



**Ennis
Chamber**
Advancing business together

Ennis Residential Zone Profile

August 2025

A profile of residential zoning in
Ennis as per the Clare County
Development Plan 2023-29





Residential Zoning Profile, 2025

BACKGROUND AND CONTEXT

Ireland is entering a significant period of demographic transition, driven by sustained population growth and evolving spatial planning priorities. The publication of the First Revision of the National Planning Framework (NPF) in May 2025 has increased national population projections to 6.1 million by 2040. This is an upward revision of 250,000 compared to the original 2018 NPF. This additional growth will be managed through a co-ordinated national approach, with population and housing targets to be redistributed across the three regional assemblies and the thirty-one local authorities.

Based on NPF population projections, a significant proportion of additional population growth to 2040 is targeted in the period to 2030. Within the Southern Region, which includes County Clare, it is projected that almost 60% of the region's total population growth between 2022 and 2040 (+330k) will occur in the period between 2022 and 2030 (195k). As a result of this, the housing and population targets originally set out in the Clare

County Development Plan 2023–2029 (adopted in April 2023) are expected to be increased through guidance from the Department of Housing, Local Government and Heritage (DHLGH) in Q3 2025.

A core principle of the revised NPF is a strengthened focus on compact growth (National Policy Objective 7), with a national objective to deliver at least 40% of new homes within the existing built-up footprint of settlements (both cities and towns). Urban centres such as Ennis will therefore play a key role in achieving the required population growth and housing targets. Delivering on these revised targets will require not only sufficient zoned land, but also the provision of supporting infrastructure (water supply, waste-water, roads etc.) particularly in strategically located urban settlements such as Ennis.

Matching higher population projections with required housing targets, highlights the growing importance of maximising the development potential of all residentially zoned land within urban settlements, particularly those that



are already serviced or well-positioned for activation. The front-loading of population growth to 2030 places additional urgency on ensuring that zoned lands are efficiently utilised in the short to medium term, with a clear focus on compact, infrastructure-led, and sequential development.

In light of the changing demographic and housing needs arising from the revision of the NPF, the Ennis Chamber of Commerce, in collaboration with a Local Property Development Group (PDG) and relevant stakeholders, has initiated the preparation of this Residential Zoned Land Availability (RZLA) Profile for Ennis (including Clarecastle).

The purpose of this work is to provide an evidence-informed overview of the current status of residentially zoned lands (excluding existing residential) within the Ennis settlement boundary. It

aims to clarify what land has already been developed, what is under construction, what is progressing through the planning system, and critically, which zones remain inactive. By identifying the development status and strategic potential of each zone, this profile is intended to support a more informed and co-ordinated engagement between the development sector - Ennis Chamber of Commerce, the Local Property Development Group, Clare County Council, Elected Members and key infrastructure providers such as Uisce Eireann (ref CDP Objective 11.33).

By combining publicly available data (via Clare County Council, national planning permissions database etc.) with expert insights from local stakeholders, via the Local Property Development Group, this profile aims to offer a clear and data driven understanding of the current residential development landscape in Ennis.



METHODOLOGY

This analysis evaluates all residentially zoned lands within the Ennis settlement boundary, comprising of Residential Zoning (R), Low Density Residential Zoning (LDR) and the Strategic Residential Reserve (SR) lands. A total of 45 individual zones were identified and assessed. The study employed a structured, site-by-site methodology to categorise each zone according to its current development status and its relative potential for future activation (residential units to be developed) within the lifetime of the current plan (2023-2029).

The assessment was based on a combination of data sources, including Clare County Council's zoning maps, an

individual site assessment undertaken by Clare County Council in preparation for the publication of the County Development Plan in April 2023, planning application records through the National Planning Applications Database (NPAD), recent construction activity data (completions and commencements), aerial and satellite imagery, and field surveys of all zoned sites. Importantly, stakeholder input from the Local Property Development Group was incorporated to supplement the quantitative data compiled for all zones (n=45).

The assessment, undertaken in June 2025, is based on the current infrastructure context on the ground, which in some cases differs from

the conditions assumed during the preparation of the Clare County Development Plan 2023–2029 (published in April 2023 but prepared in advance of this). Notably, certain infrastructure constraints such as limited wastewater treatment capacity in specific areas in Ennis have since emerged or become more clearly defined (<https://www.water.ie/connections/developer-services/capacity-registers/wastewater-treatment-capacity-register/clare>). These updated conditions have been considered in this analysis to provide a more accurate and realistic picture of development potential within the plan period.

Each site was classified into one of the following four categories:

1. **Completed** – sites that have been fully built out and are currently in use as residential developments.
2. **Under Construction** – sites with active residential construction, including those at early or advanced stages of building.
3. **Planning Approved** (Pre-construction) – sites with valid planning permission or live planning permission (under consideration) but where no visible development has commenced.

4. **Inactive / No Planning Activity** – sites with no current planning applications or construction activity (including sites with withdrawn applications or where planning permission has been refused by CCC or ABP).

The focus of this report lies primarily on the fourth category (Inactive / No Planning Activity) - zones where development has not yet begun and no planning applications are currently in place. For each of these inactive sites, a brief profile is developed that assesses location, infrastructure access, physical constraints and surrounding land use.

As part of this profile, each site has been positioned along an Expected Development Potential (XD) Scale to reflect its relative likelihood of being brought forward for development activation and completion within the lifetime of the Clare County Development Plan (2023–2029) (rated as Higher, Medium or Lower potential for plan-term development). The XD Scale is a qualitative, indicative framework informed by planning status, infrastructural readiness, land ownership visibility and broader development activity.

EXPECTED DEVELOPMENT POTENTIAL (XD) SCALE

This scale does not represent a judgement on a site's overall suitability or long-term development potential, but rather provides a present-day snapshot of how readily the site might be activated and residential units completed (in the near-term - to 2029), based on available evidence and stakeholder insights. The intention is to support constructive discussion and strategic planning and not to preclude or diminish the future potential of any site. It should be noted that all zoned residential land in the CDP have been deemed appropriate for residential development (in the current or following CDP).



Sites are positioned along three broad categories on the XD Scale:

Higher: Sites with strong indicators of near-term development potential, including proximity to existing infrastructure and services, no known infrastructure constraints, and location close to existing residential developments.

Medium: Sites with moderate or emerging potential that may be constrained by factors such as partial servicing, access or connectivity issues, or a history of long-term residential zoning with no activation. These zones may still be brought forward within the plan period but may require enabling actions or investment.

Lower: Sites with limited likelihood of activation during the current plan period (2023-29), typically due to infrastructure deficits (e.g. lack of wastewater capacity in parts of Ennis), requirements for transport upgrades, or an absence of development signals to date.

This position on the scale does not imply unsuitability but reflects a longer lead-in time or need for strategic intervention to enable the completion of residential units within the lifetime of the plan.

DEVELOPMENT PLAN, 23-29: OVERVIEW OF POPULATION TARGETS & RESIDENTIAL ZONING IN ENNIS

The Clare County Development Plan 2023-2029 (adopted in April 2023) sets out an ambitious yet structured vision for accommodating population growth in the county's principal town.

According to the Clare County Development Plan 2023-29 (April 2023), the population of the town of Ennis is projected to reach 29,629 by 2029 (increasing from 25,276 in Census 2016). To manage this projected growth, the CDP outlines a Housing Target of 2,160 additional residential units (including unmet demand) of which 648 units are to be delivered through compact growth, infill, or brownfield regeneration, and the remaining 1,512 units through development on greenfield lands.

This development has been identified within New/Proposed Residential Zoning consisting of approx. 34 sites in a total area of 91.05 hectares (zoning ha requirement deemed to be 77.4ha). In addition, Clare County Council has also zoned 11 sites as a Strategic Residential Reserve in an area totalling 30.64 hectares.

However, recent demographic data indicates that Ennis is growing at a faster rate than originally anticipated. Census 2022 recorded a population of 27,923 in Ennis - already reaching over 94% of the 2029 population target. Further, Central Statistics Office (CSO) regional population estimates suggest a 4.6% increase in population in the Mid-West

region between 2022 and 2024. Applying this regional trend locally implies that the population of Ennis in 2025 could already exceed 29k.

In addition to the publication of these recent population figures from the CSO, the publication of the First Revision of the National Planning Framework (NPF) in May 2025 sets higher population targets for the country, with Ireland now expected to grow to a population of 6.1 million by 2040. This is in excess of 250,000 more than forecasted in the original NPF (2018). As a result of this, the housing and population targets originally set out in the Clare County Development Plan 2023-2029 (adopted in April 2023) are expected to rise through guidance from the Department of Housing, Local Government and Heritage (DHLGH). This will of course



have an impact on residential zoning in Ennis and warrants a reassessment of the status of all residential zoning (excluding existing residential) as set out in the County Development Plan to ensure that the town is adequately zoned with required serviced infrastructure to enable development to respond appropriately to the new population and housing targets.

CURRENT RESIDENTIAL ZONING IN ENNIS, 2023-29

The publication of the CDP, 2023-29 identified a total of 45 residential zones sites amounting to 121.7ha of zoned lands. Residential zoning is categorised into three zoning types: Residential (19 sites or 50.3ha), Low Density

Residential (15 sites or 40.7ha) and Strategic Residential Reserve (11 sites or 30.7ha).

The CDP sets out a clear description for each of the residential zoning classifications and in general, residential development across the town is to be brought forward on both residential and low density residential sites in advance of any of the strategic residential reserve sites.

