

Planning Dept,
Leitrim Co Co,
Aras an Chontae,
Carrick on Shannon,
Co Leitrim.

Your Ref :

5/4/22

Re: Submission on behalf of Mary Flanagan & Michael Brady regarding zoning their lands @ Dromahaire, 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 Mary Flanagan and Michael Brady's lands at Drumahaire TD, Dromahaire, Co Leitrim contained in folio LM18240F, LM18244F. The current draft zoned maps for Dromahaire propose zoning my client's lands as Agricultural 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 Residential Reserve/support and open space amenity. We would request that the Planning Dept would reassess this issue taking the following issues into consideration.

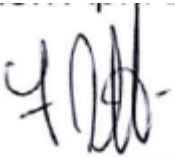
- There is a significant demand for domestic housing in Dromahaire and generally in the state. My client hopes to develop a residential/mixed development project on this site.
- It should be noted that my client's lands are located centrally in the town of Dromahaire and are directly attached to all services. The site is a development friendly site.
- The site has potential to infill this area as all the land banks around the site have been developed.
- The lands due to their location do have significant development potential.

- There are 4 proposed domestic residentially zoned sections of land in Dromahaire, this area of land is not sufficient to meet the development need of Dromahaire in the next 5 years.

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.

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

Yours Faithfully

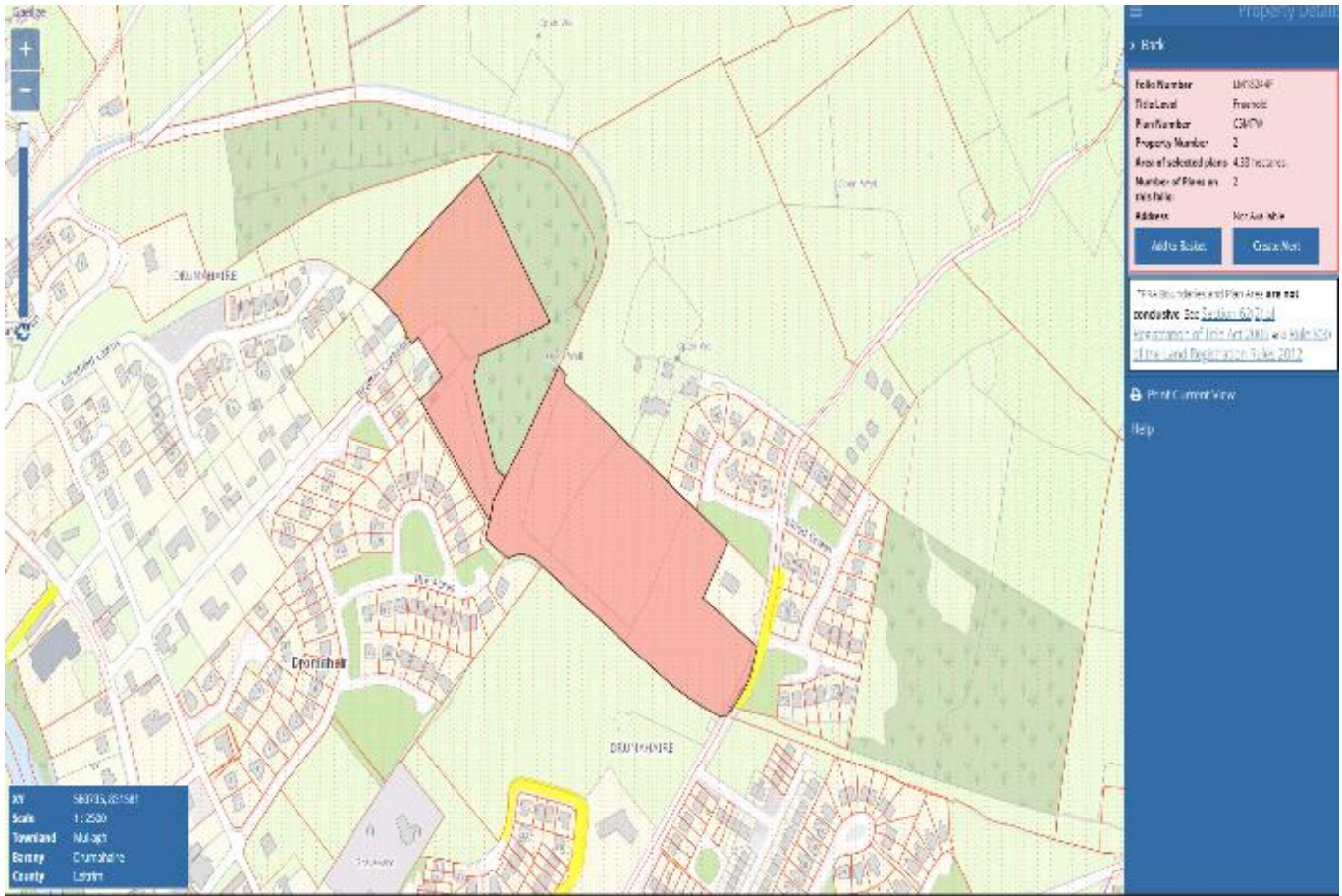


F Davitt C Eng, B Surveyor, MIEI, MSCSI, MCABE.

