

Submission/Observation to Draft Leitrim County Development Plan 2023-2029

To:

FAO: Planning Department, Leitrim County Council, Áras an Chonate, St. George's Terrace, Carrick-on-Shannon, Co. Leitrim, N41 PF67.

From:

Fergal McLoughlin, [REDACTED]
[REDACTED]

Date : 5th April 2022

REF: Land at Clooncolry, Dromod, Co. Leitrim adjoining The Fairways development, Dromod

Dear Sir/Madam,

Further to my observation of the above Draft County Development Plan 2023-2029 I wish to make the following submission in support of land which I own in Dromod.

I own a site in the Townland of Clooncolry, Dromod, Co. Leitrim which is adjacent to the existing Fairways development which was integral part of the Fairways development under previous planning permissions 04/1777, 06/1261.

The existing 'Fairways' development is identified in the existing County Development Plan (CDP) 2015-2021 as 'Existing Residential'. My site adjacent to this site is identified with a 'Tourist Related Development' land use zoning objective in the same County Development Plan. I have inspected the Draft County Development Plan 2023-2029 and I note that it is proposed to de-zone my fully serviced site from Tourism Related Development back to Non-zoned land.

The site is, in my opinion, considered to be a brownfield site rather than a greenfield site with fully serviced infrastructure, concrete ground floor slabs, foundations and rising blockwork in place.

Reconciliation works were previously carried out for a significant number of houses along with services which have been covered over. There is considerable carbon footprint expended in the extent of infrastructure constructed and buried at this location of my site to date under previous planning permissions.

From review and researching of previous associated planning files it is evident that Leitrim County Council and the Appointed Receiver envisaged and provided for a new application to reinstate and /or complete the development under a Section 47 agreement.

The existing "Fairways" housing development does not have a designated green area at the moment but if my site was to be developed a design could integrate a green area fit for purpose which would be central to the existing "Fairways" development and any proposed development of residential units on my site which would provide a proper amenity and space for all children to play and socialise.

Positive reasons for developing this site as residential are as follows:

- The sites foul sewers infrastructure and pumping station is in place and taken in charge by Leitrim County Council.
- By utilizing some of the existing infrastructure within this brownfield site would reduce carbon emissions and be advantageous for the environment and climate compared to a green field development.
- The site is within walking distance of the only train station in County Leitrim.
- The site is located within walking distance of a local and national bus link servicing the village and surrounding area.
- There is shortage of residential houses in this village.

- I have evidence that local people playing in the Annaduff GAA football club cannot presently find a house to buy or rent that suits their needs to live and work locally and send their children to local schools.

I respectfully request that Leitrim County Council take cognisance of my submission and that my land will be zoned as "Primary Residential" so that the development can be completed to compliment the existing development and make use of this brownfield serviced site.

Kind Regards,

Fergal McLoughlin