

Planning Department,
Leitrim County Council,
Aras an Chontae,
St. George's Terrace,
Carrick-on-Shannon,
Co. Leitrim.
N41 PF67.

25th April 2022.

Ref: Draft Leitrim County Development Plan 2023 – 2029

Dear Sir/Madam,

Further to review of the Draft Leitrim County Development Plan 2023 -2029, I would ask that you take the following observations into consideration and incorporate changes to the final draft of the Leitrim County Development Plan. My observations are as follows:

- 1) **Landscape and Amenity Considerations:** On Page 248 Fig 11.3, Lough Allen is designated A7 "Proposed Area of Outstanding Natural Beauty (AONB) and B7 Corry Mountain which is a Natural Heritage Area (NHA) is designated as an "Proposed Area of High Visual Amenity (AHVA) as per Draft County Development Plan (CDP) 2023 – 2029. The lands overlooking Lough Allen from Scardan Waterfall is designated A8 Slieve Anierin and Bencroy as "Proposed Area of High Visual Amenity (AHVA).

On Page 250 Fig 11.4, this map shows View 21 "Proposed View towards Lough Allen from the R280 which are proposed protected views of Lough Allen. We are disappointed to see a supplementary report by RPS/LCC highlighting where this view was moved as shown in Fig 1 below from uplands areas to the R280 from the old CDP 2015-2021.

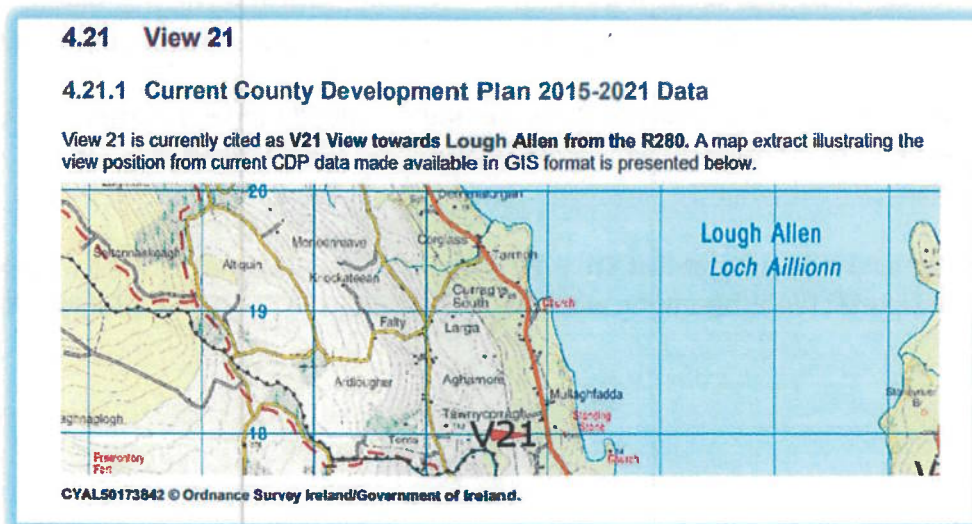


Fig No 1: Extract from Draft Leitrim County Development Plan 2023-2029

2) Geotourism around Lough Allen:

Leitrim County Council Tourism worked hard on promoting a tourist Route in association with other partners in Roscommon, Sligo, Cavan and Fermanagh in Northern Ireland. The Driving route is known as **"Off The Beaten Track North-West (Southern Waterways Trail)"**.

Leitrim County Council as part of a Geotourism project which had cross border funding supported by the Eu's INTERREG IVA Programme, managed by the Special EU Programmes Body developed the **"Off The Beaten Track North-West (Southern Waterways Trail)"**.

"Lough Allen Scenic Drive" was also developed by Leitrim County Council which takes you up over and past Flynn's Rock to Scardan Waterfall with the wind turbines on a more elevated site to the west and spectacular views of Lough Allen on the west as one drives along this County Road of this proposed area. This *"Top Road"* as it is known locally is a common tourist route and walking route where there is a looped trail and two sit down picnic areas (Viewing Points of Lough Allen) along the route with outstanding views of Lough Allen.

This is marketed as a tourism Project in a Brochure **"Off the Beaten Track North – West Southern Waterways Trail"**.

