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Date: 12/05/2026

**(Submission)**

Dear Sir/Madam,

**Re: Submission For Proposed Variation No. 1 of the Leitrim County Development Plan 2023-2029 On Behalf Of Mr. Wesley Notley.**

I refer to the above and to the link from Leitrim County Council's website in relation to above a copy of which is attached in **Appendix A** for ease of reference. Please note that we as Chartered Engineers and Assigned Certifiers have been instructed to make a submission in respect of the proposed amendment Item No. 1 of the variation attached in **Appendix A** which relates to "to include the addition of further lands with a 'New Residential' land use zoning objective to address the new housing growth requirements" on behalf of our client, Mr. Wesley Notley of Dromod, Co. Leitrim, who owns the portion of lands under Folio No. LM15119 a copy of which are attached in **Appendix B** for ease of reference. Please find attached in **Appendix C** a copy of Dromod Land Use Zoning Objectives map taken from the County Development Plan 2023-2029 known as 'Map No. 28' and also in **Appendix D** a copy of the Dromod Land Use Zoning Strategy map taken from the County Development Plan 2015 -2021 known as 'Map No. 8' whereby the portion of lands comprised within Folio LM15119 are shown outlined in blue and denoted with the letter 'X'. It is evident from these maps that the lands were included in the County Development Plan 2015-2021 and whereby excluded in the current County Development Plan. The purpose of this submission is to request that the lands are reverted back to their original zoning in the County Development Plan 2015-2021, i.e. for residential purposes. In addition to this please also find attached in **Appendix E** the foul sewer layout for Dromod whereby it is evident that the foul sewer pipe is located from the land and travels along the road frontage of the landholding, as shown yellow on the maps attached in **Appendix E**.

In addition please find attached in *Appendix F* the flood maps taken from [www.floodinfo.ie](http://www.floodinfo.ie) whereby all tabs have been turned on which shows the worst case scenario. It is evident from the attached map that the subject site is not located within any flood plain.

Finally, in our professional opinion, these lands are highly suitable for residential development. They can be readily serviced with public water, public sewerage, ESB, broadband and other essential utilities. The site is within short walking distance of Dromod's main street, which provides excellent connections by public transport and roads to nearby towns and cities.

The lands lie within the village boundary. National and secondary schools are located in close proximity, where local amenities, retail and community facilities are also available.

Should you require any further information then please do not hesitate to contact me.

Yours sincerely,



Signed: \_\_\_\_\_  
*Mark Cunningham, BEng, MSc, CEng, MIEI.*

# *Appendix A*



# Proposed Variation No.1 of the Leitrim County Development Plan 2023-2029

In accordance with Section 58 of the Planning and Development Act 2024 (as amended) Leitrim County Council has prepared a proposed Variation No. 1 to the Leitrim County Development Plan 2023 – 2029.

This proposed Variation arises from the publication of the *National Planning Framework (NPF) First Revision and the National Planning Framework Implementation: Housing Growth Requirements Guidelines for Planning Authorities* issued under Section 28 of the Planning and Development Act 2000 (as amended). The proposed Variation also responds to other recent changes in national planning policy including the publication of the following Section 28 Guidelines:

Planning Design Standards for Apartments, Guidelines for Planning Authorities, July 2025 and,

Sustainable Residential Development and Compact Settlement Guidelines, 2024.

The proposed Variation includes amendments to the Written Statement (Volume I), Settlement Plans (Volume II) and the Book of Maps (Volume III) of the Leitrim County Development Plan 2023-2029 and the amendments are presented in Section 4.0 of this document. The proposed amendments included in this proposed Variation are outlined, in summary, below:

- 1 To include the addition of further lands with a '*New Residential*' land use zoning objective to address the new housing growth requirements.
- 2 To include the land use zoning objectives and the land use zoning map for Carrick-on-Shannon as contained in the Carrick-on-Shannon Joint Local Area Plan 2025-2031 into the Leitrim County Development Plan 2023-2029 thereby ensuring that all zoned lands in the county are now contained in the Leitrim County Development Plan 2023-2029.
- 3 To rezone a parcel of land in Kinlough currently identified with a '*New Residential - Low Density*' land use zoning objective to '*Agriculture*' arising from a submission to the Residential Zoned Land Tax (RZLT) process.
- 4 To include the addition of further lands in Manorhamilton with an '*Enterprise and Employment*' land use zoning objective.
- 5 To update Section 8.11.2.1 of the Plan - *N4 Carrick-on-Shannon to Dromod Project* to reflect the revised scope of the project to now comprise the *Carrick-on-Shannon Bypass and Traffic Management Plan* and reference in objective TRAN OBJ 3 to same.
- 6 To update the text to the Leitrim County Development Plan 2023-2029 as consequential changes arising from the foregoing.

