



Leitrim County Development Plan 2023-2029

Proposed Material Alterations to Proposed Variation No. 1



Comhairle
Chontae
Liatroma | Leitrim
County
Council

Table of Contents

1. Introduction.....	2
1.1 Background	2
1.2 Submissions/Observations	2
1.3 How to read the Proposed Material Alterations	3
1.4 Next Steps	3
2. Proposed Material Alterations.....	4
Appendix 1	21

1. Introduction

1.1 Background

The purpose of this document is to help inform and assist the consideration of the Proposed Material Alterations to the Proposed Variation No. 1 of the Leitrim County Development Plan 2023-2029.

Having considered the Proposed Variation No. 1 of the Leitrim County Development Plan 2023 -2029 and the Chief Executive's Report, it was resolved by the Members at a Meeting of Leitrim County Council held on Monday 13th July 2026 to alter the Proposed Variation No. 1 of the Leitrim County Development Plan 2023 -2029, and these alterations constitute a material alteration to the Proposed Variation.

1.2 Submissions/Observations

A copy of the Proposed Material Alterations will be on public display and may be inspected from **Wednesday 5th August 2026** until **Wednesday 2nd September 2026** inclusive (excluding weekends and public holidays) at the following locations during opening hours:

- Planning Department, Leitrim County Council, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim.
- Online at <https://www.leitrim.ie/council/services/planning-building/forward-planning-development/leitrim-county-development-plan/proposed-variation-no-1-of-the-leitrim-county-development-plan-2023-2029/material-alterations-of-the-proposed-variation-no-1-of-the-cdp.html>

Only submissions made in respect of the Proposed Material Alterations and accompanying documents (including submissions relating to the likely significant effects on the environment of implementing the Proposed Material Alterations) will be taken into consideration before the making of the Variation. Submissions in relation to any other aspects of Proposed Variation No. 1 **cannot** be considered at this stage in the process.

Submissions or observations may be made either:

- Online at <https://www.leitrim.ie/council/services/planning-building/forward-planning-development/leitrim-county-development-plan/proposed-variation-no-1-of-the-leitrim-county-development-plan-2023-2029/material-alterations-of-the-proposed-variation-no-1-of-the-cdp.html> ; or
- In writing to:
 - Forward Planning, Planning Department, Leitrim County Council, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim.

(Late submissions, e-mail or faxed submissions cannot be considered)

1.3 How to read the Proposed Material Alterations

The Proposed Material Alterations are referred to as **Proposed Material Alterations No. 1 – No. 15** in Section 2 and are accompanied by associated maps (where relevant) and with changes cross-referenced where appropriate.

The Proposed Amendments to the Leitrim County Development Plan, as originally contained in Variation No. 1, comprised of:

- Text, maps, and figures with ~~red-strikethrough~~ is proposed for deletion.
- Proposed new text is identified in green.
- Text in black is from the CDP as is.

The Proposed Material Alterations comprise of deletions shown with a ~~blue-strikethrough~~. The recommended new text is shown in yellow.

1.4 Next Steps

Following the above public consultation, a Chief Executive's Report will be prepared on the submissions received during the consultation. This Report will be submitted to the Elected Members for their consideration.

Thereafter, a plenary meeting will be scheduled to consider the Proposed Material Alterations (and the associated Environmental Reports) to either make the Variation with or without specific Proposed Material Alterations or refuse to make the Variation.

If the Proposed Variation is made it comes into effect on the day on which it is made.

The approved Variation and an associated public notice will then be published on the Council's website, a newspaper notice will be published, and a copy of the Variation will be sent to the Minister and prescribed bodies.

2. Proposed Material Alterations

Proposed Material Alteration No. 1:

Vol I Chapter 8: Transport

Section 8.7 Promoting Sustainable Mobility

To include the following wording at the end of Section 8.7 '*Promoting Sustainable Mobility*' of the Leitrim County Development Plan 2023-2029:

As part of the preparation of Carrick-on-Shannon Joint Local Area Plan 2025-2031, a Local Transport Plan (LTP) has been developed on behalf of Leitrim and Roscommon County Councils and in conjunction with the National Transport Authority (NTA). The LTP, included here as Appendix XIII, examines existing and proposed transport infrastructure for all modes of transport, including walking and cycling, and provides some insight into existing transport patterns and constraints.

The details associated with new transport infrastructure projects referred to in this Plan and associated LTP, including locations and any associated mapping, that are not already permitted or provided for by existing plans/programmes, etc. are non-binding and indicative. Such new projects shall be subject to feasibility assessment, taking into account the environmental constraints and the objectives of the Plan relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken for such projects where appropriate. Proposed interventions will be required to demonstrate that they are consistent with all relevant legislative requirements.

