

**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:

**Ross McLoughlin** 

**REF: Site adjoining The Fairways development, Dromod**

Dear Sir/Madam,

Further to my observation of the above draft plan I wish to make the following submission in support of an unfinished housing development at Clooncolry, Dromod, Co. Leitrim.

The existing 'Fairways' development is identified in the existing County Development Plan (CDP) as 'Existing Residential' whilst the subject site and adjacent site is identified with a 'Tourist Related Development' land use zoning objective. The rationale behind the land use zoning objectives for Dromod in the draft CDP 2023-2029 currently on display and all such objectives are proposed to be removed in the draft CDP.

The site is in my opinion is considered a brownfield site rather than a greenfield site. Serviced infrastructure, Concrete slabs, foundations and rising blockwork exist under the reconciliation works previously carried out for a significant number of houses along with services which have also been covered over. There is considerable carbon footprint expended in the extent of infrastructure constructed and buried at this location to date under previous planning permissions and remediation works agreed with Leitrim county council.

In my opinion the section 47 agreement entered into previously with Leitrim county council and receiver appointed appears to have envisaged and provided for a new application to reinstate and /or complete the development.

Subject to satisfying the requirements of the land use zoning objective in a meaningful manner, it is in my opinion accepted that an argument could be made why this site could be considered as an exception by the Planning Authority.

- The sites foul sewers infrastructure and pumping station is taken in charge by Leitrim county council.
- The existing fairways housing scheme doesn't have a designated green area at the moment but if my site was to be developed a design could integrate a green area with a 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.

- 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.

Kind Regards,

*Ross McLoughlin*

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