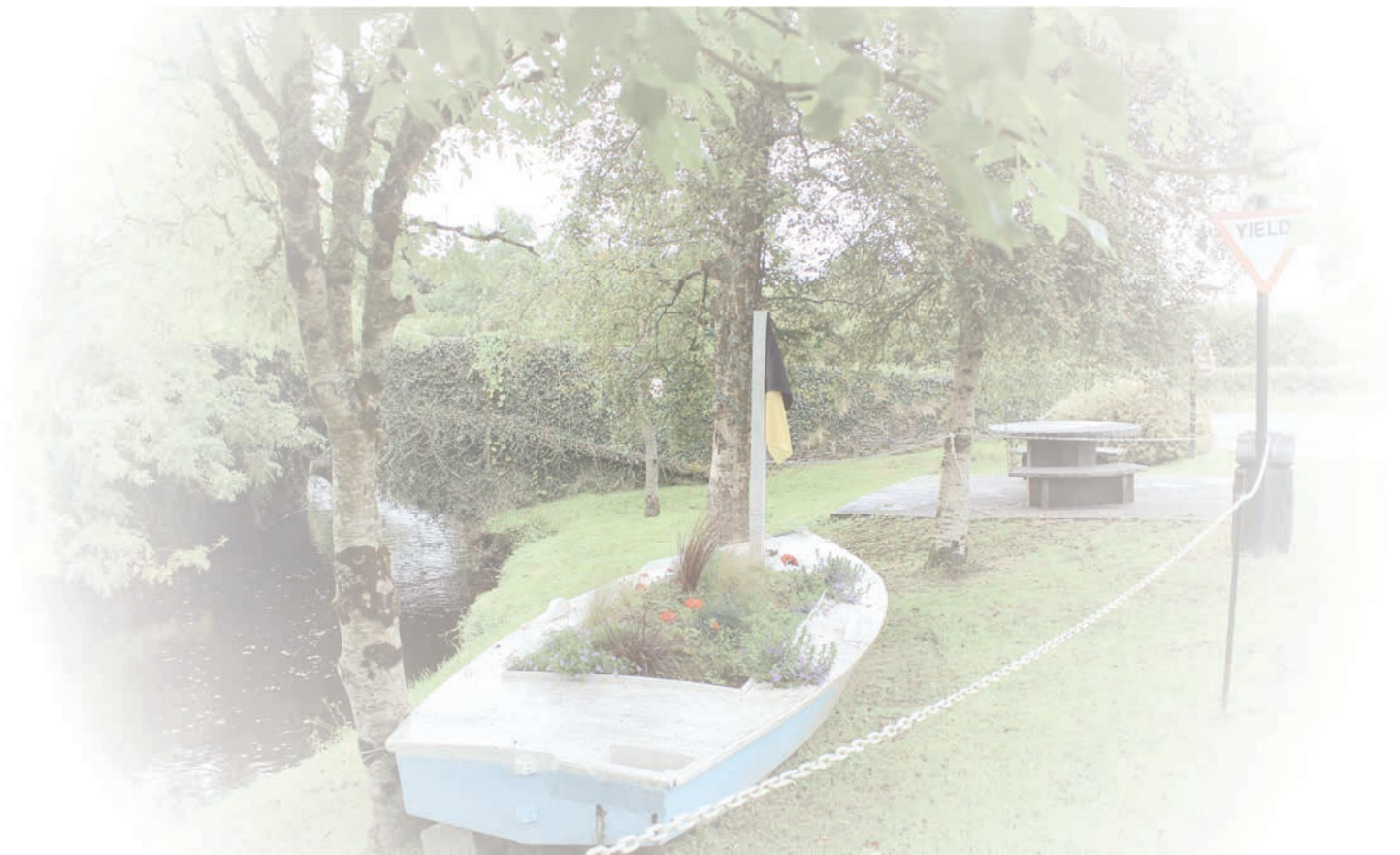
**LAND ZONED AS ENTERPRISE
 AND INDUSTRY IN CO. CLARE**

Mountshannon Settlement Plan

Not To Scale

MAY 2013

SMALL VILLAGES



BALLYNACALLY



Local Area Plan:

West Clare Local Area Plan 2012-2018

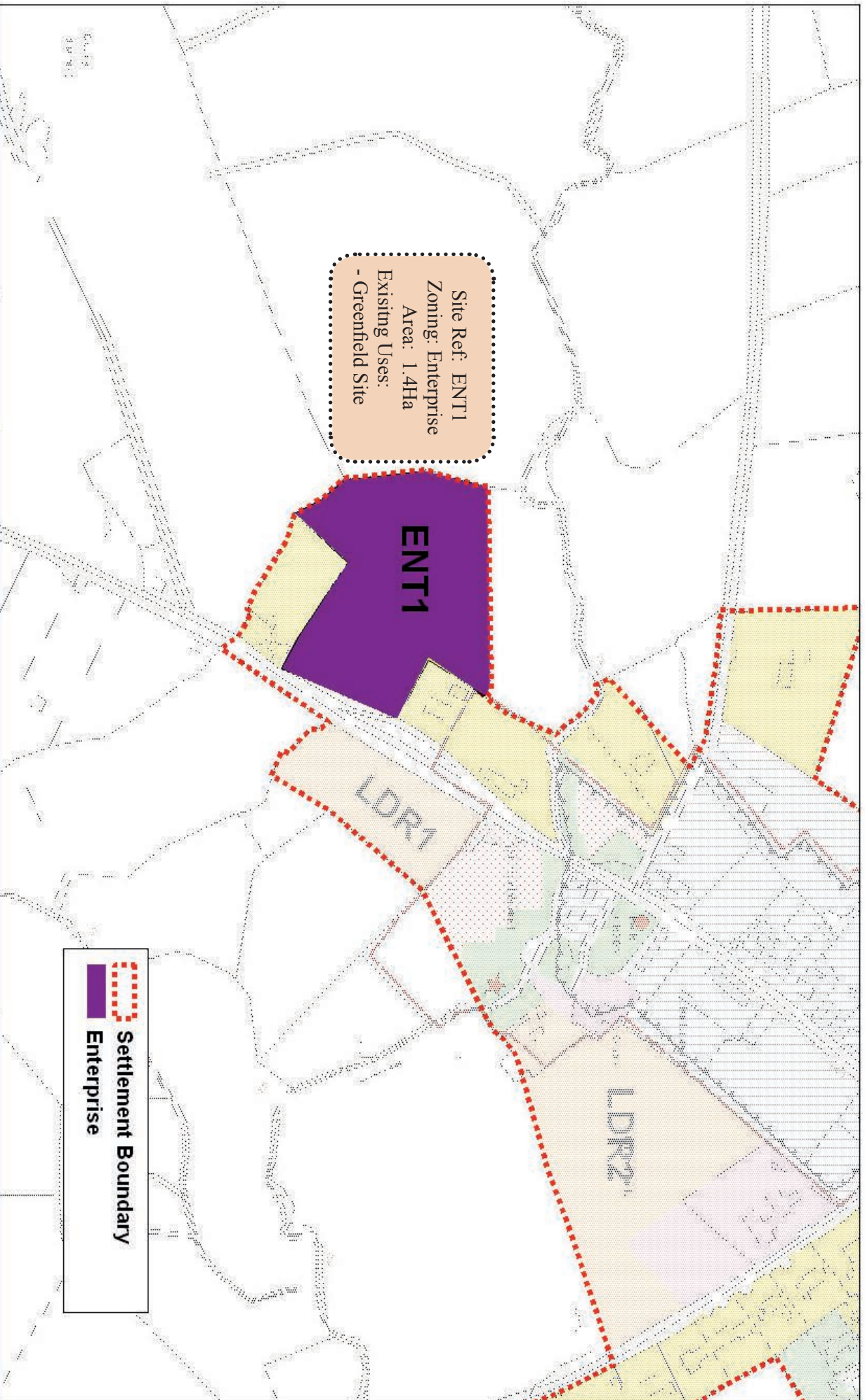
Ballynacally is a small village located 10 miles southwest of Ennis. Existing services in the village include a community hall, a Credit Union, GAA grounds, a number of public houses, a post office and a children's nursery.

Infrastructure:

Ballynacally is located on the R473 regional road. Water in the area is provided via a group water scheme. There are currently no public waste water treatment facilities in the village.

ENT1:

These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for members of the local community. Development proposals for these lands must make provision to retain the trees and hedgerow that form the boundaries of the site.



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Ballynacally Settlement Plan

Not To Scale

MAY 2013

Bellharbour



Local Area Plan:

North Clare Local Area Plan 2011-2017

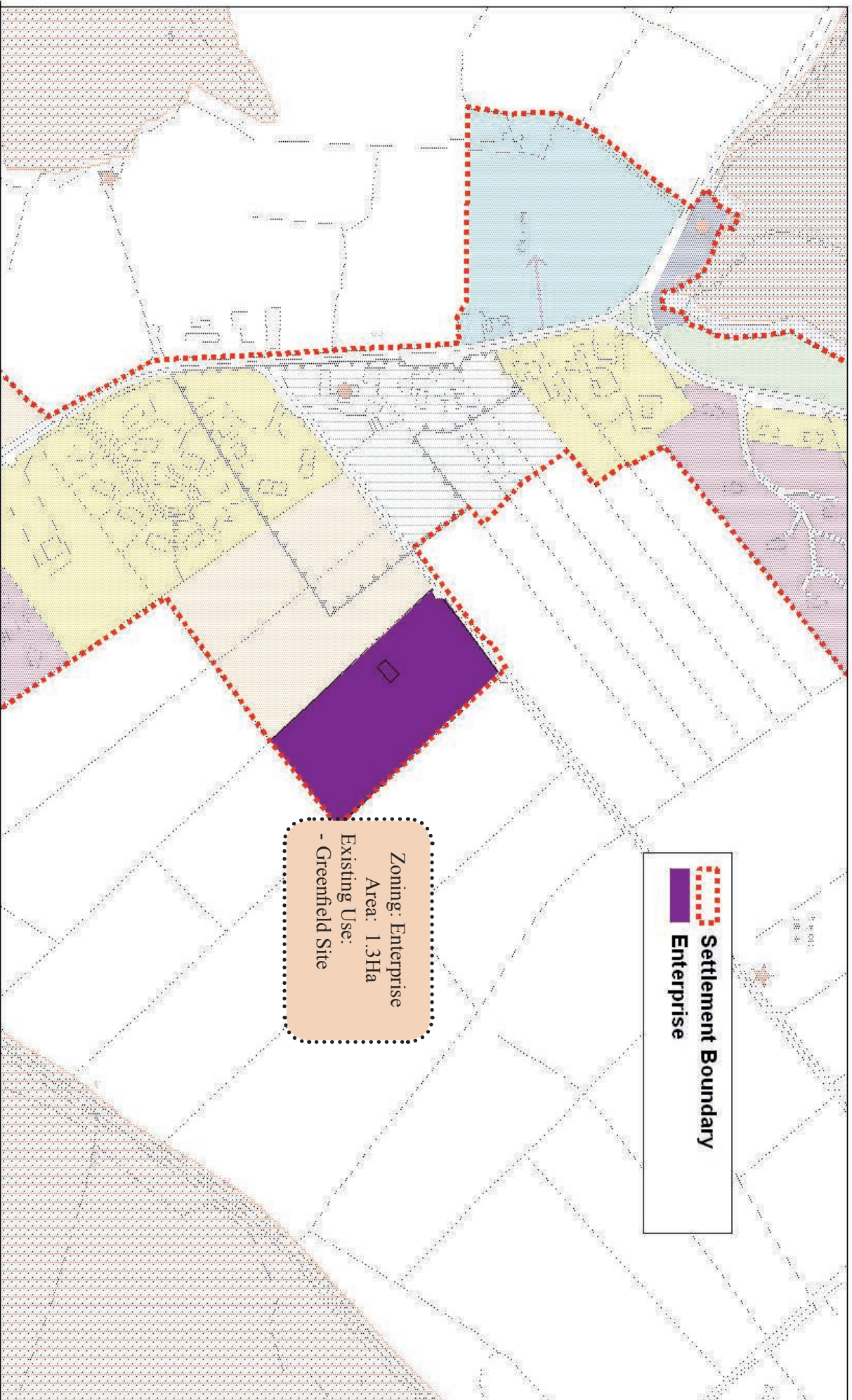
Bellharbour is a small village located on the north coast of County Clare. There is potential in the village for suitably-scaled and appropriate commercial or employment-generating development.

