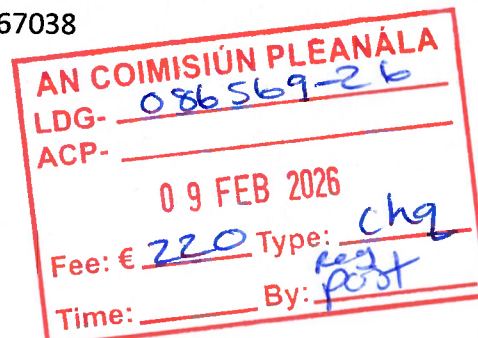


065-6824151/086-6067038



Glencairn House

Hermitage

Ennis

Co. Clare

04/02/2026

Re Planning Application P25-60393 (Clare County Council) – The construction of 300 no. houses comprising 14 no. 1 beds, 91 no. 2 beds, 164 no. 3 beds and 31 no. 4 beds. 1 no. creche/childcare facility. 3. The provision of landscaping, open space and amenity areas, including a linear amenity walkway, footpaths, cycleways and play areas; 4. The provision of 3 no. pedestrian connections to the existing public footpath along the N85. 2 no. pedestrian connections into Ballymacaula View Estate, improvements/upgrades to the pedestrian footpaths along Circular Road including a raised pedestrian crossing and pedestrian footpath provision along part of the Drumbiggie and Cahercalla Roads. 5 All associated infrastructure and services including 1 no. vehicular access onto Circular Road, car and bicycle parking, bin storage, lighting, 3 no. ESB substations, drainage, 1 no. pumping station, boundary treatments.

I wish to object to the granting of planning permission by Clare County Council for the grant above development. The reasons are as follows namely

1. Connectivity – The site is located 2.4 km from the centre of Ennis and over 3.5 km from the furthest part of site to the centre of Ennis. The site is completely detached from the centre of Ennis with only one limited footpath and no public transport available in the local area. The developer claims that the site is 19 minutes from the centre of Ennis – facing the elements – prevailing westerly winds and driving rain – Usain Bolt could hardly be expected to complete the journey in 19 minutes particularly when carrying bags of shopping. At a good average (weather permitting) – 16 minutes per km – it would 50 minutes plus at the very least to walk 3 plus km. The site in question is completely marooned from the centre of Ennis with literally no connectivity to the hinterland. The connectivity to the centre of Ennis must be addressed once and for all.
2. Accessibility – The residents of Ballymacaula View Estate have every right to be concerned regarding the proposed rat run through their estate to the adjoining roundabout. This will result in substantial tailbacks at peak times. With 300 proposed houses in addition to the creche facility – there could be upwards of 800 cars passing through their estate on a daily basis. Sightlines will be virtually non existent. Most

houses will have at least 2 cars per dwelling – possibly, more if they are rented out. Parking is certain to be an a major issue for all concerned – leaving indiscriminate parking everywhere. I spoke to a local resident – in one of the bungalows near the proposed entrance to this site – in his own words – it took 3 to 5 minutes every morning to get access to the adjoining road with all the oncoming traffic.

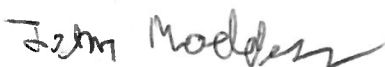
3. Traffic Management – the traffic management report for the adjoining estate (Ballymacaula View) was conducted during the Christmas Holidays and of course, it gave the desired result. The traffic management report for the above development appeared to be conducted largely during the Easter break. Every morning – I drive out to the Roundabout Junction in Beechpark. In less than 90 – I will encounter 35 plus vehicles. That number is increasing on an annual basis. Putting traffic lights on the main Kilmaley road is certain to result in larger tailbacks in either direction with certain blackspots. It is virtually impossible to drive around Ennis for large parts of the day. There seems to be weekly accidents in Ennis with traffic emerging from the Shanaway road onto the Lahinch road. The road network simply can't cope. The vast majority of residents in the proposed estate will have to seek work in either Shannon or Limerick. Working in Limerick – I can assure you that there are multiple accidents on a weekly basis on the main thoroughfare into Limerick. One can be stuck literally for hours in traffic on a weekly basis. Many years ago – I did a B.Comm – in the management accounting – the professor who went on to become head honcho on the department – referred to something called a limiting factor – stating that here is no point budgeting for 2,000 widgets if you only have raw materials for 800 widgets. I accept that the planning authorities are under political pressure to grant planning permission at all costs but there has to be some limits.
4. Noise – The proposed development is taking place on what is essentially a quarry. It is literally a sheet of rock as per the old Whelan's quarry at the nearby Fountain Cross. It took 3 years to build the adjoining Western Relief Road with copious amounts of rock blasting . Residents of Ballymacaula View can look forward to a nightmare situation where there is wholesale industrial noise on an ongoing basis. Their lives will be effectively intolerable for the duration of construction – which is proposed to be 3 years best case scenario. No provision has been made for the copious amounts of industrial rock breaking required over a substantial time period. The site is comprised of almost 30 acres of solid limestone rock. Indeed the local lime kiln was removed with the construction of the adjoining Western Relief Road.
5. Surface Water Disposal – The topography of the surrounding uplands – mainly Kilmaley has changed drastically over the past 50 years. Surface water disposal is now 3 times greater than before and planning authorities have consistently failed to take account of this as witnessed by Storm Chandra recently or Storm Elwyn which devastated large parts of Ireland in January 2025. Surface water which used to take 18 hours to arrive into Ennis from Kilmaley arrives now in 6 to 8 hours. It took less than 3 hours during

