

From: [REDACTED]
To: [Development Plan](#)
Cc: [REDACTED]
Subject: Submission on variation No.1 to Clare County Development Plan - Lands at Stonepark, Ballyallia, Ennis
Date: Tuesday 7 April 2026 16:03:31
Attachments: [Submission on variation - Stonepark, Ennis.pdf](#)
[Original Zoning submission for lands at Stonepark, Ballyallia.pdf](#)
Importance: High

A Chara,

Please see my submission on variation No 1 attached for lands at Stonepark, Ballyallia, Ennis on behalf of NS Construction Development Ltd
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]

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

Date: 07th April 2026

Our Client: NS Construction Development Ltd
Address of Lands: Stonepark, Ballyallia, Ennis, Co. Clare

Variation No.1 to the Clare County Development Plan 2023-2029 Submission No. Plan 25S1-089

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.

The reasons for non-inclusion were relayed to use as being the following

Lack of footpaths in the area connecting to Ennis.

Please note that the proposed land lies adjacent to the existing housing developments of Parklands and Ballyalla Grove. Neither of these developments have pedestrian access to Ennis. Precedent has already been set in the area with developments having been granted without this onerous restrictive criteria.

Lack of Infrastructure

Any development on these lands would have public lighting incorporated as part of the development. Ballyalla Grove has a foul sewer pump station that is capable of catering for development on these lands. A connection to this pumpstation is very straight forward. The development would also have footpaths and green areas.


Lands being outside the Settlement Boundary

In our view, extending the settlement boundary would be in the spirit of the NPF implementation. These lands are adjacent to the existing settlement boundary. Its not if the lands are a field or two outside the existing boundary. This would be a very minor change to the existing boundary and would save the need to go for a material contravention to the development plan with a future planning application.

Considerable survey and design work has already occurred on this plot of land. Once zoned, a planning application would be lodged without delay with a view to having same complete before the end of the current development plan. NS Construction Development Ltd has a proven track record in housing development in the Ennis and Clare Region – More than most that have sought lands for zoning under the variation. If accelerated housing delivery is a priority to Government and Clare County Council, I would respectfully request that this plot of land be zoned as housing will be delivered.

I trust this detail response will enable the Planning Authority to include this plot of land in the variation to the Clare County Development Plan 2023-2029. If you have any queries, please don't hesitate to contact the undersigned.

Signed:



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

Submission for NPF Housing Growth

Additional Residential Lands



Our Client	NS Construction Development Ltd
Project Title	Lands at Stonepark, Ballyallia, Co. Clare
Project Number	BF/ NSCD/NPF/ 020125
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 NS Construction Development 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 Stonepark, Ballyallia, Barefield, 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 Stonepark, Ballyallia, some of which are within the Ennis settlement boundary. The subject lands front onto the L4146 local road. The subject lands have an approximate area of 1.5ha. The lands are contained within Folio CE63940F.

