

SUBMISSION ON PROPOSED VARIATION No 1 OF THE LEITRIM COUNTY COUNCIL DEVELOPMENT PLAN 2023-2029

Concerning Lands at Corlough, Drumshanbo, Co Leitrim

Introduction

This submission to the Proposed Variation No 1 of the Leitrim County Council Development Plan 2023-2029 relates to a site measuring 0.2426 hectares at Corlough, Drumshanbo, Co Leitrim.

I wish to emphasise that I am an established building contractor and will act on any residential zoning with no interest in land hoarding.

The site in question is zoned as Enterprise and Employment in the Leitrim County Council Development Plan 2023-2029. I feel that this site should be zoned New Residential having regard for the proper planning and sustainable development of the area with specific reference to;

- Rapidly increasing population growth in County Leitrim and Drumshanbo itself
- Location adjacent to established residential dwellings
- Location adjacent to schools and employment area
- Location adjacent to established road and footpath connections back to the town
- Location adjacent to existing public services (foul sewer and water)
- Lack of Built and Natural Heritage constraints or Flooding issues
- The location of the site on the extreme north of the lands zoned as Enterprise and Employment and adjoining existing residential development.



Location

The site is located to the north of Drumshanbo along the Regional Road R207.



Fig No 1 – Site Location Map (source: Myplan.ie)

Digital Ordnance Survey Map 1537-C

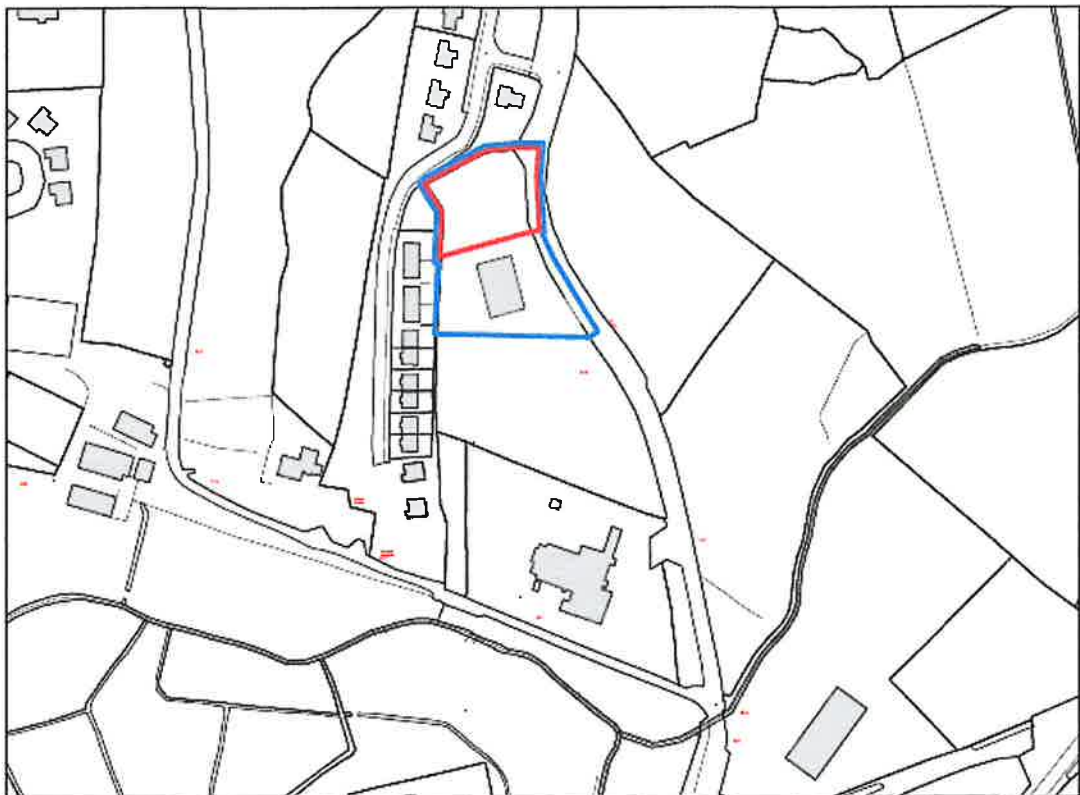


Fig No 2 – Site Location Map – Site Outlined in Red

Site Description

The site measures c0.2426 hectares and is greenfield in nature. The site is currently in use as a temporary storage area of my building company.