The implementation of the transport strategies proposed should lead to a significant reduction in private motor vehicle mode share for the study area from 67% in 2022 to 49% in 2042 for all commuting trips. The active travel and public transport share target for all commuting trips is to see an increase from 33% in 2022 to 51% in 2042.

Proposed Material Alteration No. 2:

Vol I Chapter 8: Transport

Section 8.7 Promoting Sustainable Mobility

To revise the wording of Objective MSSM OBJ 1, as stated in Section 8.7 '*Promoting Sustainable Mobility*' of the Leitrim County Development Plan 2023-2029, as follows:

~~To prepare a Local Transport Plan in collaboration with the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Roscommon County Council and other relevant stakeholders for the Key Town of Carrick-on-Shannon and establish specific modal share targets for the town to be incorporated into the forthcoming Carrick-on-Shannon Local Area Plan. This will include devising and implementing an effective monitoring programme for the achievement of the modal share targets contained therein.~~

To progress the delivery of the appropriate measures and interventions as outlined in the Carrick-on-Shannon Local Transport Plan (LTP) on a phased basis and subject to the availability of funding, in order to support the shift towards sustainable travel and transport throughout the joint urban area and to accommodate anticipated transport demand due to planned population growth.

Proposed Material Alteration No. 3:

Vol I Chapter 8: Transport

Section 8.11 Roads

Revise Proposed Amendment no. 9 to include additional wording as follows:

8.11.2.1 ~~N4 Carrick-on-Shannon to Dromod Project~~ Carrick-on-Shannon Bypass and Traffic Management Project

The N4 is particularly critical in terms of wider connectivity, linking the Regional Growth Centres of Sligo to Dublin in addition to the benefit of enhanced regional and national connectivity to the Key Town of Carrick-on-Shannon. The RSES, consistent with National Development Plan investment commitments, seeks to progress the ~~N4 Carrick-on-Shannon to Dromod~~ Carrick-on-Shannon Bypass and Traffic Management Project scheme through pre-appraisal and early planning and shall thereafter proceed to construction and be delivered to an appropriate level of service within the lifetime of the RSES. The development of a transportation solution to the existing congestion experienced in Carrick-on-Shannon on the national and regional road network is a critical element in the Transportation Strategy being pursued by this Council. A solution is needed to address transportation issues which include congestion on the main routes approaching and, within the town centre. This ~~will be~~ is further developed in a the Local Transport Plan ~~to be~~ that has been prepared in tandem with the ~~Carrick-on-Shannon/Cortober Local Area Plan~~ Carrick-on-Shannon JLAP which shall seeks to maximise the consideration of opportunities to improve public transportation options and improved non-motorised modal shift.

~~Details on the Preferred Transport Solution were announced in May 2022 comprising of the following components: (1) Active Travel Component (2) Public Transport Component (3) Demand Management Measures and (4) a Road Component.~~

The non-road components advocate improvements to the walking and cycling infrastructure within Carrick-on-Shannon and Cortober, in addition to enhancements to local bus services and specific interventions to control demand and reduce trips, all of which would support an increase in sustainable trip making. This, in turn, could lead to a reduction in traffic levels and congestion in the town.

The road component of the Preferred Transport Solution includes the development of a new urban street in Carrick-on-Shannon, linking the Castlecara Road just south of St. Mary's GAA club to the Leitrim Road (R280) north of Lis Cara housing development, in addition to a Preferred Option Corridor in which the existing road infrastructure can be upgraded or new infrastructure can be built. The corridor deviates from the existing N4 to the west of Cortober, Co. Roscommon where it progresses off-line south of the existing N4, north of the Dublin-Sligo railway line. The corridor progresses east, crossing the R368 and subsequently crossing the River Shannon in the townland of Cordrehid on the Cortober side of the River Shannon over to the townland of Attirory on the Carrick-on-Shannon side of the River Shannon. ~~The corridor joins the existing N4 again in the townland of Lisseeghan. The corridor then progresses eastwards along the line of the existing N4 and ceases in the townland of Faulties, as announced in May 2022.~~

It should be noted that the 'Carrick-on-Shannon Bypass and Traffic Management Project' citation within the National Development Plan Investment Objective remains 'N4 Carrick-on-Shannon to Dromod Scheme'.

