



Have a look at our
Facebook Page at NewtowngoreTidyTowns

16 April 2024

The Senior Executive Planner
Planning Department
Leitrim County Council
Aras An Chontae
Carrick on Shannon
Co. Leitrim

Sir / Madam

Part 8 Application Details

Local Authority Leitrim County Council

Application Number : PT8LM97

Application Title : Newtowngore Housing Development : Ref. 24-C-003.

**Plot 8 Public Notice Pursuant to the Planning and Development Regulations
2001 (Article 81) as amended.**

We as Newtowngore Development Association object strongly to your above Proposal and attach our written Submission in place thereof. We trust you will consider our Proposal in depth and agree to the Proposal.

The Village goes back to the early 1800's, it is small and has only 160 adults and children. The Village is completely surrounded by farm land and is limited in any form of expansion. It has her own character which we do not wish to lose. You stated in your Proposal that we have a Post Office. The Post Office closed at the end of January 2021 after almost sixty years of continual service to the local community.

Your Site Plan dates back to 2005 or thereabouts for 10 houses. Seven of those houses were never built for whatever reason. In 1912 the writer had several meetings with your Planning Office to remove the mountain high rubble dumped on the site. It was also discussed that your Office did not think it feasible to build more than one or two houses on the site should that matter ever arise.

We wish to add some Points for your attention.

There has been a drainage problem along the Millview Road passing the proposed site. Council have been advised on several occasions that the problem has not been resolved. We can forward emails should your request them.

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Council already has five Council Houses on a large site at the top end of Millview Road opposite the National School. This site is five times larger than your proposed site.

Will visitors have to park on the footpath along this busy road. The volume of traffic along the road can reach as high as 300 vehicles of all Classes per day. Garda do appear to let it go by and Council do not wish to place Speed Humps to slow motorists down. This situation will become worse once residents move in. Millview Road has become a F1 Race Track. We can forward emails should you request them.

Congestion already exists outside the Beech Court apartments and local shop. This comes about with traffic entering and exiting Beech Court or stopping at the shop. Added to the misery of locals, tractors, trailers and delivery trucks are also parked thereby blocking the road.

Our underground power cables located near Beech Court stop at that point. This goes back to 2017 when ESB said they had no more money. Will the site take it's power from the 3 Phase pole in the adjoining field and go underground?

Will the sewage system cope with the extra input?

We often lose water pressure.

A Cycle Track is mentioned in your Proposal. Where is this to be? We have a footpath from the Village to the school and is used daily by all and sundry. No room to cycle on this stretch!

Now this must be a joke! Two electric charges are to be installed. There is only one electric car in the Village. We doubt it very much that the occupants will have electric cars because if they do they will have no need to live in a Council House. And then, everyone in County Leitrim with an electric car will visit Newtowngore to charge their vehicles.

By reducing the number of houses and the electric charges the council will be able to spend +- €5000.00 to erect a Local Link Bus Stop opposite the Gorby Inn.

It would be prudent to arrange a visit to our Village to see what is here and get a feel of the place before proceeding. The writer will make himself available should you wish to do so.

We thank you in advance for your time allowing a satisfactory conclusion being obtained.

Yours faithfully,



Dennis Hardman
Secretary

Dennis Hardman,
Newtowngore Development Association,

16th April 2024

Planning Department,
Leitrim County Council,
Aras An Chontae,
St. George's Terrace,
Carrick-On-Shannon,
Co. Leitrim

Part 8 Application Details:

Local Authority Leitrim County Council

Application number PT8LM97

Application title: Newtowngore Housing Development: Ref. 24-C-003

Development Description: Construction of 7 no. residential units which comprises of (a) Type A- 2 no. two storey 3 bed semi detached houses (b.) Type B - 3 no. two storey 3 bed terraced houses. (c.) Type C – 2 no. single storey 2 bed semidetached houses.; and connections to existing public watermain, sewer and surface water drainage services and all ancillary and associated site development works at Mullyaster, Newtowngore, Co. Leitrim.

