

# Submission Details

RECEIVED: 18/03/2024

## Submitter

Name	John/Ivy Boddy
Address	Creenagh hse Mohill Co. Leitrim N41FX66
Note	

## In relation to application

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

Application Title: 2024- C-002 – 002

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

Subject: Application No. PT8LM92

RECEIVED: 18/03/2024

Description of Proposed Works: 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.

From: Mr & Mrs John Boddy, Mohill, Co. Leitrim.

To: The Senior Executive Planner, Leitrim County Council

Having read and reviewed the documentation pertaining to the application listed above, We as owners of the adjoining property on Castle Street, Mohill, have made the following observations and note serious areas of concern which We wish to bring to your attention:

- **Kitchen Window Apt. Unit 1:**

From Drawing No. SA23589-PLA-200 it is noted from the ground floor plan that apartment Unit 1 has a High-Level Kitchen window in very close proximity (<2.5 metres) to our ground floor rear window which can be seen in the Rear West (2) drawing. This offers no privacy whatsoever to our property considering that the area outside our window is to be designated as a "PUBLIC OPEN SPACE." The occupants of the proposed four apartments could effectively stand outside the window, a huge invasion of privacy, which is totally unacceptable.

*Suggested possible solution:*

*In order to ensure privacy and security of our property, the highlighted boundary which currently is defined as the rear of our property would have to be relocated a satisfactory distance (>3metres) parallel to the rear of our property and a wall constructed between our private wall and the proposed development. This*

*suggested possible solution would also help to maintain current existing natural light levels in this area of our property.*

RECEIVED: 18/03/2024

- **Site levels at the rear of our adjoining property.**

When our private wall was constructed inside the low-level cavity block boundary wall many years ago, the ground levels in the vicinity of our rear window at the rear of our property were lowered to get the levels closer to our houses DPC. **The proposed development ground levels are higher than our properties DPC. THIS IS NOT ACCEPTABLE and would leave Leitrim County Council responsible for any associated damage caused to our property.**

(Existing Site Layout and levels from the Drawings on SA23589-PLA-100)

*Suggested possible solution:*

*Any new ground works to the rear of our property would have to be below our properties DPC in order to protect from water penetration and resulting damage. The suggested possible solution to the Kitchen Window Apt. Unit 1 issue in italic in point 1 above would also assist with this issue.*

- **Boundary Wall**

It is proposed on the plan to remove an existing low-level cavity block wall that currently forms the boundary with our property. This would enable direct “public access” to our independent private wall and also diminish the level of security that it offers.

*Suggested possible solution:*

*Any such removal would only be acceptable if the wall were to be replaced in its current location by a more modern non cavity rendered construction. We will under no circumstances permit any form of fittings or fixtures, temporary or permanent, to be attached to our private wall or building.*

- **Parking**

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 be accommodated or located? Some of the proposed apartments may have multiple occupants and vehicles.

The parking spaces outside the adjoining Hunt National School identified on the Public Realm Improvement Scheme, Mohill, Area A plans will be needed for Set Down/Pick Up for Parents as the area currently being utilised on Castle Street 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.

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.

The Traffic report also mentions that it was “*observed where shoppers stopped adjacent to market stalls rather than parking within marked parking spaces.*” With the reduction in the width of Castle Street, market customers would have to use whatever spaces are available, further reducing parking capacity. There is no viable alternative parking proposed in this proposed Part 8 plan.

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 owners of an adjoining property to this proposed development referenced 2024-C-002, it is our view that the ‘4 no. 1 bed apartment units on Castle Street, Mohill Part 8’ cannot proceed in its current proposed form.

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

Regards,

Mr & Mrs John Boddy.

RECEIVED: 18/03/2024