

Peter P. Gillett & Associates
TOWN PLANNING & DEVELOPMENT CONSULTANCY

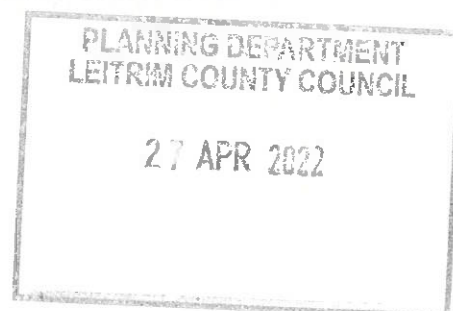
Submission to Leitrim Draft County Development Plan 2023-2029

**Request for change of rural zoning to Enterprise & Employment at Cartown House,
Cartown, Carrick-on-Shannon. N41 P662**

Submitted on behalf of John Kelly, The Landmark Hotel, Carrick on Shannon.



Cartown House.



22 th April 2022

2.1 These established commercial premises on a site of 6.81 hectares are located on the northern side of the R280 c. on the Leitrim /Drumshanbo Road c.2kms from the town. They comprise of the former Shannon Valley Hotel and nightclub (Rocking Robins) which was very popular and drew patrons from a wide regional catchment. The premises operated until recently as a tennage discotheque . The premises have good access from the R280 and a second access off the L7401 local road .The main driveway is tree lined and overlooks a former large lawn area that can readily be restored. There are two large parking areas suitable for coaches and cars together with some ancillary and storage buildings. The premises are fully serviced for water supply, surface, and foul drainage and ESB supply.

2.2 Given the size of the site , the deep setback of the buildings from the road and the existence of mature trees and hedgerows the premises occupy a scenic and non-obtrusive setting as viewed from the public road. The premises are located relatively close to the town with the nearest housing estates at Lis Cara and Hartley less than 1 km away. There is a regular daily bus service no;567 to Drumshanbo which operates along the R280.As such, it could be considered to lie within the environs of the town. Carrick in recent years has become a major town of regional importance and has a wide range of employment opportunities , retailing facilities , community, and social support infrastructure and good recreational and tourist resources as well as a wide range of housing. This is a popular town to live in, to visit and do business in. It is also within 2 hours of the capital to which it is linked by good safe roads and is served by the Sligo to Dublin Rail link. There is an existing co working /business hub in the town called The Hive near the main shopping centre. This we understand has been successfully operated.



