



Leitrim County Council

**Planning & Development Acts 2000 (as amended)
PART XI**

**Planning & Development Regulations 2001 (as amended)
PART 8**

Planning Register Ref. No. 24-C-004

LEITRIM VILLAGE TEMPORARY FLOOD DEFENCE WORKS

MAY 2024

1.0 Introduction and Scheme Overview

Leitrim County Council, in conjunction with the Office of Public Works, are proposing to construct temporary flood defences in the form of a berm and the construction of a new box culvert within an existing stream together with the provision of a non-return valve to protect properties along the R-284 - Keadue Road and the Cluain Óir housing estate.

The proposed works are in response to a series of previous flood events that have taken place in Leitrim Village and its environs, with notable flood events occurring in October 1954, November 1968, February 1990, December/January 1999/2000, February 2002, January 2005, December 2006, November 2009, December/January 2015 and February 2020. Historically, the worst flood event recorded in the Upper River Shannon, including at Leitrim Village, occurred in November 2009.

The area adjacent to the proposal works at the Keadue Road, which includes the Cluain Óir residential estate, is stated to be of a high flood risk and is among the first urban areas along the Upper Shannon to experience flooding, with this area connected to the River Shannon via a local watercourse which passes under the Keadue Road via a culvert and flows into the River Shannon. This watercourse has a small catchment area and the main flood risk associated with this watercourse is from the River Shannon backing up the watercourse. During a flood event, the flood extents of this watercourse are water spilling over the parapet of the Keadue Road culvert onto the public road and water flooding low-lying lands upstream of the Keadue Road causing land, properties and the public road to flood.

The proposed temporary works preface the forthcoming Leitrim Village Flood Relief Scheme, the development of which is still progressing and which will be subject to assessment by An Bord Pleanála. However, it is estimated that this process will take some considerable time for completion. Accordingly, given the frequency of flood events within this area, the proposed temporary works have been sought to provide for flood defence measures in the interim to retain flood waters to a level similar to the 2009 flood event.

The proposed temporary scheme will see the construction of a temporary flood defence berm along the R-284 to prevent flood waters progressing over land from the River Shannon onto the Keadue Road and further towards Cluain Óir housing estate. The temporary berm will be constructed of a suitable fill material with a geogrid placed on the existing ground topography for a linear length of circa. 90m.

In addition, the temporary scheme will see the provision of a 2.0m x 1.0m box culvert in the existing channel of the local watercourse where it will cross the proposed temporary flood defence berm. A pipe will be installed with a non-return flap valve that will be operated by Leitrim County Council to prohibit floodwaters propagating upstream in periods of high-water levels in the River Shannon. The sluice will be closed when rising levels in the River Shannon pose a flood risk to houses in Cluain Óir, upstream of the R-284 Keadue Road. Once the flap valve closes down, the flows arriving at the upstream face of the new sluice will be over pumped by Leitrim County Council into the flood plain of the River Shannon downstream of the berm.

The scope of the proposed works include:

- Clear the greenfield site of any vegetation, debris or obstacles that may impede drilling operations.
- Installation of 150mm piling mat, constructed with geo-grid and interlocking stone.
- Placement of two temporary dams to allow construction of the berm footprint.
- Over pumping of surface water in the existing channel.
- Removal of silt from the bed of the watercourse to allow construction of working platform forming the plinth for valved pipe.
- Installation of reinforced concrete slabs on precast concrete piles of timber poles.

- In-situ cast of box culvert and flap valve on top of cross beams.
- Placement of suitable fill around pipeline, ensuring material is well interwoven.
- Continue to place suitable material in staged process ensuring equal distribution of loading.
- Formation of berm slopes, and berm top, placement of stone pathway to allow access to gate valve.
- Removal of temporary dams and reinstatement of riparian zone.
- Continual monitoring of the top of berm by Leitrim County Council engineering staff - this is to monitor and chart any berm deformation.

The site location can be seen outlined in red Fig. 1 and Fig. 2 below.