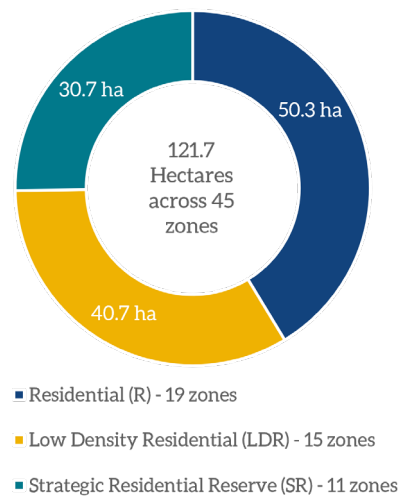
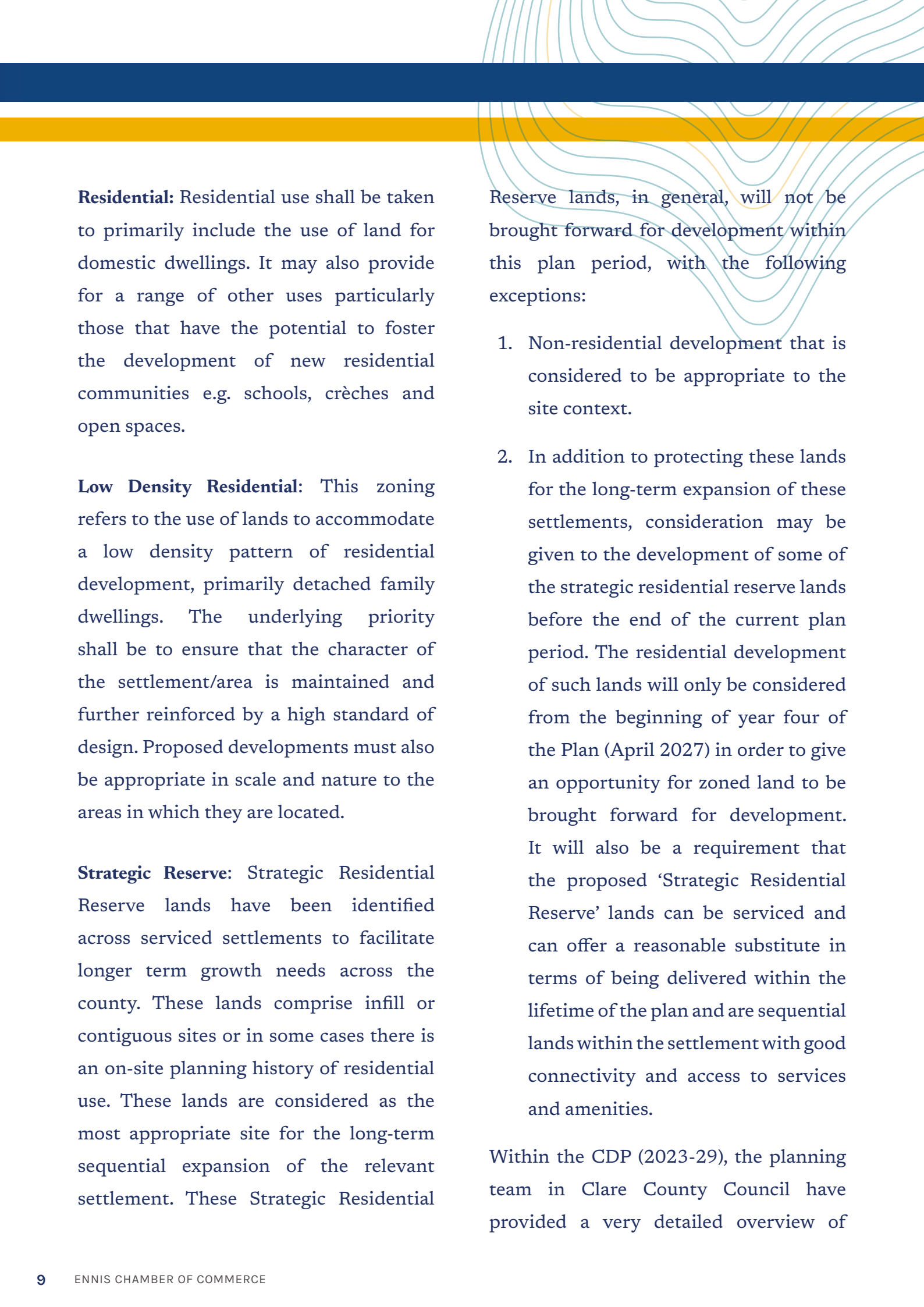


Figure 1: Zoning Classification (2023-29)





Residential: Residential use shall be taken to primarily include the use of land for domestic dwellings. It may also provide for a range of other uses particularly those that have the potential to foster the development of new residential communities e.g. schools, crèches and open spaces.

Low Density Residential: This zoning refers to the use of lands to accommodate a low density pattern of residential development, primarily detached family dwellings. The underlying priority shall be to ensure that the character of the settlement/area is maintained and further reinforced by a high standard of design. Proposed developments must also be appropriate in scale and nature to the areas in which they are located.

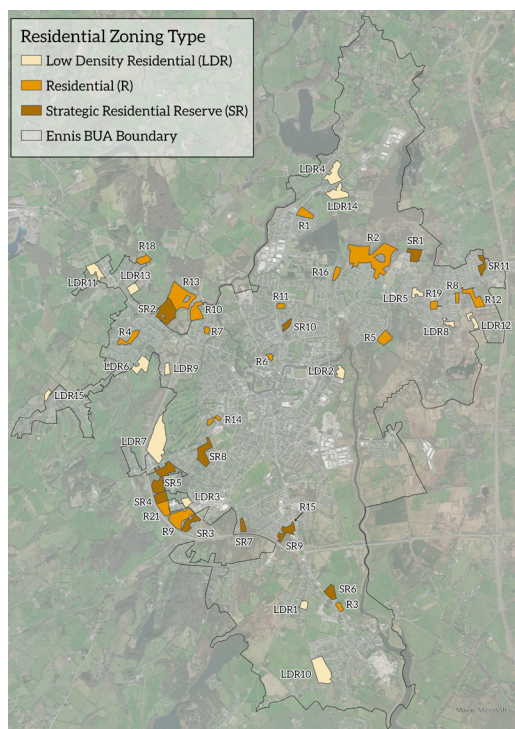
Strategic Reserve: Strategic Residential Reserve lands have been identified across serviced settlements to facilitate longer term growth needs across the county. These lands comprise infill or contiguous sites or in some cases there is an on-site planning history of residential use. These lands are considered as the most appropriate site for the long-term sequential expansion of the relevant settlement. These Strategic Residential

Reserve lands, in general, will not be brought forward for development within this plan period, with the following exceptions:

1. Non-residential development that is considered to be appropriate to the site context.
2. In addition to protecting these lands for the long-term expansion of these settlements, consideration may be given to the development of some of the strategic residential reserve lands before the end of the current plan period. The residential development of such lands will only be considered from the beginning of year four of the Plan (April 2027) in order to give an opportunity for zoned land to be brought forward for development. It will also be a requirement that the proposed 'Strategic Residential Reserve' lands can be serviced and can offer a reasonable substitute in terms of being delivered within the lifetime of the plan and are sequential lands within the settlement with good connectivity and access to services and amenities.

Within the CDP (2023-29), the planning team in Clare County Council have provided a very detailed overview of

each zone with an in-depth description of development potential and technical guidance on zoning, zoning objectives, and the indicative land use zoning matrix.



Map 1: Residential Zoning (2023-29)

In advance of the publication of the CDP in April 2023, all zoned sites were appraised by CCC based on infrastructural requirements and land use criteria. For infrastructural requirements, each site was assessed in terms of road and footpath infrastructure, and water supply and waste water capacities. Sites were also assessed using a land use evaluation criteria - Compact Growth, Public Transport and Co-ordinated Growth. Map 1 (above) details the location of all residential zoned sites across Ennis.

Sites that sufficiently met all CCC criteria, both infrastructure and land use, were classed as Tier 1-Serviced sites. A **Tier 1-Serviced** site suggested that ‘existing infrastructure can support the development of the site, subject to on-site works, some minor works at access points or linking into available existing systems’.

Other sites not meeting all the criteria were therefore classed as **Tier 2-Serviceable** where ‘Some off-site works are required but could be delivered as part of a planning application to develop the site or capital investment is identified to facilitate development over the course of the Plan.’

Of the 45 residential zones in Ennis a total of 16 sites were classed as Tier 1-Serviced (36%) and 29 Tier 2-Serviceable (64%). Of the **Tier 1-Serviced** sites a total of 12 were classed as residential or low density residential (prioritised to come forward for development in the current plan) with the remaining 4 classed as Strategic Reserve (likely phased for post 2029 developments). Of the **Tier 2-Serviceable sites**, a total of 22 were classed as residential or low density residential (prioritised to come forward for development in the current plan) with the remaining 7 sites classed as Strategic Reserve (likely phased for post 2029).

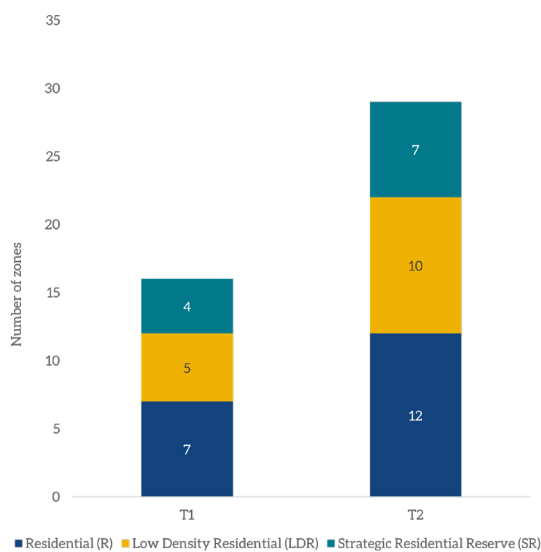


Figure 2: Zones by Tier (2023-29)

While an analysis of the quantity of zoned sites is important (Figure 2), i.e., number classed as Tier 1 etc., it is however more valid to understand the CDP classification of Tier 1 and Tier 2 based on the area (hectares) of zoned sites (potential for aggregate delivery of units per hectare) (Figure 3). In total, of the 121.7ha zones in the current plan (including strategic reserve), only 21.5% (26.2ha) of zoned land is classed as Tier 1-Serviced with 78.5% (95.4ha) classed as Tier 2-Serviceable.

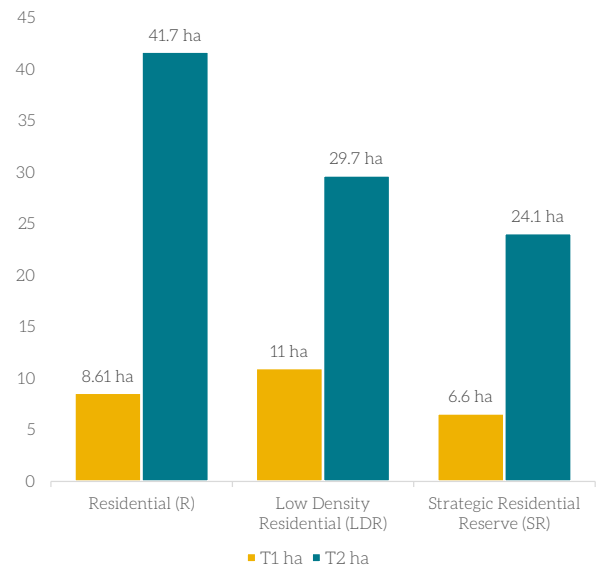


Figure 3: Zoning Classification (2023-29)

Excluding the Strategic Reserve, and only focusing on the zoned land expected to be potentially brought forward for development and completion during the lifetime of this plan, only 21.5% (19.6ha) is classed as Tier 1-Serviced with the remaining 78.5% (71.4ha) classed as Tier 2-Serviceable.

Using a conservative measure of 20 housing units per hectare (as advised by the PDG), this equates to a potential 392 units on zoned sites (T1) deemed to only require 'on-site works/minor works' and 1,428 units on zoned sites (T2) deemed to require 'off-site works / capital investment requirements'.



ACTIVATION AND DEVELOPMENT STATUS OF ZONED SITES, JUNE 2025

Of the 45 residential zoned sites (121.7ha), a total of 34 zones (91ha) are classed as either Residential (R) or Low Density Residential (LDR). As such, these sites have been deemed as the site most appropriate for residential development over the course of the current plan from 2023 to 2029. The remaining 11 sites are classed as Strategic Residential Reserve and not expected to come forward for development in advance of other residential zoning.

