

Submission Details

Submitter

Name	Siobhan Walsh
Address	Cavan, Mohill, Co Leitrim. N41 T29 Mohill Co Leitrim N41T29

RECEIVED: 26/03/2024

Note

TO: LEITRIM COUNTY COUNCIL I am writing as a parent of a child in the Hunt National School in Mohill. It has come to our attention that planning permission is being sought for the construction of '4 no. 1 bed Apartment units at Castle Street, Mohill, Co. Leitrim Part 8', which is immediately adjacent to the Hunt National School. To refresh your memory on Part 8, it comes into being where a Council is proposing to undertake certain developments, such as houses, a branch library, a new fire station, a recycling centre, a stretch of new road longer than 100m in an urban area and longer than one km in a rural area, and any development which exceeds a threshold of €126,000 in cost. In this instance, the proposed development is the conversion and extension of an existing two Storey dwelling into 4 no. 1 bed apartment units, connections to existing public watermain, sewer and surface water drainage services and all ancillary and associated site development works. The proposed development includes works to the exterior of a structure that is located within the Mohill Architectural Conservation Area. Having read and reviewed the documentation pertaining to the application listed above, we as parents of a child attending The Hunt National School, Castle Street, Mohill, have made a number of observations and note serious areas of concern which we wish to bring to your attention:

- From Drawing No. SA23589-PLA-200 it is noted from the first-floor plan that apartment Unit 3 has a balcony which meets the retaining wall on the Hunt School Garden Side of the property. As a parent this poses significant and worrying safeguarding and child protection issues and concerns as tenants would have unlimited visual access to the school's play area, pupils, staff and a resource classroom. (Side North (1) + Rear West (2) views on the Drawings on SA23589-PLA-200)
- From Drawing No's SA23589-PLA-200 & SA23589-PLA-300 it is proposed to screen the access stairwell to apartments 3 & 4 using metal rods with planters. This once again is unsatisfactory as the level of obscurity would be insufficient to prevent visual access to children, staff and the resource classroom of Hunt National School. The screened staircases closest distance to the retaining wall is <1.7 metres.
- Waste Management. It is proposed to install a three-system bin storage system against the retaining wall beside the boundary of the school playground. This will pose concerns regarding vermin, smells and other refuse associated problems. There are 4 apartments in this proposal and only a provision for 3 bins in total on this Plan 8. This does not add up. How will one food bin, one recycling bin and one general waste bin have adequate capacity for four apartments on a two-week waste collection rota?
- From Drawing No's SA23589-PLA-200 & SA23589-PLA-300 it is proposed that apartment Unit 4 will have a rear window and balcony. Once again this has the same issues regarding significant and worrying safeguarding and child protection issues and concerns as tenants in this apartment would have unlimited visual access to the school's play area, pupils and staff. While it is proposed to plant shrubs and native trees to the rear of the proposed development, this proposed natural screen will not hinder or restrict access to children which is totally unacceptable.
- Parking. Currently, parents park on the Water Street side of the school entrance as a Set Down in the morning time and again in the afternoon when picking their children up from school. However, when works identified on the Area A plans of the Mohill Public Realm Improvement Scheme are completed to the Castle Street area outside the Hunt National School, parking spaces will be sorely needed for Set Down/Pick Up for Parents. Parking outside the school will be impacted by the planting of trees on the school side and installation of bollards on the other side of the new single lane street along the river wall. The railed slipway for the school bus is to be removed and a designated BUS STOP allocated. Parking spaces outside the Hunt School and Hall gateway on either side of the newly designated bus stop will be needed. These spaces cannot be utilised for parking for the proposed four apartments as the Health & Safety of our children is at stake.

In relation to application

Application Number	PT8LM92
Applicant Name	Leitrim County Council
Development Address	Castle Street Mohill N/A

RECEIVED: 26/03/2024

RECEIVED: 26/03/2024

RE: Application number PT8LM92

Application title 2024-C-002: Part 8 4 no. 1 bed Apartment units at Castle Street, Mohill, Co. Leitrim

Development Description: The conversion and extension of an existing two storey dwelling into 4 no. 1 bed apartment units, connections to existing public watermain, sewer and surface water drainage services and all ancillary and associated site development works. The proposed development includes works to the exterior of a structure that is located within the Mohill Architectural Conservation Area.

TO: LEITRIM COUNTY COUNCIL

FROM Siobhan Walsh and Timothy Rayment, Cavan, Mohill, Co Leitrim. N41 T209.

DATE: 26th March 2024

I am writing as a parent of a child in the Hunt National School in Mohill. It has come to our attention that planning permission is being sought for the construction of **'4 no. 1 bed Apartment units at Castle Street, Mohill, Co. Leitrim Part 8'**, which is immediately adjacent to the Hunt National School.