Infrastructure:

Bellharbour is located on the N67 national secondary route and is therefore well connected to the wider region. The village is serviced by a public water supply but this supply needs to be upgraded. There are currently no public wastewater treatment facilities in Bellharbour.

Enterprise Lands:

An area of land to the east of the village has been zoned for Enterprise use. The site covers 1.3ha and is currently undeveloped.



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Belharbour Settlement Plan

Not To Scale

MAY 2013

CRANNY



Local Area Plan:

West Clare Local Area Plan 2012-2018

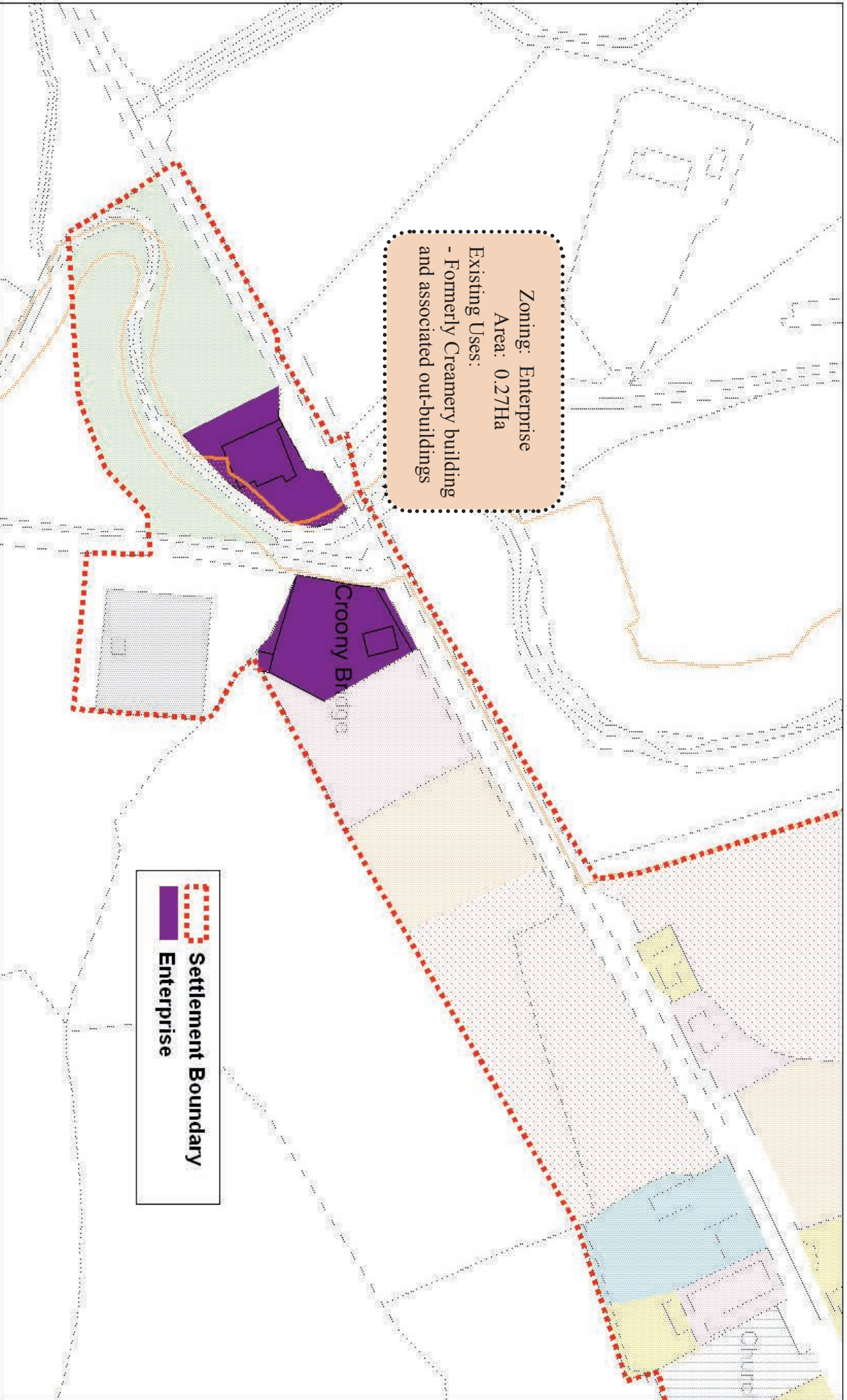
Cranny is a small village which currently offers a number of services and amenities to local residents such as a virtual library, a school, public house etc.

Infrastructure:

Cranny is located to the south of the N68 national route. Water in the area is provided by a group water scheme and there is currently no public waste water treatment facilities in the village. The settlement of Cranny lies within the Cloon River Catchment which is protected for the Freshwater Pearl Mussel. This water sensitive Annex II species is critically endangered and on the brink of extinction in Ireland. It is particularly sensitive to changes in water quality, and as such, any planning applications for development within the settlement must meet the highest standards for wastewater treatment and must incorporate safeguards to prevent surface water runoff and impacts on water quality.

