

Planning Dept,  
Leitrim Co Co,  
Aras an Chontae,  
Carrick on Shannon,  
Co Leitrim.  
5/4/22

Your Ref :

**Re: Submission on behalf of Gerard Mc Partlan 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 Gerard Mc Partlan's land at Station Rd, Manorhamilton, Co Leitrim contained in folio LM20231F. The current draft zoned maps for Manorhamilton propose's zoning my client's lands as residential and open space amenity usage. The existing set of zoned maps in the County Development Plan 2015 to 2021 had zoned my clients lands as agricultural and a narrow envelope of open space amenity along the river on the site. We would request that the Planning Dept would reassess this issue taking the following issues into consideration.

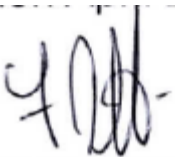
- There is a significant demand for domestic housing in Manorhamilton and generally in the state. My client is presently developing a 4 house estate planning ref 226 on adjoining site. My client hopes to develop a residential/mixed development on this site.
- It should be noted that my client's lands are located centrally in the town of Manorhamilton and are directly attached to all services. The site is a development friendly site. The lands have been the subject of a previous Planning application (P.00/491) with development commenced but not complete.

- All of these lands are a brownfield site with Archaeological assessments and Earthworks completed. Other works and services such as Roads, Watermain, Sewage main, Stormwater main, Electricity supply ducting, Telecom ducting are substantially installed on ALL of the land's and all are connected to the Public supply / outlet.
- 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.
- We do accept and acknowledge that a riverside amenity running through the plot along the river Owenmore would be positive opportunity zoning option, but we feel the width of such a zone should be proportionate to a walkway type development similar to the zoned section noted in the 2015 zoned maps.
- The proposed open space and amenity area presently reduces the potential development area of my client plot by approx. 60%. We acknowledge the presence of the SPA but proportionately we feel a fairer balance can be achieved.

We would request that Leitrim Co Co would revisit this decision and revise the maps to zone my client's lands as a residential/ mixed usage zone and an open plan amenity zone similar to the plot noted in the 2015 zoned maps.

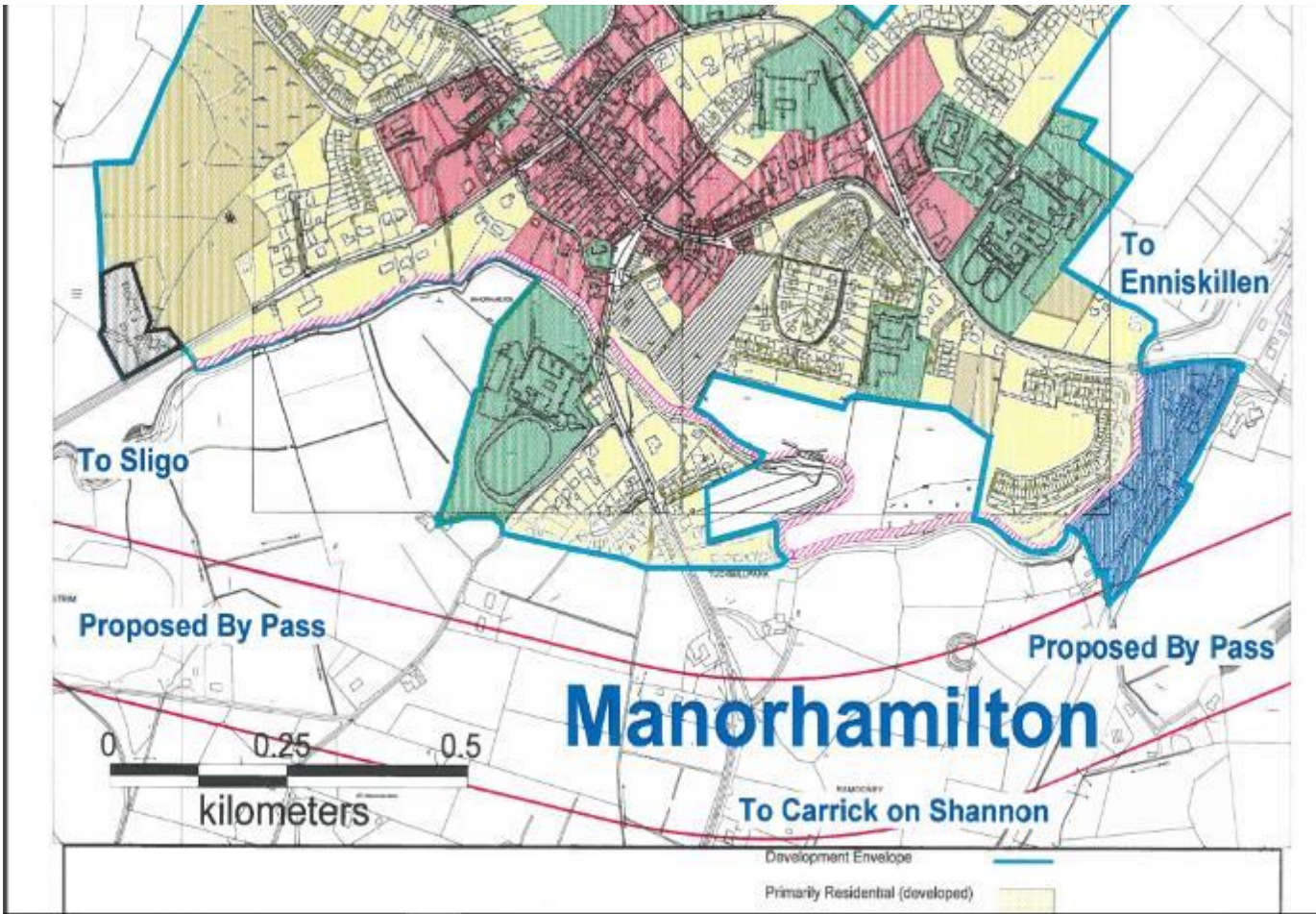
I hope this assists your offices in this matter, please contact the undersigned if you require further assistance.

