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Consulting Engineers

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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. Aaron O'Connor.

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. Aaron O'Connor of Derrycarne, Aghamore, Carrick on Shannon, Co. Leitrim, who owns the portion of lands under Folio No. LM13631, a copy of which are attached in **Appendix B** for ease of reference. I hereby confirm that planning permission was granted on the site to which this submission relates for 11 No. dwelling houses under planning reference No. P.00/562 a copy of which is attached in **Appendix C** together with planning permission reference No. P.06/1259 a copy of which is attached in **Appendix D** along with the site layout plan on foot of which permission was granted. Please find attached in **Appendix E** 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 F** 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 No. LM13631 are shown outlined in blue and denoted with the letter 'X'.

It is evident from these maps that the lands were zoned 'Enterprise & Employment' in the County Development Plan 2015-2021 and whereby then zoned 'Open Space & Amenity' 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.

Please note that we as Chartered Engineers and Assigned Certifiers are familiar with the lands in question and were responsible for the preparation of planning permission reference No. P.06/1259 for which I attach in *Appendix G* a copy of the further information request letter together with the further information response and clarification of further information request letter together with respective response. It is evident from Item No. 5 and No. 8(b) of the clarification of further information response letter that any flooding concerns in respect of the subject's lands was adequately dealt with during the course of that planning permission application and whereby planning permission P.06/1259 was ultimately granted permission.

It is our professional opinion that these lands are perfectly suitable for residential development as they are easily serviced with public water, public sewerage, ESB, broadband, etc and are within walking distance of the main street of Dromod.

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 \(size 14.8 MB\)](#)

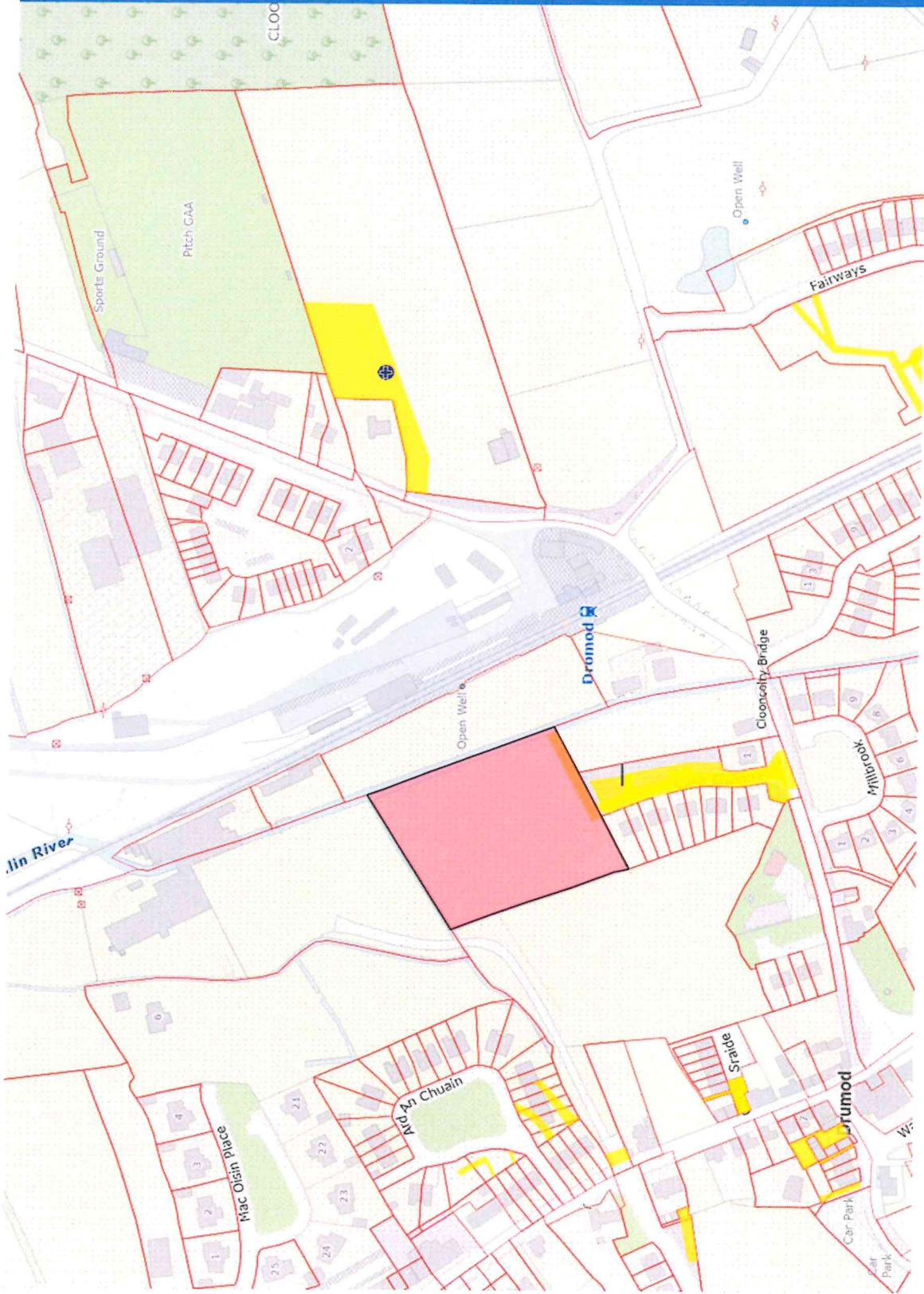
3. [Settlement Capacity Report.pdf \(size 1.7 MB\)](#)
4. [SEA Environmental Report.pdf \(size 25.4 MB\)](#)
5. [-SEA-Environmental-Report-NTS.pdf \(size 4 MB\)](#)
6. [Screening for AA Report.pdf \(size 6 MB\)](#)
7. [Screening for AA Determination.pdf \(size 215.7 KB\)](#)
8. [SFRA Addendum Report.pdf \(size 4.5 MB\)](#)
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

LM13631



> Back

Folio Number	LM13631
Title Level	Freehold
Plan Number	12
Property Number	1
Area of selected plans	1.12 hectares.
Number of Plans on this folio:	1
Address	Not Available
<input type="button" value="Add to Basket"/>	
<input type="button" value="Create Alert"/>	

The following Applications are Pending on this Folio
S2007NL001454V Re-opened Application

*Taitís Éireann Registration Boundaries and Plan Area are **not conclusive**. See [Section 6\(2\)\(a\) Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

Land Registry

County Leitrim

Folio 13631

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>A plot of ground being part of the Townland of DRUMOD BEG and Barony of MOHILL shown as Plan(s) 12 edged RED on the Registry Map (OS MAP Ref(s) 35/11, 35/15).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio LM7865F
2	<p>A plot of ground with building thereon situate in the Village of Dromod being part of the Townland of DRUMOD BEG and Barony of MOHILL containing .2322 Hectares shown as Plan(s) 12A edged RED on the Registry Map (OS MAP Ref(s) 35/15).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio LM7865F

Land Registry

County Leitrim

Folio 13631

Part 1(B) - Property Parts Transferred

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
1	2	D2007NL057055Y	05-SEP-2007	0.2322	12A	LM16474F

Land Registry

County Leitrim

Folio 13631

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	18-JUN-1982 W3253/82	GERARD P. O'CONNOR (Farmer) of DROMOD, COUNTY LEITRIM and DOROTHY A. REYNOLDS (Nurse) of DROMOD, COUNTY LEITRIM are full owners. Cancelled D2023LR165311M 26-OCT-2023
2	26-OCT-2023 D2023LR165311M	AARON O'CONNOR of Derrycarne, Aghamore, Carrick on Shannon, County Leitrim is full owner.

Land Registry

County Leitrim

Folio 13631

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>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.</p> <p>Cancelled D2007NL057055Y 05-SEP-2007</p>
2	<p>18-JUN-1982 W3253/82</p> <p>Charge for the principal sums stamped to cover £25,000 specified in Instrument no. W3253/82 repayable with interest.</p> <p>The Midland and Western Building Society is owner of this charge.</p> <p>Cancelled D2003WS007292N 21-AUG-2003</p>
3	<p>17-DEC-2013 D2013LR109704X</p> <p>The wayleave and such other easements as specified in Instrument Number D2013LR109704X in favour of Michael Reilly and Patrick Reilly and Seamus Reilly the registered owner(s) of the property comprised in folio LM 10044F, their heirs, assigns and others as specified therein affecting the part of the property shown coloured yellow on Plan 12 of the Registry Map.</p>

Appendix C

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Comhairle Chontae Liatroma
Leitrim County Council



Planning application details ref: 00562 Leitrim County Council

Decision Progress Indicator

100%

Received
14/06/2000

Decision
03/01/2005

Details Applicant Development Comments **Decision** Appeal

Decision

Decision Date: 13/12/2004 **Manager Order:** 04/M/384

Decision Type: Conditional **Number of Conditions:** 18
 Downloads a Microsoft Word Document (Document Size 73 Kb)

Download a Free Word viewer (<http://www.microsoft.com/downloads/details.aspx?FamilyId=95E24C87-8732-48D5-8689-AB826E7B8FDF&displaylang=en>)

Grant Date: 19/01/2005 **Grant Managers Order #:**

Section 47 (Relates to steralisation of land applicant agrees not to apply for further planning permission on the same land.)

Part 5 (Relates to social and affordable housing requirements and seeking exemptions from same.) Apply?:

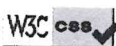
Apply?:

Expiry Date: 18/01/2010

Decision Description: construct 11 dwellinghouses, service road and sewage pumping chamber at



(<http://validator.w3.org/check?uri=referer>)



(<http://jigsaw.w3.org/css-validator/>)

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While every care has been taken to display accurate information, the local authority will not be held responsible for any loss, damage or inconvenience caused as a result of any inaccuracy or error within. All information on the site including the planning enquiries system is updated on a regular basis. While every effort is made to ensure all information is accurate on the site, the Planning Authority cannot guarantee this at any particular point in time. Should you need to rely on information provided in these pages please obtain separate confirmation from the staff at the Planning Public Counter. It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

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Generated on »30/01/2026 09:01 ePlan version number : 5.3

Leitrim County Council

Schedule of Conditions

Ref. No. in Planning Register:- P.00/562

Subject to the Following Conditions:-

Pre-Commencement Conditions (Requiring comprehensive submissions, to be agreed in writing with the Planning Authority, prior to any development works on site)

- 1.(a) The development shall consist of 11 No dwelling houses and shall be executed in accordance with plans, particulars, details and specifications lodged as part of this application and as amended by the submission received on 4/11/04, save as is hereinunder otherwise required.