All documents relating to the proposed Variation are available to view below.

A StoryMap has been prepared which explains the Variation Process as well as summarising some of the main topics and how to make a submission on the Variation. This Story Map can be accessed by following this link: [StoryMap](#)

The proposed Variation, SEA Environmental Report, SEA screening determination, AA Screening Report, AA screening determination and Strategic Flood Risk Assessment, will be on

public display and may be inspected from **Wednesday April 15th 2026** until **Wednesday 13th May 2026** inclusive (excluding weekends and public holidays) at the following locations during opening hours:

Planning Department, Leitrim County Council, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim.

Submissions or observations with respect to the proposed Variation and accompanying Strategic Environmental Assessment may be made in writing before **4 p.m. on Wednesday 13th May 2026**. Such submissions will be taken into consideration before the making of the Variation. Children or groups or associations representing the interests of children are welcome to make submissions.

Submissions or observations may be made either:

Online by following this link [Submissions](#) ; or

In writing to: Forward Planning, Planning Department, Leitrim County Council, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim.

**(Late submissions, e-mail or faxed submissions cannot be considered)**

Written submissions or observations, redacted for privacy and legal purposes shall, save in exceptional circumstances, be published on the website of the Authority within 10 working days of its receipt.

### **Documents relating to the Proposed Variation**

[1. Proposed Variation No.1 - Written Statement.pdf \(size 8.9 MB\)](#)

[2. Proposed Variation No.1 - Maps.pdf \(size 14.8 MB\)](#)

3. [Settlement Capacity Report.pdf \(size 1.7 MB\)](#)
4. [SEA Environmental Report.pdf \(size 25.4 MB\)](#)
5. [SEA-Environmental-Report-NTS.pdf \(size 4 MB\)](#)
6. [Screening for AA Report.pdf \(size 6 MB\)](#)
7. [Screening for AA Determination.pdf \(size 215.7 KB\)](#)
8. [SFRA Addendum Report.pdf \(size 4.5 MB\)](#)
9. [Proposed Variation No. 1 Public Notice.pdf \(size 246.4 KB\)](#)

### **Submissions Received**

- 1 [VAR-SUB-1-1-Catherine-Cumiskey-Hayes.pdf \(size 6 MB\)](#)
- 2 [VAR-SUB-1-2-Health-and-Safety-Authority.pdf \(size 257.5 KB\)](#)
- 3 [VAR-SUB-1-3-Arthur-Dolan.pdf \(size 360.4 KB\)](#)
- 4 [VAR-SUB-1-4-Transport-Infrastructure-Ireland.pdf \(size 350.7 KB\)](#)
- 5 [VAR-SUB-1-5-Dept-of-Education-and-Youth.pdf \(size 295.4 KB\)](#)

# *Appendix B*

# LM15119

The screenshot displays a web application interface for property details. At the top, a blue navigation bar contains a 'Back' button and the title 'Property Details'. Below this, a pink sidebar lists property information: Folio Number (LM15119), Title Level (Freehold), Plan Number (4A), Property Number (1), Area of selected plans (2.10 hectares), and Number of Plans on this folio (5). The Address is listed as 'Not Available'. Action buttons include 'Highlight All Plans', 'Add to Basket', and 'Create Alert'. A warning message states: 'The Eiream Registration Boundaries and Plan Area are not conclusive. See Section 62(2) of the Registration of Title Act, 2006 and Rule 8(3) of the Land Registration Rules, 2012.' The main area features a map with a red-shaded property boundary and a yellow highlighted path. The map includes labels for 'Eslin River', 'Mac Oisín Place', 'Mac Oisín', 'Aughry', 'Drumod Beg', 'Open Wall', 'Strake', 'Clonooly', and 'Ascaill'. A bottom blue bar provides location details: '60547, 790125', 'Scale 1:2500', 'Townland Drumod Beg', 'Parony Mohill', and 'County Leitrim'. Navigation icons for zooming and a mobile menu are also visible.

