

PAGE 1.

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TERRY McMANUS

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22 | 7 | 2022.

A CHARA,

RE: DRAFT LEITRIM COUNTY DEVELOPMENT PLAN  
2023 - 2029

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I AM CONTACTING YOU WITH REGARDS TO MY LANDS  
AT BELMONT, DRUMNIA WHICH I OWN UNDER FOLIO  
No. 16204.

HISTORICALLY, PART OF MY LAND IMMEDIATELY BEHIND MY  
PROPERTY HAS BEEN ALWAYS INCLUDED IN THE DEVELOPMENT ENVELOPE  
UNDER THE DRUMNIA LAND USE ZONING STRATEGY WITHIN THE  
LEITRIM COUNTY DEVELOPMENT PLAN.

IN THE PROPOSED DEVELOPMENT PLAN FOR 2023 - 2029 PART  
OF MY LAND HAS BEEN TAKEN OUT OF THE DEVELOPMENT  
ENVELOPE AND I ASK THAT THIS BE RE-CONSIDERED AND  
RE-INSTATED PLEASE.

AGAIN HISTORICALLY, YOUR PLANNING DEPARTMENT HAS  
GENERALLY ALWAYS BEEN FAVOURABLE TO THE POSSIBILITY OF UP  
TO 6 OR 7 PROPERTIES (PLEASE REFER TO ATTACHED DETAILS  
FOR REFERENCE PURPOSES) ON THESE LANDS.

PJO

PAGE 2

I genuinly FEEL THAT A VERY SMALL SCALE DEVELOPMENT OF SINGLE STOREY DETACHED DWELLINGS ON THE SITE WOULD ENHANCE THE VILLAGES SELECTION OF HOMES AND BE VERY MUCH IN KEEPING WITH THE EXISTING SURROUNDING HOMES.

INDEED, A PRECEDENCE WAS CREATED ON THIS SIDE OF THE VILLAGE WITH THE BUILDING OF THE BELMONT HEIGHTS DEVELOPMENT SOME YEARS AGO.

I NOTE THAT THE ONLY NEW RESIDENTIAL ZONING IN THE NEW PROPOSED DEVELOPMENT PLAN IS FOR THE OPPOSITE SIDE OF THE ROAD AND TO ABUTT ONTO THE EXISTING OAK MEADOWS DEVELOPMENT.

TO HAVE POSSIBLY A VERY SMALL SCALE DEVELOPMENT OF PROPERTY ON MY LANDS WOULD I BELIEVE ADD BALANCE TO THE VILLAGES PROPERTY FOOTPRINT.

I WOULD ASK THAT YOU PLEASE RE-CONSIDER YOUR DECISION AND PLEASE RE-IMPACT MY LAND TO BE WITHIN THE VILLAGES DEVELOPMENT ENVELOPE.