Yours Faithfully



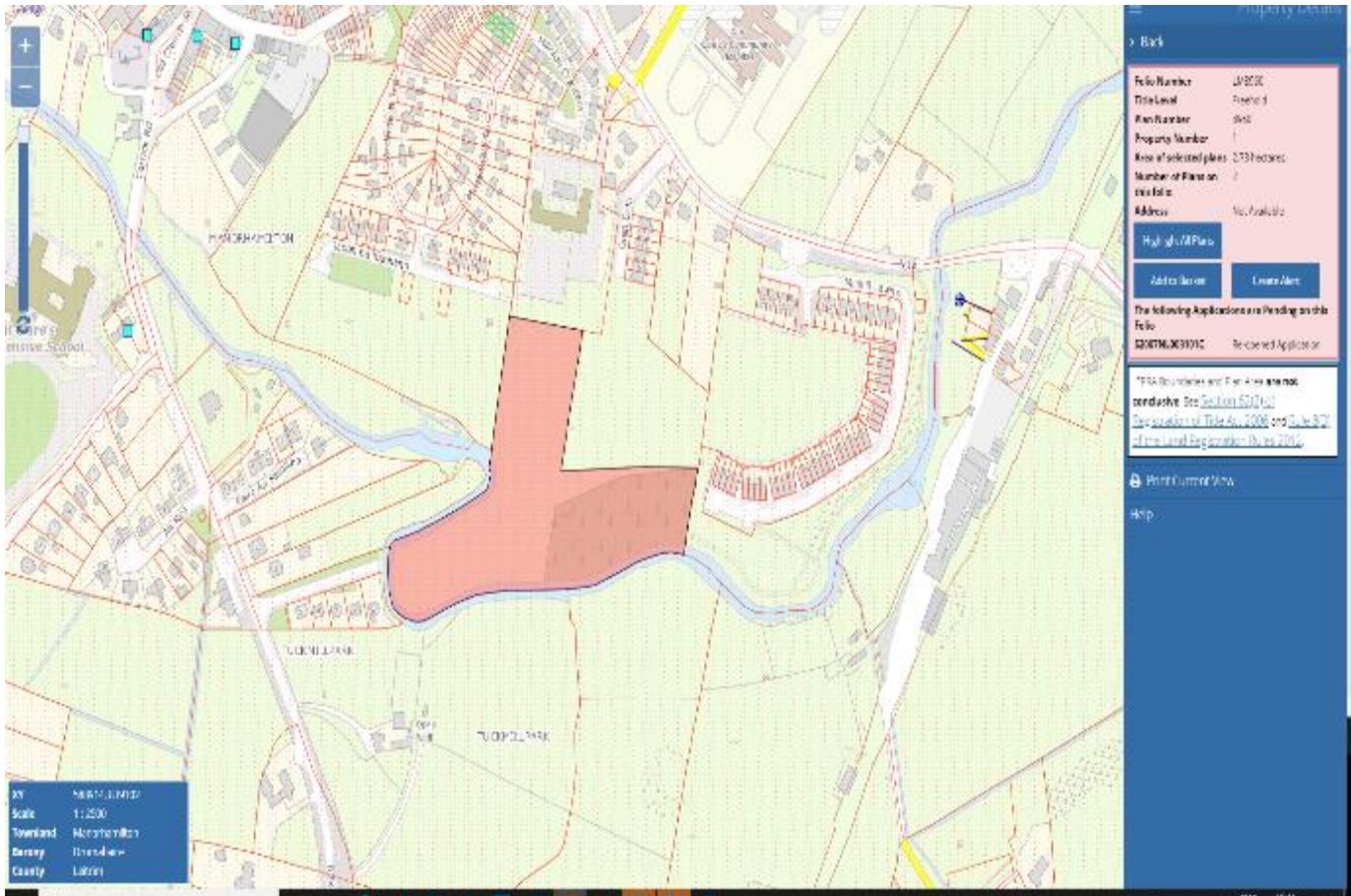
F Davitt C Eng, B Surveyor, MIEI, MSCSI, MCABE.



