



Clare County Council
Claureen LIHAF New Link Road
Compulsory Purchase Order No. 1 of 2026

at

Claureen, Ennis, Co. Clare

May 14th 2026

1. Introduction

Clare County Council in exercise of the powers conferred upon it by section 76 of the Housing Act, 1966 and the Third Schedule there to, as extended by section 10 of the Local Government (No.2) Act, 1960 (as substituted by section 86 of the Housing Act, 1966) and as amended and extended by section 6 of and the Second Schedule to the Roads Acts, 1993-2015, the Planning and Development Acts 2000-2019, has made an order entitled as above which is about to be submitted to An Coimisiún Pleanála for confirmation of a Compulsory Purchase Order (CPO) in respect of lands at Claureen, Ennis, Co. Clare, in the ownership of KCW Developments Limited, for the purpose of delivering strategic public infrastructure, namely the Claureen Link Road, being advanced under the Local Infrastructure Housing Activation Fund (LIHAF).

The subject lands comprise a small but critical parcel required to complete the permitted road corridor. All other lands necessary for delivery of the scheme have been successfully acquired by agreement. The outstanding KCW Developments Limited lands represent the sole impediment to the construction of this infrastructure.

This report sets out the justification for the proposed compulsory acquisition, demonstrating that the CPO is:

- Necessary to deliver an approved and funded public infrastructure project;
- Proportionate, involving the minimum lands required to achieve the public objective; and
- For the common good, having regard to national, regional and local planning policy and the urgent need to facilitate housing delivery within Ennis town.

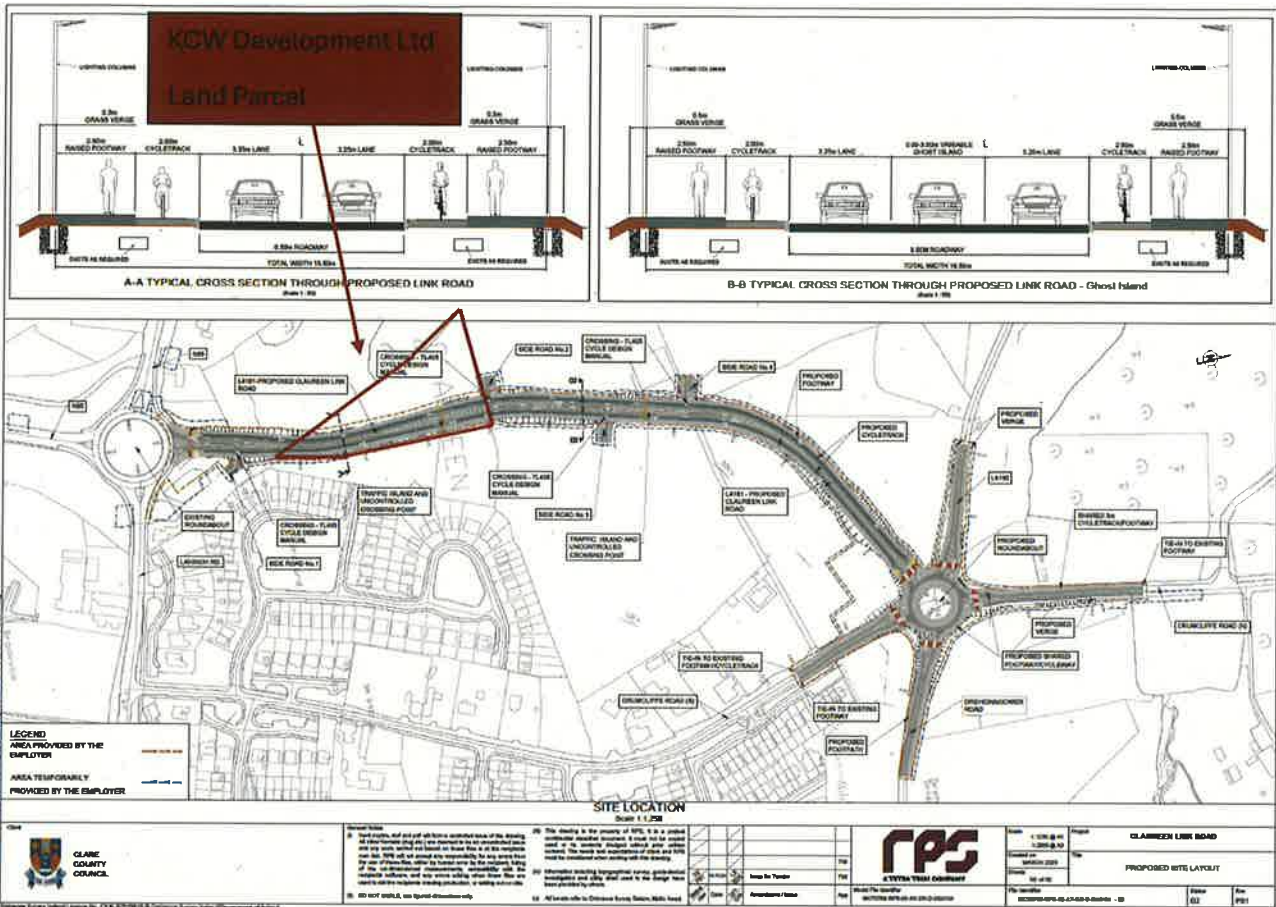
2. Description of the Proposed Development