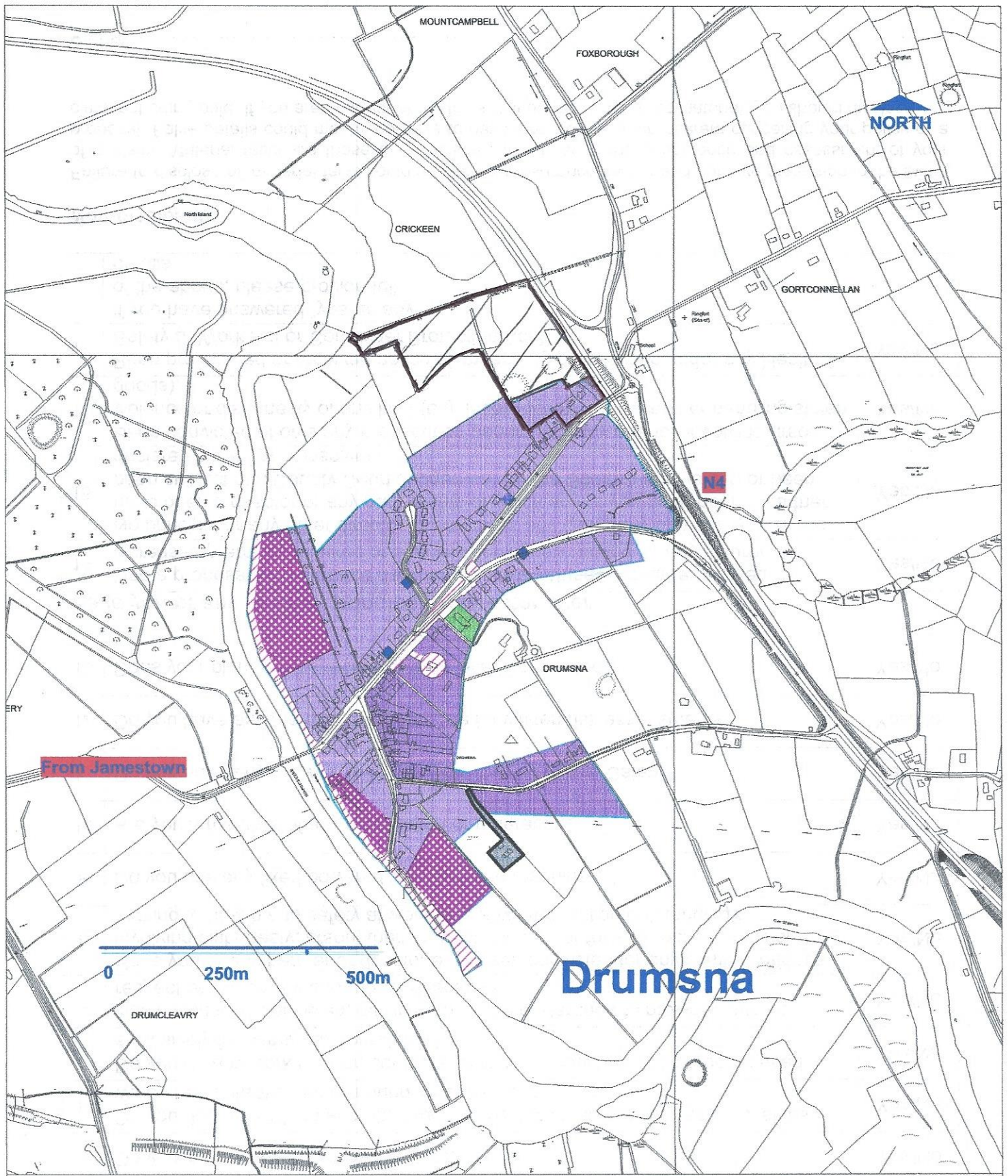
I HAVE ATTACHED PAPERWORK TO HELP YOU AND AWAIT HEARING FROM YOU.