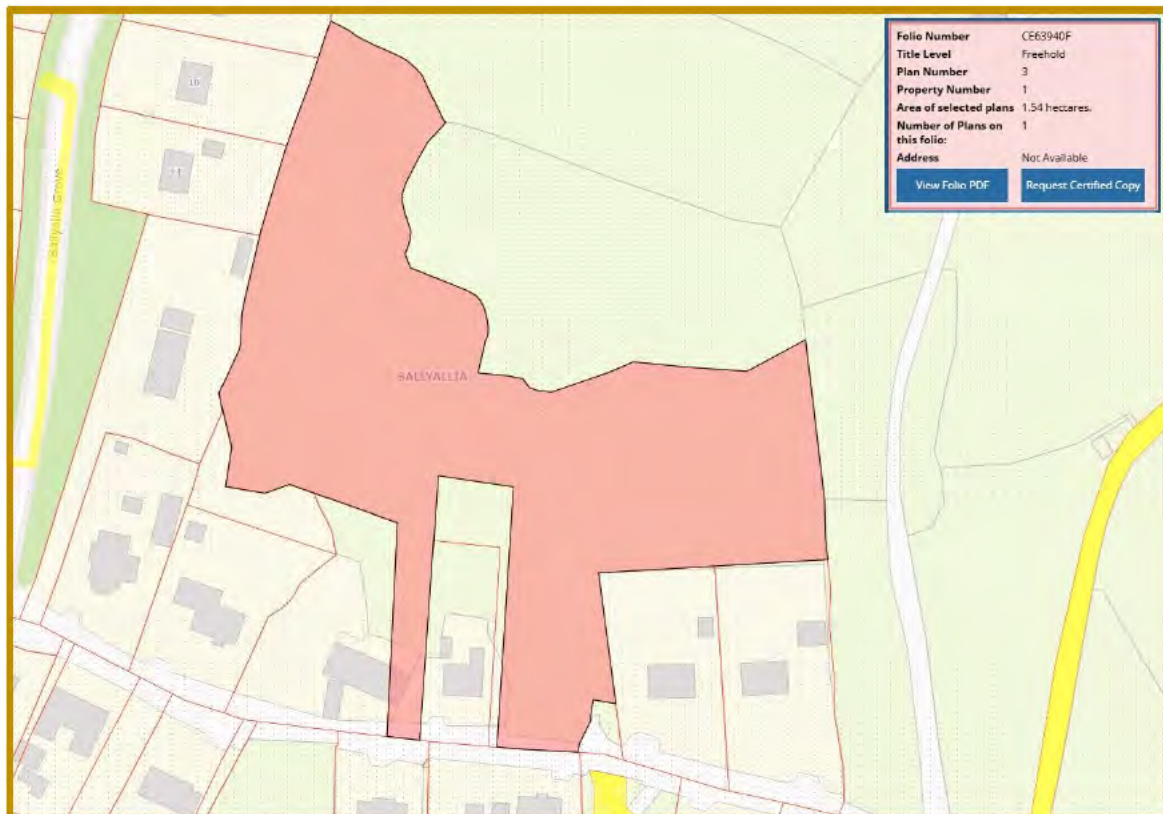


Fig 1. CE63940F.