The Claureen Link Road comprises:

- A circa 700 metre distributor road linking the N85 Lahinch Road (Claureen Roundabout) with the Lees Road / Drumcliffe Road corridor;
- Provision of footpaths, cycleways, public lighting, drainage and services infrastructure;
- Junction improvements and roundabouts at both ends of the route;
- Associated landscaping and ancillary works.

The road is designed as an urban link road in accordance with DMURS (Design manual for Urban Roads and Streets) and forms part of a long-established infrastructure safeguard within the County Development Plan.

The proposed development was adopted under Part 8 of the Planning & Development Regulations by the Elected Members in September 2020. This was a comprehensive application which included all drawings and technical details, as well as an Appropriate Assessment Screening, Environmental Impact Assessment Screening and a Traffic and Transport Assessment. All observations from the public were assessed and it is noted that no observations were received by the landowners, the subject of this CPO process.



3. Planning and Policy Context

3.1 National and Regional Policy

3.1.1 National Planning Framework (First Revision 2025)

In 2025, the Department of Housing Planning and Local Government, published the first revision to the National Planning Framework (NPF) under Project Ireland 2040 which is the overarching policy and planning framework for the social, economic, and cultural development of the country.

The National policy objective 42 states; *'To target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040'*.

The NPF has established strong growth targets for Ireland and sets a policy framework to deliver compact urban development. National Policy Objective 43 states that; *'Priorities the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location'*.

The 2025 NPF states that 50,000 new homes will be required annually to 2040 to meet projected population and economic growth. It also noted that 330,000 additional people (over the census 2022 levels) are expected in the Southern Region, which includes Clare.

