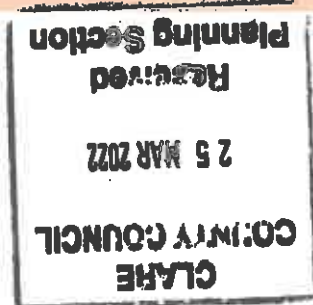


Leahy Planning Ltd.

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Planning Department
 Clare County Council
 New Road
 Ennis
 County Clare

24th March 2022

Re: Draft Clare County Development Plan 2023-2029. Lands belonging to Michael Lynch Ltd. at Toberteascáin, Ennis.

Submission No. S2-111

Dear Sir/Madame

I refer to previous submission made in respect of Michael Lynch Ltd lands at Toberteascáin, your reference number S2-111, acknowledged by you on 2nd March 2022.

We wish to make the following further submission on this matter.

As an important aspect of determining the zoning of the site will be matter of the flood regime and as the Planning Authority are awaiting finalisation of the OPW flood maps, we respectfully wish to suggest a possible wording which could be incorporated into the development plan to address this issue.

As our previous submissions stated, and in particular as the report from Mr. Tony Cawley of Hydro Environmental established, the site may now be regarded

as a defended site. For that reason, we suggest that the following wording be included in the development plan:

“Works are now complete on that part of the Ennis Flood relief scheme that addresses flooding that had arisen from the swallow hole in the vicinity of St Flannan's College. This has been carried out at considerable public expense and the completion of these works now means that this site may be regarded as a defended site from the point of view of flooding.

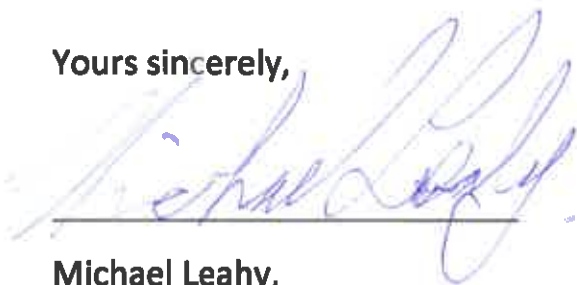
The Planning Authority of Clare County council is aware that the Office of Public Works is in the process of finalising a set of maps indicating lands suitable for development having taken an appropriate climate change freeboard into account and that these maps will shortly issue.

While these maps may be used to finalise the details of a planning application on this site, on the basis of the information before it, the planning authority is happy to zone these lands for the uses proposed.”

Obviously, this statement would be read in the context of the suggested amendments we indicated in our previous submission.

I hope you can take the suggestion into account in your deliberations and again I would be obliged if you would acknowledge receipt of this letter to the undersigned using the same reference number as our previous submission on this matter.

Yours sincerely,



Michael Leahy,
for Leahy planning Ltd, on behalf of Michael Lynch Ltd.