



# WOODHAVEN DEVELOPMENTS LTD.

Unit 20 Tracklands Business Park, Clonroad More, Ennis, Co. Clare, V95 DD73

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23<sup>rd</sup>. March 2022

Planning & Enterprise Development Department,  
Clare County Council,  
Áras Contae an Chláir,  
New Road,  
Ennis,  
Co. Clare.  
V95 DXP2



**Re: Draft Clare County Development Plan 2023-2029.  
Request for the Extension of Site COM4 Quin Road Business Retail Park to  
includes lands to the South 5.46 Acres owned by Woodhaven Developments  
Ltd.**

Dear Sir / Madam,

The key grounds of our submission can be summarised as follows:

The submission requests that an area of land 5.65 running parallel to the railway line identified as 'Buffer Space' south of the site COM4 Quin Road Business Retail Park to be incorporated into the COM4 site with associate zoning. The lands are currently owned by **Woodhaven Developments Ltd**, Unit 20, Tracklands Business Park, Ennis, County Clare.

**DEMAND:**

There is currently a high demand in Ennis for large Commercial / Light Industrial Units in Ennis. A review of existing large industrial Space has shown that Elevation Business Park, Clonroad Business Park, Tracklands Business Park, Gort Road & Ballymaley are at capacity as regards availability for rental / purchase.

This proposed has exiting services and roadway adjoining to site the subject of this Zoning proposal.





### **SITE COM4 QUIN ROAD BUSINESS and RETAIL PARK:**

This park was originally developed by Shannon Development and currently contains a mixture of light industrial and retail uses.

### **RESTRICTION TO ZONING:**

A planning application P05/25 was lodged to Ennis Town Council on the 4<sup>th</sup> March 2005 for 'Permission for the construction of 22 no. light industrial / warehousing units, comprising of these separate buildings, including ancillary site works, connection to existing services and existing road infrastructure at Clonroadmore Business Park, Quin Road, Ennis'.

By order to refuse dated 26<sup>th</sup> February 2008 'The proposed development is premature pending the implementation of one of the options proposed in the Ennis Main Drainage Lower Fergus Flood plain Storage Areas report. The proposed development is in an area which is at a risk of flooding. The subject site fulfils a flood storage role following extreme rainfall events. The development of this site, at this time, would have the potential to compromise the integrity of the town centre flood relief scheme and it may also have the effect of increasing flood risk in relation to other properties in the area where such flood risk exists. The proposed development therefore would not be in the interest of proper planning and sustainable development'.

### **FLOOD RISK ASSESSMENT:**

The OPW Flood mapping website provides information about the location of known flood events. A map report generated by the website indicates that a small section of the proposed site for zoning is located within lands known to be subject to flood events. Importantly, the land drain between the junction of the railway line and the Woodhaven Lands are now conveyed to the Clareabbey back-drain storage area and discharge to the Fergus Lower through a series of new and larger flapped sluice gates through the sheet piled flood defences wall that replaces the old tidal embankments on the Fergus bank. The wide inlet chamber design with overflow weir, trash screen and embankment set with a crest level of 9.1m OD minimises the risk of blockage or overflow from St. Flannan's College.

The St. Flannan's diversion culvert for the scheme is designed to convey the 100 year flood flow plus climate change allowances with an additional approved factor of safety.

Pluvial flooding can easily be dealt with by a site attenuation and storm water discharge at greenfield runoff to either the adjacent storm drain system.

The maximum observed water level for the November 2009 flood event was 2.816m OD at Doora Bridge gauging station (27060). The modelling maximum level was 2.849m OD.

Since 2009 the Ennis South Relief Scheme objectives were to alleviate flooding in Ennis South. It should be noted existing and new developments on the Quin Road Industrial estate benefit from the construction of the improvement of the flood defences.

The land topography would indicate the existing ground levels of . The proposed floor level for the entire Doora Estate is average 3.00m OD including any development of our proposed site which is above the 1% AEP fluvial (0.5% AEP tide) level. 00mOD. This approach is high enough to manage the risk for any proposed development, by County Development Plan 2023-2029. Raising finished floor levels within a development is an effective way of avoiding damage to the interior of buildings (ie furniture and fittings) in times of flood.

With vulnerable developments there is greater scope for developer to design in flood risk solutions. Developments located in areas with a likelihood and emergency response is clearly defined; this may allow construction to a finished floor level which is above the starting point.



## **FLOOR RISK MANAGEMENT:**

Consequence of flooding depend on the hazards caused by flooding (depth of water, speed of flow, rate of onset, duration, wave-action effects, water quality) and the vulnerability of receptors (type of development, nature, e.g. age-structure, of the population, preserve and reliability of mitigation measures etc.).

The 'Planning System and Flood Risk Management' provides three vulnerability categories, based on the type of development, which are summarised as:

**Highly vulnerable**, including residential properties, essential infrastructure and emergency service facilities;

**Less vulnerable**, such as retail and commercial and local transport infrastructure:

**Water compatible**, including open space, outdoor recreation and associated essential infrastructure, such as changing rooms.

The site for zoning is considered as less vulnerable, being a commercial development and associated office space with roadways and open space. The proposed development will be above predicted flood levels and does not present any risk to waters or adjoining properties.

Clare Co. Development Plan justification test for COM4 Quin Road Business Park:

## **CONCLUSION:**

The Zoning of the proposed site will present an opportunity to consolidate and strengthen the existing Quin Road Business and Retail Parking accordance with Clare County Development Plan 2023-2029.

'An anchor Retail Warehouse tenant in a high quality building will be encouraged within Quin Road Business and Retail Park, Ennis.'

The current Park is at capacity as regards use.

No property owner within the Park has engaged to provide such a unit as set out above.

The property proposed for re-zoning is a natural extension of the Park.

Ennis south flood relief is now complete and the lands are no longer required as part of the flood storage area for the Town. In the original Cost Benefit for the Ennis South Flood Relief Scheme, as is normal, undeveloped lands would not be included in the benefit calculation as it is only existing amenity, commercial, infrastructure and residential that are included for when determining the cost-benefit ratio for the scheme. The scheme would have been designed to protect existing built assets with no review of the lands the subject of this zoning application. The site is behind existing embankments, which have been in place since the 1940's, although needed to be

repaired on a number of occasions. The site will benefit from the Ennis South Flood Relief Scheme (currently under construction). Any future development will be above the 2.99 O.D. (Flood Zone A). The Ennis South Flood Relief scheme benefits these lands defending it with a Standard of Protection in excess of 100 year return, similar protection offered to all the properties within the Quin Road Business Park.

The lands are extremely sustainable in the context of transport requirements with the Church and Schools in easy walking distance.

The lands are also located within easy reach of Ennis Bus & Rail Station, with links to Shannon & Limerick.

The site can be fully serviced by connecting to existing services in the adjoining roadway.

There is an urgent need to re-address the imbalance in the Mid-West Region and to draw shoppers back to Ennis, through the provision of a high quality, modern retail facility. Existing industrial / commercial / retail parks are generally operating at peak capacity.

We would request that these lands be freed up to avail of the benefit of the flood relief scheme.

Given the planning history of the subject site, the location of the lands proposed for zoning and the opportunity provided to develop these lands there is a compelling case to rezone the lands Commercial / Retail Warehousing / Light Industrial.

Yours Sincerely,



Kevin Barry,  
Woodhaven Developments Ltd.









