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Planning Department
Galway County Council
Aras an Chontae
Prospect Hill
Galway

30 July 2021

**Re: Draft County Development Plan 2022-2028
2.6 Bearna**

To whom it may concern,

On behalf of our Clients, the Molloy Family, owners of the lands off the Pier Road as identified on the attached map we wish to make the following submission in relation to the BMASP 2022-2028.

Our Client's lands are located within the centre of the Village Core area of Bearna, to the east of Pier Road and south of the R336 as located between the Pier Road and Mag's Boreen are centrally located and has long been identified as suitable for residential and mixed use development.

Zoning:

These lands have an extensive Planning history dating back to 1979 when Planning Permission was granted under Planning Ref 33244 for a residential housing development comprising 30 no. dwellings.

Two further Planning Applications were subsequently lodged:

- Planning Ref 97/1818 – 6 no. bungalows

Galway County Council
30 July 2021

- Planning Ref 96/2159 – 7 no. bungalows

Both of these were refused due to lack of services, i.e. drainage:

As currently proposed over 30% of the overall plan for village centre is zoned as Open Space/ Recreation & Amenity (OS), which impacts on 90% of our Clients' lands thereby effectively sterilising this centrally located site. No methodology or rationale for the estimation of the requirement for OS lands has been substantiated. This proposal would in certain instances seek to allocate the gardens of permitted private dwellings on adjoining sites as isolated areas, which are prone to flooding, as OS zoned lands.

The proposed designation to OS zoned lands including our Clients' lands would prohibit the effective development of the Village Core through the creation of irregular zoning patterns, which would isolate our Clients' lands from the town centre.

We request that Galway County Council retain the Village Core/ town centre zoning on these lands in order to create an attractive village centre and streetscape, in accordance with Government guidelines and to avoid waste and under-utilization of key village centre lands.

Flooding Profile of our Client's Lands

The designation of lands within the vicinity of the Liberty Stream as an Environmental Management Zone is on the basis of fluvial flood risk. Our Clients are not aware of any records or evidence of a flood risk on these lands and the identification and designation as Flood Risk Area would not appear to be on the basis of a Stage 2 FRA instead of a Stage 3 FRA as recommended by the OPW.

A site specific Flood Risk Assessment (FRA) has been carried out by Hydro Environmental Ltd, who are recognized as one of the leading experts in the field of Hydrology and coastal engineering. The report concludes that this site should be designated as Zone C. They have advised that the site is elevated and generally above the Peir Road level and clearly in Flood Zone C.

A firm of Consulting Engineers on behalf of our Clients and others have carried out a peer review of Hydro's findings as per the attached. The SS FRA for the site takes account of coastal flooding from storm surges and identifies that two pockets of lower lying flood risk areas towards the western boundary are potential susceptible to coastal flooding. However the SS FRA clearly states that these lower lying pockets of land can be raised above the identified coastal levels. Furthermore such infill will not cause any unacceptable adverse impact on coastal flooding or on any future development of this site.

Galway County Council
30 July 2021

We also note that recent development has been permitted on an adjoining site and we have topographical evidence of the this and our Clients' Land which clearly indicates that our Clients' Lands are for the most as high, if not higher that the levels of the site currently under development.

Conclusion:

It is clear that our Clients' Lands, which comprise a sizable plot of land within the village centre, and which benefit from excellent access onto the public road, is a site very capable of intensive redevelopment within the short term especially considering the limited quantum of available lands remaining in this area. We submit that this site should be zoned Village Centre and prioritised for residential development.

We also submit that our Clients' Lands be removed the indicative Flood Zone A area and be classified as Flood Zone C as per the Hydro Environmental Assessment.

Yours faithfully

Stephen J Cunningham, BE C Eng, FIEI
Director
Email: steve@scunningham.ie

Galway County Council
30 July 2021



Site Boundary Map

Galway County Council
30 July 2021



David O'Connell
McCauley Daye O'Connell Architects
11 Merrion Square
Dublin 2

Date: 20th July 2018
Ref: Proposed Development at O'Fegan, Molloy and Lydons lands, Freeport,
Bearna Co. Galway
Subject: Review of Hydro Environmental Ltd Flood Risk Assessments Freeport, Bearna
Co. Galway

Dear David,

Roughan and O'Donovan Consulting Engineers have been commissioned by McCauley Daye O'Connell Architects to undertake a review of the of Hydro Environmental Ltd Flood Risk Assessments (FRA) for the O'Fegan, Molloy and Lydons lands at Freeport, Bearna, Co. Galway. ROD assessed the FRAs with regard to the following three key aspects of the FRA process:

- flow estimation,
- hydraulic modelling and,
- model results/mitigation measures.

The Hydro Environmental Ltd reports present detailed site-specific flood risk assessments. These assessments appear to have been progressed through appropriate methodologies that represent industry best practice in hydrological and hydraulic assessment.

The hydraulic modelling undertaken as part of the FRAs is sufficient to represent existing flood risk on the sites. In comparison with the OPW pFRA which the Bearna LAP references, the Hydro Environmental assessment features a more detailed analysis of site characteristics and is a better representation of the Trusky stream and catchment.

Yours sincerely,

A handwritten signature in blue ink that reads 'Warren Vokes'.

Warren Vokes
Hydraulic Engineer
Roughan & O'Donovan