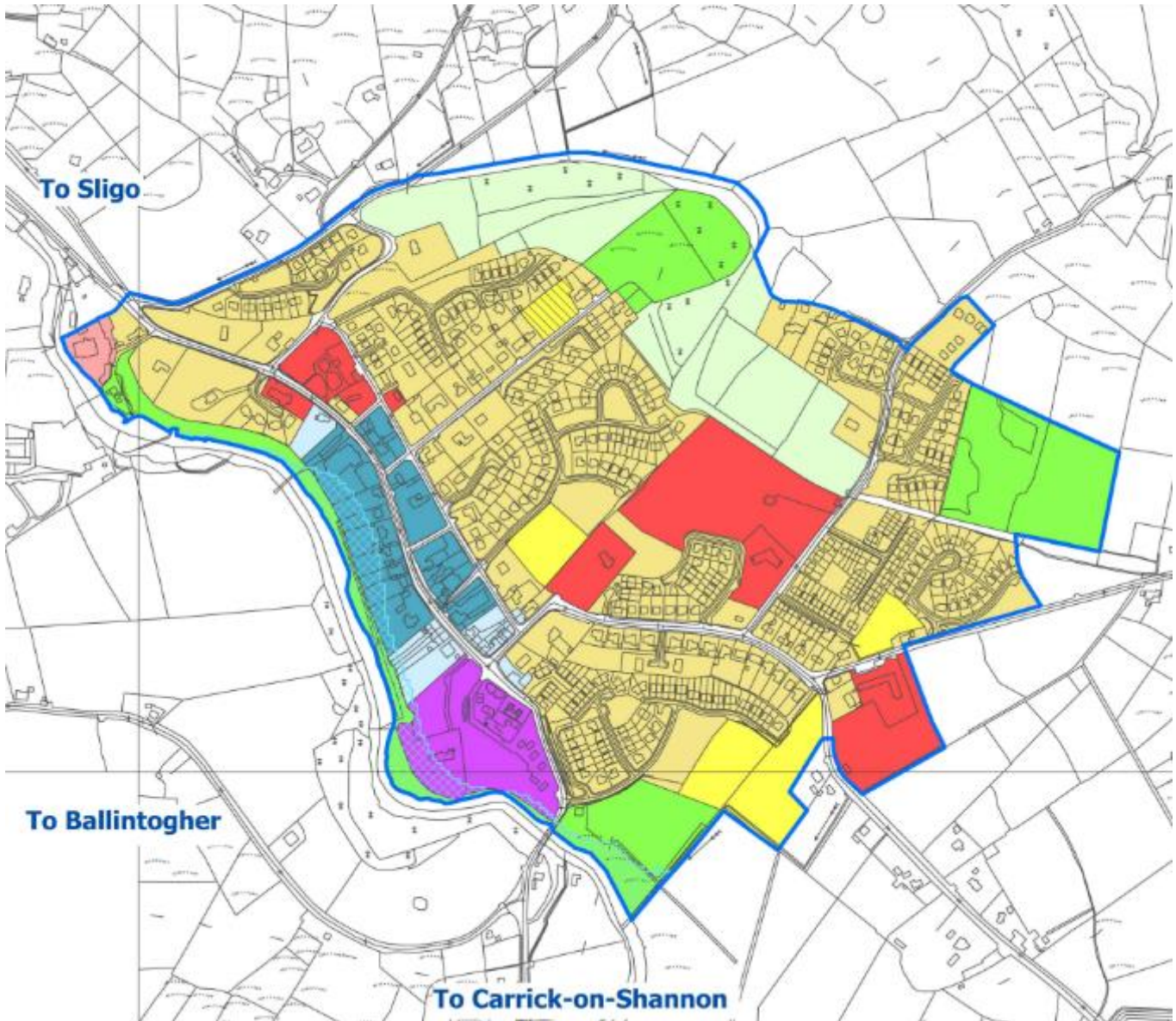


The above image depicts the current County Dev plan zone map of Dromahaire.





The images above depict the folios LM18240F, LM18244F.



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



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