

From: [REDACTED]
To: [Development Plan](#)
Subject: Submission to Variation No.1 to the Clare County Development Plan 2023-2029
Date: Tuesday 7 April 2026 15:25:27
Attachments: [Submission Variation No.1 Ballylannidy.pdf](#)

Please find attached submission in relation to Variation No.1 to the Clare County Development Plan 2023-2029.

Regards,

Gerard Mungovan

Variation No.1 to the Clare County Development Plan 2023-2029,
Planning Department,
Clare County Council,
New Road,
Ennis,
Co Clare.
V95 DXP2

Date: 7th April 2026

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

A Chara,

Further to the publication of the Proposed Variation No.1 to Clare County Development Plan 2023 – 2029, I write to express my frustration of the manner in which this process has been carried out. Submissions were requested from landowners/developers and a detailed submission (attached) was prepared by Brian Foudy & Associates on our behalf.

There has been no engagement from Clare County Council in their review of this submission and the exclusion of these lands from the Proposed Variation No.1 demonstrates a clear failure on behalf of the council in giving due consideration to the inclusion of these lands in the Proposed Variation No.1 to Clare County Development Plan 2023 – 2029 or future development plans going forward. We believe that the Proposed Variation No.1 does not address the implementation of the Guidelines for Planning Authorities - ‘NPF Implementation: Housing Growth Requirements’ in that they have failed to

‘ Whether varying the current adopted development plan, reviewing the development plan under the Act of 2000 or preparing a 10-year development plan under the Act of 2024, planning authorities should consider as an immediate priority the suitability of lands for development over a 12 year plus period (to encompass the remaining period of the current adopted plan and the lifespan of the new 10-year development plan). ’

We note that these lands were previously zoned residential and were dezoned in the Clare County Development Plan 2017 – 2023 despite being subject to an active planning application.

As per our previous submission, we note that these lands are adjacent to the public sewer and other infrastructure.

We believe that this proposed development of family homes in a built up community represents a sustainable expansion of the immediate neighbourhood and reflects the key strategies of compact growth and urban form, being located in developed community with amenities and infrastructure on its doorstep.

We believe that the omission of this site is both factually flawed and contrary to the requirements of Ennis and its population in both the long term development and the current housing shortage.

We would request that you would note the above in your considerations in relation to the Proposed Variation No.1 Clare County Development Plan 2023 – 2029 and include these lands as Long Term Strategic Development Site

Yours sincerely

Mr Gerard Mungovan
Darvin Trading Company Ltd

████████████████████

██████████

██████████

Submission for NPF Housing Growth Additional Residential Lands



Our Client	Darvin Trading Company Ltd
Project Title	Lands at Ballylannidy, Ennis, Co. Clare
Project Number	BF/DTC/NPF/020125
Prepared by	Brian Foudy & Associates Ltd (Agent) Osprey House, Carmody Street Ennis, Co. Clare
Date	19 th December 2025

Introduction

We note that Clare County Council are in the review process for lands that are suitable for residential zoning in response to the Revised National Planning Framework (NPF). The subject land we wish to have now zoned has an approximate area of 3.573ha. and is contained within Folio CE23356F. We also wish to have additional lands considered as Strategic Residential Reserve or future zoning in the 2029-2035 County Development Plan which measures approximately 15.637 Hectares.

Brian Foudy & Associates Ltd have been appointed to prepare this submission on behalf of the Darving Trading Company Ltd. This submission will support the request for a change in zoning from 'Rural Areas Under Strong Urban Influence' to 'Residential' in respect of lands located at Ballylannidy, Shanaway Road, Ennis, Co. Clare under Clare County Development Plan 2023-2029, and in particular Volume 3a Ennis Municipal District settlement Plan

Site Location:

The subject lands are located in Ballylannidy, Shanaway Road, Ennis, Adjacent to Woodstock Hotel & Golf Club and the Ennis Settlement boundary to the West & North of the site. The subject lands front onto a local road..