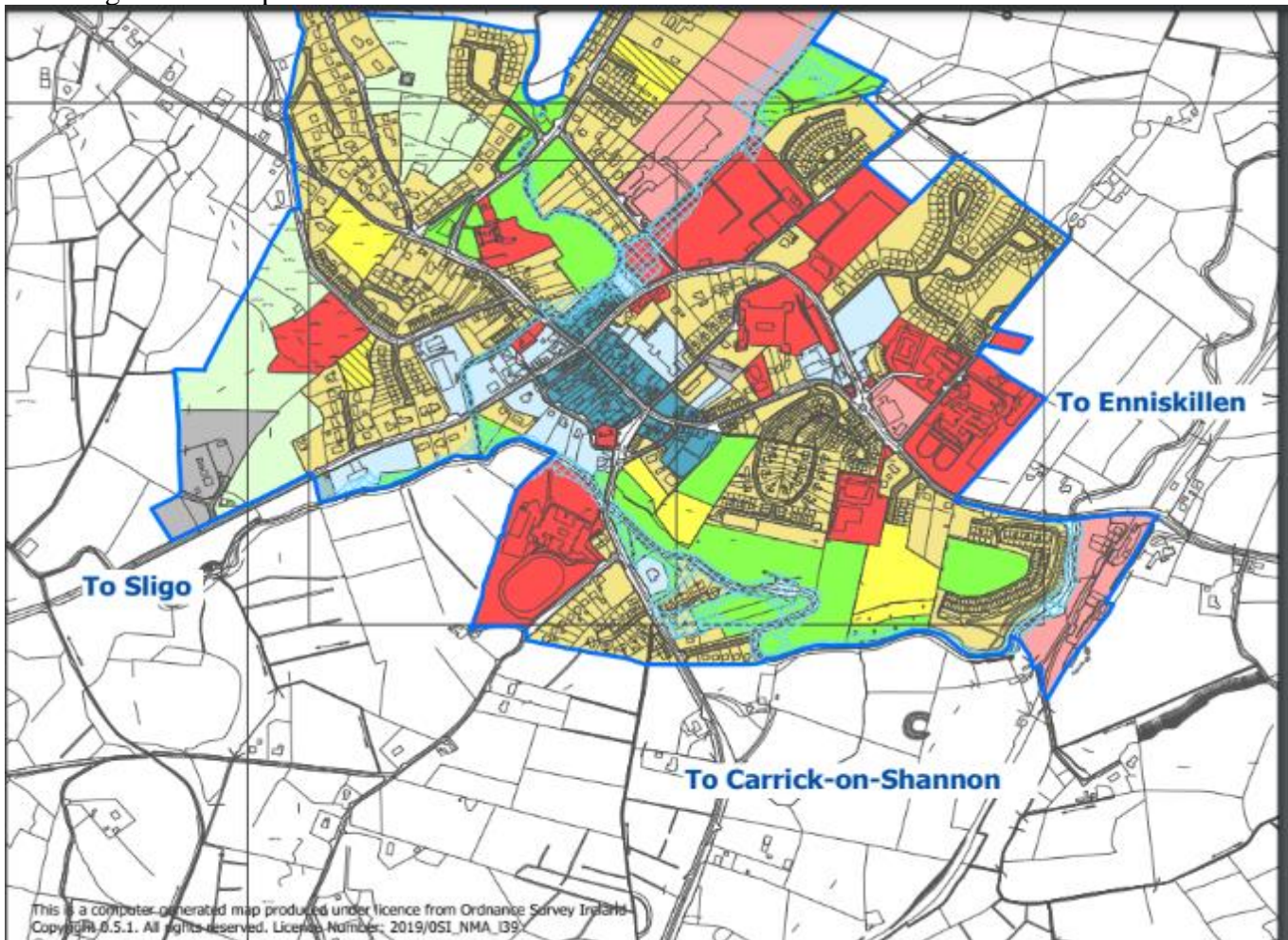


The above image depicts the current County Dev plan zone map of Manorhamilton.





The images above depict the folios LM2031F.



**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.