TRAN OBJ 3 To progress and develop, with the support and co-operation of Transport Infrastructure Ireland (TII), the following schemes:

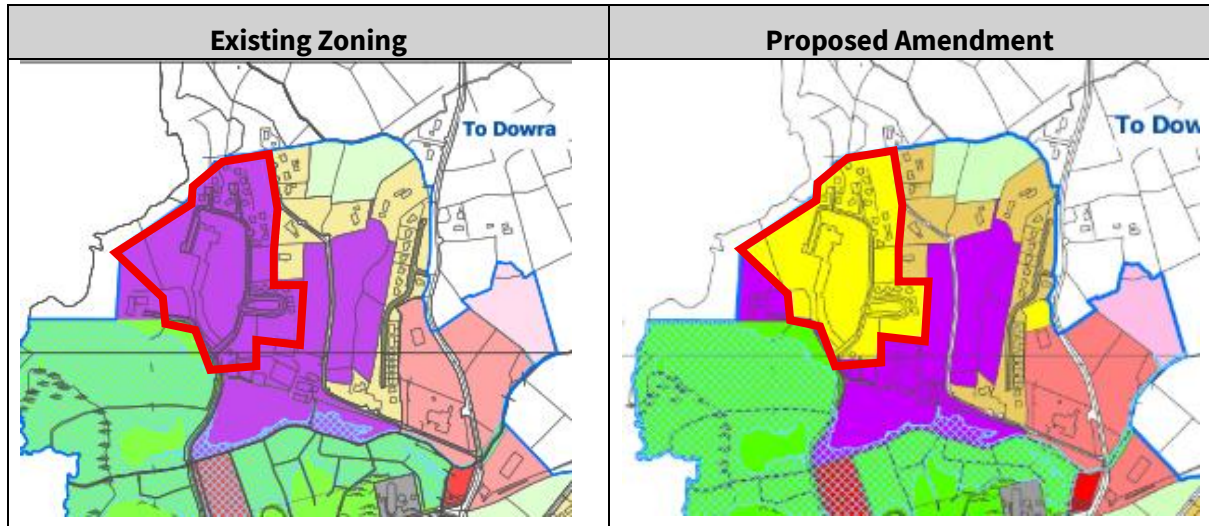
- i. ~~N4 Carrick-on-Shannon to Dromod Project from Faulties townland to Drumharlow townland in Co. Roscommon~~ Carrick-on-Shannon Bypass and Traffic Management Project (in conjunction with Roscommon County Council)
- ii. N16 upgrades at Drummahan and Munakill
- iii. To continue the programme of further upgrades to deficient sections of the N16 route through the county

Proposed Material Alteration No. 4:

Vol III Book of Maps

Settlement: Drumshanbo

To change the land use objective of lands in the townland of Corrachuill, Drumshanbo from ‘*Tourism Related Development*’ to ‘*New Residential*’.

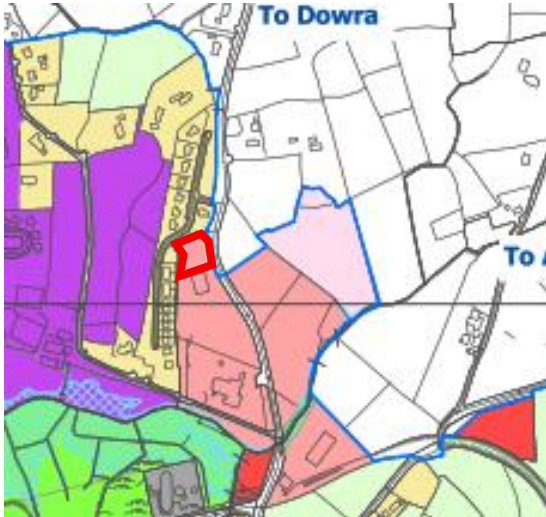
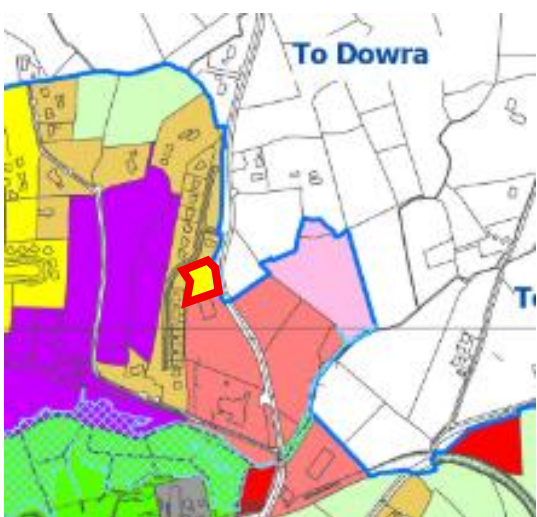


Proposed Material Alteration No. 5:

Vol III Book of Maps

Settlement: Drumshanbo

To change the land use objective of lands in the townland of Corlough, Drumshanbo from ‘*Enterprise and Employment*’ to ‘*New Residential*’.