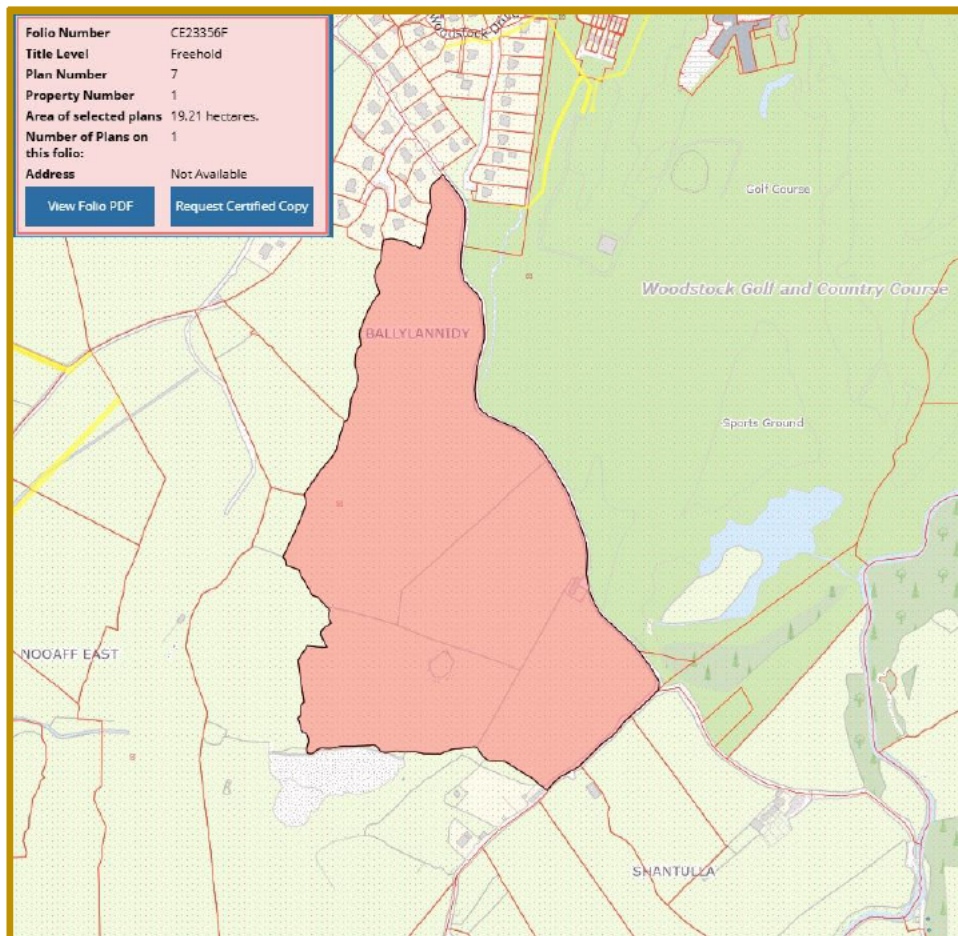


Fig 1. CE23356F

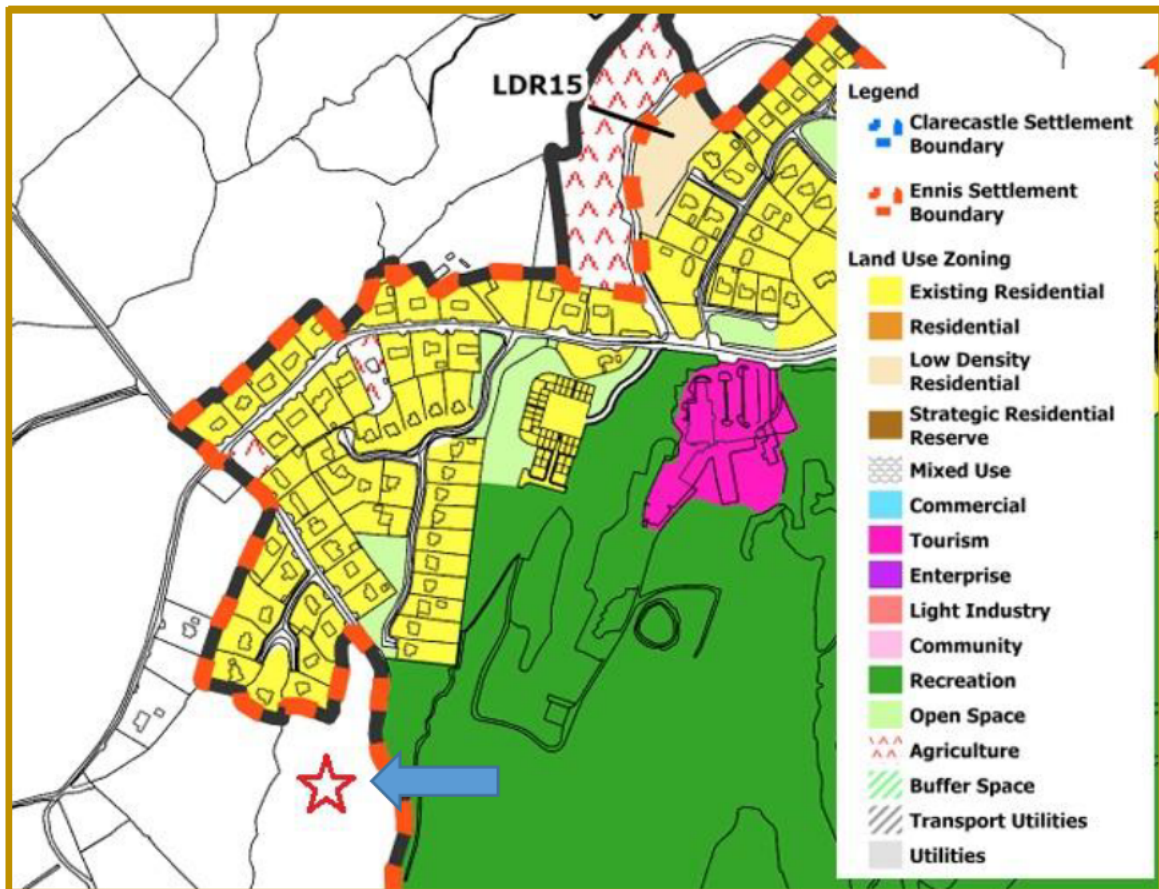


Fig 2. Extract from Clare County development Plan 2023-2029 – Volume 3a Ennis Municipal District Settlement plan

Services

Sewers: The site is only 270m from the existing foul sewer pumping station at Woodstock.

Water: The subject lands are served by Irish Water.

Electricity: Existing poles and ESB wires are adjacent to these lands.

Telecoms: Telecom poles and infrastructure currently exist adjacent to the lands.

Public Lighting: Any development at this site would include appropriate public lighting.

Environmental

The Subject site is **not** within or close to;

- Special Protection Areas (SPA)
- Proposed Natural Heritage Areas (pNHA)
- Natural Heritage Areas (NHA)
- Special Area of Conservation (SAC)

