



# Leitrim County Development Plan 2023-2029

## Proposed Variation No.1

### Settlement Capacity Report



Comhairle  
Chontae  
Liatroma | Leitrim  
County  
Council

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# 1. Introduction

## 1.1 Purpose of the Report

Appendix 3 of The National Planning Framework (NPF) sets out a two-tier approach to land zoning. Tier 1 comprising of lands that are able to connect to existing development services and for which there is available service capacity and so can accommodate new development and Tier 2 comprising of lands that are not currently sufficiently serviced to support new development but which have the potential to become fully serviced within the lifetime of the plan i.e. the lands that are currently constrained due to the need to deliver some or all development services required to support new development.

This report sets out the sites identified for new residential development with respect to the availability of key infrastructure to ensure that these lands are developable over the lifetime of the plan.

## 1.2 Uisce Éireann Capacity Registers

It is important to note the Capacity Registers published by Uisce Éireann in August 2025 in this regard. These Registers outline the capacity for Wastewater Treatment and Water Supply in each of the settlements in the county. Of the settlements with residential land use zoning objectives Carrigallen and Leitrim Village have been identified as having no capacity available (Red) in terms of Wastewater Treatment. Mohill and Drumshanbo have been identified as having potential capacity (Amber) dependent on any additional load not resulting in a significant breach of the combined approach as set out in Regulation 43 of the Wastewater Discharge (Authorisation) Regulations 2007.

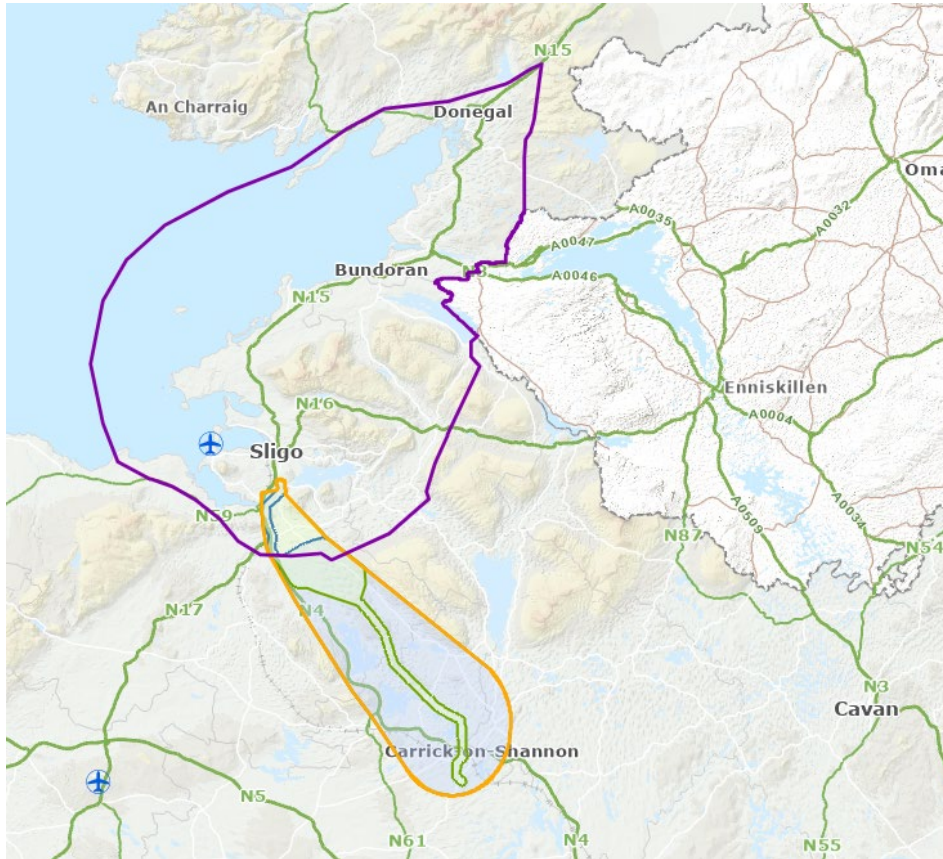
The Capacity for Water Supply in the county has identified all settlements serviced by the Carrick-on-Shannon Water Treatment Plant as having potential capacity (Amber) only. These settlements are Carrick-on-Shannon, Ballinamore, Drumshanbo, Mohill, Carrigallen, Dromod, Drumsna and Leitrim Village.

## 1.3 Energy Infrastructure

As part of the National Development Plan, a €3.5 billion investment in Ireland's electricity grid infrastructure (2026-2030) was approved in July 2025. This represents the largest single investment in the country's electricity network in its history. This investment will strengthen Ireland's energy security, support economic growth and accelerate the transition to renewable energy and is expected will benefit the towns and villages in Leitrim.

Currently the main energy infrastructure project underway in the County is the EirGrid '*Powering Up the North West*' grid upgrade project and the public consultation process just recently concluded. The next phase of the project will be to identify a final route corridor for the project. The proposed upgrade will involve two new 220kV circuits in counties Roscommon, Sligo, Leitrim and Donegal. The first will run from Srananagh in Co. Sligo to Clogher in Co. Donegal (study area outlined in purple on the map below). The second will run from Flagford in Co. Roscommon to Srananagh in Co. Sligo (study area outlined in orange below) and will involve a partial replacement of the existing 110kV

circuit between Flagford substation in Roscommon and Sligo substation with a new 220kV circuit, and the connection of this circuit into the Srananagh substation with new 220kV and 110kV circuits. 'Powering Up the North West' is a proposed programme of works designed to enable the integration of more renewable energy sources into the grid which will also enable higher electricity demand to be supplied to the Northwest in the future. This will help drive economic growth and development across the region.