Existing Zoning	Proposed Amendment
	

Proposed Material Alteration No. 6:

Vol III Book of Maps

Settlement: Manorhamilton

To change the land use objective of lands in the townland of Clooneen, Manorhamilton from 'New Residential-Low Density' to 'New Residential'.

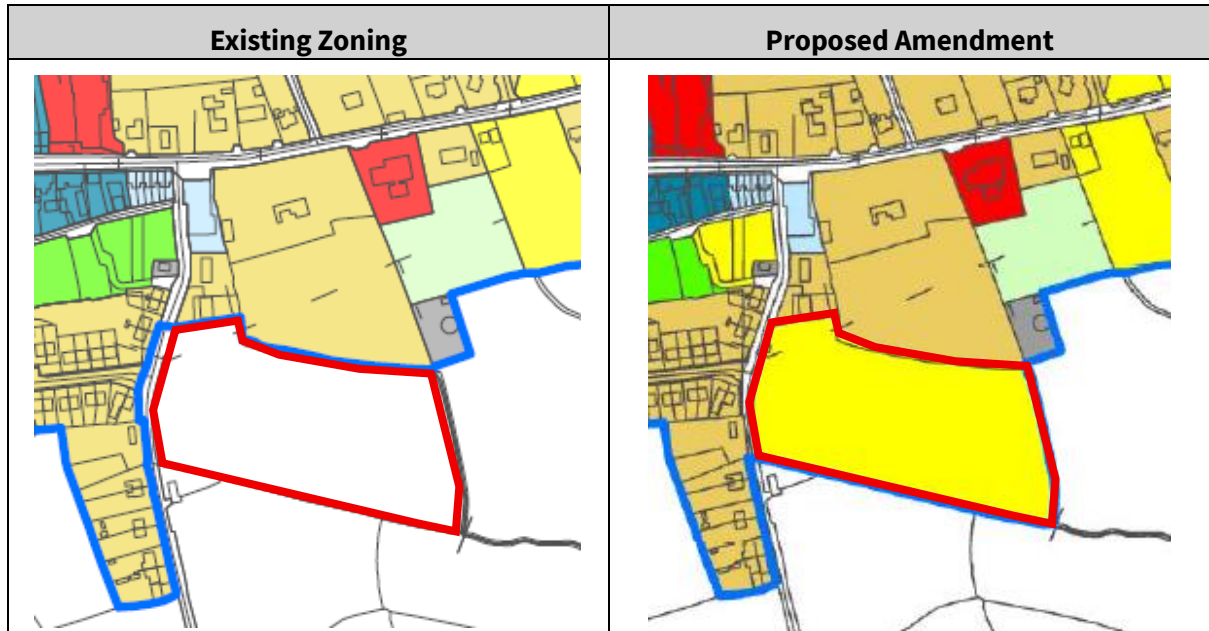
Existing Zoning	Proposed Amendment
	

Proposed Material Alteration No. 7:

Vol III Book of Maps

Settlement: Carrigallen

To zone additional lands as '*New Residential*' land use zoning objectives in the townland of Clooncorick, Carrigallen.