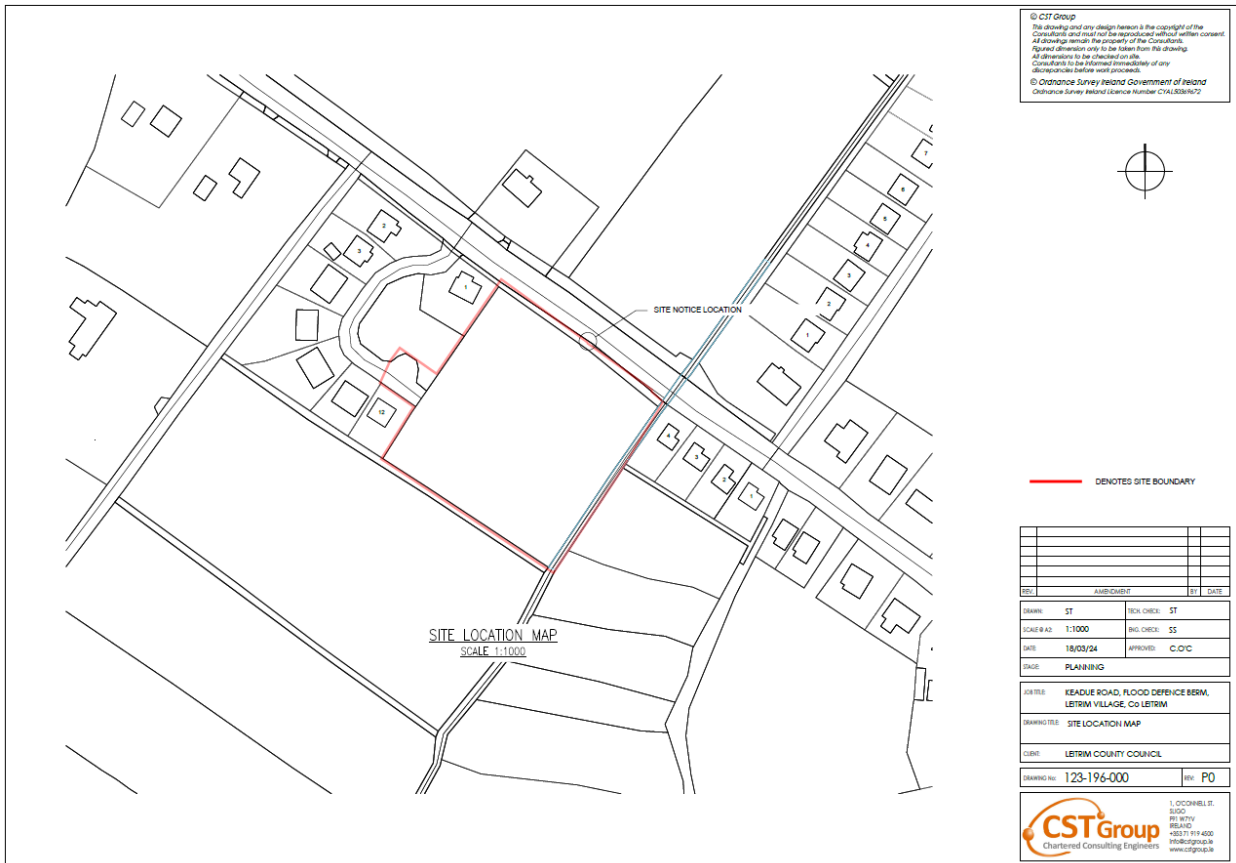


Fig. 1: Location of Proposed Development



Fig. 2: Location of Proposed Development (Aerial Map)

2.0 Public Consultation Process

The project was formally advertised for public consultation between the 20th of March 2024 to the 17th of April 2024. Details of the proposed works were available for inspection during normal office hours at the office of the Planning Authority and also on the Council website. The closing date for submissions was the 1st of May 2024.

3.0 Planning Policy Context

The Leitrim County Development Plan 2023-2029 is the statutory land use plan against which the proposed development shall be assessed against. All relevant policies and objectives which relate to the proposed development are outlined under the heading ‘Planning Policy Context’ of the Briefing Document which accompanies the proposal documentation.

The subject site lies outside the development envelope of the Leitrim Village Land Use Zoning and Objectives Map as presented in Volume III of the Leitrim County Development Plan 2023-2029. The submitted following policies and objectives from the Leitrim County Development Plan 2023-2029 are relevant in the consideration of the proposed scheme:

FRM POL 2 *To ensure that a flood risk assessment is carried out for any development proposal, in accordance with the Planning System and Flood Risk Management (DoEHLG/OPW 2009) and Circular PL2/2014. This assessment shall be appropriate to the scale and nature of risk to the potential development.*

FRM POL 3 *To consult with the OPW in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, and to retain a strip on either side of such channels where required, to facilitate maintenance access thereto. In addition, to*

promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.

