

From: [REDACTED]
To: [Development Plan](#)
Cc: [REDACTED]
Subject: Submission on variation No.1 to Clare County Development Plan - Lands at Loughrask, Ballyvaughan
Date: Tuesday 7 April 2026 15:31:20
Attachments: [Submission on variation No.1 to Clare County Development Plan - Lands at Loughrask, Ballyvaughan.pdf](#)
[Original Zoning Submission - Loughrask.pdf](#)
Importance: High

A Chara,

Please see my submission on variation No 1 attached for lands at Loughrask, Ballyvaughan on behalf of the O'Neill family
Please acknowledge receipt for this email.

Kind Regards

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

Brian Foudy & Associates Ltd.
Osprey House
Carmody Street
Ennis
Co. Clare
V95 F720

Tel: 065 6893565 / [REDACTED]

The contents of this E-Mail and any Attachment are the property of Brian Foudy & Associates Consulting Engineers and are for the use only of the intended recipient only. It may contain confidential information and/or material that is privileged. If it has come to you in error, you should not take any action based upon it, and you should not copy it, distribute it or show it to anyone. In such a case, please telephone Brian Foudy & Associates Consulting Engineers immediately on 065 6893565 (Ireland) or 00 353 65 93565 (International) and delete it from your system. You are requested to carry out your own virus check before opening any attachment. Brian Foudy & Associates Consulting Engineers accepts no liability for any loss or damage which may be caused by software viruses.

Clare County Council
Áras Contae an Chláir
New Road
Ennis
Co. Clare

Date: 07th April 2026

Our Client: The O'Neill Family
Location: Loughrask, Ballyvaugha, Co. Clare

Variation No.1 to the Clare County Development Plan 2023-2029 Lands at Loughrask, Ballyvaughan

A Chara,


I refer to the above and, in particular to the proposals requested in response to the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities 2025 concerning the identification of additional residential lands to support accelerated housing delivery.

I note the zoning application in respect of these lands has been refused and I wish to make a submission in relation to this decision and outline my concerns and observations below.

In conjunction with Councillor Bill Slattery, we have prepared a drawing showing adequate improvements to sightlines at the road junction. We were advised that this was the main reason that the lands haven't been included up until now. Its important to note that these lands are served by the Loughrask group sewerage scheme which was installed at considerable expense. The proposer in having provided infrastructure has a legitimate expectation to see the additional lands zoned to provide family homes in the area. Please see the proposed junction upgrade drawing attached. The O'Neill own all lands required to facilitate this junction upgrade and are willing to carry out the works at their own expense.

I trust this submission will enable the Planning Authority to include this small parcel of land in the variation to the Clare County Development Plan 2023-2029.

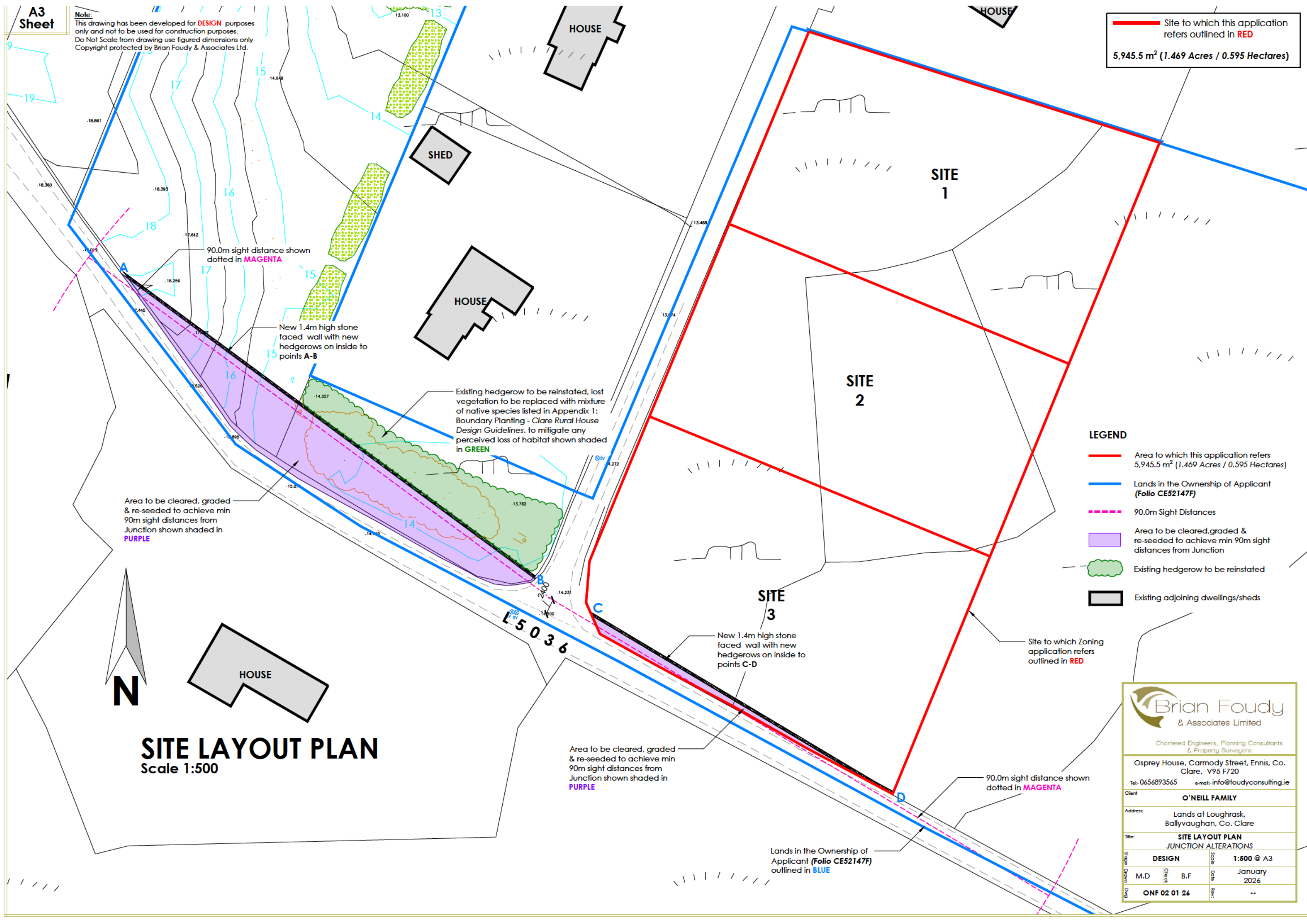
Signed:



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

Note: This drawing has been developed for DESIGN purposes only and not to be used for construction purposes. Do Not Scale from drawing use figured dimensions only Copyright protected by Brian Foudy & Associates Ltd.

Site to which this application refers outlined in RED
5,945.5 m² (1.469 Acres / 0.595 Hectares)



90.0m sight distance shown dotted in MAGENTA

New 1.4m high stone faced wall with new hedgerows on inside to points A-B

Existing hedgerow to be reinstated, lost vegetation to be replaced with mixture of native species listed in Appendix 1: Boundary Planting - Clare Rural House Design Guidelines. to mitigate any perceived loss of habitat shown shaded in GREEN

Area to be cleared, graded & re-seeded to achieve min 90m sight distances from Junction shown shaded in PURPLE

New 1.4m high stone faced wall with new hedgerows on inside to points C-D

Site to which Zoning application refers outlined in RED

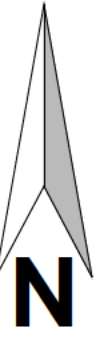
Area to be cleared, graded & re-seeded to achieve min 90m sight distances from Junction shown shaded in PURPLE

90.0m sight distance shown dotted in MAGENTA

Lands in the Ownership of Applicant (Folio CE52147F) outlined in BLUE

LEGEND

- Area to which this application refers 5,945.5 m² (1.469 Acres / 0.595 Hectares)
- Lands in the Ownership of Applicant (Folio CE52147F)
- - - 90.0m Sight Distances
- Area to be cleared, graded & re-seeded to achieve min 90m sight distances from Junction
- Existing hedgerow to be reinstated
- Existing adjoining dwellings/sheds



