



SUBMISSION TO:

Variation No.1 . Clare County Council Development Plan 2024-2029.

ENNIS ZONING MAPS.

To Planning Department of Clare County Council.  
To Ennis municipal District. Attn. Senior Engineer.

Subject: THE FERGUS BEAG/CORROVORRIN RIVER:

Specifically, from Flourisce Estate to the Bridge and outflow on the Tulla Rd.

For Flooding, Biodiversity and Environmental reasons:

This stretch of river is an important scarce urban biodiversity/nature area and is undefended from flooding and is also tidal. Flooding is therefore totally dependent on rainfall/wind direction and the position of the Tidal Barrage at Clarecastle. Corrovorrin Estate is a Flood Risk Zone A as per the OPW Map (see attached). In the past, house gardens have been flooded.

Climate Change and Biodiversity advice is to keep existing undeveloped green and buffer zones free from development allowing "nature based solutions" & "giving rivers space". See 'Goal 10 Clare County Development Plan 2017/2023 Vol. 3a: Protects Green Infrastructure, Biodiversity, Natural Heritage etc.' See 'County Development Plan(1.13.1) Strategic Aims ...to conserve and protect sites and enhance the natural heritage ....from inappropriate development...compliance with Habitats Directive.

\* I request, in order to prevent flooding and protect the environment and biodiversity, that NO Future Rezoning or Development is allowed on the remaining buffer & green zoned areas along this stretch of River (from Flourisce Estate to the Bridge on the Tulla Road) thus allowing the slowdown and storing of rainfall on the land rather than run-off quickly from roofs, roads etc. adding into an already swollen river.

Name/Signature... *Naal Coughlan* Date... *29/3/2026*

Address. [REDACTED]