

28/3/2022

Draft Clare County Council Development Plan
2023-2029.

To whom it concerns,

I Pauline Barry as a resident of the Well Rd, and former member of the Kilkee Tidy Towns Committee, from the mid 1970s to 2014, I was secretary of that committee for 19 consecutive years. During which I prepared and submitted our entry forms for the National Tidy Towns competitions. I am therefore well versed on such aspects of the development of Kilkee.

I wish to make the following submissions on the above mentioned Draft Plan.

Opportunity sites Pages 42 and 43.
OP1. The Ocean Cove Hotel.

In 1998 planning permission was granted to demolish the old Atlantic hotel and to build a new 50 bedroom hotel on the site. The hotel was built but there was also permission given for other buildings on the site. It was a case of "I will get more in if it kills me Mc Kenzie". The site was over developed.

In 16/585 and 17/165 by FF Investments

were refused permission for change of usage of the 50 bed roomed hotel. It now looks worse than the original Atlantic Hotel, rather than describing it as an opportunity site it is a health and safety and fire hazard. Is the above company G. F. J. Investments still listed?

O.P. 2 St James Church.

In 2018 planning permission 17/985 was granted for change of usage for the above. It is now a private house.

O.P. 3. Carpark to the Rear of the Well Rd. (It is actually just off the Well Rd.)

Why is this area in public ownership listed as an opportunity site? Throughout my years in the Tidy Towns Committee, various plans were drawn up to enhance this carpark, The CAAS report, various development plans, "Towards a Better Kilkree etc. Each time we were excited at the prospect of its enhancement, but none of them were ever brought to fruition.

It now appears as if the compiler of this Draft Plan was unaware of the fact that since 2019 Glare Bountey Council have demolished the old booster station building which was adjacent to the carpark and cleared that site of all vegetation. They have built a site office and ancillary buildings and fenced off a large portion of the carpark to incorporate it with its Depot site to store all their equipment, machinery and trucks. It is now known as

the Glase Bountly Council Depot, Well Rd. In June 2019 when the above development was in progress to the then Local Engineer Mr John O'Malley I expressed my fears that any raising of the ground level would effect flooding in our area. I requested a copy of their plan, but did not get it.

Flooding

My family have been living in this house for over 70 years. Our house is situated on the cul de sac section of the road. I have on several occasions with the residents of the Marine Parade, attended Kilkee Town Commissioners Meetings to express our fears re flooding in the Well Rd, Well Rd carpark, Marine Parade and surrounding areas. Floods make the Well Rd, ~~no go to~~ vehicular access to our house or the Marine Parade impassable. Under the current Traffic Management Plan the residents of the Marine Parade are not allowed to park in front of their houses so they have to park in their back which are accessed through the Well Rd. This area is also subject to tidal flooding.

In the CFRAM plan our house is listed as, a residential property in danger of flooding. A large portion of our garden is shown in stark blue 10% Fluvial Flood Extent.

In planning application P 00/1685 Mrs Philomena Perry was refused planning permission to construct 3 houses on a site adjacent to the Well Rd carpark, by Glase Bountly Council and An Bord Pleanála, "as it would exacerbate

4 of 4.

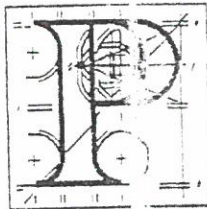
future floods through loss of flood plain.
(A copy of an Bord Pleanála decision attached.
In recent ground works are progressing in
and around this site of Penny's and sewage
material has been removed. I do not know
if it is Clare County Council or the owners
that are doing so. It needs urgent investigation.

In c1990 the residents of this area were
received in deputation by the Town Commissioners
to discuss the ongoing problem of overnight
parking of caravans in the carpark. The
then County or Ass County Managers who
attended meeting agreed to have a barrier
erected on the Well Rd, if the residents were
in agreement as it was a public road. All
agreed and the a barrier was put in place.
Since then barriers have been erected at
the entrances to the West End, East End
and Burns' Cove carparks for the same reasons.

I am amazed that the Draft Development
Plan includes that a coach park and camper van
motor home park be provided in the carpark.
Where did such a suggestion come from? We
already have 2 very large caravan sites
in this area. The suggestion of a coach park
is untenable.

Pauline Barry

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

Clare County

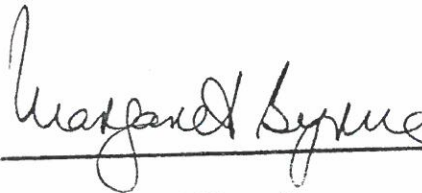
Planning Register Reference Number: P00/1685

APPEAL by Philomena Penny of 3 Drumroe, Rhebogue, Limerick against the decision made on the 7th day of March, 2002 by Clare County Council to refuse permission for development comprising the construction of a terrace of three number two-storey dwellings with boundary walls, driveways, ancillary site works and connection to existing sewer at Well Road, Kilkee, County Clare:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The proposed development is located on a site which is within an area prone to flooding. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the houses could be built without risk to property in the area by way of exacerbating future floods through a loss of flood plain. The proposed development would, therefore, be contrary to the proper planning and development of the area.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 30th day of September 2002.