Property Details

Back

Folio Number LM15119  
Title Level Freehold  
Plan Number 4A  
Property Number 1  
Area of selected plans 2.10 hectares.  
Number of Plans on this folio 5  
Address Not Available

Highlight All Plans  
Add to Basket  
Create Alert

\*The Eiream Registration Boundaries and Plan Area are not conclusive. See Section 62(2) of the Registration of Title Act, 2006 and Rule 8(3) of the Land Registration Rules, 2012.

View Basket  
Print Current View  
Help

Eslin River  
Mac Oisín Place  
Mac Oisín  
Aughry  
Drumod Beg  
Open Wall  
Strake  
Clonooly  
Ascaill

60547, 790125  
Scale 1:2500  
Townland Drumod Beg  
Parony Mohill  
County Leitrim

# Land Registry

County Leitrim

Folio 15119

## Register of Ownership of Freehold Land

### Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>The property shown coloured RED as Plan(s) 4A on the Registry Map, situate in the Townland of DRUMOD BEG, in the Barony of MOHILL, in the Electoral Division of DRUMOD.</p> <p>The registration does not extend to the mines and minerals.</p>	<p>From L.R.51/47969 From L.R.51A/47969</p>
2	<p>The property shown coloured RED as Plan(s), 4 on the Registry Map, situate in the Townland of DRUMOD BEG, in the Barony of MOHILL, in the Electoral Division of DRUMOD.</p> <p>The registration does not extend to the mines and minerals.</p>	<p>From L.R.51/47969 From L.R.51A/47969</p>
3	<p>The property shown coloured RED as Plan(s) 27 on the Registry Map, situate in the Townland of DRUMOD BEG, in the Barony of MOHILL.</p> <p>The registration does not extend to the mines and minerals.</p>	<p>From L.R.11/47902</p>
4	<p>The property shown coloured RED as Plan(s) 24 on the Registry Map, situate in the Townland of DRUMOD BEG, in the Barony of MOHILL, in the Electoral Division of DRUMOD.</p> <p>The registration does not extend to the mines and minerals.</p>	<p>From L.R.11/47902</p>

# Land Registry

County Leitrim

Folio 15119

## Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

**Land Registry**

**County Leitrim**

**Folio 15119**

**Part 2 - Ownership**

**Title ABSOLUTE**

<b>No.</b>	<b>The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965</b>
<b>1</b>	07-MAR-1979 VIOLET G NOTLEY of DROMOD, COUNTY LEITRIM is full owner. W1159/79

**1** 07-MAR-1979 No registration is to be made save in due course of  
W1159/79 administration of the Estate of William Notley deceased.

