Galway County Council

Planning Department

Dear Sir / Madam,

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RE: Draft Oughterard Town Development Plan 2022 – 2028

Written Submission for land formerly comprising "Waterfall Lodge with Waterfall Tower now remaining"

Since this site was acquired by my client c.1993, ownership exclusively includes all lands with Waterfall Tower situated to the north east corner and boundary being the Owenriff River with the property on the opposite bank, with legally exclusive Fishing Rights afforded to each property owner from 1912.

As the land described was zoned for Residential in the 2006 /2012 Area Plan and the public sewerage system has been extended within the adjoining road to facilitate access from these lands and any surrounding developments, this office has been preparing various designs for a family home for my client over a period of time. It is noted that this land is no longer scheduled as Residential in the current Draft Plan?....a written reply as to an explanation for this would be welcome at your convenience.

In the Draft Plan it is proposed to zone an area of my client's land adjoining the river, including the Waterfall Tower as an area for OS/Recreation & Amenity, extending substantially eastward towards the town. This in our opinion <u>and of all the adjoining /opposite property owners, that this proposal is very irresponsible and extremely detrimental to all the properties by reason in loss of visual amenity and individual privacy rights, together with the undoubted impact on the devaluation of the properties concerned.</u> With the public OS adjoining the river, it will have a disastrous effect on the Fishing Rights which my client owns and shared with the property owner across the river. <u>Again these Rights are exclusive to each owner in their legal property folios and will be defended vigorously.</u>