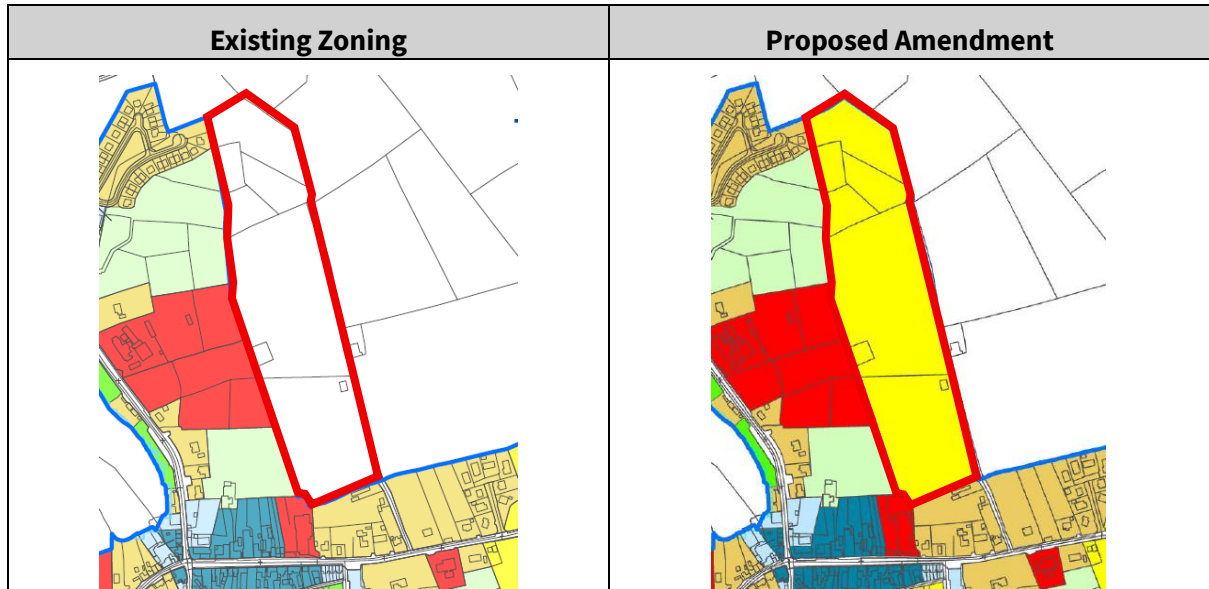


Proposed Material Alteration No. 8:

Vol III Book of Maps

Settlement: Carrigallen

To zone additional lands as ‘*New Residential*’ land use zoning objectives in the townland of Clooncorick, Carrigallen.

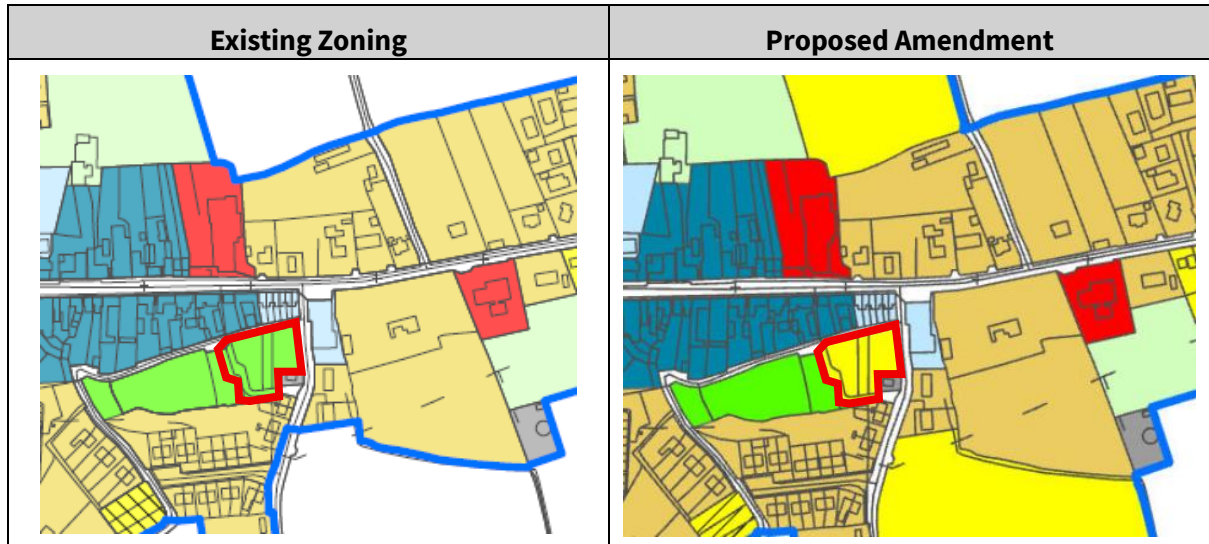


Proposed Material Alteration No. 9:

Vol III Book of Maps

Settlement: Carrigallen

To change the land use objective of lands in the townland of Clooncorick, Carrigallen from ‘*Open Space*’ to ‘*New Residential*’.