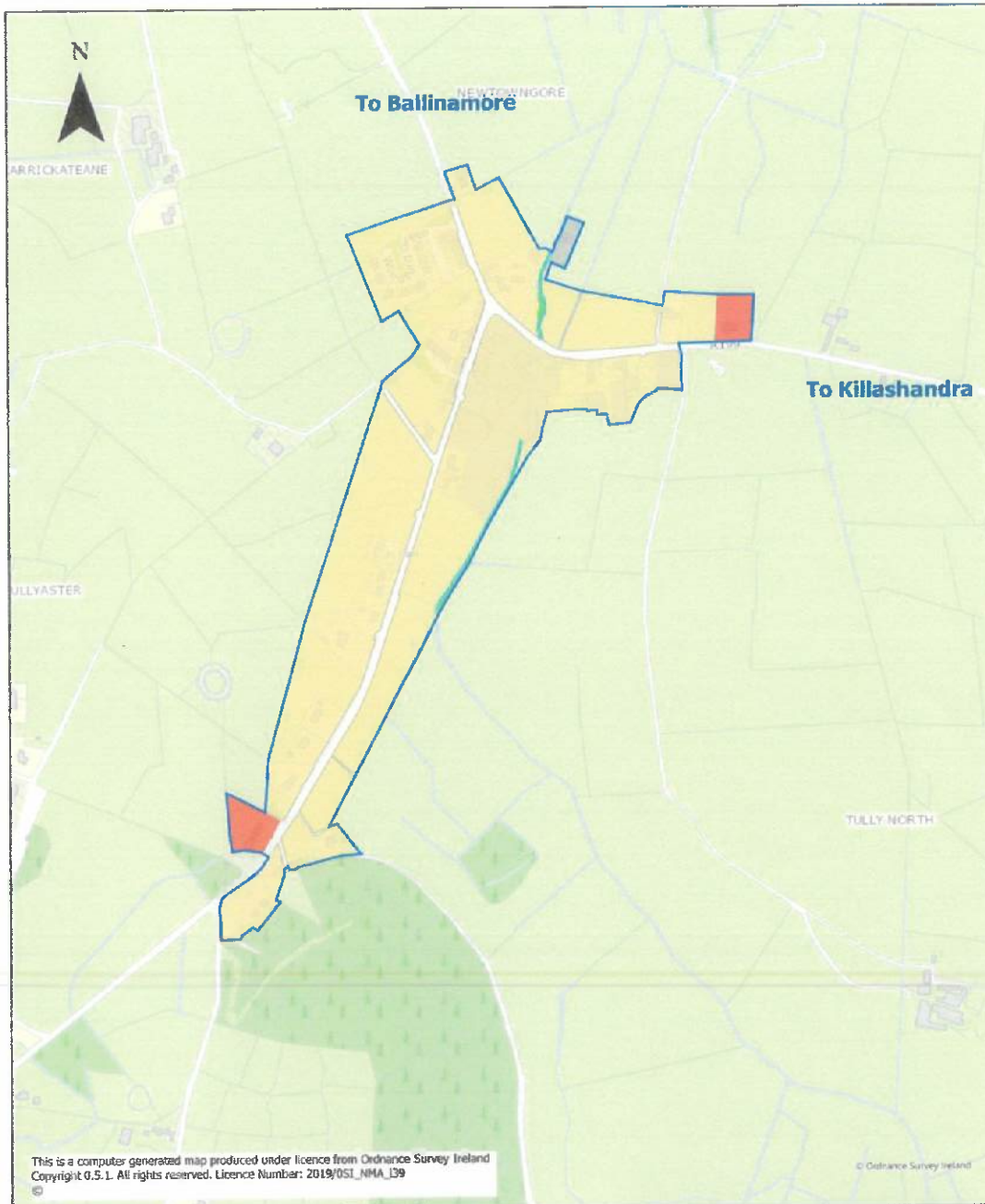
To whom it concerns,

We, Newtowngore Development Association wish to make a submission/observation to the proposed development mentioned above for the following reasons:

1. High Density

The density of the development is too high for the size of the site. The development proposes to construct 7 no houses on a site area of just 0.3 hectares. This equates to 0.042 hectares per dwelling or approx. 23.8 houses per hectare. The adjoining housing development of Millview Park directly adjoining the site consists of 3 no houses on a site of 0.18 hectares which equates to 0.06 per dwelling (16.6 houses per hectare).

There are no land use zoning objectives for small villages in the Leitrim County Council Development Plan 2023-2029 however the density would be similar to small towns and vacant infill sites ranging from 5-15 houses per hectare. The proposed development of 7 no houses on a site of 0.3 hectares would set an undesirable precedent for other similar developments in Newtowngore Village and other villages.