Reason: In the interests of proper planning and development, to ensure the satisfactory completion of the development and in the interests of Development Control.

- 2.(a) Revised plans and elevations for an improved architectural treatment of the elevations of the detached dwelling house (located on site No 1) and drawing no.2 shall be submitted to the Planning Authority. These drawings shall be dual gabled, onto the access roadway and the public roadway. The foregoing requirements may allow for modifications to the layout of the dwelling house.
- (b) Revised plans that resolve the conflict between the site layout plans and the floor plans in terms of the access to the garage of the detached dwelling house located on site No 1. shall be submitted to the Planning Authority. The foregoing requirements may allow for modifications to the layout of the dwelling house arising from (a) above.
- (c) Within twelve months of the commencement of the development, trees and shrubs shall be planted on the site in accordance with the Scheme, which has been submitted to the Planning Authority. Any trees removed, dying or being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees and shrubs of a similar size and species to those originally required to be planted.
- (d) A 1.8 metre high screen wall extending 4 metres from the rear building line of the semi-detached dwelling houses shall be provided so as to act as a screen between each dwelling house.
- (e) A 600 high capped and plastered wall shall be provided at the following locations;
- i. To replace the 0.900 and 0.600 high post and rail timber fence indicated on the site layout plans received on 4/11/04 and to extend to the rear building line of the semi-detached dwelling houses.
 - ii. Along the front boundary of each garden of the semi-detached dwelling houses.

Dated this 19th day of January, 2005.

Senior Executive Officer (Planning)

Leitrim County Council

Schedule of Conditions

Ref. No. in Planning Register:- P.00/562

Subject to the Following Conditions:-

-
- (f) A 1.8m high wall along the boundary between drawing no. 1 and the open space to the west.

Details of the above requirements, or other suitable alternative, shall be submitted to the Planning Authority on plans to suitable scales for written agreement prior to the commencement of any development work.

Reason: In the interests of orderly development and securing a proper level of residential amenity.

3. Prior to the commencement of work on site, the developer shall consult with the Water Environment and Emergency Services Department of the Council and shall incorporate their requirements in respect of; water mains, surface water drainage, foul sewers, the location and design of the pumping station and rising main, into suitably documented submission for the agreement of the Planning Authority prior to the commencement of any development work. Unless otherwise agreed with the Planning Authority a 150 mm dia watermain, fitted with hydrants suitably located, shall be provided.

Reason: In the interests of proper Planning and Development.

4. Prior to commencement of work on site, a Cash Deposit or an Index-linked Bond on an Insurance Company or similar Financial Institution of €41,844 (forty one thousand eight hundred and forty four euro) i.e.- €3,804 per residential unit, shall be lodged with the Planning Authority, to be utilised by them in the completion of any unfinished site or other works which may arise. The development shall proceed in accordance with an arrangement of on-going Planning Authority inspection, if future public taking in charge is in contemplation.

Reason: In the interests of Development Control.

5. Development Charges shall be paid to the Planning Authority at the time of connection to public water and sewer in the amount of €13,948.00 (thirteen thousand nine hundred and forty eight euro) i.e. €634.00 per service per dwelling house). In the event of works not having commenced on site after the expiration of one year from the date of grant of Permission, these Charges shall be increased quarterly in accordance with the Consumer Price Index.

Reason: To contribute towards the costs incurred by the Authority in the provision of potable water and sewerage services which will facilitate the development.

Dated this 19th day of January, 2005.

Senior Executive Officer (Planning)

Leitrim County Council

Schedule of Conditions

Ref. No. in Planning Register:- P.00/562

Subject to the Following Conditions:-

-
6. Prior to commencement of work on site, the sum of €27,896.00 (twenty seven thousand eight hundred and ninety six euro) (i.e.- €2,536.00 per dwelling) shall be paid to the Planning Authority to contribute towards the cost of roads, footpaths, public lighting and traffic management facilities in the general area to facilitate the development.

Reason: To contribute to the cost to be incurred by the Authority in works to facilitate the development.

- 7.(a) Prior to the commencement of development the applicant shall consult with and comply with the requirements of the District Engineer in respect to the layout and design of the access to the site. In this regard cognisance shall be taken of the layout and design of the development of the roadside frontage on the adjoining lands. Any significant deviation from that indicated on the plans arising from the forgoing shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of any development work.

- (b) Provision shall be made within site boundaries, prior to commencement of works, for the temporary off-street accommodation of building materials and vehicles.

- (c) The vehicular access to each of the dwelling houses shall be restricted to one point.

Reason: In the interests of Road Safety.

Post Commencement Conditions

8. There shall be no mixing of concrete or mortar on any part of public property associated with the site.

Reason: In the interests of the preservation of the public carriageway.

- 9.(a) Any fuel storage areas shall be bounded by timber fencing and landscaping.

- (b) All fuel storage areas shall be bunded.

Reason: In the interests of Residential Amenity

Dated this 19th day of January, 2005.

Senior Executive Officer (Planning)

Leitrim County Council

Schedule of Conditions

Ref. No. in Planning Register:- P.00/562

Subject to the Following Conditions:-

10. All site works shall be provided and carried out in accordance with the 'Recommendations for Site Development Works in Housing Areas' – The Department of the Environment and Local Government.

Reason: In the interests of Development Control and the preservation of the Amenities of the completed Development.

11.(a) Foul water only shall be discharged to the public sewer. Surface water shall be disposed of to the surface water drainage system.

(b) Each dwellinghouse shall be served by a separate drain connection to the proposed foul sewer.

Reason: In the interests of Pollution Control.

12. The developer shall take measures to prevent the discharge of pollution matter to watercourses, such measure shall include for the provision of a petrol intercepter suitably located within the site.

Reason: In the interests of the prevention of Water Pollution.

13. All connections to public services shall be the subject of separate permission applications to the Local Authority.

Reason: In the interests of Development Control.

14. All service lines and cables serving the proposed development shall be located underground.

Reason: In the interests of orderly development and visual amenity.

15. The development shall take cognisance of the requirements of the Building Control Authority and the Environmental Health Authority. The developer shall ensure that the special needs of the Physically Disabled are catered for in the overall design and construction of the development viz., dished kerbs, wheel chair accessibility, etc.

Reason: In the interests of proper Planning and Development.

Dated this 19th day of January, 2005.

Senior Executive Officer (Planning)

Leitrim County Council

Schedule of Conditions

Ref. No. in Planning Register:- P.00/562

Subject to the Following Conditions:-

-
16. All excavated material shall be retained within site boundaries and used for landscaping purposes, unless otherwise agreed with the Planning Authority. Details of location(s) for deposition of excavated materials off-site shall be agreed in writing with the Planning Authority, prior to commencement of works, whether such sites are considered Exempted Development or require Permission. Routes for transport of these materials shall be agreed with the Planning Authority prior to the commencement of works. Appropriate licenses shall be obtained of materials are to be relocated.

Reason: In the interests of Development Control and Road Safety.

17. Prior to the completion of development works, a name for the development shall be determined and submitted for agreement to the Planning Authority. The name shall relate to local Historical Interest, and shall be displayed on a structure to be placed at the area of open space at the entrance to the development. The design and materials of any name plaque shall be agreed by the Planning Authority, prior to its erection.

Reason: In the interests of Residential Amenity.

18. A Management arrangement for the on-going maintenance of the infrastructure on the Estate, including roads, footpaths, public lighting, green areas, including planting, foul sewers, surface water, etc., shall be established and shall be submitted for the agreement of the Planning Authority prior to the completion of site development works.

Reason: In the interests of the proper Planning and Development of the area and the preservation of the Amenities of Property in the vicinity.

Dated this 19th day of January, 2005.

Senior Executive Officer (Planning)

Appendix D



Comhairle Chontae Liatroma

Leitrim County Council

Aras an Chontae,
Carrick-on-Shannon,
Co. Leitrim.

Phone: (071) 9620005
Fax: (071) 9621982
Website: www.leitrimcoco.ie

Accounts Payable
(071) 9650439

Arts Office
(071) 9650490

Civil Defence
(071) 9650492

Community and
Enterprise
(071) 9650429

Community
Wardens
(071) 9641667

Corporate Services
(071) 9650462

County Library
(071) 9644012

County Managers
Office
(071) 9650465

Environment
Hotline
1890 205 205

Finance Section
(071) 9650410

Fire Service
(071) 9650402

Higher Education
Grants
(071) 9650463

Housing Section
(071) 9650426

Human Resources
(071) 9650460

Motor Taxation
(071) 9650431

Planning Section
(071) 9650450

Rates/Revenue
Section
(071) 9650416

Register of Electors
(071) 9650461

Roads Section
(071) 9650420

Stores
(071) 9650424

Veterinary
Inspector
(071) 9640785

Water Services
(071) 9650451

Water Services
Hotline
1890 302 302

THIS MATTER IS BEING DEALT WITH BY _____ Tel No. 071 9650450 EXT. No. _____

Date: 23/10/2006 Our Ref: _____ Your Ref: 06/1259

Mr Gerry O'Connor
C/o Mark Cunningham
Market Square
Longford
Co. Longford

Re: Planning & Development Regulations, 2001

A Chara,

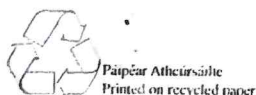
I wish to acknowledge receipt of your application for PERMISSION to housing development consisting of 15 no. dwelling houses of which it is proposed to construct 5 no. storey and a half type dwelling houses, 10 no. two storey four bedroom semi-detached type dwelling houses, internal access road, green open space, boundary fence walls, connect to the foul sewer pumping station, surface water network, mains water supply, main entrance and access road which will service the housing development that is currently under construction and which was granted Full Planning Permission under Planning Reference Number PL00/562 and all ancillary site works at Drumod Beg, Dromod which was received on 16/10/2006 and to state that it is being examined by the Planning Section and is currently receiving attention.

Receipt No. 48575 is enclosed herewith.

Mise le meas,

P. Mc Graw
PLANNING SECTION

N.B See overleaf for advice note.



Beidh Fáilte roimh freagra tre Ghaeilge



Leitrim County Council

Schedule of Conditions

Ref. No. in Planning Register:- P.06/1259

Subject to the Following Conditions:-

-
1. The development shall be executed and completed in accordance with plans, particulars, details and specifications lodged as part of this application, as amended by the plans and details submitted on the 5th June & 7th December 2007, save as is hereinafter otherwise required.

