

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

Your Ref :

**Re: Submission on behalf of Shane Kerrigan 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 Shane Kerrigan's land at Carrick Rd, Manorhamilton, Co Leitrim contained in folio LM20231F. The current draft zoned maps for Manorhamilton propose zoning my client's lands as open space and amenity and new residential usage. The existing set of zoned maps in the County Development Plan 2015 to 2021 had zoned my clients lands as mainly primarily residential development 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.

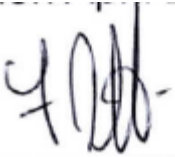
- There is a significant demand for commercial space in Manorhamilton and generally in the state. My client presently has a planning application lodged with Leitrim Co Co ref 226 on adjoining site for a commercial development. My client hopes to develop a commercial development on this site.
- It should 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 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.

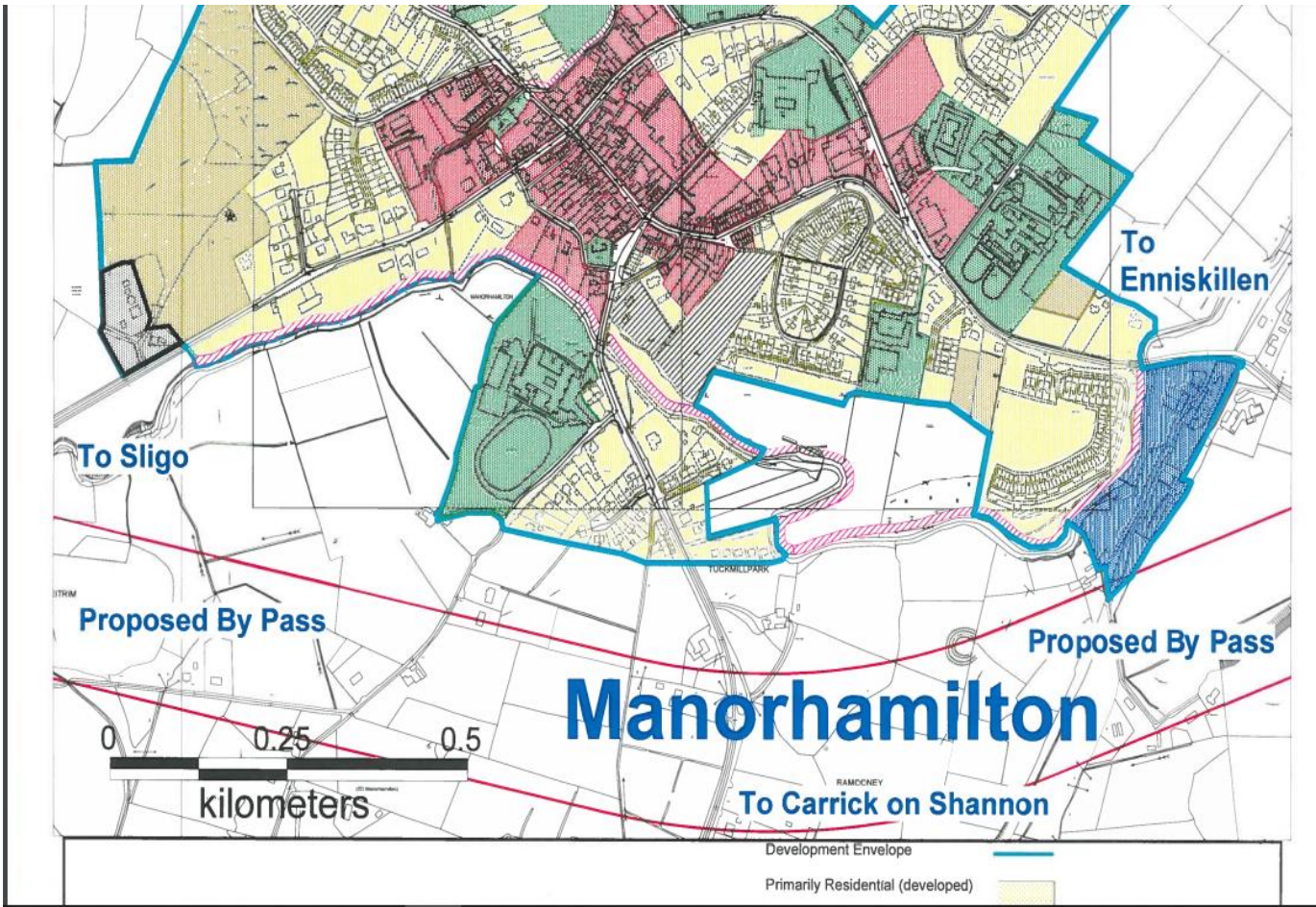
We would request that Leitrim Co Co would revisit this decision and revise the maps to zone my client's lands as a mixed usage zone and an open plan amenity zone similar to the plot noted in the 2015 zoned maps.

