

Sheila Healy

From: michael wallace [REDACTED]
Sent: Monday 11 January 2021 11:34
To: cdp
Subject: tourist zoning clondra

I would like to object to the area in clondra being proposed as a tourist zone area and the building of a marina and hotel thereafter.

Fist objection is that there is already a marina a mile away in Tarmonbarry and therefore no need or demand for another. This marina has instant access to the Shannon which makes it far more appealing than Clondra could ever be. There are plenty of berths available there and housing for sale also. The land proposed for the zoning and building is mainly a flood plain, at least ten acres of it flood for months every year, including the summer months when really wet. If a marina is built here where is the water going to go? It can hardly all go into the marina, that's not the way water works during the winter months, no pipe could be large enough to funnel the flow to one specific spot. The water would have to go elsewhere. My land is included in the area proposed and borders the land of the property developer. My land floods a little every year but if ten or more acres were concrete then the water would almost certainly flood my land and the road along that stretch. Building on flood plain land has never gone well, the evidence is overwhelming and can be produced.

Clondra is a small traditional village with a long history and this is what makes it a beautiful place to live. It already has a harbour and canal and ever since the reopening of the canal it has been accessible from Dublin for boats. This should be the focus of any tourist initiative and not destroying the character of the village. Unfortunately, very little traffic comes to Clondra via the canal, perhaps as little as one boat a month during the summer. I'm sure waterways Ireland could show the data as to how many time the bridge is raised on the Killashee road every year.

The area proposed for the marina and hotel is only accessible via the village and then even narrower roads. There are three narrow bridges, none built for heavy lorries and with a weight limit, that are totally unsuitable for forty tonne lorries. Once in the village they would then have to go down Knappogue road or the Clonard road, both very narrow indeed. I'm not sure just how this could work. The constant flow of these juggernauts through a tiny village with a school at the heart of it would be intolerable. The dangers are only too obvious and the time it would take to complete the building work would surely run into years. Village life is slow and tranquil and having this thrust upon us would destroy this. People here know it is folly to build on that land but unfortunately it is a property developer that purchased the land. He has been trying to build here ever since he bought it and his only interest is in making a profit and not the welfare of the village or its people. He doesn't live here and never has. The village has plenty of properties for sale and has had for many years, there is no shortage of housing should anybody want to move here.

I use my own land for grazing and silage taking. I spread manure and sometimes spray it. I also walk my cattle to my fields along Knappogue including a field at the end of Knappogue next to the village. Building and traffic would hamper this.

Could you please acknowledge receipt of this email

Thank you

Mick Wallace
[REDACTED]