



# Leitrim County Development Plan 2023-2029

## Core Strategy

## Monitoring Report 2023-2024



Comhairle  
Chontae  
Liatroma | Leitrim  
County  
Council

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# 1. Overview and Context

This report comprises of the first annual Core Strategy Monitoring Report of the Leitrim County Development Plan 2023-2029. The Leitrim County Development Plan 2023-2029 was adopted on the 7<sup>th</sup> of February 2023 and came into effect on the 21<sup>st</sup> of March 2023.

It has been prepared having regard to the Section 28 'Development Plan Guidelines for Planning Authorities' (2022). Section 10.3 of the Guidelines sets out the requirement for Development Plan monitoring, comprising of an annual Core Strategy Monitoring Report and a Two-Year Progress Report on the progress made towards achieving the Plan's objectives. Section 10.3.1 of the above Guidelines deals specifically with Core Strategy Monitoring and it is a policy and objective of the Guidelines that the annual Core Strategy Monitoring Report is prepared by the Planning Authority and made available to the Elected Members and thereafter published on the website by the Planning Authority.

This Core Strategy Monitoring Report indicates the development trends relative to the Core Strategy Plan in the first year following the adoption of the Leitrim County Development Plan 2023-2029 and the information presented is broadly consistent with the Annual Core Strategy Monitoring Indicators as outlined in the Guidelines – refer to Figure 1 below:

Indicator	
<b>Residential</b>	
1.	New home completions (including through refurbishment/conversions)
2.	New home completions per NPO 3 (see below)
3.	Planning permissions granted for residential development with: (i) A breakdown of 1, 2, 3 and 4+ units permitted and (ii) A breakdown per Tier 1 and Tier 2 lands
4	Breakdown by relevant rural area type of rural housing: (i) Planning Applications lodged (ii) Breakdown in decisions (iii) New home completions
<b>Commercial</b>	
5	Developed and occupied commercial floorspace
6	Planning permissions for business/employment uses (m2 of development) for: (i) Office (ii) Industrial (iii) Retail (iv) Warehousing/Logistics
<b>Settlement Consolidation Sites</b>	
7	Specific reporting on the progression of the Settlement Consolidation Sites identified in the development plan. This should include information on enabling infrastructural services delivery, planning permissions granted, housing constructed, funding applications made, project timelines, Vacant Site Levy commentary, etc.

Figure 1: Annual Core Strategy Monitoring Indicators

Source: Section 28 Development Plan Guidelines (2022), Section 10.3.1.

**Note:**

NPO 3 - The National Planning Framework (NPF) has set specific National Policy Objectives (NPOs) with requirements for the % of new homes to be delivered within Settlements. In the case of Leitrim, NPO 3c is relevant and requires at least 30% of all new homes to be delivered within the existing built-up footprints of the identified Settlements.



## 2. Core Strategy

**The Core Strategy provides a medium to long term strategy for the spatial development of County Leitrim.**

Chapter 2, *Core Strategy* of the Leitrim County Development Plan 2023-2029 Volume 1: *Written Statement*, sets out the projected population and household growth for County Leitrim, in accordance with the requirements of the National Planning Framework (NPF) Implementation Roadmap, the Regional Spatial and Economic Strategy (RSES) and the Economic and Social Research Institute's (ESRI) '*Regional Demographics and Structural Housing Demand at a County Level*' (2020). The housing supply targets as outlined in the Core Strategy were prepared utilising the ESRI forecast in accordance with the '*Housing Supply Target Methodology for Development Planning*' (Section 28 Guidelines for Planning Authorities' 2020).

The Core Strategy comprises a map and tables setting out a quantitative based strategy for the spatial development of Leitrim across the settlement hierarchy. It provides a transparent and evidence-based rationale for the quantity of zoned land for 'New Residential' and for 'Mixed Use' type development involving a residential component, that is required to cater for population growth over the lifetime of the Plan period, at a settlement level. In the process of identifying lands for zoning, considerations included strategic planning policies such as compact growth and the capacity of infrastructural services to accommodate development. The key focus of the Core Strategy is to ensure that there is an appropriate balance between the supply of zoned and serviced land for the projected housing demand and the availability of employment opportunities, educational facilities and social infrastructure.