The development shall consist of 10 no. dwellings as revised by conditions following herein.

The site layout plan shall be in accordance with the site layout plan submitted on 7th December 2007, save as is hereinafter otherwise required.

Should development commence on foot of this permission, it shall be completed within 5 years of the grant of this permission or within any extended appropriate period authorised under Section 42 of the Planning and Development Acts 2000-2006. Any outstanding works, ancillary to the works already carried out within the appropriate period as set out above, shall be completed within 6 months of the expiry of this permission.

Reason: In the interests of proper planning and development, to ensure the satisfactory completion of the development and in the interests of Development Control.

Pre-Commencement Conditions (Requiring comprehensive submissions, to be agreed in writing with the Planning Authority, prior to any works on site)

2. Prior to the commencement of work on site, the developer shall submit revised plans and details to the Planning Authority for written agreement, indicating the following:
 - (a) The dwelling proposed on plot number 9, as annotated on the site layout plan submitted on 7th December 2007, shall be omitted. Following omission of the dwelling on plot no. 9, the remaining 6 dwellings on plots 3 to 8 shall be re-located such that they are evenly situated over plots 3 to 9. A revised site layout plan shall be submitted to the Planning Authority for written agreement prior to the commencement of works on site.
 - (b) House types B & C as submitted on 7th December 2007 shall be omitted. House type C as submitted to the Planning Authority on 5th June 2007, and a handed version of House type C or a similar alternative design to House Type C, shall be provided on plot numbers 3-8. Revised plan and

Dated this 11th day of February 2008

Senior Executive Officer (Planning)

Leitrim County Council

Schedule of Conditions

Ref. No. in Planning Register:- P.06/1259

Subject to the Following Conditions:-

elevation drawings shall be submitted to the Planning Authority for written agreement prior to the commencement of works on site.

Reason: In the interests of proper Planning and Development.

3. Prior to commencement of work on site, a Bond or Cash Deposit of €38,040 (€3,804 per dwelling unit x 10 units), shall be lodged with the Planning Authority, to be utilised by them in the completion of any unfinished site or other works which may arise. The development shall proceed in accordance with an arrangement of on-going Planning Authority inspection, if future public taking in charge is in contemplation.

Reason: In the interests of Development Control.

4. A Development Charge shall be paid to the Planning Authority prior to commencement of works in the amount of €48,870 (€4,887 per dwelling unit x 10 units). In the event of works not having commenced on site after the expiration of one year from the date of grant of Permission, these Charges shall be increased quarterly in accordance with the Consumer Price Index.

Reason: To contribute towards the costs incurred or to be incurred by the Authority in the provision of services and facilities in accordance with the Development Contributions Scheme for County Leitrim.

5. A Project Management Plan, to include the following measures, shall be submitted to the Planning Authority prior to any part of the development commencing and the development shall not be brought into use other than in full accordance with such details as have been agreed within the plan:
- A detailed method statement outlining the schedule of work for the development of the site
 - A detailed layout of the site and construction operations during the various phases of the development
 - Provision within the site boundaries for the off street accommodation of building materials, vehicles and temporary offices

Dated this 11th day of February 2008

Senior Executive Officer (Planning)

Leitrim County Council

Schedule of Conditions

Ref. No. in Planning Register:- P.06/1259

Subject to the Following Conditions:-

-
- Car and truck parking facilities provided on site during the construction phases of the development
 - Provision of a defined Contractors compound incorporating measures to counteract ground water pollution
 - A spray/wheel washing facility for all construction vehicles leaving the site
 - A defined refueling area, if necessary, away from existing water bodies
 - Adoption of practices during construction that comply with British Standard 5228 "Noise control on Construction and Open Sites Part 1. Code of Practice for Basic Information and Procedures for Noise Control"
 - Detailed proposals for the construction of silt traps to prevent contamination of water courses
 - No mixing of concrete or mortar on any part of the public property associated with the site
 - Location of any temporary access onto the existing road network to facilitate construction traffic

Reason: To ensure that the development is carried out in an orderly and planned manner and in the interests of the amenities of the area.

Post Commencement Conditions:

6. The developer shall consult with and take cognisance of the requirements of the Fire Authority, and in particular with regard to provision of sufficient water pressure for fire fighting purposes. Any resulting requirements of the Fire Authority shall be fully detailed and submitted to the Planning Authority for its written agreement.

Reason: In the interests of proper Planning and Development.

Dated this 11th day of February 2008

Senior Executive Officer (Planning)

Leitrim County Council

Schedule of Conditions

Ref. No. in Planning Register:- P.06/1259

Subject to the Following Conditions:-

7. (a) The developer shall provide 6 metre wide carriageway, together with 2-metre footpaths within the development. Open spaces shall be kerbed where a footpath is not required.

(b) Development works, roads, footpaths, sanitary services and public lighting shall be carried out in advance of house construction to the following extent:

Roads – sub-base and carriageway base

Footpaths – kerbing provided and gravel base consolidated

Lighting – completed

Sanitary Services – main foul and surface sewers and water mains with all fittings including individual connections to site boundaries provided and tested.

Reason: In the interests of proper planning and development, in the interests of orderly development and to ensure the satisfactory completion of the Development.

Post Commencement Conditions

8. All site works shall be provided and carried out in accordance with the 'Recommendations for Site Development Works in Housing Areas' – The Department of the Environment and Local Government. All roads shall include provision of a Dense Wearing Course Macadam surface.

Reason: In the interests of Development Control and the preservation of the Amenities of the completed Development.

Dated this 11th day of February 2008

Senior Executive Officer (Planning)

Leitrim County Council

Schedule of Conditions

Ref. No. in Planning Register:- P.06/1259

Subject to the Following Conditions:-

-
9. The developer shall be responsible for the ongoing maintenance and repair of the infrastructure on the development, including roads, footpaths, public lighting, green areas including planting, foul sewers, surface water, oil interceptor, etc. until such time as the development is taken in charge by the Local Authority.

Reason: In the interests of the proper planning and development of the area and the preservation of the amenities of property in the vicinity.

- 10.(a) Foul water only shall be discharged to the public sewer. Surface water shall be disposed of to the surface water drainage system.
- (b) Each dwelling shall be served by a separate drain connection to the proposed foul sewer.

Reason: In the interests of Pollution Control.

11. All connections to public services shall be the subject of separate permission applications to the Local Authority. All connections to the public sewers and mains shall be made to the satisfaction of the Planning Authority.

Any temporary water connection for construction purposes shall be fitted with integrated stopcock, meter and watertight chamber to the Council's specification.

Services shall be designed and constructed in accordance with Leitrim County Councils "Standards for Water main and Sewer Construction".

A bulk meter shall be provided on public property adjacent to point of supply from the public water main. Each unit shall be served by individual water services pipe fitted with integrated stopcock, meter and watertight chamber to the Council's specification together with a roof tank of one day's storage.

The watermain shall be a minimum 150mm Upvc Class C and form a closed loop on site.

Reason: In the interests of proper planning and development

Dated this 11th day of February 2008

Senior Executive Officer (Planning)

Leitrim County Council

Schedule of Conditions

Ref. No. in Planning Register:- P.06/1259

Subject to the Following Conditions:-

-
12. All service lines and cables serving the proposed development shall be located underground.

Reason: In the interests of orderly development and visual amenity.

13. Prior to the completion of development works, a name and addressing scheme for the development shall be determined and submitted for approval to the Planning Authority. The name shall relate to local Historical Interest, shall be presented in both Irish and English, and shall be displayed on a structure to be placed at the entrance to the development. The design and materials of any name plaque shall be agreed by the Planning Authority, prior to its erection.

Reason: In the interests of Residential Amenity.

14. The developer shall ensure that the development conforms to the principles of universal design and takes cognisance of the needs of persons with mobility, sensory or intellectual impairments. The development shall comply with the guidance contained in '*Building for Everyone - published by the National Disability Authority*' and shall include, *inter alia*, dished kerbs, tactile paving and accessible open spaces. The developer is required to consult with the Access Officer of Leitrim County Council so as to ascertain the requirements in this regard. Following consultation fully detailed drawings and an implementation scheme shall be submitted to the Planning Authority for its written agreement prior to commencement of development.

Reason: In the interests of proper Planning and Development and to ensure the full, safe and independent access to facilities within the development by all persons.

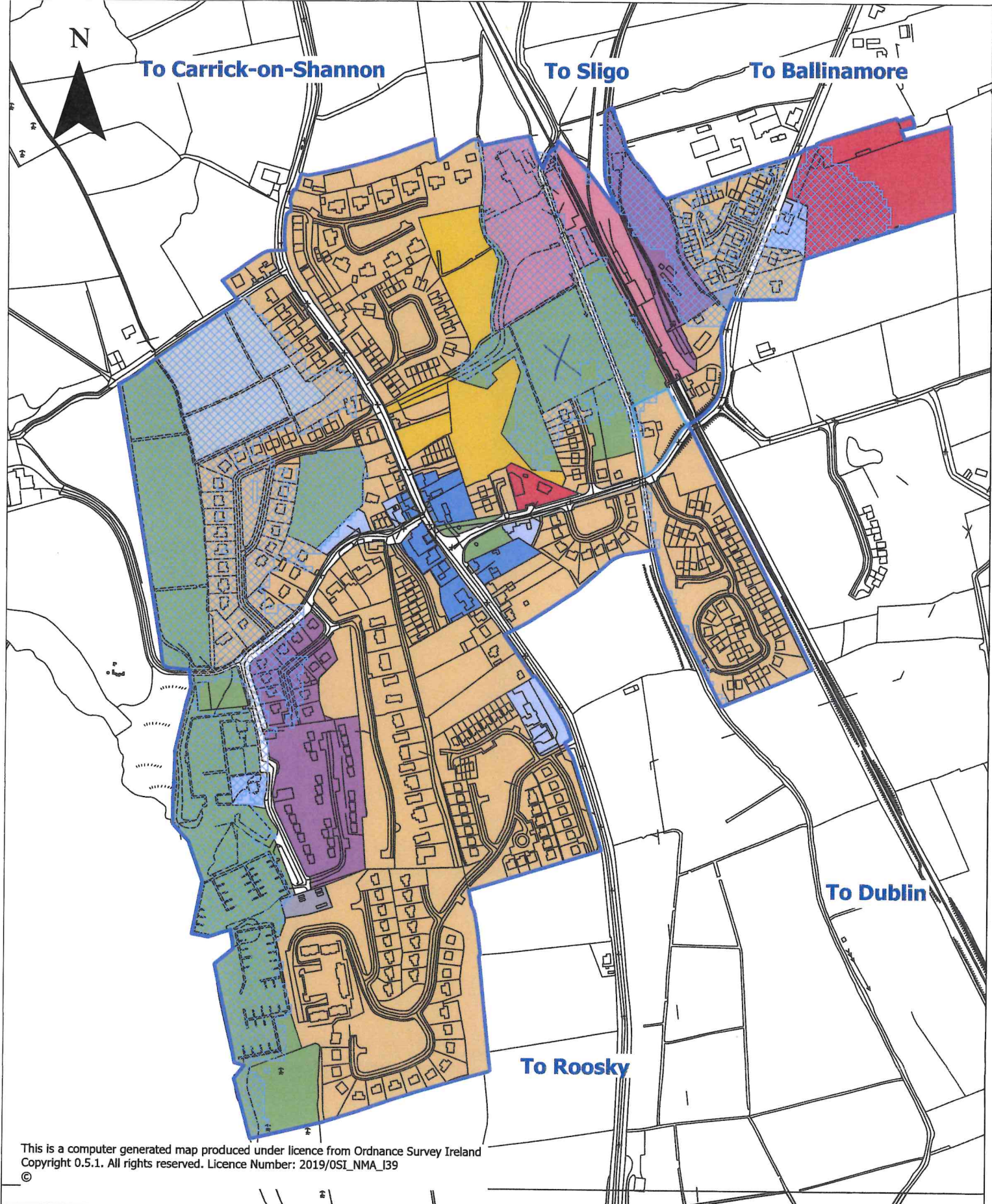
15. Any alterations to the proposed development required in order to comply with national building codes of practice, passive/low energy house, or renewable energy shall be submitted to the Planning Authority for its agreement prior to the commencement of the development.