Map 1: Constraints map of study area for the Powering Up the Northwest grid upgrade project. Source: Eirgrid

## 2. Carrick-on-Shannon

### 2.1 Capacity of the Wastewater Treatment Plant

WWTP Capacity (PE)	Current Load	Estimated Spare Capacity (PE)
11,500	6,369	5,131

The capacity register published by Uisce Éireann in August 2025 show that there is an estimated spare capacity of 5,131 PE in the wastewater treatment plant.

### 2.2 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	4,581	6,301	Potential Capacity Available – LoS improvement required

The 10-Year Water Supply Capacity Register published by Uisce Éireann in August 2025 show that there is potential capacity available but that there is a Level of Service (LoS) improvement required.

### 2.3 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. Other network providers (SIRO) provide Fibre broadband with a broadband speed of 2,000 Mbps. Open Eir also provide a Part-Fibre broadband of 68 Mbps.

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

### 2.4 Roads and Public Transport Capacity

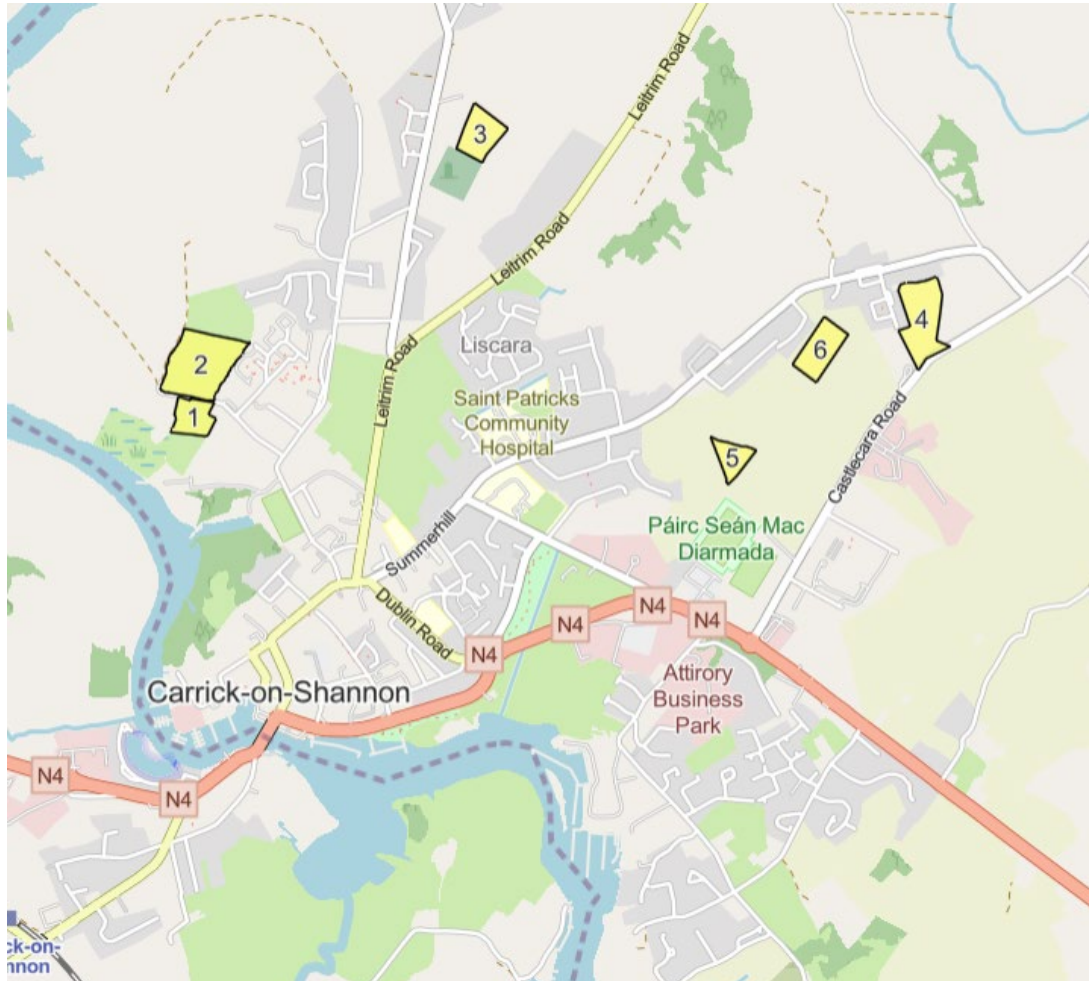
The N4 is a national primary route and the runs through Carrick-on-Shannon and is the main Dublin to Sligo national route.

Regional roads include the R370 and R368, which provide a connection to the N61, west of Cortober. The R280 is a regional road that provides a connection between Carrick-on-Shannon and Leitrim Village.

From a public transport point of view, Carrick-on-Shannon is served by an interurban service between Dublin and Sligo as well as Local Link routes providing regular local bus services between Carrick-on-Shannon and Ballinamore as well as Drumshanbo, stopping at other villages along the route.