December 2015. There has been an industrial planation of forestry with the use of tracking machines allied to the use of trenches to release stormwater. Sit into you car and visit Lisroe, Kilmaley on a wet day – you will see torrents of water cascading into Ennis in record time. The above site is full of caves and caverns which are going to be lost with the proposed attenuation pond. It is a 90 foot drop from the entrance to the back of the site. How is the proposed pumping station meant to work if power is out for days as per the January 2025 storm? Floodwater will be released immediately downstream into the centre of Ennis and my property as per what the citizens of Enniscorthy have recently experienced. When planning permission for the adjoining site (Ballymacaula View) – I requested that the stormwater be put into the Cahercalla stormwater system as originally envisaged as originally envisaged in 2005. However, on this occasion it was put into the Claureen River system which is already overloaded.

6. Wastewater/Sewerage Treatment – The new mayor of Clare – Councillor Paul Murphy has recently stated that no new development could take place in Ennis due to a lack of wastewater treatment. The facility at Clonroadmore is maxed out and the Francis Street facility is on it's last legs. There are limiting factors everywhere. What has changed?
7. Anti Social Behaviour – Many local councillors tried to reduce the number of dwellings in the above development but to no avail. No sporting facilities are being provided and it is inevitable that anti social behaviour will arise in what is effectively a site marooned from the rest of Ennis. We have some examples locally in Cloughleigh and Drumbiggle where vast estates were built resulting in large scale anti social behaviour – 80% of residents are the salt of the earth but 20% are unmanageable and the planning authorities simply refuse to do anything about it. At the very minimum – at least 20% of the above estate are to going to be social tenants – that figure will inevitably rise and when the corresponding social problems arise – no County Council official or planning authority official will be held accountable when the inevitable arises. There will be no problem as the official in question won't have to live anywhere near the antisocial behaviour. No senior planner is going to put up his or her hands. The local councillors have pleaded to reduce the number of dwellings but to no avail.

I am enclosing the requisite payment appeal fee.

Kind regards,



John Madden



COMHAIRLE

CONTAE

AN CHLÁIR

Clare County Council
Aras Contae an Chláir
New Road
Ennis
Co Clare

30/07/2025 10:49:35

Receipt No.: L1CASH/0/382197
***** REPRINT *****

JOHN M ADDEN
GLENCAIRN HOUSE
HERMITAGE
ENNIS, CO. CLARE
REF: P25/60393



PLANNING SUBMISSION FEES 20.00
GOODS 20.00
VAT Exempt/Non vatable

COMHAIRLE

Total: 20.00 EUR

CONTAE

Tendered:
CHEQUES 20.00

AN CHLÁIR

Charge: 0.00

Issued By: L1CASH - Noelette Barry
From: MAIN CASH OFFICE LODGEMENT AF
Vat reg No.0033043E



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Economic Development Directorate
Áras Contae an Chláir
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Ennis, Co. Clare
V95 DXP2
Email: planoff@clarecoco.ie
Phone: (065) 6821616 (065) 6846232



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

Mr. John Madden
Glencairn House
Hermitage
Ennis
Co. Clare

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 **Mr. John Madden Glencairn House, Hermitage, Ennis, Co. Clare on 30/07/2025** 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.

Signed:

Planning Department
Economic Development Directorate



Date: **30th July 2025**