Enterprise Lands:

Two sites at the southern end of the village have been zoned for Enterprise use. The sites comprise a former creamery building and associated out-buildings and their combined area is 0.27ha.



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Cranny Settlement Plan

Not To Scale

MAY 2013

CREEGH

Local Area Plan:

West Clare Local Area Plan 2012-2018

Creegh is a small village which provides a range of services and amenities including a school, community hall, public houses, a church, post office, shop and restaurant.

Infrastructure:

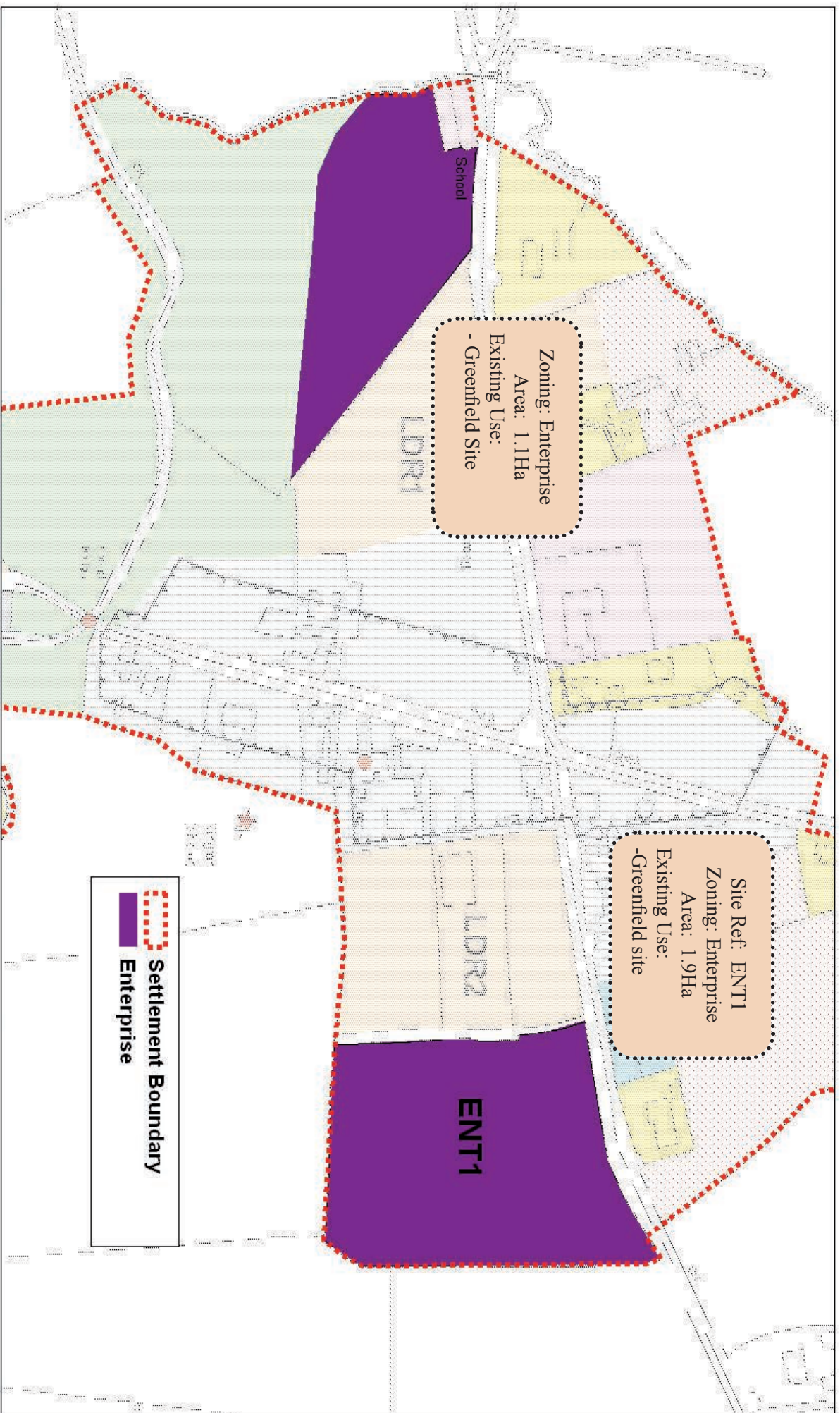
Creegh is located at a crossroads in the regional road network (R483 and R484) and is therefore well connected to the wider region. Creegh is served by a public water supply but there are currently no public wastewater treatment facilities in the village.

ENT1:

These lands are located to the east of the existing settlement and are accessed off an existing local roadway. These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for residents of the village and the wider community.

Enterprise Lands:

An area of land to the south of the Doonbeg Road has also been zoned for Enterprise use. This site is approximately 1.1ha in area and is currently undeveloped.