**The Core Strategy has forecasted an additional 1,208 no. residential units (households) over the period 2022-2028 – refer to Table 2.1 on page 3.**

While the housing target must be aligned with the period of the Development Plan, the initial modelling of the housing target anticipated a Development Plan period of between Q3 2022 to Q2 2028 and this was the timeframe within which the housing target remained aligned due to the severe disruption in the preparation of the Plan caused by the various restrictions arising from the Covid 19 pandemic response. It was considered appropriate to proceed with the initially forecasted housing supply targets for the county with the intention of reviewing the housing supply targets as part of the 2-year Progress Review of the Leitrim County Development Plan 2023-2029 as required under Section 15(2) of the Planning and Development Act 2000 (as amended). This would also allow the Planning Authority to avail of the more recent demographic and housing data provided by the 2022 Census of Population.

For the purposes of this annual review of the Core Strategy, the review will be based on the forecasted 1,208 no residential units and an update provided as part of the 2-year Progress Review referenced above. The forecasted 1,208 no. residential units would provide for a population increase of 3,080 based on the average household size of 2.55 (CSO 2022) over the plan period.

		Annual Average	Total Households
<b>A</b>	ESRI NPF scenario projected new household demand 2017 to Q2 2028	104 (1,195/11.5)	1,195 <sup>A</sup>
<b>B</b>	Actual Housing Supply 2017 to Q2 2022	50 (274/5.5)	274 <sup>B</sup>
<b>C</b>	Homeless households and estimated unmet demand as at Census 2016	0	0 <sup>C</sup>
<b>D</b>	Plan Housing Demand Q3 2022 to Q2 2028 (A-B+C)	154 (921/6)	921 <sup>D</sup>
<b>E</b>	Potential adjustment 1 to end of 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)	Mid-point between ESRI NPF and Baseline Scenarios to 2026 in lieu of A above	Adjusted Total Demand
<b>E1</b>	ESRI Baseline scenario projected new household demand 2017 to Q4 2026	159 (1,592/10)	1,592
<b>E2</b>	ESRI Baseline scenario projected new household demand to Q2 2028	176	176
<b>E3</b>	Mid-point between A-E2 (ESRI NPF and baseline scenarios) to Q4 2026	131 (1,306/10)	1,306 (1,195 – 176 + 1,592)/2
<b>E4</b>	Adjusted Total Demand calculation based on E2+E3 in lieu of A above	201	1,208 (176 <sup>E2</sup> + 1,306 <sup>E3</sup> – 274 <sup>B</sup> ) + 0 <sup>C</sup>

**Table 2.1: Leitrim Housing Targets Q3 2022 to Q3 2028**

**Notes:**

A From ESRI Research

B Estimated future delivery (projected pro-rata CSO data available year to date – i.e. Q4 2020 to Q2 2022 = 54. Future delivery considers the extant permissions for 107 units (October 2020)

C From Census (Overcrowding and Concealed Households) and Homelessness (DHPLG)