The Off the Beaten Track North –West is a new touring route for car drivers and motorcyclists, that gives you a taste of what we call **"The Real Ireland"**. The route takes in 385 KM (240 Miles) of rural roads in Cavan, Fermanagh, Leitrim and Sligo. It passes through a variety of scenic areas, from mountains to river valleys and from inland lakes to the Wild Atlantic. Although you will be travelling off the beaten track, you are never far away from a visitor attraction, a town, village, pub restaurant or cafe.

The **"Off The Beaten Track North-West"** follows a variety of roads, from primary routes to narrow single track rural roads, some with grass up the middle. The aim is to show the tourist **"The Real Ireland"** which includes some out of the way places.

This also now forms part of Failte Ireland's **"Ireland Hidden Heartlands"** tourism adventure drives in Ireland. More Information can be found at www.offthebeatentracknw.com.

It must be noted that this Cross Border project was funded by the European Union's INTERREG IVA Programme which is managed by the Special EU programme Body.

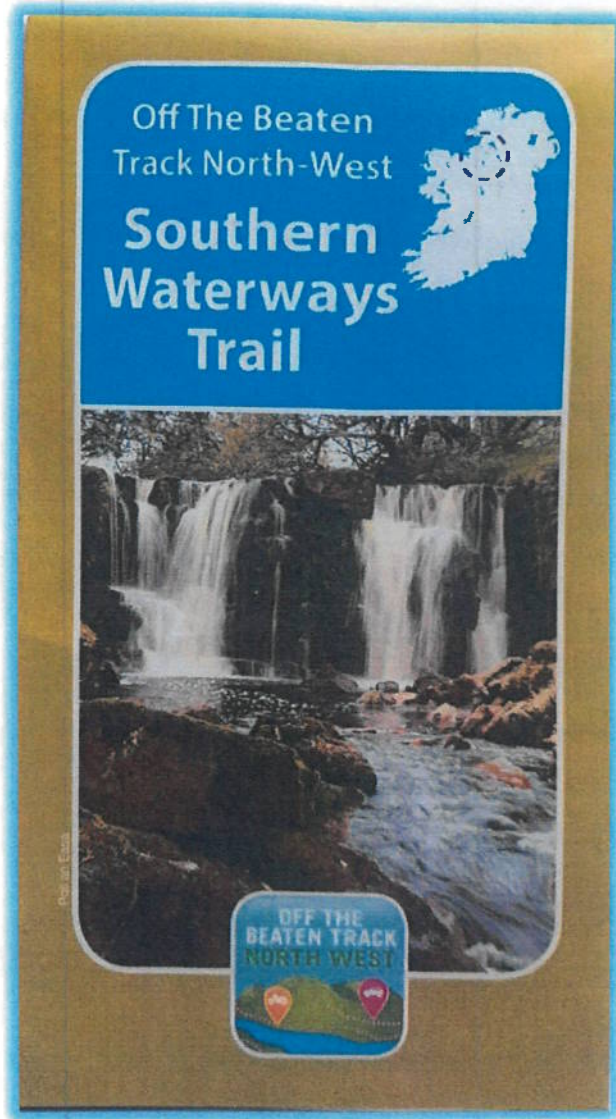


Fig No 2: "Off The beaten Track North-West brochure" or www.offthebeatentracknw.com

Off The Beaten Track North West
Southern Waterways Trail



Whether to 'Off The Beaten Track North West' a map leaving roads for car drivers and motorcyclists, that gives you a **hint** of what we call 'The Good Roads'. The route takes in 781 Km (484 Miles) of road roads in **County Fermanagh, Leitrim and Sligo**. It passes through a variety of scenic areas, from mountains to river valleys and from inland lakes to the Wild Atlantic. Although you will be travelling off the beaten track, you are never far from a major attraction, a town, village, pub, restaurant or cafe.

'Off The Beaten Track North West' follows a variety of roads, from primary roads to narrow single track road roads, some with gates up the middle. We want to show you the **real Ireland** which includes some of the best places to visit that you will be travelling on roads that are used by local people, cyclists, farmers and others, so you may meet them, possibly along with animals, on the road. Please be careful and remember to give road users and look out for changing road surfaces. Be careful where you **park**, don't obstruct gates or lower trees.