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

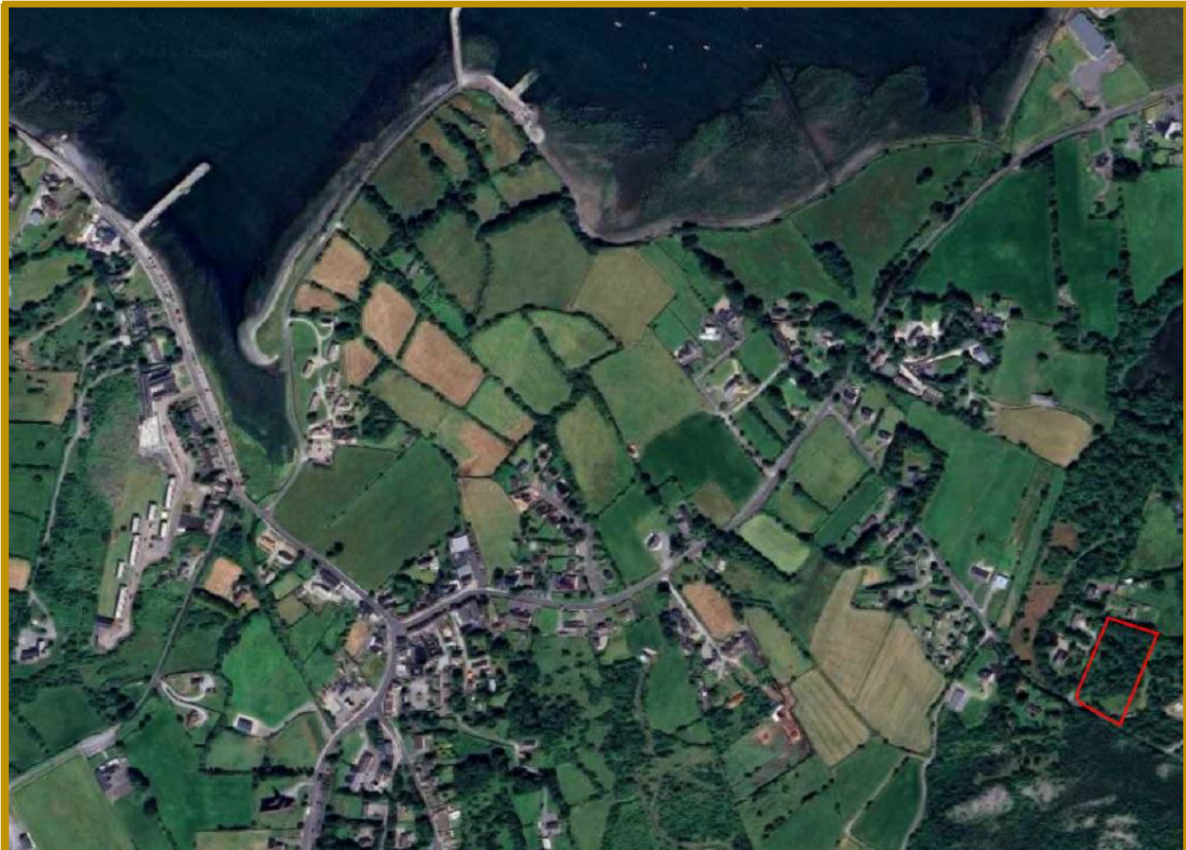
Client: **O'NEILL FAMILY**

Address: Lands at Loughrask, Ballyvaughan, Co. Clare

Title: **SITE LAYOUT PLAN
JUNCTION ALTERATIONS**

Scale: 1:500 @ A3	Date: January 2026
Scale Drawn: M.D	Scale Rev: ..
Checked: B.F	Date: ONF 02 01 26

Submission for NPF Housing Growth Additional Residential Lands



Our Client	O'Neill Family
Project Title	Lands at Loughrask, Ballyvaughan, Co. Clare
Project Number	BF/GON/ NPF 010125
Prepared by	Brian Foudy & Associates Ltd (Agent) Osprey House, Carmody Street Ennis, Co. Clare
Date	18 th December 2025

Introduction

We note that Clare County Council are in the review process for lands that are suitable for zoning for residential use in response to the Revised National Planning Framework (NPF)

Brian Foudy & Associates Ltd have been appointed to prepare this submission on behalf of the O'Neill family. This submission will support the request for a change in zoning from 'Heritage landscape' to Residential in respect of lands located at Loughrask, Ballyvaughan, Co. Clare under Clare County Development Plan 2023-2029, and in particular Volume 3d West Clare Municipal District - Ballyvaughan settlement Plan

Site Location:

The subject site is located on the L5036 off the N67, just to the eastern side of the existing Ballyvaughan Settlement Boundary. This site has dual frontage to both the Green Road and Loughrask Road. The site 97.5m of road frontage along the Loughrask Road and measures 0.595Ha. and is contained within Folio CE52147F.