Carrick-on-Shannon train station is located in Cortober, approximately 1km from the town centre. Rail services operate along the Sligo-Dublin line stop at the station, with seven rail services per day stopping in both directions on weekdays, reducing to six services on Saturdays and five on Sundays.

## 2.5 Sites identified for new residential development



Site ID	Road Access	Footpath	Public Lighting	Foul Sewer	Water Supply
1	✓	▲	▲	▲	▲
2	✓	▲	▲	▲	▲
3	▲	▲	✓	✓	✓
4	✓	✓	✓	✓	✓
5	▲	✓	✓	✓	✓
6	▲	✓	✓	✓	✓

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

# 3. Ballinamore

## 3.1 Capacity of the Wastewater Treatment Plant

WWTP Capacity (PE)	Current Load	Estimated Spare Capacity (PE)
2,000	1,729	271

The capacity register published by Uisce Éireann in August 2025 show that there is an estimated spare capacity of 271 PE in the wastewater treatment plant.

## 3.2 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	1,121	1,606	Potential Capacity Available – LoS improvement required

The 10-Year Water Supply Capacity Register published by Uisce Éireann in August 2025 show that there is potential capacity available but that there is a Level of Service (LoS) improvement required.

## 3.3 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 operator Open Eir.

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

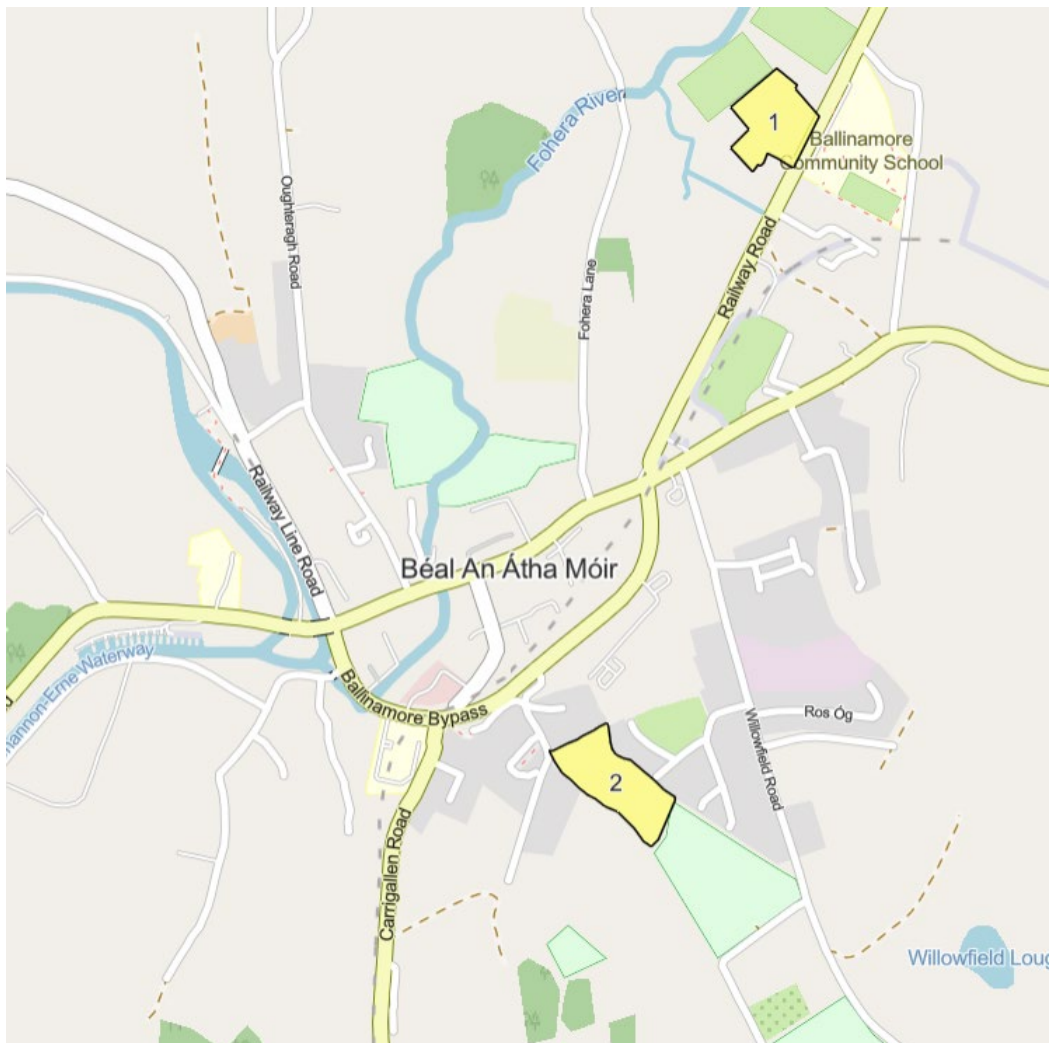
## 3.4 Roads and Public Transport Capacity

The town of Ballinamore is located at a busy intersection on the regional roads network with the R.199, R.202 and R.204 converging on the town.

From a public transport point of view numerous Local Link buses serve the town, providing connections to Swanlinbar in Co. Cavan and Carrick on Shannon (No.564), to Sligo (No. 572) and to Cavan (No.929).