# Land Registry

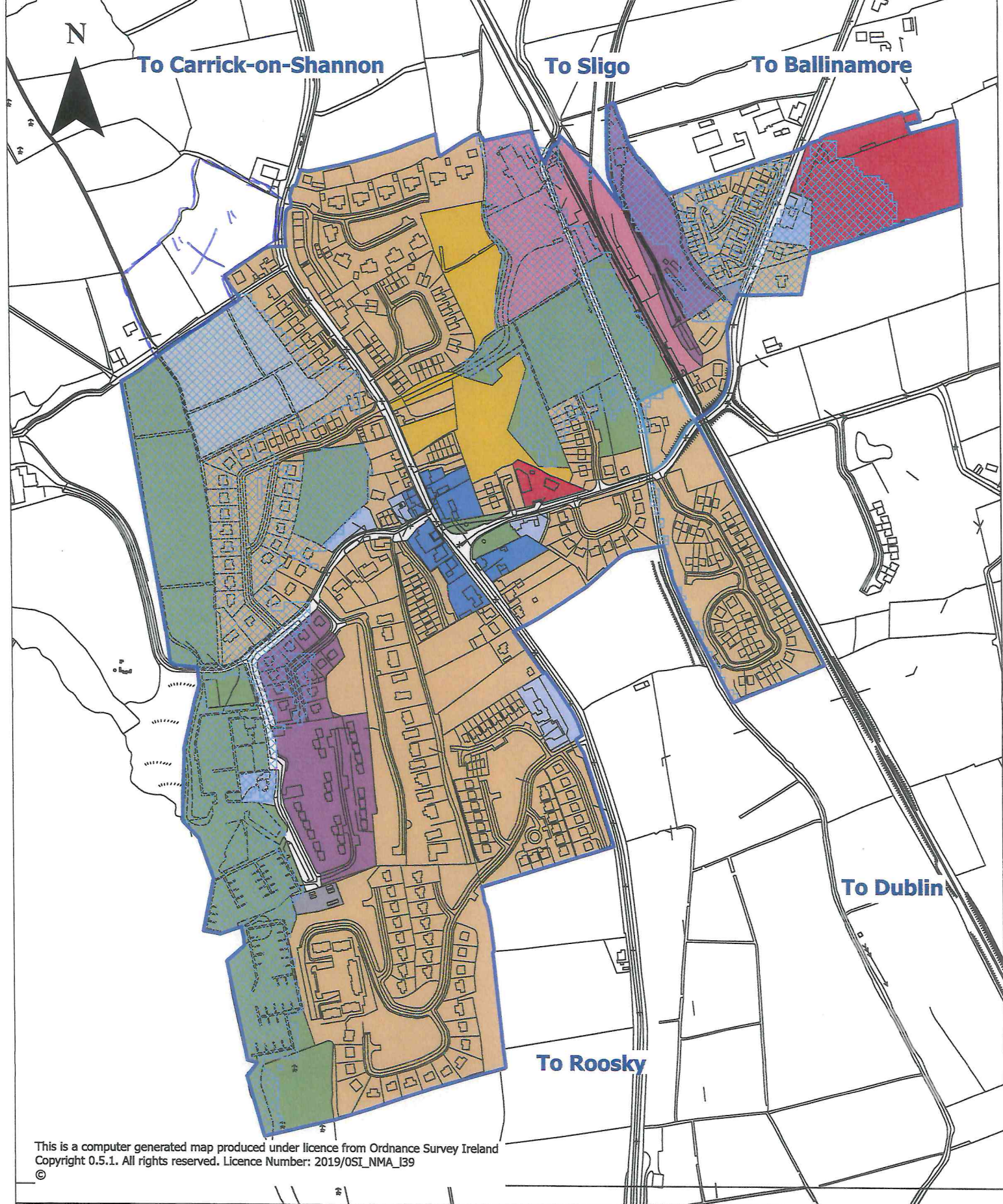
County Leitrim

Folio 15119

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<del>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</del>
2	The property is subject to a Land Purchase Annuity.
3 L.R.51A/47969 L.R.51/47969	The property Nos. 1 and 2 is subject to the fishing rights and fisheries (if any) excepted by Order of the Land Commission.
4 L.R.11/47902	The property Nos. 3 and 4 is subject to the sporting rights reserved by Fiat of the Land Commission.

# *Appendix C*



This is a computer generated map produced under licence from Ordnance Survey Ireland Copyright 0.5.1. All rights reserved. Licence Number: 2019/OSI\_NMA\_I39 ©

**Legend**

- Existing Residential
- New Residential
- Town/Village Centre
- Mixed Use
- Enterprise & Employment
- Agriculture
- Social & Community
- Open Space & Amenity
- Tourism
- Utilities
- Constrained Land Use
- Development Envelope