FRM POL 5 *To protect the integrity of any formal flood risk management infrastructure, thereby ensuring that any new development does not negatively impact any existing defence infrastructure or compromise any proposed new defence infrastructure.*

FRM POL 6 *To ensure that where flood risk management works take place that the natural, cultural and built heritage, rivers, streams and watercourses are protected and enhanced to the maximum extent possible.*

FRM POL 11 *To require proposals for development to comply with requirements of the Planning System and Flood Risk Assessment Guidelines including providing detailed design specifications as may be required to assess the impact of development.*

- a) *Extensions of existing uses or minor development within flood risk areas shall not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere.*
- b) *Applications for development within Flood Zones A or B, and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works, shall be subject to site specific flood risk assessment. Such assessments shall consider climate change impacts and adaptation measures and shall provide details of structural and non-structural flood risk management measures, to include, but not be limited to specifications of the following:*

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings – with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels. In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings – to mitigate the damage floodwater caused to buildings.

Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings – including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:

- *provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work*
- *coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire and Rescue, Civil Defence and An Garda Síochána through the SFRA; and*
- *awareness of risks and evacuation procedures and the need for family flood plans.*

Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land;
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding;
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.

- c) In Flood Zone C, where the probability of flooding is low (less than 0.1%), site-specific Flood Risk Assessment may be required and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed. The County Development Plan SFRA datasets and the most up to date information on flood risk, including that relating to climate scenarios, should be consulted by prospective applicants for developments in this regard and will be made available to lower-tier Development Management processes in the Council.

FRM POL 13 To require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.

FRM POL 14 To require the undertaking of site-specific flood risk assessments for applications for development on land identified as benefitting land which may be prone to flooding.

Objectives

FRM OBJ 1 To implement and comply fully with the recommendations of the Strategic Flood Risk Assessment prepared as part of this Plan.

FRM OBJ 2 To implement in conjunction with the Office of Public Works the recommendations contained in the Flood Risk Management Plans (FRMP's), including planned investment measures for managing and reducing flood risk, subject to obtaining the necessary planning consent and undertaking the required environmental assessments.

In light of the above specific policies and objectives, it is considered that the proposed development is consistent with the proper planning and sustainable development of the area and is appropriate to the area.

4.0 Submissions/Observations and Responses**4.1 Internal & External Bodies**

The proposal was referred to the following internal sections:

- South Leitrim District Engineer

- Road Design
- Environment

The proposal was referred to the following external bodies:

- Inland Fisheries Ireland

No submissions or observations have been received from the above internal and external bodies.

4.2 Submissions from the General Public

5 no. submissions were received from the general public with regard to this proposed development from the following persons:

- Sharon Conlon
- Helena and Darren Hayes
- Ursula Moore
- Helen and Peter O'Keefe
- Frances Sweeney

Summary of Issues Raised:

The contents of each of the above referenced submissions are very similar and the following provides a summary of the issues raised in the submissions:

- Concerns raised in relation to the potential impact the proposed works will have on residential properties at Drumhierney Manor, which is adjacent to the proposal works and which have experienced flooding and overflowing sewage within the residential estate.
- Concerns raised in relation to the lack of consultation.
- Concerns raised over the extent and volume of water to be kept behind the proposed berm.
- Queries raised as to why the proposal works are based on 2009 flood extent levels and their veracity.
- Queries in relation to proposed measures to raise sewerage system infrastructure to above the flood extent level with concerns raised that once the proposal works are completed the sewerage system/pump servicing Drumhierney Manor estate will be flooded, with a public health and safety risk arising as a result.
- Queries raised as to why an Environmental Impact Assessment has not been undertaken with respect to the proposed works.
- Concerns raised in relation to the noise and frequency of the proposed pumping of waters and clarity required in relation to the mechanism of the proposed culverting and non-return valve.
- Concerns raised in relation to property devaluation.
- Queries as to why the proposed works boundary includes the sewerage system servicing Drumhierney Manor estate when this should be taken in charge and amended regardless of planning for the flood works. Other submissions have queried the current status of the taking in charge process regarding Drumhierney Manor estate.
- Requests the reinstatement of a landscaped boundary between the subject works area and the Drumhierney Manor estate.
- Concerns raised in relation to the extent of site clearance works undertaken and the removal of the field boundary with health and safety concerns expressed in relation to children accessing the lands.