KIND REGARDS

IS MISE, LE MEAS  
JERRY McMANUS

JERRY McMANUS





**Drumsna Land Use Zoning Strategy**

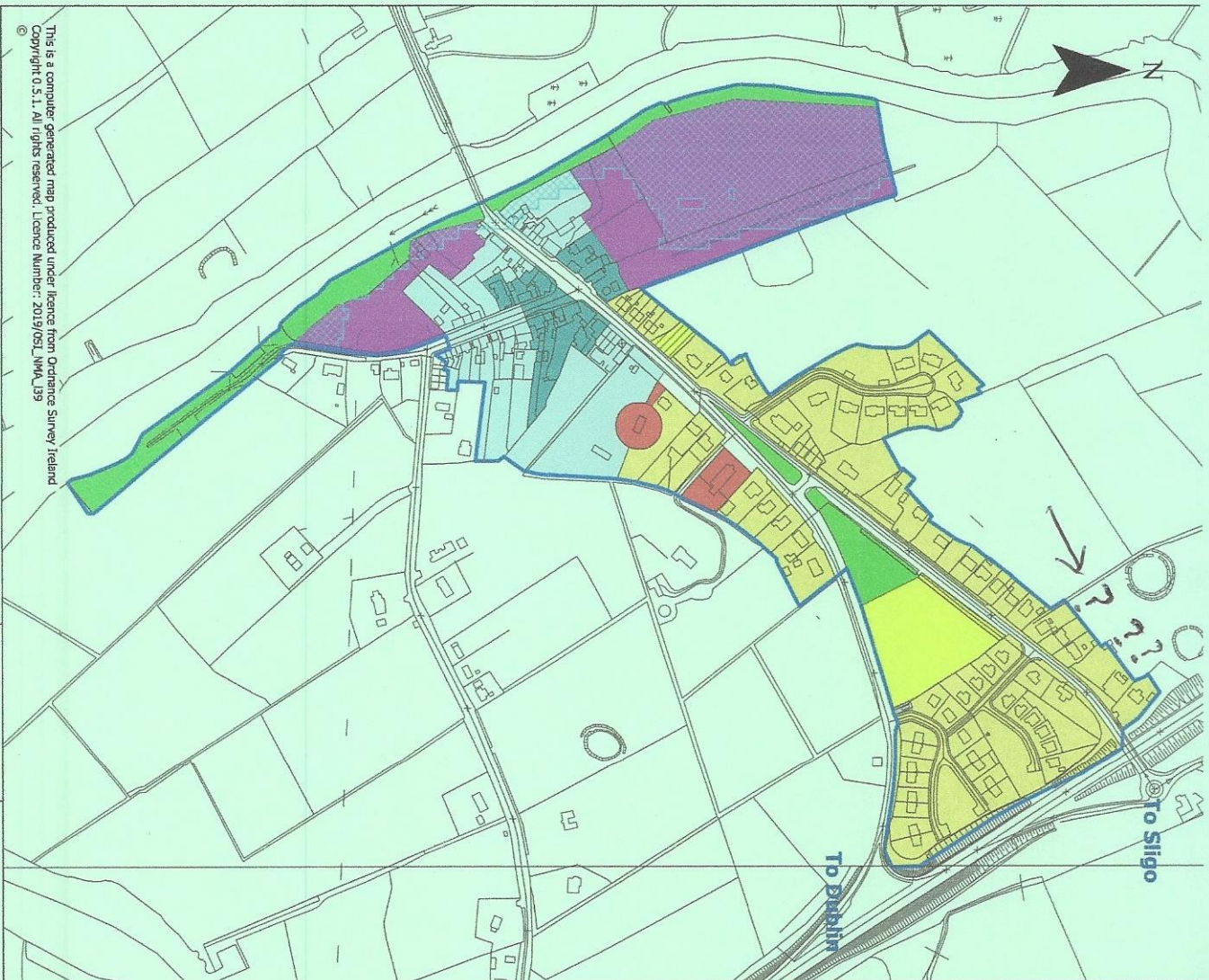
**Leitrim County Development Plan 2009 - 2015**

TOTAL LAND AREA ~~OWNED~~ OWNED  
 - THE PART WITHIN THIS IN PURPLE IS  
 THE LAND INCLUDED IN THE LAND USE  
 ZONING STRATEGY FOR RESIDENTIAL DEVELOPMENT

- Development Envelope
- General
- Tourism Related Development
- Social & Community
- Amenity
- Indicative Road Access
- Sewerage Treatment Plant

Map 19





- Legend**
- Existing Residential
  - New Residential
  - Town/Village Centre
  - Mixed Use
  - Tourism
  - Social & Community
  - Open Space
  - Utilities
  - Low Density Residential
  - Constrained Land Use
  - Development Envelope