Ballinamore is also served by a number of Bus Éireann buses connecting the town to Carrigallen, Enniskillen and Mohill (N.464) and to Sligo, Carrigallen and Dromahair (No. 462). Ballinamore is further served by the following Westlink Coaches; NG05 Ballinamore – Galway and UL06 Drumshanbo – Limerick.

### 3.5 Sites identified for new residential development



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

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

# 4. Manorhamilton

## 4.1 Capacity of the Wastewater Treatment Plant

WWTP Capacity (PE)	Current Load	Estimated Spare Capacity (PE)
2,600	2,366	234

The capacity register published by Uisce Éireann in August 2025 show that there is an estimated spare capacity of 234 PE in the wastewater treatment plant.

## 4.2 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
North Leitrim Regional Water Supply	1,655	2,140	Capacity Available

The 10-Year Water Supply Capacity Register published by Uisce Éireann in August 2025 show that there is capacity available to meet the 2034 targets.

## 4.3 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 operator Open Eir who also provide a Part-Fibre broadband with a broadband speed of 72.25 Mbps.

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

## 4.4 Roads and Public Transport Capacity

Manorhamilton is positioned as a key focal point on the regional and local road network with its location on the N.16 national primary route intersecting with the strategic R.280 which traverses the length of the county.

Local Link bus services provide connections to Kinlough and Sligo (No. 11320), Ballyshannon, Co. Donegal (No.983), and Carrick on Shannon (No. 567). Bus Éireann also provide a bus service that connects the town to Sligo, Glenfarne and Rossinver (No.470) and to Enniscrone, Co. Sligo, Ballina, Co. Mayo and Enniskillen Co. Fermanagh (No.458).

#### 4.5 Sites identified for new residential development



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

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

# 5. Dromahair

## 5.1 Capacity of the Wastewater Treatment Plan

WWTP Capacity (PE)	Current Load	Estimated Spare Capacity (PE)
2,200	1,348	852

The capacity register published by Uisce Éireann in August 2025 show that there is an estimated spare capacity of 852 PE in the wastewater treatment plant.

## 5.2 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
North Leitrim Regional Water Supply	933	1,173	Capacity Available

The 10-Year Water Supply Capacity Register published by Uisce Éireann in August 2025 show that there is capacity available to meet the 2034 targets.

## 5.3 Broadband Services- Fixed and Mobile

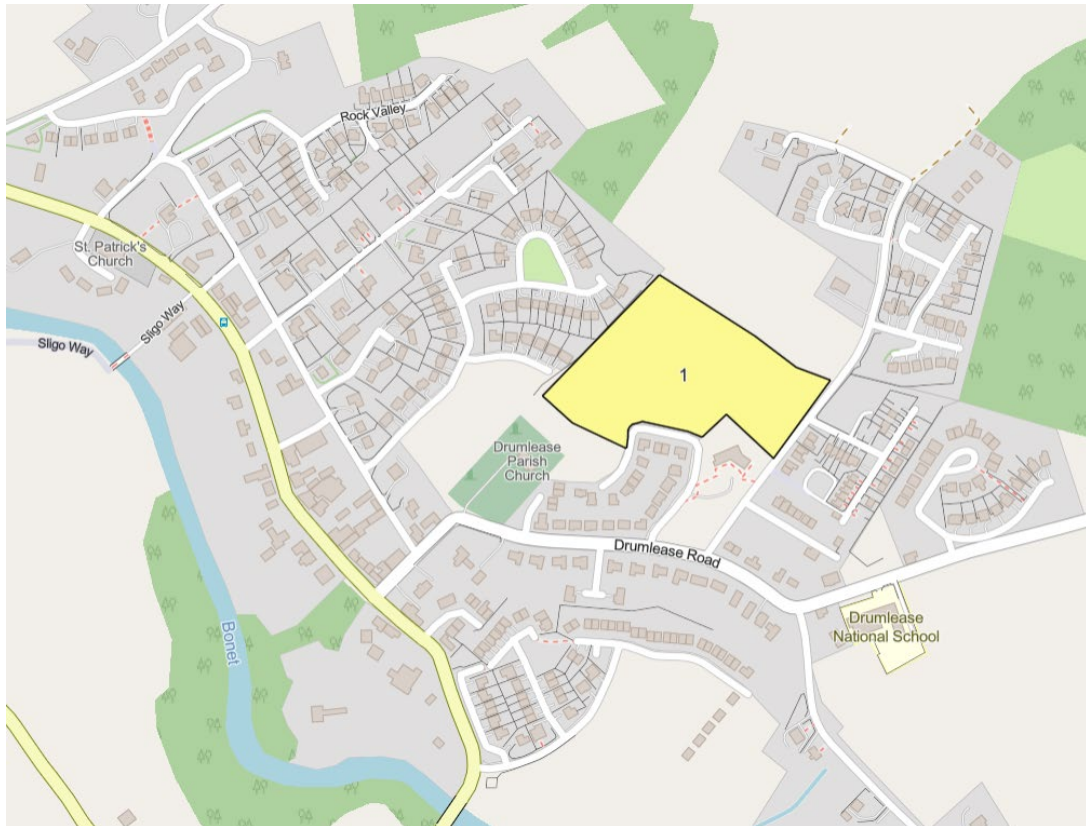
Based on information obtained from Comreg, ([Broadband Checker | Commission for Communications Regulation](#)) the town is served by Fibre broadband with a broadband speed of 5,000 Mbps available from the network operator Open Eir. A Part-Fibre broadband is also available from Open Eir with a broadband speed of 68Mbps. 5G mobile broadband service is available with multiple service providers some of which are providing good coverage.