3.1.2 Regional Economic and Spatial Strategy

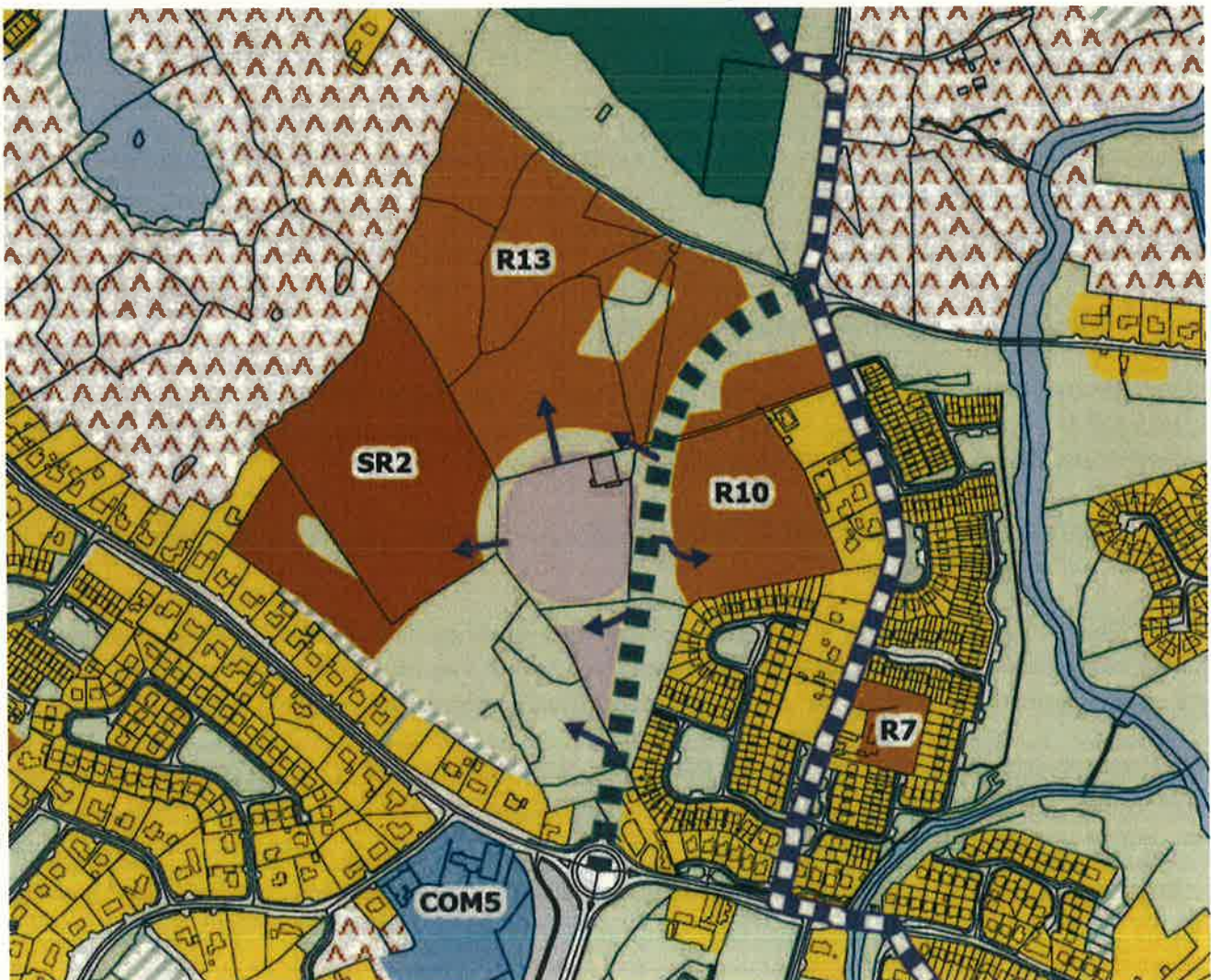
The Regional Spatial and Economic Strategy (RSES) provides “a long-term regional level strategic planning and economic framework, in support of the implementation of the National Planning Framework, for the future physical, economic and social developments for the Southern Region”. The Regional Spatial and Economic Strategy for the Southern Region 2020 (RSES) translates the NPF objectives to the regional level.

Ennis is identified as a Key Town which are considered large population scale urban centres functioning as self-sustaining regional drivers. Section 3.5 of the RSES note that key towns play a critical role and that these towns will be a focus for significant population growth (more than 30%) by 2040. The RSES notes that Ennis is the fifth largest settlement in the Region and one of six larger key towns in the region.

3.2 Local Planning Policy

The subject lands and adjoining areas are zoned for Residential (R10, R13), Community and Strategic Reserve (SR 2) uses within the Clare County Development Plan 2023-2029 and the associated Ennis Municipal District Settlement Plan (See extract from zoning map below).

The Plan states that “the activation of these sites 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 the Settlement Map (Infrastructure Safeguard). This would include any roundabout junction amendments to Lees Road crossroads”.



Further to the above it is a specific objective of the Development Plan as set out under Objective V3 (a) 19, “to support the delivery of LIHAF infrastructure (between Lahinch Road (N85) to Drumcliffe Road (L4182) to allow access to lands in this area for the delivery of housing and community facilities including a new school site”.

