

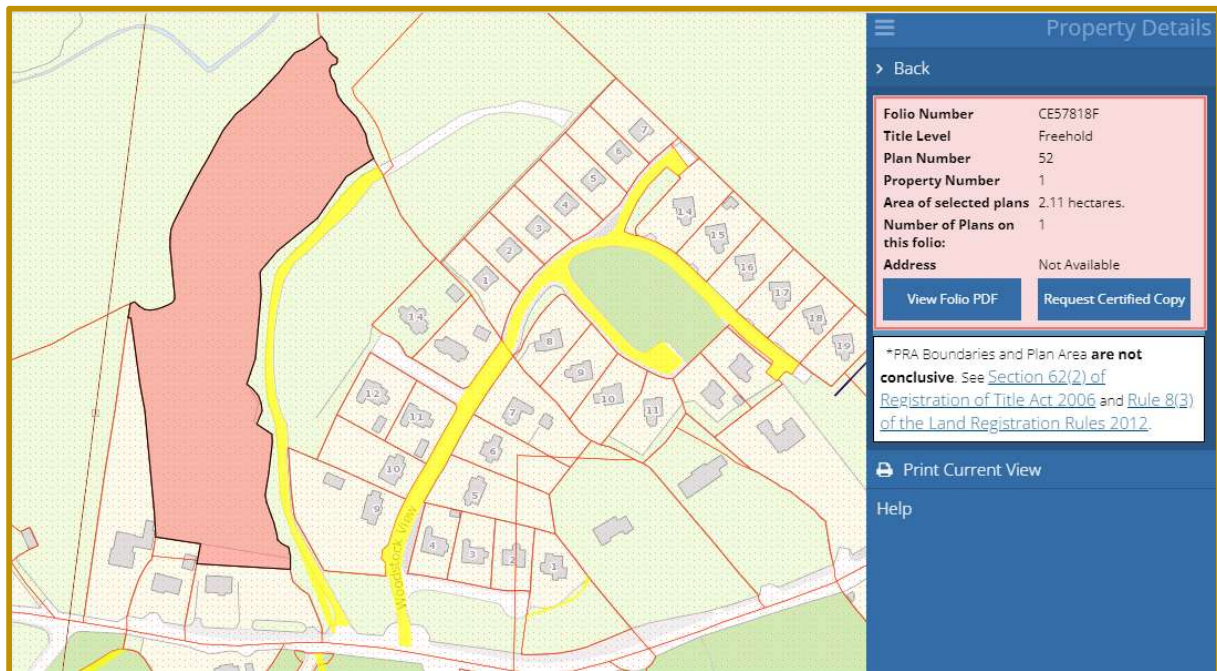
# Submission to the Proposed Amendments to the Draft Clare County Development Plan 2023-2029



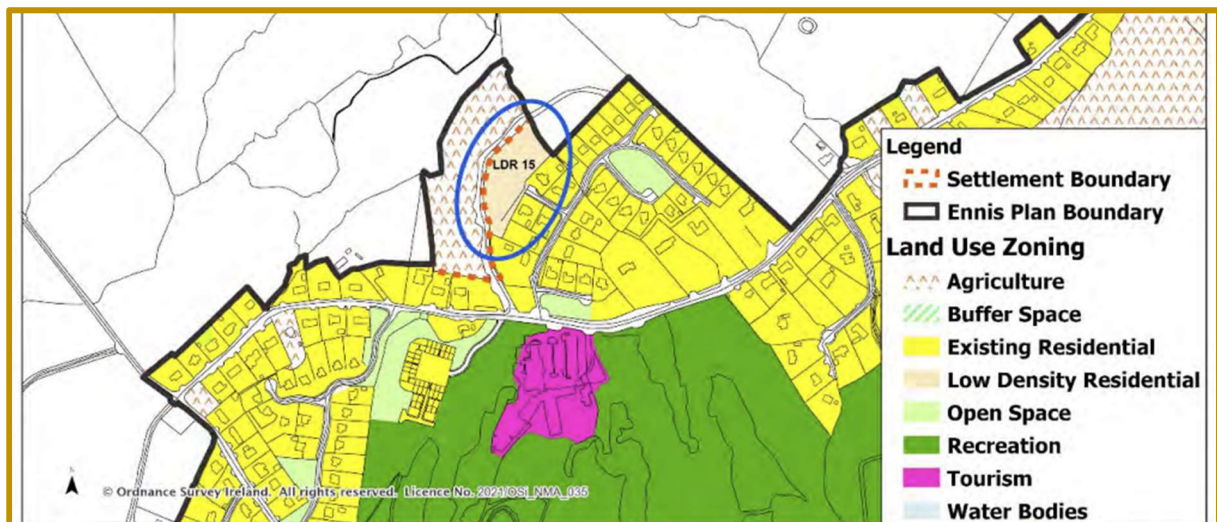
<b>Client</b>	Darvin Trading Company Ltd
<b>Project Title</b>	Lands at Ballylannidy, Shanaway Road, Ennis, Co. Clare
<b>Project Number</b>	CDP/DTC 010122
<b>Prepared by</b>	Brian Foudy & Associates Ltd.
<b>Date</b>	02 <sup>nd</sup> January 2023

