



PART 8 PUBLIC NOTICE PURSUANT TO THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (ARTICLE 81) AS AMENDED.

NOTICE is hereby given that Leitrim County Council proposes to carry out development at DRUMSHANBO, Co. Leitrim as described in the schedule below.
SCHEDULE OF PROPOSED WORK

No.	Title	Townlands	Local Office(s) for Viewing Plans
1	Drumshanbo Town Centre Regeneration Project	Drumshanbo, Moneynure, and Carricknabrack	Leitrim County Council, Áras an Chontae, St. Georges Terrace, Carrick on Shannon, Co. Leitrim, N41 PF67

Description and Extents

The Drumshanbo Town Centre Regeneration Project will include the following works:

- 1. The redevelopment of two vacant buildings on Main Street**, namely the former Bank of Ireland, a three-storey building, and the adjacent commercial building formerly known as 'Earley's', a three-storey building. Development works will include the demolition of the rear extensions to the respective buildings and the erection of a linear two- storey extension to the south side linking both buildings to provide commercial use to the entire ground floor and new smart working facility to the entire first and second floors. Works will include the creation of a new pedestrian walkway on the ground floor through 'Earley's' building to link a new public realm to the rear. All services will connect to existing public mains.
 - 2. The creation of a public realm and additional parking** to the rear of the renovated and extended commercial buildings on Main Street. The nature of the public realm works includes, inter alia, the opening of vehicular and pedestrian access routes through the existing stone boundary wall between the existing Market Street carpark and the former Bank of Ireland Building, lowering the height of the entire wall to 1m high, realignment works to the existing Market Street Carpark, the provision of new public lighting, a dedicated pedestrianized public realm that will incorporate seating, the provision of hard and soft landscaping, ramp access between Main Street and the redeveloped riverside walkway and a car park for seven car parking spaces
 - 3. The redevelopment and partial reconstruction of two derelict outbuildings** to the east of the Drumshanbo River. Both two-storey buildings will be redeveloped and repurposed to provide commercial use on both ground and first floors respectively, which will entail elevational changes and connections to existing foul and storm mains.
 - 4. Riverside and town park improvement works** to enhance the existing parklands and riverside walkway (known locally as 'People's Park'). The nature of the riverside and town park works includes inter-alia, the extension of the pedestrian walkway along the west of the river under the existing park footbridge to connect with a new footbridge 30m to the south which will in turn connect with the new public realm (to the rear of Main Street), an extension of the pedestrian walkway along the eastern side of the river to connect through the curtilage of Drumshanbo Methodist Church, a protected structure on the Leitrim County Council Record of Protected Structures (RPS No.14) to connect via a new pedestrian bridge with the junction of the Carrick Road and the Food Hub/Carraig Breac housing development road. Works will also include the altering of the existing hard landscaping area at the entrance to the Food Hub/Carraig Breac housing development, provision of new footpath along Carraig Breac housing development access road to include new entrance to the People's Park, new steps and ramp access within the park, the erection of new way finding signs, the provision of new public lighting, new hard and soft landscaping, new boundary treatments inclusive of railings, hedgerows and walls.
- Note that in accordance with Article 120(1)(b)(i) of the Planning and Development Regulations (as amended) Leitrim County Council has concluded, based on a preliminary examination of the nature, size and location of the development, that an Environmental Impact Assessment (EIA) is not required.

Plans and Full Particulars of the proposed developments are available for inspection, or purchase at a fee not exceeding the reasonable cost of making a copy, from **Wednesday 6th December 2023 to Friday 12th January 2024** inclusive, during public opening hours, at the offices of the Planning Authority, Leitrim County Council, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim. The plans and particulars are also available to view on the Leitrim County Council website:

http://www.leitrimcoco.ie/eng/Services_A-Z/Planning-and-Development/Council-Proposals/Part-8-Current-Proposals/
and Leitrim County Council Portal:

<https://planning.localgov.ie/en/search/application>

Submissions or Observations with respect to the proposed developments, dealing with the proper planning and sustainable development of the area in which the developments will be situated, may be made in writing to: The Senior Executive Planner, Leitrim County Council, Planning Department, Áras an Chontae, Carrick on Shannon, Co. Leitrim or emailed to planning@leitrimcoco.ie and must reach the **Senior Planner before 4.00 p.m. on Friday 26th January 2024. All submissions or observations should be clearly marked "Drumshanbo Town Centre Regeneration Project - Part 8"**.

