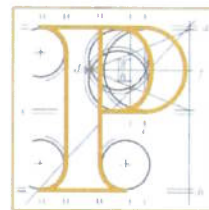


Our Case Number: ABP-321937-25



An
Bord
Pleanála

Emma & Stephen Usher
18 Brookdene
Shankill
D18A990

Date: 22 April 2025

Re: This proposed development is for flood defences at key locations along the Carrickmines and Shanganagh rivers including new walls/raised existing walls, culverts, localised screens upgrades and localised works in the river. An Environmental Impact Assessment Report (EIAR) is submitted with application

This proposed Flood Relief Scheme for the Carrickmines-Shanganagh Rivers at sites in the townlands of Woodside, Kilgobbin, Carrickmines, Brennanstown, Shankill, Loughlinstown, Shanganagh and Hackettsland

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please note that the proposed development shall not be carried out unless the Board has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Aisling Reilly
Executive Officer
Direct Line: 01-8737131

JA02

Teil
Glaao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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Shankill
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EMMAUSHER1@gmail.com

An Bord Pleanála
64 Marlborough Street
D01 V902

AN BORD PLEANÁLA	
LDG-	079330-25
ABP-	
15 APR 2025	
Fee: €	0-00
Time:	13:42
	CARD
	HAND

12/04/2025

REF: Carrickmines-Shanganagh River Flood Relief Scheme

Dear Sir/Madam

I would like to submit an observation to the above scheme in relation to the wall being built in the Brookdene estate.

We went to public meetings and were told at them that when the plans were submitted for planning permission we would have a chance to object, but the plans went straight to An Bord Pleanála and now we are being told we can only submit observations and not objections?

We have looked at the plans and there are a few issues we would like to bring up.

While in theory we are happy about plans that will help reduce the risk of flooding to our houses, some details seem to have been overlooked in the placement of the wall in Brookdene.

The entire green which has been an amenity for children and animals will no longer have access? How will the grass be cut? Will this become an overgrown waste ground which will then become a place where people may illegally dump rubbish? This will not be good for the environment. Some of the neighbours in Brookdene work tirelessly to keep the green looking lovely with planting and now there will be no access to the green to tend to the planting, or cut the grass.

We are still unsure as why Brookdene has been chosen as a flood plane for a 1 in 100 event. There is an entire area on the left of Commons road before the bridge that could have been used as a flood plane but you are planning to build a new wall on the bank of that river to protect one house that doesn't even have planning permission, essentially causing a tunnel of water in a flood scenario hitting the bridge on Shanganagh road and flooding over onto the road and Brookdene, causing a flood there instead? I am not an engineer but this makes no sense to me? Surely this will put unnecessary pressure on a very old bridge, even if it does have reinforcements.

I asked these questions at the public meeting and put in writing these concerns at the time but the only feedback I got is that we could have a say at the planning stage? One of the people I talked to at the event even agreed with me about the tunnel of water hitting the bridge and asked me was I an engineer. I said I wasn't but he said I had a point. So we would really like an explanation on the viability of this plan at Commons road and Brookdene.

We enclose €50 and request that our observations are given due consideration and that we can speak to someone in relation to our concerns before any work is commenced.

Regards



Emma and Stephen Usher
18 Brookdene

Supported by

Anna and Niall Cannon	#1 Brookdene
Tracy and Garret Hevey	#2 Brookdene
Peter and Ann Trainor	#3 Brookdene
Cliona Quirke	#4 Brookdene
Conn Macnamee	#5 Brookdene
Mary Mulvaney	#6 Brookdene
Ben and Mary Kirwan-Reid	#17 Brookdene
Alan and Helena Morgan	#31 Brookdene
Milo and Louise Madden	#32 Brookdene