**Site Location:**

The subject lands are located within the Ennis Plan Boundary, on the Shanaway Road. Opposite the Woodstock hotel and are contained within Folio CE57818F. The lands adjoin a live planning application with a reference number P22-263.



Map 1: Extract from Land Direct showing lands contained in Folio CE57818F



Map 2: "LDR15" Extract from the proposed amended Settlement Plan 2023-2029



**Proposed Amendments to the Draft County Development Plan 2023 - 2029**

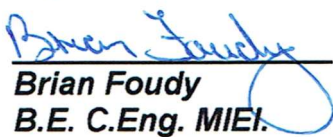
Based on the Proposed Amendments to the Draft Settlement Plan 2023-2029, part of the lands contained in our original submission which are contained in Folio CE25917F are proposed to remain zoned as “Low Density Residential” and the lands associated with Folio CE57818F (see map 1 above) are proposed to remain agricultural, within the Ennis plan boundary but outside of the settlement boundary.

If this plan is adopted and the subject lands contained in CE57818F will be zoned as “Agricultural” within the Ennis Plan Boundary. We had previously prepared and submitted a masterplan showing the integration and development of this land as the next phase to planning reference P22-263.

In addition to our previous detailed submission, we now seek to have the lands west of the proposed amendment LDR15 and contained in Folio CE57818F zoned as low density residential – increasing the size of LRD15. This additional zoning if permitted would allow for the owners to complete development on their lands to the Northern side of the Shanaway road in a planned, phased manner.

We trust that the above submission will be given due consideration in the preparation of the final Clare County Development Plan 2023-2029 and we look forward to these lands being zoned as low density residential in the adopted plan.

**Signed:**



**Brian Foudy**  
**B.E. C.Eng. MIEI.**  
**Chartered Engineer,**  
**Dip E.I.A & S.E.A Mgt**  
**Approved Site Assessor**