As of June 2025 (>2 years post publication of the CDP), of the 34 residential zoned site (excluding strategic residential reserve) the following site activation has been identified:

- Complete: 3 zoned sites (R5, R18, LDR8), 4.9ha = 99 housing units
- Under Construction: 4 zoned sites (R2 (partly activated), R4, R11 and

LDR13), 6.4ha = 165 housing units

- Planning Permission Granted (no construction as yet): 6 zoned sites (R15, R19, LDR4 (partly activated), LDR5, LDR7, LDR15), 15.1ha = 387 housing units
- Planning Permission Under-Consideration (as of late June 2025): 2 zoned sites (R16, LDR14), 4.6ha = 109 units

Taking all of the above zoned site activation into consideration (complete, under construction, planning approved and under consideration - see Figure 4), this accounts to a maximum of 31 hectares of the 91ha total (34%) and approximately 760 housing units (as of June 2025, only 264 of these are actually complete or under construction). There is no current development timeline, commencement date or completion date for the remaining 496 units with earliest completion dates possibly >2 years or 2028/29. In total (including all planned and yet at construction stage), the figure

of 760 units accounts to a residential zoned site ‘housing unit activation rate’ of 35% of the total number of units identified as required (2,160) on both greenfield and brownfield sites within the CDP 2023-29. Excluding those yet to start construction (496 units), the ‘housing unit activation rate’ as of June 2025 is 12% (264/2,160).

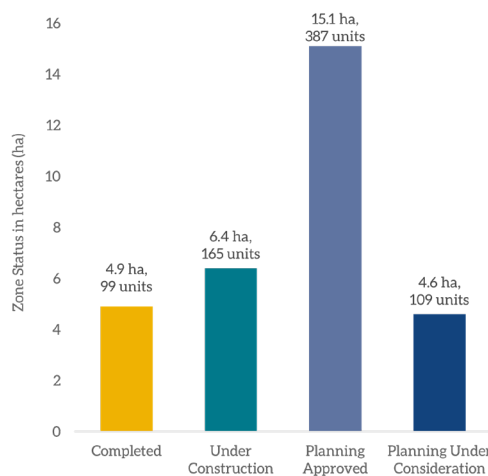
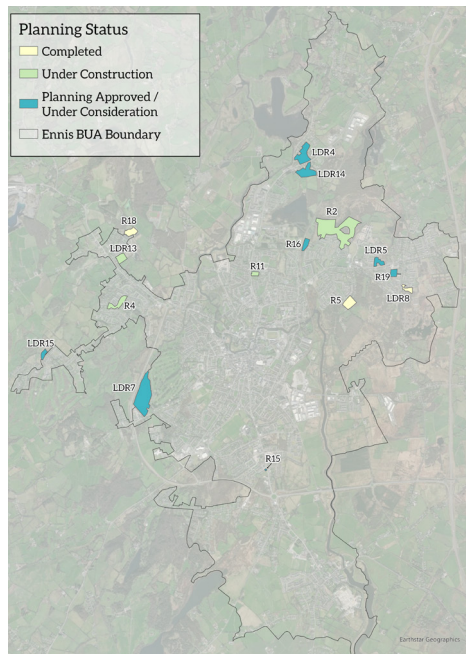


Figure 4: Site Activation by Type (2023-29)



Map 2: Site Activation by Type (2023-29)

PROFILE OF INACTIVE ZONED SITES, JUNE 2025

Considering the pending increases to both population and housing targets, due from the revised NPF, to the existing CDP 2023-29 targets, it is pertinent to analyse the potential for future housing development via the remaining inactive zoned residential sites. In total, 21 sites remain either fully or partially inactive and accounts for two thirds of the total zoned residential lands (60ha/91ha).

According to the CDP 2023-29, only 6 (28.6%) of the remaining 21 zones are classed as Tier 1-Serviced sites with 15 (71.4%) classed as Tier 2-Serviceable. However, classifying the sites via aggregate area (ha) details that only 15.7% of the total site areas is Tier 1-Serviced (9.46ha) with 84.3% classed as Tier 2-Serviceable (50.6ha).

To provide a more up-to-date assessment on the current infrastructure context on the ground, which in some cases differs from the conditions assumed during the preparation of the Clare County Development Plan 2023–2029, a profile of all sites was undertaken to position each site along an Expected Development

Potential (XD) Scale to reflect its relative likelihood of being brought forward for development and residential completion within the lifetime of the Clare County Development Plan 2023-29.

Factors included in the local level assessment, informed by both desk-based research and PDG stakeholder input, are detailed below (non-exhaustive list):

- local infrastructural issues relating to waste-water (Clareabbey WWTP) which is documented as being at full capacity (note, this was not at capacity at the plan development stage).
- the strategic long-term neighbourhood development plans for the Claureen Neighbourhood with activation of related sites requiring access to be provided by the Local Infrastructure Housing Activation Fund (LIHAF) including link road and Lees Road junction/roundabout.
- transport capacity pressure on the Lahinch Road (Shanaway Road junction ref: Ennis Municipal District Meeting May 2024)
- potential phased residential development (Clare County Council development) and longer-term access issues at sites connected to Ennis National School (Kilrush Road)
- requirements for publication of Ennis and Environs Local Area Plan for lower residential development plans for site
- designation of residential zoning site as future 'park and stride' location as part of new local area transport plan
- sites zoned as residential in multiple previous county development plans but with no history of planning permission or site activation



Following an overall assessment of each of the 21 sites and an assignment to a relative position on the expected development potential scale (development and completion potential within the lifetime of the plan 2023-29) a total of only 4.4ha (7.3%) has been classed as ‘Higher’, a total of 24.2ha (40.3%) has been classed as ‘Medium’ and a total of 31.4ha (52.4%) has been classed as having ‘Lower’ potential for development during the lifetime of the plan.

Again, using a conservative measure of 20 housing units per hectare, this equates to a ‘Higher’ potential for 88 units during the remaining lifetime of the plan, a ‘Medium’ potential for an additional 484 units during the lifetime of the plan, and a ‘Lower’ potential for an additional 628 units during the lifetime of the plan.



Based on an optimistic scenario where all existing units completed to date, those under construction and at planning stage (if completed during lifetime of the plan) and then both the ‘Higher’ and ‘Medium’ potential sites being activated and constructed prior to 2029, the total housing units completed would be a total of 1,332.

This is approximately 62% of the total number of units identified as required (2,160) on both greenfield and brownfield sites within the CDP 2023-29 and prior to the pending increasing housing target requirements relating to the review of the NPF.

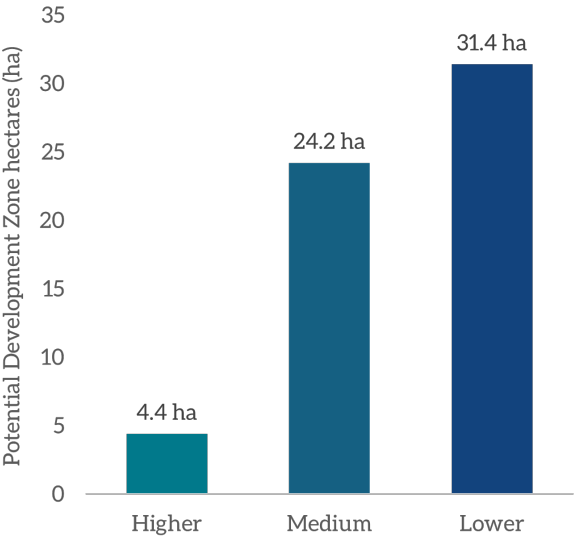


Figure 5: XD Scale by Hectare (2023-29)

OPTIONS FOR ACTIVATION OF STRATEGIC RESERVE - 2027 (YEAR 4 OF CDP)

Strategic Residential Reserve lands have been identified across serviced settlements to facilitate longer term growth needs across the county. These lands comprise infill or contiguous sites or in some cases there is an on-site planning history of residential use.

In its assessment of proposals for residential development on Strategic Residential Reserve lands, CCC must be satisfied that the development of Residential zoned land is progressing faster than expected and a shortage of available lands may arise, or that Residential zoned land is not being brought forward as expected and a

shortage may arise, which would hinder the delivery of residential units to meet demand during the plan period. The residential development of such lands will only be considered from the beginning of year four of the plan (April 2027) to give an opportunity for zoned land to be brought forward for development.

Following an assessment of zoned residential lands, and based on clear evidence that a significant portion of currently zoned land is not being activated or progressed toward development, it is now likely that due consideration should be given to advancing the use of Strategic Residential Reserve zoned lands. Bringing forward appropriate strategic reserve sites could play a critical role in meeting near-term housing demand, particularly where they are better aligned with infrastructure capacity and more immediate development potential.

Based on the Expected Development Potential (XD) Scale, of the 30.65ha of Strategic Reserve lands, a total of 7.5ha (12.4%) is classed as having a 'Medium' potential for development during the lifetime of the plan.





CONCLUSION AND NEXT STEPS

This report provides a comprehensive overview of all residentially zoned lands within the Ennis settlement boundary, as designated under the Clare County Development Plan 2023–2029 (see infographic on the following pages). The report identifies the following key findings and possible next steps:

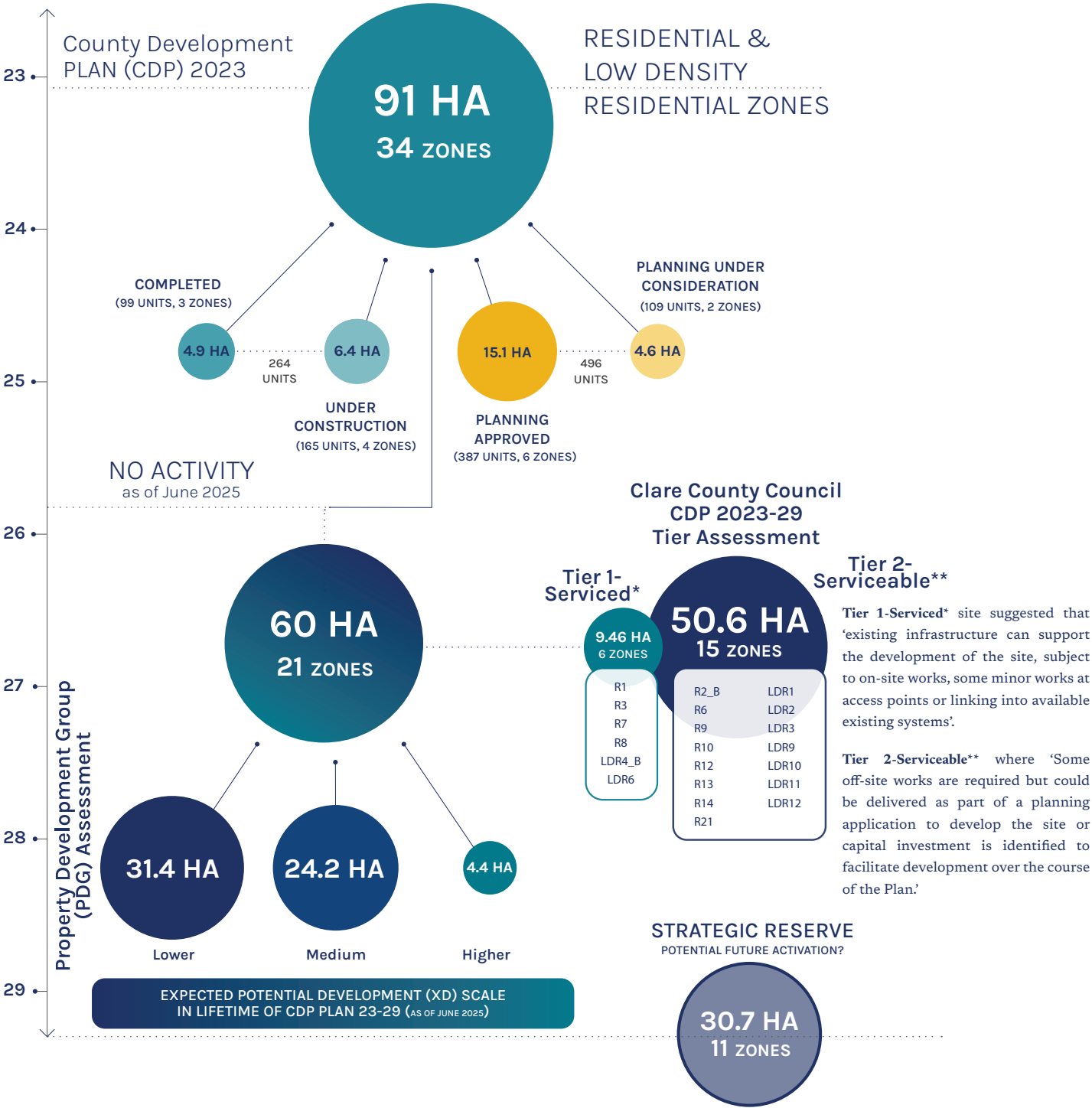
- Of the total 91 hectares of residential zoning included in the plan, only approximately 31 hectares have been fully or partially activated for residential development to date.
- The remaining 60 hectares of zoned land have been assessed in detail to determine their development potential between 2025 and 2029, taking into account planning activity, servicing capacity, and on-the-ground constraints.
- A substantial portion of this land has been categorised as having lower or medium potential for activation within the current plan period, raising concerns about the capacity of these lands alone to meet near-term housing need.
- It should be noted that this near-term need is in advance of increased housing targets due following the release of the revised NPF.
- In light of these findings, it is likely that lands currently designated as Strategic

Residential Reserve (SRR) will need to be reconsidered for development in order to support the delivery of required housing and to respond effectively to revised population targets under the updated National Planning Framework.

- The assessment also highlights a range of infrastructural deficits within Ennis such as wastewater treatment capacity, transport infrastructures, and the absence of certain enabling infrastructure (future neighbourhood developments) that are acting as constraints on the delivery of residential development.
- These challenges are not unique to Ennis but reflect broader issues faced by many towns nationally.

It is hoped that this report will serve as a supporting evidence baseline for the Forward Planning team within Clare County Council, and that it will help inform future zoning decisions, infrastructure investment priorities, and housing delivery strategies for Ennis and its wider catchment. By aligning zoned land availability with infrastructure capacity and realistic development potential, this work aims to contribute constructively to the achievement of both existing and forthcoming housing targets in the County Development Plan and beyond.

The infographic below details the development timeline of all zoned sites within the CDP 2023-29. The 91ha (34 zones) are initially classified into sites with recorded activity (completed, under construction and with active planning activity underway). The remaining 60ha (21 zones) are then classified into two groups - the original Tier Assessment from the CDP 2023-29 (the amount of sites deemed serviced and serviceable - see note below) and the latest assessment (June 2025) of all 21 zoned sites via the Property Development Group expected development potential scale analysis.



LOCAL PROPERTY DEVELOPMENT GROUP (PDG)

The Local Property Development Group (PDG) is a stakeholder body composed of locally based residential development companies and real estate agencies. As a member of the advisory committee for the report, the PDG played a key role in overseeing the production of the report and their contribution was critical in providing contextual local knowledge to complement quantitative data relating to all residential zones across the town. Specifically, the PDG offered insights into recent property development activity, upcoming proposed developments and an overview of the current status of infrastructure capacity development enablers (water, waste-water, transport access etc). This input informed a final assessment of the overall potential of residential zoning being activated and residential units developed within the timeframe of the current planning cycle (2023-2029).

Ennis Chamber and the Local Property Development Group remains committed to supporting the sustainable development of Ennis and is available to actively engage with Clare County Council and other stakeholders in future planning discussions. The group is available to contribute its local knowledge, technical insight, and on-the-ground experience to help ensure that Ennis grows in a way that is well-planned, infrastructure-led and responsive to both national strategic development planning requirements (NPF etc) and the needs of the community over the coming decades.

Established under the auspices of Ennis Chamber of Commerce, the PDG comprises the following companies:

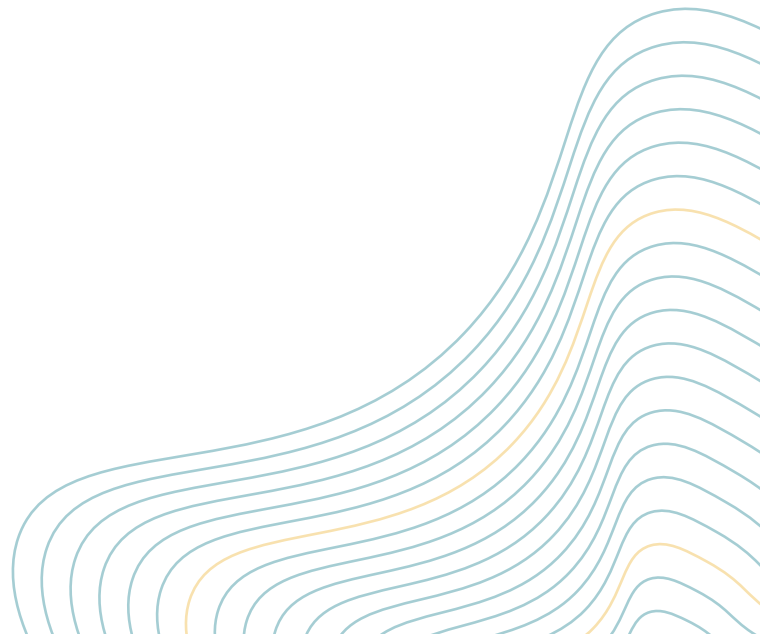
- Custy Construction
- Galvin Construction
- Gildoc (Liam O'Doherty Construction)
- John Talty Construction
- M. Fitzgibbon Contractors
- M. O'Loughlin Construction
- Pat Keogh Construction
- Redfox Residential (Michael MacDonagh)
- Sherry FitzGerald McMahon
- Woodhaven Developments Ltd

DISCLAIMER:

This report has been prepared by People and Place Limited on behalf of the Ennis Chamber of Commerce and the Local Property Development Group (PDG). All information, assessments, and conclusions presented herein are based on the best available data at the time of writing (June 2025), including public sources, planning records, stakeholder input, and infrastructure assessments available in the public domain or provided directly by project stakeholders.

While every effort has been made to ensure accuracy and reliability, this report represents an independent professional interpretation of current development conditions and is intended to inform constructive dialogue between Ennis Chamber of Commerce and Clare County Council on residential land use, zoning activation and forward planning in Ennis. The content reflects the considered views of both the Ennis Chamber of Commerce and the Local Property Development Group, but it does not constitute official planning policy or a statutory decision-making document.

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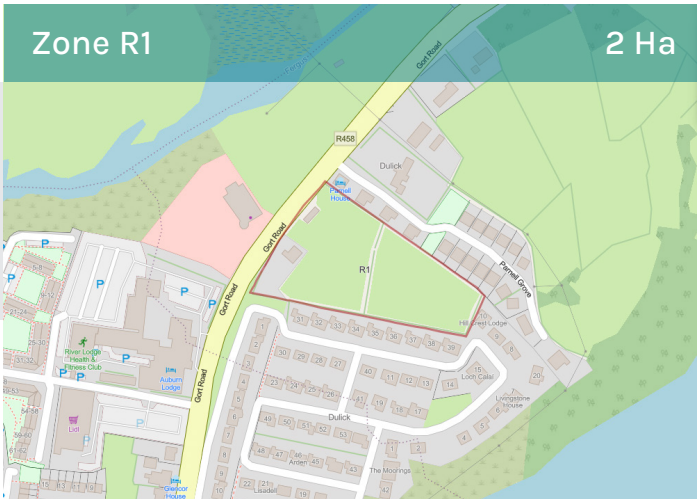






02

RESIDENTIAL ZONE PROFILE



SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is located on the Gort Road area of Ennis to the east of Al Hayes Motors. (detailed guidance on development requirements listed in CDP).
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)	2023-29 (CURRENT CDP)
Residential	Residential

SITE ASSESSMENT: TIER STATUS

1

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes

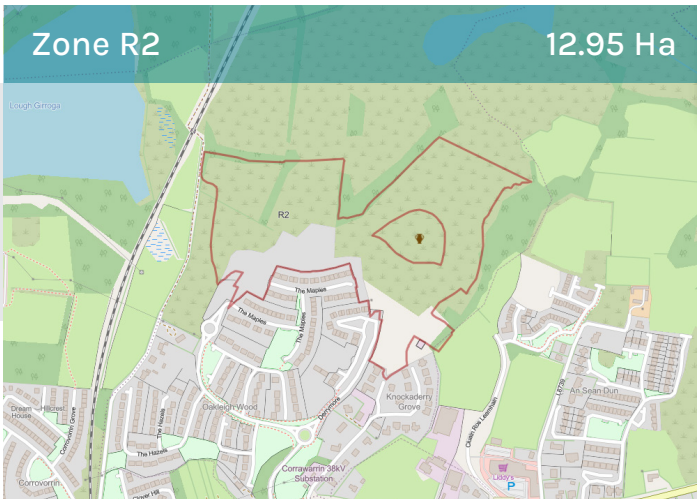
DEVELOPMENT POTENTIAL SCALE*
(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 1-Serviced in CDP 2023-29
- Classification of residential zoning in past CDP but no planning permission history associated with the site.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)



SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is in Roslevan to the north of Oakleigh Wood/The Maples. Lower sections of the site are currently under construction.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)	2023-29 (CURRENT CDP)
Residential	Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	2
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes

DEVELOPMENT POTENTIAL SCALE*
(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29. Water Supply is deemed as the only off-site infrastructure works required.
- Southern part of the site zone is currently under construction (approx. 48 units on 2ha of overall 14.9ha of full site)
- Future plans for lower density development in northern parts of site to be set out in forthcoming Ennis and Environs Local Area Plan

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is located just to the north-east of Clarecastle school:
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Residential

