Fiona Liston,
41 Ballymacaula View,
Ennis,
Co.Clare.
V95 K6NA

February 6th 2026

The Secretary
An Coimisiun Pleanala,
64 Malborough Street,
Dublin 1,
D01 V902,

Re: Third Party Submission/Observation on Application reference number P25 / 60393 of Glenveagh Homes Limited for a Large-Scale Residential Development (LRD) at Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare

A Chara,

I wish to make the following submission with respect to the planning decision issued by Clare County Council relating subject application **P25 / 60393** by Glenveagh Homes Limited.

While supporting the principle of residential development on adjacent lands, I object to the provision of *"2 no. pedestrian connections into Ballymacaula View estate"* linking the proposed 298-dwelling development to the existing 41 house estate at Ballymacaula View, on the following grounds

1. **Inappropriate Pedestrian permeability**

The proposed pedestrian connections into the Ballymacaula View estate represent an over provision of permeability into an established low density residential estate (41 houses). Best practice urban design guidance, including Crime Prevention Through Environmental Design (CPTED) principles, stresses the permeability must be appropriate to context and should not compromise residential amenity or safety.

2. **Disproportionate impact on a small existing estate**

The proposed development compromises approximately 298 dwellings, compared to the 41 dwellings in the adjoining estate, Ballymacaula View. The pedestrian connections would primarily serve residents of the larger development while concentrating movement, surveillance loss and management impacts within the smaller estate. This is a significant imbalance.

3. **Lack of natural surveillance**

The proposed walkway into Ballyamcaula View at the most northern point of the Ballymacaula View estate is not sufficiently overlooked by active frontages along its full length. Pedestrian

routes without continuous passive surveillance are identified in CPTED research as vulnerable to misuse and antisocial behaviour.

4. Ambiguous Ownership and Management

The proposed walkway into the Ballyamcaula View estate at the most northern point of the Ballymacaula View estate has potential to create ambiguous ownership, falling between public and private space. Ballymacaula View is currently privately managed by an active resident's association who maintain the common areas. Such spaces are identified by CPTED literature as being more difficult to manage, police, and maintain overtime.

5. Impact on residential amenity

Increased pedestrian movement through a quiet small residential estate, that is Ballymacaula View, has the potential to negatively impact the residential amenity of Ballymacaula View through noise, disturbance, litter and reduced perceived safety, particularly during evening and night-time hours.

6. Lack of functional justification

No clear planning justification has been provided demonstrating that two pedestrian connections are required to serve essential daily destinations such as schools, public transport nodes, or neighbourhood centres for either the existing Ballymacaula View estate and the proposed development. The aforementioned services, if to walk to, within the locality are all in closer proximity to the main vehicular exit point of the proposed development rather than the vehicular exit point at Ballymacaula View. As such, the connections will have no obvious benefit from an accessibility standpoint for the prospective residents of the new development. In addition, I understand the residents of Ballymacaula View have outlined in a separate submission to this planning application that they do not support the 2 no. pedestrian connections, therefore one would assume the existing Ballymacaula View residents also see no added benefit from an accessibility standpoint of having 2 no. pedestrian exits connected to their estate.

Conclusion:

For the reasons outlined above, I respectfully request An Coimisiun Pleanala to:

1. Refuse the planning permission for *the 2 no. pedestrian connections linking the proposed 298 house development to the existing 41 house Ballymacaula View estate.*
2. Ensure that the design and layout of the proposed development do not compromise residential amenity, defensible space, or perceived safety in the existing Ballymacaula View estate.
3. Require the developer to reconsider access and connectivity in accordance with CPTED principles and best practice urban design, without relying on unnecessary through-routes

Yours Sincerely,

Fiona Liston

Fiona Liston

Planning Department
Economic Development Directorate
Áras Contae an Chláir
New Road
Ennis, Co. Clare
V95 DXP2
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Phone: (065) 6821616 (065) 6846232

Comhairle Contae an Chláir
Clare County Council

An Roinn Pleanála
An Stiúrthóireacht Forbairt Gheilleagrach
Áras Contae an Chláir
Bóthar Nua
Inis
Co. an Chláir
V95 DXP2

Fiona Liston
41 Ballymacaula View
Ennis
Co.Clare
V95K6NA

THIS IS AN IMPORTANT DOCUMENT!
KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN COIMISIÚN PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY.