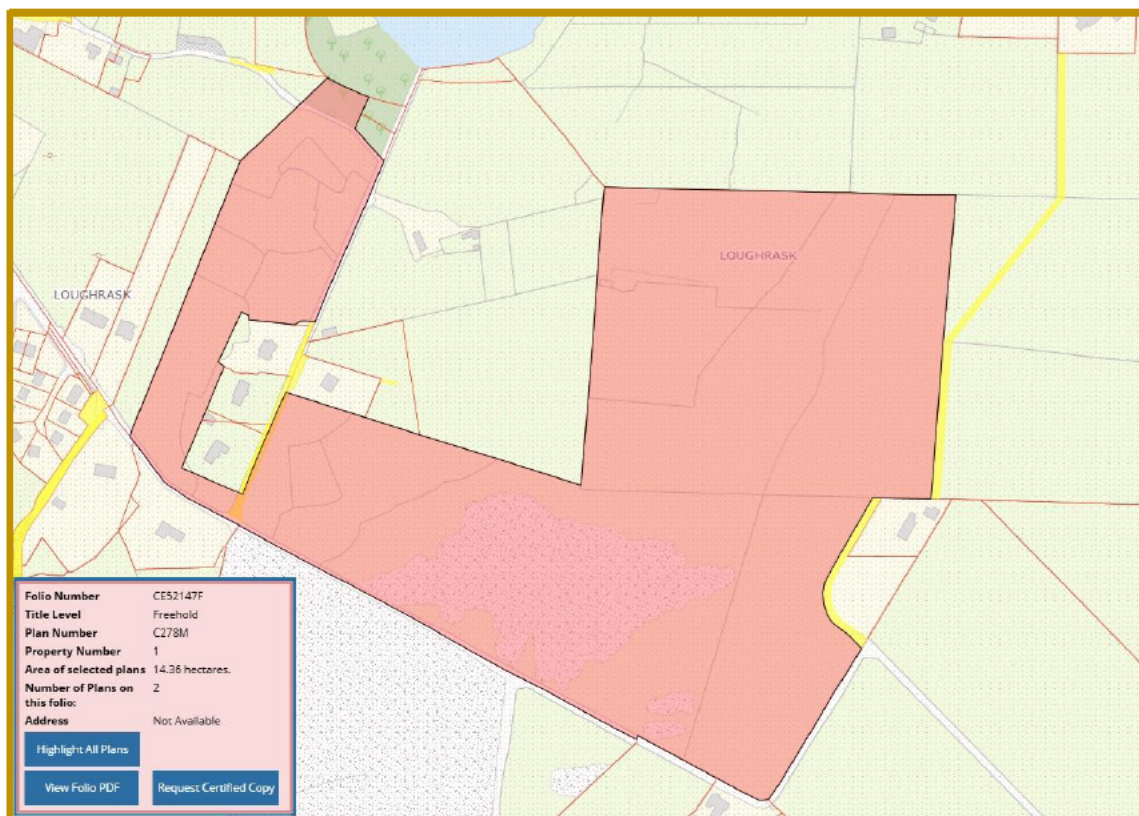


Fig 1. CE52147F.

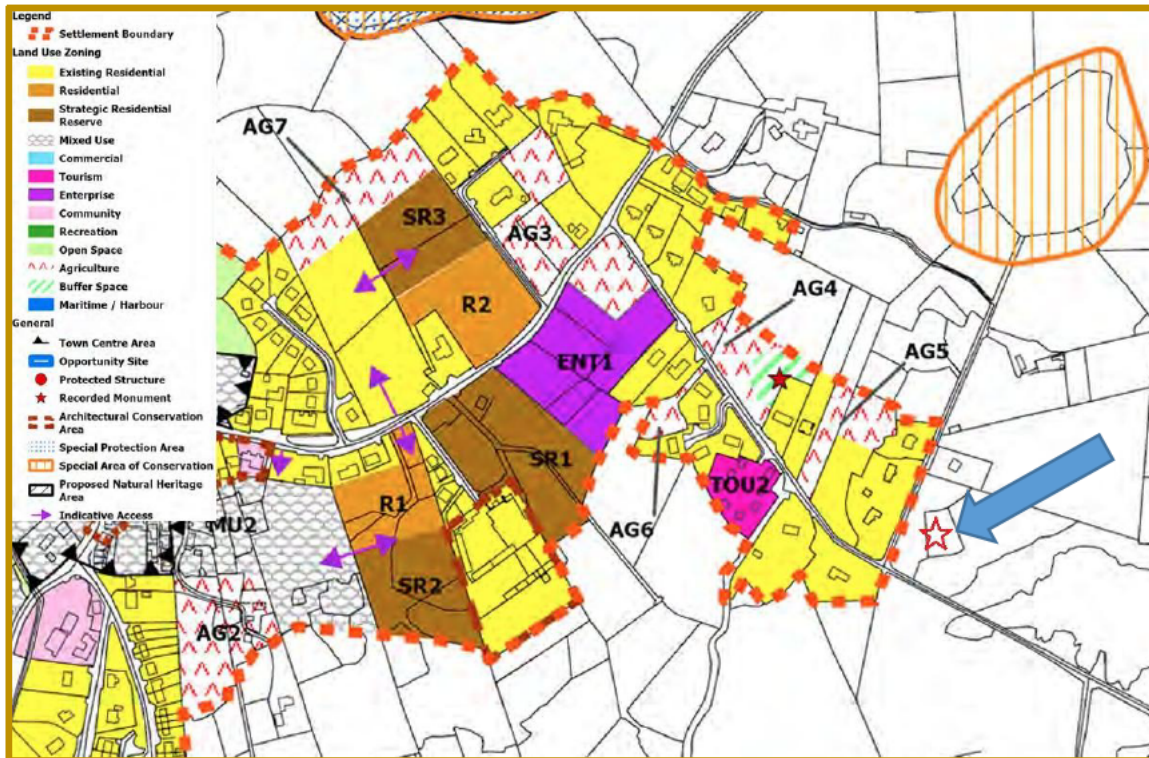


Fig 2. Extract from Clare County development Plan 2023- 2029 – Volume 3d West Clare Municipal District – Ballyvaughan Settlement plan.