D Leitrim CDP Target – NPF Scenario

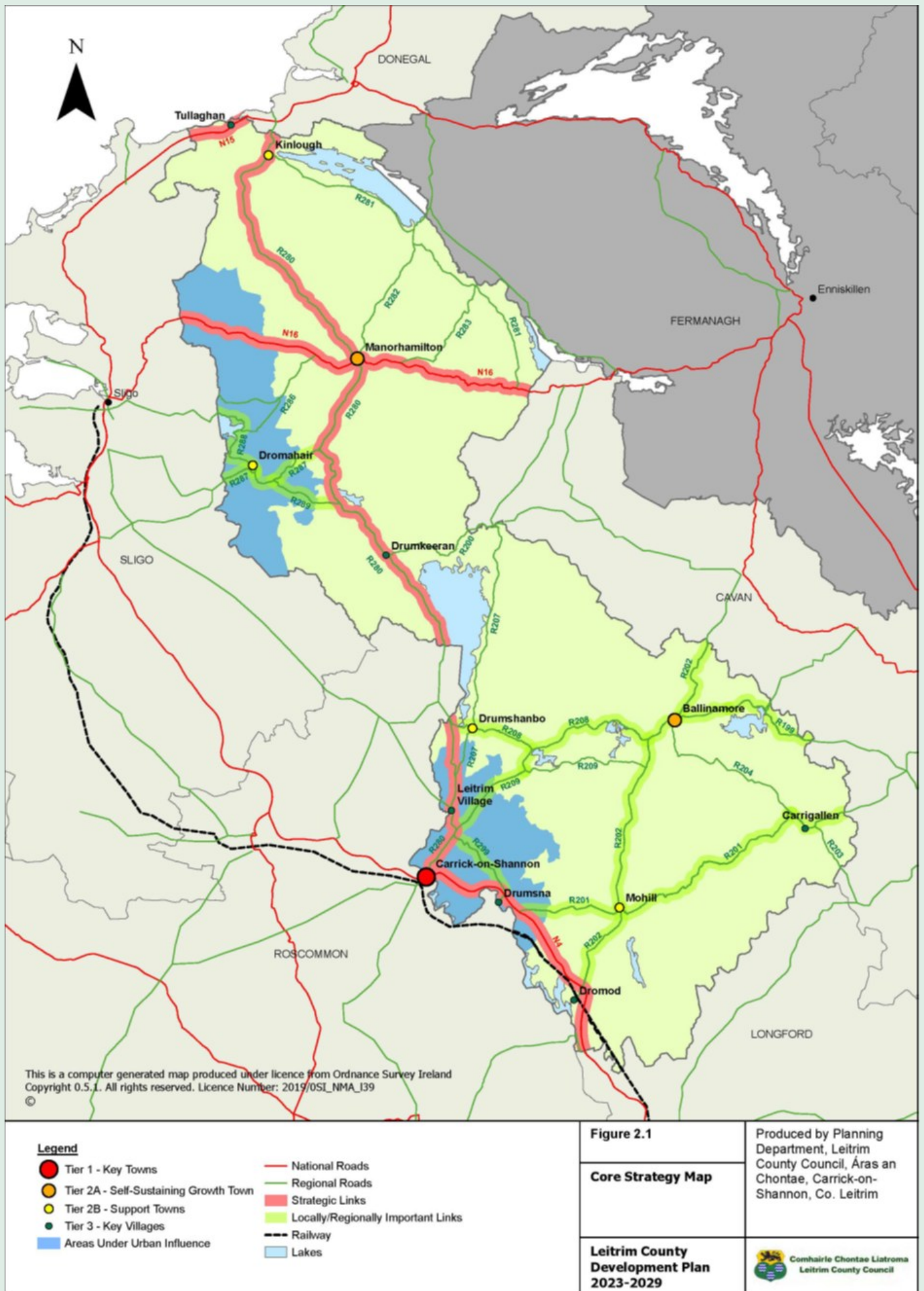
The Core Strategy allocates the household target to the Settlement Hierarchy as identified in Table 2.2 below. Note this table has been corrected to account for numeric discrepancies arising from addition errors. In order to cater for this forecasted household growth in accordance with the principles of proper planning and sustainable development, the Core Strategy allocates 62.67 ha of land for residential development, including mixed use zonings which allow for residential development, across 12 settlements comprising of the Tier 2A (Self-Sustaining Growth Towns), Tier 2B (Support Towns), Tier 3 (Key Villages). While 30% of the final approved house projects (362) for the county have been allocated to the Key Town Carrick-on-Shannon, the amount of land necessary to provide these households will be identified under the Carrick-on-Shannon Joint Local Area Plan (JLAP) and it is anticipated that the JLAP will be adopted in May 2025.