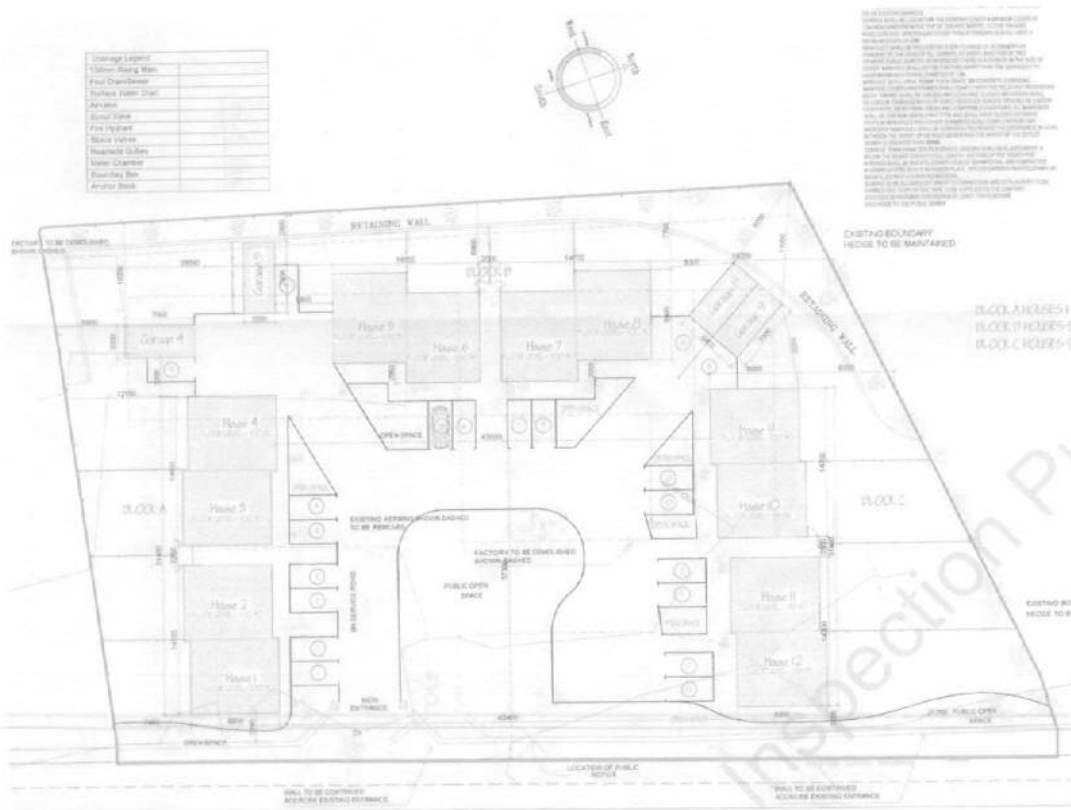


<p>Legend</p> <ul style="list-style-type: none"> General Social & Community Utilities Open Space & Amenity Constrained Land Use 	<p> Development Boundary</p>	<p>Map No. 47</p>	<p>Produced by Planning Department, Leitrim County Council, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim</p>
			<p>Leitrim Draft County Development Plan 2023-2029</p>

Image: Newtowngore zoning map. Infill sites would expect to have a density of between 5-15 houses per hectare.

Newtowngore Development Association is in favour of using the vacant site for new housing however the development should be similar in scale and character to the surrounding properties. Based on a calculation of 10 houses per hectare, the site can accommodate in the region of 3-4 houses maximum and revised proposals should be considered for a smaller housing scheme considering the established character of the area.

Previous planning history: The previous planning reference 05/986 proposed to construct 12 no dwellings on the site was considered too high density as it proposed 26 units per hectare and was refused permission for this reason. The proposed high density and siting of the 7 no. dwellings would detract from the surrounding low density residential developments.



SITE LAYOUT PLAN

Image: The site plan submitted under planning reference 05/986 for 12no dwelling on 0.48 hectares was refused based on the high density of 26 units per hectare.

2. Siting of dwellings

The prevailing character of the properties along the Carrigallen Road is for either single storey or two storey houses that are parallel with and face the main road. The proposed development siting of houses no.1-4 does not maintain this well-established building line and will seem out of character with the area as the view from pedestrians and road users on the Carrigallen Road will be of the back and sides of houses no.1-4 rather than the front elevation. The map below taken from the Leitrim County Development shows all houses along the Carrigallen Road face the road.



3. Shortfall in Parking Requirements

The development proposes 7 no new dwellings which under the current Leitrim County Council development plan requires 2 spaces per dwelling. As seen from the site layout plan dwg no. SA23590-PLA-100 house no. 1, no.4 and no.5 have driveway space for 1 no car parking space only. This leaves a shortfall of 3 no. car parking spaces in an already over-crowded site.

4. Road Safety

The development will increase traffic flow on an already congested street into Newtowngore Village. Newtowngore Development Association in correspondence dated 24th June 2019 has raised issues with Gardai regarding speeding on the Carrigallen road. Newtowngore Development Association would like to see traffic calming measures introduced along the road directly in front of the development. This may involve the installation of speed ramps or a pedestrian crossing to reduce traffic speeds coming into and out of the village.

5. Public Open Space

16% of the site area is provided within the housing scheme for public open space however it is poorly positioned. The public open space is divided into two small parts and the green area to the northwest corner of the site is poorly sited to the side and rear of houses 4 & 5. Considering that the public open space is for use as a children's play area locating this in the northwest corner of the site does not allow parents to supervise this area. The public open space in our opinion should be placed to the front of any new dwellings.



Image: The site plan above shows the public open space within the proposed development

6. Surface Water Drainage Issue along Carrigallen Road

Newtowngore Development Association have concerns about the capacity of the existing mains surface water drainage along the Carrigallen Road in Newtowngore which has blocked and flooded the road on several occasions over the past number of years. Generally, the flooding will last for several days. There has been correspondence with the Roads Department regarding this issue however no upgrade works have been carried out by Leitrim County Council to rectify this issue. Newtowngore Development Association have concerns that the proposed development will impact further on this section of surface water drainage adjacent the northeast corner of the development site at Mullyaster and would like to see this section of mains surface water drainage upgraded with new larger diameter pipes laid and area resurfaced.

Conclusion

Newtowngore Development Association are opposed to the over development of the site with 7 no houses and would like to see revised proposals for a lower density of 3-4 dwelling units which is more in keeping with the prevailing character of the area. The houses should maintain the established building line and dwellings should face the Carrigallen Road. The public open space should be placed to the front of all dwellings so it can be easily supervised by residents.

Kind Regards,

Dennis Hardman