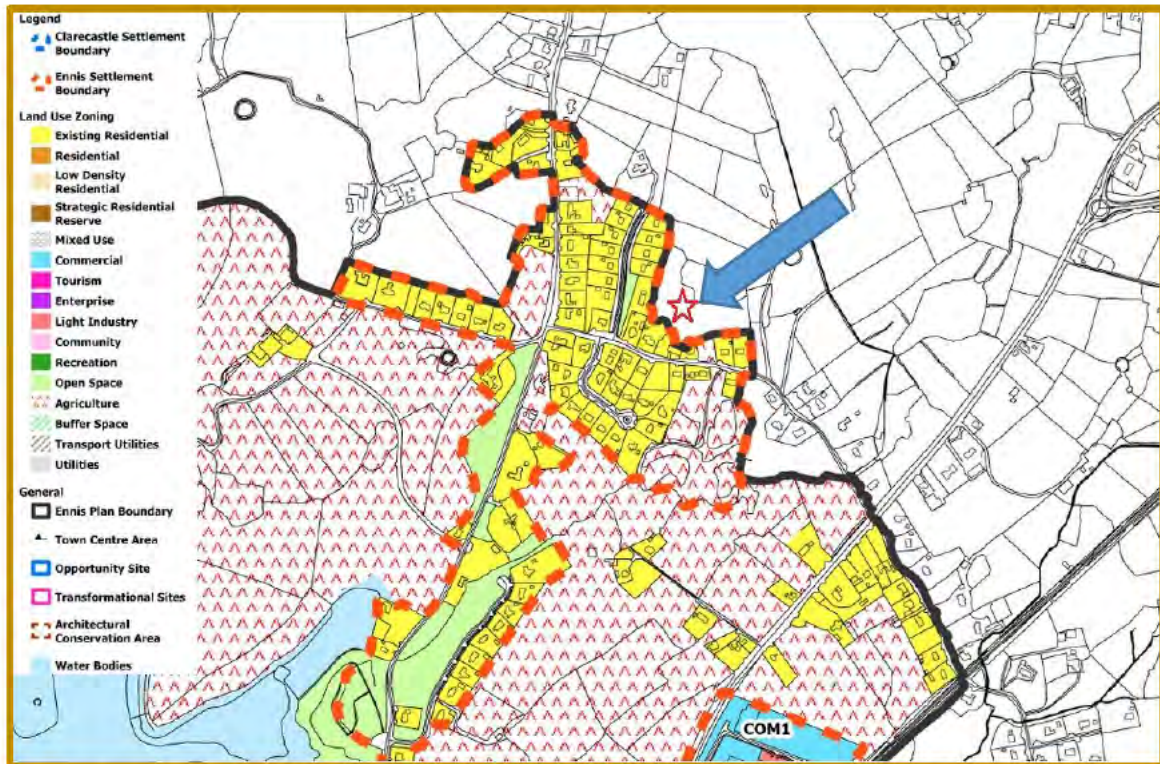


Fig 2. Extract from Clare County development Plan 2023- 2029 – Volume 3a Ennis Municipal District Settlement plan.

Services

- Sewers:** The subject lands are adjacent to Ballyallia Grove which has an Irish Water foul sewer and pump station. The estate has been taken in charge by Clare County Council.
- Water:** The subject lands as serviced by an Irish Water mains connection.
- Electricity:** Existing poles and ESB wires are adjacent to these lands.
- Telecoms:** Telecom poles and infrastructure currently exist adjacent to the lands.
- Public Lighting:** Public lighting exists in nearby developments. 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.

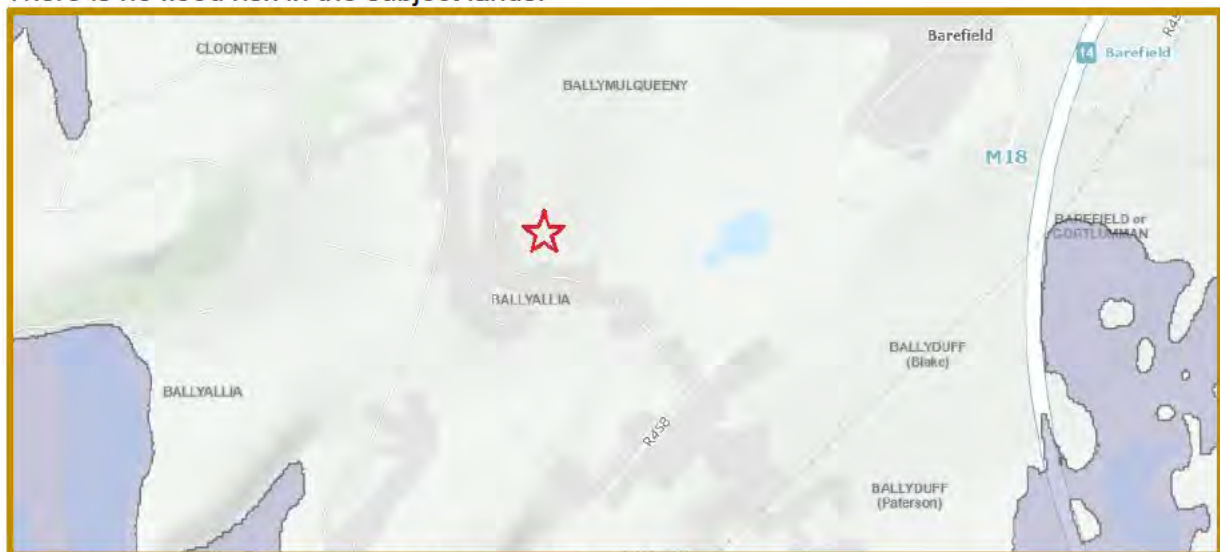


Fig 4. Extract from Flood Maps _ Subject Site Marked in **RED**

Connectivity & community facilities

The subject lands are located in close proximity to a wide variety of amenities and community facilities such as Ballyallia lake, Barefield School, Barefield village, Ballymaley Business Park. The subject lands are only a short drive to junction 14 of the Motorway network enabling ready access for commuting to Galway, Shannon or Limerick.

