

From: fergus mc gowan

Sent: Wednesday 27 April 2022 15:57

To: cdp <cdp@leitrimcoco.ie>

Subject: Submission by Fergus Mc Gowan regarding Draft Development Plan 2022-2028

I wish to make a submission to Leitrim County Council regarding the proposed Draft Development Plan for Dromahair for the 2022-2028.

BACKGROUND

I have a small family business in the heart of Dromahair village called Stanford Inn. The business has been operational in my family for over 6 Generations dating back to the mid 1700's. Our business has developed from a small grocery public house to a modern old world pub which includes a tea room , accommodation , fishing , canoeing , heritage walks . Our great grand father had a pony and trap that brought passengers from the maid of Breffne steamer ship one kilometer from Dromahair to to one of the three different classes of Hotels which were in the village . We are slowly trying to bring this type of slow moving tourism back to Dromahair and harness the major natural amenity in our village but we need the support of Leitrim County Council. Other service providers are currently working with us and are available to support our hub of tourism activities in the village.

STRATEGIC SITE LOCATIONS

Over the last 30 years we have acquired additional property in the village which we would like to develop in a positive and creative manner in keeping with the heritage and brand of tourism we have developed over recent times.

The four major sites in question can be broken down as follows :

1. Site adjacent Abbey Manor Hotel (F91AT22) where the old Hostel is located. This site extends along both sides of the river to the Office of Public Works Site on the East side of the river and extends through Glendella Walk (which we upgraded and named after my mother) towards Creevelea Abbey (F91WV04) on the West side of the River Bonet. It also includes the derelict old cottage which my father purchased recently adjacent the Roman Catholic Church (F91V327).
2. Site adjacent Stanford Inn on the North side and along the River Bonet towards the Breffne Lodge Holiday Cottages.
3. Site at Ardakup Beg along the Station road in front Houses Eircode F91AT82 and F91E682 and beside Eircode F91KW81. This triangle field is currently Zoned for Enterprise and Employment.

SITE ONE ----- Hostel Area

The proposed development plan is encouraging to support us for the development of this key area in Dromahair Village and we will work very closely with Leitrim County Council to obtain a quality product in keeping with this area. However the area adjacent to the site we would like to maintain a tourism presence . Our objective would be to have an overall plan for our development in this area to include both areas along the river Bonet with the proposal. We therefore would suggest a compromise with a Zoning of Tourism on the East of the River Bonet and Zoned Amenity and Green area on the west of the River Bonet. We propose some campervan area along the East of the river in keeping with the major push for tourism in our area and try and recover some of our lost tourism to the Wild Atlantic way. This type of tourism would be all year round and would benefit every business in the area. We propose to enhance the area west of the River Bonet with fishing areas more wild flower areas plant more native trees in the Glendella Walk . This would be a major boost to both locals tourists and biodiversity.

SITE TWO ----- Site Adjacent the Inn

This area is in the centre of Dromahair Village . We propose further accommodation units in this area to boost the evergrowing tourist sector. We also propose to use the area along the River Bonnet for a Small Tourism And Environmental project. This entails a small glamping site . landscaped gardens walking trails together with a small hydro electric scheme to generate sufficient electricity for the proposed apartments , glamping site and the Stanford Inn.Hence we propose to zone this area along the river Amenity and Tourism.

SITE THREE ----- Ardakip Beg Site

This site is zoned for Enterprise and Employment in the current Development Plan 2015-2021 and appears to be omitted in the current proposed plan 2023-2029. We request that this area be zoned to support other sectors in the area other than tourism. We are drafting a plan at present that we would encourage the support of Leitrim County Council to support further jobs and new businesses to our village. This strategic location of this site is very suitable for road , services , residents . footpaths . easy safe access for vehicles . We are proposing in the region of 42 full time jobs with 4 different types of businesses at the site and a further 150 jobs indirectly in the design . construction and commission stage.

In summary we welcome Leitrim County Councils proposed development plan and in particular their positive move to purchase a derelict site and propose to build a new state of the art Library in the centre of Dromahair Village.

But . I request that some minor amendments be made to support the sustainable development of our Village Dromahair in the form of my three requests for the aforementioned three site locations in Dromahair Village. I trust you will assess my observation and recommendation for a positive future to our quaint village of Dromahair in the manner that is sustainable for the economic growth and development of the unique hidden gem and that will support future family generations.

Regards,

Fergus Mc Gowan