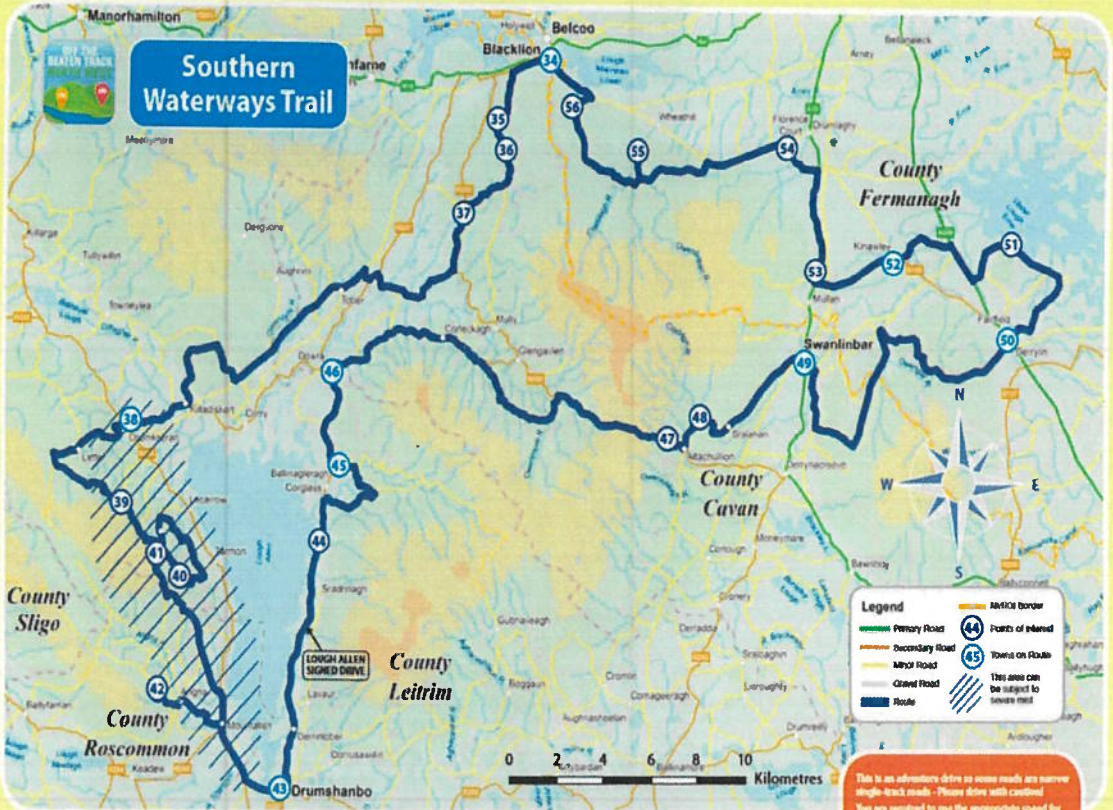
www.offthebeatentrack.com



If you enjoy this part of 'Off The Beaten Track North West', why not complete the Northern route - the Northern Glass Trail?

Map from www.offthebeatentrack.com

Map of the trail area showing the route through County Fermanagh, Leitrim, Sligo, and Roscommon.



Towns and Points of Interest

- | | | | | |
|-----------------------|---|---|------------------------|----------------------------|
| 34 Blacklion | 35 Monaghan School | 41 Drumshanbo | 46 Tollymore Falls | 53 Carrighany Scenic Drive |
| 36 Carragee Viewpoint | 42 Lough Allen Viewpoint and Picnic Beach | 43 Viewpoint - Holy Well and Sandohagan | 47 Serrallbeg | 54 Flermaccaurt House |
| 37 Carran Breen Park | 44 Scandon Waterfall | 45 Ballymaghera | 48 Derrylin | 55 Marble Arch Caves |
| 38 Shannon Port | 46 Arigna Mining Experience | 47 Downa | 49 Keshcavan Viewpoint | 56 Marble Arch Viewpoint |
| | | 48 Attacollin Scenic View | 50 Keshcavan | |

Legend

- National Road
- Primary Road
- Secondary Road
- Minor Road
- Gravel Road
- Road
- National border
- Points of Interest
- Towns on Roads
- This area can be subject to severe mist

This is an advisory drive on some roads are narrow single-track roads - Please drive with caution. You are required to use the appropriate speed for the road conditions around you.

Please Note:
 Speeds in Northern Ireland are measured in miles per hour (mph).
 Speeds in Southern Ireland are in kilometers per hour (kph).
 Always drive on the left side of the road.
 Note: This map is not to scale.