Surveyed 1993  
Revised 2016  
Levelled 1976

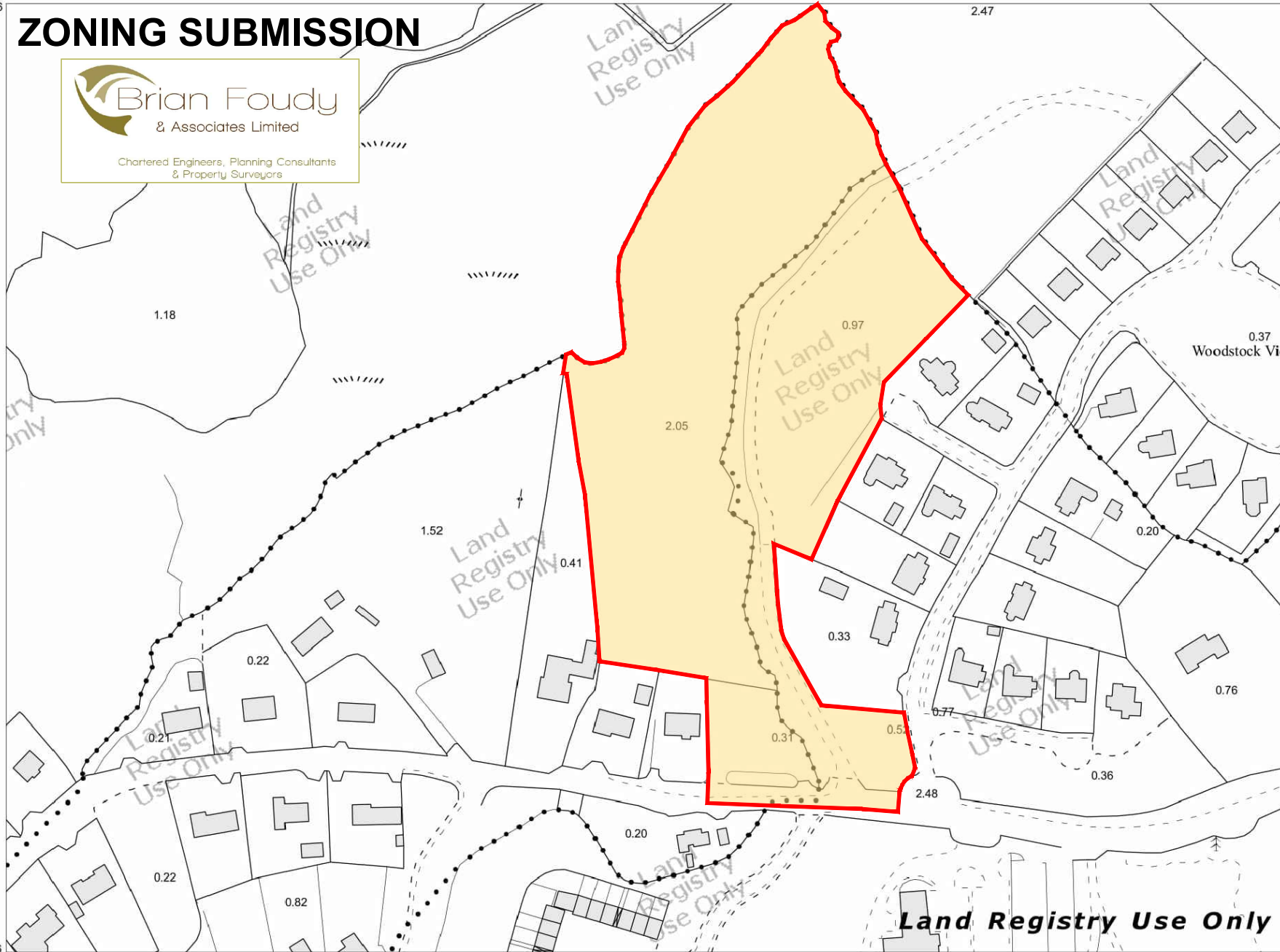
# Land Registry Compliant Map



## ZONING SUBMISSION

**Brian Foudy**  
& Associates Limited

Chartered Engineers, Planning Consultants  
& Property Surveyors



### ITM CENTRE PT. COORDS.

530581,677421

### DESCRIPTION

### MAP SHEETS

1:2500  
4321-B

Site to which this application refers outlined in **RED**



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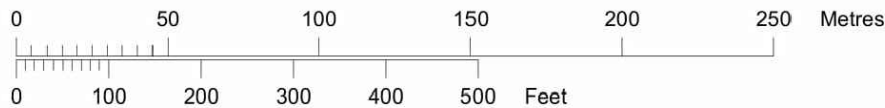
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Ní thaispeánann léarscál de chuid Ordnáis Shuirbhéireacht na hÉireann teorann phointí deisthúil de mháoin rianait, ná úinéireacht de ghnéithe fisiciúla. Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

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Scale:- 1:2,500  
Scála:- 1:2,500