Fig 1 Aerial view of the premises

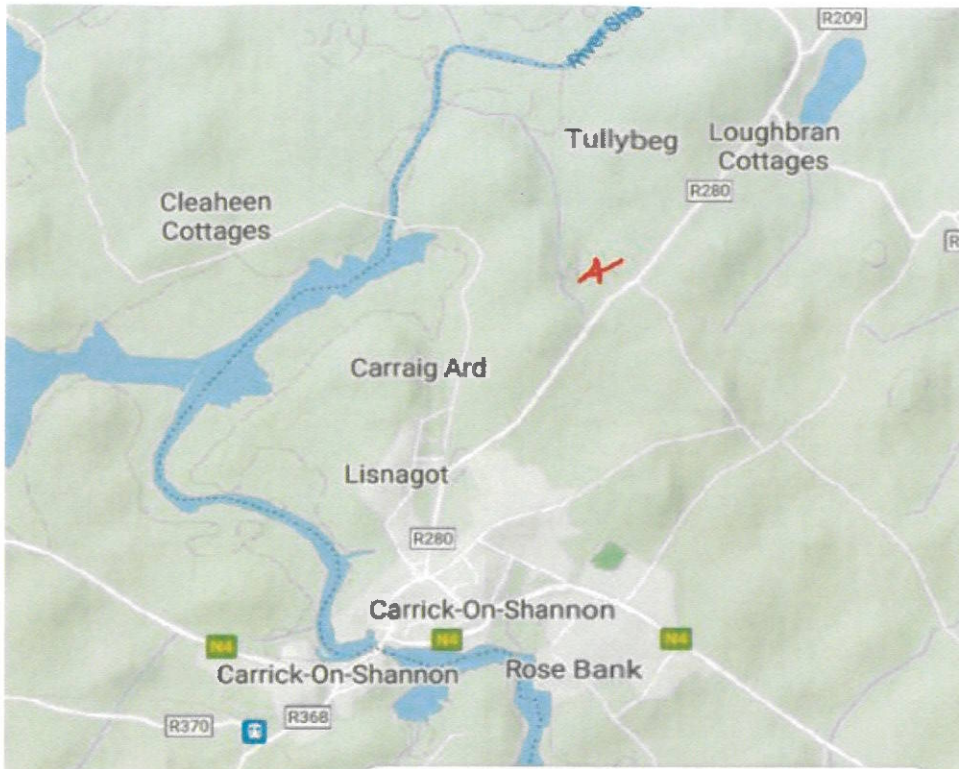


Fig 2 The site marked with an x is located relatively close to the town at 2km distance to the centre.

3.0 Planning History

A total of 12 planning application files relating to these premises were detected. The main files are ;

File Ref No 9512353. Retain and complete the conversion and extension of existing toilets and storeroom into extension of existing function area and convert portion of existing storage building.

File Ref No: 9814073-Erect extension to rear of existing Hotel to include function room complete with ladies and gent's toilets and link corridor to existing kitchen.

4.0 Relevant Regional and County Plans

4.1 The Northern & Western Regional Assembly -Regional Spatial & Economic Strategy 2020-2030 . Under the 2000Act planning authorities in making or varying the County Development plan must ensure that the plan is consistent with regional and national planning policy .Carrick is identified as a Key town and is projected to have a 30% increase in population or an average of 3 % per annum over the RSES plan period to 2030.The Carrick Local Area Plan 2010 -2019 requires urgent review. The RSES seeks as a priority the preparation of a new LAP with the urban area in Roscommon across the river to deliver an integrated framework for the future development of the Carrick town and environs which may include Cartown given its proximity to the town .

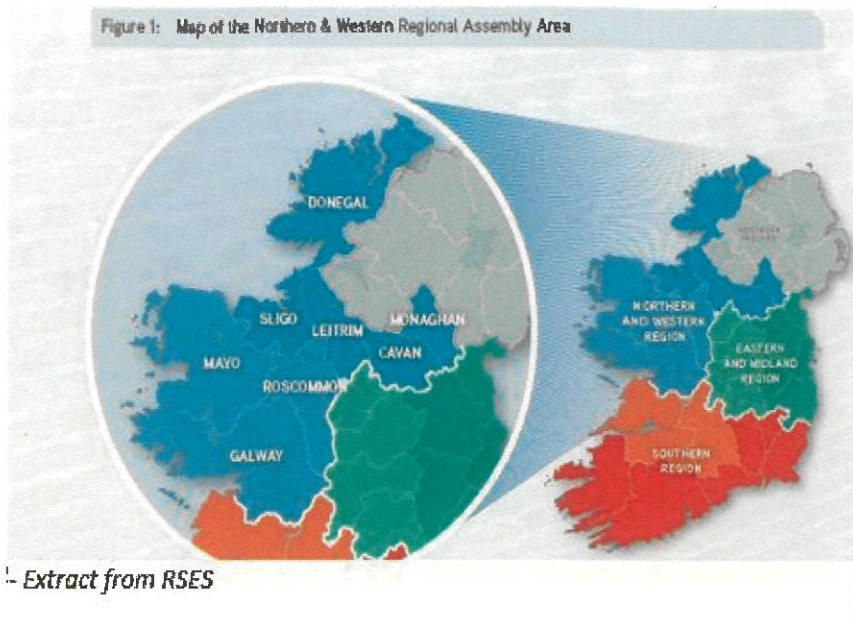
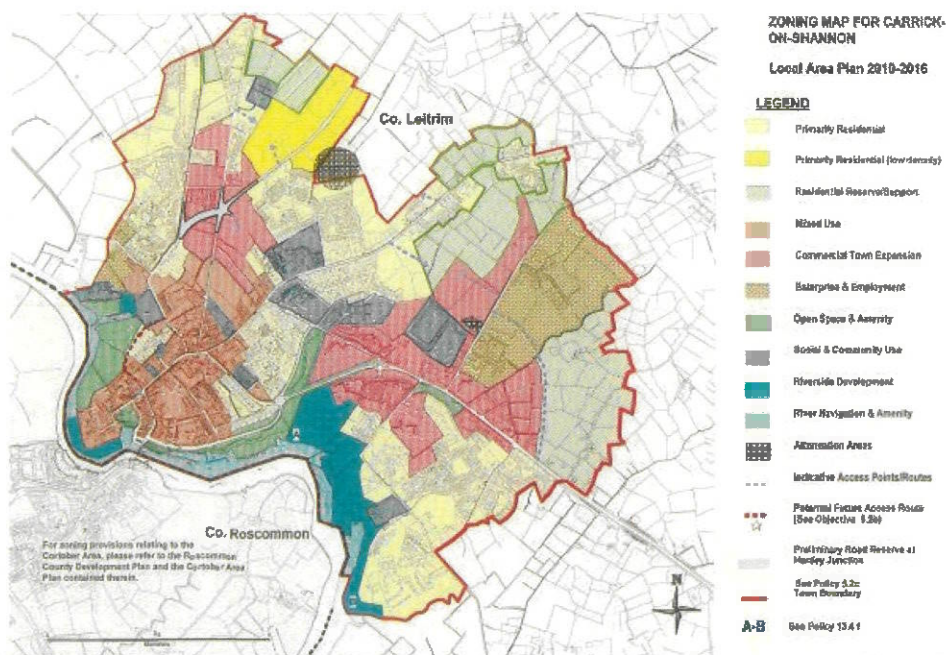