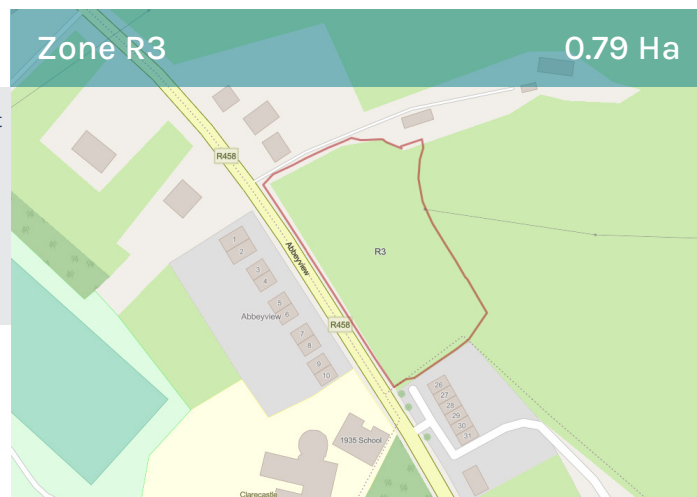
2023-29 (CURRENT CDP)

Residential

SITE ASSESSMENT: TIER STATUS

1

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 1-Serviced in CDP 2023-29
- Near-term development risk associated with waste-water capacity at Clareabbey WWTP (June 2025)

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is located in the College Road area and in close proximity to the Colaiste Muire.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Residential

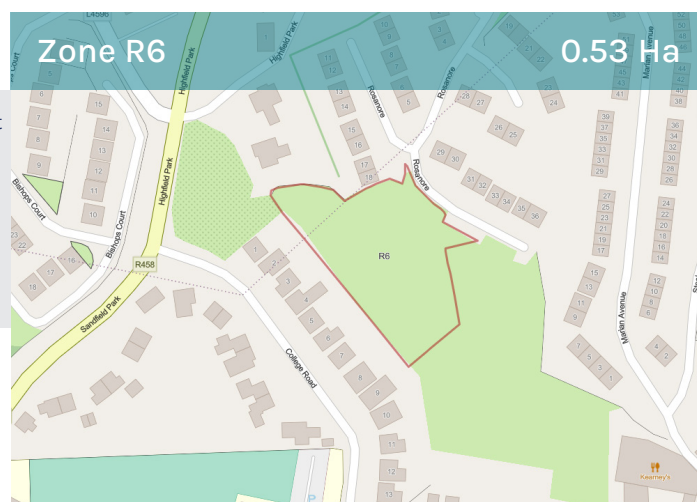
2023-29 (CURRENT CDP)

Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	2
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

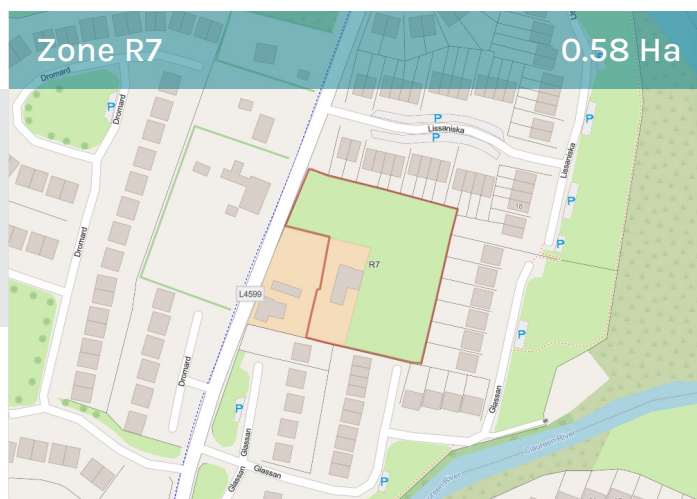
(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- This is a Tier 2-Serviceable site with strong development potential (water supply issue according to CDP 23-29).
- Classification of residential zoning in past CDP but no planning permission history associated with the site.
- Site is identified as 'Park and Stride' in Ennis Local Transport Plan (Draft 2025)

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 1-Serviced in CDP 2023-29
- This site had a planning application for 26 units through Clare County Council (2021) but was withdrawn by Clare County Council in January, 2022. A total of 20 submissions are recorded on e-planning.ie

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is on the Drumcliffe Road across from the Dromard estate and south of Lissaniska estate.

Site Ownership Status = Local Authority

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Residential

2023-29 (CURRENT CDP)

Residential

SITE ASSESSMENT: TIER STATUS

1

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 1-Serviced in CDP 2023-29
- Classification of residential zoning in past CDP but no planning permission history associated with the site.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is south of Tulla Road and at the rear of the Gort na Habhana estate
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Residential

2023-29 (CURRENT CDP)

Residential

SITE ASSESSMENT: TIER STATUS

1

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is located just to the south of Ennis National School at the top roundabout on route into school.

Site Ownership Status = Local Authority

ZONING CLASSIFICATION:

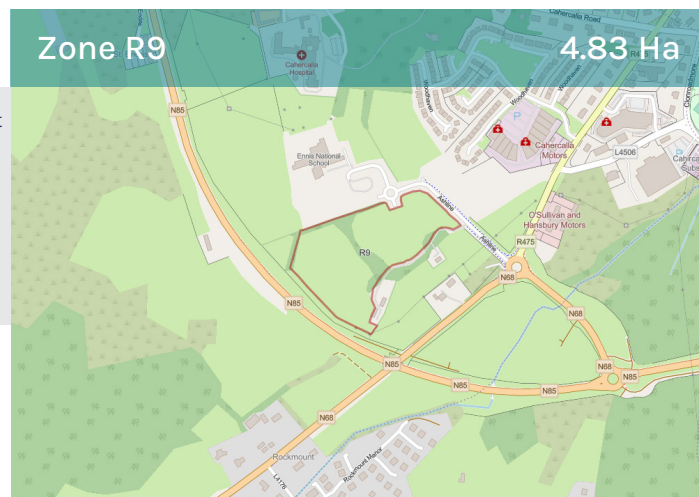
2017-22 (LAST CDP) **2023-29 (CURRENT CDP)**

Low Density / Residential Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	2
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 with issues related to Waste Water and Water Supply. Change in classification from LDR to Residential in current CDP.
- Potential for development of housing units on this site via Clare County Council. No planning permission associated with the site as of June 2025.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is to the south of Lees Road and west of the Drumcliffe road. The site is connected to both R10 and close to SR2 as part of proposed new Claureen Neighbourhood.

Site Ownership Status = Private / Local Authority

ZONING CLASSIFICATION:

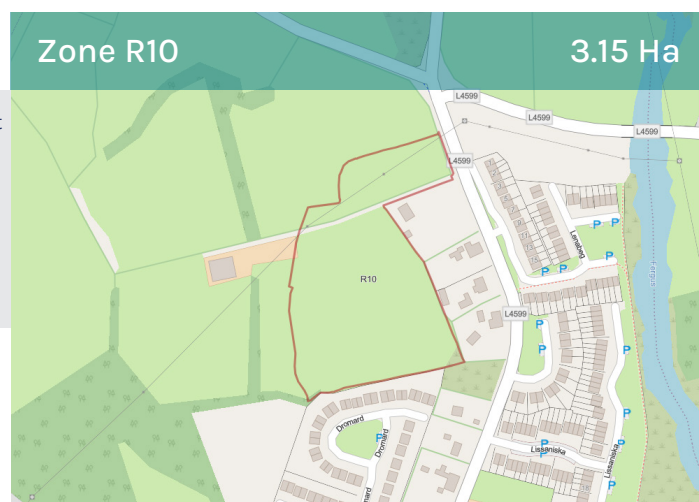
2017-22 (LAST CDP) **2023-29 (CURRENT CDP)**

Residential Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	2
(I) Footpaths	2
(I) Water Supply	2
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

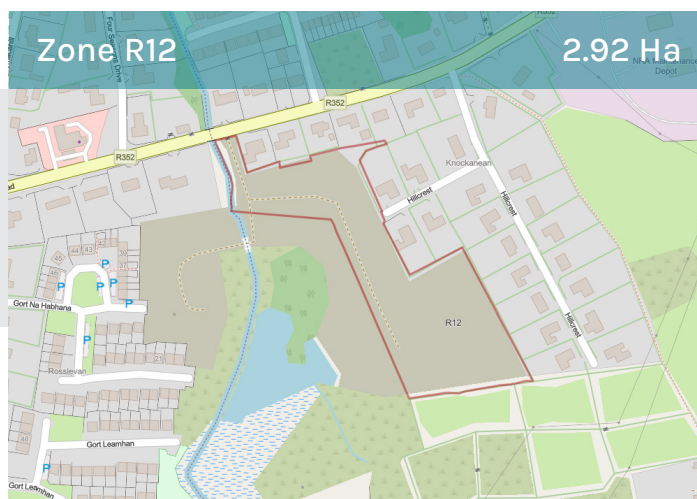
(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 (multiple issues)
- The activation of this site (including R13) requires access to be provided by the Local Infrastructure Housing Activation Fund (LIHAF). The proposed public infrastructure includes a link road through the sites as identified on CDP Settlement map. This would include any roundabout junction amendments to Lees Road crossroads.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 with issues related to water, waste water, roads and footpaths (detailed guidance on development requirements listed in CDP).
- Change in classification from LDR to Residential in current CDP
- Classification of residential zoning in past CDP but no planning permission history associated with the site.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is south of Tulla Road and just west of the Hillcrest estate.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Low Density Residential

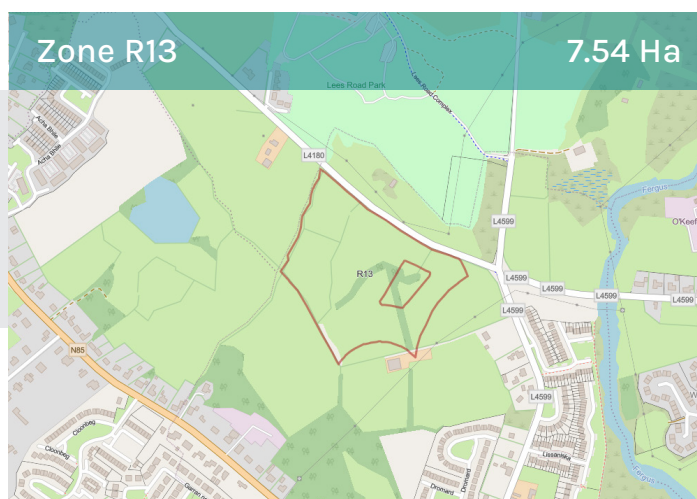
2023-29 (CURRENT CDP)

Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	2
(I) Footpaths	2
(I) Water Supply	2
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 (multiple issues)
- The activation of this site (including R13) requires access to be provided by the Local Infrastructure Housing Activation Fund (LIHAF). The proposed public infrastructure includes a link road through the sites as identified on CDP Settlement map. This would include any roundabout junction amendments to Lees Road crossroads.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is to the south of Lees Road and west of the Drumcliffe road. The site is connected to both R10 and SR2 as part of proposed new Claureen Neighbourhood.

