

# BURY ARCHITECTS

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## Submission Document Proposed Land Zoning, Manorhamilton, Co. Leitrim Draft Leitrim County Council Development Plan

Client: Mr Desmond Mc Dermott

Date: 25/04/2022

Our reference: BA 227

## Introduction

Map reference: Figure 1

Grid reference: 588256, 840062

Address: Amorset Manorhamilton Co Leitrim

Desmond Mc Dermott, of Mc Dermott Construction Ltd developed the Cluain Oir Housing Estate at Manorhamilton circa 2007. The development of the estate necessitated the construction of a bridge over the Owenbeg River to link it to the R282 Rossinver Road.

In addition, significant costs were incurred in servicing the lands with utilities also and creating a publicly lit road and path

To date twenty houses are built and occupied on the estate (PL07/177 Figure 4).

In the current development plan the land around the reservoir was zoned residential reserve support (see Figure 2)

On the current draft plan the zoning is changed to agricultural.

The consequences of this change:

- Desmond McDermott is the registered owner of the lands around the reservoir Folio No. LM14488F refers (Figure 3)
- Desmond extended all the utility services and the estate road up to the lands at a significant cost in order that the Cluain Oir estate could be further developed in an orderly fashion
- If the draft zoning of agriculture is adopted, it will not be possible to extend the estate in any direction. Also, the monies invested in the infrastructure to facilitate a phase 2 development will be wasted.

Relevant Comments:

- The Cluain Oir estate presents well and residents enjoy living in the very scenic location.
- It is accepted that the housing market slowed down for a number of years after the crash of 2007. However, in recent years, with the difficulty in getting planning in rural areas, town houses are again in high demand.
- The development of this site would represent best practice in the line of sustainability because in effect the proposed sites are all but fully serviced.
- Future houses constructed in this area will be naturally screened with the existing Estate to the West and the bungalows to the East.

Summary of reasons for including the lands around the reservoir in the development plan as residential:

1. The road and services present are capable of accommodating a phase 2 development of the Cluain Oir estate.

2. The land is located in a sustainable area where residential usage is already present on all sides.
3. The land will provide little benefit to the economy under agricultural usage
4. It is unreasonable that costs incurred to service sites ear marked for housing should be lost/ wasted because of a zoning change.
5. Climate changes in the not-too-distant future are going to dictate that developments take place out of flood prone areas. This site will never flood and development of it is unlikely to create any environmental issues. In fact, the construction of a phase 2 Cluain Oir Estate will lead to orderly and sustainable development. This scenario always takes precedence against opening another greenfield site.
6. The proposed zoning amendment will not alter the line of the proposed development envelope

