

From: Conlan & Barrett Sales
Sent: Monday 25 April 2022 21:39
To: cdp <cdp@leitrimcoco.ie>
Subject: Submissions & Observations on the Draft County Development Plan

Planning Department
Leitrim County Council,
Aras an Chontae,
St Georges Terrace,
Carrick-on-Shannon.

RE: Submissions & Observations on the Draft County Development Plan

Dear Sir / Madam

I would like to make the following observations in relation to the proposed development zoning in the Tullaghan area in the context of housing need

The plan proposes to

1. Keep the zoning of lands behind the petrol station known as Aigean Croith housing Estate for low density housing. This site previously had planning for 12 No. detached houses.
2. Rezone lands beside the old Duncarbry Lodge from Residential Reserve to Enterprise and Employment
3. Zone 2 parcels of lands either side of the main Sligo - Bundoran road Mixed Use
4. Other lands zoned Existing Residential

We would like to make the following points

Evidence would suggest that there is a housing need in the Tullaghan area of up to 12 houses per annum according to the property price register, which would amount to 60 houses approx over the lifetime of the plan.

When stock was available we seen sales of 12 houses per year in 2018 & 2019 and when stocks were lower these figures reduce to 5/6 in 2020 & 2021.

Already there are 5 recorded sales in 2022 and five houses advertised for sale on the market on the national websites Myhome & Daft.

While this could point to a greater availability, the trends within the industry are pointing to the exodus of one off landlords and we are noticing that out of every 5 houses we are appointed to sell currently,

at least 3 are / or were tenanted. In many cases tenants have been given notice and cannot find alternative accommodation, so the housing problem is only getting greater and future stock may be about to significantly dry up.

So pressure on local authorities to provide housing will only increase.

Notwithstanding this, if we allow that on average there would be 5 resales in the area per annum.

This still would show a need for 35 further houses over a 5 year period.

The Aigean Croith site could account for 12 houses (detached) as per the previous planning, however other lands we would suggest that are proposed zoned as mixed use may not necessarily be ideal locations for housing due

to the level of road noise along what is a busy Bundoran to Sligo roadway and which is a big drawback to perspective house buyers.

Other lands zoned existing development are generally seen as one off housing or replacement.

Taking the above in to account we would suggest that part of lands next to the old Duncarbry lodge site (away from the main Sligo road) would be zoned residential as opposed to Enterprise & Employment to cater for mid density housing in line with what is developed in the adjoining "The Orchard Estate" to meet market demand.

Yours sincerely

Eamon Barrett

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