

From: [REDACTED]
To: [Development Plan](#)
Subject: Flooding Risks - Submission to Variation 1 to the County Development Plan 2023 to 2029
Date: Saturday 28 March 2026 15:02:16

To : devplan@clarecoco.ie

Re. Flooding Risks

Re : Submission to Variation No 1 No 1 to the Clare County Development Plan 2024-2029

Regarding Vol 3a(I) Ennis Settlement Plan of same.

Chief Executive , Senior Planner

1. Introduction

I support the provision objective to address the serious housing crisis by appropriate sustainable rezoning of land as outlined in the above Variation No 1.

However as someone who experienced flooding of my own family home, I am most concerned about inappropriate zoning and subsequent development that would increase risk of flooding of homes due to rezoning of green or buffer zoned area along Ennis rivers & stream s. These areas provide nature-based solution to slow down rainfall and delay flooding of rivers & streams .

2. Background.

Please below my March 2026 Ennis Municipal District Statutory Notice of Motion. March 2026 agenda Item No 8

“ In light of the increasing high levels of rainfall in Clare and recent catastrophic flooding of homes in the south and east of Ireland I ask for a map of the urban watercourses in the Ennis Municipal District such as the Fergus , Fergus Minor , Claireen , etc be prepared for elected members to be able to understand both where flood defenses have been constructed and were there are as yet undefended housing and properties areas at risk of flooding. “

At the March Ennis MD meeting the Senior Engineer supplied a response and detailed maps identifying existing flood defences and what I described “ as yet undefended areas of housing and properties at risk of flooding .”

The maps supplied with the reply from the senior engineer identifies , among other locations , that no flood protection is provided to properties along stretches of Cahercalla Stream and Corrovorin River (Fergus Minor).

1. Along Cahercalla Stream housing located at Willsgrove Estate , Cahercalla Drive & Estate , Pairc na Coille and Nursing home have no flood defenses.
2. The stretch of Corrovorin river from Fiourisce estate to the bridge at Tulla Road places homes In Corrovorin Estate and Kevin Barry Avenue at risk as they are undefended.

Please accept my submission to prevent any zoning or rezoning for development on current undeveloped lands along the undefended stretches of both Cahercalla Stream and Corrovorin River.

Submission request

A. Re Cahercalla Stream

I Object to zoning Proposed Amendment PA3a-23a of Site R39 “ Adjacent to Pairc na Coille Nursing home” in Vol 3a(i) Ennis and Clarecastle Settlement Plan , Proposed Variation No.1 on grounds of ;

- Recent refusals of planning by Clare County Council and ABP
- flood zone A risk due to Cahercalla Stream
- vulnerable residents living in adjoining age friendly bungalows and nursing home at flooding risk from Cahercalla Stream
- bats and biodiversity
- increased rainfall frequency & intensity due to climate change

1. I request removal from the final adopted Vol 3a(i) Ennis and Clarecastle Settlement Plan , Proposed Variation No. 1 of this proposed rezoning amendment PA3a-23a the Site R39 to Residential zoning , and

2. I request the altering of the zoning of proposed Site R39 to green area or buffer zoning for the whole site

B. Re Corrovorin River (Fergus Minor)

I request No Future Rezoning or Development is allowed of the

remaining buffer & green zoned areas along this stretch of Corrovirron River (from Fiourisce Estate to the bridge on the Tulla Road) in order to prevent flooding and protect the environment & biodiversity . This would protect undeveloped riverside lands continue their nature based flood solution role by the slowing down and storing of rainfall on the land rather than run-off quickly from roofs, roads etc. adding into an already swollen river.

Date 28th March 2026

Cllr Tom O'Callaghan