PLANNING AUTHORITY NAME: CLARE COUNTY COUNCIL

PLANNING APPLICATION REFERENCE NO. P25/60393

A submission/observation in writing has been received from **Fiona Liston 41 Ballymacaula View, Ennis, Co.Clare,V95K6NA on 01/08/2025** in relation to the above mentioned planning application reference number.

The appropriate fee of €20.00 has been paid.

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

CLARE
COUNTY COUNCIL
01 AUG 2025
Received
Planning Section

Signed: _____

Planning Department
Economic Development Directorate

Date: **1st August 2025**

41 Ballymacaula View,
Ballymacaula,
Ennis,
Co. Clare.
V95K6NA
30th July 2025.

Planning Section,
Clare County Council,
New Road,
Ennis,
Co. Clare.

Applicant Name: Glenveagh Homes Ltd

Location: Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare

Description: Large Scale Residential Development for 300 no. residential units and a creche.

Planning Ref: P2560393

Dear Sir / Madam,

I wish to submit the following objection / observation as regards the above application.

1). Procedural Items:

The public notice failed to identify the address of the Local Authority where any submission was to be lodged.

No site notice was erected adjoining our dwelling house as shown on the submitted drawing.

The applicant should be requested to re-advertise the application with appropriate details.

2). Open Spaces within Ballymacaula View.

The open spaces within our estate have been taken in charge by Clare County Council. The taking in charge policy states that the Council **'do not maintain the green areas'** within the estates. In order to maintain the open spaces, a Residents Association for the 41 dwellings within Ballymacaula View was established and is funded through contributions by existing residents. The current adjoining application is proposing two access point which will open up Ballymacaula View for an additional 300 dwellings outside the control of the Residents Association to use the open space facility within Ballymacaula View.

The proposal would significantly disrupt the amenity and privacy of Ballymacaula View through increased access over privately maintained open spaces. Furthermore, should the two access points into Ballyamcaula View be established, the Residents Association of

Ballymacaula View will likely be faced with undue costs attached to future Insurance Policies to cover the additional 300 houses which are proposed on the adjoining estate. It is our understanding the Residents Association do not consent to the proposed connectivity between the two estates and open space of Ballymacuala View becoming a shared space for the residents of 300+ residential units.

Ref: Clare County Council Taking In Charge Policy:

https://www.clarecoco.ie/services/planning/taking-in-charge/

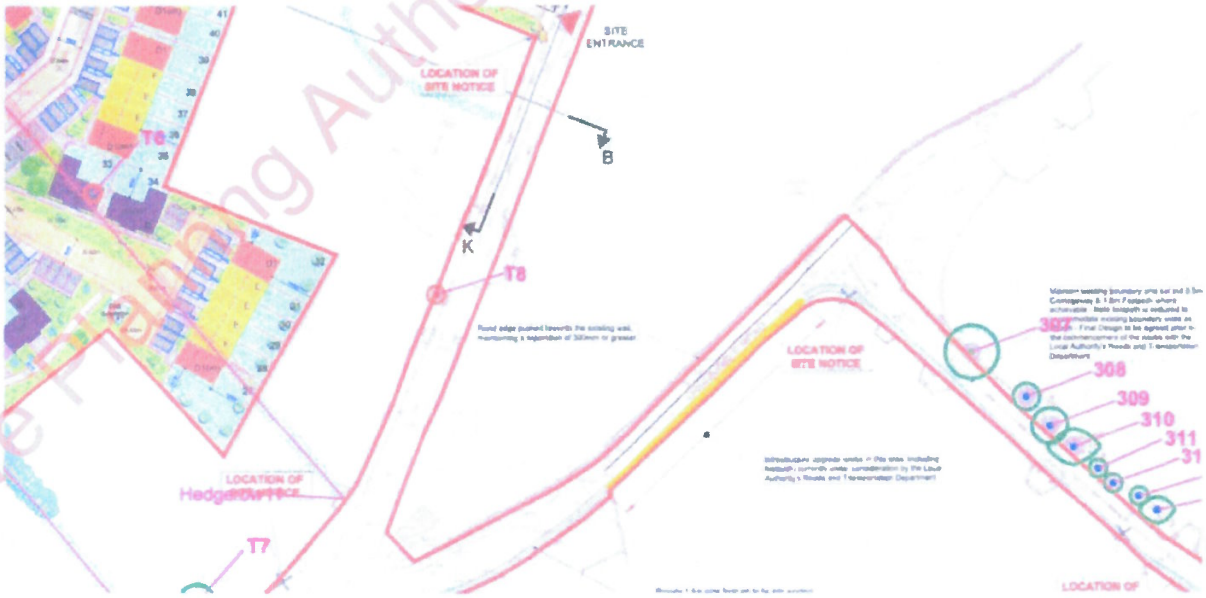
3). Works outside site boundary.

The drawings submitted entail major development works outside the site boundary between Golf Links Road junction and the top of Cahercalla Hill.

The proposed works entail a substantial amount of works on lands not in the ownership of the applicant or the Council and where no consent letter is submitted by affected owners.

I note Clare County Council letter dated 20th November 2024 have submitted a general letter of consent which fails to describe the scope of consent.

The applicant states "Infrastructure upgrade works in the area (including footpath) currently under construction by the Local Authority's Roads and Transportation Department". No works are currently taking place and no Part 8 has been submitted by Clare County Council as regards the relocation of trees, boundary walls, widening of roadways, new walling, public lighting etc.



4). Biodiversity:

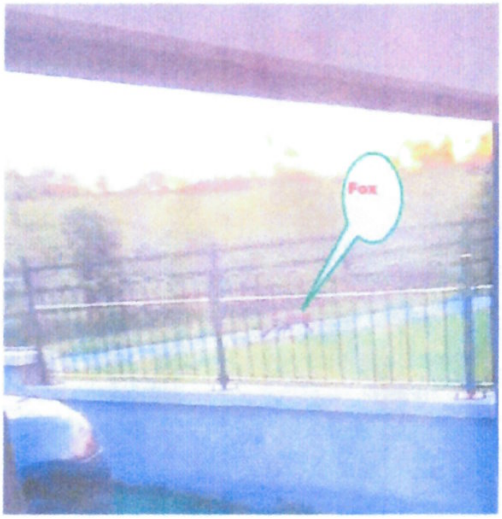
The biodiversity value of the area surrounding our home within the Ballymacaula View estate has not been taken into account in the applicants review.

Our photo records (video also available) show Badgers, Bats, Foxes and Owl's traversing the open space lands and trees in the vicinity of our property and the proposed pedestrian access point into Ballymacaula View at the north-west of the site. No proposals are included in the application as regards the preservation of the ecological corridor within the Ballymacula View estate should the proposed access point to the north west of the site be opened.

Owl on the tree at rear of home

Badger on Open Space at north west of site

Bat Flight surrounding my home at north west of site



Fox outside my side window at north west of site

Conclusion:
Based on the points outlined, I strongly object to the opening of two new pedestrian access points into the Ballymacaula View estate and I request the Planning authority does not grant permission for this aspect of the planning.

Furthermore, I request that the Planning Authorities take into consideration our concerns regarding the lack of current permissions for works outside the site boundary where it is proposed to develop a pedestrian pathway from the planned development to Cahercalla Hill.

I enclose the appropriate fee of 20 Euro.

Your Sincerely,

Fiona Liston.