Fig 3



Map 1a

Fig 4 Extract from Carrick LAP which requires immediate review. Cartown is just north of the outlined development area .

4.2 The Atlantic Economic Corridor (AEC)

This a linear region from Donegal to Kerry along the western Seaboard that includes Carrick on Shannon and Leitrim Council which aims to build upon and increase collaboration within the AEC that maximises its assets , attracts investment and creates jobs and prosperity in the region. The National

Planning Framework highlights the potential of the Atlantic Economic Corridor to create an economic connection along the western seaboard to achieve balanced regional growth.

4.3 The Draft Leitrim County Development Plan 2023-2029.

4.3.1 Under the Core Development Strategy for the County Carrick is designated a Tier 1 -Key Town .The main policies for Carrick include Carrick POL 1 “to deliver and offer support to existing businesses in Carrick and to ensure their continued existence and expansion. Carrick POL 2 – To promote research and development opportunities , building the capacity of the region.

4.3.2 At County level , **section 4.9 of the Plan** states that it is policy to actively promote and develop enterprise and employment at appropriate locations throughout the County. Cartown is one such location in our opinion. **ENT EMPL POLICY 2** is to identify and promote a range of locations for different types and enterprise activity incl international business , small and medium enterprises, and micro enterprise centres. A small business hub/ campus and conference support at Cartown would accord with this policy .**ENT EMPL POLICY 3** seeks to identify and market suitable locations and support the provision of co-working facilities , digital hubs/eHubs and e working centres through the county that function as outreach hubs for out of county employers and that promote flexible working arrangements and strengthen the AEC hub network. The Cartown premises could be readily modernised and adopted for such business purposes in an attractive sylvan setting.

