

Planning Dept,
Leitrim Co Co,
Aras an Chontae,
Carrick on Shannon,
Co Leitrim.
5/3/22

Your Ref :

**Re: Submission on behalf of Gerry O Hagen regarding zoning his lands @
Manorhamilton, 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 Gerry O Hagen's land at Amorset, Manorhamilton, Co Leitrim contained in folio LM13223F. The current draft zoned maps for Manorhamilton propose zoning my client's lands as agricultural usage. The existing set of zoned maps in the County Development Plan 2015 to 2021 had zoned my clients lands as primarily residential development. We would request that the Planning Dept would reassess this issue taking the following issues into consideration.

- There is a significant demand for domestic housing in Manorhamilton and generally in the state. There are very few domestic units in construction or in planning in Manorhamilton presently. If the current draft zoned plans are implemented there will only be 6 no residential zoned sections of land in Manorhamilton's for future development, this is not an adequate allocation of land for a town of Manorhamilton's size.
- It should be noted that my client's lands are located centrally in the town of Manorhamilton 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.
- The lands due to their location do have significant development potential.
- The site in question offers a good opportunity to create a land bank that could provide an ideal residential development. The shape, location and area of the site all give an ideal development opportunity if the lands remain zoned as outlined in the 2015 zoned maps.

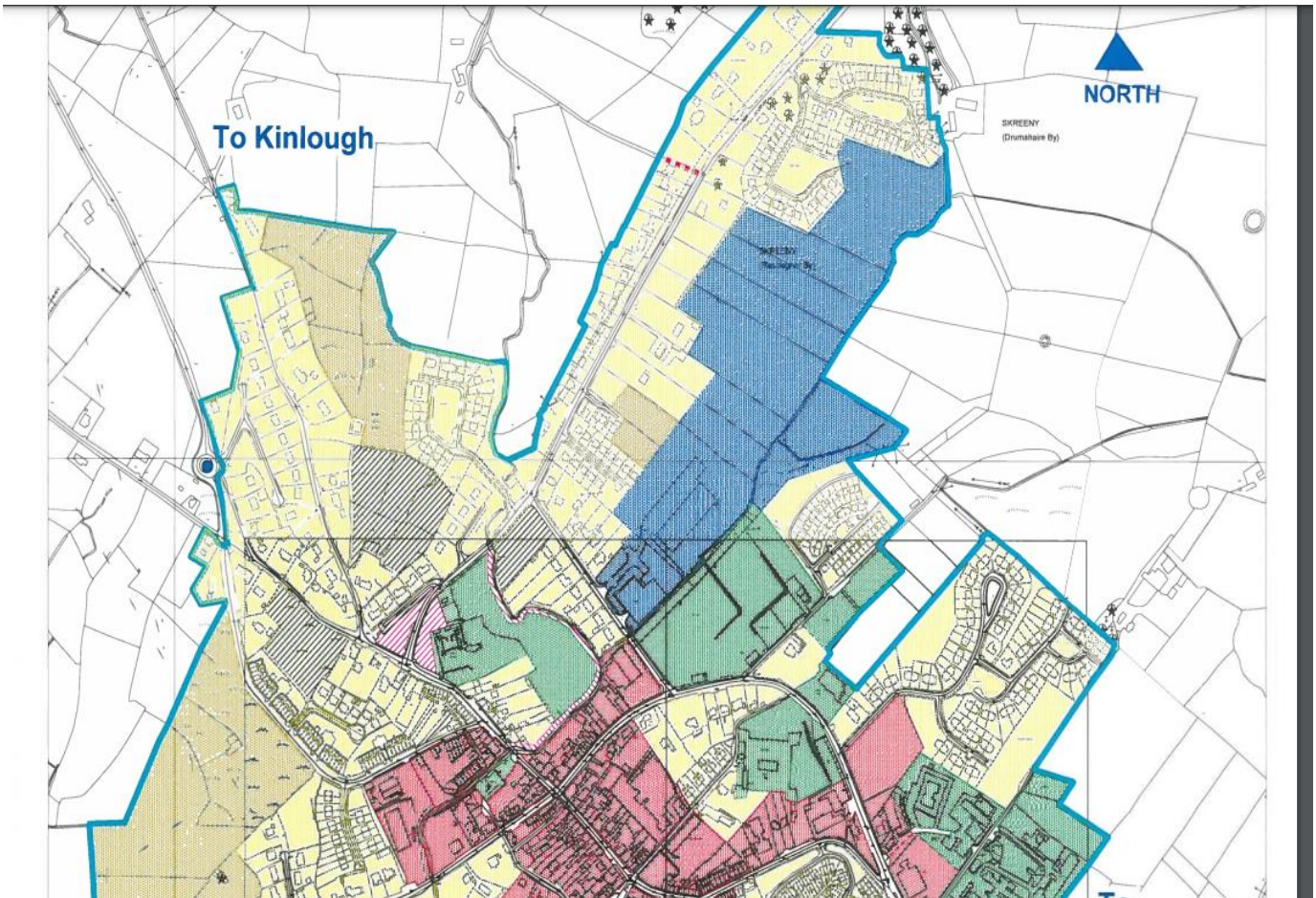
We would request that Leitrim Co Co would revisit this decision and revise the maps to zone my client's lands as residential usage zone.