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**LAND ZONED AS ENTERPRISE
AND INDUSTRY IN CO. CLARE**

Creagh Settlement Plan

Not To Scale

MAY 2013

KILLIMER



Local Area Plan:

West Clare Local Area Plan 2012-2018

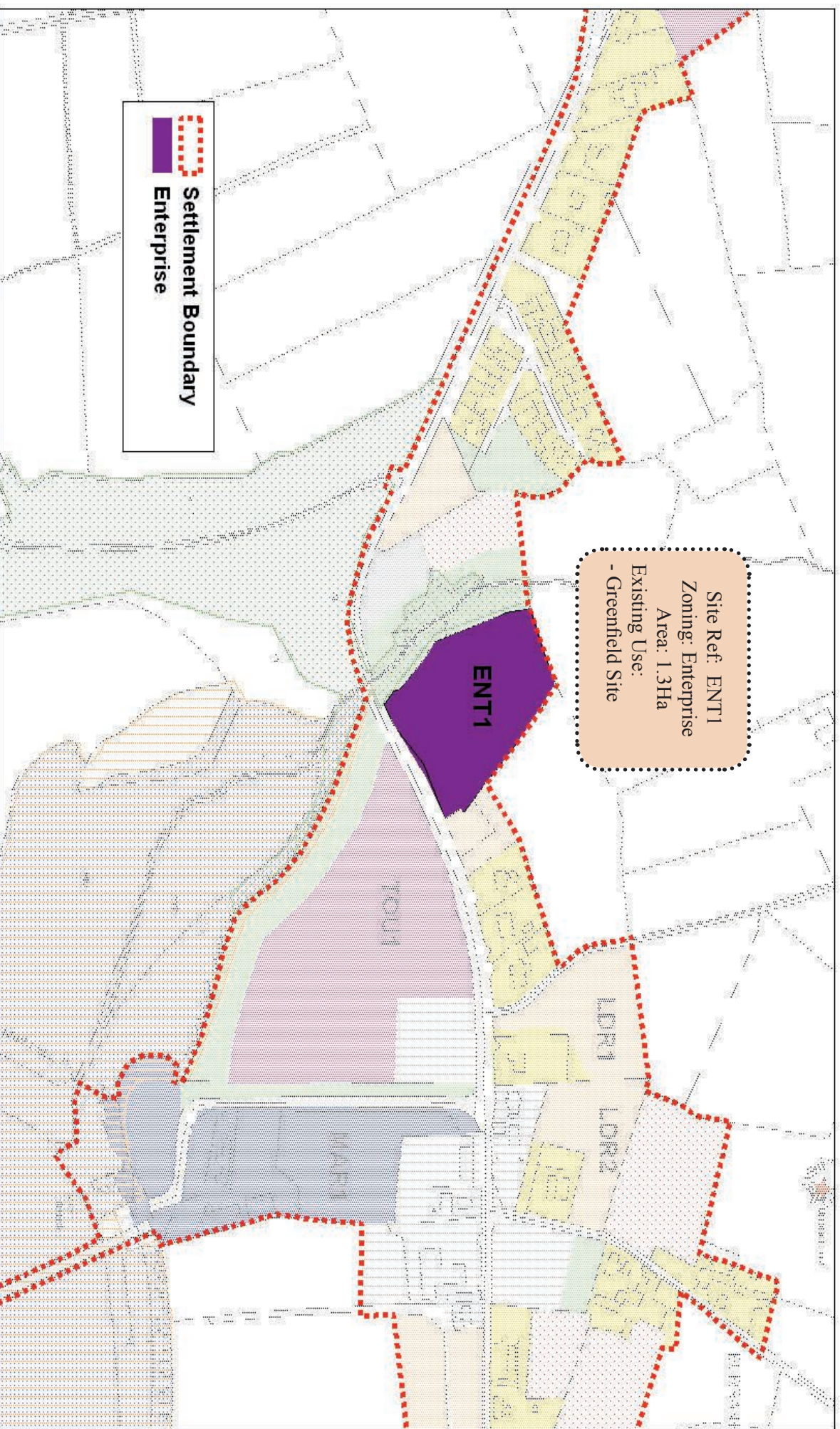
Killimer is a small village in the West Clare area with a large amount of potential to accommodate further enterprise and employment-generating development. Killimer has an attractive location on the northern shore of the Shannon Estuary.

Infrastructure:

The village is located on the national road network (N67) and is also connected to the wider region via the Killimer – Tarbert car ferry. The village is served by a public water supply and public wastewater treatment facilities. The wastewater facilities in the area may need to be upgraded to accommodate future development in the area.

ENT1 - North of N67 and East of the River

These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for residents of the village and the wider community.



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Killimier Settlement Plan

Not To Scale

MAY 2013

LISCANNOR



Local Area Plan:

North Clare Local Area Plan 2011-2017

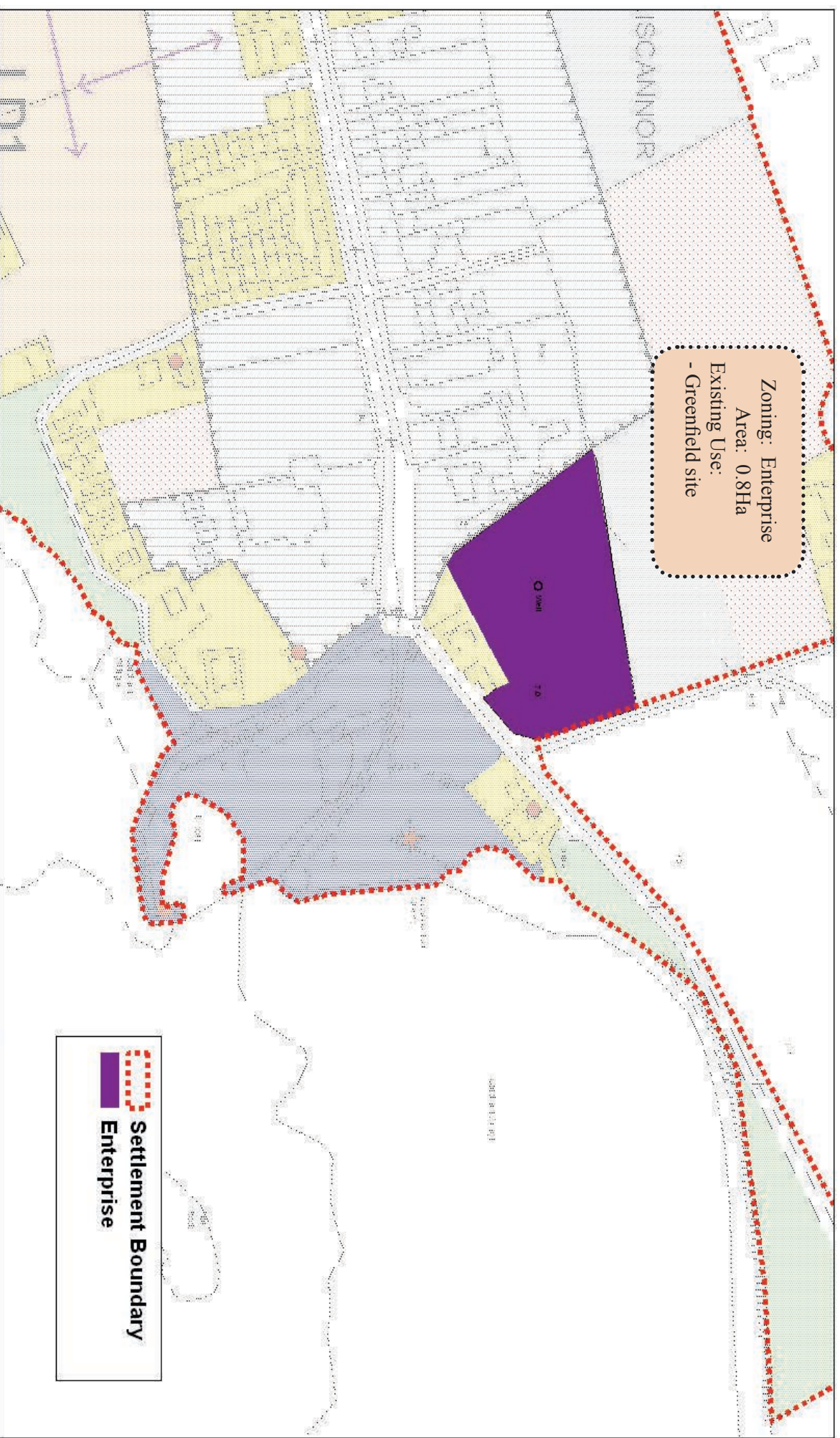
Liscannor is an attractive village situated on the north shore of Liscannor Bay. The village has a busy harbour from which fishing boats and pleasure boats operate. Liscannor is a popular tourist village and there is potential for further suitably-scaled and appropriate commercial or employment-generating development to support the village economy.

Infrastructure:

Liscannor is located on the R478 regional road. The village is served by a public water supply but there are currently no public wastewater treatment facilities in the village.

Enterprise Lands:

Lands located to the north of the pier in the village of Liscannor have been zoned for Enterprise use. The site is 0.8ha in area and is currently in a greenfield condition.



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LAND ZONED AS ENTERPRISE
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Liscannor Settlement Plan

Not To Scale

MAY 2013

O' CALLAGHAN'S MILLS



Local Area Plan:

East Clare Local Area Plan 2011-2017

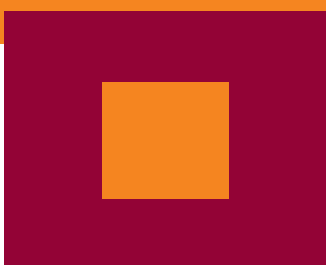
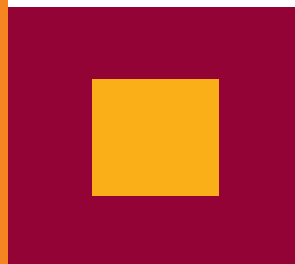
O' Callaghan's Mills is a small village in the east of County Clare. There are a number of existing services in the village such as a school, garage, public houses and community facilities and there is potential for further small-scale enterprise development in the village.

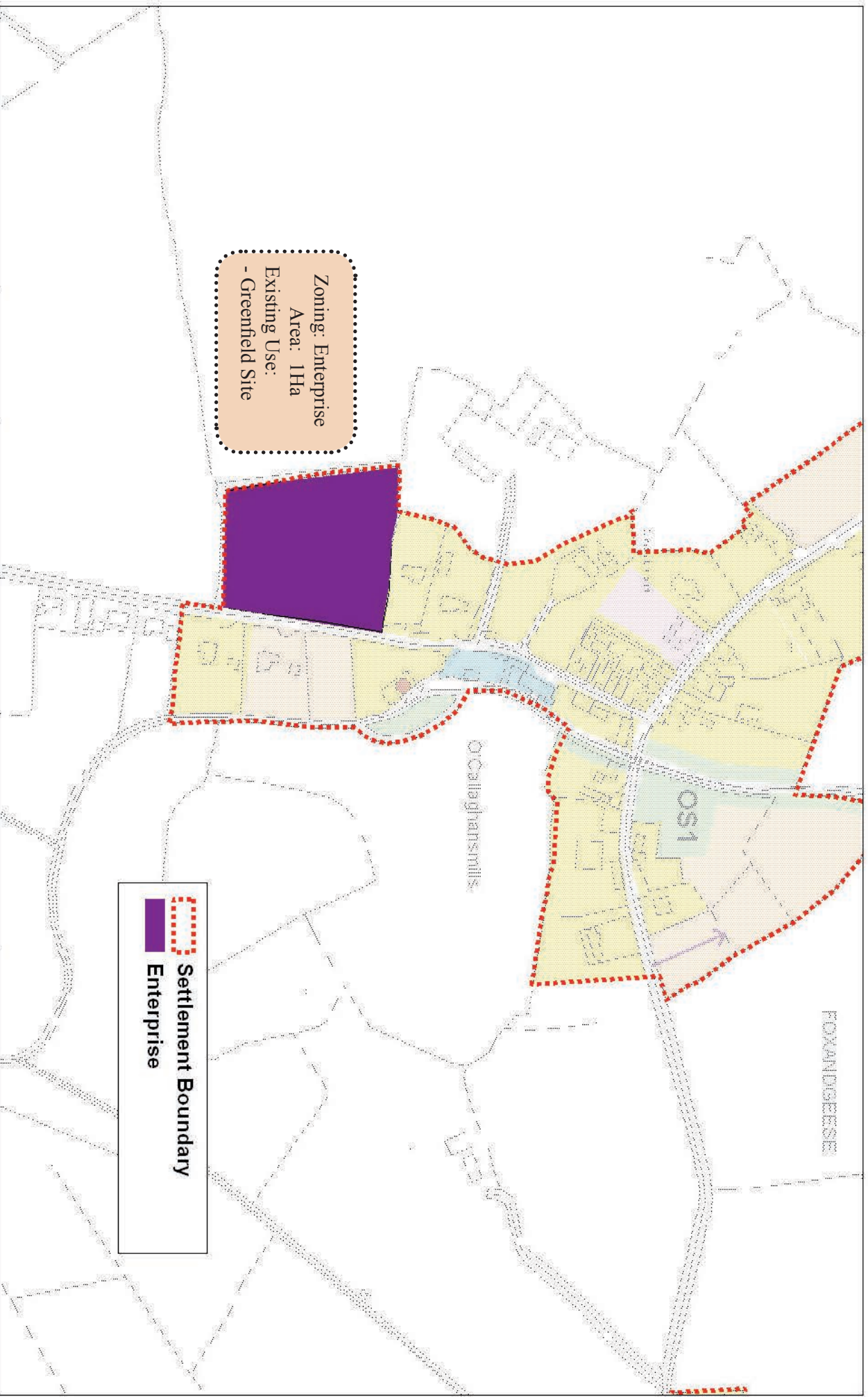
Infrastructure:

O' Callaghan's Mills is located on the regional road network (R466). The village is served by a public water supply but there are currently no public wastewater treatment facilities in the area.

Enterprise Lands:

An area of land to the south of the village has been zoned for Enterprise use. This site is 1 ha in area and is currently undeveloped.





Zoning: Enterprise
Area: 1Ha
Existing Use:
- Greenfield Site

Settlement Boundary
Enterprise

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LAND ZONED AS ENTERPRISE
AND INDUSTRY IN CO. CLARE

O'Callaghan's Mills Settlement Plan

Not To Scale

MAY 2013

RUAN



Local Area Plan:

North Clare Local Area Plan 2011-2017

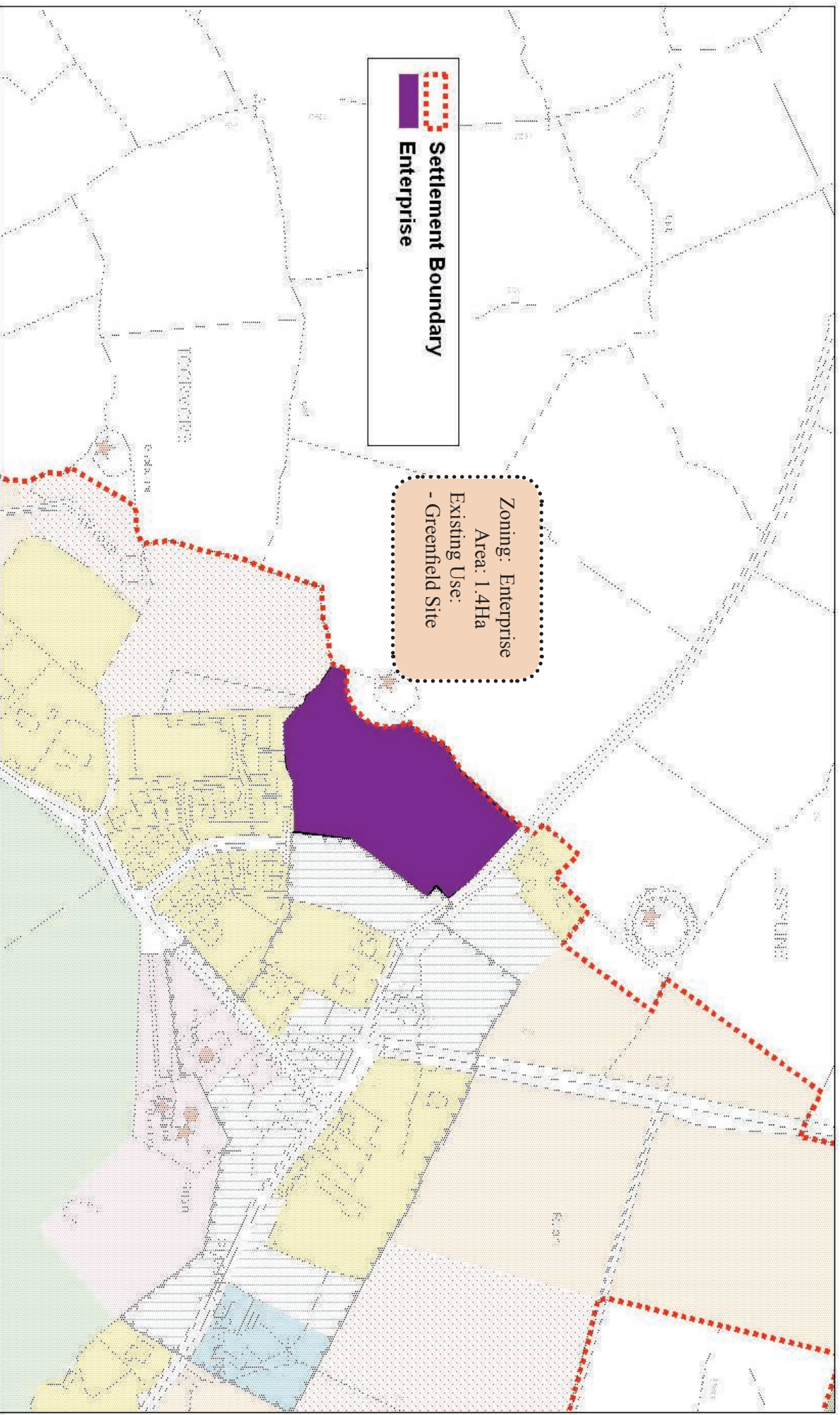
Ruan is a small village located 11km from Ennis in an attractive rural setting. The village is currently served by a range of services and community facilities and potential exists for suitably-scaled commercial or employment-generating development in the village.