Amenities & Community Facilities

Uisce Éireann Infrastructure	-	60m
Church of the Immaculate Conception	-	1.5km
Barefield Village	-	1.6km
Access M18 South (Limerick)	-	1.7km
Access M18 North (Galway)	-	2.3km
Barefield National School	-	2.0km
Ballyallia Lake	-	1.3km
Ennis Town Center	-	4.8km

(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 ePlan, No previous planning applications appear to have been lodged on the subject site apart from P23-60168 which was zoned existing residential and was developed without delay..

Zoning proposal

Please refer to the attached map. We would propose to have these lands zoned in order of preference as follows;

- 1. Residential**
- 2. Low Density Residential**
- 3. Community – Specifically a retirement village**

Conclusion

In summary, the main considerations for the proposed additional zoning of the subject lands are as follows:

- Some of the subject lands are located within the Ennis settlement boundary with the remainder just outside, the settlement boundary could be easily changed to follow the natural boundary to the rear of the site.
- There is a significant shortage of houses in Ennis, By zoning these lands as proposed, the site could easily accommodate approximately **14** new detached dwellinghouses. See preliminary design proposal attached.

- The zoning of this site would help meet the zoning objectives of National Planning Framework: Project Ireland 2040, Regional Spatial & Economic Strategy for the Southern Regional Assembly 2020- 2032 and & Clare County Development Plan 2023-2029.
- Road infrastructure and potential vehicular access locations are satisfactory and would accord with relevant development plan provisions such as sight distances etc.
- There are a range of amenities and community facilities located within easy walking distance of the subject lands.
- The lands benefit from proximity to services i.e. Water, ESB, Telecoms and Sewer.
- Residential development at this location will consolidate existing residential development in the area and help contribute to the compact growth of Ennis.
- There is a considerable shortage of suitable sites for independent development. The design as proposed would facilitate independent development on these lands.
- NS Development Company Ltd has already invested significant resources in buying the land, carrying out surveys and preparing various design options.
- NS Development Company Ltd has a proven track record in delivering high quality new housing in Barefield, Ennis, Clarecastle and the wider Clare area.
- Should these lands be zoned, an application will be lodged without delay and construction will commence immediately.

In view of the considerable investment as detailed above, my clients have a legitimate expectation to have these lands zoned for residential purposes or indeed community for a retirement village.

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.

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

Signed:

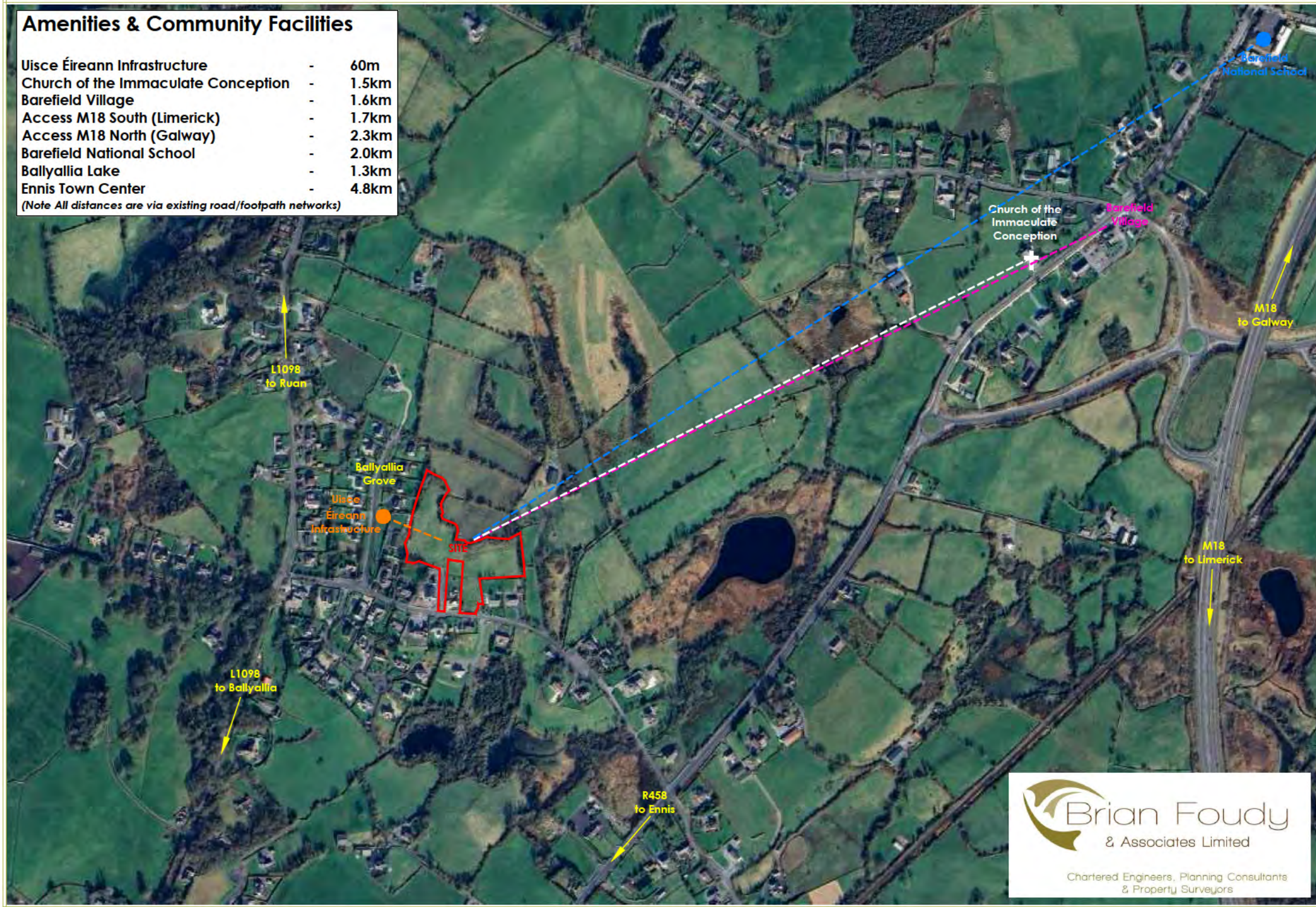


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Amenities & Community Facilities

