



Comhairle Contae Liatroma Leitrim County Council

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7th February 2024

Our Ref: 23-C-06

**RE: Planning & Development Act, 2000, as amended.
Planning & Development Regulations, 2001 - 2019, Part 8**

A Chairde,

In relation to the Part VII proposals for the following works at the townlands of Brockagh Lower, Moneyduff, Annagh, Laghty, Ardmoneen and Carrickrevagh, County Leitrim:

- 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 Centre 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 small new 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.**

I wish to give notice that members of Leitrim County Council, by resolution at Meeting of the Manorhamilton Municipal District on 6th February 2024, approved the carrying out of the proposed development in Co Leitrim subject to the following requirements:

1. The development shall be generally executed in accordance with plans, particulars, details and specifications lodged as part of the Part 8 consultation documentation, save, as is herein under otherwise required.
2. The successful consultants appointed by the Local Authority to undertake the detailed design shall ensure that the necessary recommendations, as practicable, contained in the following reports are adhered to in the final approved detailed design:
 - i. Access Officer;
 - ii. Uisce Éireann
 - iii. Oran Ecology Ecological Impact Assessment– Section 5 Assessment of Effects and Mitigation Measures
 - iv. Traynor Environmental Ltd. Soil Characterisation and Site Suitability Report – Wastewater Treatment & Disposal
3. The successful appointed contractor is required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930–2004) to carry out pre-development testing at the site. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.

The archaeologist is required to notify the Department of Housing, Local Government and Heritage in writing at least four weeks prior to the commencement of site preparations. This will allow the archaeologist sufficient time to obtain a licence to carry out the work.

The archaeologist shall carry out any relevant documentary research and may excavate test trenches at locations chosen by the archaeologist, having consulted the proposed development plans.

Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the Department of Housing, Local Government and Heritage.

Where archaeological material is shown to be present, avoidance, preservation in situ, preservation by record (excavation) and/or monitoring may be required, the Department of Housing, Local Government and Heritage will advise the contractor and client with regard to these matters.

No site preparation or construction work shall be carried out until after the archaeologist's report has been submitted and permission to proceed has been received, in writing, from the Planning Authority in consultation with the Department of Housing, Local Government and Heritage.

Is mise, le meas,

Máiread Shanley

Administrative Officer
Planning Department
Ms/ph