In addition to the identified zoned lands and lands to be identified under the JLAP, 86 no. household units have been allocated to the Tier 4 Villages, 61 household units in the Tier 5 Graigs and 145 rural houses. Overall, the total household yield on the basis of the above is 1,373 households, which is 165 households over the forecasted household figure of 1,208 identified in Table 2.2 below:

	Urban Centre	Household Allocation 2022-2028	% Allocation	A. New Residential (ha)	B. New Residential (Low Density/Infill) (ha)	C. Mixed Use (ha)	Yield A	Yield B	Yield C	Total Household Yield
Tier 1							15-30 units/ha	10 units/ha	20 units/ha	
Key Town	Carrick-on-Shannon <sup>A</sup>	362	30	TBD	TBD	TBD	TBD	TBD	TBD	362
Tier 2A							20 units/ha	10 units/ha	15 units/ha	
Self-Sustaining Growth Towns	Ballinamore	97	8	2.62	2.67	2.24	52	27	34	113
	Manorhamilton	97	8	3.46	6.14	0	69	61	D	130
Tier 2B Support Towns							15 units/ha	10 units/ha	15 units/ha	
	Dromahair <sup>B</sup>	48	4	2.71	0.3	0	41	3	0	44
	Drumshanbo	48	4	2.81	2.65	0	42	9	0	51
	Mohill <sup>C</sup>	48	4	0	1.07	4.49	0	11	67	78
	Kinlough	48	4	12.82	1.15	0.3	63	12	5	80
Tier 3 Key Villages	Carrigallen <sup>D</sup>	36	3	2.33	0.15	0.2	35	3	3	41
	Dromod	24	2	3.56	0	0	53	0	0	53
	Drumkeeran	36	3	2.05	0.49	0.8	31	5	12	48
	Drumsna <sup>E</sup>	24	2	1.05	0.08	0	16	2	0	18
	Leitrim	24	2	2.05	0.44	0	31	4	0	35
	Tullaghan <sup>F</sup>	24	2	0	3	1.035	0	12	16	28
	Sub Total			35.46	18.14	9.065	433	149	137	1,081
Tier 4 Villages	15 No.	86	7							86
Tier 5 Graigs	25 No.	61	5							61
Other	Rural Houses <sup>G</sup>	145	12							145
	Total	1,208	100							1,373

**Table 2.2 Yield of Available Lands Zoned for Residential or Mixed Use in Leitrim County Development Plan 2023-2029 (corrected version)**

The location of each of the towns and villages (Tiers 1-3) are identified on Map 2.1 on the following page.



Map 2.1: Core Strategy Map



### 3. Population Trends

The Core Strategy was based on the 2016 Census figures, however, since the adoption of the County Development Plan in 2023, the Central Statistics Office (CSO) released the results of the Census of Population which was carried out in 2022.

This section provides a brief overview of the population trends nationally and regionally, followed by a short analysis of the performance of Leitrim County, the Key Town Carrick-on-Shannon and the various settlements in the Settlement Hierarchy in Leitrim in terms of population growth.

In the Census 2022 the population of Ireland was recorded as 5,149,139. As set out in Figure 3.1 below, the Census data indicates that Ireland experienced a steady population growth between 2016 and 2022 with an 8.1% increase in population growth of 387,274. Over the same period, Leitrim experienced a population increase of 9.8%, where the population grew from a population of 32,044 in 2016 to 35,199 in 2022, exceeding both the National and Regional growth levels of 8.1% and 6.8% respectively.