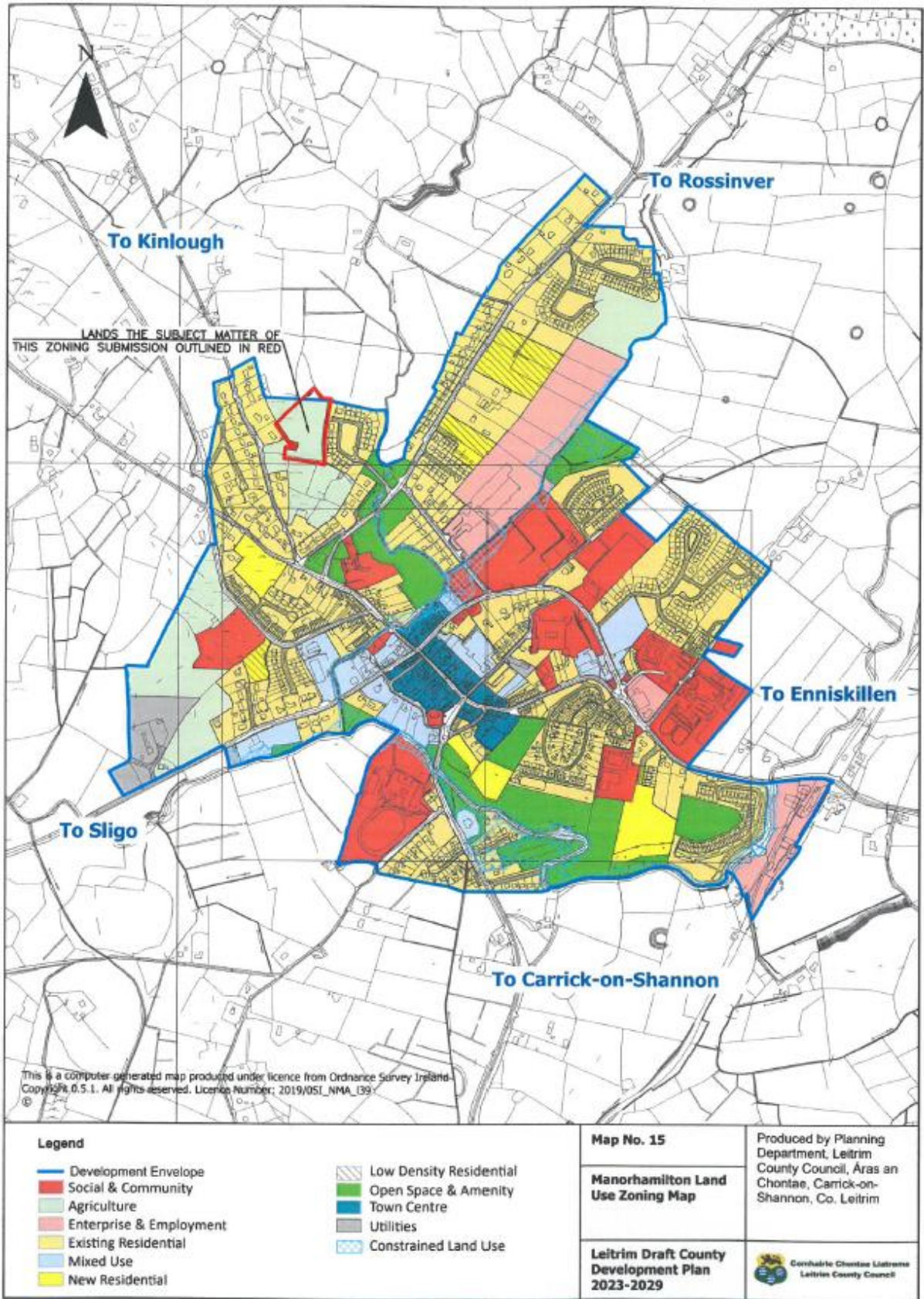


Figure 1 Draft County Development Plan Map showing area to be rezoned outlined in red