The proposed access road therefore is compliant with this objective which will facilitate the delivery of housing (approximately 17 ha of zoned lands) and community facilities and would fully accord with the proper planning and sustainable development of the area.

4. Housing Need and Strategic Importance of the Scheme

There is a demonstrated and acute housing need in Ennis town:

- 1,208 households on the social housing waiting list relate to Ennis;
- Ennis is identified as a priority location for social and affordable housing delivery;
- Clare County Council faces challenging Housing for all targets, with a limited serviced landbank available for delivery in the short to medium term.

The Claureen infrastructure project is designed to unlock significant housing capacity, including:

- In excess of 220 mixed tenure housing units for Phase 1 (social, affordable, serviced sites and private);
- A further circa 280 units on adjacent zoned lands;
- Longer-term potential for 600+ units within the Claureen neighbourhood.

Cost per unit analysis demonstrates that the Claureen Link Road infrastructure enables housing delivery at a cost per dwelling that compares very favourably with other local authority enabling infrastructure projects nationally. This evidences strong value for money and reinforces the public interest case for timely delivery of the scheme.

Crucially, none of this development can proceed without completion of the link road infrastructure.

5. Funding and Deliverability

The Claureen Link Road scheme has secured capital funding approval under the LIHAF programme administered under the Housing Activation Office of the Department of Housing, Planning and Local Government. The project is also supplemented by Local Authority resources.

Key deliverability milestones achieved include:

- Consultants appointed and detailed design completed;
- Planning consent secured (Part 8 approval, 2020);
- Environmental assessments completed with no real likelihood of significant effects identified;
- Most lands acquired by agreement with landowners;
- Project timelines confirmed, subject only to completion of land acquisition.

The remaining KCW Developments Limited lands are therefore essential to progress construction of this critical infrastructure project and allow activation of housing delivery for the wider site. Without the remaining land parcel, the approved funding cannot be fully utilised, the project and the housing it enables will halt.

6. Justification for Compulsory Acquisition

6.1 Necessity

The compulsory acquisition of the KCW Developments Limited lands is necessary to:

- Complete the physical road corridor as approved;
- Avoid redesign or abandonment of a permitted infrastructure project;
- Ensure public funds already committed can be drawn down and utilised;
- Enable the development of zoned lands to meet pressing housing need.

Clare County Council has not been able to obtain voluntary acquisition of the lands concerned. The Council has engaged over a prolonged period to secure the lands by agreement however, despite reasonable efforts, it has not been possible to conclude the acquisition of this remaining land parcel within a timeframe that would allow the approved and funded project to proceed.

6.2 Proportionality

The lands concerned have long been identified for this purpose through statutory development plan safeguards, and the acquisition reflects an established planning strategy rather than a newly imposed requirement.

The CPO area is confined to the lands required to deliver the road and associated works. Severed lands to the West are included and all other landowners affected elsewhere along the route have been successfully accommodated through agreement.

The extent of the CPO is therefore proportionate to the public objective pursued.

6.3 Common Good

The project serves the common good by:

- Facilitating delivery of social, affordable and private housing within the town boundary;
- Supporting sustainable growth, compact urban form and climate-aligned development;
- Making efficient use of existing services and infrastructure;
- Supporting national and regional housing policy objectives;
- Enhancing walking, cycling and public realm connectivity.
- Supporting modal shift through dedicated walking and cycling infrastructure;
- Reducing car dependency by enabling compact residential development within the settlement boundary;
- Integrating with existing greenway and active travel networks.

The long-term public benefit of the development clearly outweighs the limited private impact arising from the acquisition of the subject lands, with compensation to be addressed in accordance with statutory procedures.

7. Conclusion

Clare County Council submits that the proposed Compulsory Purchase Order of the KCW Developments Limited lands at Claureen is:

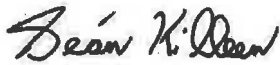
- Necessary to deliver an approved and funded infrastructure project;
- Proportionate, limited to what is required to achieve that objective; and
- In the common good, facilitating much-needed housing supply for Ennis town in line with adopted policy.