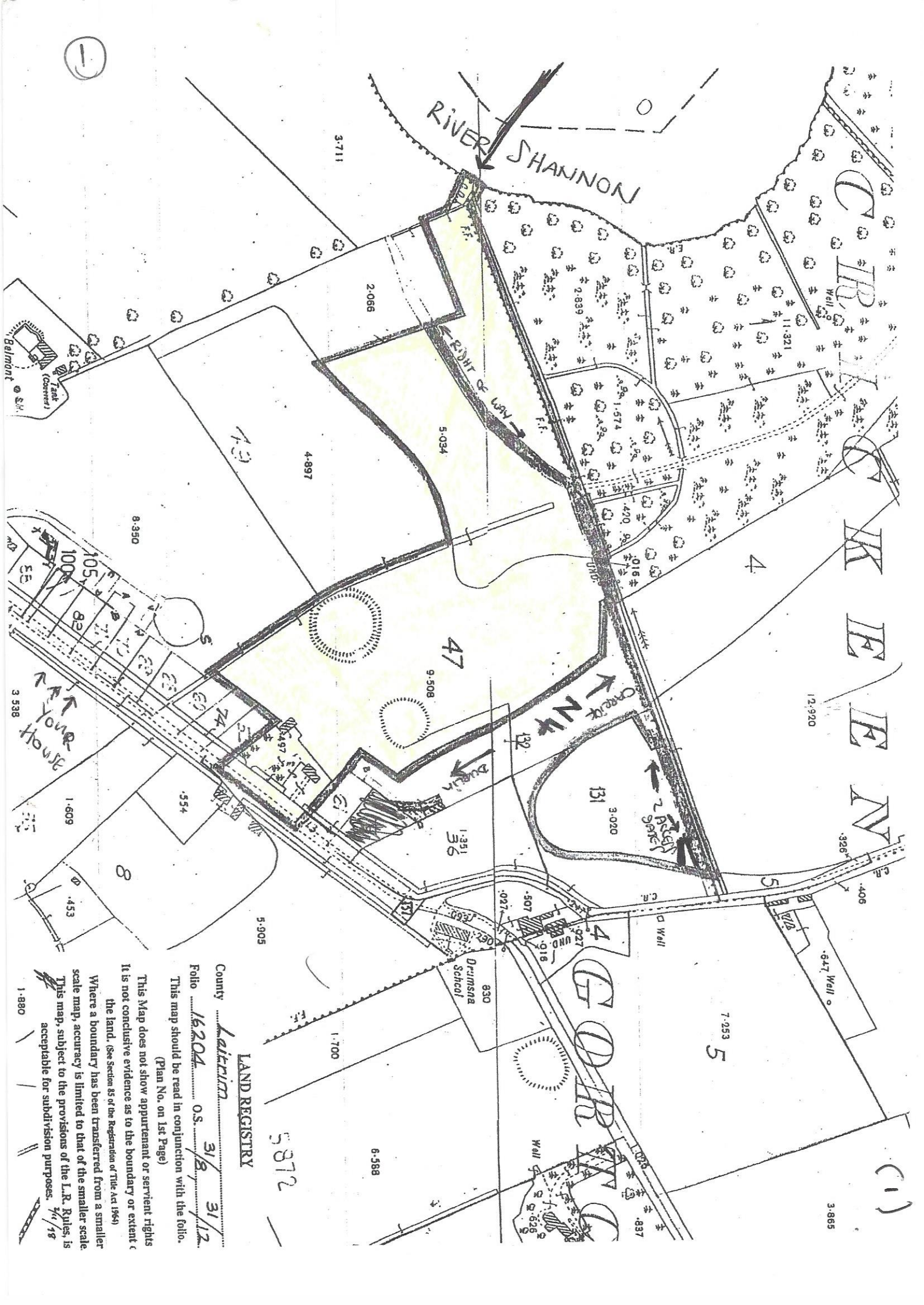
Map No. 30  
 Drumna Land Use  
 Zoning Map

Produced by Planning  
 Department, Leitrim  
 County Council, Áras an  
 Chortáe, Carrick-on-  
 Shannon, Co. Leitrim

**Leitrim Draft County  
 Development Plan  
 2023-2029**







RIVER SHANNON

RIGHT OF WAY

CAREY

2 PLOTS

Drimma School

Belmont

↑ ↑ ↑  
Your House

County *Lalrim*  
 Folio *16204* OS *3/8* *31/12*  
 This map should be read in conjunction with the folio.  
 (Plan No. on 1st Page)

