



Oifig an  
Rialaitheora Pleanála  
Office of the  
Planning Regulator

7<sup>th</sup> April 2026

Planning Department,  
Clare County Council,  
New Road,  
Ennis,  
Co Clare,  
V95 DXP2.

**Re: Proposed Variation No. 1 to the Clare County Development Plan 2023-2029**

A chara,

Thank you for your authority's work on preparing the Proposed Variation No. 1 (proposed Variation) to the Clare County Development Plan 2023-2029 (County Development Plan).

As Clare County Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation pursuant to Part 3 of the Planning and Development Act 2024 (Act) and its functions under section 546 and this submission has been prepared accordingly.

Recommendations issued by the Office further to section 58(9) of the Act relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government. As such, planning authorities are requested to implement or address any recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Observations issued by the Office pursuant to section 546 of the Act may take the form of a request for further information or justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are considered necessary to ensure alignment

with policy and legislative provisions. Planning authorities are requested by the Office to action an observation.

A submission can also include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. Planning authorities are requested by the Office to give full consideration to the advice contained in a submission.

On adoption of the Variation, the Office will assess it in accordance with the statutory framework in section 63 of the Act.

## **Overview**

The proposed Variation includes a number of changes to the County Development Plan with regard to the implementation of the NPF Implementation: Housing Growth Requirements (2025) (Housing Growth Guidelines) and the following elements:

- core strategy;
- policy amendments; and
- zoning amendments.

In relation to zoning for housing growth, the Office welcomes the additional supply of zoned lands across the county, including the release of the Strategic Residential Reserve sites. Combined with the existing undeveloped zoned lands in the County Development Plan, this provides a strong basis for meeting the housing growth requirements set out in the Housing Growth Guidelines (including the 50% additional provision).

The Office also welcomes the importance placed by the Planning Authority on protecting and enhancing the county's heritage when identifying new residential lands, including the creation of sensitively designed connectivity links (O'Callaghan's Mills), the preservation and protection of Architectural Conservation Areas (Kilkishen and Ballyvaughan), the retention of mature trees and dry stone walls (Quin), and the retention of trees and hedgerows for biodiversity (Newmarket-on-Fergus).

Against the positive backdrop of bringing forward additional lands for residential development in the short term, it remains essential that new homes are delivered in the

right locations, supported by appropriate services and community facilities and in keeping with our climate action goals, consistent with national and regional policy.

In this context, the Office has however identified four sites which are peripherally located, would be car dependant and would not support the growth of Ennis and Killaloe in a compact, sequential and sustainable manner (Recommendation 1). Furthermore, the lands in Ennis (LT 2, LT 7 and LT 8) are also located on the N85 where national and regional policy seeks to avoid the creation of any additional access points from new development to national roads to which speed limits greater than 60 km/h apply in the interests of road safety and the efficiency of the national road network.

In relation to the Village Growth Areas, the Office fully supports the sustainable development of rural areas by encouraging growth and sustaining vibrant rural communities. Notwithstanding this, concern arises where lands are zoned in peripheral locations which risks facilitating fragmented and piecemeal development, including the leapfrogging of undeveloped lands. Following a detailed assessment of the proposals, the Office has identified a number of proposed Village Growth Area sites within smaller settlements that would not support the principles of sequential development, and which, if implemented, have the potential to erode the rural character and identity of these settlements (Recommendation 2).

The Office further notes that the lands at Killaloe (R12), Broadford (VGA2), and Cooraclare (VGA5) were previously, in part or in whole, subject to a section 31 Ministerial Direction which required the deletion of the residential zoning objective. No justification or rationale has been provided for the inclusion of the lands in this proposed variation.

The Office also has significant concerns regarding several proposed development sites that are either partly located within Flood Zones A and/or B, or where flood risk remains unclear due to the proximity of sites to water features.

The Economic and Spatial Strategy for Ennis is noted and welcomed, with the seven transformational projects providing new opportunities for economic activity in Ennis as the county's Key Town. The timeline for delivery of the actions for each project with identified lead agency and implementation partners is commended.