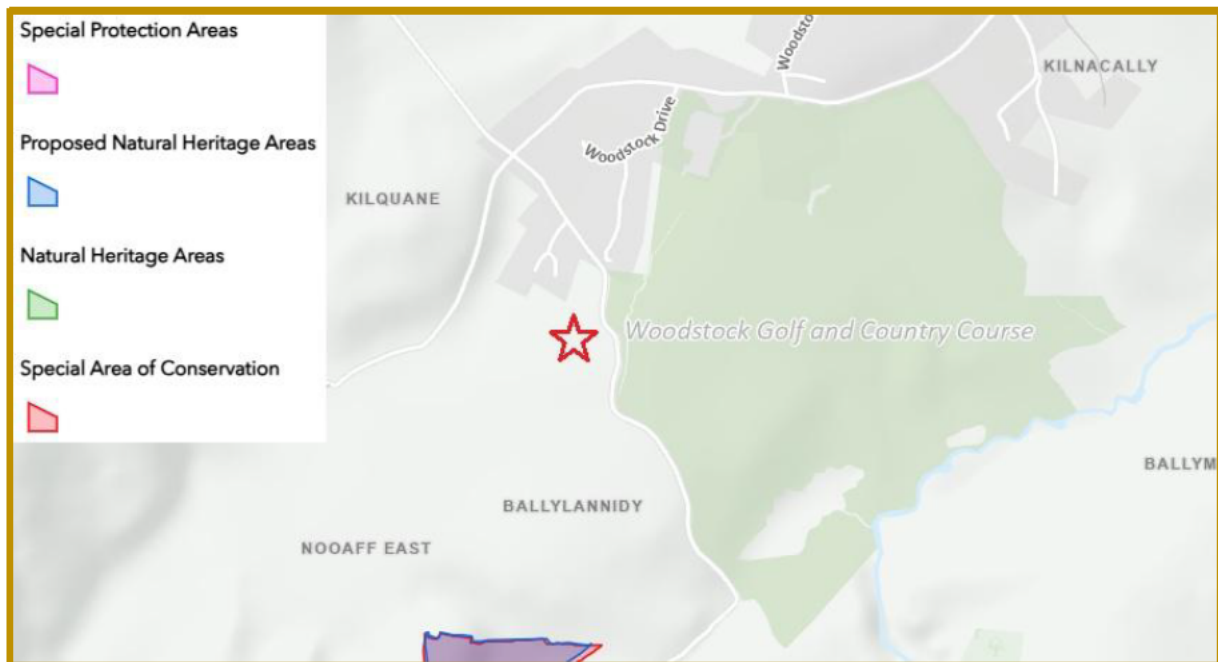


Fig3. Extract from NPWS Protected Sites Maps _ Subject Site Marked in **RED**

Flood Risk

There is no flood risk in the subject lands.

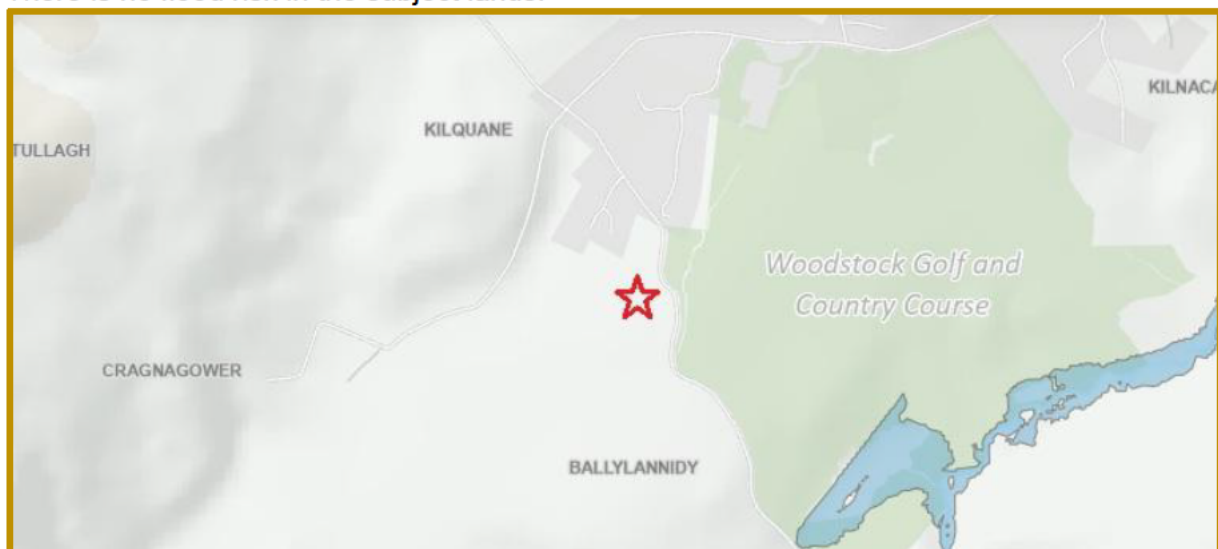


Fig 4. Extract from Flood Maps _ Subject Site Marked in **RED**

Connectivity & community facilities

The subject lands are located in close proximity to a wide variety of amenities and community facilities. See the attached Amenities & Community Facilities layout accompanying this submission which illustrates the various amenities in close proximity to the site. There are a wide range of amenities and community facilities located within easy walking / driving distance of the subject lands. These amenities and community facilities are listed below (*this list is not exhaustive*): This area has the benefit of a local public bus service from the Woodstock Hotel to Ennis.

Amenities & Community Facilities

Woodstock Hotel & Golf Club	-	950m
Banner GAA	-	1.7km
Inver & Mace Garage(N85)	-	3.0km
Inch NS	-	3.3km
Inch Church	-	3.4km
Ennis Town Center	-	4.6km
Cloghleagh NS	-	3.9km
Ennis Community College	-	4.2km
Gaelcholáiste	-	4.3km
Colaiste Muire	-	4.4km
Rice College	-	4.9km
CBS NS	-	5.1km
Holy Family NS	-	5.1km
Gaelscoil	-	5.5km
Ennis National School	-	5.7km
Ennis National School	-	5.7km

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

Planning history

Based on a review of ePlan, There were 2 previous planning application on the subject site.

