

Jacqui Colreavy

From: Stephen Macintyre <[REDACTED]>
Sent: Tuesday 8 March 2022 13:30
To: cdp
Subject: Fwd: Draft Leitrim County Development Plan 2023-2029
Attachments: image001.png; image001.png

Re: Commercial development/ Multi Use rezoning in Tullaghan: between the old school and the service station.

Dear Council,

I am writing to express our strong opposition to Map No.32 Tullaghan land use zoning map in the Leitrim Draft County Development Plan 2023- 2029 (Volume III Book of maps), the proposed rezoning of land (see attached or fig 1. Mark x) between the old Tullaghan national school and the service station in Tullaghan.

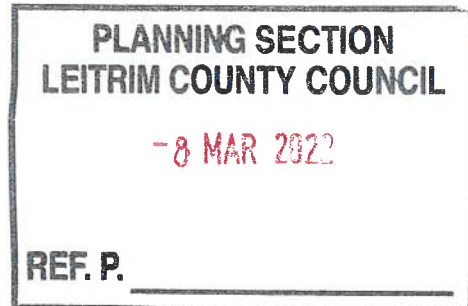
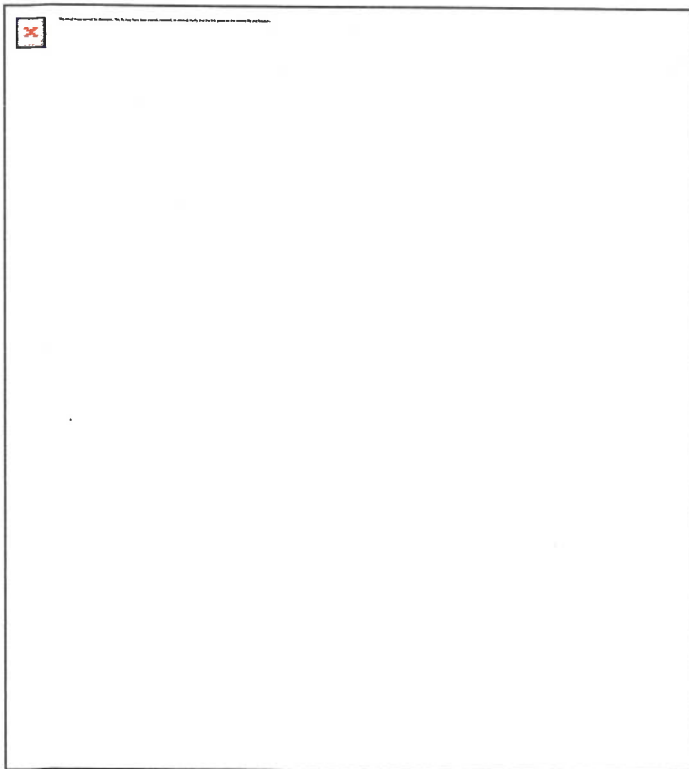


Fig.1. Red X indicates the site in question.

As a Duncarbery Heights resident, we strongly believe that this is not an appropriate location for a mixed use site.

While the local community may be unable to prevent development, that in itself will be detrimental to the area, we are completely opposed to the addition of commercial or residential units that will cause traffic and safety problems and potentially lower the property values of the existing community.

In the section of transitional Areas of the plans states: In zones abutting residential areas, particular attention must be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of these residential areas.

We believe building more residential or commercial buildings on this site it will affect traffic and safety of pedestrians. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the Tullaghan residents.

Please see below a summary of our objections against residential and/or commercial use for this land:

1. Safety issues. Traffic exiting the proposed site could have extremely negative results.
2. Noise pollution. We already get loud noise associated with traffic from the N16. We deal with this as "necessary" noise. Environmental noise means unwanted or harmful outdoor sound created by human activities, including noise from transport, road traffic, and from sites of industrial activity. Our small area was not structured to implement a commercial building, with houses so close to the proposed site. The noise would be unacceptable for this rural community.
3. Light: Extra light with 24-7, 365 day illumination, i.e from street lights or light from commercial buildings.
4. Privacy – overlooking our property
5. Adequacy of Infrastructure: Existing roads, parking facilities, public transport, electricity, water and sewerage systems cannot cope with a new development or will be overloaded.
6. Impacts on Amenity: A new development on this site, would overlook our property, even overshadow our property or cause additional noise, disturbance or other problems that mean that we cannot enjoy your property in the same way that we could before. Building directly behind us in this mixed use site would block the view from our house of the landscape and mountain ranges including Benwisken.
7. Property values are likely to go down in the area if commercial units or residential properties are built. Multi family dwellings are inconsistent with the neighborhood developed in the area.

I urge you to disapprove the proposed rezoning of this site.

Thank you for your continued service and support of our communities.

Best regards,

Stephen McIntyre