Fig No 3: "Off The beaten Track North-West" – Points of interest

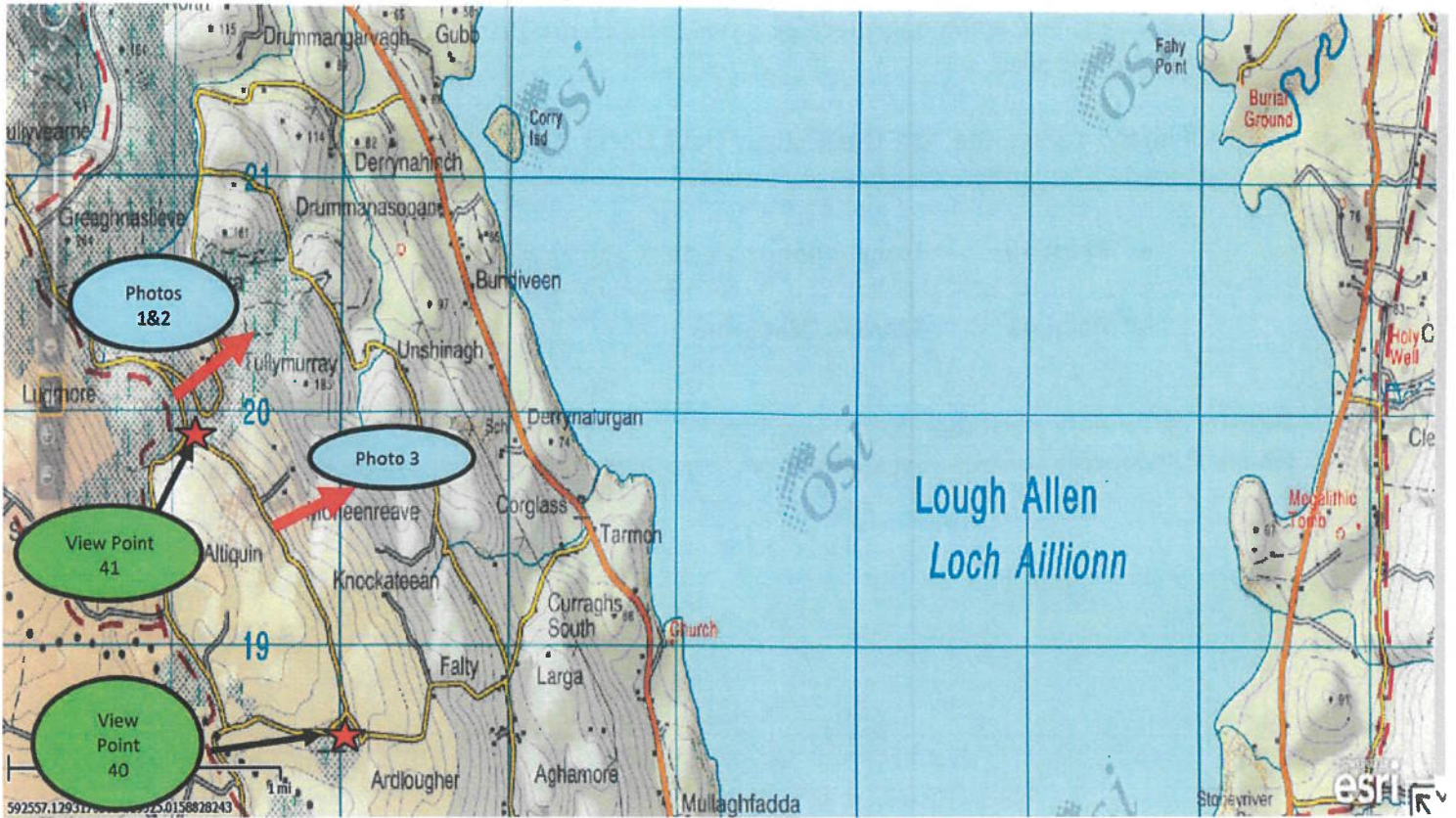


Fig No 4: Map showing location where photos taken from the "Top Road"



Fig No 5: Photo's 1 & 2 from Top Road over Tullycorka/Tullymurray

As shown from Photo's 1 & 2 relative to Discovery Series Map in Fig No 4 overlooking the Townlands of Tullycorka & Tullymurray which are currently planted by Coillte, one can see at first hand the devastating impact on the views of Lough Allen and the view is completely blocked out in darkness by the forestry plantation and one cannot see Lough Allen and its

panoramic views. This is the only piece of lands planted along the “Top Road” in this outstanding scenic area.

