

08/04/2022

Co Development Plan 2023-2029

Submission from; Enda Mc Gloin, Drumshanbo, Co Leitrim

PLANNING SECTION
LEITRIM COUNTY COUNCIL

-8 APR 2022

REF. P. _____

With soil characteristics poor in Co Leitrim, one way being utilised by applicants to construct a new rural house in the demolition of an existing house and construction of a replacement dwelling. Up to now, once justification for the demolition was submitted with the application, the planning department generally were open to replacement dwellings subject to all other planning requirements being met.

The draft CDP is still open to demolition and replacement dwellings, but has a restriction regard the size and position of the replacement dwelling, requiring the new dwelling to be within the curtilage of the existing house.

3.17.5 Replacement Houses

Over the course of the previous County Development Plan, there is a growing tendency to replace established rural dwellings rather than seeking to upgrade or modernise them. The Council encourages the restoration of houses and other structures of note in the countryside, as opposed to their demolition and replacement. For this reason, there will be a presumption against the demolition of vernacular dwellings and structures where restoration or adaptation is considered by the Planning Authority to represent a feasible option. Where it is proposed to demolish and replace an existing house which is considered to be a structure of note or a good example of vernacular architecture, a detailed and compelling justification for such a proposal shall be required to accompany a planning application. The refurbishment of derelict or abandoned buildings in the countryside is particularly favoured as being a sustainable response to revitalizing rural areas. Proposals for restoration will generally be required to comply with the required standards for wastewater disposal and access.

A replacement house shall only be considered by the Planning Authority where the replacement house is contained within the curtilage of the previous house it is seeking to replace.

I believe this to be over restrictive and will leave existing dwellings previously suitable for replacement eliminated and infeasible due to,

- A lot of these type of houses are old traditional three-room cottages, with a very small footprint. Restricting the replacement dwelling to within an already very small house makes no sense.
- In some cases, the old houses are in poor locations - near a public road, farm buildings etc. In these cases, it often makes sense to relocate the house on the site so that it is set back from a roadway or located away from an existing farmyard for safety reasons etc.

Therefore, I propose that under 3.17.5 that the clause could be reworded to remove the wording "only be considered" to leave it open for it to be considered on a case-by-case basis.

The wording should be replaced as follows,

A replacement house shall be considered by the planning authority, while applicants are encouraged to contain the proposed dwelling within the curtilage of the previous house it is seeking to replace, the planning authority are open to consider applications in a case-by-case basis and allow applicants to relocate the new house outside the curtilage of the previous house where it proves to be a better option in terms of road safety and proximity to farm buildings etc.

Jacqui Colreavy

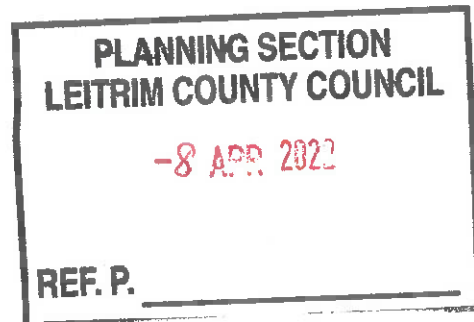
From: Mairead Shanley
Sent: Friday 8 April 2022 16:51
To: Bernard Greene; Pio Byrnes; Liam Flynn
Cc: Jacqui Colreavy
Subject: FW: Submission to CDP 2023-2029
Attachments: Co Development Plan 2023-2029 Submission, Enda Mc Gloin.docx

From: Enda McGloin <Enda.McGloin@oireachtas.ie>
Sent: Friday 8 April 2022 13:27
To: cdp <cdp@leitrimcoco.ie>
Subject: Submission to CDP 2023-2029

Dear Sir/Madam,

I enclose a submission for your consideration,

Enda McGloin



Beartas ríomhphoist an Oireachtais agus séanadh. oireachtas.ie/ga/email-policy/
Oireachtas email policy and disclaimer. oireachtas.ie/en/email-policy/