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Planning

Application Title: 2024- C-002 – 002

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

Subject: Application No. PT8LM92

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: Mrs Carmel Fitzpatrick, Mohill, Co. Leitrim.

To: The Senior Executive Planner, Leitrim County Council

Having read and reviewed the documentation pertaining to the application listed above, I as owner of property on Main St which backs onto property on Castle Street, Mohill, have made the following observations and note a serious area of concern which I wish to bring to your attention:

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 owner of a property on Main St, where parking has ALSO been greatly reduced the proposed development referenced 2024-C-002 - 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

Carmel Fitzpatrick.