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County Sligo.
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19th April 2022

Gerry O'Sullivan,
Meitheal Architects,
9 Rock Street,
Kenmare,
County Kerry.
V93 YX71.

Re: Residential development at Kill Equestrian Centre, Kill, County Kildare for Montane Developments (21/272).

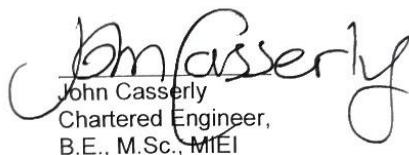
Dear Gerry,

The proposed development site has been included in an area that will require a Site Specific Flood Risk Assessment to be carried out on any proposed development as part of the planning process under the draft Kildare County Development Plan 2023-2029. The relevant extract is illustrated in figure 1 below. Inclusion in this area indicates that any proposed development will require a Site Specific Flood Risk Assessment to be carried out as part of the relevant planning application process as opposed to suggesting that these lands are not suitable for development. You might note the relevant area contains lands zoned 'C' and 'B' to the north of the proposed development site.

The proposed zoning is based on the recommendations of the Strategic Flood Risk Assessment for the Kildare County Development Plan 2023-2029. Their appraisal of the flood zones is based on available mapping, which indicates that the area is susceptible to the 1000-year return fluvial flood event with increases for High End Future Scenario (HEFS) climate change.

I think the sensible manner in which to proceed regarding the flooding issue is simply to carry out a full Site Specific Flood Risk Assessment inclusive of any hydraulic modelling as part of the planning application for the proposed development site. It should be noted that the site is not indicated as being susceptible to flooding for events less than the predicted 1000-year return HEFS event.

Yours sincerely,


John Casserly
Chartered Engineer,
B.E., M.Sc., MIEI



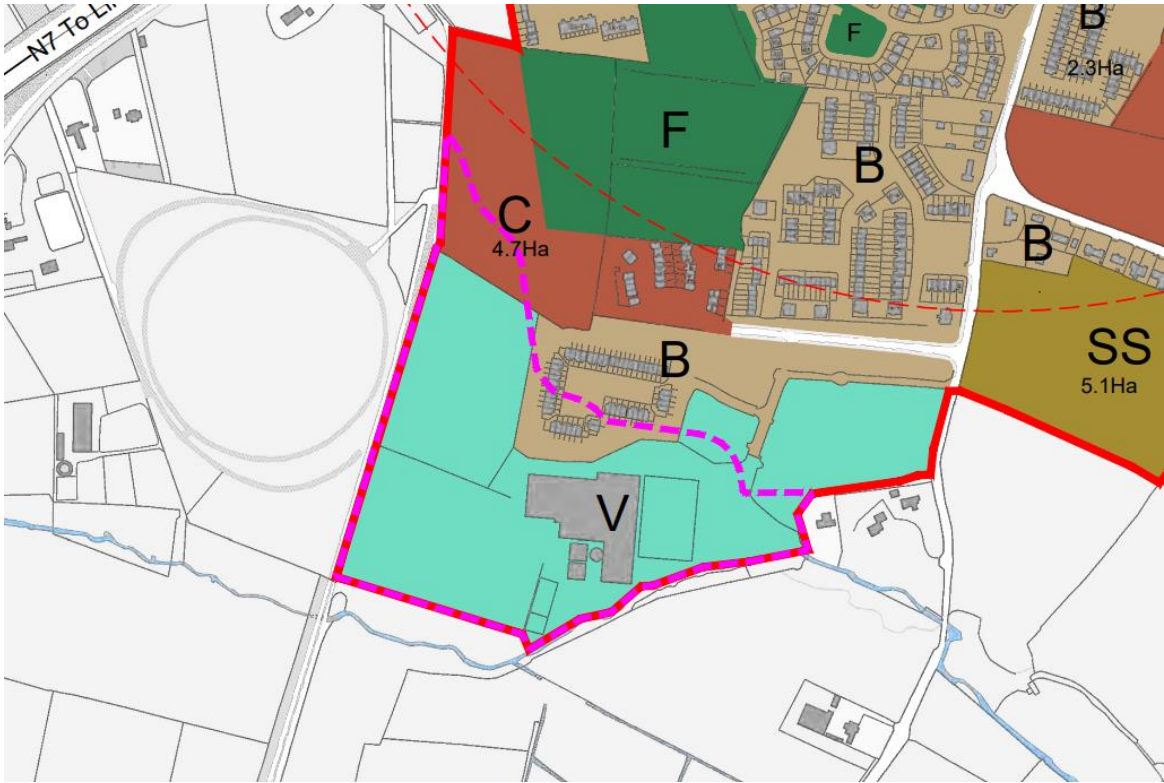


Figure 1: Extract from Draft Kildare County Development Plan 2023-2029 relating to Kill.