## 5.4 Roads and Public Transport Capacity

Dromahair serves as a key focal point of the regional and local road network with the intersection of the R.288 (Dromahair to Sligo) and the R.287 (leading onto the R.280 Kinlough to Carrick on Shannon route).

The town is well by Local Link buses; No.563 Dromahaire to Sligo, No. 566 Dowra to Sligo and No. 567 Carrick on Shannon to Manorhamilton. The town is also well served by Bus Éireann with the No. 462 Carrigallen – Ballinamore – Sligo, the No.469 Sligo-Drumkeeran-Longford and the No. 470 Sligo-Glenfarne-Rossinver all stopping Dromahair.

## 5.5 Sites identified for new residential development



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

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

# 6. Drumshanbo

## 6.1 Capacity of the Wastewater Treatment Plan

WWTP Capacity (PE)	Current Load	Estimated Spare Capacity (PE)
4,000	2,004	1,996

The capacity register published by Uisce Éireann in August 2025 show that there is an estimated spare capacity of 1,996 PE in the wastewater treatment plant. The register classifies Drumshanbo as ‘Amber’ however and outlines that there is potential spare capacity available. Potential availability of capacity in this case would be dependent on any additional load not resulting in a significant breach of the combined approach as set out in Regulation 43 of the Wastewater Discharge (Authorisation) Regulations 2007.

## 6.2 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	1,042	1,282	Potential Capacity Available – LoS improvement required

The 10-Year Water Supply Capacity Register published by Uisce Éireann in August 2025 show that there is potential capacity available but that there is a Level of Service (LoS) improvement required.

## 6.3 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.

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

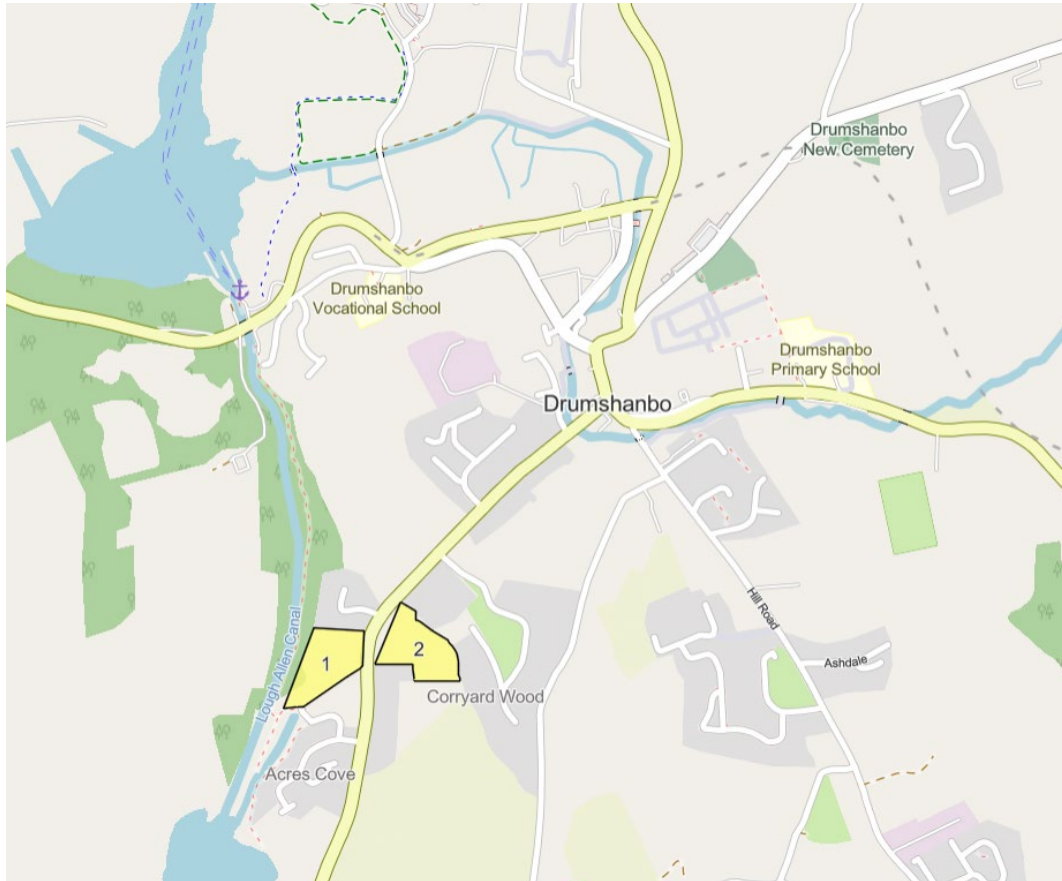
## 6.4 Roads and Public Transport Capacity

Drumshanbo is strategically located at a hinge point between north and south Leitrim. The town is positioned at a key focal point of the regional and local road network, serving as an intersection to the R.207 route and the R.208 which also joins with the critical R.280 route which traverses the county north to south.