Responses:

In response to concerns raised in relation to the potential impact the proposed works would have on residential properties at Drumhierney Manor estate, the submitted proposal documentation has clearly

identified the need for the proposed temporary flood defence measures in identifying the historical extent and frequency of flood events within the area. The submitted Flood Risk Report, prepared by Ryan Hanley, references the approximate extent of the 2009 peak flood event and reiterates that the subject area at the Keadue Road remains at high flood risk. The report emphasises that the reduction in water levels within the Keadue Road drain floodplain, as a result of the proposed works and the deployment of pumps by Leitrim County Council during a flood event, will not exacerbate flood risk in the Drumhierney Manor Housing Estate or elsewhere on the River Shannon.

The report further states that the proposed changes to flood risk arising from the proposed works have been modelled by Ryan Hanley using the calibrated hydraulic model developed for Leitrim Village Flood Relief Scheme. The model results confirm that the change in water level in the flood plain immediately downstream of the berm would be less than 1mm, and therefore resulting in an imperceptible change in water levels in the River Shannon at Leitrim Village and/or immediately downstream of the proposed works area.

The report concludes by stating that *“the hydrological analysis and hydraulic modelling undertaken as part of the Leitrim Village FRS, it can be concluded that the proposed development will not result in an appreciable increase in flood risk elsewhere in the River Shannon catchment”*.

In response to the concerns raised in relation to a perceived lack of consultation, it is evident from all of the submissions received that a previous consultation between residents of Drumhierney Manor and the Capital Projects Section of Leitrim County Council had taken place in January 2024. Moreover, the Part 8 process, to which this proposed development is subject to, provides for a further public consultation mechanism.

In response to the queries as to why the proposal works are based on 2009 flood extent levels, the proposal works are, in effect, precursor works in advance of the full Flood Relief Scheme for Leitrim Village, with the decision to use the 2009 flood event as the design level for the proposed works given that this event was the historically worst recent flood event documented in the area.

In relation to items raised in the submissions regarding measures to raise the existing sewerage system infrastructure to above the flood extent level, the proposal also provides for the raising of all associated chambers/overflows etc. including electrical wiring on the foul pumping station serving the Drumhierney Manor estate to above the planned defended level of 43.0m.

In response to the queries raised as to why an Environmental Impact Assessment has not been undertaken with respect to the proposed works, the proposed development has been the subject of an Environmental Impact Assessment screening (see Section 5.3 below) which has determined that the proposed scheme would not be likely to have any significant effects on the environment and, accordingly, that the preparation and submission of an Environmental Impact Assessment Report was not required.

The Planning Authority also notes the queries raised in the received submissions as to why the proposed works boundary includes the sewerage system servicing Drumhierney Manor estate when this should be taken in charge and amended regardless of planning for the flood works. As referenced previously, the proposed works also provide for the raising of all associated chambers/overflows etc. including electrical wiring on the foul pumping station serving the Drumhierney Manor estate to above the planned defended level of 43.0m. The Taking in Charge Officer has also confirmed that the process for taking in charge the Drumhierney Manor estate is progressing with the expectation that this process will be completed in Q4 of 2024.

Concerns raised in some submissions regarding the extent of site clearance works undertaken and the removal of the field boundary on site are also noted. In this regard, the Capital Projects Section have advised that the works which are the subject of this Part 8 proposal, were prefaced by emergency works

undertaken by Leitrim County Council in early January 2024 due to concerns relating to elevated water levels on the River Shannon as a result of heavy and persistent rainfall events over the winter months. The emergency works were carried out in reaction to the possibility that the Keadue Road and surrounding area could potentially be inundated with flooding as had been experienced in previous winters.

The nature of the emergency works undertaken comprised of site clearance works along a narrow corridor of approximately 6m from the roadside boundary to facilitate access for the deployment of sand/gravel bags and the provision of a temporary embankment in anticipation of flooding at the time.

Fig. 3 below illustrates the extent of the emergency works undertaken in early January 2024, detailing the extent of site clearance undertaken and the provision of the temporary raised access road to facilitate the deployment of sand/gravel bags for the construction of a temporary embankment.