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

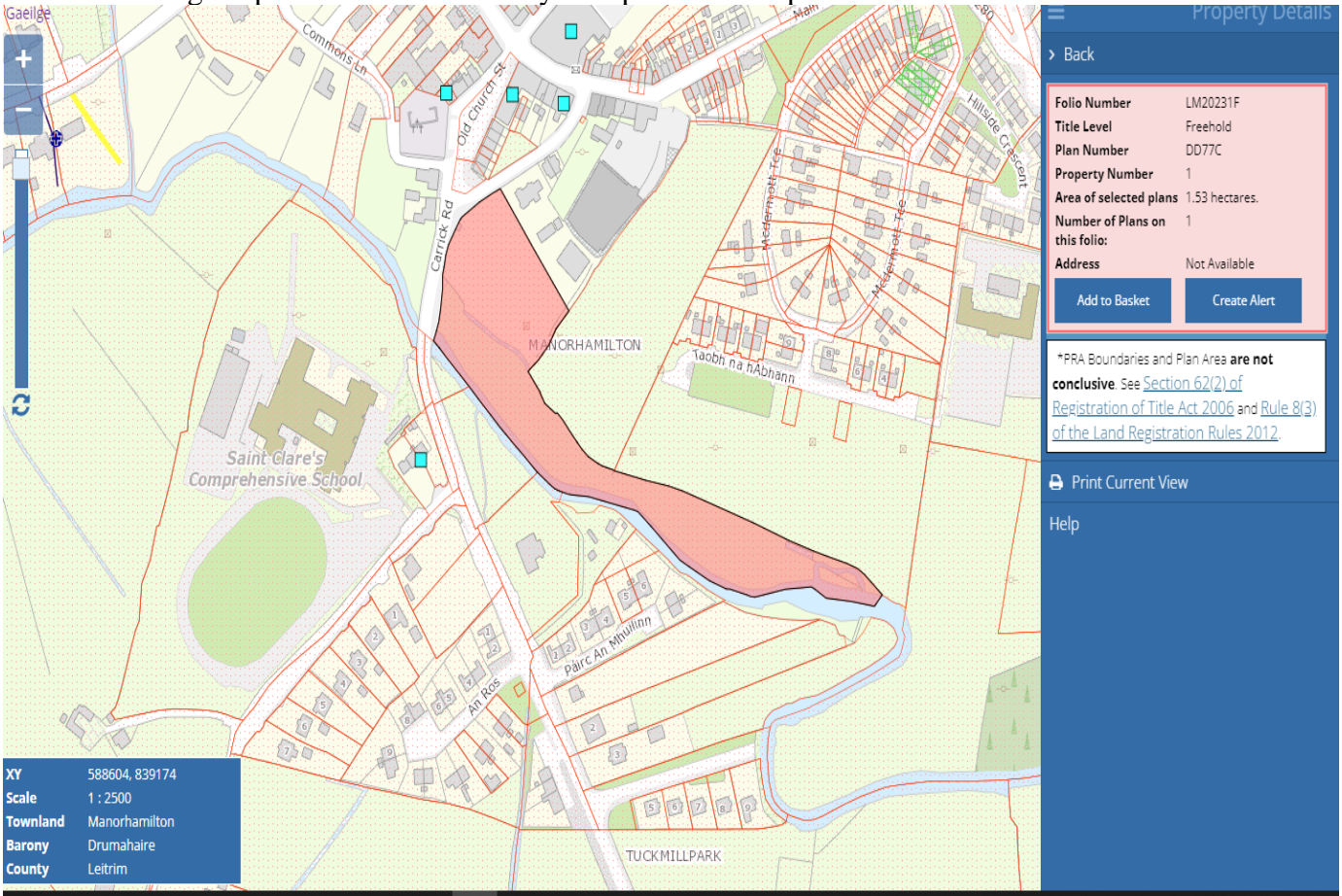
Yours Faithfully



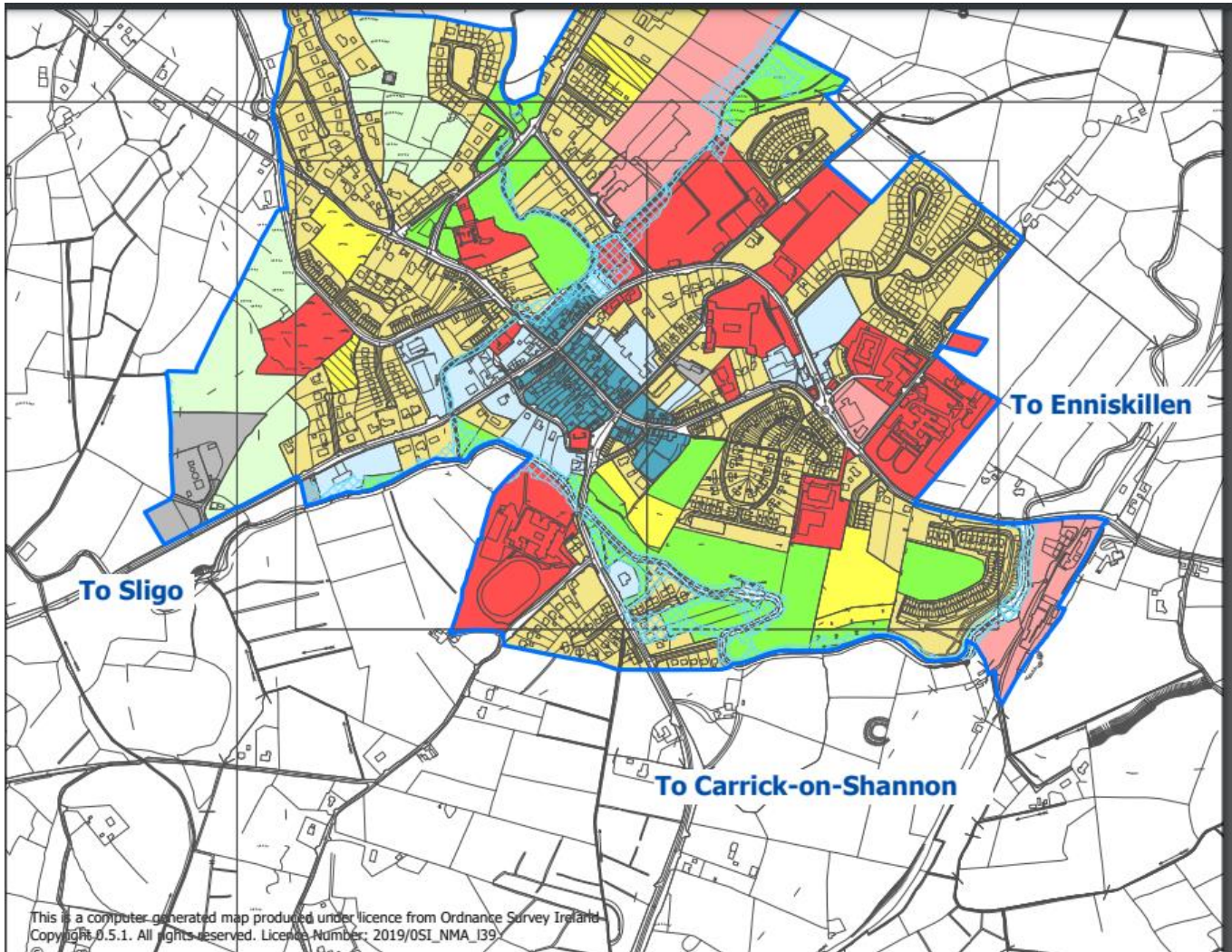
F Davitt C Eng, B Surveyor, MIEI, MSCSI, MCABE.



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



The images above depict the folios LM20231F.



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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.