The town is served by numerous Local Link buses connecting the town to Carrick on Shannon and Manorhamilton (No.567), to Arigna and Boyle (No.571), Sligo and Ballinamore (No.572) and Dowra (No.11319). Bus Éireann provides buses connecting Drumshanbo to Sligo and Longford (No.469)

and to Carrigallen and Dromahair (No.462). The town is further served by Westlink Coaches, connecting the town to Ballinamore and Galway, (NG05), Drumshanbo and Limerick (UL06) and Sligo (449).

### 6.5 Sites identified for new residential development



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

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

# 7. Mohill

## 7.1 Capacity of the Wastewater Treatment Plan

WWTP Capacity (PE)	Current Load	Estimated Spare Capacity (PE)
1,800	1,500	326

The capacity register published by Uisce Éireann in August 2025 show that there is an estimated spare capacity of 326 PE in the wastewater treatment plant. The register classifies Mohill as ‘Amber’ however and outlines that there is potential spare capacity available. Potential availability of capacity in this case would be dependent on any additional load not resulting in a significant breach of the combined approach as set out in Regulation 43 of the Wastewater Discharge (Authorisation) Regulations 2007.

## 7.2 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	956	1,196	Potential Capacity Available – LoS improvement required

The 10-Year Water Supply Capacity Register published by Uisce Éireann in August 2025 show that there is potential capacity available but that there is a Level of Service (LoS) improvement required.

## 7.3 Broadband Services – Fixed and Mobile

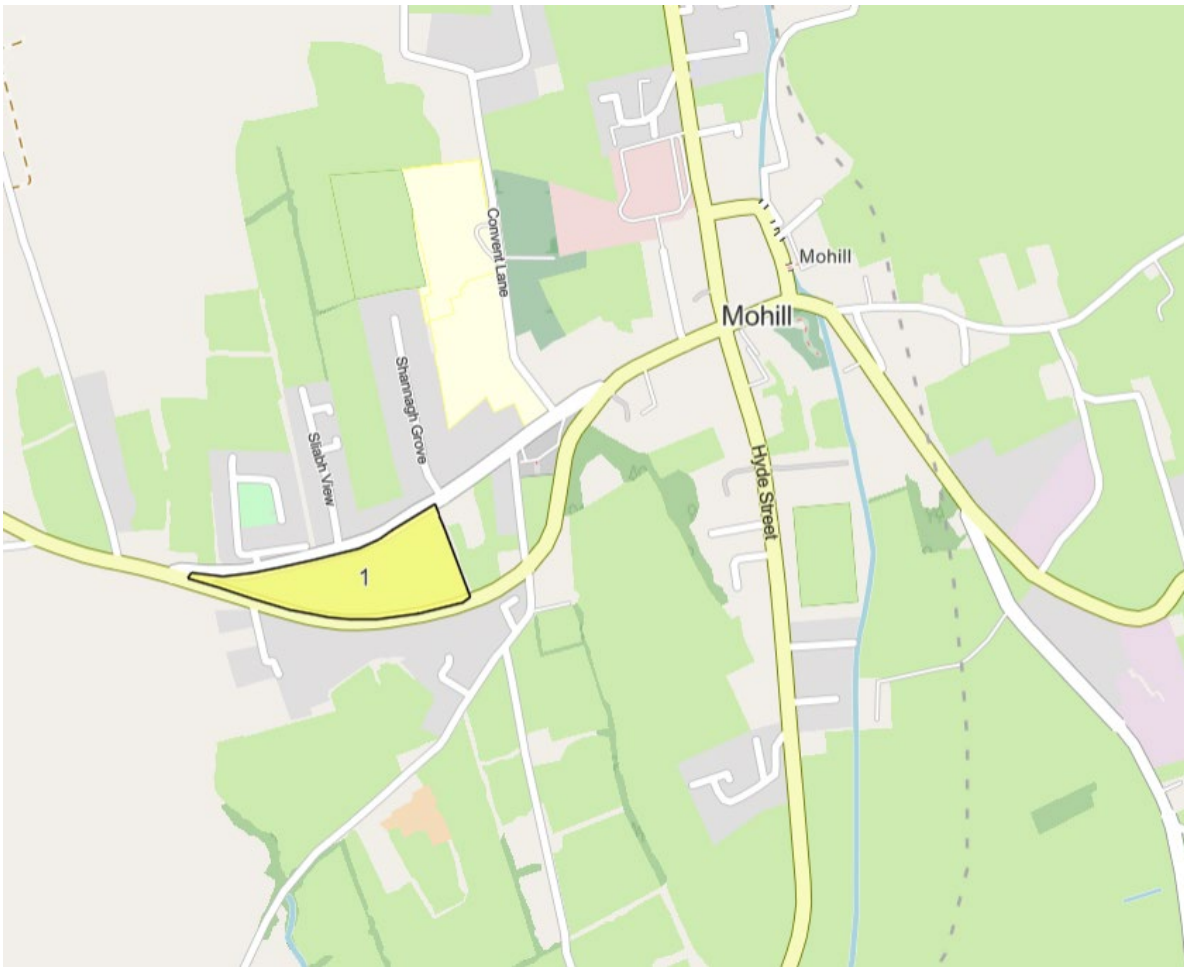
Based on information obtained from Comreg, ([Broadband Checker | Commission for Communications Regulation](#)) the town is served by Fibre broadband with a broadband speed of 5,000 Mbps available from the network provider Open Eir, who also provide a Part-Fibre broadband with a broadband speed of 68 Mbps.