Fig. 3: Image of emergency temporary works undertaken in January 2024

The Planning Authority is satisfied that these temporary and minor emergency works were undertaken under the provisions of Section 179(6)(b) of the Planning and Development Act 2000, as amended, given the urgency of the situation and the need for immediate action, and did not require any prior Part 8 approval.

The Capital Projects Section has also clarified that the works/materials presently on site (i.e. earthen embankment and sand/gravel bags) will not form part of the scheme proposed under this Part 8 proposal. Should the scheme be approved by Members, these works/materials will be removed and replaced with the proposed temporary berm which will be further back from the roadside boundary and will have a larger footprint and a slightly higher elevation to that currently in place to a design elevation of 43.0m - please refer to Drawing 123-196-001 contained within the proposal documentation.

As regards the site clearance works that have been undertaken elsewhere on the site, i.e. beyond the circa 6m corridor where the emergency temporary works were undertaken by Leitrim County Council in January 2024, the Capital Projects Section has advised that these site clearance works were carried out by the landowner.

The concerns expressed in the submissions received regarding the removal of the landscaped boundary between the subject area and Drumhierney Manor estate are noted. In this regard, the Planning Authority considers the reinstatement of a landscaped boundary appropriate and a condition to this effect is recommended to be attached to any Part 8 approval.

5.0 Assessment

5.1 Policy Assessment

This report has outlined the principal relevant provisions of the Leitrim County Development Plan 2023-2029 as applicable to the consideration of this Part 8 proposal. On the basis of the proposal documentation which were prepared and formed part of the Part 8 application, the Planning Authority is satisfied that the proposed development adheres to and is consistent with the policy framework contained within the statutory development plan. It is not considered that further analysis is required in this regard.

5.2 Appropriate Assessment

Natura 2000 sites are protected habitats for flora and fauna of European importance. They comprise Special Areas of Conservation (SACs), designated under the Habitats Directive and Special Protection Areas (SPAs), designated under the Birds Directive.

The proposal documentation is accompanied by an Appropriate Assessment Screening Report prepared by Ryan Hanley. The submitted AA Screening Report has been prepared in line with best practice guidance and provides a description of the proposed development and an identification of the following European sites within a possible Zone of Influence determined through the Source-Pathway-Receptor model:

Designated Site	Distance from Proposal Site	Potential Interaction
Lough Forbes Complex SAC (Site Code: 001818)	40.1km downstream.	Hydrological connection from the drainage ditch which leads into the Upper Shannon, which flows downstream and passes through three moderately large waterbodies; Lough Corry, Lough Boderg, and Lough Bofin before discharging into the waterbody of Lough Forbes Complex SAC.
Ballykenny-Fisherstown Bog SPA (Site Code: 004101)	40.1km downstream.	Hydrological connection from the drainage ditch which leads into the Upper Shannon, which flows downstream and passes through three moderately large waterbodies; Lough Corry, Lough Boderg, and Lough Bofin before discharging into the waterbody of Ballykenny-Fisherstown Bog SPA.
Clooneen Bog SAC (Site Code: 002348)	39km downstream.	No, owing to distance/lack of hydrological or other connectivity interactions are not likely.

The conclusion of the AA Screening Report is as follows:

“Owing to distance, and lack of ecological connectivity and owing to the nature, size and localised scale of the proposed works, it is concluded that no European site will be impacted by the proposed works at Leitrim Village, Co. Leitrim. Furthermore, no significant impacts will arise as a result of the operational phase of the project.”

Leitrim County Council, as competent authority, in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42 (1) of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, has undertaken an Appropriate Assessment Screening on the proposed development.

The Appropriate Assessment Screening Report has assessed, in view of the best scientific knowledge and the conservation objectives of European Sites, if the proposed works, individually, and in combination with other plans and projects, are likely to have a significant effect on any European site (known as a Natura 2000 site). This report concluded that the works individually, and in combination with other plans and projects, are not likely to have a significant effect on any European site.

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42 (1) of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, Leitrim County Council made a determination that Appropriate Assessment is not required for the proposed development.