To refresh your memory on **Part 8**, it comes into being where a Council is proposing to undertake certain developments, such as houses, a branch library, a new fire station, a recycling centre, a stretch of new road longer than 100m in an urban area and longer than one km in a rural area, and any development which exceeds a threshold of €126,000 in cost.

In this instance, the proposed development is the conversion and extension of an existing two Storey dwelling into **4 no. 1 bed apartment units**, connections to existing public watermain, sewer and surface water drainage services and all ancillary and associated site development works. The proposed development includes works to the exterior of a structure that is located within the Mohill Architectural Conservation Area. Having read and reviewed the documentation pertaining to the application listed above, we as parents of a child attending The Hunt National School, Castle Street, Mohill, have made a number of observations and note serious areas of concern which we wish to bring to your attention:

- From Drawing No. SA23589-PLA-200 it is noted from the first-floor plan that apartment Unit 3 has a balcony which meets the retaining wall on the Hunt School Garden Side of the property. As a parent this poses significant and worrying **safeguarding and child protection issues and concerns as tenants would have unlimited visual access to the school's play area, pupils, staff and a resource classroom.**

(Side North (1) + Rear West (2) views on the Drawings on SA23589-PLA-200)

• From Drawing No's SA23589-PLA-200 & SA23589-PLA-300 it is proposed to screen the access stairwell to apartments 3 & 4 using metal rods with planters. This once again is unsatisfactory as the level of obscurity would be **insufficient to prevent visual access to children, staff and the resource classroom of Hunt National School**. The screened staircases closest distance to the retaining wall is <1.7 metres.

• **Waste Management**. It is proposed to install a three-system bin storage system against the retaining wall beside the boundary of the school playground. This will pose concerns regarding vermin, smells and other refuse associated problems.

There are 4 apartments in this proposal and only a provision for 3 bins in total on this Plan 8. **This does not add up**. How will one food bin, one recycling bin and one general waste bin have adequate capacity for four apartments on a two-week waste collection rota?

• From Drawing No's SA23589-PLA-200 & SA23589-PLA-300 it is proposed that apartment Unit 4 will have a rear window and balcony. Once again this has the same **issues regarding significant and worrying safeguarding and child protection issues and concerns as tenants in this apartment would have unlimited visual access to the school's play area, pupils and staff**.

While it is proposed to plant shrubs and native trees to the rear of the proposed development, **this proposed natural screen will not hinder or restrict access to children which is totally unacceptable**.

• **Parking**. Currently, parents park on the Water Street side of the school entrance as a Set Down in the morning time and again in the afternoon when picking their children up from school. However, when works identified on the Area A plans of the Mohill Public Realm Improvement Scheme are completed to the Castle Street area outside the Hunt National School, **parking spaces will be sorely needed for Set Down/Pick Up for Parents**.

Parking outside the school will be impacted by the planting of trees on the school side and installation of bollards on the other side of the new single lane street along the river wall. The railed slipway for the school bus is to be removed and a designated BUS STOP allocated. **Parking spaces outside the Hunt School and Hall gateway on either side of the newly designated bus stop will be needed. These spaces cannot be utilised for parking for the proposed four apartments as the Health & Safety of our children is at stake**. This is absolutely paramount, on what is a busy fast-flowing one-way street which currently has no speed-reducing measures in place.

Under the Public Realm works that are currently ongoing in Mohill, parking in the Castle Street area from the area outside this Part 8 property to the Main Street junction is being reduced from the current parking allocation of 21 regular spaces, 1 wheelchair accessible space and 1 designated trading bay to 15

regular spaces, of which there would only be 8 total on Thursdays Market trading day.

With a minimal allowance of 1 car space per apartment, where will these cars be accommodated or located? Some of the proposed apartments may have multiple occupants and vehicles.

There is no identified provision for parking in this Part 8's Traffic Report – Page 6. **This report is rather a reflection on current parking levels and not the reduced parking capacity which will affect residents, stakeholders of Hunt National School, commercial traders, businesses and their customers, following completion of Mohill's Public Realm Works.**

Taking into consideration, the reduction in street parking capacity, landscaping, the need to ensure Set Down/Pick Up parking at Hunt National School and finally the reduced street width; the increased demand on parking spaces because of the proposed development in this Part 8 SIMPLY DOES NOT ADD UP.

As parents of children attending The Hunt National School which is adjacent to this proposed development referenced 2024-C-002, the '4 no. 1 bed apartment units on Castle Street, Mohill Part 8' CANNOT PROCEED IN ITS CURRENT PROPOSED FORM.

It is our responsibility as parents to advocate for the safety, health and wellbeing of our children and hence we are lodging our objection to this Part 8 in its entirety and for the Leitrim County Council Planners to develop this property within its existing envelope/building footprint.

I request an acknowledgement of receipt of this objection to the proposed development and confirmation that the development will not proceed as proposed, based upon this submission.

Regards,

Siobhan Walsh and Timothy Rayment

Parents of Georgi Rayment, a pupil at The Hunt National School Mohill