TOBIN

Our Ref: 11271

5th March 2025

The Minister,
c/o The Manager,
Development Applications Unit,
Department of Housing, Local Government
and Heritage,
Newtown Road,
Wexford.

Re: Planning Application for Flood Relief Scheme in Dromahair, Co. Leitrim

Section 177AE Planning Application

Dear Sir/Madam

TOBIN, Fairgreen House, Fairgreen Rd, Galway, H91 AXK8 are instructed by the Applicant, Leitrim County Council Aras an Chontae, St George's Terrace, Townparks, Carrick-on-Shannon, Co. Leitrim to submit this Planning Consent Application for works at Dromahair, Co. Leitrim, in accordance with the requirements of Section 177AE of the Planning & Development Act 2000 (as amended) and the Planning & Development Regulations 2001 (as amended).

We confirm that the following are the details of the Applicant:

- Applicant: Leitrim County Council
- Applicant / Company Address: Áras an Chontae, St George's Terrace, Townparks, Carrick-on-Shannon, Co. Leitrim

Summary of Proposed Development:

The 0.4679ha of lands which are subject to this application are outlined in red on the enclosed Site Location Drawing. In total, there are three different sites that are subject to the proposed application. The flood defences are designed to provide protection to both commercial and residential developments. The developments are as follows:

- Residential Property No. 1
- The 'Mill' Apartments, the Mill Master House Accommodation & The Clubhouse Bar & Riverbank Restaurant
- Residential Property No. 2

The proposed development shall consist of the following infrastructure:

- Residential Property No. 1 – earthen embankment

- The 'Mill' Apartments – concrete flood defence wall

- The Mill Master House Accommodation – concrete flood defence wall

- The Clubhouse Bar & Riverbank Restaurant – concrete flood defence wall

- Residential Property No. 2 – earthen embankment

A Natura Impact Statement has been prepared for the proposed development.

Enclosures

We enclose the following documents in accordance with Article 249 of the Planning & Development Regulations (as amended):

- Appendix 1- Letter of Consent
- Appendix 2- Newspaper Notice
- Appendix 3- Site Notice
- Appendix 4- Supporting Documentation
  - Annex A- Planning Report
  - Annex B- Natura Impact Statement
  - Annex C- Environmental impact Assessment Screening Report
  - Annex D- Architectural Heritage Impact Assessment
  - Annex E- Invasive Species Management Plan
  - Annex F- Construction Environmental Management Plan (CEMP)
  - Annex G- Construction & Demolition Waste Management Plan
  - Annex H - Archaeological Screening Report
- Appendix 5- Planning Drawings

Drawing Number	Drawing Title
11271-6000	Drawing Index
11271-6001	Residential Property No. 1 Site Location Map
11271-6002	Residential Property No. 1 Site Overview
11271-6003	Residential Property No. 1 Existing Site Layout
11271-6004	Residential Property No. 1 Proposed Site Layout
11271-6005	Residential Property No. 1 Embankment Cross Sections 1
11271-6006	Residential Property No. 1 Embankment Cross Sections 2
11271-6007	Residential Property No. 1 Stormwater Outfall Layout
11271-6008	Residential Property No. 2 and Riverbank Restaurant & The Mill Apartments Site Location Map
11271-6009	Residential Property No. 2 and Riverbank Restaurant & The Mill Apartments Site Overview
11271-6010	Residential Property No. 2 Existing Site Layout
11271-6011	Residential Property No. 2 Proposed Site Layout
11271-6012	Residential Property No. 2 Embankment Cross Sections
11271-6013	Residential Property No. 2 Stormwater Outfall Layout
11271-6014	Riverbank Restaurant & The Mill Apartments Existing Site Layout
11271-6015	Riverbank Restaurant & The Mill Apartments Proposed Site Layout
11271-6016	Riverbank Restaurant & The Mill Apartments Retaining Wall Cross Sections

11271-6017	Riverbank Restaurant & The Mill Apartments Stormwater Outfall Layout 1
11271-6018	Riverbank Restaurant & The Mill Apartments Stormwater Outfall Layout 2
11271-6019	Scheme Landowners

- Appendix 6 – Local Authority Determinations
- Appendix 7 – Letters to Prescribed Bodies
    - Inland Fisheries Ireland
    - An Taisce - The National Trust for Ireland
    - An Comhairle Ealaíon
    - Fáilte Ireland
    - The Heritage Council
    - ESB
    - Development Application Unit, Department of Housing, Local Government and Heritage
    - Environmental Protection Agency

Submissions or observations may be made in writing only to **An Bord Pleanála, 64 Marlborough Street, Dublin 1 D01V902** during the above-mentioned period relating to:

I. The impact of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned.
II. The likely effects of the proposed development on the environment, and
III. The likely significant effects of the proposed development on a European site.

Submissions or observations must be received by An Bord Pleanála not later than **5.30 pm on Friday 25th April 2025.**

Yours sincerely

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Paul Cloonan

Technical Director

For and on behalf of TOBIN

paul.cloonan@tobin.ie