5.3 Environmental Impact Assessment

An Environmental Impact Assessment Screening Report, prepared by Ryan Hanley, accompanies the proposal documentation. The submitted Screening Report concludes as follows:

“The project is considered sub-threshold for infrastructural projects: Canalisation and flood relief works, where the immediate contributing sub-catchment of the proposed works, (i.e. the difference between the contributing sub-catchments at the upper and lower extent of the works) would not exceed 100Ha or where more than 2Ha of wetland would not be affected of where the length of river channel on which works are proposed would not be greater than 2km. Section 172 of the Planning & Development Act 2000, as amended, allows a consenting Authority to require EIA where it is of the option that a development (although sub-threshold) is likely to have significant effects on the environment and therefore should be subject to EIAR. On this basis, it is considered that an EIAR would not be required for this project.”

Leitrim County Council, in accordance with the requirements of EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU; the Planning and Development Act 2000, as amended; the Planning and Development Regulations 2001, as amended; and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, undertook an Environmental Impact Assessment Screening in respect of the proposed development.

Leitrim County Council determined that the proposed scheme would not be likely to have any significant effects on the environment and, accordingly, that the preparation and submission of an Environmental Impact Assessment Report was not required.

5.4 Flood Risk Assessment

A Flood Risk Report, prepared by Ryan Haley consultants, accompanies the proposal documentation, and provides an overview of the current flood risk of the area and the changes to this flood risk arising from the proposed works.

The report references the approximate extent of the 2009 peak flood event and reiterates that the area at the Keadue Road remains at high flood risk. The report emphasises that the reduction in water levels within the Keadue Road drain floodplain, as a result of the proposed works and the deployment of pumps by Leitrim County Council during a flood event, will not exacerbate flood risk in the Drumhierney Manor Housing Estate or elsewhere on the River Shannon.

The report further states that the proposed changes to flood risk arising from the proposed works have been modelled by Ryan Hanley using the calibrated hydraulic model developed for Leitrim Village Flood Relief Scheme. The model results confirm that the change in water level in the flood plain immediately downstream of the berm would be less than 1mm, and therefore resulting in an imperceptible change in water levels in the River Shannon at Leitrim Village and/or immediately downstream of the proposed works area.

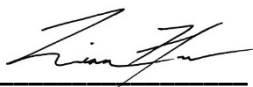
The report concludes by stating that *“the hydrological analysis and hydraulic modelling undertaken as part of the Leitrim Village FRS, it can be concluded that the proposed development will not result in an appreciable increase in flood risk elsewhere in the River Shannon catchment”*.

6.0 Recommendation

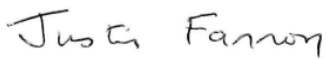
On the basis of the reports which were prepared and formed part of the Part 8 public consultation exercise, the Planning Authority is satisfied that the proposed development adheres to, and is consistent with, the policy framework contained within the statutory Leitrim County Development Plan 2023-2029. The Planning Authority is equally satisfied that the proposed works will not adversely impact upon the local receiving environment and that the development would accord with the proper planning and sustainable development of the area.

Section 179(3) of the Planning and Development Act 2000, as amended, requires the preparation of a report by the Chief Executive of the Local Authority following the placing of the Part 8 application on public display. This report shall culminate in a recommendation *whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report or should not be proceeded with, as the case may be.*

It is recommended that the proposed development be proceeded with as proposed, subject to the inclusion of the attached recommended conditions in Appendix 1.



Liam Flynn
A/Senior Executive Planner
02/05/2024



Justin Fannon
A/Director of Services
02/05/2024

Appendix 1 Schedule of Conditions

1. The development shall be executed generally in accordance with plans, particulars, details and specifications lodged as part of the Part 8 public consultation documentation, save, as is herein under otherwise required or as agreed in writing with the Planning Department prior to the commencement of development.

2. The development shall also provide for the reinstatement of a landscaped boundary between the subject works area and Drumhierney Manor estate in accordance with the Development Management Standards prescribed in Section 13.9.6 – *Soft Landscaping* and Section 13.10.4 – *Boundary Treatments* of the Leitrim County Development Plan 2023-2029.

3. All excavated material shall be disposed of in a proper and environmentally friendly manner. Where appropriate, i.e., if works are being undertaken by an outside contractor, licenses for these works shall be obtained prior to commencement. Details of, and locations of, landfills or sites to be utilised for the disposition of excavated material, shall be submitted to, and agreed in writing, with the Planning Department, following consultation with the Environment Department of Leitrim County Council.