**Map No. 28**

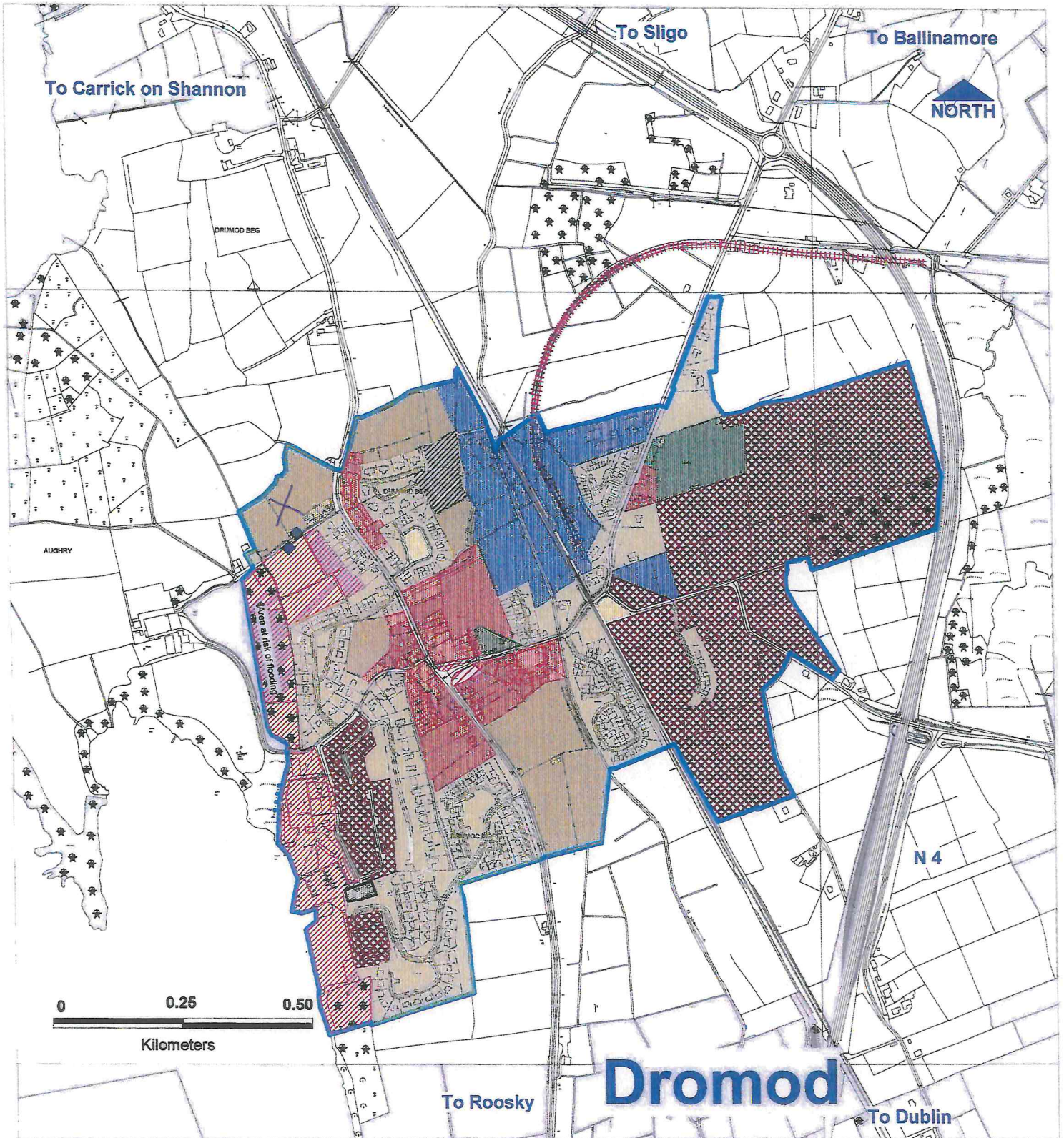
**Dromod Land Use Zoning Objectives Map**

**Leitrim Draft County Development Plan 2023-2029**

Produced by Planning Department, Leitrim County Council, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim