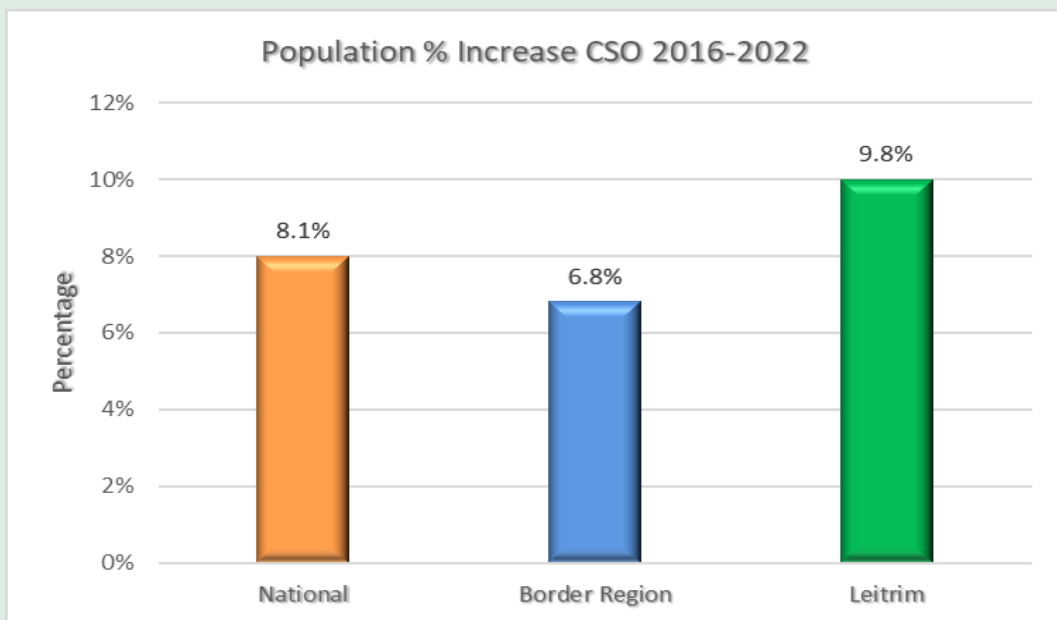
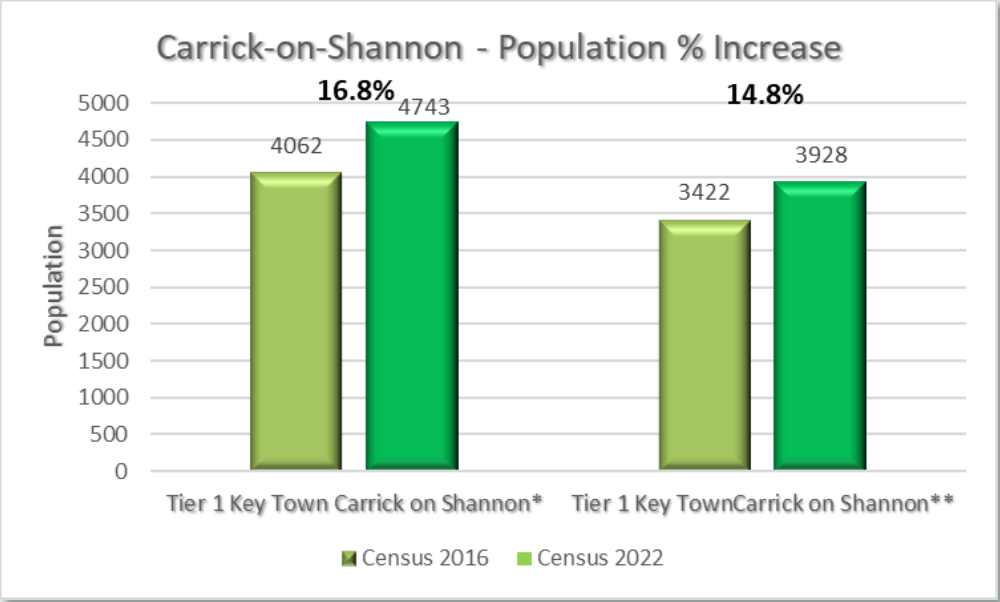


Figure 3.1: National, Regional & County Population Growth Trends CSO 2016 & 2022

A caveat needs to be applied to the reading of the following statistics, as outlined in Figures 3.2, 3.3, 3.4, 3.5 and 3.6, in terms of population changes. It should be noted that the boundaries of each of the towns and villages, as identified in the 2022 Census have changed from those identified in the 2016 Census, with some changes to the boundaries being more significant than others. Each of the towns and villages which were identified as ‘Settlements’ in the 2016 Census are identified as ‘Towns’ in the 2022 Census and the boundaries of each of these have captured additional housing which would not have been captured in the 2016 Census boundaries thus inflating the overall population changes. Carrick-on-Shannon and Drumshanbo saw the most significant changes in terms of capturing additional housing.