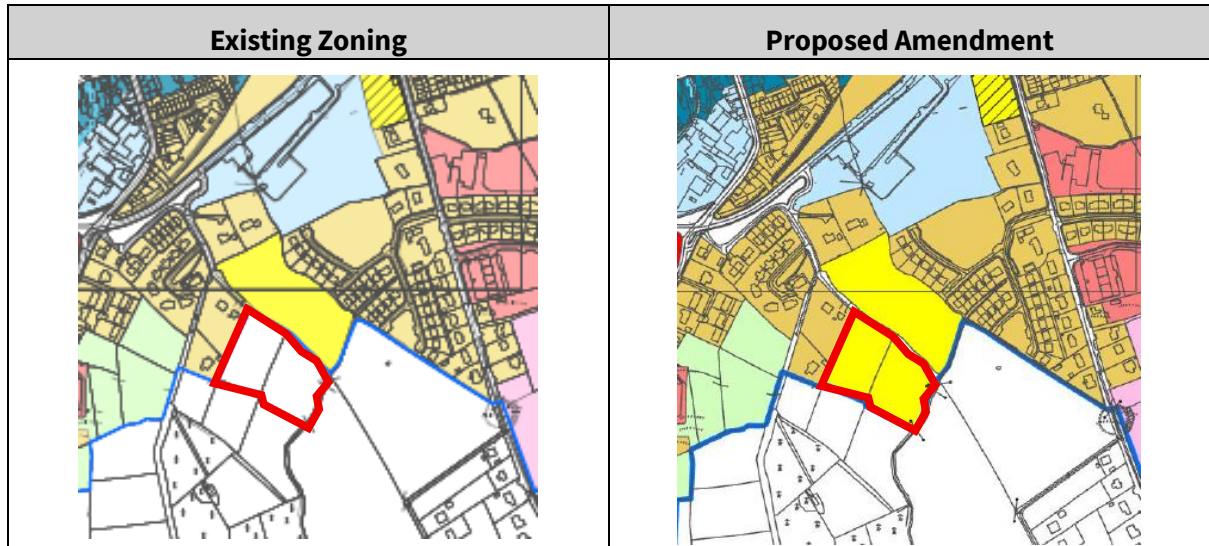


Proposed Material Alteration No. 10:

Vol III Book of Maps

Settlement: Ballinamore

To zone additional lands as '*New Residential*' land use zoning objectives in the townland of Tully, Ballinamore.



Proposed Material Alteration No. 11:

Settlement Capacity Report

Section 1.2 Uisce Éireann Capacity Registers

To include the following wording in Section 1.2 '*Uisce Éireann Capacity Registers*' of the Settlement Capacity Report published as part of the proposed Variation:

It should be noted that the figures included in the Uisce Éireann Capacity Reports are dynamic and subject to change.

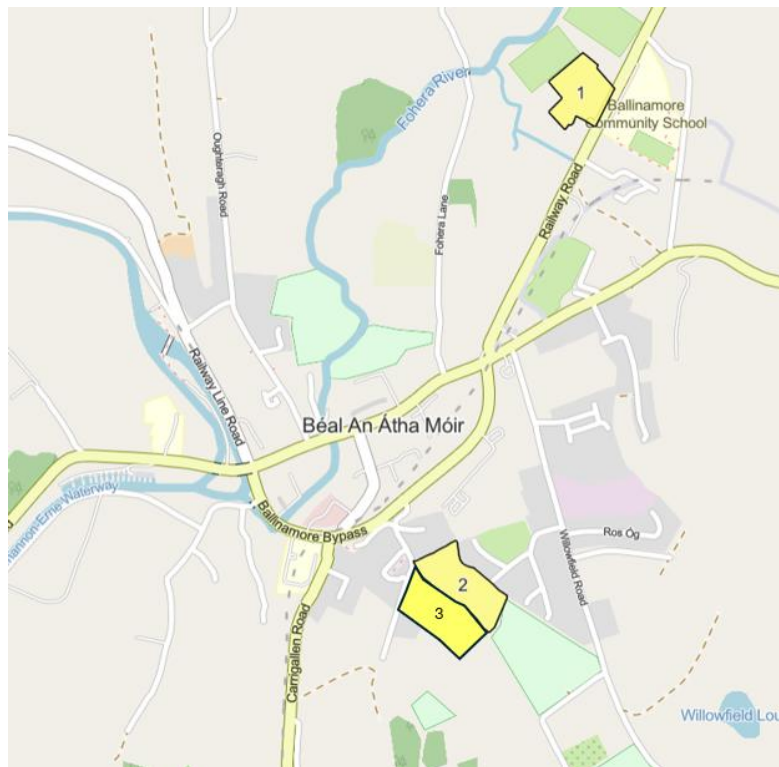
Proposed Material Alteration No. 12:

Settlement Capacity Report

Settlement: Ballinamore

To revise Section 3.5 *Sites identified for new residential development* to reflect Proposed Material Alteration No. 10