Plot Ref. No. 19747030\_1\_1  
Plot Date 17-MAY-2017

**Land Registry Use Only**



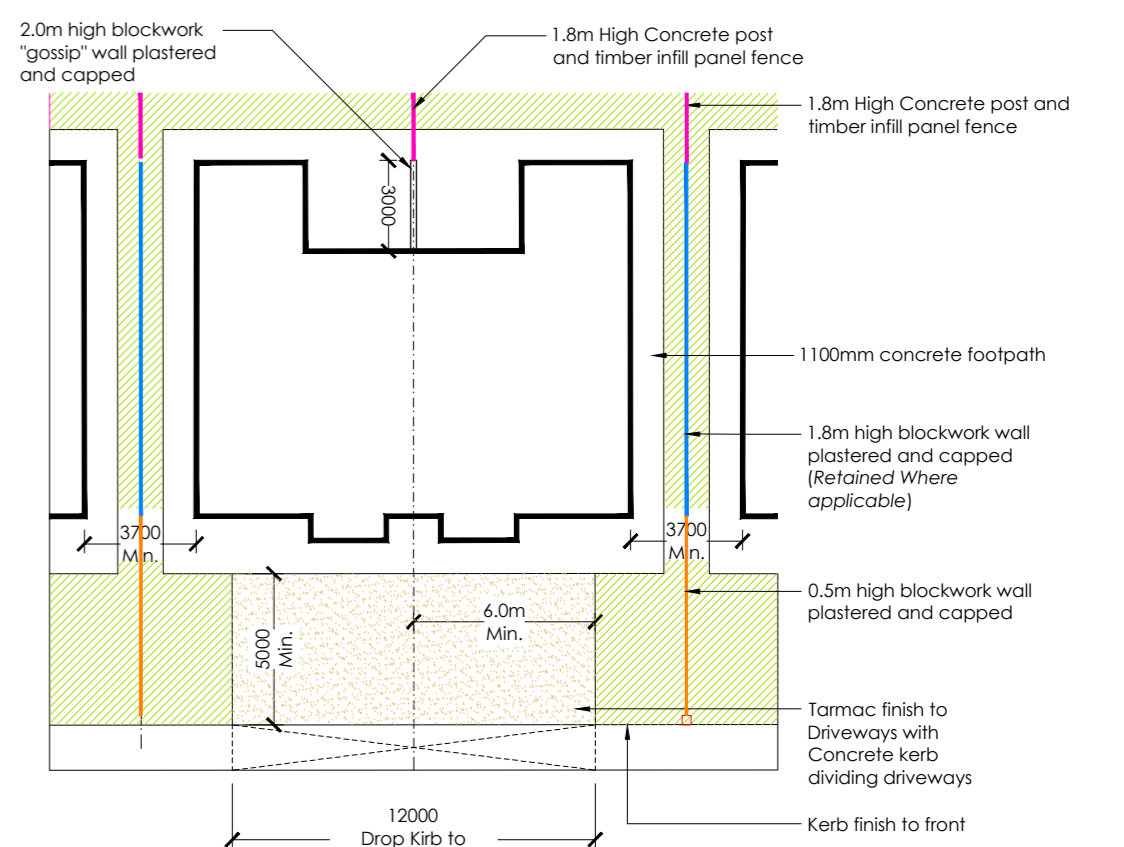
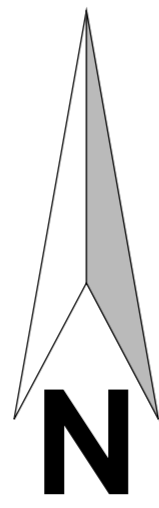
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LEGEND