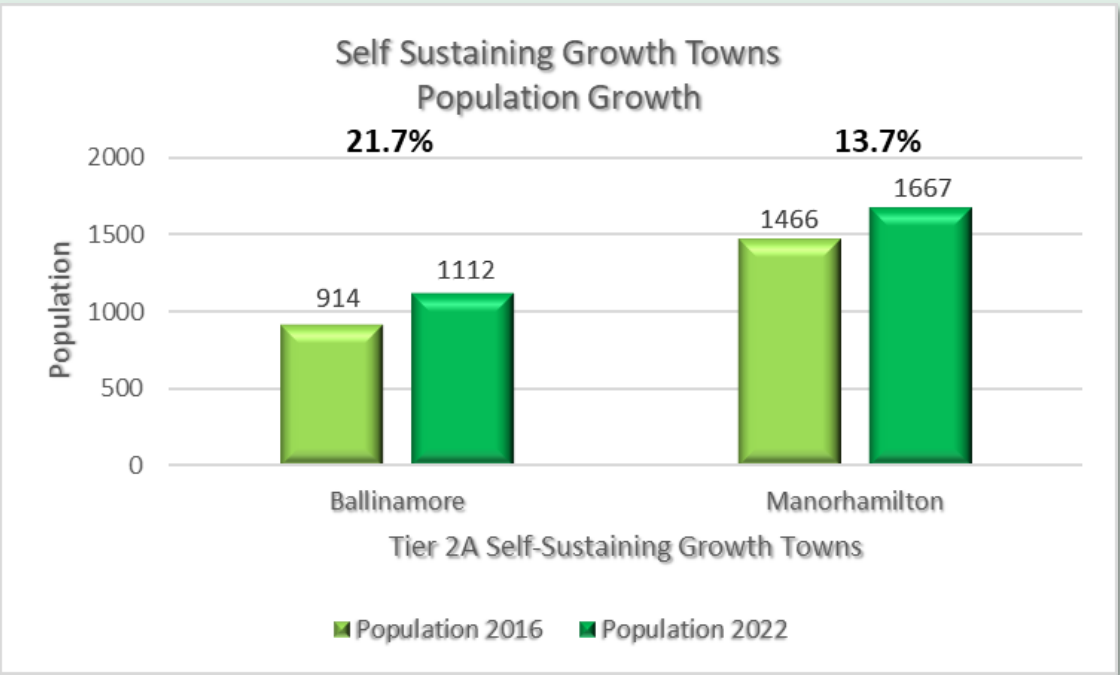
As indicated in Figure 3.2 below, the Key Town of Carrick-on-Shannon (inclusive of Cortober) accounted for a population increase of 16.8% over the census period 2016-2022, increasing in population from the CSO 2016 figure of 4,062 to 4,743 in 2022 which is an additional 681 persons. In Census 2016 the population of Cortober was 640 while in Census 2022 the population of Cortober was 815. When the adjoining village of Cortober is omitted from the Census 2016 and 2022 figures the population of Carrick-on-Shannon in 2016 was 3,422 and 3,928 in 2022 which is a 14.8% population increase (506 people) over the census period 2016-2022.



**Figure 3.2: Tier 1 Key Town - Carrick-on-Shannon Population Growth Trends CSO 2016 & 2022**  
 \*Figures include Cortober    \*\*Figures exclude Cortober

As per the Core Strategy, the Key Town of Carrick-on-Shannon is forecast to continue to grow with the provision of 362 households, which on the basis of the average household size in Leitrim of 2.55 (Census 2022) equates to a population increase of 923 over the lifetime of the plan.