Points of interest along the “Off The Beaten Track North-West” along the “Top Road” near the proposed afforestation area in Moneenreave is as follows:

- ✓ Point 40 Lough Allen Viewpoint and Picnic Bench – “Flynn’s Rock”
- ✓ Point 41 Scardan Waterfall

There is no forestry plantation from View Point 40 to View Point 41 with the exception of an area in Tullymurray surrounding Scardan Waterfall. This is obvious to see on map in Fig No 4.

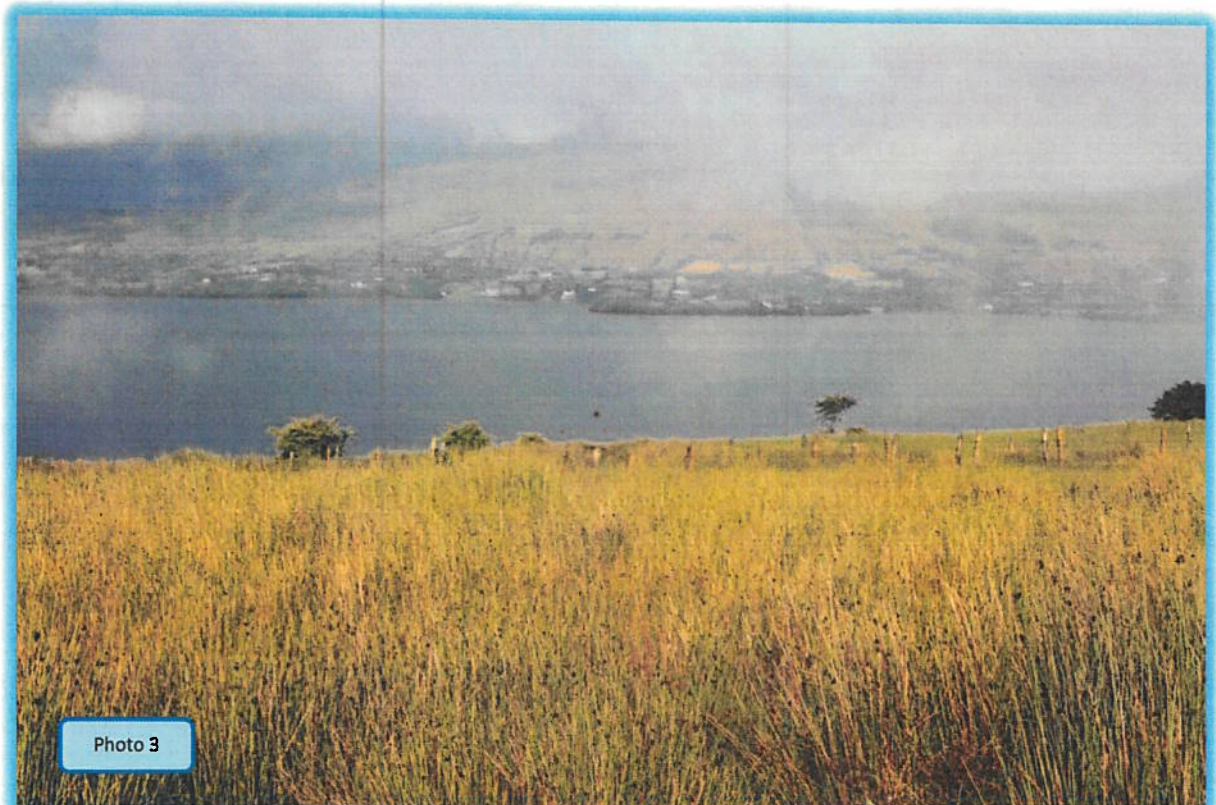


Fig No 6: Photo 3 - Panoramic Views of Lough Allen.



Fig No 7: Photo 4 - Panoramic Views of Lough Allen from "Top Road".



Fig No 8: Photo 5 - Panoramic Views of Lough Allen from "Top Road" and NHA area.

It must be noted that the views from the "Top Road" particularly from View Point 40 Lough Allen Viewpoint and Picnic Bench (known locally as Flynn's Rock) to View Point 41 at Scardan Waterfall are among the most outstanding panoramic views in the country with outstanding views of Lough Allen and surrounding geographical area extending into Sligo/Cavan/Fermanagh and Roscommon. We must not lose these views and it is imperative that these are Protected views to Lough Allen. It will be detrimental to Failte Ireland and their tourism product and all the EU funds invested in this Project "Off The Beaten Track North-West". I ask that we protect these views of Lough Allen and surrounding counties for our future generations and protect our Natural Heritage and Culture of this tranquil Region and let us protect and enhance the Tourist experience of our "Lovely Leitrim" and keep Leitrim as a tourist destination.