Infrastructure:

Ruan has a public water supply which requires an upgrade. It is not served by a public waste water treatment system which will limit development to small-scale proposals until such a time as this project is undertaken.

Enterprise Lands:

Land to the northwest of the village centre has been zoned for Enterprise development. The site is 1.4ha in area and is currently undeveloped.



TUBBER



Local Area Plan:

North Clare Local Area Plan 2011-2017

Tubber is a small village that traverses the border between Counties Clare and Galway. As a small village, proposals for suitably-scaled and appropriate commercial or employment- generating development will be encouraged. There are a number of existing services and businesses within the village including a school, shop, public house and an existing industrial site (Conor Engineering).

Infrastructure:

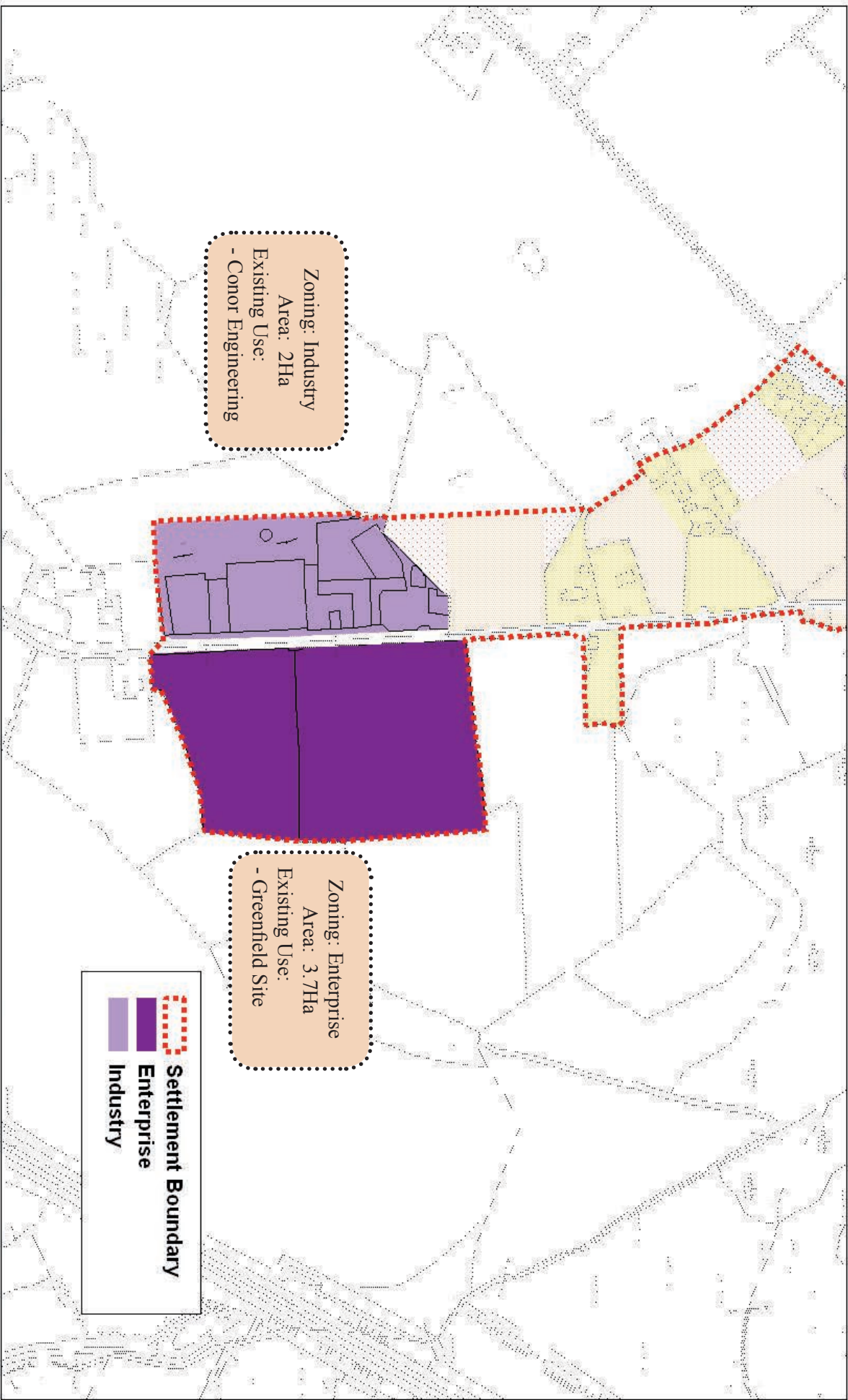
There is a public water supply in Tubber but there are currently no public wastewater treatment facilities in the village.

Enterprise Lands:

Lands to the south of the village have been zoned for Enterprise use. These lands are in close proximity to the existing Industrial site in the village but are currently undeveloped. The site is approximately 3.7ha in area.

Industrial Lands:

A 2ha area of land within the village has been zoned for industrial use. The site is fully developed and is currently occupied by Conor Engineering operations.



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LAND ZONED AS ENTERPRISE AND INDUSTRY IN CO. CLARE

Tubber Settlement Plan

Not To Scale

MAY 2013

Planning and Enterprise Development,
Clare County Council,
New Road,
Ennis, Co.Clare
Telephone: 065-6821616



Clare County Council