

S2/956.

24<sup>TH</sup>. March 2022

**"Submission to Draft Clare County Development Plan 2023-2029"**

To whom it concerns:

My name is Anne Brooks and I want to return to Co. Clare and build a house on my family land on the Old Bog road in Kilbreckan/ Killow in 2023.

I applied for Planning permission on 24th May 2019 (Planning Register Number P19/330)

It was devastating to be refused planning on the following on 4 grounds.

1. Flood risk
2. Noise from the Motorway
3. Additional Travel on the Bog road
4. The area on which we propose to build is in what is at present a Buffer zone.

With regard to reasons for Planning refusal, I want to make the following points:

1. My site is not in the Flood Risk Zone A and there is no indication of a Flood risk Zone B in the area,

2. I have lived in Dublin for 30+ years, and I am not concerned about potential noise from the Motorway. My sister and her family who live on an adjacent site have no issues with traffic noise from the motorway.



**3. There are 11 houses on this 1.5km stretch of the Bog Road already. My husband and I will have one car, so we do not think we will add significantly to traffic congestion. In any case this will be solved when the proposed relief road from the Skehanagh Roundabout to the Quin Road is built.**

**4. The area is currently designated a Buffer Zone. I want to make a submission to have the land between Pdraig Brennan's house (V95 P6PY) and my sister's house (V95 YC9Y) re-designated as residential land so that I can build my own house.**

**We are quite happy to use the rest of the land as a Buffer zone and natural habitat for Flora and Fauna**

**I have included 4 attachments 2, outlining the site outside the Flood zones and an Aerial Photograph showing the land I want rezoned.**

**Thank you for your support in this matter.**

**Yours faithfully,**

**Anne Brooks**



**CFRAM Mapping: Present Day Scenario: Fluvial Flood Extents**

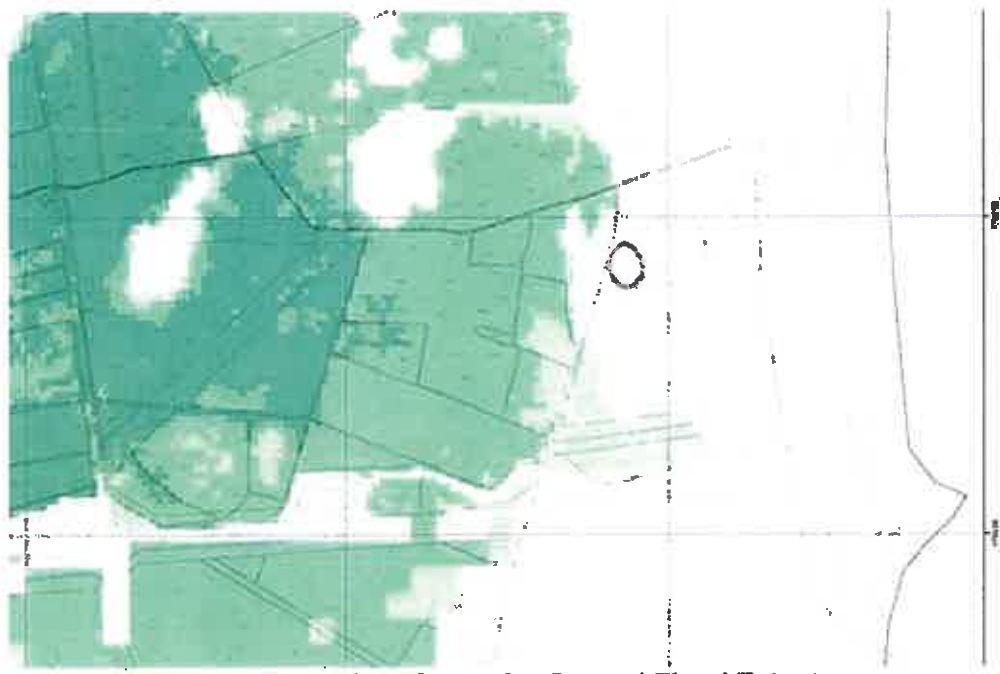
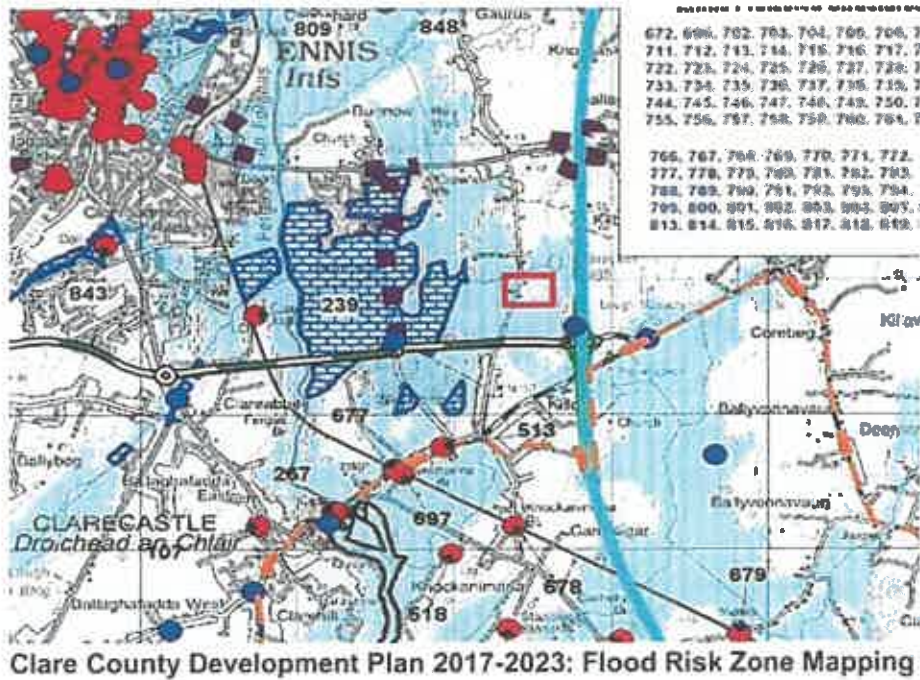
The above mapping suggested that the proposed site is outside the predicted flood extents published under the CFRAM mapping for both coastal and fluvial flood extents.

From the review of the Clare CDP 2017-2023 flood risk zone information, the site itself appears to be sitting outside the Flood Risk Zone A and there is no indication of a Flood Risk Zone B in that area.

The flood risk assessment process is undertaken in three principle stages, these being 'Step 1 - Screening', 'Step 2 - Scoping' and 'Step 3 - Assessing'.

Steps 1 and 2 are desk based and do not require additional on-site work - to refine the information in the existing flood maps. We suggest that given that the existing CFRAM mapping shows that the proposed site is outside the areas of predicted flood extent, we could avoid further investigation.

To undertake additional investigation, the proposed approach would be to identify from the CFRAM maps, the nearest flood level information on the River Fergus. The proposed site would be topographically surveyed to Mean Head datum (including location of percolation area) to identify confirm that the site level is above the Q1000 level and therefore in Zone C.



Survey contains errors: 1. Press here to



**PROPOSED BUNGALOW FOR MISS ANNE  
BROOKS AT HILLOW, CLARECASTLE,  
Co. CLARE.**

SCALE 1/8000 AS SHOWN SECTION TOWN LANDS