# *Appendix D*



**Dromod Land Use Zoning Strategy**

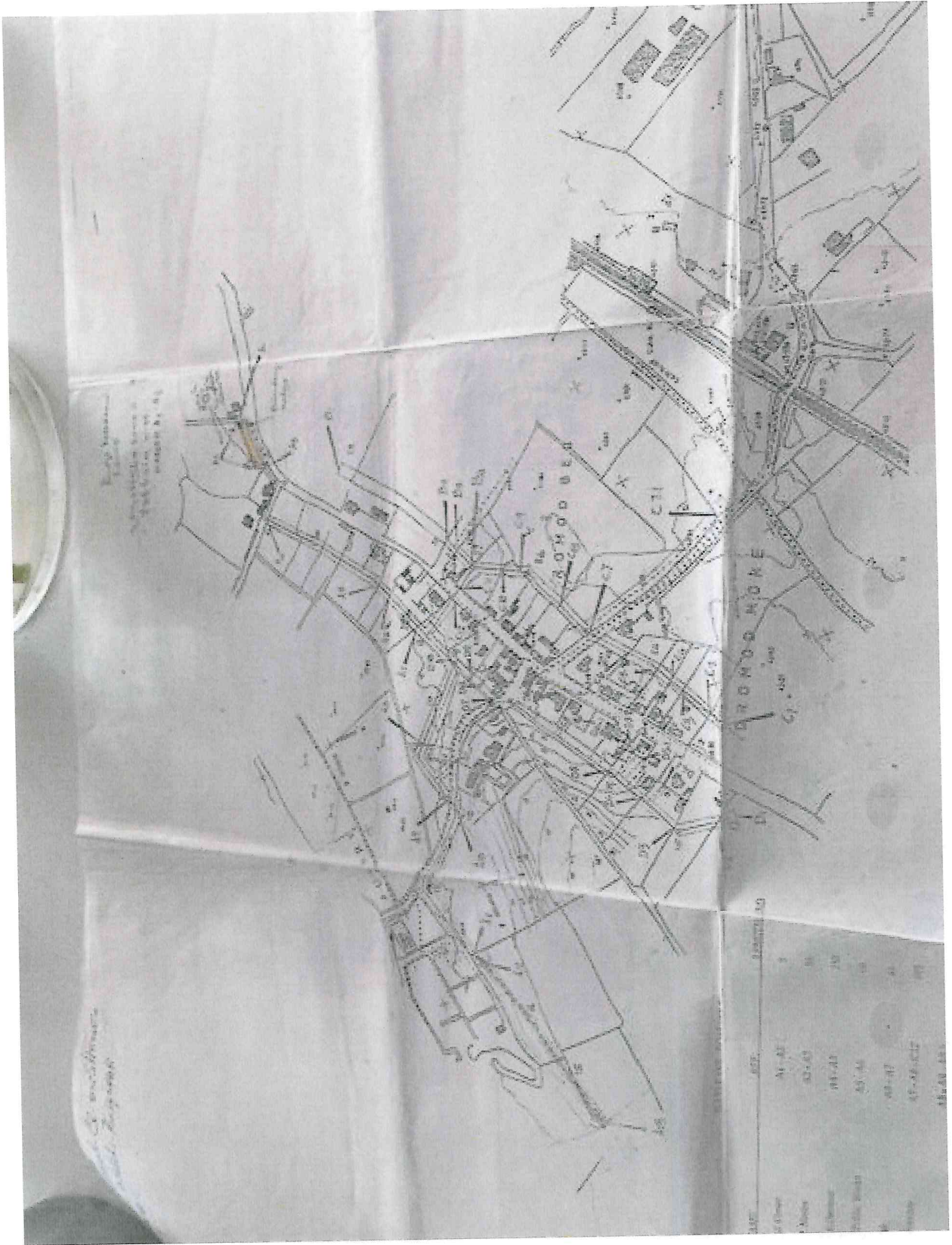
**Leitrim County Development Plan 2015 - 2021**