The Local Transport Plan (LTP) for Ennis is an important and welcome plan, and the Office notes the significant engagement between the Planning Authority and the National

Transport Authority (NTA) with respect to the completion of the LTP. However, the Office considers that the County Development Plan would be strengthened by incorporating the key measures and objectives from the LTP Area.

The submission below has been prepared to provide a strategic level input to your authority in finalising the proposed Variation. It is within this context the submission sets out five (5) recommendations and three (3) observations under the following themes:

<b>Key theme</b>	<b>Recommendation</b>	<b>Observation</b>
<a href="#">Implementation of the housing growth requirements</a>	-	<a href="#">Observation 1</a>
<a href="#">Residential land zonings in towns</a>	<a href="#">Recommendation 1</a>	-
<a href="#">Village growth areas</a>	<a href="#">Recommendation 2</a>	-
<a href="#">RZLT rezoning at Scarriff/ Tuamgraney</a>	-	<a href="#">Observation 2</a>
<a href="#">Flood risk management</a>	<a href="#">Recommendation 3</a>	<a href="#">Observation 3</a>
<a href="#">National road network</a>	<a href="#">Recommendation 4</a>	-
<a href="#">Local Transport Plan (Ennis)</a>	<a href="#">Recommendation 5</a>	-

## **1. Implementation of the housing growth requirements**

The Office notes and welcomes the proposals by the Planning Authority to meet the identified housing growth requirements taking account of the Housing Growth Guidelines in order to ensure an adequate supply of serviced and developable land to support compact, consolidated growth.

In particular, the Office welcomes the following;

- the rezoning of c. 163ha of Strategic Residential Reserve lands to New Residential that could accommodate c. 4,292 units on 87 sites in 29 settlements across the county;
- the zoning of an additional c. 105ha of newly identified residential sites that could accommodate 2,554 units at a net density of 80%, in 25 settlements across the county; and

- the identification of c. 136ha of Long Term Development lands that will guide future development and infrastructural investment in the county in the medium to long term.

It is also noted that 7,748 units can be provided on available, zoned residential lands (with a net density of 80%).

Therefore, taking account of the Housing Growth Guidelines for County Clare of 2,955 units to the end of the plan period in Q1 2029 (i.e. 3 full years) and the need to zone sufficient lands to provide for 4,433 units (including 50% additional provision), the Office is satisfied that the Planning Authority has, through both zoning and planning policy amendments, satisfactorily met and far exceeded its housing growth requirements.

In relation to the updated Core Strategy Table, the Office notes that no housing unit target has been attributed to the unserviced Tier 2 Large Villages, Small Villages or the Open Countryside, where targets for all such areas were included in the adopted Core Strategy Table.

#### Observation 1 - Core Strategy Table

Having regard to the need for clarity and transparency relating to the housing targets for County Clare over the period of the Clare County Development Plan 2023-2029, and having considered the Development Plans, Guidelines for Planning Authorities (2022), the Planning Authority is advised to update the Core Strategy Table to include housing unit targets for unserviced Tier 2 Large Villages, Small Villages and the Open Countryside.

## 2. Residential land zonings in towns

The Office is generally satisfied with the proposed location of new sites in the higher order settlements. However, in a limited number of instances the Office has concerns relating to compact growth, the availability of sustainable transport options, impact on the national road network and the serviceability of lands related to wastewater in particular.

Long term development lands to the south west and north west of Ennis are located outside the CSO boundary and are located in areas that are not well served by sustainable transport infrastructure.

With respect to the LT2 lands (north west of Ennis), while the LTP indicates cycling infrastructure along the N85, it would not be provided at a location that could directly serve the proposed development lands. Furthermore, the site is neither located near an existing bus stop or on the proposed town service NS2 and as such would promote unsustainable travel patterns.