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

## 7.4 Roads and Public Transport Capacity

Mohill is well served by public roads, both regional and local, with two number strategic roads, the R.201 and the R.202 converging in the centre of Mohill. The town is also well served by bus services, including the Local Link service, bus No. 564 which connects it to both Swanlinbar in Co. Cavan and Carrick on Shannon. Further bus services are provided by Bus Éireann connecting Mohill to Sligo, Longford and Drumkeeran (No. 469) and to Carrigallen and Enniskillan (No.464). The town is further served by Westlink Coaches with the NG05 Ballinamore – Galway route and the UL06 Drumshanbo – Limerick route.

## 7.5 Sites identified for new residential development



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

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

# 8. Kinlough

## 8.1 Capacity of the Wastewater Treatment Plan

WWTP Capacity (PE)	Current Load	Estimated Spare Capacity (PE)
2,100	1,621	479

The capacity register published by Uisce Éireann in August 2025 show that there is an estimated spare capacity of 479 PE in the wastewater treatment plant.

## 8.2 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
Kinlough Tullaghan	1,190	1,430	Capacity Available

The 10-Year Water Supply Capacity Register published by Uisce Éireann in August 2025 show that there is capacity available to meet the 2034 targets.

## 8.3 Broadband Services – Fixed and Mobile

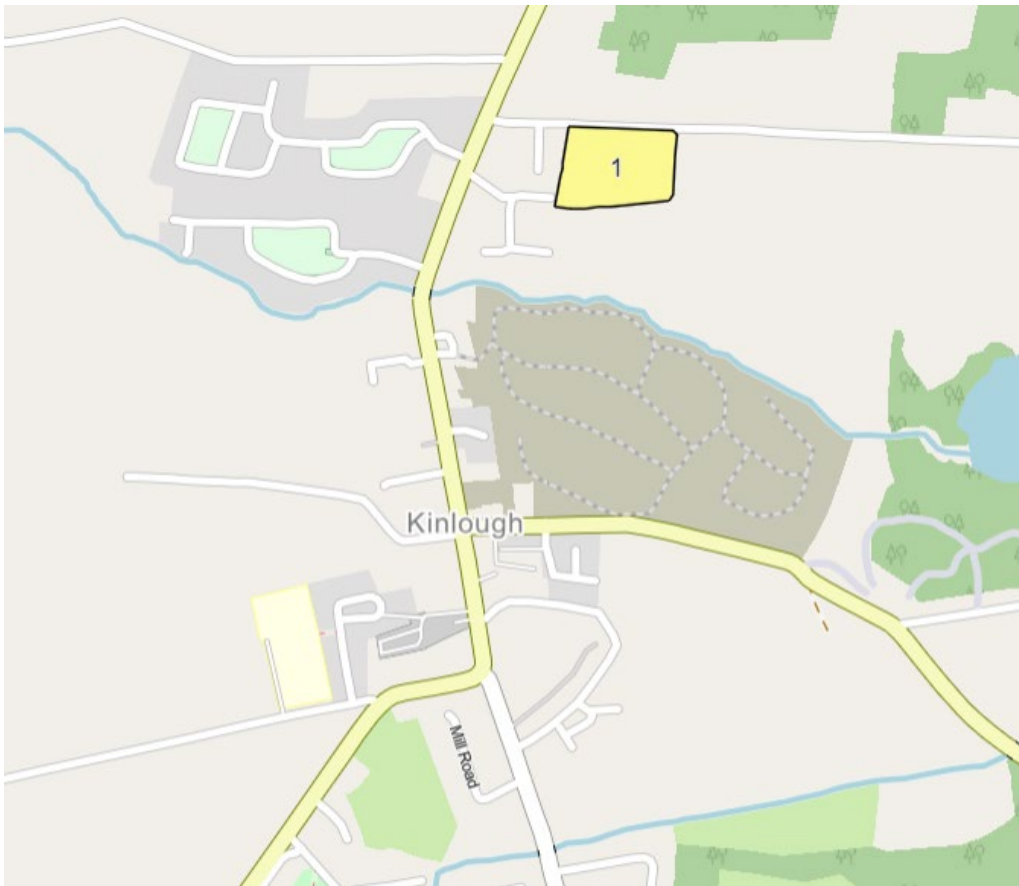
Based on information obtained from Comreg, ([Broadband Checker | Commission for Communications Regulation](#)) the town is served by Fibre broadband with a broadband speed of 5,000 Mbps available from the network provider Open Eir, who also provide a Part-Fibre broadband with a broadband speed of 36.55 Mbps.

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

## 8.4 Roads and Public Transport Capacity

The R.280 forms the main street of Kinlough and the R.201 converges in Kinlough. Kinlough is connected to Sligo and Manorhamilton via the No. 11320 Kinlough via Grange, Sligo and Manorhamilton Local Link bus and to Ballyshannon in Co. Donegal via the No. 983 Manorhamilton to Ballyshannon local link bus. Bus Éireann also serves the town with bus No.483 connecting it to Ballyshannon and Sligo.

