

Planning Dept,  
Leitrim Co Co,  
Aras an Chontae,  
Carrick on Shannon,  
Co Leitrim.

Your Ref :

4/3/22

**Re: Submission on behalf of Eugene Cox regarding zoning his lands @  
Dromad, Co Leitrim.**

Dear Sir/Madame,

I wish to make a submission/observation to the current publication of the Leitrim County Council Development plan 2023-2029 regarding Mr Eugene Cox's land at Dromod Beg, Dromod, Co Leitrim contained in folio LM15315F. The current draft zoned maps for Dromad propose zoning my client's lands as open space and amenity usage. The existing set of zoned maps in the County Development Plan 2015 to 2021 had zoned my clients lands as residential reserved lands. We would request that the Planning Dept would reassess this issue taking the following issues into consideration.

- There is a significant demand for housing in Dromad and generally in the state. There are currently no live planning applications for a scaled housing development in Dromad.
- It should be noted that my client's lands are located centrally in the town of Dromad and are directly attached to all services. The site is a development friendly site.
- The site is an infill site in the town as all the land banks around the site have been developed into housing estates.
- The site along with most of the surrounding developed lands is contained in a potential flood risk zone, my client has raised the level of the site over the past number of years

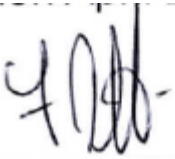
to mitigate against this issue. It should be noted that none of the house in the adjoining estate which are at a lower level than the site in question have ever been flooded.

- The lands due to their location do have significant residential amenity potential.

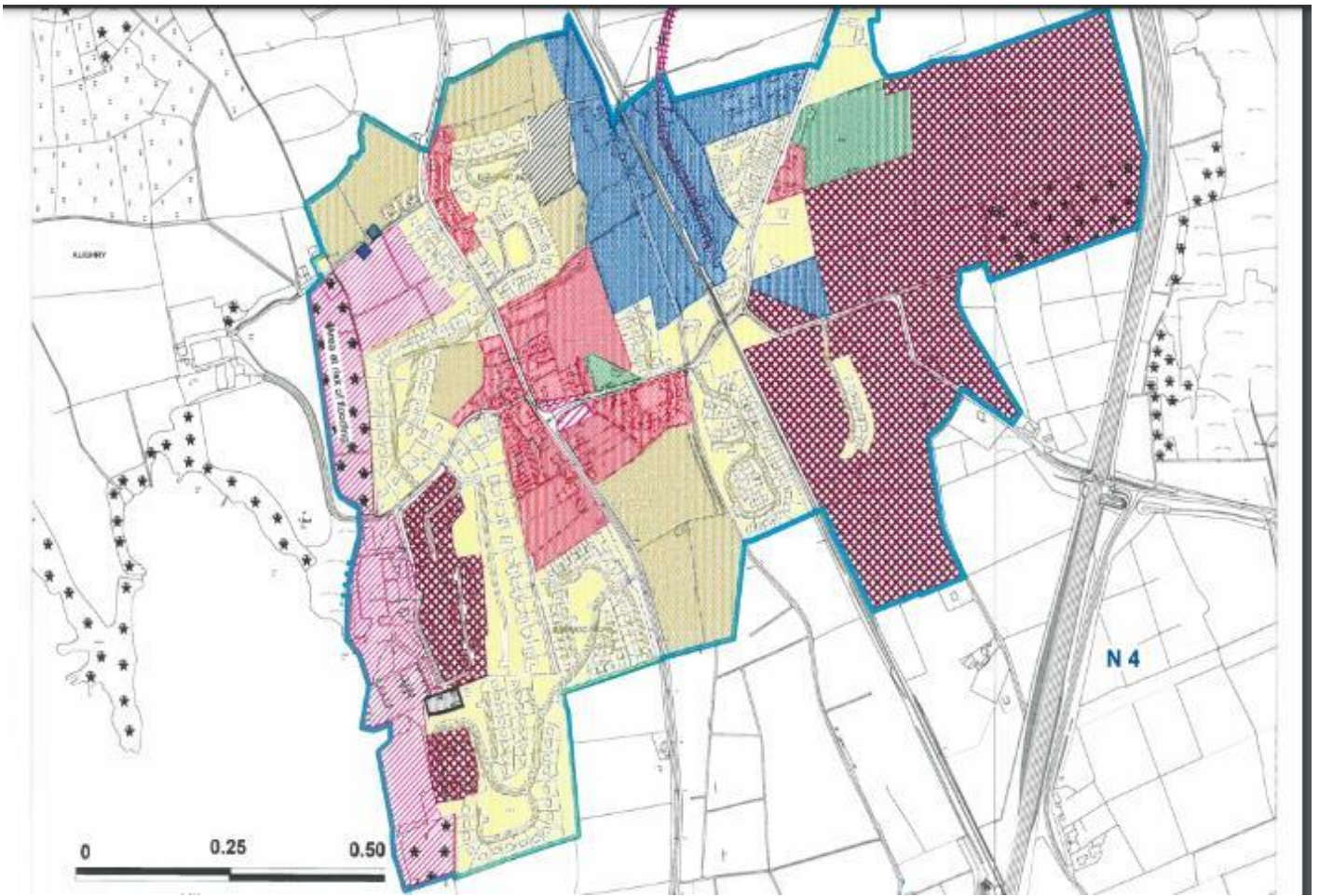
We would request that Leitrim Co Co would revisit this decision and revise the maps to zone my client's lands as a residential usage.