Reason: In order to comply with the requirements of national building codes of practice.

Dated this 11th day of February 2008

Senior Executive Officer (Planning)

Appendix E



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Legend

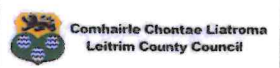
- Existing Residential
- New Residential
- Town/Village Centre
- Mixed Use
- Enterprise & Employment
- Agriculture
- Social & Community
- Open Space & Amenity
- Tourism
- Utilities
- Constrained Land Use
- Development Envelope

Map No. 28

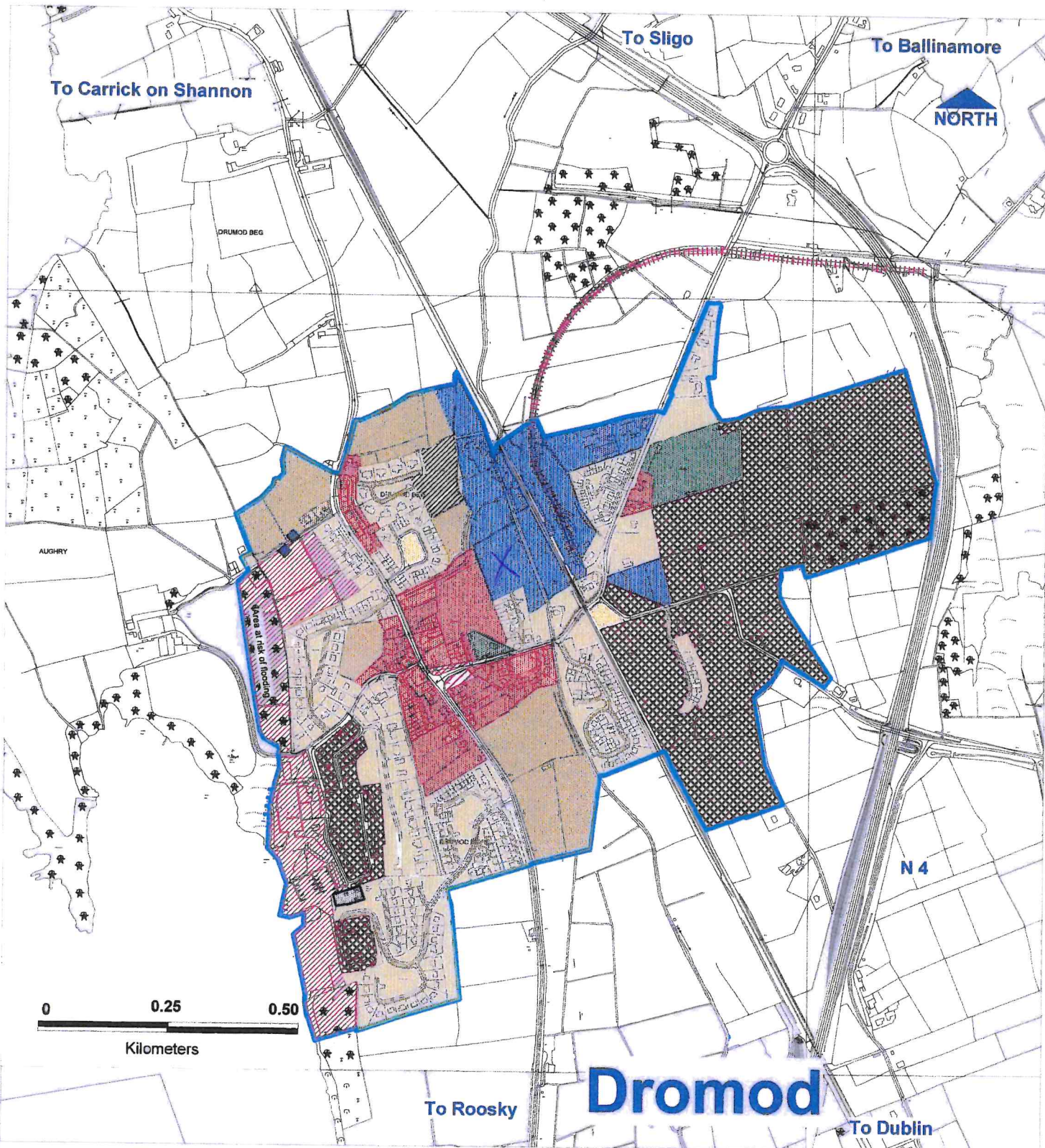
Dromod Land Use Zoning Objectives Map

Leitrim Draft County Development Plan 2023-2029

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



Appendix F



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 G

28th November 2006

P.06/1259

**“Planning Queries”- Geraldine Coen
REGISTERED POST**

**Mr Gerry O'Connor
C/o Mark Cunningham
Market Square
Longford
Co. Longford**

Re: Planning Application for PERMISSION to erect housing development consisting of 15 no. dwelling houses of which it is proposed to construct 5 no. storey and a half type dwelling houses, 10 no. two storey four bedroom semi -detached type dwelling houses, internal access road, green open space, boundary fence/walls, connecton to the foul sewer pumping station, surface water network, mains water supply, main entrance and access road which will service the housing development that is currently under construction and which was granted Full Planning Permission under Planning Reference Number PL00/562 and all ancillary site works at Drumod Beg, Dromod, Co Leitrim.

A Chara,

With reference to the above Planning Application, I wish to advise you the following:

You are advised that the Planning Authority have considered this application having regard to the planning application on the adjoining site to the west, Planning reference number P04/1458, which is currently the subject of an appeal to An Bord Pleanala. In the event that permission is granted by An Bord Pleanala on P04/1458, development of the applicant site can be considered as consolidation of the existing residential development in the area.

However, in the absence of a decision from An Bord Pleanala on P04/1458, and having regard to the grounds on which the Appeal has been made, the Planning Authority is concerned that the proposed development, when taken in conjunction with developments existing, under-construction and permitted within the village, may be in excess of that likely needed to meet local housing needs and demand within the immediate catchment area.

You are required to submit the following further information (4 no. copies):

- 1) (a) It is noted that the site is to be accessed via the access road permitted on the adjoining site to the south and the development is to be serviced via connections to the services permitted under Planning Permission reference, P00/562. However, the applicant site does not include the site to the south, and as such the site boundaries as outlined on the

Cont'd....

(2)

site layout plan and site location map should comprise of the lands, which are within your control only. All other aspects of the development i.e. the services networks and the access road permitted under Planning Permission reference, P00/562 are the subject of wayleave agreements and should be shown in yellow on the site layout plan and site location map. Revised site layout plans and site location maps shall be submitted accordingly.

(b) Submit your detailed proposals for construction of the access roadway and services to service your proposed development should the development on the site to the south not proceed to completion stage. Complete written evidence of **agreements and consents** to utilize said roadway and services, prior to public taking-in-charge, shall be included with the submissions.

- 2) It is noted that it is proposed to connect to the pumping station permitted under Planning Permission reference, P00/562. The Water, Environment and Emergency Services of Leitrim County Council have requested that the capacity of the pumping station be reviewed. In this regard, it will be necessary for the developers/owners of all recently permitted and proposed developments in the immediate area to amalgamate their proposals and produce a proposal for a single pumping station with adequate capacity to serve all of the developments. In particular, you are requested to consult with the owners/developers associated with planning application/permission reference numbers P00/562, P04/1458 and P04/2042 and submit design calculations for the foul network and pumping station.

The pumping station shall be designed and constructed in accordance with Leitrim County Councils "*Specifications for pumping stations for adoption*".

- 3) The Planning Authority considers that the layout of the proposed development is unacceptable for the following reasons;
- i. The site is bounded to the east by the Eslin River, however, the layout proposed has no regard to the natural amenity of the river and is proposing to back houses onto the river.
 - ii. The area in front of the semi-detached dwellings is deficient and the arrangement which requires tail parking onto the footpath is unacceptable and should be revised.
 - iii. The proposed layout of the open space at the south of the site is inappropriate as the turning head proposed results in a narrow strip of green area with limited usability.

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(3)

It will be necessary to address the above issues by submitting revised proposals to be indicated on a revised site layout plan.

The layout should be revised such that the open space is located adjacent to the riverside to create a synergy between the open space and the river thereby maximizing the natural amenity of the river. No rear boundary or side boundary of any plot should be located within 10metres of the river.