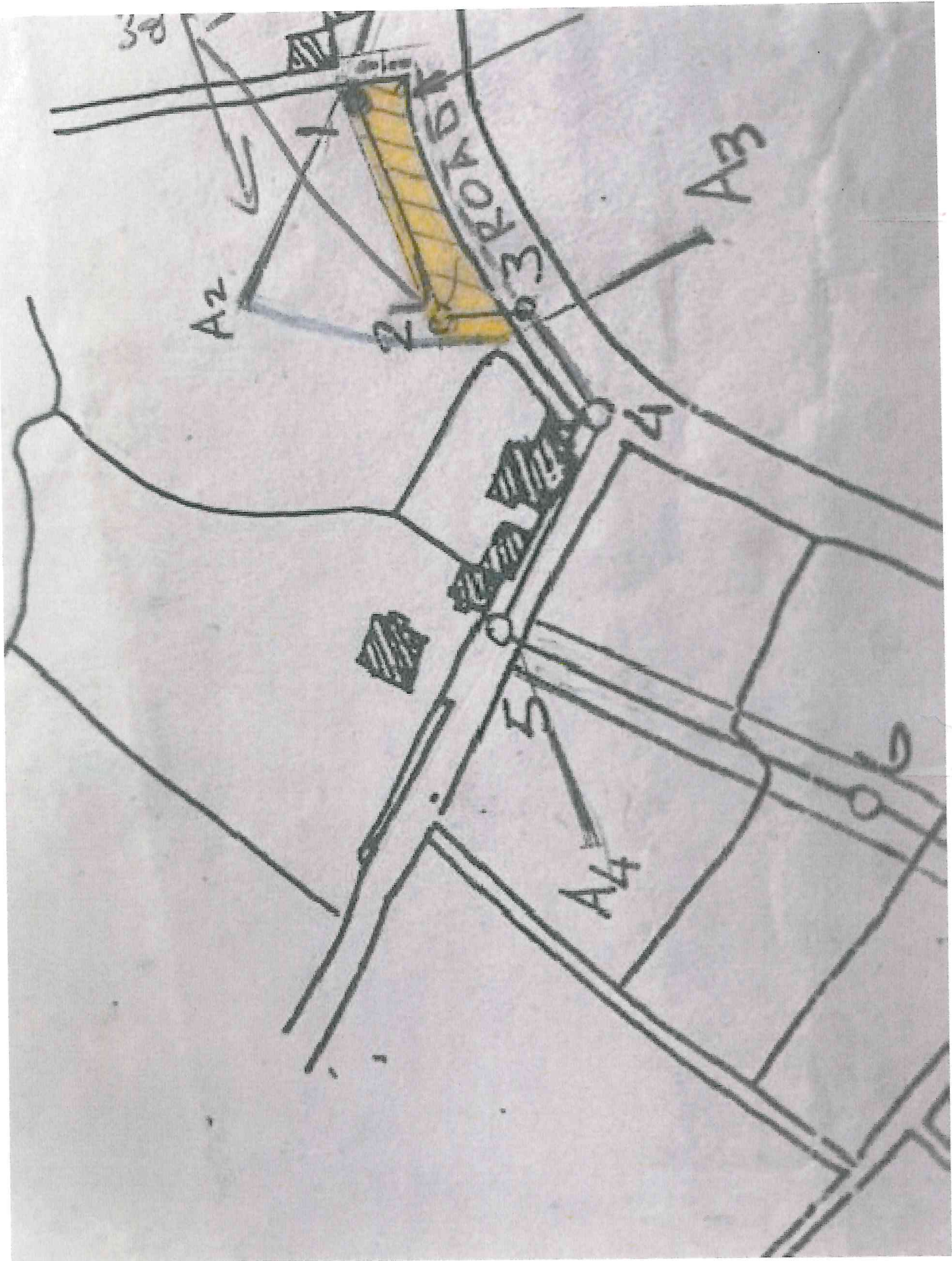
- Development Envelope
- Primarily Residential (developed)
- Primarily Residential (undeveloped)
- Residential Reserve/Support
- Mixed Use
- Enterprise & Employment
- Social & Community
- Open Space & Amenity
- Tourism Related Development
- Sewerage Treatment Plant
- Indicative Access Point
- Rail Reserve



**Map 8**

# *Appendix E*





# *Appendix F*

## Flood Maps

Active Layers + Add Layer

- OPW Community-Scale Flood Extents - Present Day
  - OPW Community-Scale Flood Depth - Present Day
  - National Indicative Flood Mapping - Present Day
  - Community-Scale Flood PDF Maps (Printable)
  - Geological Survey Ireland (GSI) Groundwater Flooding Probability Maps
  - Past Flood Events
- Go to the **Tools** tab to create a past flood event summary report.
- Past Flood Event
  - Single Flood Event
  - Recurring Flood Event
- Layer Queryable: Yes
- Past Flood Event Photos
  - Legend
  - Past Flood Event Extents