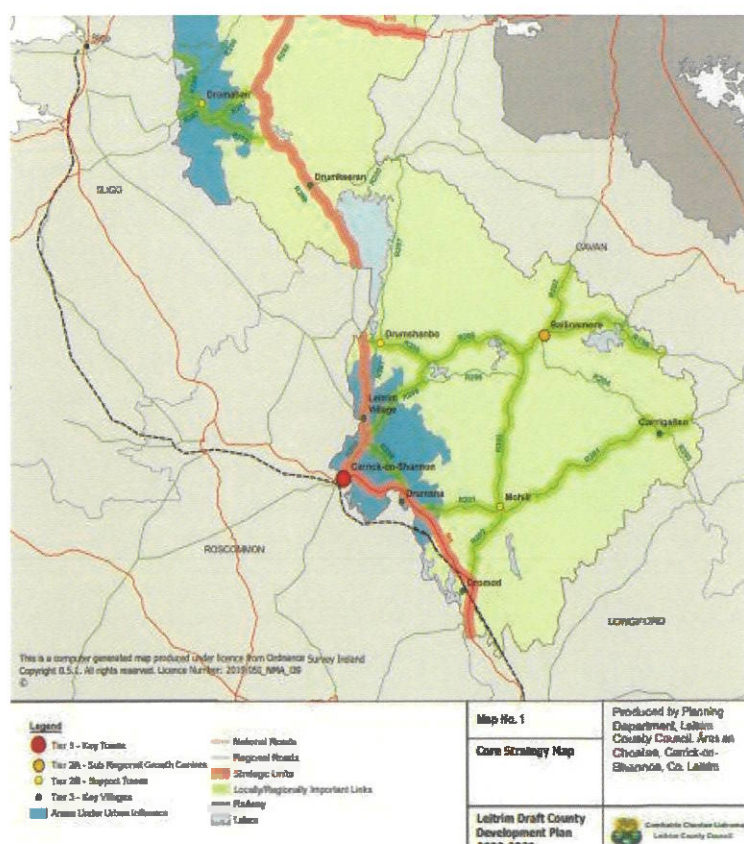


Fig 4 The core Strategy Map indicates Carrick as a Tier 1 town and the extent of Urban Influence around it that includes Cartown

5.0 Carrick on Shannon Bypass.

We understand that this is still at public consultation stage which is likely to be extended to Mid-July. There are area number of Bypass options under consideration which includes one north of the town close to Cartown. If this option was chosen and it did not impinge on the premises , the premises would benefit from increased accessibility and visual exposure making them suitable for the uses referred to above . They are however suitable in their present form for such uses.

6.0 Possible uses of the premises.

These would include :

Small business campus of multiple sized office and workshops units

Digital hub/ehubs

eWorking centre

co= working facility

Conference facility and meeting/ consultation rooms for business or medical purposes.

Small workshops

Support facilities such as café, storage areas, Common reception area and administrative support , IT support.

Large nursing home on attractive landscaped grounds with or without some independent housing for older people



Fig 5 Main tree lined avenue up to former hotel and nightclub

6.0 The Planning case for a rezoning to Enterprise and Employment.

1. The premises can be easily adopted for the range of business uses as listed above . This would have a lower carbon footprint than a new build situation
2. The premises are very accessible relative to the town of Carrick which is only 2kms away which would make it convenient for commuting and the supply of services from the town.
3. The proposal would be consistent with the policies of the Draft County Plan and the RSES Regional Strategy
4. The proposal would generate considerable employment and economic spinoffs both during renovation/adaptation and operation which would be of considerable economic and social benefit to the town and the region.
5. Given the setting and landscape features of the site there is an unique and creative opportunity to create a scenic and pleasant campus environment for the new enterprises. This could become a show case for similar key towns in the county.
6. It could have a connection and synergy with the local hotels and existing conference centre as they would be mutually supportive.

7.0 Conclusion

This is a proposal for the rezoning of established commercial premises on a large site conveniently located close to the County Town. The regeneration of the buildings and adoption for enterprise and Employment uses would have considerable economic and job benefits for the area. It would provide for an attractive campus style hub that would integrate with the town and add to its attraction as a place to set up business, work and live in. The proposed rezoning would have no major environmental impacts and would be consistent with the Regional and County Plan policies outlined. Either a rezoning to Enterprise & Employment or a specific local objective for a business hub with ancillary conference support facilities would produce a viable and sustainable reuse of these premises for the betterment of the town and the sub region.



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