“3.5 Sites identified for new residential development



3

Site ID	Road Access	Footpath	Public Lighting	Foul Sewer	Water Supply
1	✓	▲	✓	✓	✓
2	▲	▲	▲	▲	✓
3	✗	✗	✗	▲	✓

✓ - Available, ✗ - Not Available, ▲ - Can be provided within the lifetime of the Plan or as part of a development proposal”

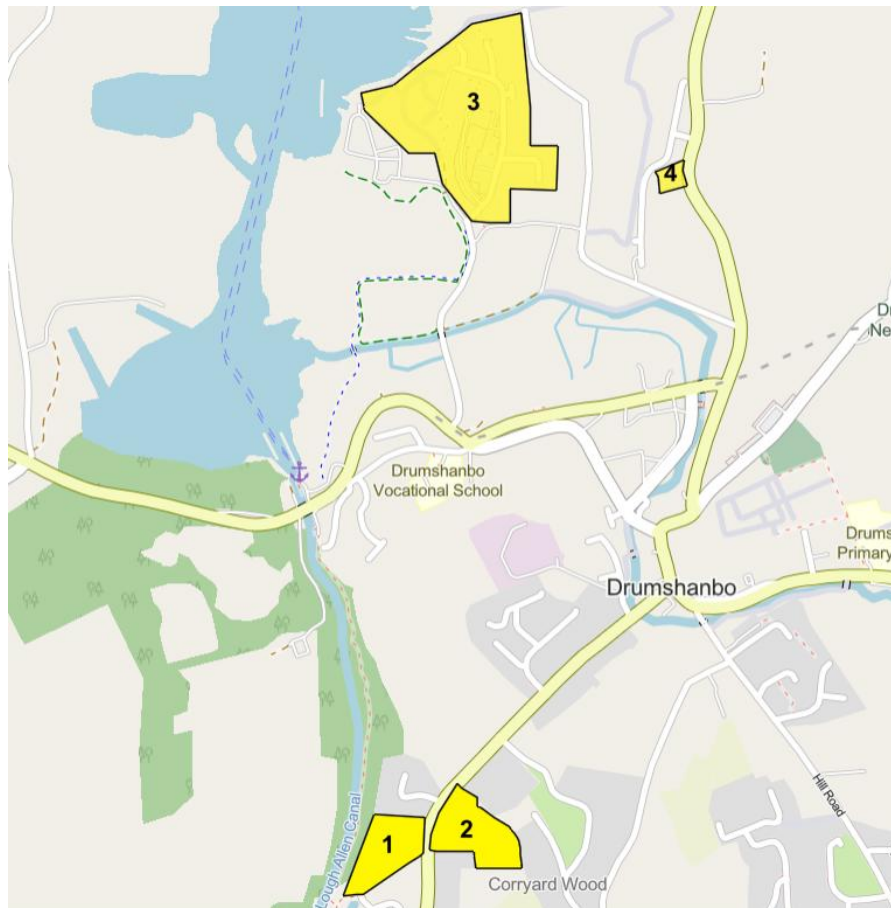
Proposed Material Alteration No. 13:

Settlement Capacity Report

Settlement: Drumshanbo

To revise Section 6.5 *Sites identified for new residential development*, to reflect Proposed Material Alterations No. 4 and No. 5.

6.5 Sites identified for new residential development



Site ID	Road Access	Footpath	Public Lighting	Foul Sewer	Water Supply
1	✓	✓	✓	✓	✗
2	✓	✓	✓	✓	✗
3	✓	✓	✓	✓	✗
4	✓	✓	✓	✓	✗

✓ - Available, ✗ - Not Available, ✗ - Can be provided within the lifetime of the Plan or as part of a development proposal

Proposed Material Alteration No. 14:

Settlement Capacity Report

Settlement: Carrigallen

To insert the following Section into the Settlement Capacity Report to reflect Proposed Material Alterations No. 7, No.8 and No. 9.

10. Carrigallen

10.1 Capacity of the Wastewater Treatment Plan

WWTP Capacity (PE)	Current Load	Estimated Spare Capacity (PE)
600	784	-

The capacity register published by Uisce Éireann in April 2026 show that there is no spare capacity in the wastewater treatment plant. The capacity register shows the current project completion year as “Post RC4”. Revenue Control Period 4 (RC4), runs from 2025 to 2029.