- 4) The Planning Authority considers that the design of the proposed dwellings, for the most part are acceptable. However, the Planning Authority notes that some of the side elevation designs include first floor windows, which will give, rise to overlooking of adjoining private rear garden spaces. You are requested to address this issue. It is also considered that some variations to the finishes and/or front elevational treatment of the semi-detached dwellings proposed for sites 6-15, is required to enhance the residential amenity of the overall development. You are requested to address this issue.
- 5) Submit
- a. A legible and separate layout plan of the proposed development, showing the extent of the development site, site contours levels at 0.5m intervals, the location of boundaries and structures within the site and the location and levels of existing utilities, including those within the site as well as those external to the site, that would be affected by the development.
 - b. A plan showing the arrangements of houses, with proposed finished ground floor levels, relative to existing ground levels on site and the finished floor levels of the dwellings permitted on the adjoining sites (under planning reference P00/562 and P04/1458).
 - c. A series of cross sections through the site, running east –west, at 50m intervals, showing the existing ground levels, the bed and both banks of the Eslin river, with normal top water level, as well as maximum recorded floor level shown.
 - d. Detailed cross sections as at (b) above showing any cut or fill proposed to attain the proposed finished ground levels, finished road levels and finished ground floor levels for the proposed development.
 - e. A site layout as per (a) above showing the extent of the flood plain arising from recent flooding of the Eslin river in the area.
- 6) (a) Provide a plan indicating longitudinal sections and cross-sections of the proposed service road, indicating its construction, finished levels and gradients.

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(4)

(b) Provide a detailed survey of the existing entrance at a scale of 1:200 showing existing boundaries, poles, gullies and other features as well as a detailed geometric design of the proposed junction in accordance with appropriate standards. The dimensions and radii as well as a sight visibility splay for the entrance from a setback of 3 metres and for a sight distance of 80metres should be provided. All obstructions within the sight visibility splay shall be identified as well as proposals to ameliorate any such obstructions.

- 7) Provide a report from a competent and appropriately qualified Property Surveyor as to the level and nature of local demand for housing in the area.
- a. The report should indicate what proportion of the development is likely to be occupied by long distance commuters and
 - b. of these what proportion are likely to carry out long distance commuting by car and /or rail/public transport.
- 8). (a) Provide drainage calculations, demonstrating the capacity of the pipe networks to discharge the design flows and run-off from the development. Submit full details of surface water disposal providing drainage design calculations for the proposed networks and the existing surface and underground water-courses on the site, demonstrating the capacity of the proposed pipe networks, existing drains/watercourses and drains/watercourses/pipe networks beyond the site to discharge the design flows and run-off from the development and the overall drainage basin. Revised proposals should include appropriate attenuation and suitably sized petrol interceptor(s) and grit trap(s) for the surface water collection and distribution system. Submissions should clearly detail all works proposed beyond the site boundaries.
- (b) Submit a detailed flood risk assessment. The assessment should include assessment of the existing, permitted and future development of all lands within the drainage basin.
- 9). (a) Submit a detailed tree survey of the site, to be indicated on a revised site layout plan, showing the locations of all existing trees and hedgerows on site (in both the common and Latin name). The survey shall specify the type, girth, height and spread of each tree. A report by a suitably qualified arboriculturist/ horticulturist shall be provided identifying the type of tree by species, using both the common and scientific names and reporting on the age, health and condition of each tree. Any tree surgery proposed shall be specified. The trees to be retained shall be identified in blue and those to be removed identified in red.

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(5)

(b). Further details of proposed landscaping and screening along any new boundary fencing and internally within the site, should also be indicated on the revised site layout plan requested in (a) above. Details should include species type (in both the common and Latin name), height, girth and number proposed. Planting should be suitable to ground conditions on site.

10). Submit full details of your proposed Waste Management Plan, detailing proposals for the minimization, segregation, recycling and disposal of wastes arising during demolition and construction.

You are advised that it may be necessary for you to give notice in an approved newspaper under Article 35 (1) (c) of the Planning & Development Regulations 2001, if the further information received is considered to contain significant additional data. In such circumstances the 4-week period for determining the application will run from the last date of submission of all the further information which includes a copy of the revised newspaper notice.

You are further advised that under Article 33 (4) of the Planning & Development Regulations 2001, where a requirement to submit further information is not complied with, the planning application shall be **declared to be withdrawn** after the period of **six months** from the date of this letter.

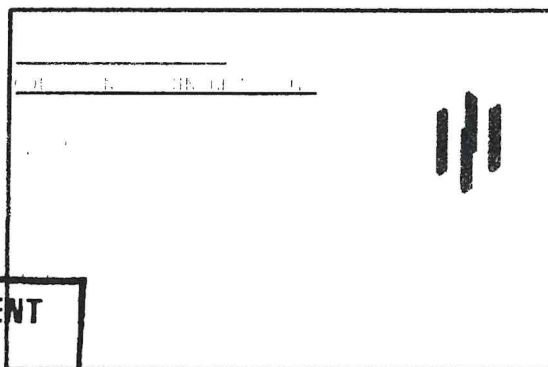
Upon receipt of the further information requested herein, your application will receive attention.

Is mise, le meas,



ARDOIFIGEACH FEIDHMIÚCHÁIN
CC/JC
ju

Geraldine Coen
Planning Department
Leitrim County Council,
Carrick-on-Shannon
Co. Leitrim.



PLANNING DEPARTMENT
FURTHER INFO

- 5 JUN 2007

REF P. 06/1259

Date: 05/06/2007

Dear Sir/Madam,

Re: Proposed Housing Development That Was Recently Granted Planning Permission Under Planning Reference Number PL00/562. The Proposed Housing Development Will Consist Of 15 No. Dwelling Houses Of Which It Is Proposed To Construct 5 No. Storey & A Half Type Dwelling Houses Of Which There Are Five Different House Types, 10 No. Two Storey Semi-Detached Type Dwelling Houses, Access Road, Green Open Space, Boundary Fence/Wall, Connection To The Foul Sewer Pumping Station Which Will Service The Proposed Development That Was Recently Granted Planning Permission Under Planning Reference Number PL00/562 And All Ancillary Site Works, At Drumod Beg, Dromod, Co. Leitrim, For Mr. Gerry O'Connor. Planning Reference No. P. 06/1259

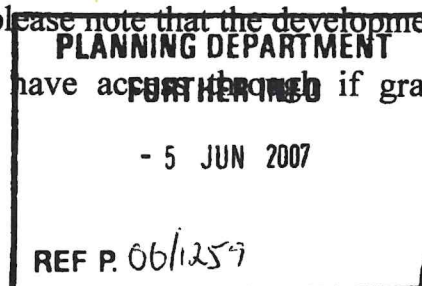
I refer to the above and to your recent letter dated 28/11/2006 and I respond to the various queries raised as follows;

Please note that the applicant has taken on board the advise given at the start of the Further Information letter whereby the appeal to An Bord Pleanala to the granted permission by Leitrim County Council for the adjoining development to the west under P. 04/1458 was withdrawn since the date of issue of this further information letter and therefore the neighbouring development to the west has now the benefit of Full Planning Permission. Please also note that the applicant has taken on board the concerns in relation to the Planning Authorities concerns that this development together with adjoining developments may be in excess of the likely need to meet

local housing needs and therefore has reduced the number housing that he now proposes to apply for from 15 No. dwelling houses of which there are 10 No. semi-detached and 5 No. detached type dwelling houses as per the original site layout drawing which is attached herewith in *Appendix A* for clarity purposes and he is now proposing to construct 10 No. detached type dwelling houses only as per the enclosed revised site layout drawings. In relation to the following further information required, we now respond herewith as follows;

1. (a) Please find enclosed 4 No. copies of revised site layout drawings whereby the extent of the site is now outlined in red and whereby the site and all lands that are within the applicants ownership and control are shown outlined in red on the enclosed site layout drawings together with site location maps. Please note that the adjacent development, which is currently under construction, was granted Planning Permission under P. 00/562 have granted a wayleave agreement to the applicant whereby the applicant would be allowed to access the proposed development over the internal access road which is servicing this development as shown coloured yellow on the enclosed site layout drawing and whereby the various services are located within this internal road way such as surface water and foul sewerage. Please note that the applicant will be connecting into the pumping station which is servicing Mr. Michael and Pat Reilly's development which was granted Planning Permission under P. 00/562 at the position shown on the enclosed foul sewerage drawing and whereby he is subsequently then giving consent to allow the surface water from Reilly's development to pass through the surface water attenuation area which is shown located on Mr. O'Connor's site before discharging through a petrol/oil interceptor into the adjoining stream.

(b) In relation to Item No. 1 (b), please note that the development to the south to which this development will have access ~~FURTHER INFO~~ if granted Planning

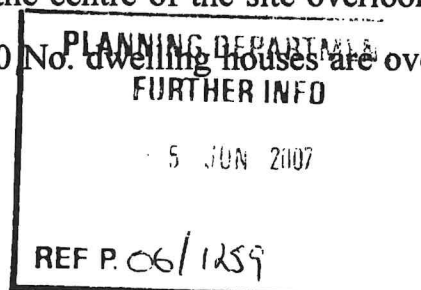


Permission is currently nearing completion whereby all the services have now been located within the internal access road and therefore in our opinion there is no need to obtain written evidence of agreements and consents to utilize the said roadway and services if Reilly's development is not completed.

2. Please note that the owners of the site P. 00/562, i.e. Mr. Pat & Michael Reilly, of which their development is currently under construction, have met with the Water, Environment and Emergency Services of Leitrim County Council and have put in place under the instruction of this Department a pumping station at the position shown on the enclosed foul sewerage drawing of adequate capacity to cater for Mr. Gerry O'Connor's development if granted Planning Permission together with also allowing the application that was granted Planning Permission under P. 04/2042 located in the south eastern direction of the proposed site on the opposite side of the road and whereby the foul sewerage network from this development is already put in place through Reilly's development and leading into the pumping station. Please note that I have been informed by the owners of the site P. 00/562 that the proposed pumps have been designed in accordance with Leitrim County Council's *Specifications for pumping stations for adoption*.

3. In relation to Item No. 3, please note that I respond herewith to the various items raised as follows;

- (i) Please note that the previous 8 No. semi-detached type dwelling houses out of the 10 No. semi-detached type dwelling houses that were originally proposed as part of this application have now been eliminated so that no dwelling houses now are backing on to the Eslin River and instead we have now located a large green area in the centre of the site overlooking the Eslin River and whereby the proposed 10 No. dwelling houses are overlooking this



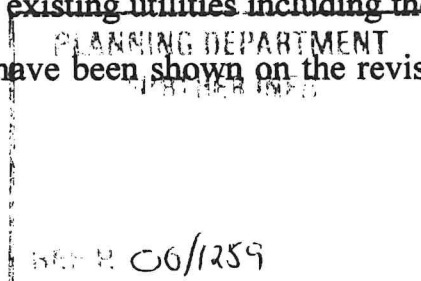
green area. Please also note that we have incorporated a number of seats and other amenities and features along the banks of the Eslin River so that the house owners of this development, if granted Planning Permission, can enjoy the amenity that this river provides.