I hope this assists your offices in this matter, please contact the undersigned if you require further assistance.

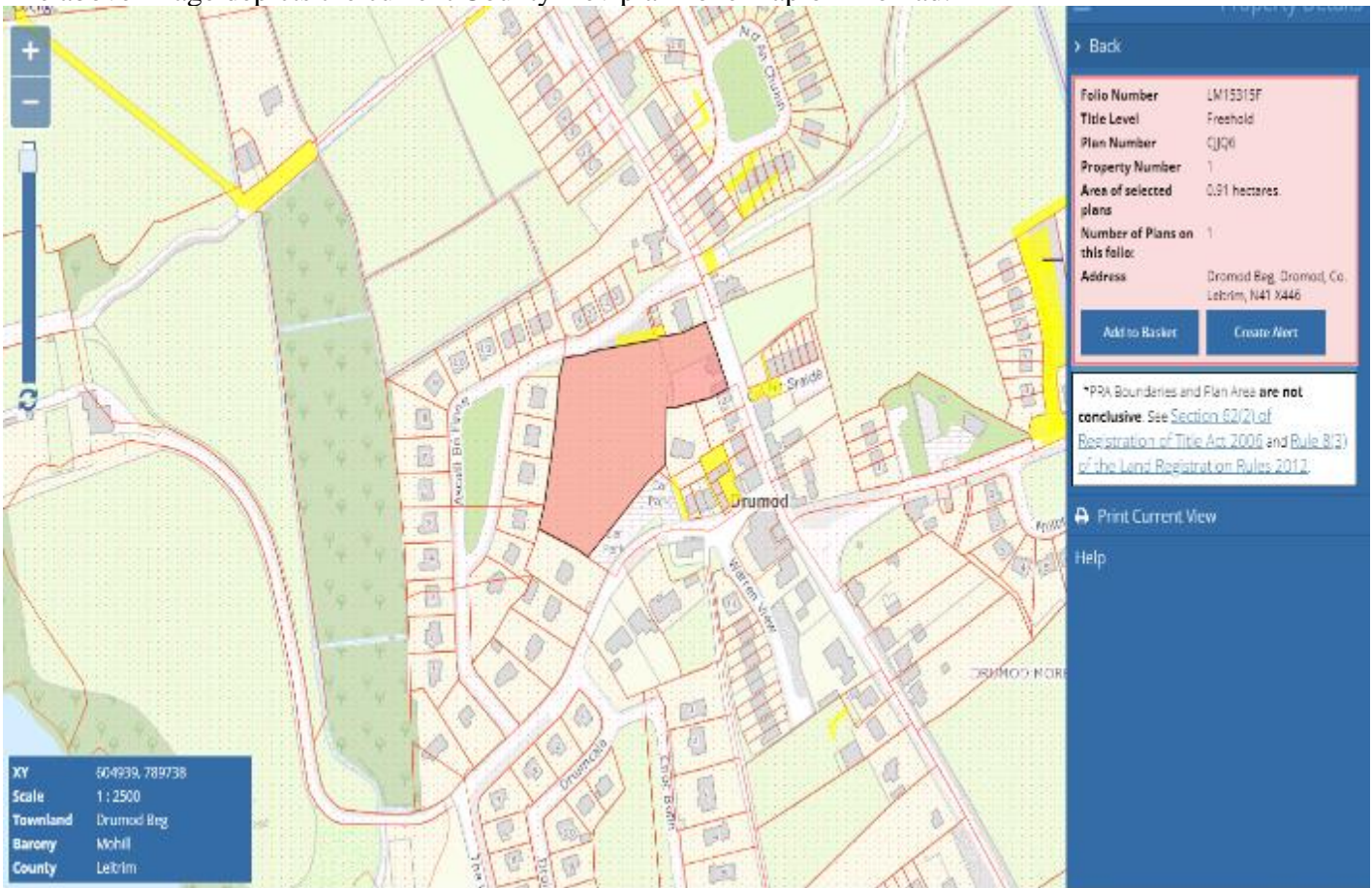
Yours Faithfully



F Davitt C Eng, B Surveyor, MIEI, MSCSI, MCABE.