Fig No 3 – Aerial View of Site – Site Outlined in Red (source google.ie/maps)

Ownership

The subject site is in my ownership in its entirety.

Adjoining Lands

The site is adjoined by the following land uses;

North & West – Radharc na Baile Residential Development

South – Existing Industrial Unit (Currently occupied by Leitrim County Council Civil Defence)

East – R207 with Agricultural Land opposite side of the Road (Currently zoned as Enterprise and Employment)

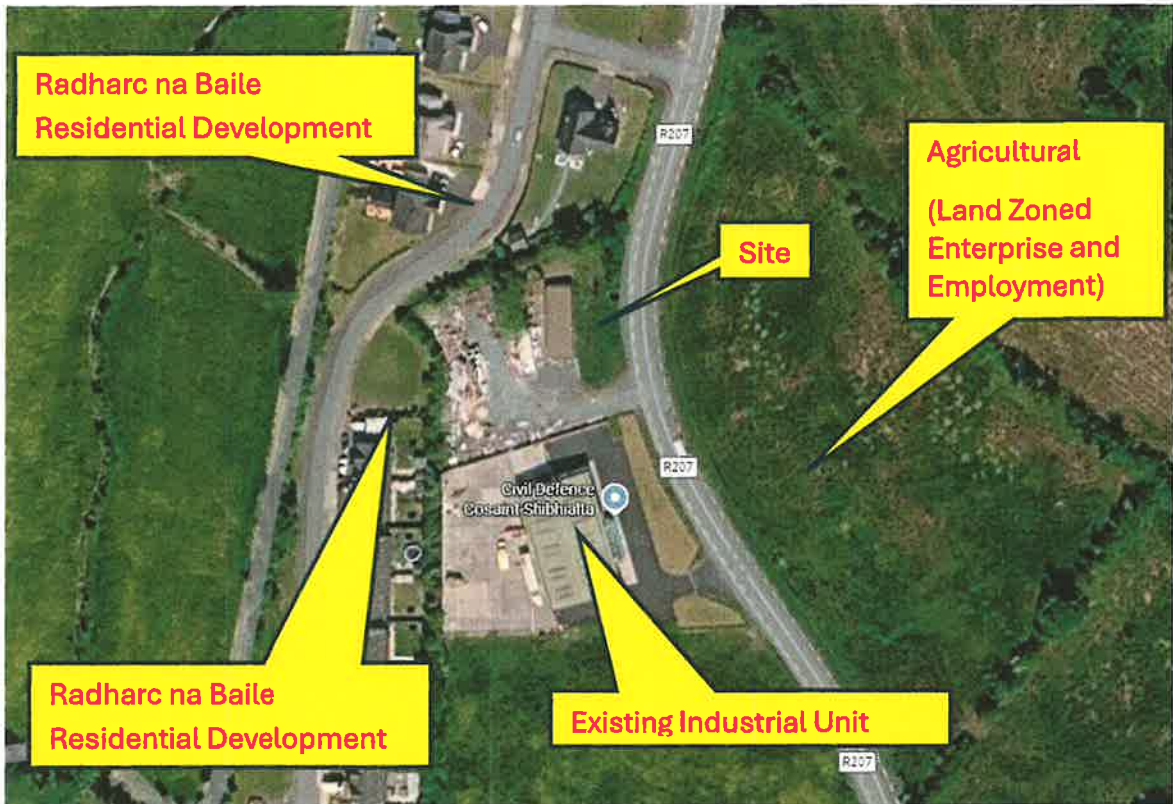


Fig No 4 – Aerial View of Site – Adjoining Land Uses (source google.ie/maps)

Flood Risk

A review of mapping on floodinfo.ie show that the site is outside any floor risk area.