(ii) Please note that the semi-detached type dwelling houses have now been omitted from this development in its entirety and whereby larger spaces have now been provided for at each dwelling houses whereby 2 No. car parking spaces are provided for at each dwelling house as per the enclosed 4 No. copies of the revised car parking layout drawing.

(iii) Please note that this narrow strip of green space located along the south western boundary of the site as shown in the original site layout drawing attached in *Appendix A* has now been omitted.

4. Please note that the applicant and we as Acting Consulting Engineers for the applicant have taken on board the Planning Authorities concerns in relation to the overlooking of the dwelling houses of the private open space of a rear back lawn servicing other dwelling houses and whereby we have now enclosed a revised site layout drawing whereby the front building line of all dwelling houses are along the same line and therefore eliminating any overlooking into rear back lawns from other dwelling houses.

5. Please find enclosed a revised site layout drawing whereby we have shown the contours at 0.5m intervals together with showing the existing boundaries of the site to be existing hedgerow of which it is proposed to strengthen and maintain so as to provide adequate screening for the development from view and also for any other developments in the area. Please also note that the location of all other structures and existing utilities including those within the site and those external to the site have been shown on the revised site layout



drawing. Please also note, for the benefit of clarity we have shown the recently granted development under P. 04/1458 located to the west of the site which is not yet constructed.

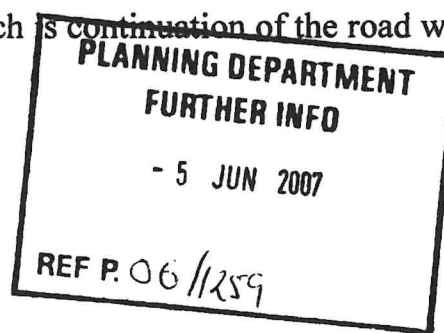
Please find enclosed on the site layout drawing whereby the proposed finished floor level of the proposed development in relation to the existing ground levels are clearly shown together with the proposed floor levels of the existing site which is currently under construction and granted Planning Permission under P. 00/562 together with the finished floor levels of the adjoining site which is not yet granted Planning Permission under P. 04/1458.

Please find enclosed attached in **Appendix B** 4 No. copies of a cross section running through the site at 50m intervals showing the existing ground level in relation to the bed and banks of the existing Eslin River together with the normal water level and maximum recorded flood level.

Please also find enclosed attached in **Appendix B** a detailed cross section showing any cut or fill proposed to attain the proposed finished ground levels, finished road levels and finished ground floor levels for the proposed development.

In relation to the flood plain arising from the recent flooding of the Eslin River in the area, please note that we have been informed by the applicant that at no stage during his lifetime has it been known that the Eslin River has flooded this field and whereby the maximum recorded water table level of the Eslin River has never exceeded the ground level at this location.

6. (a) Please also find enclosed attached herewith in **Appendix C** a longitudinal section and cross section of the proposed service road for both the existing development which is currently under construction P.00/562 and also this proposed internal access road which is continuation of the road which is being constructed.



(b) Please find enclosed on the revised site layout drawings whereby the existing road frontage of the proposed site is clearly shown together with the curvature of the entrance into the existing development which is currently under construction and whereby this entrance will service the proposed development if granted Planning Permission. Please also note from the enclosed site layout drawing that site distances of 3m x 80m in each direction are easily obtained, as can be seen on the enclosed site layout drawing. Please note that there are no obstructions in the way of achieving these site distances.

7. Please find enclosed a property report from a Property Surveyor, Mr. Padraig Davis, attached herewith in *Appendix D* whereby it clearly states that there is a nature of demand for high quality low density housing such as the proposed type in this development.

8. (a) Please note that as Acting Consulting Engineers for the above-mentioned development, we have employed the services from Mr. Johnny Lee of Butler Manufacturers Ltd who have designed the surface water attenuation area as shown on the enclosed surface water drawings so that there would be sufficient capacity to cater for the above-mentioned development together with the development which is currently under construction and granted Planning Permission under P. 00/562. Please note that a copy of these calculations are attached herewith in *Appendix E* and whereby all surface waters from the various development, as already mentioned above would first pass through the surface water attenuation area before then discharging at a rate 10ltr/sec through a petrol/oil interceptor and into the Eslin River at the position shown on the enclosed surface water drawings. It is our opinion that all these works can be carried out within the confines of the site and therefore no works have to be carried out beyond the site boundaries.

PLANNING DEPARTMENT
FURTHER INFO

5 JUN 2007

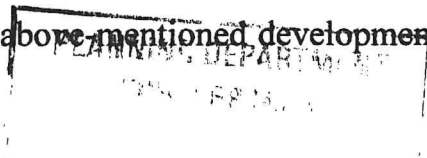
REF P. 06/1259

(b) Please note that it is our opinion as Acting Consulting Engineers for the above-mentioned development that since it has never been known that the Eslin River floods the site to which this application relates together with ensuring that this development, if granted Planning Permission together with the existing development currently under construction under P. 00/562 is serviced with a suitable surface water attenuation area as already mentioned above and discharge at 10ltr/sec will ensure that this proposed development if granted Planning Permission will have no negative knock on effect on the drainage basin of the Eslin River.

9. (a) Please note that from examining the site, there are no trees located within the confines of the site and whereby there are existing hedgerows located along the perimeter of the site, as shown on the enclosed site layout drawing. Please note that these hedgerows combine of White Thorn Shrubs together with some small Ash Trees. Please note that as part of this application it is proposed to retain and maintain all existing hedgerows and trees together with carrying out some landscaping in the green area as shown on the enclosed site layout drawing.

(b) Please find on the enclosed 4 No. copies of the revised site layout drawing whereby we have incorporated a landscaping layout which shows the name and height and number of proposed trees to be located within the proposed development.

10. In relation to the detailed construction management plan for the proposed development, please note that the Developer will work on this site from the hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. Please note that the Developer will on no occasion work past the hour of 6pm during the course of construction of the proposed above-mentioned development. In



06/1259

relation to construction traffic travelling on the adjacent public road when exiting from the site, the Developer will clean the roadway on the Public Road once a day with a road sweeper. In addition during the winter working days, which are shorter working days, the Developer shall not work past 5pm and in the event that it proves that he must work past 5pm he will ensure that all construction lighting will be of such a nature so that none of it will be shining out onto the adjacent public roads or any of the adjacent dwelling houses. Please note that it is our opinion and also the Developers opinion from examining the site that there will be no excavated waste materials such as topsoils and sub-soils to be removed from the site as all these soils can be levelled off into the low areas in the landscape so as to form part of the green areas.

I hope that this information is clear and concise and should you require any further information then please hesitate to contact our offices at any time.

Yours sincerely,

Signed:


Mark Cunningham BEng, MSc, GSI, MIEI.

06/1259

071 9650450

14th June 2007

P.06/1259

**“Planning Queries”- Geraldine Coen
REGISTERED POST**

**Mr Gerry O'Connor
C/o Mark Cunningham
Market Square
Longford
Co. Longford**

Re: Planning Application for PERMISSION to construct housing development consisting of 15 no. dwelling houses of which it is proposed to construct 5 no. storey and a half type dwelling houses, 10 no. two storey four bedroom semi-detached type dwelling houses, internal access road, green open space, boundary fence/walls, connecton to the foul sewer pumping station, surface water network, mains water supply, main entrance and access road which will service the housing development that is currently under construction and which was granted Full Planning Permission under Planning Reference Number PL00/562 and all ancillary site works at Drumod Beg, Dromod, Co Leitrim,

A Chara,

With reference to the above Planning Application, and to your submission received on 5th June 2007 in response to this Planning Authority's request for further information, letter dated 28th November 2006 (copy attached).

The Planning Authority considers your response in respect of Items 1(b), 3, 4, 5, 6, 7, 8, 9 and 10 to be inadequate, insufficient in detail and unsatisfactory, as set out in detail below.

With respect to Item 1(b) of the request for further information it will be necessary to submit complete written evidence of agreements and consents from the relevant parties to utilize the roadway and services permitted under P00/562.

With respect to Item 3 of the request for further information, the Planning Authority considers that the revised site layout as submitted remains unacceptable for the following reasons;

- i. The plots associated with sites 8 & 10 do not respect the 10metre distance from the river as requested in the further information. Furthermore, the orientation of the proposed dwellings on plots 8 & 10 is such that serious overlooking and lack of residential amenity issues are arising. In the event that you wish to proceed with a site layout similar to that submitted it will be necessary to omit the dwellings proposed on sites 8 & 10

Cont'd...

(2)

- ii. The paved area to the front of the proposed dwellings is excessive and does not allow for adequate open space and soft landscaping to the front of the individual dwellings; in this respect the dept of the front gardens should be increased such that parking can be provided without impacting on potential soft landscaped areas to the front of the dwellings and without impacting on the footpath fronting the plots
- iii. Although reference is made in your submission to '*seats and other amenities and features along the banks of the Eslin River*' no information has been provided in this regard

With respect to item 4 of the request for further information, the Planning Authority considers that the design of the proposed dwellings as submitted is for the most part acceptable; however, consideration should be given to amending the window sizes and design on House types B, D and E such that they are more consistent.

With respect to Item 5(b) of the request for further information, for comparison purposes it will be necessary to submit revised details of the finished floor levels of all existing and proposed dwellings as taken from a common ordnance datum.

It is also noted that the finished floor levels of the dwellings proposed on the applicant site appear to be in excessive of 500mm above the contour levels shown in the vicinity as indicated on the site layout plan submitted. It is considered that the finished floor level of the proposed dwellings should not be greater than 300mm above the existing ground level at the midpoint of the proposed footprint of the dwelling. Any deviation from this guiding principle should be accompanied by a clear and relevant justification.

With respect to Item 5(c) of the request for further information, it will be necessary to submit a series of cross sections through the site, running east-west, at 50m intervals, showing the existing ground levels, the bed and both banks of the Eslin river, with normal top water level, as well as maximum recorded floor level shown.