It would appear that access to the LT7 and LT8 lands (to the south west) would require the traversing of the N85 which raises concerns about road safety and the carrying capacity of the national road network (see Recommendation 4 below). Any decision to cross the N85 would be more appropriately taken as part of an evidence base to inform the review of the County Development Plan. Furthermore, these lands are not currently served by public transport and are not located on the proposed town service routes or the proposed town service route. Therefore, the zoning of lands at this time would not be materially consistent with National Policy Objectives (NPOs) of the National Planning Framework First Revision (2025) (NPF) and Regional Policy Objectives (RPOs) of the Regional Spatial and Economic Strategy (RSES) relating to compact growth and sequential development. Furthermore, the zoning of such lands would be premature pending a review of the Sustainable Development and Regeneration Strategy that is required to be prepared as part of the preparation of the next development plan, in accordance with Part 3, section 44 of the Act. In addition to the above, the Office notes that LT7 is unlikely to be serviceable with respect to wastewater within the life of the plan.

In the case of Killaloe, a proposed development site to the south of the bypass and to the south west of the recently completed Killaloe/ Ballina bridge, is located outside the CSO boundary where the construction of the bypass and bridge has severed direct connections between these lands and Killaloe, and no active travel links are planned. As a result, any future community in this area would be isolated from the services and amenities of the town and heavily dependent on car travel.

The Office notes that the Killaloe R12 lands were previously subject to a section 31 Ministerial Direction, which required the deletion of the residential zoning objective and the reinstatement of the Tourism zoning. While the NPF and the Housing Growth Guidelines necessitate the zoning of additional residential lands, the Office does not consider these lands to be necessary to the implementation of these revised policy requirements. Sufficient alternative lands have been identified and zoned for residential development as part of the

proposed Variation, such that the inclusion of the R12 lands is not required to meet housing growth objectives.

### **Recommendation 1 - Residential Zoning in Ennis and Killaloe**

Having regard to the principles of compact growth, sequential approach to zoning, and the co-ordination of land use zoning, infrastructure and services, and having considered the following:

- NSO 1 (compact growth and regeneration of urban areas);
- NPO 9 of the NPF (compact and sequential growth);
- RPO 35 of the RSES (compact growth);
- RPO 151, RPO 152 and RPO 154 of the RSES (integration of transportation and land use planning);
- the Climate Action Plan 2025 (reducing vehicle kilometres travelled);
- the Climate Action and Low Carbon Development Act 2015, as amended (mandatory target to reduce greenhouse gas emissions by 51%);
- the National Sustainable Mobility Policy (2022) (reducing vehicle kilometres travelled); and
- the policy and objective for sequential approach to zoning at section 6.2.3 of the Development Plans, Guidelines for Planning Authorities (2022),

the Planning Authority is recommended to make the proposed Variation without the following:

- (i) Ennis (LT2) (See also Recommendation 4 below);
- (ii) Ennis (LT7) (See also Recommendation 4 below);
- (iii) Ennis (LT8) (See also Recommendation 4 below); and
- (iv) Killaloe (R12).

### **3. Village growth areas**

The Office notes that c. 86ha of unzoned Village Growth Area (VGA) lands are proposed throughout the county. While the Office supports proportionate growth of settlements, the extent of new VGA lands is not required to ensure an adequate supply of zoned land to meet the county's housing growth requirement to the end of the plan period (including an additional provision of 50%).

Notwithstanding, the Office considers it reasonable to retain VGA lands where there would otherwise have been limited choice for housing development (Broadford), where the identification of new VGA lands would play an important role in joining separate parts of the same settlement (O'Callaghan's Mills), where sites are proximate to the settlement core and would not leapfrog other, undeveloped lands (Bridgetown, Kilmihil and Kiladysert), where proposed development sites would comprise small scale infill development (Connolly, Cross, Doonaha and Labasheeda). In the case of Lissycasey, see Recommendation 4 below (National Road Network).

In other cases, the proposed extensive expansion of VGA lands would be likely to facilitate haphazard and piecemeal development, with the leapfrogging of development over more centrally located and undeveloped lands. Such an approach would place an undue burden on capital investment programmes for extensions to physical infrastructure, including water and wastewater services, footpaths, and public lighting, and would risk eroding the rural character and identity of these villages.

In this context, the Office considers that a more measured and strategic approach is required to guide the future growth of these villages. This would ensure that rural communities are supported in a planned and coherent manner, while protecting rural character and ensuring alignment with the capacity and availability of existing and planned social and physical infrastructure.