10.2 10-Year Water Supply Capacity Register

Water Resource Zone Name	Current Population (CSO 2022) Load	Target Settlement Population 2034	Indication of capacity available to support 2034 population targets
Carrick-on-Shannon	466	661	Potential Capacity Available – LoS improvement required

The 10-Year Water Supply Capacity Register published by Uisce Éireann in April 2026 show that there is potential capacity available but that there is a Level of Service (LoS) improvement required.

10.3 Broadband Services – Fixed and Mobile

Based on information obtained from Comreg, ([Broadband Checker | Commission for Communications Regulation](#)) the town is served by Fibre broadband with a broadband speed of 5,000 Mbps available from the network provider Open Eir. which also provide a Part-Fibre broadband with a broadband speed of 28.9 Mbps.

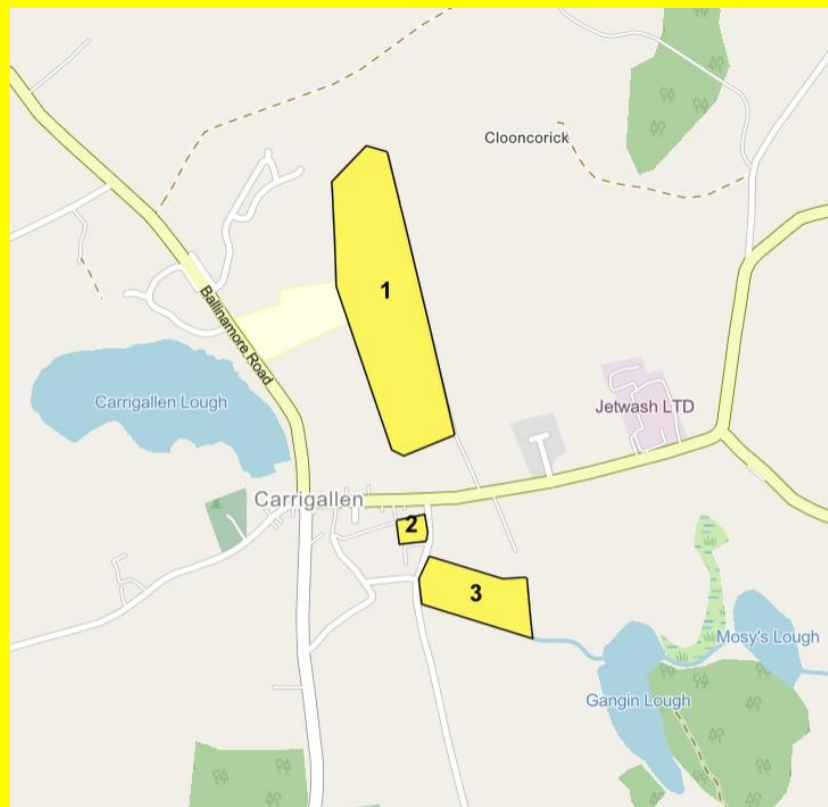
5G mobile broadband service is available with multiple service providers some of which are providing very good coverage.

10.4 Roads and Public Transport Capacity

Carrigallen is served by the R201 regional road.

The village is served by the No.573 Drumshanbo to Carrigallen Local Link bus and by the No. 462 to Sligo and Ballinamore, No. 464 to Enniskillen via Ballinamore and No. 465 to Cavan Town via Killeshandra Bus Éireann service.

10.5 Sites identified for new residential development



Site ID	Road Access	Footpath	Public Lighting	Foul Sewer	Water Supply
1	✗	✗	✗	✗	✗
2	✓	✗	✓	✗	✓
3	✓	✓	✓	✗	✓

✓ - Available, ✗ - Not Available, ⚠ - Can be provided within the lifetime of the Plan or as part of a development proposal

Proposed Material Alteration No. 15:

Appendix XIII Carrick-on-Shannon Local Transport Plan	
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To include the Carrick-on-Shannon Local Transport Plan, which was prepared as part of the Carrick-on-Shannon Joint Local Area Plan 2025-2031, into the Leitrim County Development Plan 2023-2029 as Appendix XIII.

Appendix 1

The table below is shown for ease of reference between the proposed Material Alterations and the Chief Executive's Report on the submissions received on the Proposed Variation No. 1 of the Leitrim County Development Plan 2023-2029. Shading identifies proposed Material Alterations arising from a motion from an Elected Member at the Council meeting on the 13th July 2026.

Proposed Material Alteration No.	Chief Executive's Recommendation no.
1	2
2	3
3	5
4	6
5	7
6	8
7	
8	
9	
10	
11	4
12	
13	6 and 7
14	
15	1



Leitrim County Development Plan 2023-2029

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