With respect to Item 5(d) of the request for further information, it will be necessary to submit detailed cross sections of the site showing any cut or fill proposed to attain the proposed finished ground levels, finished road levels and finished ground floor levels for the proposed development.

With respect to Item 5(e) of the request for further information, the Planning Authority have experienced flooding of the Eslin River in the general vicinity of the site. In this regard, it will be necessary to submit a revised site layout plan showing the extent of the flood plain arising from flooding of the Eslin river in the area.

Cont'd...

(3)

With respect to Item 6(a) of the request for further information, it will be necessary to submit longitudinal sections and cross-sections of the proposed service road, indicating its construction, finished levels and gradients.

With respect to Item 6(b) of the request for further information, it will be necessary to provide a detailed survey of the existing entrance at a scale of 1:200 showing existing boundaries, poles, gullies and other features as well as a detailed geometric design of the proposed junction in accordance with appropriate standards.

With respect to Item 7 of the request for further information, the Planning Authority note the submission made. It will be necessary to submit full details of Mr Davis' property surveying qualifications or alternatively it will be necessary to provide a report from an alternative competent & appropriately qualified Property Surveyor as to the level and nature of local demand for housing in the area. The report should indicate what proportion of the development is likely to be occupied by long distance commuters and of these, what proportion are likely to carry out long distance commuting by car and /or rail/public transport.

With respect to Item 8(a) of the request for further information, it will be necessary to provide drainage calculations, demonstrating the capacity of the pipe networks to discharge the design flows and run-off from the development. Submit full details of surface water disposal providing drainage design calculations for the proposed networks and the existing surface and underground water-courses on the site, demonstrating the capacity of the proposed pipe networks, existing drains/watercourses and drains/watercourses/pipe networks beyond the site to discharge the design flows and run-off from the development and the overall drainage basin. Revised proposals should include appropriate attenuation and suitably sized petrol interceptor(s) and grit trap(s) for the surface water collection and distribution system. Submissions should clearly detail all works proposed beyond the site boundaries.

With respect to Item 8(b) of the request for further information, it will be necessary to submit a detailed flood risk assessment, as requested. The assessment should include assessment of the existing, permitted and future development of all lands within the drainage basin.

With respect to item 9(a) of the request for further information, notwithstanding the limited submission made, it will be necessary to submit a detailed tree survey of the site, to be indicated on a revised site layout plan, showing the locations of all existing trees and hedgerows on site (in both the common and Latin name). The survey shall specify the type, girth, height and spread of each tree. A report by a suitably qualified arboriculturist/ horticulturist shall be provided identifying the type of tree by species, using both the common and scientific names and reporting on the age, health and condition of each tree. Any tree surgery proposed shall be specified. The trees to be retained shall be identified in blue and those to be removed identified in red.

Cont'd...

(4)

With respect to item 9(b) of the request for further information, it will be necessary to submit further details of proposed landscaping and screening along any new boundary fencing and internally within the site, should also be indicated on the revised site layout plan requested in (a) above. Details should include species type (in both the common and Latin name), height, girth and number proposed. Planting should be suitable to ground conditions on site.

With respect to item 10 of the request for further information, it will be necessary to submit full details of your proposed Waste Management Plan, detailing proposals for the minimization, segregation, recycling and disposal of wastes arising during demolition and construction.

You are further advised that under Article 33 (3) of the Planning & Development Regulations 2006, where a requirement to submit further information is not complied with, the planning application shall be **declared to be withdrawn** after the period of **six months** from the date of this letter.

Upon receipt of the clarification of further information requested herein, your application will receive attention.

Is mise, le meas,



ARDOIFIGEACH FEIDHMIÚCHÁIN
CC/JC

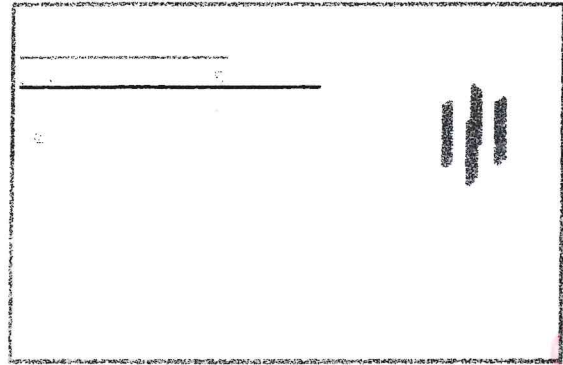
cc. Gerry O'Connor, Dromod, Co. Leitrim

Geraldine Coen
Planning Department,
Leitrim County Council,

Carrick-on-Shannon,
Co. Leitrim

U / GFC 2007

REF P 06/1259



Date: 05/12/2007

(Further Information)

Dear Geraldine,

Re: Proposed Housing Development Will Consist Of 15 No. Dwelling Houses Of Which It Is Proposed To Construct 5 No. Storey & A Half Type Dwelling Houses Of Which There Are Five Different House Types, 10 No. Two Storey Semi-Detached Type Dwelling Houses, Access Road, Green Open Space, Boundary Fence/Wall, Connection To The Foul Sewer Pumping Station Which Will Service The Proposed Development That Was Recently Granted Planning Permission Under Planning Reference Number PL00/562 And All Ancillary Site Works, At Drumod Beg, Dromod, Co. Leitrim, For Mr. Gerry O'Connor. Planning Reference No. P. 06 / 1259

I refer to the above and to your recent letter dated 14/06/2007 and I respond to the various queries raised as follows.

1. Please note that the applicant has taken on board the Planning Authorities concerns in relation to the adjoining site to the south west which was granted Full Planning Permission by Leitrim County Council under Planning Reference P. 04/1458 and I wish to inform the relevant parties that Full Planning Permission is now in effect on this site as the original appeal to An

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- 7 DEC 2007

PLANNING SECTION

Bord Pleanala has been withdrawn and therefore Full Planning Permission has now been granted on the adjoining site. However no work has commenced as of yet. The applicant has taken on board the Planning Authorities concerns in relation to the existing development which is currently under construction and granted Full Planning Permission under Planning Reference No. PL 00/562 and those permitted but not yet constructed as is the case under PL 04/1458 and therefore has now changed this application from being originally 15 No. dwelling houses to now 11 No. storey and a half type dwelling houses of which there are 2 No. different designs.

(a) Please find enclosed 6 No. copies of revised service drawings denoted "Drawing No.'s 1, 2, 3, 4 &5" respectively together with a set of Rural Place Maps at a scale of 1:2500 attached herewith in *Appendix A* showing the extent of the site to which this application relates outlined in red which also equates to the applicants landownership in the area which is also shown outlined in blue on the enclosed Rural Place Maps. Please also find enclosed on the 4 No. copies of the Rural Place Map at a scale of 1:2500 the extent of the right of way that the applicant has received from the adjacent landowners denoted "A-B" and coloured yellow on the enclosed Rural Place Map.

(b) Please find enclosed, attached in *Appendix B*, documented evidence between the applicant Gerard O'Connor and his wife Doherty Reynolds of Dromod, Co. Leitrim and Mr. Patrick Reilly, Michael Reilly and Seamus Reilly of Reilly Brothers Richmond Street, Longford, Co. Longford whereby they have entered into a Legal Agreement that the applicant will have a right of way to gain access to the proposed site, if granted Planning Permission, along the route denoted "A-B" on the enclosed maps in *Appendix A* and as shown coloured yellow on this map together with also being denoted "A-B"

and coloured yellow on the enclosed 4 No. copies of the revised site layout drawings. It is also evident from this agreement that Reilly Brothers have obtained a right of way for a surface water pipe which will service the current development which is nearing completion under Planning Reference No. PL 00/562 to discharge surface water along the surface water pipe denoted "B-C" and coloured green on the enclosed map in *Appendix B*, which will discharge the surface water into the adjacent Eslin River. However in the event that should this application be successful in obtaining Full Planning Permission then this right of way will not be needed along the portion of ground denoted "B-C" as it is proposed to link the surface water from the Reilly Brothers development, which was granted Planning Permission under Planning Reference No. PL 00/562, into a surface water attenuation area and petrol/oil interceptor which will be located at the position shown on the enclosed drawing denoted "Drawing No. 4" and whereby all surface water generated from this proposed development and Reilly Brothers existing development will be collected in this area before being discharged into a petrol/oil interceptor and then into the existing Eslin River at the position shown on the enclosed 4 No. copies of the revised surface water network drawing denoted "Drawing No. 4". Please find enclosed attached in *Appendix C* photographic evidence of this right of way which as already mentioned above is denoted "B-C" and coloured yellow on the enclosed map which forms the Legal Agreement, which is attached in *Appendix B*, shown in Photographs No.'s 1, 2, 3, 4, 5, 6, 7 & 8 of the enclosed photographs in *Appendix C*.

2. Please find enclosed 4 No. copies of the revised foul sewerage drawings whereby the sewerage for the existing development, which was granted Planning Permission under Planning Reference No. P. 00/562 and is nearing completion, is serviced via a single pumping station which is located at the

position shown on the enclosed 4 No. copies of the foul sewerage drawings denoted "Drawing No. 3" and which is also evident in photographs No.'s 6 & 9 of the enclosed photographs in *Appendix C* and whereby this pumping station has been designed to cater for this proposed development, if granted Planning Permission, together with Reilly Brothers existing development, which is nearing completion, and also the adjacent development which is located on the opposite side of the road and which is granted Planning Permission under Planning Reference No. P. 04/2042. Please note that the size of this pumping station together with the location of this pumping station has been agreed with the Area Engineer for the Dromod Area so as to cater for these 3 No. developments.

In relation to the surface water, please find enclosed a surface water layout drawing whereby all the surface water from the existing partially constructed development which was granted Planning Permission under P. 00/562 will flow into the surface water network area before being discharged into a surface water attenuation area and then out through a hydro valve at a flow rate of 4.25lt/HA/sec and then discharging into a petrol oil interceptor before being discharged into Eslin River.

Please note that we have employed Mr. John Lee of Butler Manufacturers Ltd to suitably design the surface water attenuation area and I enclose herewith his details attached herewith in *Appendix D*. Please also note from the written agreement attached in *Appendix B* between the applicant and Reilly Brothers who are developing the adjoining site that was granted Planning Permission under PL 00/562, that in the event that this application is successful that there is a Legal Agreement in place that all roads and services will link in with the existing site.