## Recommendation 2 – Village Growth Areas

Having regard to the sustainable growth and development of rural areas, and having considered the following:

- NPO 9 of the NPF (sequential growth);
- NPO 24 of the NPF (sustainable development of rural areas);
- the Climate Action Plan 2025 (reducing vehicle kilometres travelled);
- the Climate Action and Low Carbon Development Act 2015, as amended (mandatory target to reduce greenhouse gas emissions by 51%);
- the National Sustainable Mobility Policy (2022) (reducing vehicle kilometres travelled)
- the policy and objective for sequential approach to zoning at section 6.2.3 of the Development Plans, Guidelines for Planning Authorities (2022);

the Planning Authority is recommended to:

- (i) review the approach to the expansion of rural villages across the county, and where no evidence based justification can be provided for the individual extensions, to make the proposed Variation without the proposed Village Growth Area lands at the following locations;
  - a) Barefield VGA 7, VGA 8, VGA 9, VGA 10, VGA 11;
  - b) Ballinruan VGA 5;
  - c) Broadford VGA 2;
  - d) Clooney VGA 4;
  - e) Kilmurry VGA 4;
  - f) Bridgetown VGA 4;
  - g) O’Callaghan’s Mills VGA 5, VGA 6, VGA 7, VGA 8, VGA 10, VGA 11;
  - h) Kilmihil VGA 7;
  - i) Kiladysert VGA 5 and VGA 6;

- j) Bellharbour VGA 3 and VGA 4;
- k) Cooraclare VGA 5;
- l) Creegh VGA 3;
- m) Cross VGA 4;
- n) Doonaha VGA 6;
- o) Inch VGA 3;
- p) Kilbaha VGA 5;
- q) Kilmaley VGA 7 and VGA 8;
- r) Kilmurry McMahon VGA 4;
- s) Querrin VGA 7 and VGA 8; and
- t) Ruan VGA 5.

#### **4. RZLT rezoning at Scarriff Tuamgraney**

The proposed Variation includes land use zoning changes which the Planning Authority has indicated arise from the RZLT process. This applies to six sites within four settlements: Scarriff/ Tuamgraney, Feakle, Quilty and Whitegate.

The recently published housing plan, Delivering Homes, Building Communities 2025-2030, emphasises the need for a strong pipeline of zoned and serviced land to support the delivery of 300,000 new homes to 2030, stating:

*...Government will ensure that new homes are built in the right locations, with the necessary services and community facilities in place, in keeping with our climate action goals, and the wider spatial growth of the State.*

While the Office has no concerns in relation to four of the RZLT sites, it is considered that two of the sites in Scarriff/ Tuamgraney are centrally located to the settlement core and adjoin existing or proposed residential lands. On that basis it is advised that the Planning Authority keep these sites under review as they could contribute to the delivery of compact growth.

## Observation 2 - RZLT rezoning at Scarriff/ Tuamgraney

Having regard to the compact and sustainable growth of the settlements within Clare County and in particular to:

- NPO 42 of the NPF to target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040;
- NPO 43 of the NPF to prioritise the provision of new homes at locations that can support sustainable development; and
- NPF Implementation: Housing Growth Requirements (2025),

the Office advises that the Planning Authority keep the two Residential Zoned Land Tax locations within the settlements of Scarriff/ Tuamgraney under review as potential locations for residential uses in the future.

## 5. Flood risk management

The Office welcomes the preparation of the Strategic Flood Risk Assessment in accordance with NPO 1 of the NPF and the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines).

However, the Office has identified land use zonings that are located within either Flood Zones A or B (Clonlara, Feakle, Quin, Kilkee and Milltown Malbay) and lands that may be in Flood Zones A and/ or B (O'Callaghan's Mills).

Furthermore, due to the proximity of water features to proposed development sites in a number of settlements, the Planning Authority should undertake a risk assessment for each of the identified sites (Ballycannon North (Meelick), Feakle, Tuamgraney, Lahinch, Lisdoonvarna, Mountshannon, Inch and Kilmaley) in order to establish whether a Stage 3 detailed flood risk assessment is required to be carried out (as set out in section 2.2.1 of the Flood Guidelines), and if necessary to amend or omit land use zonings and/or Village Growth Area boundaries to water compatible uses only where it is found that highly vulnerable development is proposed within Flood Zones A/B or less vulnerable development in Flood Zone A and the Plan Making Justification Test has not been passed.