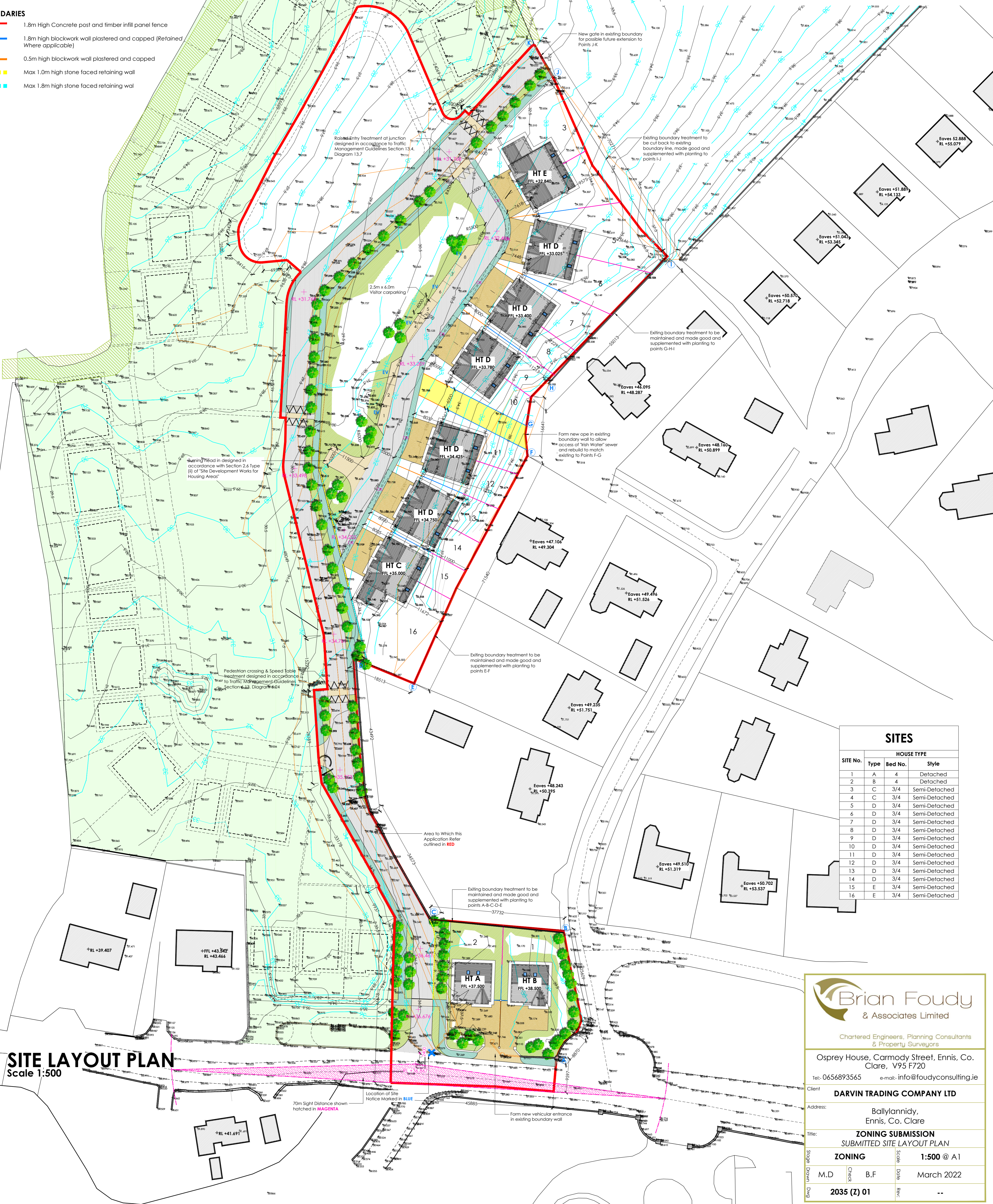
- Area to which this application refers 15,378.8 m<sup>2</sup> (3,800 Acres / 1,538 Hectares)
- Landscaping
- Existing adjoining dwellings/sheds
- FFL +101.300 Floor/Ridge Levels
- Roadway design in accordance with "Til Pavement & Foundation Design - DN-PAV-03021" recommendations
- Pavement design in accordance with "Til Pavement & Foundation Design - DN-PAV-03021" recommendations
- Tarmac/Cobbleck paving finish to driveway
- Dished Kerbs to driveway entrances
- Irish Water Right of Way
- Area of possible future development
- Electric car charge points

BOUNDARIES

- 1.8m High Concrete post and timber infill panel fence
- 1.8m high blockwork wall plastered and capped (Retained Where applicable)
- 0.5m high blockwork wall plastered and capped
- Max 1.0m high stone faced retaining wall
- Max 1.8m high stone faced retaining wall



DWELLING BOUNDARIES  
Scale 1:250



SITES			
SITE No.	HOUSE TYPE		
	Type	Bed No.	Style
1	A	4	Detached
2	B	4	Detached
3	C	3/4	Semi-Detached
4	C	3/4	Semi-Detached
5	D	3/4	Semi-Detached
6	D	3/4	Semi-Detached
7	D	3/4	Semi-Detached
8	D	3/4	Semi-Detached
9	D	3/4	Semi-Detached
10	D	3/4	Semi-Detached
11	D	3/4	Semi-Detached
12	D	3/4	Semi-Detached
13	D	3/4	Semi-Detached
14	D	3/4	Semi-Detached
15	E	3/4	Semi-Detached
16	E	3/4	Semi-Detached

SITE LAYOUT PLAN  
Scale 1:500

**Brian Foudy & Associates Limited**  
Chartered Engineers, Planning Consultants & Property Surveyors  
Osprey House, Carmody Street, Ennis, Co. Clare, V95 F720  
Tel: 0656893565 e-mail: info@foudyconsulting.ie

Client: **DARVIN TRADING COMPANY LTD**  
Address: Ballylannidy, Ennis, Co. Clare  
Title: **ZONING SUBMISSION SUBMITTED SITE LAYOUT PLAN**

ZONING	Scale	1:500 @ A1
M.D	Check	B.F
2035 (Z) 01	Date	March 2022
	Rev.	--



Woodstock Hotel & Golf Club	-	100m
Banner GAA	-	750m
Inver & Mace Garage	-	2.1km
Ennis Town Center	-	3.9km
Ennis Golf Club	-	3.9km

(Note All distances are via existing road/footpath networks)