This Map does not show appurtenant or servient rights  
 it is not conclusive evidence as to the boundary or extent  
 of the land. (See Section 85 of the Registration of Title Act 1964)

Where a boundary has been transferred from a smaller  
 scale map, accuracy is limited to that of the smaller scale  
 This map, subject to the provisions of the L.R. Rules, is  
 acceptable for subdivision purposes. *7/11/18*

LAND REGISTRY

(1)

**Abbey Alban Financial Services**

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**From:** "Vivienne Egan" <vegan@leitrimcoco.ie>  
**To:** [REDACTED]  
**Sent:** 09 December 2004 11:21  
**Subject:** Pre Planning Query, Belmont, Drumsna

Dear Mr Mc Manus,

My apologies for not having had a definitive answer on your query sooner, but it has taken me some time to establish the details. I had not been aware of the history of the site.

After carrying out an inspection and assessing the history files, I note that an application for 66 dwellings on this property was reduced by this local authority to 7 and refused in its entirety by An Bord Pleanala. I also note that the inspectors report from An Bord states that they would agree with the planning authority as to the acceptability of a small scale devt in the vicinity of the entrance roadway.

As this local authoritys previous permission was for 7 no single storey dwellings, I would consider that this may again be appropriate, however subject only to the proper requirements of a planning application.

Please note that this is advice only and does not in any way commit the planning authority to any decision on the site.

You are also advised that an application for FULL planning permission must be submitted before 31 Dec 2004 in order to avail of tax incentives.

Yours Sincerely,

10/12/04

Vivienne Egan.

Vivienne Egan  
BSc MSc MRTPI MIPI

Senior Executive Planner  
Leitrim County Council

Project Manager  
Regional Planning Guidelines

Leitrim County Council, 071 9620005 xt 241  
Governor House, Carrick on Shannon, Co Leitrim.  
Fax 071 - 9621982  
Mobile 086 8547887

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Established Hedgerow of  
H & WHITETHORN

JING FORT

15m CLEAR AREA AROUND RING FORT  
DENIED IN GREEN

DRUMSNA  
BRIDGE  
OVER N4

\* Location of residential  
existing owned by me.



Planning application details ref: 00719 Leitrim County Council

Decision Progress Indicator

100%

Received  
01/08/2000

Decision  
06/05/2001

Details	Applicant	Development	Comments	Decision	Appeal
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Planning Application: 00719 (Leitrim County Council )

File Number:	00719				
Application Type:	OUTLINE PERMISSION		Planning Status:	APPLICATION FINALISED	
Received Date:	01/08/2000		Decision Due Date:	06/05/2001	
Validated Date:	01/08/2000		Invalidated Date:		
Further Info Requested:			Further Info Received:		
Withdrawn Date:			Extend Date:		
Decision Type:	Conditional		Decision Date:	04/05/2001	
Leave to Appeal:			Appeal Date:		
Commenced Date:			Submissions By:		

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(<http://validator.w3.org/check?uri=referer>)



(<http://jigsaw.w3.org/css-validator/>)



Planning application details ref: 00719 Leitrim County Council

Decision Progress Indicator

100%

Received  
01/08/2000

Decision  
06/05/2001

- Details
- Applicant
- Development
- Comments
- Decision
- Appeal

Decision

<b>Decision Date:</b>	04/05/2001	<b>Manager Order:</b>	
<b>Decision Type:</b>	Conditional	<b>Number of Conditions:</b>	
<b>Grant Date:</b>		<b>Grant Managers Order #:</b>	
<p><u>Section 47 (Relates to steralisation of land, applicant agrees not to apply for further planning permission on the same land.)</u> Apply?:</p>		<p><u>Part 5 (Relates to social and affordable housing requirements and seeking exemptions from same.)</u> Apply?:</p>	
<b>Expiry Date:</b>			
<b>Decision Description:</b>	<p>Erect seven no. single storey residential dwellings, connections to the existing public sewer and water mains, access road with 1 No access point onto the public road and all associated site development works at Drumsna Td, Drumsna, Co Leitrim and f</p>		

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