Finally, the Office notes that parts of proposed development lands are located either within or in close proximity to 'high end future scenario' climate change extents, where the potential future risks and associated mitigation measures are unclear, in relation to sites in Clonlara, Feakle, Quin, Doonbeg, Kilkee, Miltown Malbay, Sixmilebridge and O'Callaghan's Mills. The Office advises the Planning Authority to address flood risk management taking account of the potential impacts of climate change on flood risk.

### Recommendation 3 - Flood Risk Management

Having regard to flood risk management and in particular to:

- NPO 78 of the NPF (ensuring flooding and flood risk management informs place making);
- RPO 89, RPO 114 and RPO 116 of the RSES (incorporating flood risk management into the planning system); and
- the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009),

the Planning Authority is recommended to;

- (i) amend land use zonings or Village Growth Area boundaries so that highly vulnerable development is not permitted on either Flood Zone A or Flood Zone B and less vulnerable development is not permitted on Flood Zone A, at the following locations:
  - a) Clonlara (R4);
  - b) Feakle (R4);
  - c) Quin (R4);
  - d) Kilkee (R10);
  - e) Miltown Malbay (R7);
  - f) Ennistymon (R8); and
  - g) O'Callaghan's Mills (VGA 6);
- (ii) undertake a site visit to establish whether a Stage 3 detailed flood risk assessment is required with respect to each of the sites listed below. Where

it is found that highly vulnerable development (Flood Zones A/B) or less vulnerable development (Flood Zone A) is proposed and the Plan Making Justification Test has not been passed, the Planning Authority is required to amend or omit land use zonings or Village Growth Area boundaries to water compatible uses only:

- a) Ballycannon North (Meelick) (site R4);
- b) Feakle (R5);
- c) Feakle (R6);
- d) Feakle (R7);
- e) Tuamgraney (R5);
- f) Tuamgraney (R11);
- g) Lahinch (R3);
- h) Lahinch (R4);
- i) Lahinch (R5);
- j) Lahinch (R6);
- k) Lahinch (R7);
- l) Lisdoonvarna (LT1);
- m) Lisdoonvarna (R9);
- n) Mountshannon (LT1);
- o) Inch (VGA 3);
- p) Kilmaley (VGA 7); and
- q) Kilmaley (VGA 8).

The Office of Public Works should be consulted in relation to the Planning Authority's response to all of the above.

### Observation 3 - Flood Risk Management - Climate Change Scenario

Having regard to flood risk management and in particular to:

- NPO 78 of the NPF (potential impacts of climate change on flooding and flood risk);
- RPO 116 of the RSES (consideration of potential impacts of flood risk arising from climate change); and
- the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009),

the Planning Authority is advised to:

- (i) amend the Strategic Flood Risk Assessment to discuss how potential future climate change risk and any associated mitigation measures have been considered in relation to the following sites:
  - a) Clonlara (R4);
  - b) Feakle (R4);
  - c) Quin (R4);
  - d) Doonbeg (R4);
  - e) Doonbeg (R6);
  - f) Kilkee (R10);
  - g) Miltown Malbay (R7);
  - h) Sixmilebridge (R8); and
  - i) O'Callaghan's Mills (VGA 6);
- (ii) set out measures in order to ensure that safe ingress and egress from the proposed highly vulnerable Residential lands at Broadford (Site R3) can be achieved, taking account of the flood zones that surround these lands to the east, north and west.

The Office of Public Works should be consulted in relation to the Planning Authority's response to all of the above.

## 6. National road network

The N67, N68 and N85 traverse the county along the western seaboard, Ennis-Kilrush and Ennis-Ennistymon respectively and form a key part of the strategic national road network in County Clare, providing important regional and inter-regional linkages.