In accordance with the requirements of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No.296 of 2018), Leitrim County Council has concluded that the proposed development does not require an Environmental Impact Assessment and will not be likely to have a significant effect on the environment. Any person may, within 4 weeks from the date of this Notice apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

PART 8 PUBLIC NOTICE PURSUANT TO THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (ARTICLE 81) AS AMENDED.

NOTICE is hereby given that Leitrim County Council in partnership with Coillte CGA proposes to carry out development at Glenfarne Wood, Glenfarne, Co. Leitrim as described in the schedule below.
SCHEDULE OF PROPOSED WORK

No.	Title	Townlands	Local Office(s) for Viewing Plans
1	Glenfarne Wood Project	Brockagh Lower, Moneyduff, Annagh, Laghty, Ardmoreen and Carrickrevagh	Leitrim County Council, Áras an Chontae, St. Georges Terrace, Carrick on Shannon, Co. Leitrim, N41 PF67

Description and Extents

The Glenfarne Wood Project will include the following works:

- 1. Glenfarne Wood Gate Lodge Entrance / Amenity Start Point** to include an information point and small car and bicycle parking area. This facility will also provide a small trail head for a riverside greenway link to a new Trailhead Centre Point.
- 2. New Trailhead Center Point** which will connect to the existing trail network as well as the proposed greenway from the Gate Lodge Entrance and includes a service building, congregation area, vehicle and bicycle parking, sheltered event space, open playground, sensory trail and proprietary wastewater treatment system and percolation area.
- 3. Playground** located adjacent to the current road between the proposed new Trailhead Centre Point and the slipway.
- 4. Sensory Trail** located close to the Playground and includes features, surfaces, objects and plants that stimulate the senses.
- 5. Lake Slipway & Forest Bathing** to include a redesign of the existing car parking area at the slipway, the provision of vehicle control measures, designated parking for slipway users only, a new trail access point, additional picnic benches, bicycle parking and enhanced interpretive and information points. A new trail will provide access to four specifically designed forest bathing locations.
- 6. Glenfarne Wood River Lake: Greenway** comprising of a greenway standard trail starting at the Gate Lodge entrance and running parallel to the Glenfarne River, linking to the ruins of Glenfarne Hall before descending through a cutting to the new Trailhead Centre Point. A branch trail off this greenway will provide an alternative route to the Slipway.
- 7. Long Tom's View (Myles' Big Stone) Panoramic Platform** consisting of enhanced access to a multi access viewing platform extending out from Myles Big Stone providing a tree top panoramic view of the forest and the lake along with the provision of information panels.
- 8. A Native Tree Arboretum** consisting of a new small trail adjacent to the Trailhead Centre Point where a series of native trees will be planted in sections to represent various parts of the county.
- 9. Ladies View Changing Place** consisting of a simple sheltered changing screen to provide basic facilities for users.
- 10. Floating Boardwalk** extending from just beyond Ladies View across Lough MacNean out to the wooded Bilberry Island and returning back to shore across Lough MacNean.

Note that in accordance with Article 120(1)(b)(i) of the Planning and Development Regulations (as amended) Leitrim County Council has concluded, based on a preliminary examination of the nature, size and location of the development, that an Environmental Impact Assessment (EIA) is not required.

Plans and Full Particulars of the proposed developments are available for inspection, or purchase at a fee not exceeding the reasonable cost of making a copy, from **Thursday 7th December 2023 to Monday 15th January 2024** inclusive, during public opening hours, at the offices of the Planning Authority, Leitrim County Council, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim. The plans and particulars are also available to view on the Leitrim County Council website:

http://www.leitrimcoco.ie/eng/Services_A-Z/Planning-and-Development/Council-Proposals/Part-8-Current-Proposals/
and Leitrim County Council Portal:

<https://planning.localgov.ie/en/search/application>

Submissions or Observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be situated, may be made in writing to: The Senior Planner, Leitrim County Council, Planning Department, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim or emailed to planning@leitrimcoco.ie and must reach the **Senior Planner before 4.00 p.m. on Monday 29th January 2024. All submissions or observations should be clearly marked "Glenfarne Wood Project - Part 8"**.

In accordance with the requirements of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No.296 of 2018), Leitrim County Council has concluded that the proposed development does not require an Environmental Impact Assessment and will not be likely to have a significant effect on the environment. Any person may, within 4 weeks from the date of this Notice apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