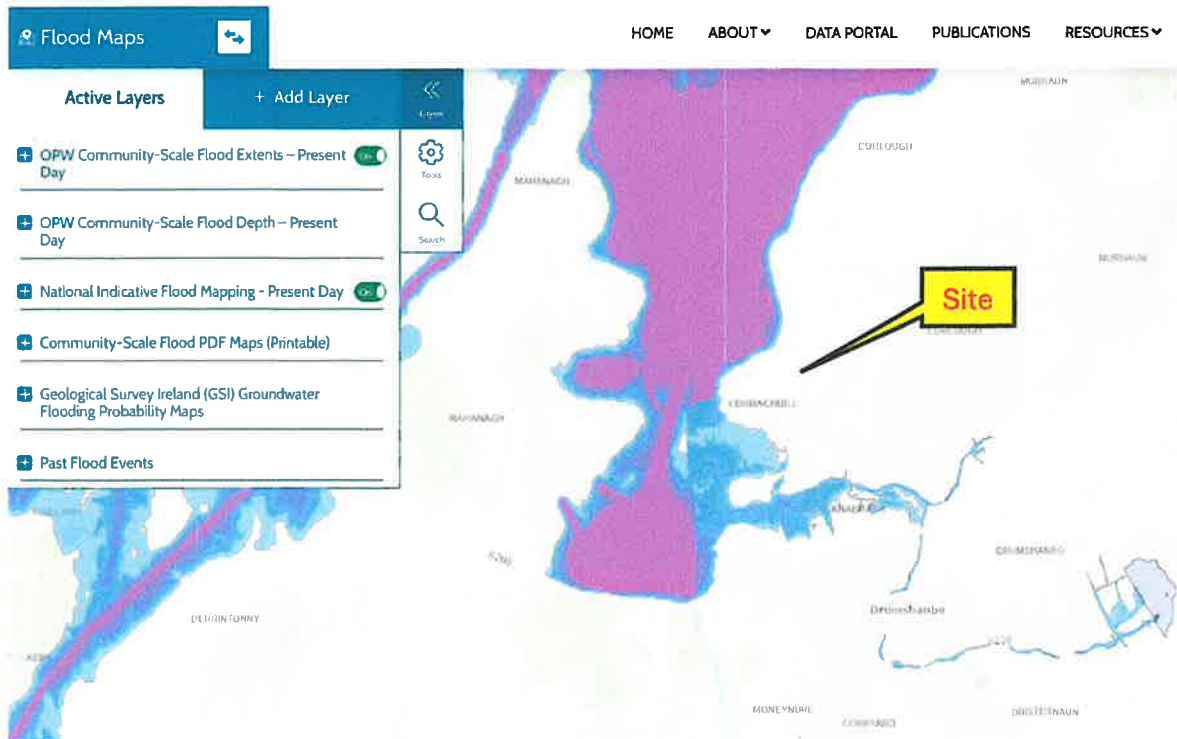


Fig No 5 – Extract from floodinfo.ie mapping

Built Heritage

Historic Environment Viewer provided by the Department of Housing, Local Government and Heritage which facilitates access the databases of the National Monuments Service Sites and Monuments Record (SMR) and the National Inventory of Architectural Heritage (NIAH) did not reveal any known archaeology associated with the site or in the immediate vicinity.