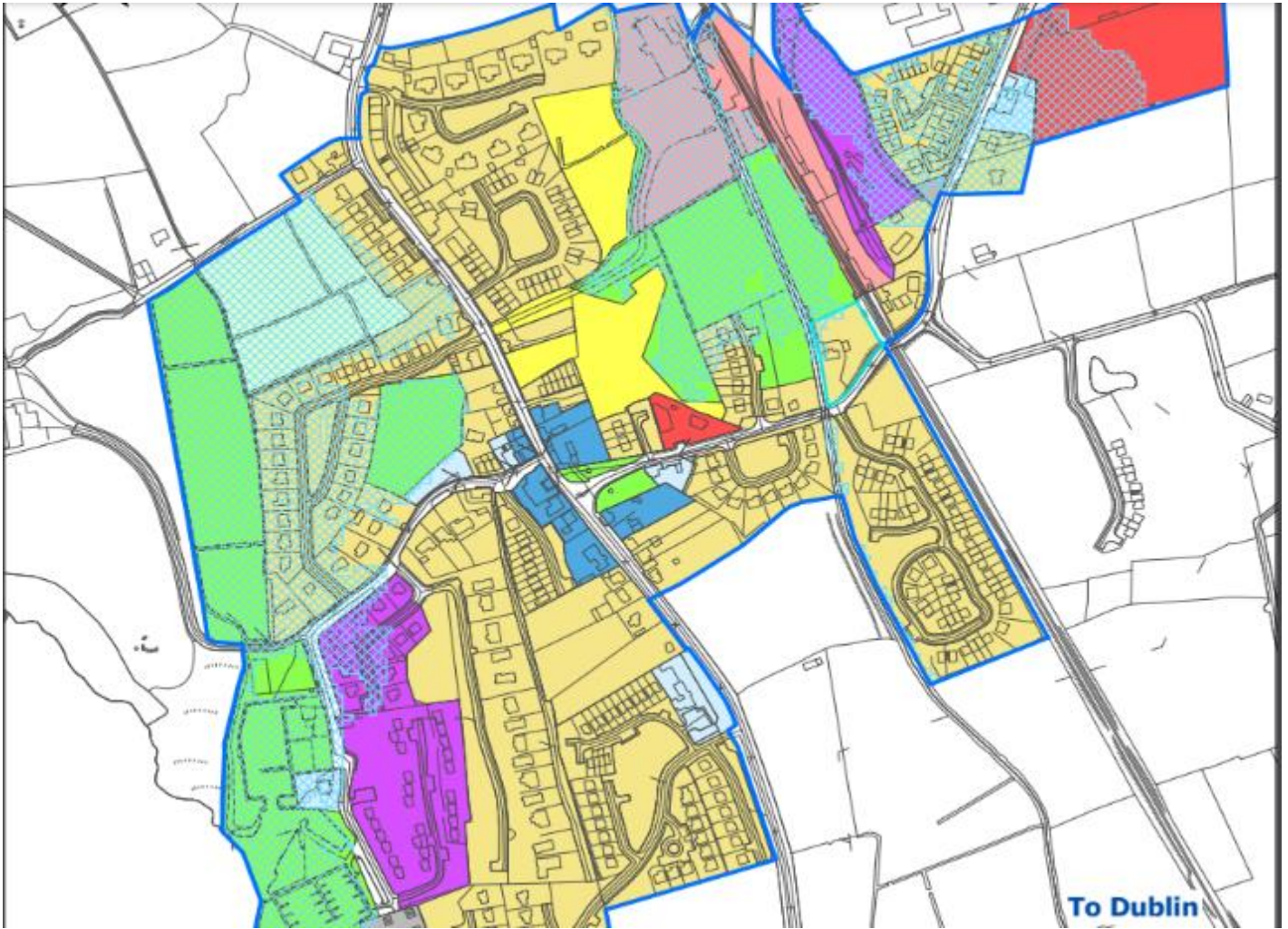


The above image depicts the current County Dev plan zone map of Dromod.



The images above depict the folios LM15315F.





The image above depicts the draft proposed zone maps for Dromod.