### 8.5 Sites identified for new residential development



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

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

# 9. Dromod

## 9.1 Capacity of the Wastewater Treatment Plan

WWTP Capacity (PE)	Current Load	Estimated Spare Capacity (PE)
1,500	1,167	333

The capacity register published by Uisce Éireann in August 2025 show that there is an estimated spare capacity of 333 PE in the wastewater treatment plant.

## 9.2 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	731	851	Potential Capacity Available – LoS improvement required

The 10-Year Water Supply Capacity Register published by Uisce Éireann in August 2025 show that there is potential capacity available but that there is a Level of Service (LoS) improvement required.

## 9.3 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. Another network provider, NBI also provide Fibre broadband with a broadband speed of 2,000 Mbps while Open Eir also provide a Part-Fibre broadband with a broadband speed of 85 Mbps.

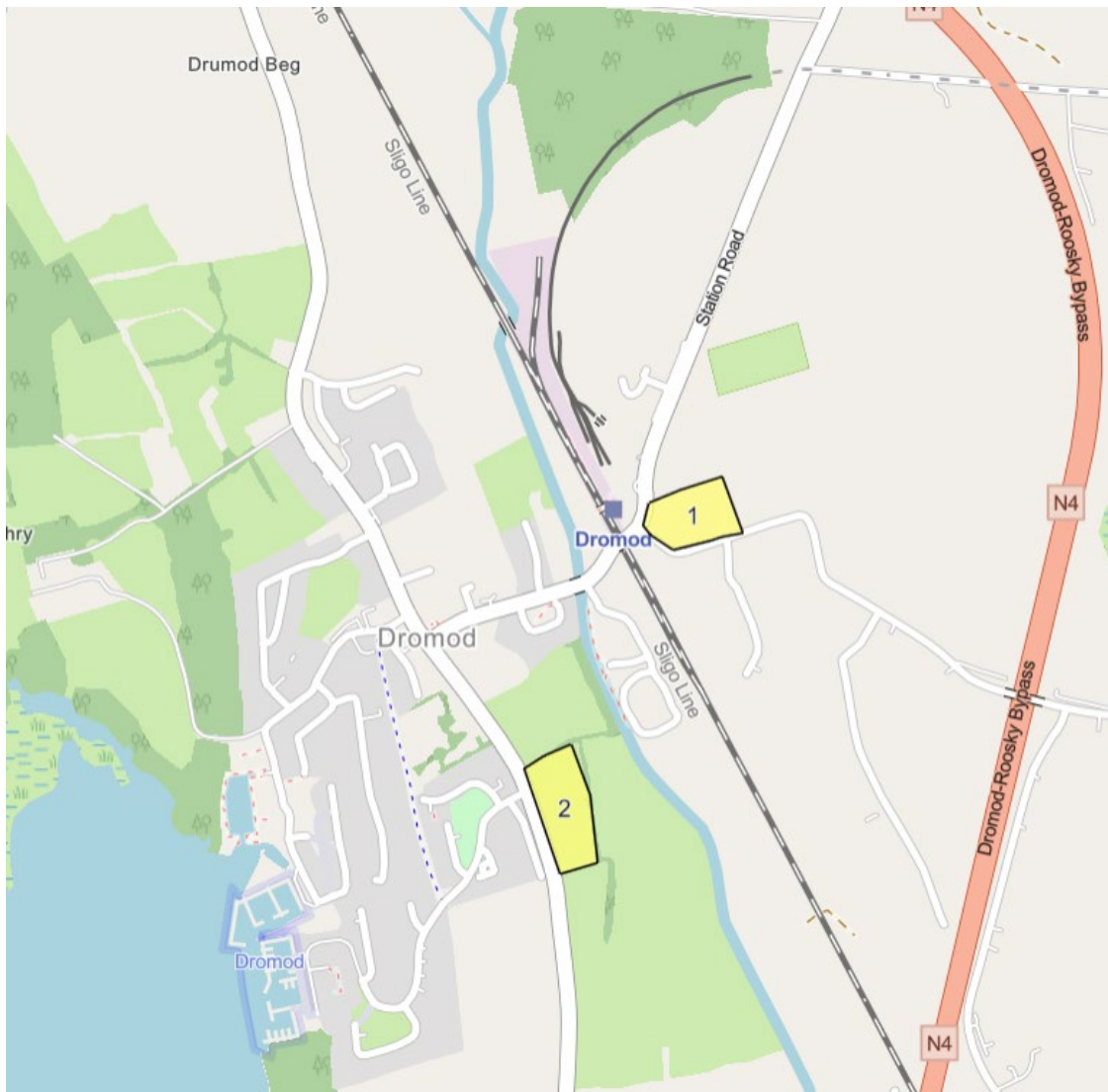
5G mobile broadband service is available with multiple service providers some of which are providing very good coverage.

## 9.4 Roads and Public Transport Capacity

Dromod is well connect to Dubin and Sligo via the L01600-2 road which connects to the N4.

The village is also well served by the Dublin-Sligo train with the station in Dromod being only one of two towns or villages in Leitrim that is directly served by train, the other being Carrick on Shannon. The village is served by the No.564 Swanlinbar to Carrick on Shannon Local Link bus and by the No.469 Sligo to Longford via Drumkeeran Bus Éireann service. There is also Expressway Route 30 that connects Dromod to Dublin Airport.

## 9.5 Sites identified for new residential development



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

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



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Development Plan  
2023-2029**

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