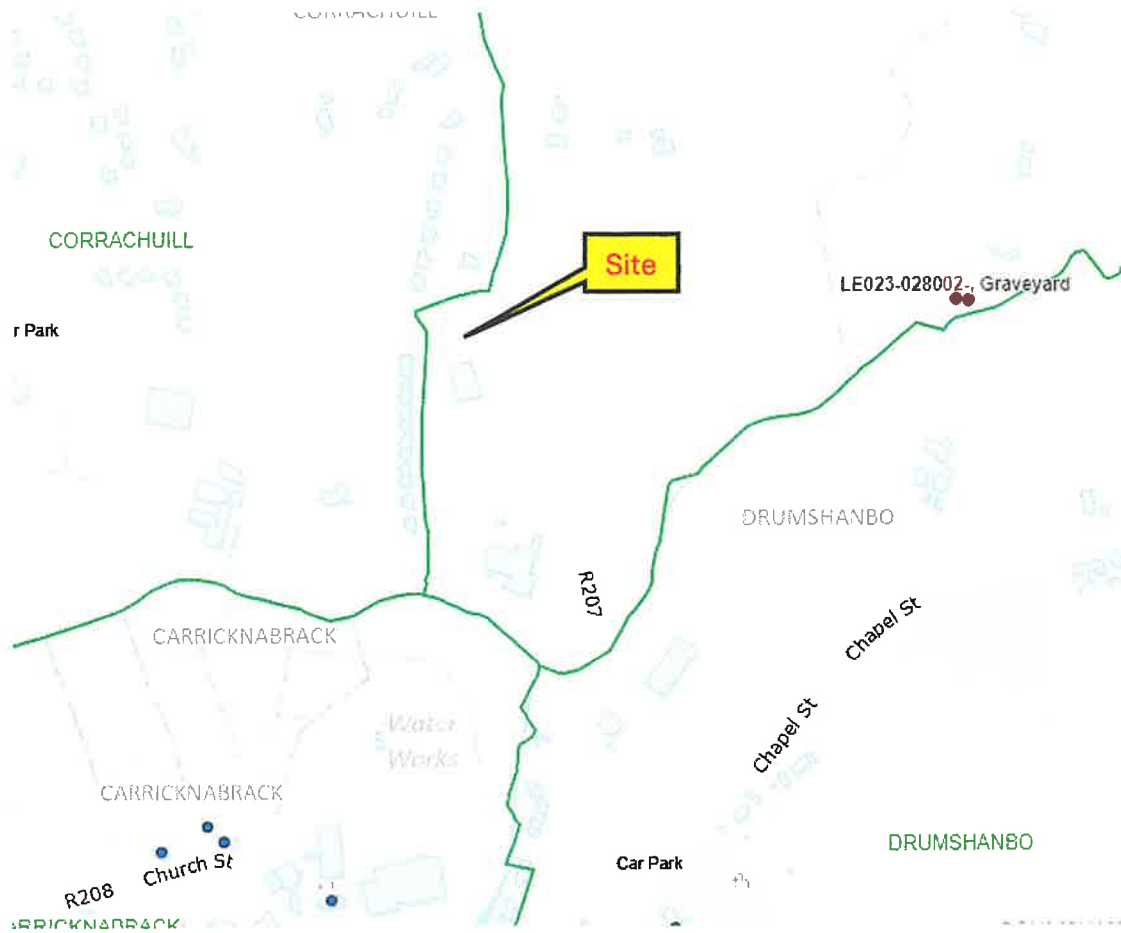


Fig No 6 – Extract Historic Environment Viewer

Natural Heritage

A review of EPA mapping did not reveal the site to be within or near any SAC, SPA or NHA. There are no water features within or adjoining the site.



Fig No 7 – Extract from EPA Mapping

General Area

The site is located to the north of Drumshanbo on the extremity of the Development Envelope of the town as defined by Map No 19 of the Leitrim County Development Plan 2023-2029.

Planning History

Planning Ref: 9914395

Development: Erect a factory in connection with a sign making industry at Corlough Td, Drumshanbo

Decision: Grant on 11th May 1999.

Planning Ref: 00134

Development: Retain and complete a conservatory extension to the front of factory premises at Corlough Td., Drumshanbo

Decision: Grant on 24th May 2000.

There are currently no grants of planning or proposals for development on the subject site.

Submission Summary

The subject site is located within the Development Area of Drumshanbo.

The subject site is capable of being serviced with services already in place in the public road adjoining the site.

The site is located on the periphery of the town but it is located adjacent to existing housing.

There are no known natural heritage or built heritage constraints associated with the site.

There is no flood risk associated with the lands or any other known constraints (archaeology).

There are established pedestrian connections from the site back into the town centre.

Other peripheral sites in the proposed Variation to the County Development Plan have been zoned for residential development.

The subject site is located at the extremity of the lands zoned as Enterprise and Employment, and is bounded to the north and west by Existing Residential Development.

In light of the above, we submit that the subject lands are appropriate for a zoning to facilitate residential development.

I wish to emphasise that I do not want to engage in attacking the merits of other zoned lands in the proposed variation and current County Development Plan, but suffice to say that:

- other lands at the edge of the town have been zoned Residential, the feasibility of development of these lands is very questionable, and
- anecdotally some of this land is known locally to be owned by landowners with no interest in development.

I consider that the subject site is more suitable for development as residential rather than Enterprise and Employment, due to its relative small area and the availability of larger sites zoned Enterprise and Employment in close proximity, and the subject site should be now zoned as New Residential. I submit this would be consistent with the proper planning and sustainable development of the area.

Shane McGovern

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