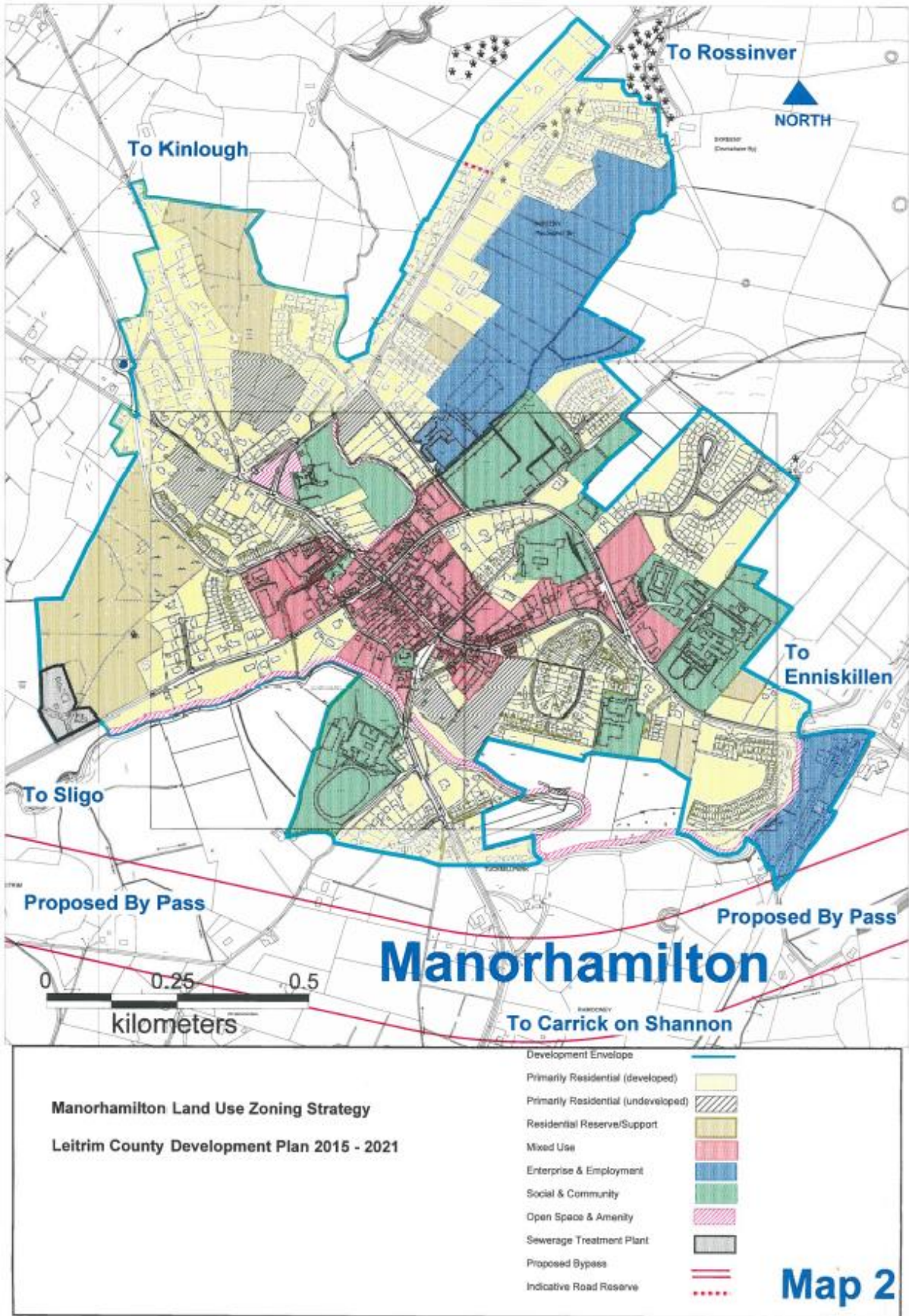


Figure 2 Current Zoning Map for Manorhamilton



Folio	Owner Details	Copy Type
LM14488F	DESMOND MCDERMOTT CONSTRUCTION LIMITED (Skreeney Manorhamilton County Leitrim )	Copy Folio With Map