The existing CDP 2015-2021 states:

“The Council recognises that the landscape character of these areas, as we experience it today, has evolved over centuries through traditional farming practices. The Council considers the local farming communities to be custodians of this landscape and will work to ensure their continual survival”.

This area is also designated with **“V21 – Outstanding Views and Prospects”** on the Western shore of Lough Allen as per Fig 2 of my report.

CDP Policy 102 states:

“It is the Council’s policy to protect these views from intrusive development and enhance them by the removal of dereliction and eyesores. Lay-bys and viewing areas will be developed, as appropriate and as funds allow”.

CDP Policy 85 States:

“It is an objective of the Council to protect the following Views and Prospects Table 20 refers” This included views towards Lough Allen.

Leitrim County Council North Leitrim Municipal Area (Dromahaire Area office) developed two amenity areas (Carparking and picnic bench) at Flynn’s Rock and Scardan waterfall back in 2003 some 19 years ago for people to walk this top road. In effect we have our own Greenway here and many people use these walking routes. This was particular evident in the past two years during COVID 19 pandemic where this route was extensively used by walkers taking in the magnificent and panoramic views of Lough Allen.

It must also be noted that under Outdoor Recreational Infrastructure Scheme (ORIS) Funding provided through Leitrim Development Company, a local Walking Group in the Drumkeeran areas were granted €10,000 in October 2021 for the development of Lay-Bys, Walking Paths, etc from Flynn’s Rock and Scardan Waterfall to further enhance the experience for tourists and locals in the area. The granting of this very welcome funding underlines the requirement to have Protected Views along this road.

3) Conclusion & Recommendation:

It is important to note the cross-border funding from SEUPB as used to develop the “Lough Allen Scenic Drive” which forms part of the “Off the beaten Track North-West Southern Waterways Trail” which is a 385km (240 Miles) of rural roads in Cavan, Fermanagh, Leitrim and Sligo with the views of Lough Allen must be protected. It is a fantastic Geotourism project linking all the counties showing all that is on offer in the Northwest and the Real Ireland. This Top Road forms a hugely important part of this scenic drive taking in the majestic and panoramic views of Lough Allen. This driving/walking/cycling route is used all year and one can take in the beautiful seasonal changes reflected in the landscape and the tranquillity of the area whilst taking in the magnificent views which was so evident during the past two years during the Covid-19 pandemic. It is imperative that the landscape here is protected forever and for future generations and the **“Outstanding Views and Prospects”** in an area west of Lough Allen designated as **“Areas of High Visual Amenity”**.

We strongly recommend that V21 or a new V30 is set in place to protect the views to Lough Allen along the “Lough Allen Scenic Drive” which forms part of the “Off The Beaten Track North-West Southern Waterways Trail” for the views from the “Top Road” particularly from

View Point 40 Lough Allen Viewpoint and Picnic Bench (known locally as Flynn's Rock) to View Point 41 at Scardan Waterfall are among the most outstanding panoramic views in the country with outstanding views of Lough Allen and surrounding geographical area extending into Sligo/Cavan/Fermanagh and Roscommon. These lands between the Top Road and the R280 are under threat from proposed afforestation which will be detrimental to these panoramic views of Lough Allen from Corry NHA area, so we ask that the Draft Leitrim County Development Plan 2023-2029 is revised to include Protected views on the Top Road between Flynn's Rock Viewing point to Scardan Waterfall. We now need to put the preventative measures in place and keep these lands as per the past centuries for low intensity grazing and maintain the High Visual Amenity with the outstanding view for future generations in a sustainable manner. We ask that you have protected views put in place along this Top Road to Lough Allen.

Acknowledgement of this submission for the 40 No Concerned Residents of Tarmon/Drumkeeran Area can be made to our Group Representative Brian Keaveney with contact details as follows:

Brian Keaveney

~~Moncenteave, Drumkeeran, Co Leitrim. N41 AX65~~

Email ~~brianthomaskeaveney@gmail.com~~

Yours Sincerely,

Concerned Residents Tarmon/Drumkeeran Area
(As Per List of 40 No Signatures attached in Table A)