SERVICES

Sewers:

These lands are served by the Loughrask Group Sewerage Scheme. Existing dwellings adjacent to the site connect into the scheme. The Group has confirmed capacity for up to an additional 6 houses. Considerable investment was made by the late John O’Neill to develop the existing Loughrask group Sewerage Scheme and given that this infrastructure is in place there is a legitimate expectation to obtain favourable residential zoning in these lands – namely lands as shown on the attached map.

Water:

The lands are also serviced by an Uisce Éireann Watermain connection located in the L5036.

Electricity:

Existing poles and ESB wires are adjacent to these lands.

Telecoms:

Telecom poles and infrastructure exist adjacent to these lands.

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)

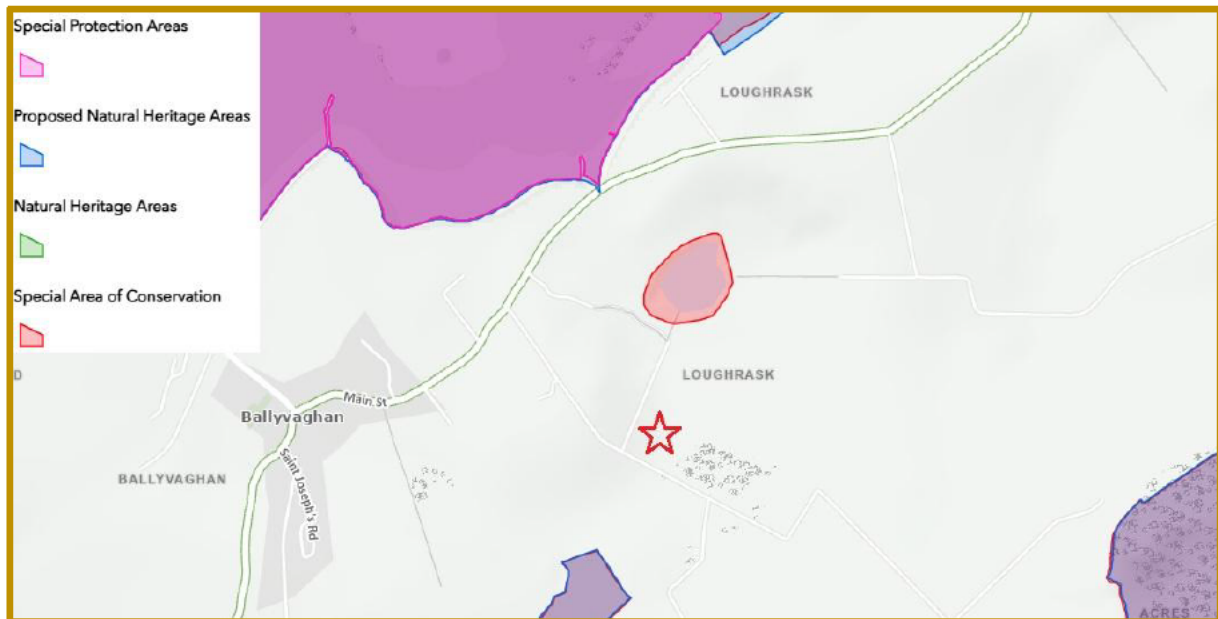


Fig3. Extract from NPWS Protected Sites Maps _ Subject Site Marked in **RED**

Flood Risk

The subject site is located in Flood Zone C which has the least likelihood of flooding. The O'Neill family have confirmed that the subject land has **never** flooded