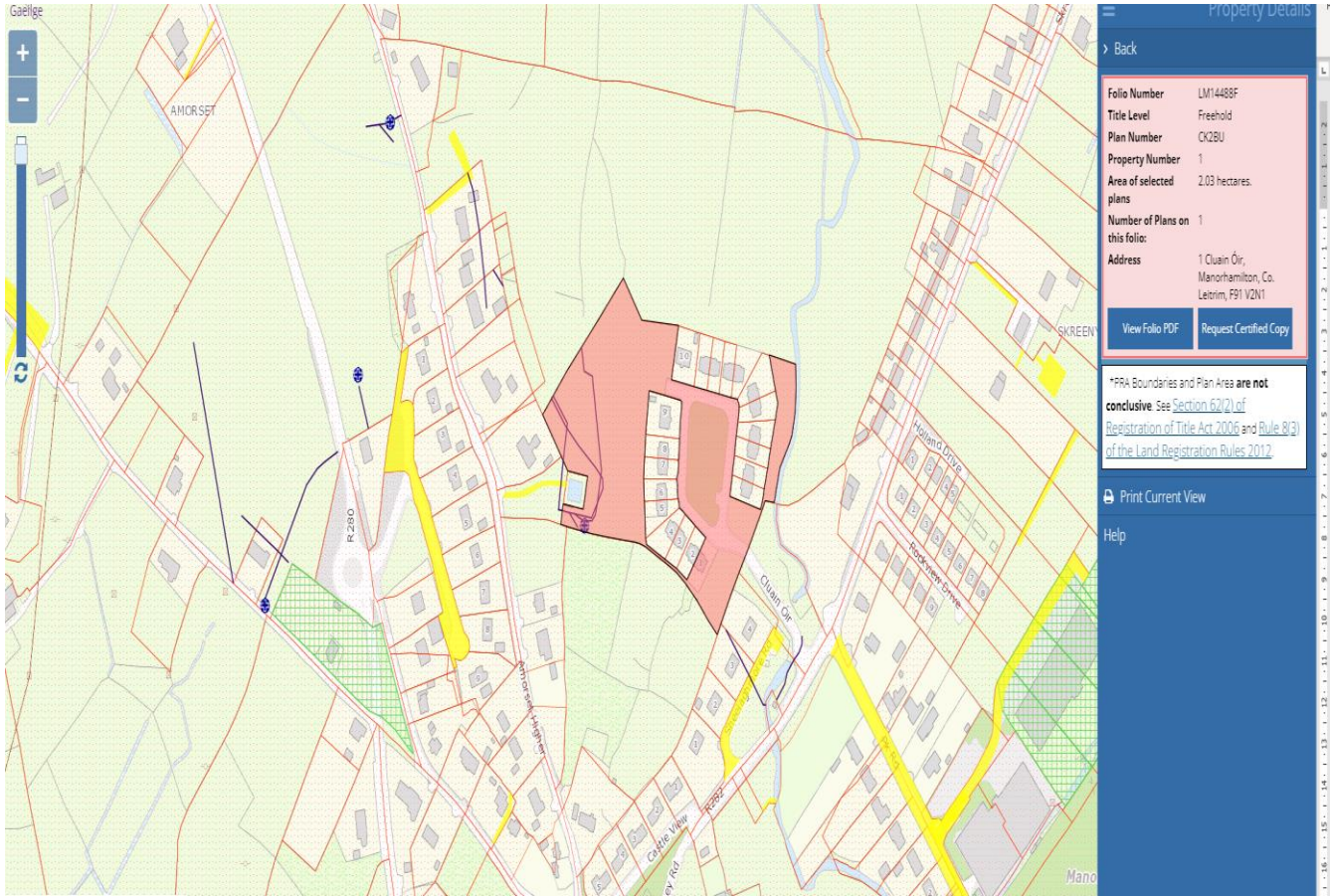


Figure 3 Folio details of land



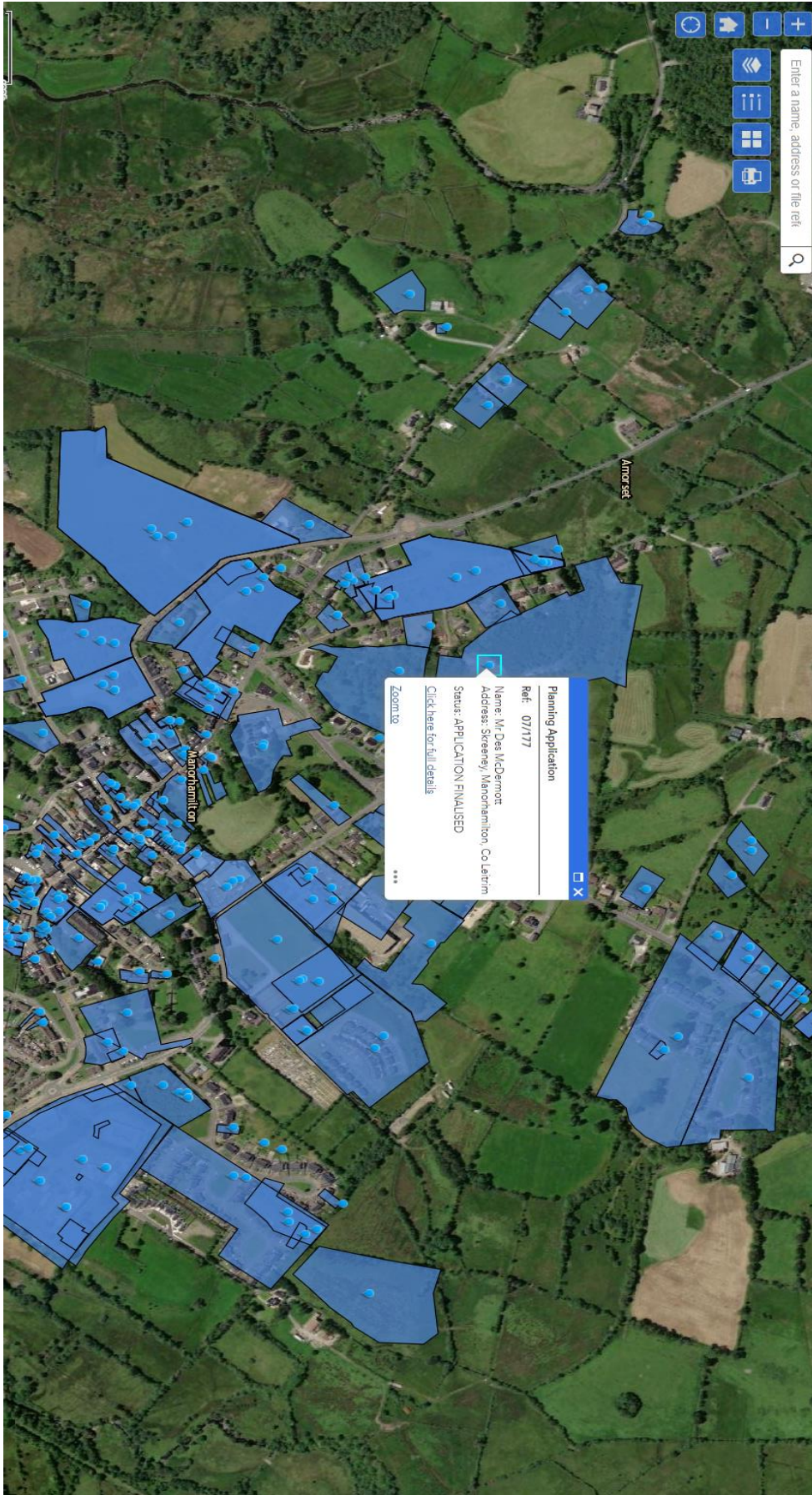


Figure 4 Details of relevant planning permission

## My Submission

In the interest of orderly and sustainable planning it is my opinion that the lands outlined red in Figure 1 be zoned residential.

Finally, there will always be a housing shortage until local authorities release sufficient lands in strategic locations to make developments sustainable.

It is difficult in a lot of circumstances to site housing developments in beautiful spaces but when such opportunities are available they should not be passed up under any circumstances.

Trusting this submission will receive favourable consideration.

I remain yours faithfully,

A handwritten signature in cursive script that reads "Michael Conmy". The signature is written in dark ink and is positioned above a horizontal line.

Michael Conmy  
C Eng. MIEI MRIAI