



An
Coimisiún
Pleanála

Memorandum
ACP-324062-26
PA Ref.: 2560393

To: Sorcha Skelly SEO *S. Skelly 10/3/26*
From: Lita Clarke EO
Re: Large-Scale Residential Development (LRD) for 300 housing units, a creche/childcare facility and all associated site development works. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) were submitted with the application. The application may be inspected online at: www.ennislrd.ie.
Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare.
Date: 03 March 2026

Glenveagh Homes Limited submitted the above LRD planning application to Clare County Council on 30 June 2025. Clare County Council granted permission subject to 27 conditions on 13 January 2026.

The Commission received four 3rd party appeals all on 09 February 2026 from:

1. Ballymacaula View Residents Committee
2. Fiona Liston
3. John Madden
4. Michael Duffy

The four appeals were cross circulated on 12 February 2026 and the last day for receipt of responses is 11 March 2026. No responses have been received to date.

The last day for receipt of observations on the LRD appeal case is 09 March 2026. One observation was received from Ennis Golf Club it has been acknowledged and is on file.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) were submitted to the planning authority as part of the application. This fact was mentioned in the site and newspaper notices. Significant Further Information was received and revised public notices were submitted on 10 November 2025.

Clare County Council received submissions from Uisce Éireann, TII, An Taisce, DAU, HSE, HSA and Gas Networks. These are on file.

Planning history:

ABP-314448-22 a Strategic Housing Development (SHD) for 289 residential units and a creche was granted on this site in April 2023. This file has been requested as a history. A copy of Clare County Council's opinion report is included in the large amount of digital history documentation received. There are also older hard copy histories in a pouch at rear of the file.

This file is a digital planning application. The planning application documents are available on share file.

The EIAR has been uploaded to the Commission's website in accordance with procedures. Also, following decision a full copy of all appeal documents will be published to the website.

This LRD appeal file has a statutory objective to be decided within 16 weeks from 09 February 2026 i.e., **by 01 June 2026**.

File forwarded for comments.