1. **P94/161 (Outline Permission) Refused**
To Construction of 14 no.dwellinghouses and septic tanks
2. **P16/961 (Outline Permission) Refused**
To construct 57 No. detached dwellinghouses, construct entrances, roads, footpaths and services and connect to public services together with all associated site works

Zoning proposal

Please refer to the attached OSI Rural Place map with the proposal site shown outlined in Red. The area we wish to have zoned residential measures approximately 3.573 Hectares. We would propose to have these lands zoned in order of preference as follows;

1. **Residential**
2. **Low Density Residential**

In addition to the residential zoning proposal, it is requested that the remaining lands associated with Folio CE23356F, outlined in Purple on the attached OSI Rural Place map & OSI record Place Map be Zoned

1. Strategic Residential Reserve

The larger zoning would also facilitate the construction of a new road connecting to the R474 Miltown Malbay Road close to the Clare County Council Machinery Yard. Agreements are in place with adjoining land owners to facilitate this and this would ease traffic issues at the Shanaway Road junction. This landbank should be considered and incorporated into any strategic plan for Ennis.

Conclusion

The main considerations for the proposed rezoning of the subject lands from 'Agricultural to 'Residential' are as follows;

- a) These lands were zoned in the past and considerable surveys have already been completed on the site to include roads , topography, hydrology and bats.
- b) To develop residential serviced land to provide for a high-quality urban environment
- c) To create a sustainable residential community with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities and public transport facilities, to serve the current and future residential population of Ennis.
- d) To help deliver up to 30% of all new homes targeted for Ennis within the existing built-up footprint.
- e) To promote the creation of strong, vibrant neighbourhoods in the Woodstock Neighbourhood, with a range of services and amenities which are easily accessible to local residents and attractive for growth.
- f) To ensure delivery of the physical and social infrastructure necessary to facilitate population growth and community development.
- g) To support the delivery of the '10 Minute Town' concept.
- h) Road infrastructure and potential vehicular access locations are satisfactory and would be in accordance with relevant development plan provisions such as sight distances etc.
- i) The lands benefit from excellent public transport connectivity to the surrounding area.
- j) There are a range of amenities and community facilities located within easy walking distance of the subject lands such as Woodstock Golf Club, The Banner GAA Club, Lees Road etc.
- k) The lands benefit from proximity and approval to join to existing services such as Water, ESB, Telecoms, and Sewer.
- l) This land meets all the criteria set out for rezoning.
- m) Darwin trading company are in talks with a large national house builder to acquire these lands if zoned. A planning application would be submitted without delay with a view to start development before the end of the current development plan.

We trust that this submission will be given due consideration in the preparation of the revised land zoning to the Clare County Development Plan 2023-2029 and we look forward to seeing part of these lands zoned as Residential and the remainder Strategic Residential Reserve with a view to zoning same as Residential in the 2029-2025 County Development Plan. As previously mentioned, a major national house builder is interested in acquiring these lands.

If you have any queries, please don't hesitate to contact the undersigned.

Signed:



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

Amenities & Community Facilities

Woodstock Pump Station	-	270m
Woodstock Hotel & Golf Club	-	950m
Banner GAA	-	1.7km
Inver & Mace Garage(N85)	-	3.0km
Inch NS	-	3.3km
Inch Church	-	3.4km
Ennis Town Center	-	4.6km
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(Note All distances are via existing road/footpath networks)



Surveyed 1993-1994
Revised 2015
Levelled 1976

Rural PLACE Map



530118
677030

530523
677030

Site to which this rezoning application refers outlined in RED
35,727.7 m² (8.828 Acres / 3.573 Hectares)

Site to be zoned as "Strategic Residential Reserve" in the Current Plan with a view to being zoned as "Residential" in the 2029-2035 Clare County Development Plan outlined in PURPLE
156,370 m² (38.640 Acres / 15.637 Hectares)
(Full Extent Refer to Record Place Map)