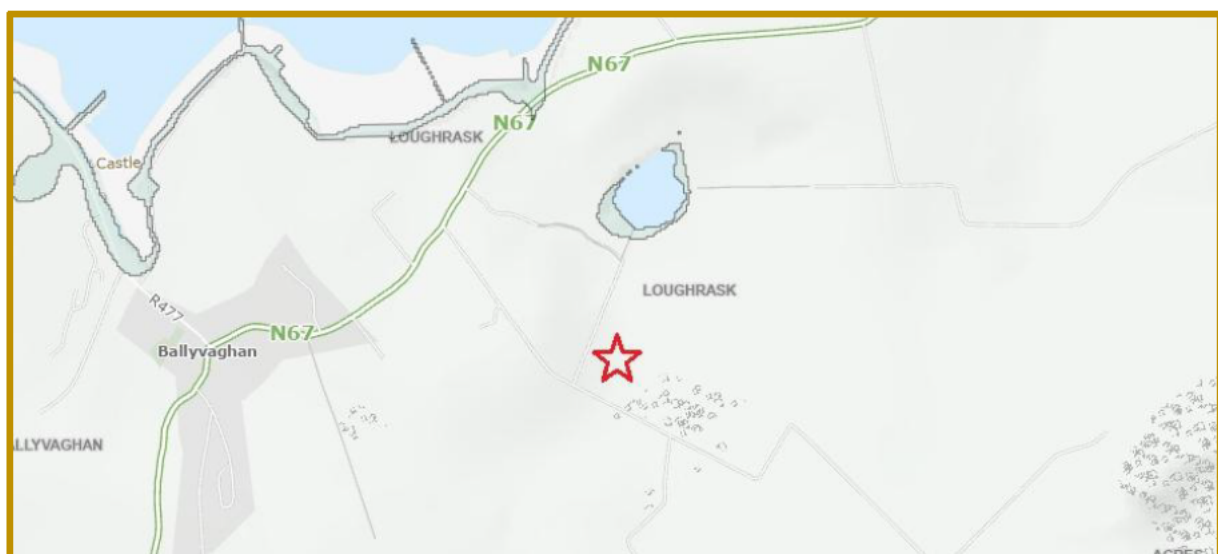


Fig 4. Extract from Flood Maps _ Subject Site Marked in **RED**

Connectivity & community facilities

The subject site is located in close proximity to a wide variety of amenities and community facilities. Please see figure 5 below showing the proximity of the site to various amenities (*this list is not exhaustive*):

Amenities & Community Facilities

Community Hall	-	900m
Commercial Center	-	1.1km
Medical Center	-	1.3km
Church	-	1.3km
Ballyvaughan National school	-	1.7km
Ballyvaughan/Fanore GAA	-	1.8km
Pier Ballyvaughan	-	1.6km
Ballyvaughan Pier	-	1.6k

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

See attached 'Amenities & Community Facilities' layout accompanying this submission

Planning history

Based on a review of e-plan, There have been no recent planning applications made to Clare County on the proposed site

Zoning proposal

Please refer to the attached Land Registry Compliant map with the subject site outlined in Red. We would propose to have these lands zoned in order of preference as follows;

- 1. Residential**
- 2. Low Density Residential**
- 3. Village Growth Area**

CONCLUSION

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

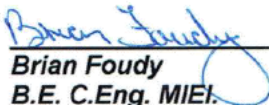
- The Site would be viewed as natural expansion of the applicants zoned land.
- Previous zoning submissions were made with respect to these lands.
- Considerable infrastructure has been developed and installed in terms of the Loughrask Group Sewerage Scheme to serve the sites – which in turn is pumped to the Irish Water mains foul sewer in Ballyvaughan.
- The zoning of these lands would comply with policies in both the National Planning Framework: Project Ireland 2040 & Clare County Development Plan 2023-2029
- The lands benefit from excellent vehicular and pedestrian connectivity to Ballyvaughan.
- There are a range of amenities and community facilities located within easy walking distance of the subject lands.
- Residential development at this location will consolidate existing residential development in the area.

- Our clients are aware of the incoming residential zoned land tax and undertakes to act without delay in securing planning permission should this land be zoned.

In view of the considerable investment already in place, the applicant has a legitimate expectation to have these lands zoned as Residential or Village Growth Area.

We trust that the above 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 the zoning of these lands.

Signed:

