



# Comhairle Contae Mhaigh Eo Mayo County Council

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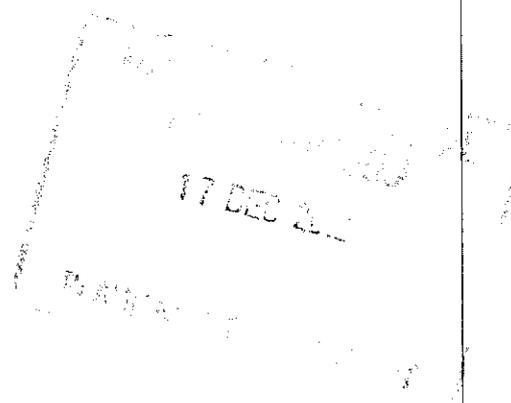
## ONLINE SUBMISSIONS FORM

### Planning Application Details

**Planning Ref. Number:** 12599  
**Applicant's Name(s):** JOHN MORAN

### Submission Details

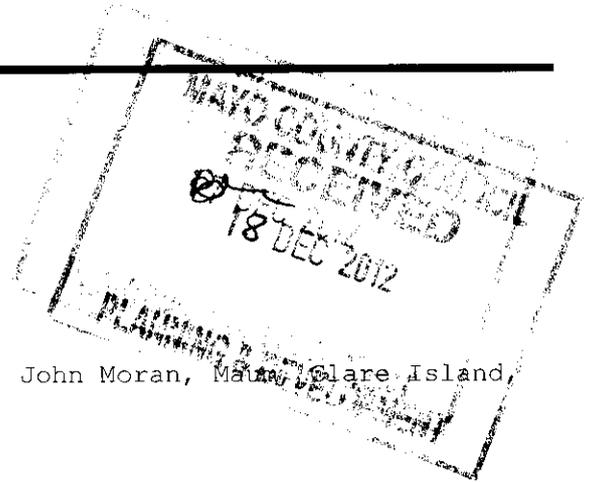
**Agent / Company Name:** Ciara Cullen  
**On behalf of**  
**Forename:** Ciara  
**Surname:** Cullen  
**Address Line 1:** Macalla farm  
**Address Line 2:** Ballytoohey More  
**Address Line 3:**  
**Address Line 4:** Clare Island  
**County:** Mayo  
**Postcode:** N/A  
**Country:** Ireland



## Cosgrove Virginia

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**From:** Ciara Cullen [ccullen@yogaretreats.ie]  
**Sent:** 18 December 2012 10:56  
**To:** Cosgrove Virginia  
**Subject:** For the attention of Virginia Cosgrove



Clare Island, 17 December 2013

Submission in relation to Planning Application 12599, John Moran, Maunabo, Clare Island, Fresh water empoundment and associated works

We are full-time residents of Clare Island with a young family and live in the north townland of Ballytoughey. We have run a successful year-round tourism business for over ten years as well as a mixed farm of sheep, horses and vegetable and soft fruit production, all run organically.. Ciara has been involved with the Royal Irish Academy and its New Survey of Clare Island as its island contact since 1989 and we both have a keen interest in the island's natural and human environment.

While we are not opposed to the proposed development per se, we do have a number of serious concerns relating to it. In the absence of any community consultation prior to the public notice of the application, a number of islanders, including ourselves asked for a meeting with the applicant, John Moran and Marine Harvest, the company running the salmon farm adjacent to the proposed site. This meeting took place on the 11th of December. While John Moran is the owner of the land, the proposed development is under the direction and management of Marine Harvest. We understand that due to outbreaks of Amoebic Gill Disease, the fishfarm requires a fresh water source to treat the salmon at various times during the year. The proposed fresh water reservoir based on Clare Island would enable them to manage the disease more effectively and more cheaply than the current arrangements. We also acknowledge that the fishfarm is very important to the island as regards the employment that it provides.

We are asking that the Council considers the following concerns in relation to this proposed development:

1. The proposed works are located in a very high scenic area, one of the few sheltered bays on the island. Our guests and other tourists frequently walk on the country lane/green road (a public right of way), as do many islanders, which passes by the proposed site. We also occasionally make use of this green road for seaweed collection (as do some other islanders). The adjoining cliff areas are SPAs and the foreshore is an SAC. The peace and quiet of this area of the island is something which all islanders value and which is crucial to our tourism business. We request that, should the project go ahead, the development would harmonize closely with the surrounding environment. Furthermore we wish to ensure that the reservoir be used only as a source of fresh water, and that the project would not set a precedent for any future non-agricultural and industrial development. This is a serious concern on our part. We are aware that salmon farms throughout Ireland (as well as a number of other countries) are frequently having to deal with various outbreaks of diseases due to the intensity of production. Perhaps an outbreak of a new disease occurs on the Clare Island farm in the future requiring more intensive treatment. The Portlea site, which is ideally located: close to a main road and adjacent to the fish farm, could become more than just a reservoir, being developed for various non-agricultural and industrial activities deemed necessary by Marine Harvest. At present, Marine Harvest has no landbase on the island for operations directly related to the fishfarm, save for a portacabin at

the harbour. Therefore, we are seeking assurance that no non-agricultural activities can be conducted on this site. At present, when the fish farm is harvesting fish, or treating fish for disease outbreaks, there is considerable noise, which continues through the night and which is often commented on by our guests. It is tolerable, but any significant intensification would be very problematic, and again, is not in keeping with the unspoilt nature of this part of the island.

2. Access to the proposed site is via a country lane and public right of way, which is the only road access for our neighbour, Anna Gill, for her home and small cafe open during the summer. The lane then becomes a grassy track through two farms, including that of the applicant and continues down to the storm beach at Portlea. We ask that once the project would be completed, the access road would be fully restored to its original condition, again reiterating that the development harmonize with the existing rural, low impact features of the area.

3. We are aware that there are two archaeological sites that are either located in the actual site or immediately adjacent to it. A lime kiln is located either in the proposed reservoir or at its boundary. We ask that a full archaeological survey is carried out, an assessment is made of any impacts on the site and if so, what mitigation measures would be put in place, before any construction work is started. The second site is that of the remains of a Mill located along the river. Though this site is not on John Moran's land, it is reputed to have been located not far from the boundary of his land. This is an extremely important site (and from which the townland gets its name) and we ask that it is afforded full protection.

4. We have a ten acre native woodland on our land, the eastern most point of which constitutes the boundary between our land and John Moran's. This is approximately 200 metres from the proposed site. We ask that, should the project go ahead, the site be fully landscaped with appropriate species of trees and bushes, using native provenance saplings to protect the native woodland against any biological threats from non-native species. Our native woodland planner or ourselves could give advice as to species.

5. This last point is a question: Is a license required for water abstraction? We understand that in the case of group water schemes, licenses are needed. Is there any legislation or legal framework necessary for water abstraction in this situation?

To conclude, while we are not objecting outright to the proposed development of Marine Harvest, we are requesting that, should the Planning Authority grant permission for this development, it addresses our serious concerns by placing planning conditions according to the issues raised above.

Yours sincerely,

Ciara Cullen

Christophe Mouze