All other lands required for the scheme have been acquired voluntarily, planning consent has been in place since 2020, and funding has been secured. The KCW Developments Limited lands represent the final and critical element required to advance construction without further delay.

Accordingly, Clare County Council seeks confirmation from An Coimisiún Pleanála the making of the Compulsory Purchase Order, enabling the activation of strategically zoned lands and the delivery of critical housing infrastructure for the benefit of the existing and future population of Ennis.

I recommend the Council proceed with the making of Compulsory Purchase Order for the KCW Development Ltd. land parcel as identified herein.

SIGNED:



14/05/2026

SEAN KILLEEN

Date

A/SENIOR EXECUTIVE ENGINEER

Clare County Council



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Our Ref: ROD-007

19th May 2026

**RE: CLARE COUNTY COUNCIL
CLAUREEN LIHAF NEW LINK ROAD
COMPULSORY PURCHASE ORDER NO. 1 OF 2026**

SENIOR ENGINEER'S CERTIFICATE

I hereby certify that the proposed Compulsory Purchase Order (CPO) as shown on drawing MCT0768-RPS-02-XX-DR-C-DP0001-01 lies within the functional area of Clare County Council.

I have considered the following items in support of the project:

- i. Relevant provisions of the Clare County Development Plan 2023 - 2029;
- ii. Certificate of Helen Quinn, Senior Planner, Clare County Council; and
- iii. CPO Report of Seán Killeen, A/Senior Executive Engineer Clare County Council.

The Compulsory Purchase Order is necessary and sufficient for the construction of the Claureen LIHAF New Link Road project, and I recommend that Clare County Council makes the necessary Compulsory Purchase Order.

Acquiring the land parcel required for the road project by Compulsory Purchase Order will, inter alia:

- Ensure the acquisition of all the land and rights in the land;
- Facilitate the acquisition of land within a reasonable timescale;
- Provide a statutory forum for objections/submissions/observations; and,
- Enable compensation to be agreed or assessed by Arbitration.

Acquiring the proposed land is necessary and sufficient for the construction of the proposed road scheme and I recommend that Clare County Council makes the necessary Compulsory Purchase Order.

Yours sincerely,

19/05/2026

SIGNED: _____

MORGAN LAHIFFE

Date

SENIOR ENGINEER

Clare County Council

**Oifig Bainistíochta Tionscadail
An Stiúirthóireacht Forbairt Fhísiceach**

Margadh an Ime, Bóthar Dhrom Bigil, Inis, Co. Chláir, V95RR72

**Project Management Office
Physical Development Directorate**

Buttermarket Building, Drumbiggle Road, Ennis, Co. Clare, V95RR72



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Our Ref: ROD-007

25th May 2026

RE: CLARE COUNTY COUNCIL

CLAUREEN LIHAF NEW LINK ROAD
COMPULSORY PURCHASE ORDER No.1 OF 2026

CERTIFICATE OF DIRECTOR OF SERVICE

Attached is the report of Mr. Seán Killeen, A/Senior Executive Engineer, Clare County Council in relation to the Compulsory Purchase Order for the Claureen LIHAF New Link Road Compulsory Order No.1 of 2026.

Having considered the above-mentioned report and the items referred to in it, I am satisfied that the proposed Compulsory Purchase Order of the lands identified on drawing MCT0768-RPS-02-XX-DR-C-DP0001-01 is necessary for the advancement of the proposed Claureen LIHAF New Link Road Scheme, together with all ancillary works associated therewith, to which the Compulsory Purchase Order relates.

I recommend that Clare County Council authorises the making the Claureen LIHAF New Link Road Compulsory Purchase Order No. 1 of 2026 and applies to An Coimisiún Pleanála for confirmation together with all statutory procedures including notices as required.

I enclose herewith for your signature a Chief Executive's Order authorising the making of the Claureen LIHAF New Link Road Compulsory Purchase Order No.1 of 2026 to affect authorising an application to An Coimisiún Pleanála for confirmation.

