

OBJECTION TO PART 8 DEVELOPMENT AT CASTLE ST, MOHILL

Dated 9 April 2024

TO : HOUSING PART 8 ADMINISTRATORS, with a copy to Planner Bernard Greene. The proposals are :

Project Information Owner Leitrim County Council

Address of Site Castle Street, Mohill, Co. Leitrim Coordinates ITM 608864 , 797013

Map Sheets 1869-06 Site Area 0.0315 Ha Current Zone Mixed Use .

Proposed Development Description: Conversion and extension of an existing two storey building into 2 no. 1 bed apartment units on the ground floor and 2 no. 1 bed Apartment units at the first floor.

The proposed development will consist of alteration to existing internal layout, minor alteration to front northeast elevation, two storey extension to rear southwest , private and public open spaces, covered bicycle parking, bin storages, upgrade of existing footpaths and boundary walls /fence, new pedestrian gate, formation of new connections to existing foul/surface water drainage and existing utilities and all associated site works and services and landscaping at Castle street, Mohill, Co. Leitrim.

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I, Cllr Des Guckian, Derrywillow, Dromod, am objecting to this development for the following reasons:

Personally, I think this is very ill-advised. A lot of people are against it. This derelict house was bought for 150,000 and it would take at least as much again to make it habitable. The 4 apartments will be in a two-storey block which projects well back behind the Hunt N.S. It will be overlooking the Hunt School and its playground. Parents and school management are very concerned that some dangerous odd-bod might be housed in an apartment and pose a danger to the children and to the staff.

PARKING : The taking away of 12 parking spaces from Castle St, under the Public Realm works, is a severe blow as it will mean less parking for teachers, parents and clients of local businesses. At least four parking spaces will be needed for the occupants of the 4 apartments.

ARCHITECTURALLY : The Hunt N.S. , built in the1890s has a special and unique design. Any new “modern” apartments, crushed in beside it, will clash with that design.

HISTORY & ARCHAEOLOGY : This is a very unique place. It is very near the historic Abbey (AD 550) and Mohill Castle (built about 1620). Who knows what valuable archaeological footprints lie at the back of the present derelict house. These will be disturbed if the 4 apartment block is extended well back. I’m thinking of the Bawn (Bó Dún) which each planter had to build around his castle.

For all of the above reasons, I’m saying withdraw any Part 8 from this area. Renovate the house , but do not extend it.

FOOTNOTE : Like other Cllrs, I am surprised by the secrecy employed by officials who did not inform Cllrs of these proposals in advance. This is partly being presented as catering for people with disabilities, but it is the wrong place, so find somewhere else.

Cllr Des Guckian, Derrywillow, Dromod. Ph 0874124725.

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