RPO 140 and RPO 151 of the RSES for the Southern Regional Assembly (SRA) area focus on protecting the strategic transport function and safety of national roads. In the interests of maintaining the safety and carrying capacity of the national road network, section 2.5 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012) (National Roads Guidelines) set out that it should be the policy of the planning authority to avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/h apply. Furthermore, section 2.7 of the National Roads Guidelines states that planning authorities must exercise care when zoning lands at or close to interchanges where such development could generate significant additional traffic with the potential to impact on the national road network.

In this context, the Office notes that a number of proposed development sites adjoin sections of the national road network where speed limits of 80 km/h or greater apply or are located close to interchanges and as such would be materially inconsistent with RPO 140 and RPO 151 of the RSES and would fail to take due account of section 2.8 of the National Roads Guidelines

### Recommendation 4 - National Road Network

Having regard to the need to maintain the carrying capacity and safety of the strategic road network, and having considered the following:

- RPO 140 of the RSES (maintaining the strategic capacity and safety of the national roads);
- RPO 151 of the RSES (the protection of the strategic transport function of national roads); and

- sections 2.5 and 2.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012), in respect of the policy approach for access to national roads,

the Office recommends that the Planning Authority makes the proposed Variation without the following:

- (i) Ennis (LT2);
- (ii) Ennis (LT7);
- (iii) Ennis (LT8);
- (iv) Lissycasey (VGA 4);
- (v) Lisdoonvarna (R5);
- (vi) Lisdoonvarna (R7);
- (vii) Doonbeg (R7);
- (viii) Killimer (R3); and
- (ix) Barefield (VGA 7, VGA 8, VGA9, VGA 10 and VGA 11).

## 7. Local Transport Plan (Ennis)

The Office acknowledges and welcomes the completion of the LTP for Ennis and notes the inclusion of Objective 3(a)(i) to support the implementation of the LTP in order to reduce car dependence, improve sustainable transport, reduce traffic congestion, promote sustainable growth and meet climate targets. However, the Office considers that the proposed Variation would significantly benefit from the inclusion of the short, medium and long-term measures as identified in the LTP into the County Development Plan. Such an approach would give clarity with regard to the connectivity between land uses and the active travel infrastructure that would support them.

### Recommendation 5 - Local Transport Plan

Having regard to the need for integration of land use and sustainable transportation, and having considered the following:

- NPO 37 of the NPF (sustainable mobility);
- RPO 151 of the RSES (integration of land use and transport);
- RPO 152 of the RSES (permeability for walking, cycling and public transport);
- the Climate Action Plan 2025 (reducing vehicle kilometres travelled);
- the Climate Action and Low Carbon Development Act 2015, as amended (mandatory target to reduce greenhouse gas emissions by 51%); and
- the National Sustainable Mobility Policy (2022) (reducing vehicle kilometres travelled),

the Planning Authority is recommended to:

- (i) incorporate sections 7.3 to 7.4.2 inclusive, from the Local Transport Plan (LTP) into the Clare County Development Plan 2023-2029; and
- (ii) provide a clearly legible map / series of maps that clearly reflect all existing and proposed active travel and public transport networks throughout the Key Town of Ennis, as identified in appendix 8 of the LTP, relative to the land use zonings in Ennis.

## Summary

The Office requests that your authority addresses the recommendations and observations outlined above. As you are aware, the report of the Chief Executive of your authority prepared for the elected members under section 58(11) of the Act must summarise these recommendations and set out how the Chief Executive proposes to address them.

Where a Planning Authority makes a variation, it is required to notify the Office **within one week** of the decision to adopt the Variation. Where an authority decides not to comply with the recommendations of the Office, then it shall inform the Office as soon as practicable and provide reasons for the decision not to so comply.

Your authority is also required to send the Office a copy of the Variation and any submissions made by the Minister, the relevant regional assembly and the National Transport Authority during the Variation preparation process.

Please be advised that planning authorities are also required to publish notice of the Variation within a week of the adoption, stating that a copy of the County Development Plan as varied will be available for inspection on a website and at a place specified in the notice no later than five weeks after the date of adoption.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through [plans@opr.ie](mailto:plans@opr.ie).

Is mise le meas,

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A handwritten signature in black ink that reads "AM O'Connor". The signature is written in a cursive, slightly slanted style.

**Anne Marie O'Connor**

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015

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