Site Ownership Status = Private / Local Authority

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Residential

2023-29 (CURRENT CDP)

Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	2
(I) Footpaths	2
(I) Water Supply	2
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is on the Showgrounds road across from the entrance to Planet and next to Westwood estate to the north.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Residential

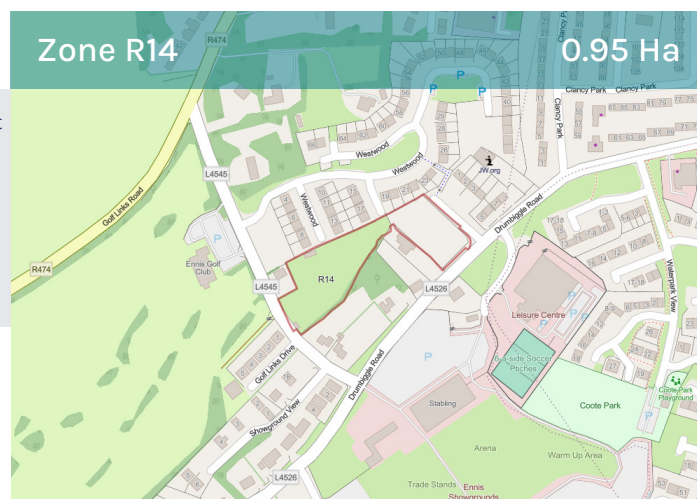
2023-29 (CURRENT CDP)

Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	2
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 with some issues related to water supply.
- Identified in CDP as being 'ideal for high density residential development'
- Classification of residential zoning in past CDP but no planning permission history associated with the site.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is next to Ennis National School Ennis to the west of the school and new sports field.
Site Ownership Status = Local Authority

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Recreation

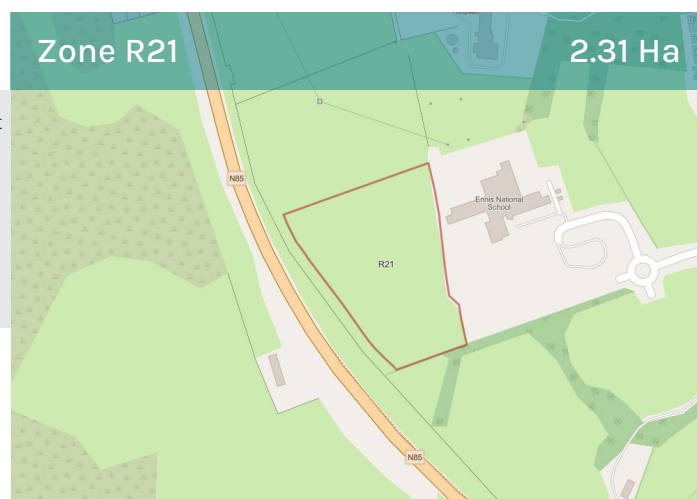
2023-29 (CURRENT CDP)

Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	2
(I) Footpaths	2
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

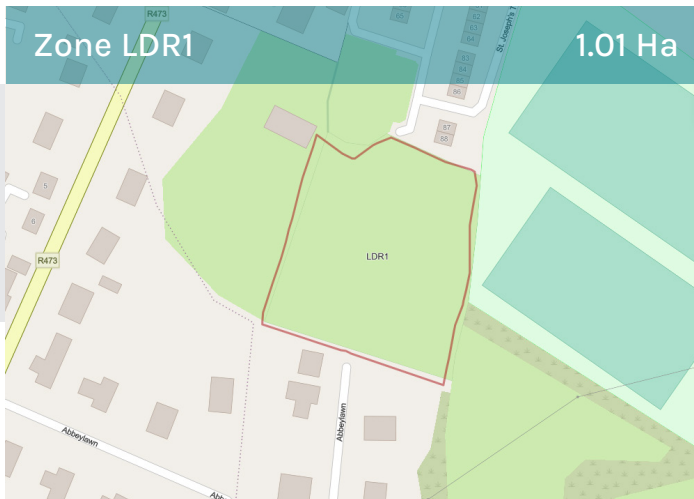
(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29
- Access to this site shall be considered within the context of the overall circulation of all modes of transport throughout zoned lands around school. Connected to potential initial CCC development of neighbouring R9.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29. Issues identified relating to waste water.
- Near-term development risk associated with waste-water capacity at Clareabbey WWTP (June 2025)

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is north of Abbey Lawn in Clarecastle.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

2023-29 (CURRENT CDP)

Low Density Residential

Low Density Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 with issues identified as water, waste water, footpaths and road access and ingress (detailed guidance on development requirements listed in CDP).
- Classification of residential zoning in past CDP but no planning permission history associated with the site.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is north of the Elevation Business Centre off Clon Road.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

2023-29 (CURRENT CDP)

Low Density Residential

Low Density Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	2
(I) Footpaths	2
(I) Water Supply	2
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is next to Ennis National School Ennis to the east of the school. It is directly west of Woodhaven estate.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

2023-29 (CURRENT CDP)

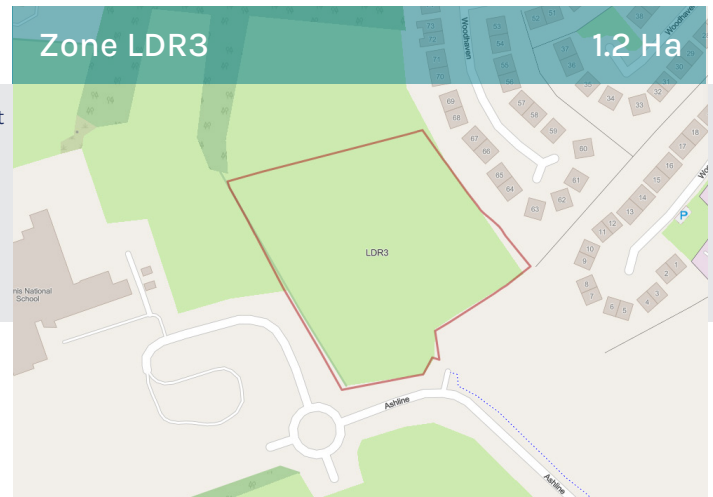
Low Density Residential

Low Density Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	2
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 with issues relating to water supply.
- Access to this site shall be considered within the context of the overall circulation of all modes of transport throughout zoned lands around school. Connected to potential initial CCC development of neighbouring R9.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is on the Gort Road to the left after Ballyalla cross. Southern sections of the site currently has planning approval for 20 units. Remaining site area is 2.2ha (out of 3.96ha total)
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

2023-29 (CURRENT CDP)

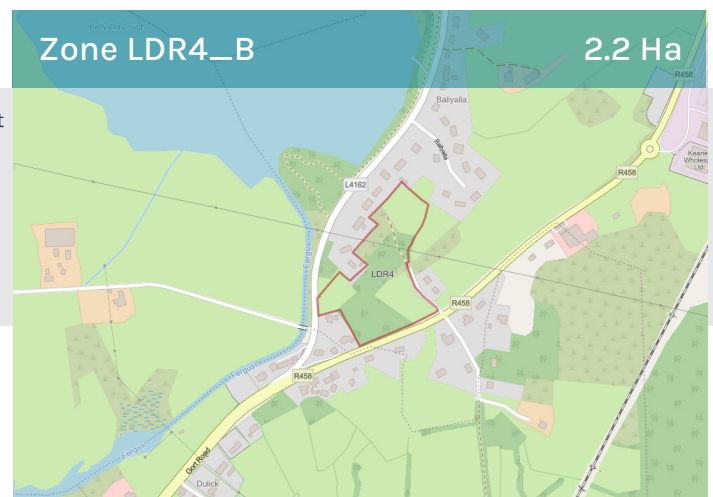
Low Density Residential

Low Density Residential

SITE ASSESSMENT: TIER STATUS

1

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	No
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

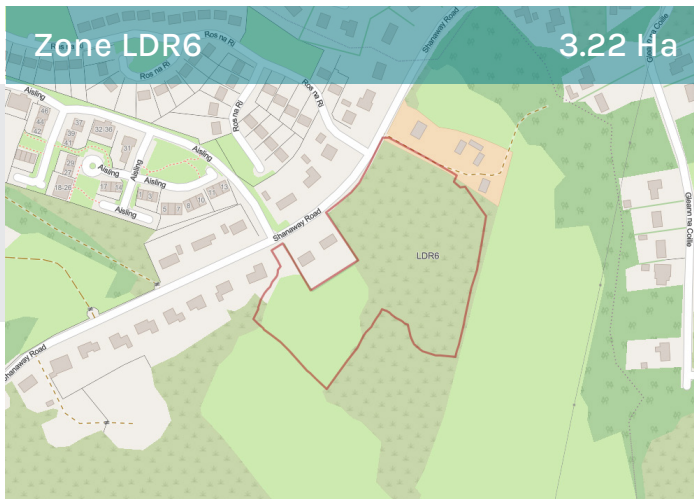
(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 1-Serviced in CDP 2023-29
- Southern part of the site zone is currently at planning stage with approval for 20 units on 1.76ha of total site area of 3.96ha. No construction of approved units on southern part of site underway as of June 2025.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)



SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is on Shanaway Road - opposite side of road to entrance to Ros na Ri estate.

Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

2023-29 (CURRENT CDP)

Low Density Residential

Low Density Residential

DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

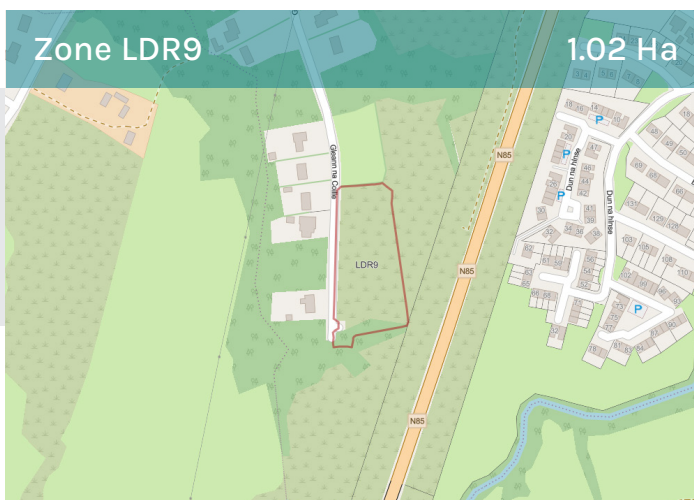
- Site is classed as Tier 1-Serviced in CDP 2023-29
- Classification of LD residential zoning in past CDP but no planning permission history associated with the site.
- Shanaway Road junction capacity issues. CCC are actively engaged with TII in progressing a preliminary design for a proposed mini roundabout at the N85/L4601 (Ennis Municipal District Meeting May 2024)

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE ASSESSMENT: TIER STATUS

1

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is south of Shanaway Road at bottom of Gleann na Coille.

Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

2023-29 (CURRENT CDP)

Low Density Residential

Low Density Residential

DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29
- Classification of residential zoning in past CDP but no planning permission history associated with the site. Potential for serviced sites
- Shanaway Road junction capacity issues. CCC are actively engaged with TII in progressing a preliminary design for a proposed mini roundabout at the N85/L4601 (Ennis Municipal District Meeting May 2024)

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is west of Clarecastle just west of Primrose Gardens.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

2023-29 (CURRENT CDP)

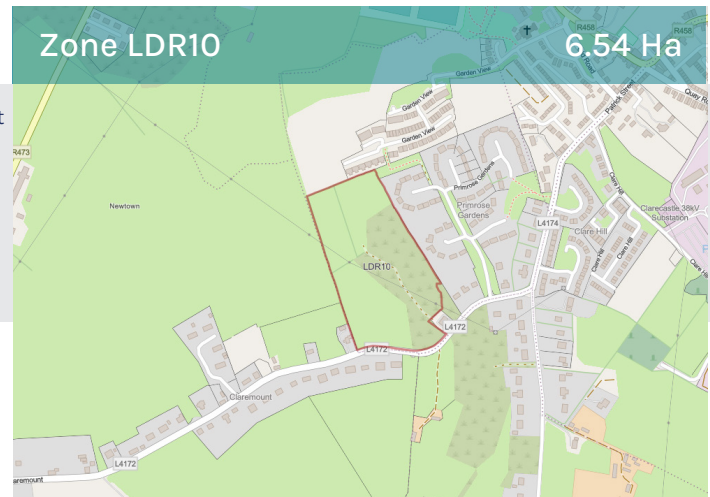
Low Density Residential

Low Density Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 with issues relating to waste water
- Near-term development risk associated with waste-water capacity at Clareabbey WWTP (June 2025).
- Pedestrian and cycle connectivity required

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is on the Lahinch Road (behind Centra) and behind new detached houses to the south-west
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

2023-29 (CURRENT CDP)

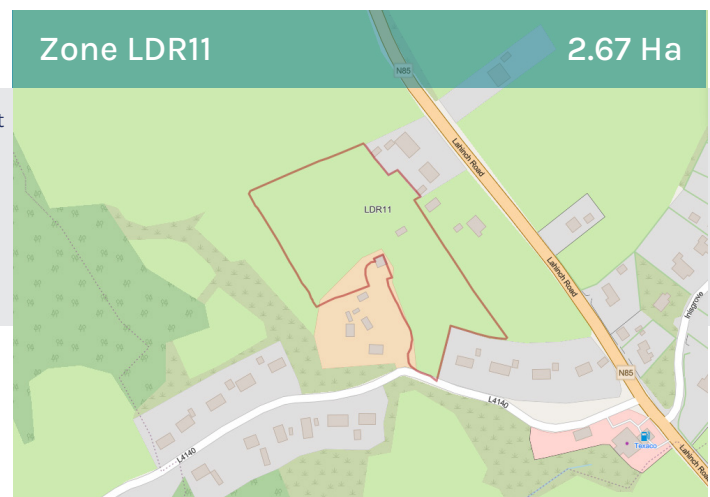
Agriculture

Low Density Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	2
(I) Footpaths	2
(I) Water Supply	2
(I) Waste Water	1
(L) Compact Growth	No
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

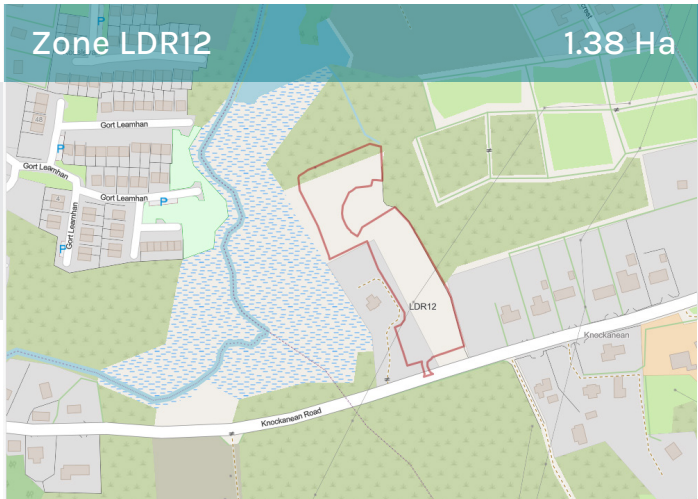
(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 with issue relating to roads, footpaths and water supply
- Suitable for low density high quality serviced sites housing scheme

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)



SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is in the Knockanean area to the west of Gort Leamhán.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)	2023-29 (CURRENT CDP)
Low Density Residential	Low Density Residential

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	2
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes

DEVELOPMENT POTENTIAL SCALE*
(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29
- This site was submitted for planning permission for 13 units in May 2021. Following review from ABP it was refused permission with public transport and

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is north of the An Sean Dun estate and to the east of the recently built Moinear estate.

Site Ownership Status = Private

ZONING CLASSIFICATION:

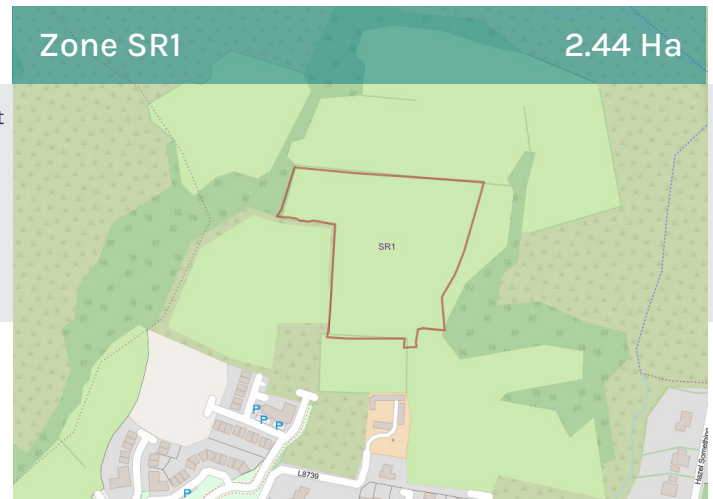
2017-22 (LAST CDP) **2023-29 (CURRENT CDP)**

Low Density Residential Strategic Reserve

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	2
(I) Footpaths	2
(I) Water Supply	2
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 (multiple issues)
- Classification as low density residential in last CDP but now classified as Strategic Reserve.
- Potential site for consideration by CCC in year four of the current plan (2027) as per CDP guidelines

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is to the south of Lees Road and west of the Drumcliffe road. The site is connected to both R10 and R13 as part of proposed new Claureen Neighbourhood.

Site Ownership Status = Private

ZONING CLASSIFICATION:

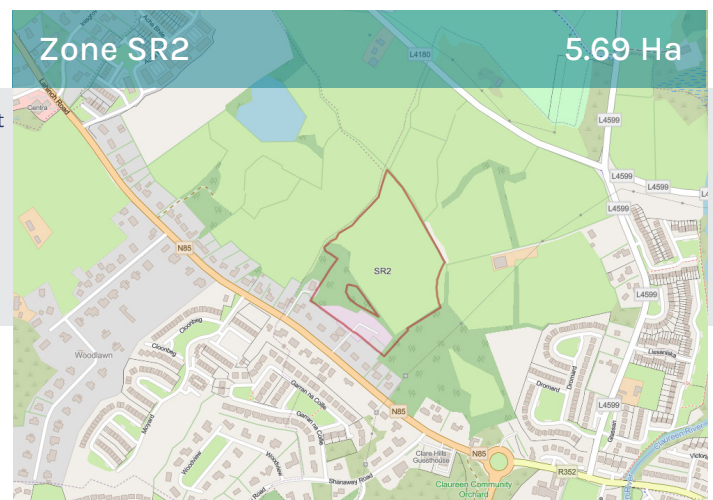
2017-22 (LAST CDP) **2023-29 (CURRENT CDP)**

Residential Strategic Reserve

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	2
(I) Footpaths	2
(I) Water Supply	2
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29
- The activation of this site (including R10 and R13) requires access to be provided by the Local Infrastructure Housing Activation Fund (LIHAF). The proposed public infrastructure includes a link road through the sites as identified on CDP Settlement map. This would include any roundabout junction amendments to Lees Road crossroads.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

Zone SR3

2.36 Ha



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



Lower

Medium

Higher

KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 with issues relating to water and waste water.
- Classification of residential zoning in past CDP but now classed as Strategic Reserve
- Development not likely before activation of other sites connected to Ennis National School area - R9, R21 etc.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is located just off the Kilrush Road roundabout and below R9 at the Ennis National School.

Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

2023-29 (CURRENT CDP)

Residential

Strategic Reserve

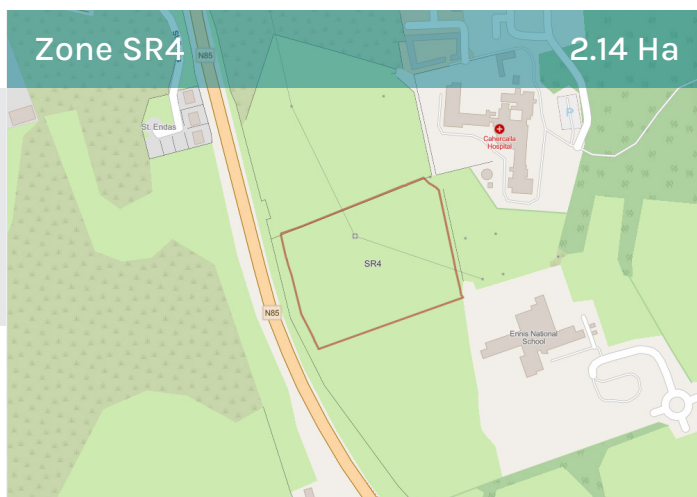
SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	2
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes

Zone SR4

2.14 Ha



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



Lower

Medium

Higher

KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 with issues related to water supply.
- Classification of residential zoning in past CDP but now classed as Strategic Reserve
- Access issues to this site and development not likely before activation of other sites connected to Ennis National School area - R9, R21 etc.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is located to the north of R21 and R9 at the Ennis National School.

Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

2023-29 (CURRENT CDP)

Low Density Residential

Strategic Reserve

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	2
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is located to the west of Cahercalla Hospital and just north of SR4, R21 and R9 at the Ennis National School.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Residential

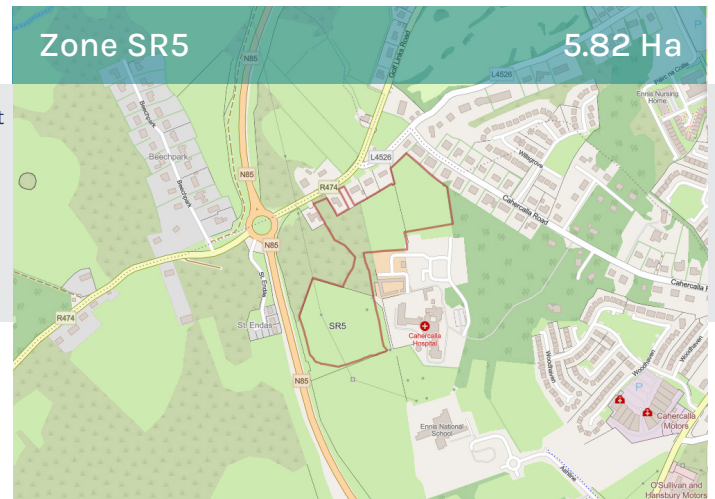
2023-29 (CURRENT CDP)

Strategic Reserve

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	2
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 with issues relating to water supply
- Classification of residential zoning in past CDP but now classed as Strategic Reserve
- Access issues and development not likely before activation of other sites connected to Ennis National School area - R9, R21 etc.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is located in Clarecastle on lands across the road from GAA club and south of old GAA pitch.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Agriculture

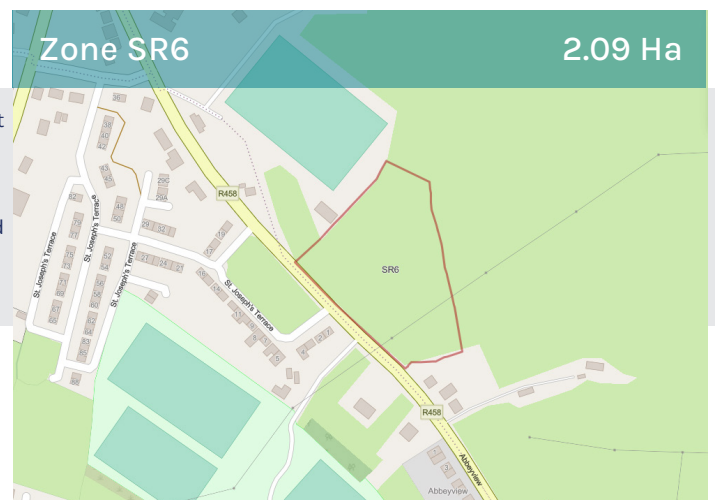
2023-29 (CURRENT CDP)

Strategic Reserve

SITE ASSESSMENT: TIER STATUS

1

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

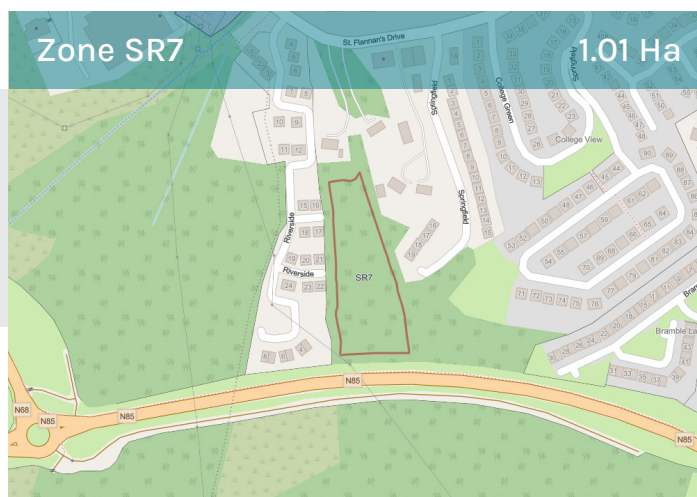
(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 1-Serviced in CDP 2023-29
- Classification as Agriculture in last CDP but now classified as Strategic Reserve
- Near-term development risk associated with waste-water capacity at Clareabbey WWTP (June 2025)

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 1-Serviced in CDP 2023-29
- Classification of low density residential zoning in past CDP but now classed as Strategic Reserve
- Near-term development risk associated with waste-water capacity at Clareabbey WWTP (June 2025)

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is located close to the College Green area and is at the rear of the Riverside estate next to Rocky Road.
Site Ownership Status = Private

ZONING CLASSIFICATION:

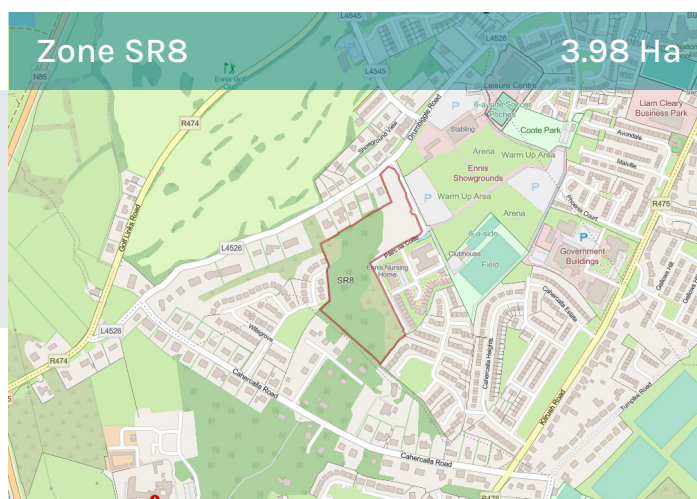
2017-22 (LAST CDP) **2023-29 (CURRENT CDP)**

Low Density Residential Strategic Reserve

SITE ASSESSMENT: TIER STATUS

1

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Servicable in CDP 2023-29 (issue related to waste water)
- Permission for 56 units (Jan 2023) and was refused by CCC in 2024. ABP refusal in 2025 only related to Strategic Reserve classification.
- Potential site for consideration by CCC in year four of the current plan (2027) as per CDP guidelines

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is located near the Ennis Rugby Club and next to the Ennis Nursing Home.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP) **2023-29 (CURRENT CDP)**

Residential Strategic Reserve

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is on the Limerick Road on lands just south of Hawthorns off Limerick Road
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Residential

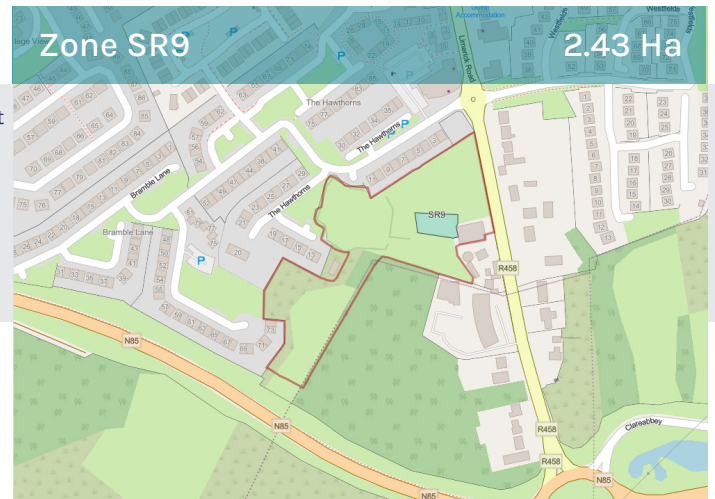
2023-29 (CURRENT CDP)

Strategic Reserve

SITE ASSESSMENT: TIER STATUS

1

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 1-Serviced in CDP 2023-29
- Classification of residential zoning in past CDP but now classed as Strategic Reserve. No history of planning permission on site.
- Near-term development risk associated with waste-water capacity at Clareabbey WWTP (June 2025)

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is on the Gort Road in close proximity to Ennis Hospital, St Joseph's Nursing Home and just south of Fern Hill estate.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Residential

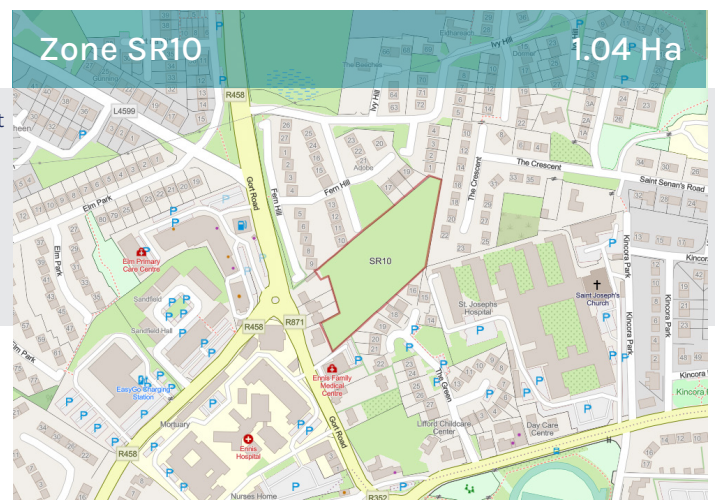
2023-29 (CURRENT CDP)

Strategic Reserve

SITE ASSESSMENT: TIER STATUS

1

Indicator	Score
(I) Roads	1
(I) Footpaths	1
(I) Water Supply	1
(I) Waste Water	1
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



DEVELOPMENT POTENTIAL SCALE*

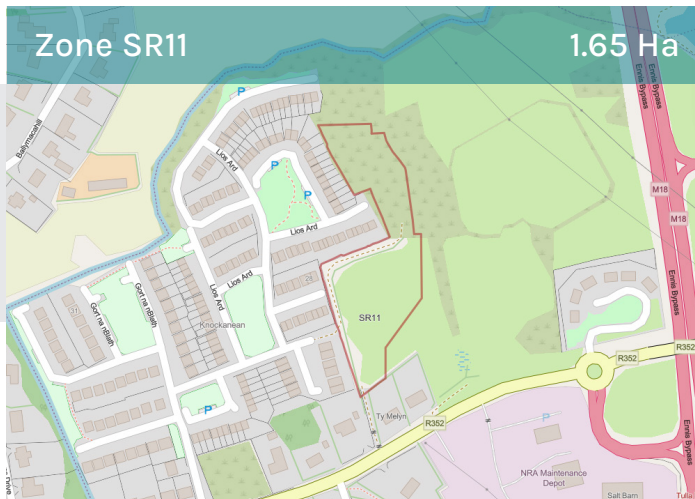
(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 1-Serviced in CDP 2023-29
- Classification of residential zoning in past CDP but no planning permission history associated with the site.
- Potential site for consideration by CCC in year four of the current plan (2027) as per CDP guidelines

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)



DEVELOPMENT POTENTIAL SCALE*

(within the lifetime of the current CDP 2023-29)



KEY COMMENTS*:

- Site is classed as Tier 2-Serviceable in CDP 2023-29 with issues relating to roads, footpaths, water supply and waste water.
- Classification of low density residential zoning in past CDP but now classed as Strategic Reserve.
- Classification of residential zoning in past CDP but no planning permission history associated with the site.

* based on the view of Ennis Chamber of Commerce 'Local Property Development Group' (PDG)

SITE DETAILS: AS PER CDP 2023-29

The following section sets out the results from the Clare County Development Plan 2023-29 Site Assessment (as of 2023). Each site (zone) is assessed for infrastructural requirements (I) and land use evaluation criteria (L).

This site is on the Tulla Road and just east of the Lios Ard estate.
Site Ownership Status = Private

ZONING CLASSIFICATION:

2017-22 (LAST CDP)

Low Density Residential

2023-29 (CURRENT CDP)

Strategic Reserve

SITE ASSESSMENT: TIER STATUS

2

Indicator	Score
(I) Roads	2
(I) Footpaths	2
(I) Water Supply	2
(I) Waste Water	2
(L) Compact Growth	Yes
(L) Public Transport	Yes
(L) Co-ordinated Development	Yes



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