3. (i) Please find on the enclosed 4 No. copies of the revised site layout drawings whereby the proposed dwelling houses on sites No.'s 1 and 11 inclusively are now located so that they are in excess of 10m away from the Eslin river.

(ii) Please note that the applicant has taken on board the Planning Authorities concerns in relation to the amount of open space and whereby we now enclose herewith 4 No. copies of the revised site layout drawing whereby we have shown the internal road which services Sites No.'s 1 and 2 and 10 and 11 inclusively to be constructed with a paved surface together with having an adequate turning space for emergency vehicles with a radius of 11m located in front of Site No. 11 and a turning circle with a radius of 6m in front of Site No. 1. Please also note that we have provided for a total open space of 15% of the total site area located in the centre of the proposed site. There is also the provision for seating along the Eslin River at the position shown on the enclosed revised site layout drawing. Please note that we have designed the enclosed site layout drawing so that the majority of the dwelling houses are looking out onto the green area and have access to same therefore providing a high amenity estate.

(iii) Please find enclosed on the 4 No. copies of the revised site layout drawing a seating area provided for along the banks of the Eslin River located on the green area so as to provide enjoyment for the dwelling house owners if granted Planning Permission.

4. Please find enclosed 4 No. copies of the various revised dwelling house drawings whereby we have amended the window sizes on the dwelling house designs so that they are consistent with each other and therefore a common

theme in relation to window sizes is provided for throughout on all the dwelling house designs.

5. (b) Please find on the enclosed 4 No. copies of the revised site layout drawing whereby we have shown the residential development which was recently granted Planning Permission under P.04/1458 to the south west of the proposed site on the enclosed site layout drawings. We have also revised the contour survey together with the proposed finished floor levels of the proposed dwelling houses together with the finish floor levels of the adjoining dwelling houses recently constructed by Reilly Brothers and granted Planning Permission under P. 00/562 for clarity purposes so that the finish floor level of the proposed dwelling houses can be compared through a **common ordinance datum**. Please note that it is evident from the proposed development the finish floor levels of the proposed dwelling houses have a common floor area of 42m AOD and whereby it is evident from the enclosed sections, denoted "Drawing No. 01A, 01B, 01C,01D & 01E" that are taken through the site at 50m intervals that the proposed finish floor level are in some cases a maximum of 1.5m above adjacent ground level. Please also note that I wish to point out that it is proposed to fill the site, as per the Section Drawings, with fill material in the form of clean broken 100mm granular rock. The reason for providing a finished floor level at 42m AOD is for the following reasons:

(i) That the finished floor level of the proposed dwelling houses match the finished floor level of the adjacent dwelling houses located to the south east of the proposed site which were granted Planning Permission under P. 00/562.

(ii) That the proposed finish floor level of 42.00 AOD blends in with

the adjacent dwelling houses that were granted Planning Permission under P.04/1458 on the adjacent site to the south west of the proposed site.

(iii) The proposed finish floor level will ensure that in the event of 100 year storm that the finished floor level is located in excess of the maximum flood level recorded at the Corrascoffey Station in December 1999 for the 1 in 100 year storm, which indicated a flood level of 41.270m as per the correspondence dated 23/06/2006 from Blue Hill Consulting Engineers for the Planning Department of Leitrim County Council in relation to a Further Information request under Planning Reference No. P. 04/1458, a copy of which is attached herewith in *Appendix E*.

(iv) The proposed finish floor level of 42.00m AOD will ensure that the finished floor level of the proposed dwelling houses are well in excess of the maximum flood level recorded from a local EPA Staff Gauge adjacent to the site on 18/10/2000 which showed a maximum flood level of 40.353m.

(c) Please find enclosed, attached in *Appendix F*, 4 No. copies of section drawings taken at 50m intervals at the position shown on the enclosed site layout drawings running from east to west showing the existing ground level together with the proposed finished floor level of the dwelling houses in relation to the banks of the Eslin River and also in relation to the normal top water level as well as maximum recorded flood level.

(d) Please find enclosed attached in *Appendix F* on the 6 No. copies of a detailed cross section drawings showing the amount of fill material that is to be located on the site so as to obtain the proposed finished floor levels. Please also note from the enclosed sections the proposed finished ground levels and

also the proposed finished floor levels for the proposed development.

(e) In relation to the flooding of the Eslin River, please find on the enclosed 4 No. copies of drawing denoted "Drawing No. 01" which shows a series of spot levels on the proposed site together with a series of spot levels on the lands to the south west of the proposed site and whereby we have highlighted the spot levels in blue which are located at a level on or below the maximum recorded highest flood level which were obtained from a Local EPA Staff Gauge adjacent to the site on 18/10/2003 at a level of 40.353m and therefore it is evident from the spot levels on the drawing denoted "Drawing No. 01" that none of the site to which this application relates forms any flood plain from the Eslin River.

6. (a) In relation to the proposed service road to service the proposed development, please find enclosed 6 No. copies of a longitudinal section, attached in *Appendix G*, taken through the road from where the proposed internal access road starts at the south eastern boundary of the proposed site to where it finishes in front of Site No. 9 on the enclosed site layout drawing. Please note that the gradient of this floor is perfectly level as shown on the enclosed longitudinal section and therefore meets the minimum requirements as sent out in the *Recommendations for Site Development Works for Housing Areas*.

Please also find enclosed attached in *Appendix H* 6 No. copies of drawings showing the proposed form of construction of both the public footpath and public road clearly shown. Please note that this form of construction is taken from the *Recommendations for Site Development Works for Housing Areas* and will guarantee a 20 year design life. Please also note that it is proposed to

construct the roadway in compliance with 2.14, 2.15, 2.16, 2.17, 2.18, 2.19 and 2.20 of the “*Recommendations for Site Development Works For Housing Areas*”, a copy of which is attached herewith in *Appendix H*, so as to ensure a 20 year design life

(b) Please find enclosed on the 4 No. copies of the revised site layout drawings, denoted “Drawing No. 01” the exact entrance position detail servicing the existing site which is granted Full Planning Permission under P. 00/562 which shows the adjacent road edge hatched in blue together with the centre line hatched in black and all other features which are located at the existing entrance. Please find enclosed attached in *Appendix I* photographic evidence of the existing entrance servicing the existing housing development which was granted Planning Permission under P. 00/562.

7. Please find enclosed attached in *Appendix J* details of Mr. Padraic Davis’s qualifications as requested.
8. (a) As part of the preparation of the planning application, please note, as already mentioned above, we obtained the services of Mr. John Lee of Butlers Manufacturers Ltd who has designed the size of the surface water attenuation area as per the enclosed calculation in *Appendix D* and whereby he has calculated the size of this attenuation area assuming the maximum flow of 4.25lt/HA/sec which is in accordance with the *Recommendations for Site Development Works*. Please find enclosed attached in *Appendix D* full design details in relation to the surface water attenuation area and the petrol/oil interceptor to service both the existing and the proposed development. Please note that we as Acting Consulting Engineers have also designed the surface water pipes to have an internal diameter of 225mm which is more than

adequate to cater for the outflow of 4.25lt/HA/sec for both the proposed site and the existing site which was granted Planning Permission under P. 00/562.

(b) In relation to the detailed flood assessment of the proposed site, please note that we as Acting Consulting Engineers have examined the Planning File on which Full Planning Permission was recently granted to the neighbouring site to the south west of the proposed site as shown on the enclosed 6 No. copies of the site layout drawing which was recently granted Planning Permission under Planning Reference No. P. 04/1458 and whereby it is evident from the various documentations prepared by Blue Hills Consulting Engineers as part of that Planning Application that during the planning process of that particular site that the size of the site has been reduced from 3.66 acres to 1.8 acres and from 96 No. proposed dwelling houses down to 43 No. two storey type dwelling houses so as to not effect any existing flood plains that are in the area to the north west of this site. It is for this reason, in our opinion, that Full Planning Permission should be granted for this site as the north western boundary of this site coincides with the adjacent site which was granted Planning Permission under P. 04/1458 and whereby we have ensured that the finish floor levels of the proposed dwelling house match the existing finished floor levels of the existing dwelling houses to the south west, which was granted Planning Permission under P. 00/562. The proposed finished floor level of these dwelling houses are also slightly below the adjacent dwelling houses on Sites No.'s 24 – 43 on the site to the south west of the proposed site and therefore in the event that this application should be successful and each dwelling house is constructed, they will not effect either the current site which is constructed to the south east to the proposed site or the recently granted site to the south west as the finished floor level of these dwelling houses range from 0.85m and 1.15m below the finished floor level of

these dwelling houses.

9. (a) Please find enclosed 4 No. copies of a landscaping layout denoted "Drawing No. 01" whereby we have obtained the professional services of Mr. Connor McDermott of McDermott Landscaping, Killaskillen, Kinnegad, Co. Westmeath whereby it is proposed to install semi-mature native deciduous trees at the position shown in the proposed green area.

Please find enclosed photographic evidence of the existing hedgerows around the perimeter of the site, attached herewith in *Appendix K*, and it is evident from these photographs that the north western boundary together with south western boundary and some of the south eastern boundary along the existing dwelling house located along the proposed site where Site No. 3 is located is very sparse and whereby Mr. Connor McDermott recommended at a recent site visit that all of these hedgerows should be removed and should be planted with semi-mature native deciduous trees within the first planting season after the commencement of the development and prior to the occupation of any of the dwelling houses. Mr. McDermott also recommended that the existing mature trees which are located along the south eastern boundary behind Sites No.'s 1 & 2 should be maintained for screening purposes as this is the only hedgerow along any of the boundaries of any significance.

- (b) Please find on the enclosed 4 No. copies of "Drawing No. 01" whereby, as already mentioned above, it is proposed to remove the entire existing hedgerow along the north western and south western boundaries together with part of the hedgerow along the south eastern boundary and replant same with semi-mature native deciduous trees in the form of Oak and Ash Trees which will be 16ft in height and will be planted within 1 year after the

commencement of the development and prior to the occupation of any dwelling houses.

10. Please find enclosed attached in *Appendix L* a detailed Waste Management Plan as requested which outlines a detailed proposal for the minimization, segregation, recycling and disposal of waste arising during demolition and construction of the proposed site.

In addition please find enclosed attached in *Appendix M* 2 No. copies of a revised site notice together with revised newspaper notice stating that Significant Further Information has been lodged to the offices of Leitrim County Council.

I trust that this is clear and concise and should you require any further information then please do not hesitate to contact me.

Yours sincerely,

Signed: _____
Mark Cunningham BEng, MSc, GSI, MIEI