Yours sincerely,

SIGNED: _____

ALAN FARRELL
DEPUTY CHIEF EXECUTIVE and DIRECTOR OF SERVICE
HOUSING DELIVERY, INFRASTRUCTURE PROVISION & LAND ACTIVATION
Clare County Council

25/05/2026

Date

Encls. Claureen LIHAF New Link Road CPO - Report, Certificate of Planning Officer, Certificate of Senior Engineer

**Seachadadh Tithíochta, Soláthar Bonneagair
agus Gníomhachtú Talún**
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

**Housing Delivery, Infrastructure Provision
and Land Activation**
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Mr Gordon Daly
Chief Executive
Clare County Council
Áras Contae an Chláir
New Road
Ennis
County Clare
V95 DXP2

May 26th 2026

Re: Clare County Council - Claureen LIHAF New Link Road
Compulsory Purchase Order No. 1 of 2026

Dear Gordon,

Clare County Council proposes to acquire land required for the delivery of the Claureen LIHAF New Link Road by way of Compulsory Purchase Order (CPO), pursuant to the provisions of the Roads Act 1993 (as amended) and associated legislation.

The proposed road development known as the Claureen LIHAF New Link Road which will deliver strategic public infrastructure, The Claureen Link Road comprises:

- A circa 700 metre distributor road linking the N85 Lahinch Road (Claureen Roundabout) with the Lees Road / Drumcliffe Road corridor;
- Provision of footpaths, cycleways, public lighting, drainage and services infrastructure;
- Junction improvements and roundabouts at both ends of the route;
- Associated landscaping and ancillary works.

The road is designed as an urban link road in accordance with DMURS (Design manual for Urban Roads and Streets) and forms part of a long-established infrastructure safeguard within the County Development Plan.

The proposed development was adopted under Part 8 of the Planning & Development Regulations by the Elected Members in September 2020.

Attached, is a planning report by Helen Quinn, Senior Planner dated 18th May 2026 certifying the proposed scheme is in conformity with the relevant planning and sustainable development objectives for the area.

Further attached is the report of Seán Killeen A/ Senior Executive Engineer dated the 14th May 2026.

Oifig Bainistíochta Tionscadail
An Stiúthóireacht Forbairt Fhísiceach
Mergadh an Ime, Bóthar Dhrom Bigil, Inis, Co. Chláir, V95RR72

Project Management Office
Physical Development Directorate
Buttermarket Building, Drumblige Road, Ennis, Co. Clare, V95RR72

Also attached is a certificate from Morgan Lahiffe Senior Engineer dated 19th May 2026 and Certificate of Alan Farrell Director of Service dated 25th May 2026.

We are satisfied that the lands identified are necessary, suitable and proportionate for the purposes of delivering the Claureen LIHAF New Link Road and that it is necessary and reasonable to acquire the said lands by way of Compulsory Purchase Order.

Recommendation:

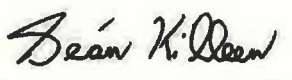
It is hereby recommended that the Compulsory Purchase Order entitled **CLARE COUNTY COUNCIL CLAUREEN LIHAF NEW LINK ROAD COMPULSORY PURCHASE ORDER NO. 1 2026**

be made for the acquisition of the land specified in the Schedule to the Order, the Order and maps to be deposited for inspection in the prescribed manner at:

- (a) The offices of the Local Authority, Áras Contae an Chláir, New Road, Lifford, Ennis, County Clare, V95 DXP2,
- (d) An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902.

It is further recommended that the Seal of Clare County Council be affixed in the prescribed manner to the said Order and maps, that they be submitted to An Coimisiún Pleanála for confirmation, that the Notice of the making of the Order be published as prescribed, and that the necessary Notices be served on the owners, reputed owners and occupiers (and where necessary posted on the lands).

Recommended By:



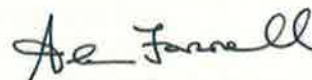
**Seán Killeen
A/Senior Executive
Engineer**

Approved By:



**Morgan Lahiffe
Senior Engineer**

Endorsed By:



**Alan Farrell
Deputy Chief Executive
and Director of Service**

Encl:

1. CPO Schedule
2. CPO Deposit Map
3. CPO Report
4. Certificate of Senior Planner
5. Certificate of Senior Engineer
6. Certificate of Director of Service