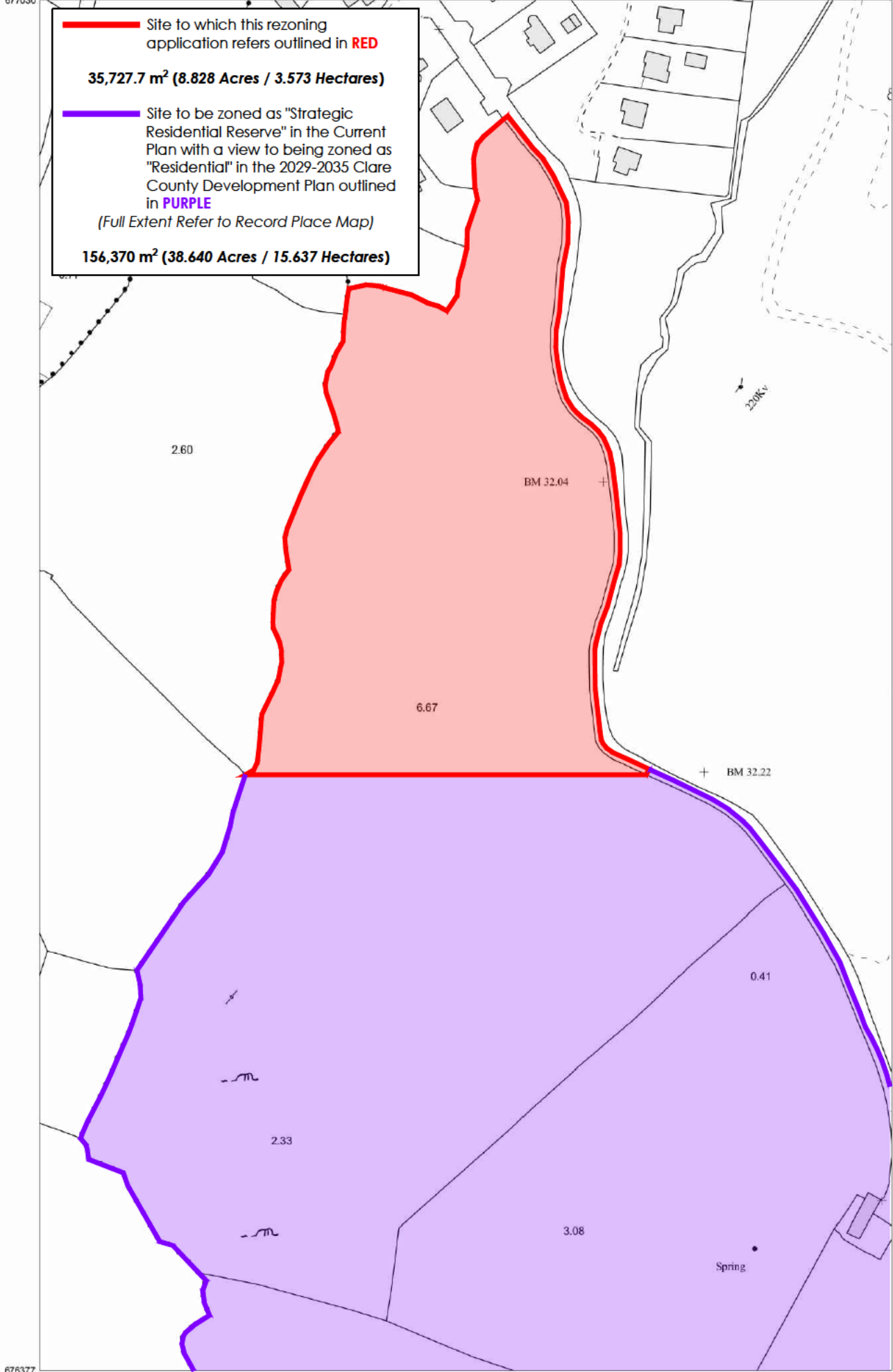
ITM CENTRE PT. COORDS

530320,676703

DESCRIPTION

MAP SHEETS

1:2500
4321-B 4321-D



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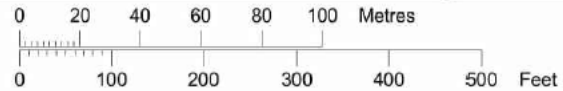
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Scale:- 1:2,500
Scála:- 1:2,500



Plot Ref. No. 19731914_1_1
Plot Date 28-NOV-2016



676377
530118

676377
530523

Surveyed 1897
 Revised 1918
 Levelled

Record PLACE Map



529465
 678081

531176
 678081

Site to which this rezoning application refers outlined in RED

35,727.7 m² (8.828 Acres / 3.573 Hectares)

Site to be zoned as "Strategic Residential Reserve" in the Current Plan with a view to being zoned as "Residential" in the 2029-2035 Clare County Development Plan outlined in PURPLE

156,370 m² (38.640 Acres / 15.637 Hectares)