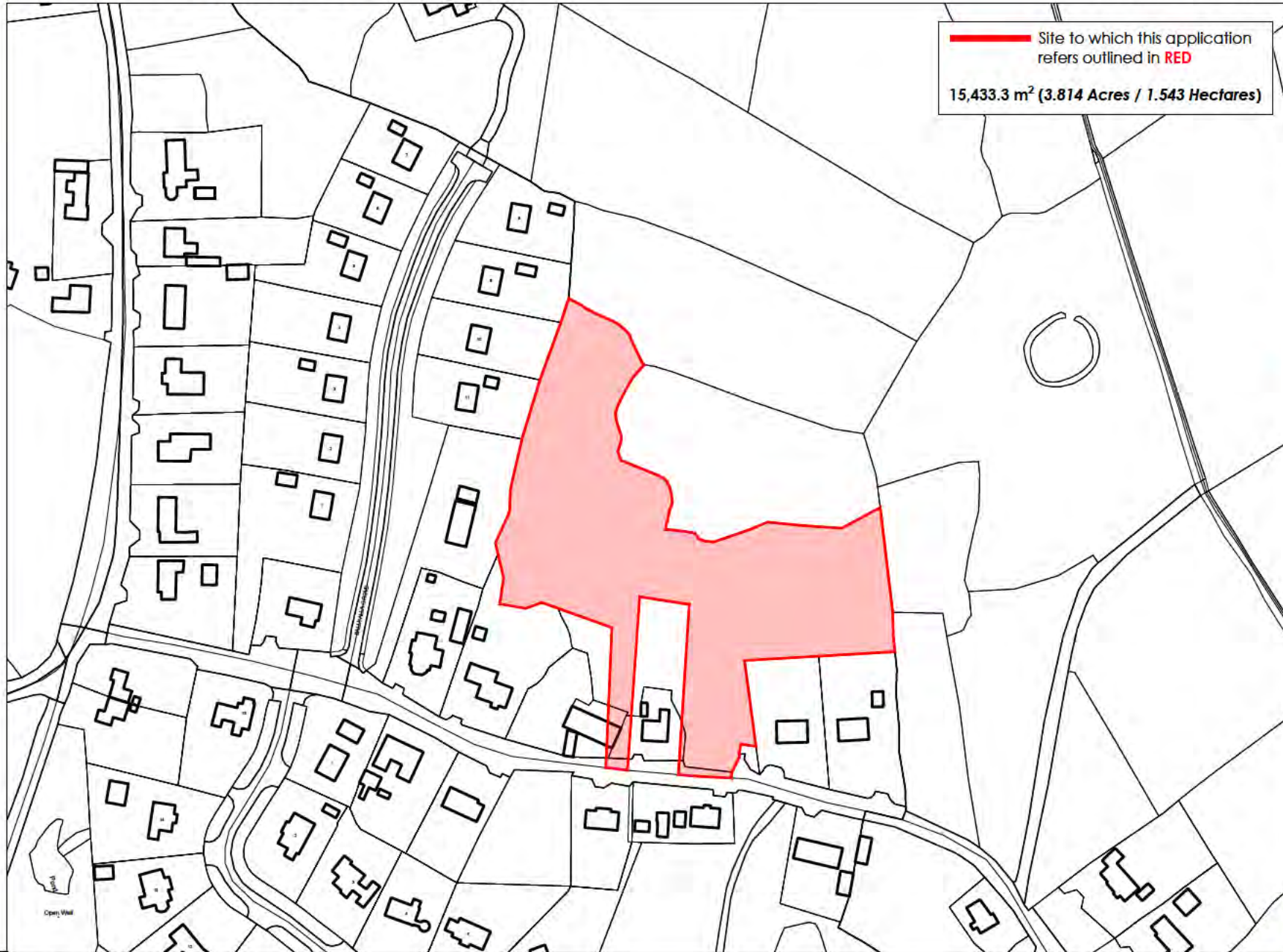
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Barefield National School	-	2.0km
Ballyallia Lake	-	1.3km
Ennis Town Center	-	4.8km

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



ZONING SUBMISSION

535531mE, 682069mN



— Site to which this application refers outlined in RED
15,433.3 m² (3.814 Acres / 1.543 Hectares)

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— Site to which this application refers outlined in RED



Map Series:
1:2500

Map Sheets:
4206-D












Output Scale: 1:2,500

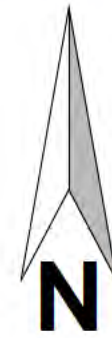


534949mE, 681640mN

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LEGEND

-  Area to which this application refers
15,433.3 m² (3.814 Acres / 1.543 Hectares)
-  Landscaping
-  Existing adjoining dwellings/sheds
-  FFL +101.300
-  70m Sight Distances
-  Min 5.0m wide Roadway
-  Min 2.0m wide Footpath
-  Permeable paving to driveways
-  Private Open Space
-  Public Open Space
-  14no. 3 - 4 bed detached dwelling Houses



Ballyalla Grove Pump Station shown in ORANGE

Depth of Tank >4.35m from cover level

BALLYALLA GROVE

SITE LAYOUT PLAN

Scale 1:750

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: **NS CONSTRUCTION DEVELOPMENT LTD.**
Address: Stonepark, Ballyalla, Ennis, Co. Clare.

Title: **SITE LAYOUT PLAN**

Stage	DESIGN	Scale	1:750 @ A3
Drawn	M.D	Check	B.F
Date		Date	December 2025
Drawn	NSC 00 01 25	Rev	--