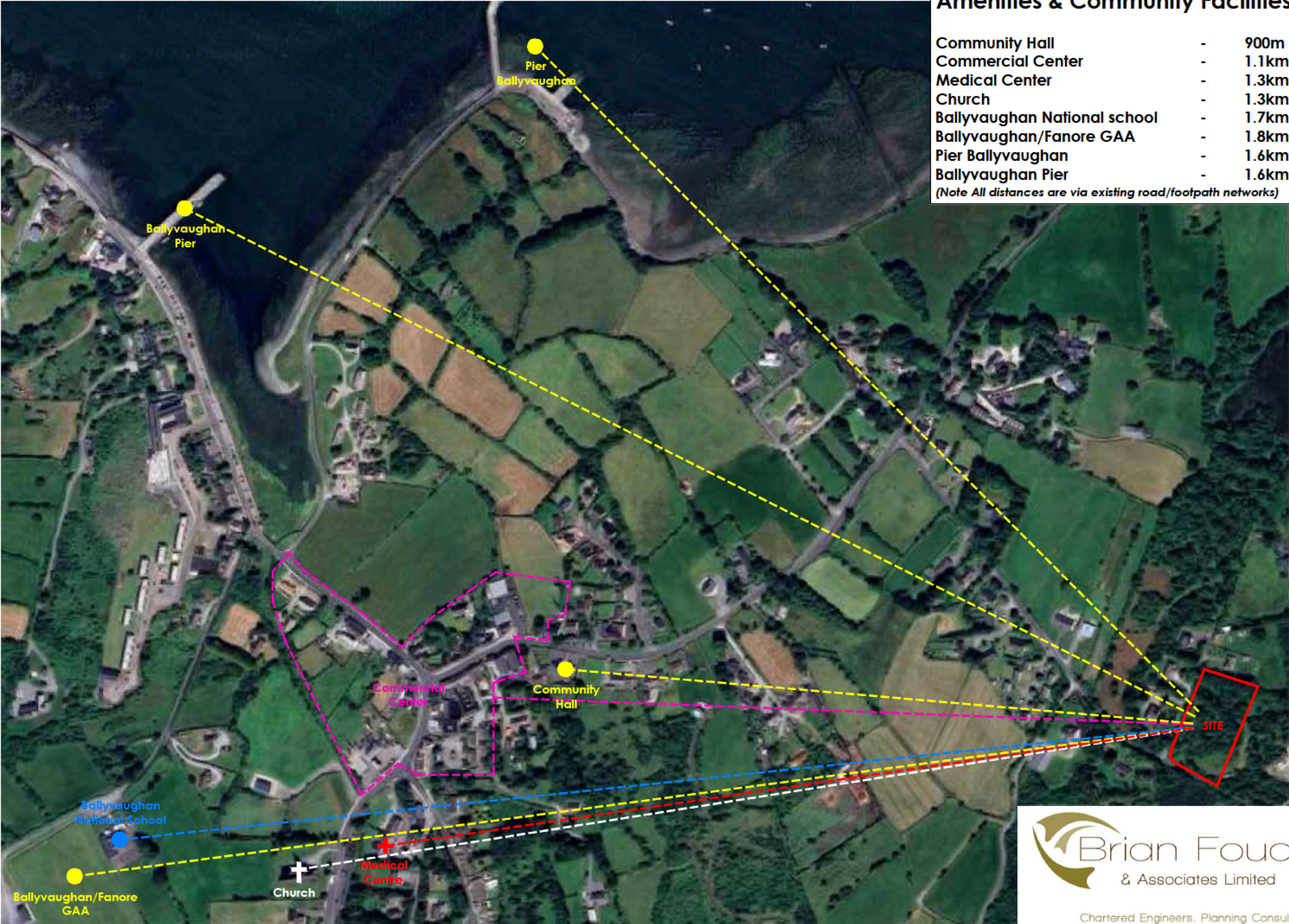


Brian Fouady
B.E. C.Eng. MIEI.
Chartered Engineer,
Dip E.I.A & S.E.A Mgt
Approved Site Assessor

Amenities & Community Facilities

Community Hall	-	900m
Commercial Center	-	1.1km
Medical Center	-	1.3km
Church	-	1.3km
Ballyvaughan National school	-	1.7km
Ballyvaughan/Fanore GAA	-	1.8km
Pier Ballyvaughan	-	1.6km
Ballyvaughan Pier	-	1.6km

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



Chartered Engineers, Planning Consultants & Property Surveyors

Surveyed 1995-1999
Revised 2009-2011
Levelled

Land Registry Compliant Map



523504

708129

708129

Site to which this application refers outlined in **RED**
5,945.5 m² (1.469 Acres / 0.595 Hectares)

ITM CENTRE PT. COORDS

523795,707914

DESCRIPTION

MAP SHEETS

Digital Map

3680 3681
3738 3739

1:2500
3680-D 3681-C
3738-B



Arna Níomú agus arna thosú ag Suirbhéireacht Ordánais Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire. Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.