ITM CENTRE PT. COORDS

530320,676703

DESCRIPTION

MAP SHEETS

6 inch
 CE033



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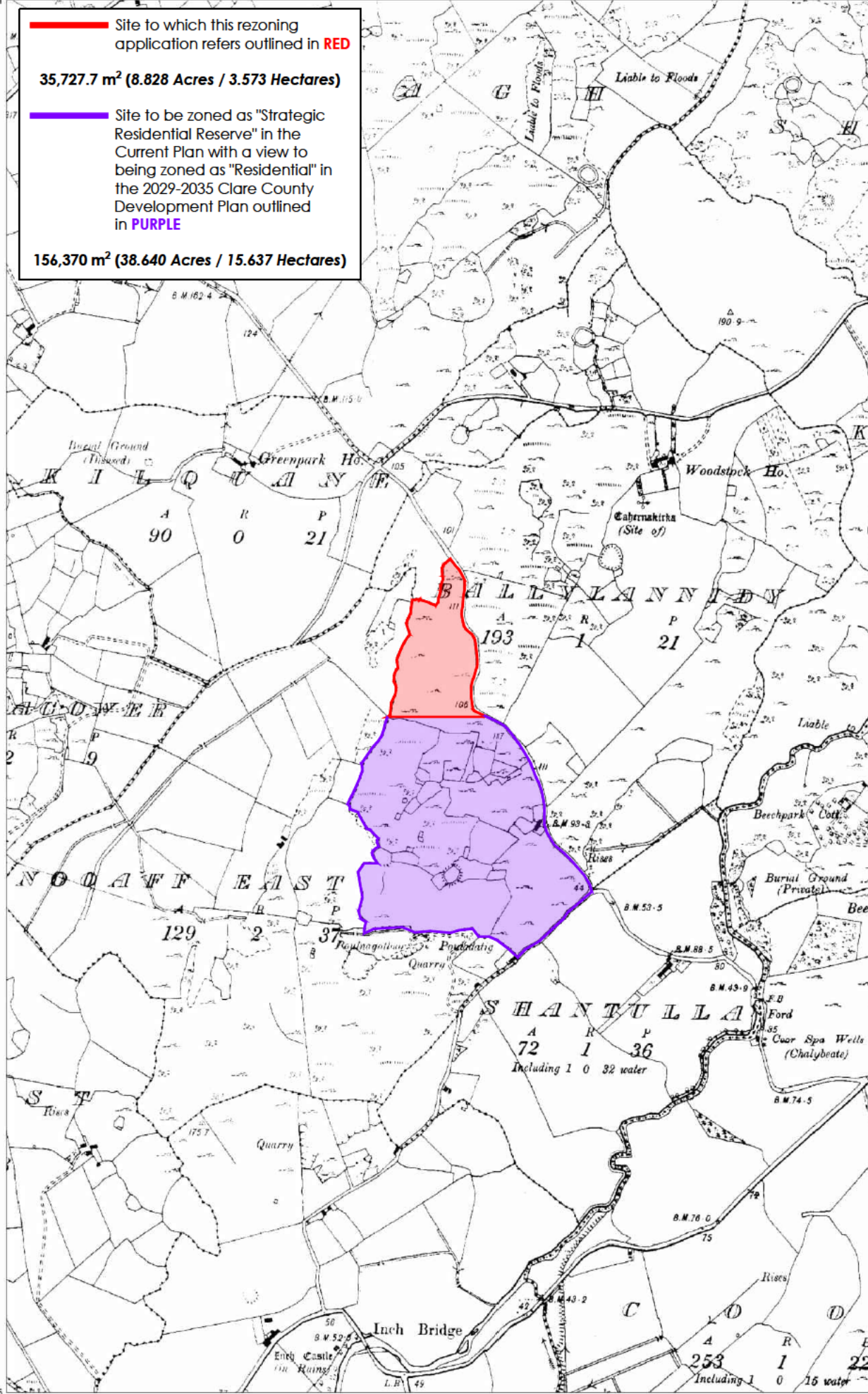
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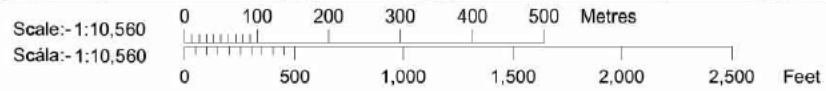
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675326
 529465

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Plot Ref. No. 19731914_1
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