



**PART 8 PUBLIC SITE 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/Carrig Breac housing development road. Works will also include the altering of the existing hard landscaping area at the entrance to the Food Hub/Carrig Breac housing development, provision of new footpath along Carrig 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 6<sup>th</sup> December 2023 to Friday 12<sup>th</sup> 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/](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](mailto:planning@leitrimcoco.ie) and must reach the **Senior Planner before 4.00 p.m. on Friday 26<sup>th</sup> 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.

**Date of Erection of Site Notice: 6<sup>th</sup> December 2023**