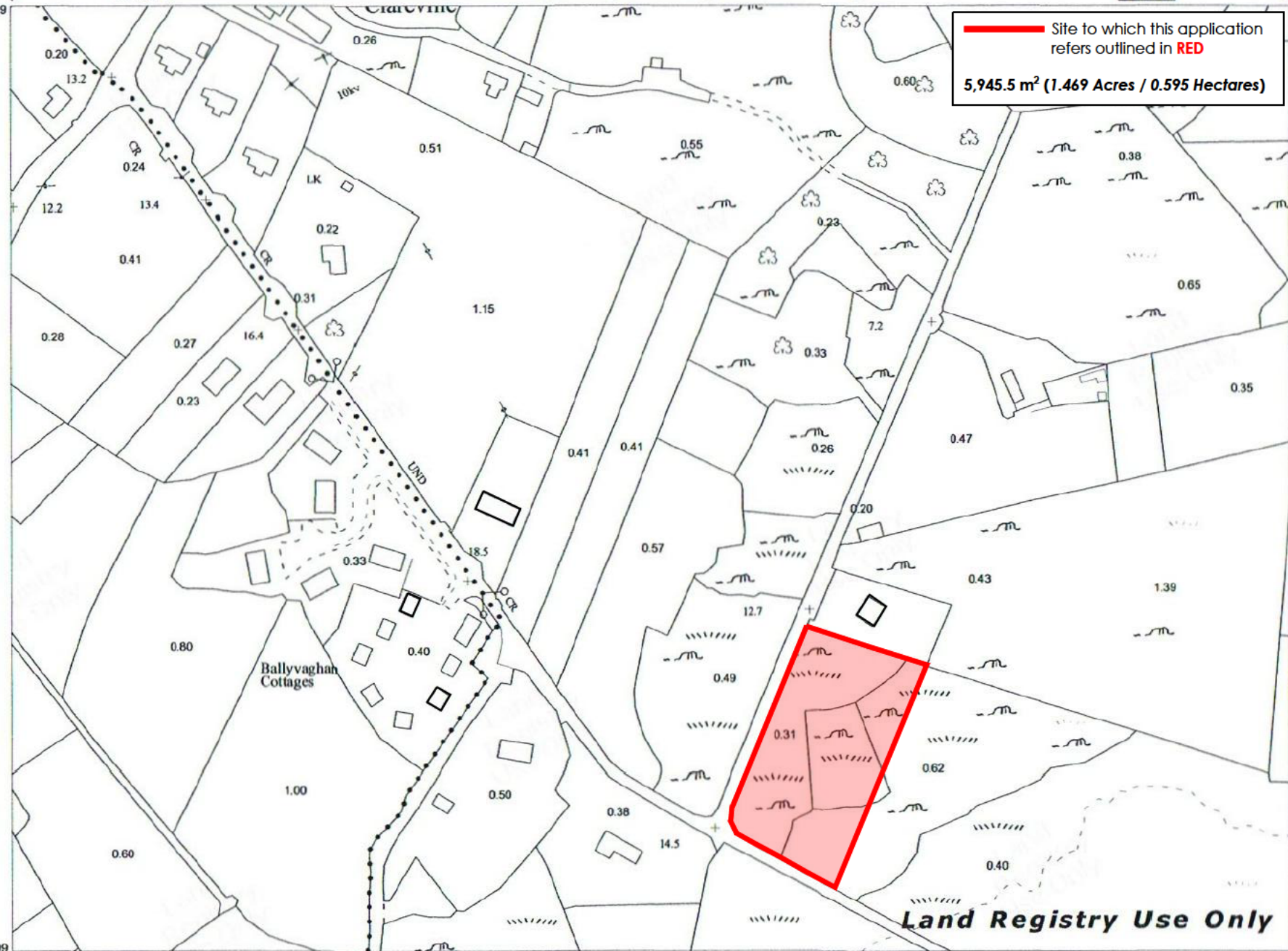
Sáráirim arís gearradh seachúdaraithe cóipcheart Shuirbhéireacht Ordánais Éireann agus Rialtas na hÉireann. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

Gach cead ar cosnadh. Ní ceadnóirí aon chuid de thoisíochán seo a chloipeáil, a athscríobú nó a fhorcáil in aon bhealach ná ar son bhealach gan cead i scríbhinn roimh ré nó ina dhiaidh an chloipeáil. All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

Ní hionann bóthar, bealach nó cosán a dhéanfaidh an t-ionannas seo agus fadhbair ar aghaidh aill. The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ní thaispeáinann ionannas de chuid Ordánais Shuirbhéireacht na hÉireann taobair phoiblí de bharr de mháicín riamh, ná Unionsacht de ghnéithe fisiciúla. Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

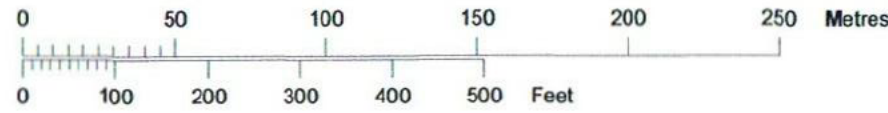
© Suirbhéireacht Ordánais Éireann, 2015
© Ordnance Survey Ireland, 2015



707699

707699

Scale:- 1:2,500
Scála:- 1:2,500



Plot Ref. No. 19690943_1_1
Plot Date 27-JUL-2015



Land Registry Use Only