

# Submission Details

## Submitter

Name	Principal Hunt National School
Address	Castle Street Mohill Co. Leitrim N41 XW81
Note	

## In relation to application

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

**Subject: Application No. PT8LM92**

**Application Title: 2024- C-002 – 002**

**'4 no. 1 bed Apartment units at Castle Street, Mohill, Co. Leitrim Part 8'.**

**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:** The **Senior Executive Planner**, Leitrim County Council

**From:** **The Board of Management**, Hunt National School, Castle Street, Mohill, Co. Leitrim.

Having read and reviewed the documentation pertaining to the application listed above, We as a Board of Management of The Hunt National School, Castle Street, Mohill, have made the following 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 Board of Management 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**