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

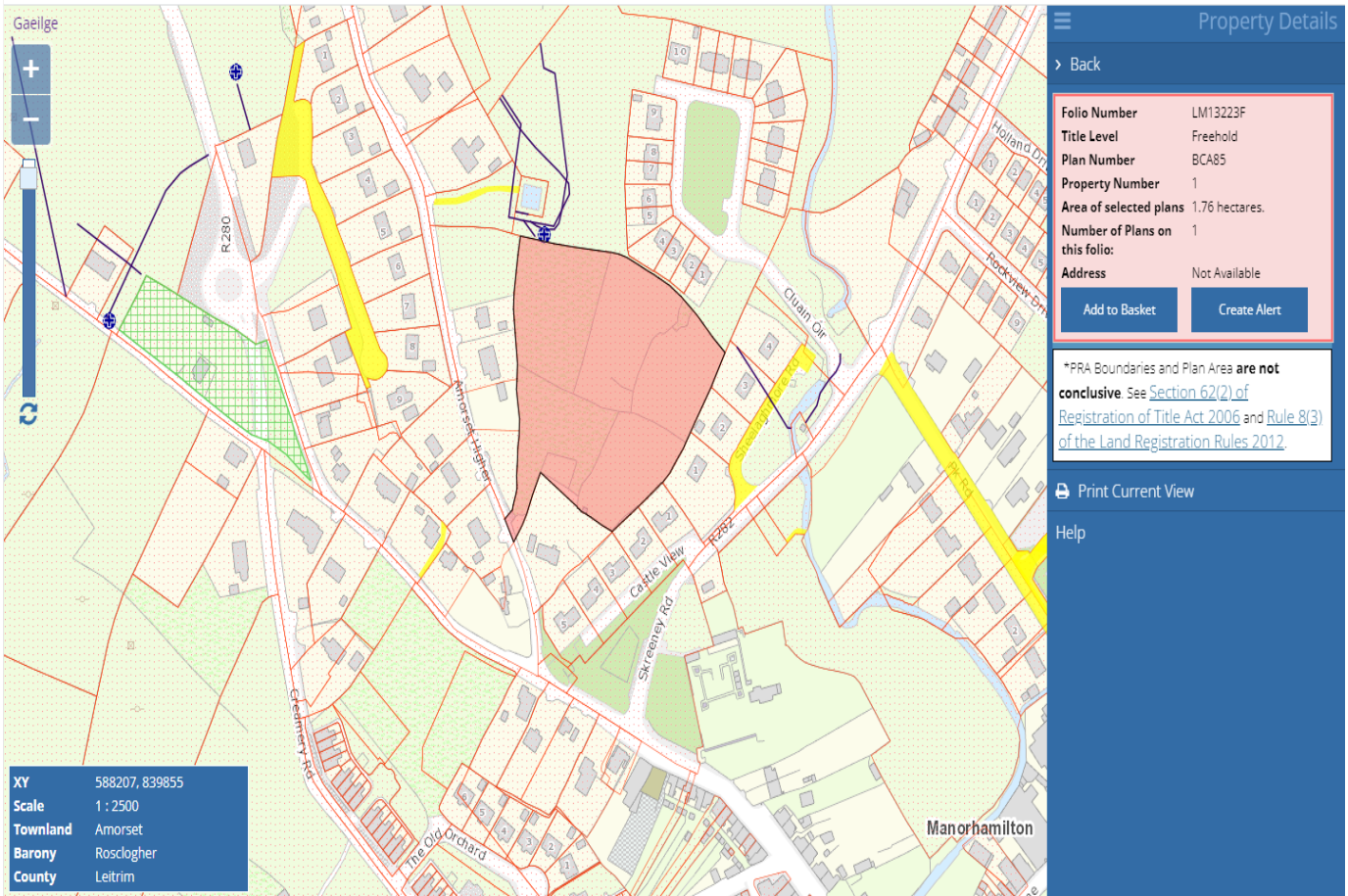
Yours Faithfully



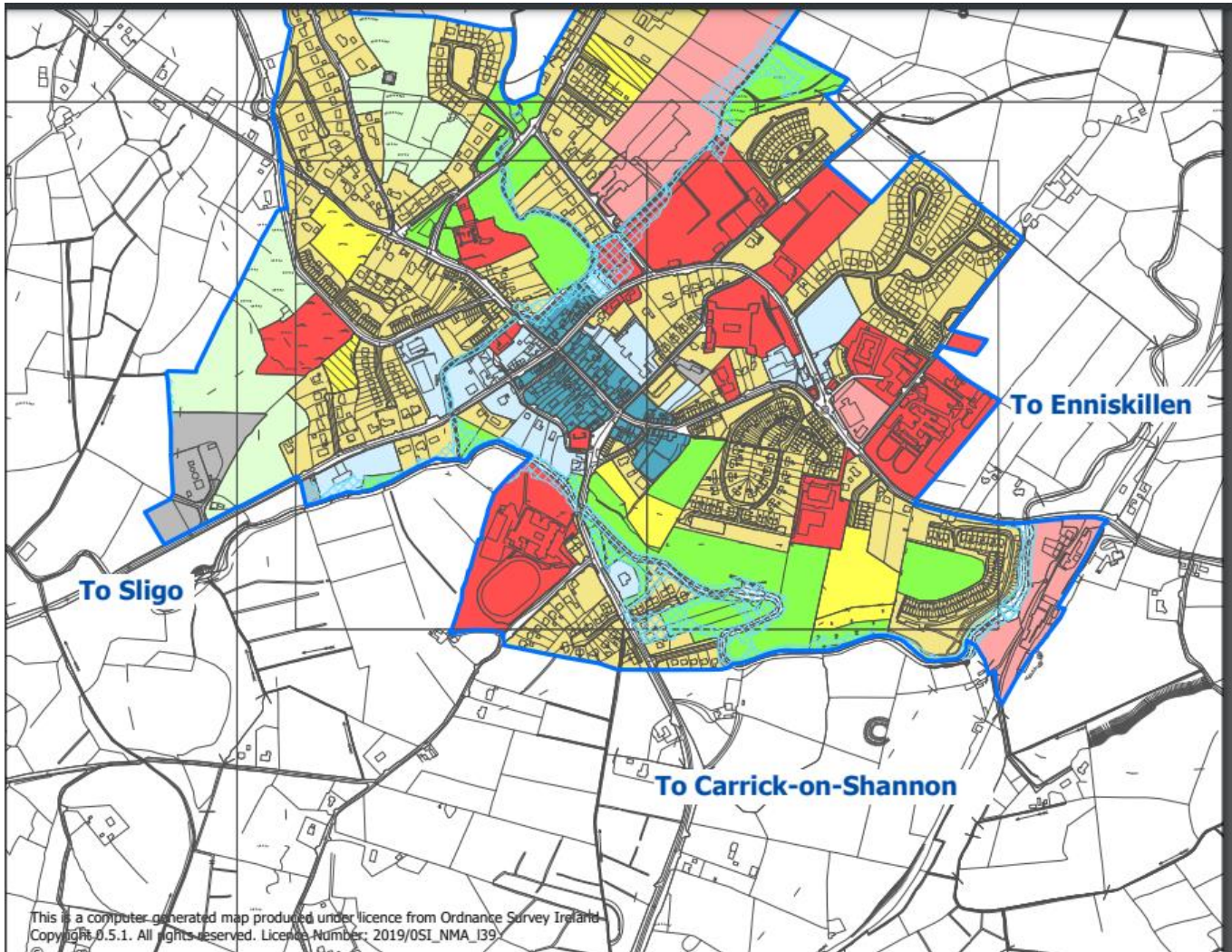
F Davitt C Eng, B Surveyor, MIEI, MSCSI, MCABE.



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



The images above depict the folios LM13223F.



Legend

- Development Envelope
- Social & Community
- Agriculture
- Enterprise & Employment
- Existing Residential
- Mixed Use
- New Residential
- Low Density Residential
- Open Space & Amenity
- Town Centre
- Utilities
- Constrained Land Use

Map No. 15

Manorhamilton Land Use Zoning Map

Leitrim Draft County Development Plan 2023-2029

Produced by Planning Department, Leitrim County Council, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim



Comhairle Chontae Liatroma
Leitrim County Council

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