Outside of the Key Town of Carrick-on-Shannon, the Tier 2A Self Sustaining Growth Towns of Ballinamore and Manorhamilton (refer to Figure 3.3 below) experienced substantial growth of 21.7% and 13.7% between 2016 and 2022, reaching populations of 1,112 and 1,667 respectively.



**Figure 3.3: Tier 2A Self Sustaining Growth Towns - Population Growth Trends CSO 2016 & 2022**

The Tier 3 Support Towns of Dromahair, Drumshanbo, Mohill and Kinlough all saw significant population growth between the period 2016 and 2022, with Drumshanbo seeing a 37.4% growth in its population over the 4-year period (note these figures are inflated due to the additional houses captured arising from the change in identified boundaries between the Census periods). Dromahair, Mohill and Kinlough saw an increase in their population of 16.2%, 20.1% and 15.8% respectively as indicated in Figure 3.4 below. The population of both Drumshanbo and Kinlough now exceeds the population of Ballinamore.

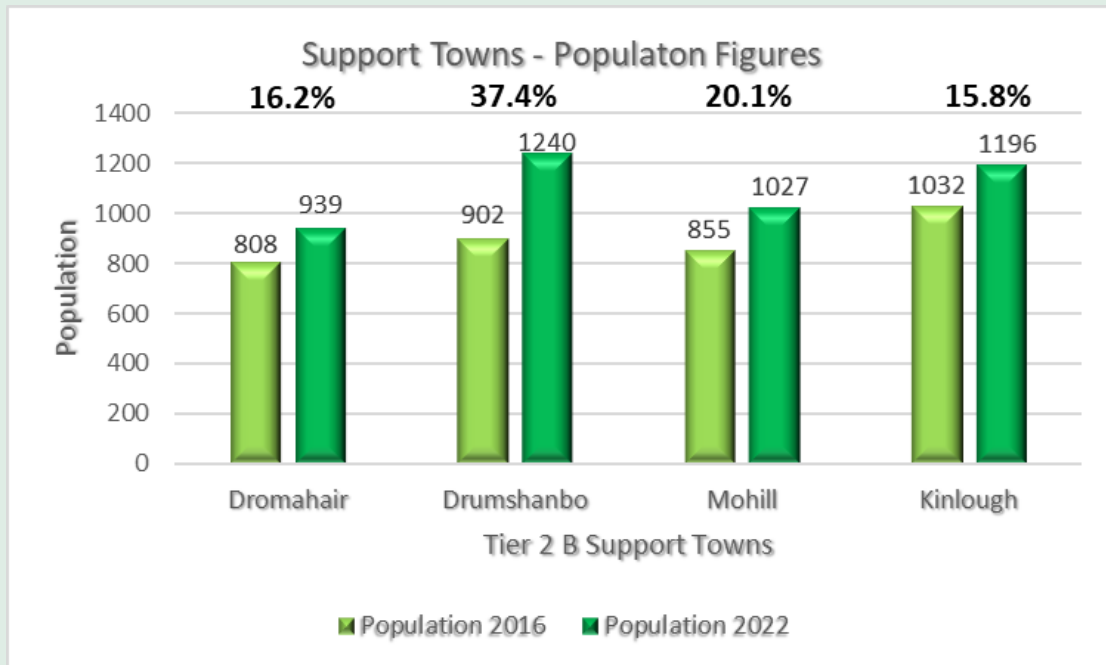


Chart 3.4: Tier 2B Support Towns - Population Growth Trends CSO 2016 & 2022

Figure 3.5 shows the populations of each of the Tier 3 Villages also increased, with the highest population growth attributed to Dromod with an additional 198 persons equating to 35.7% increase in population. All the villages have shown substantial population growth, demonstrating their attractiveness and opportunities for continued regeneration and compact growth.

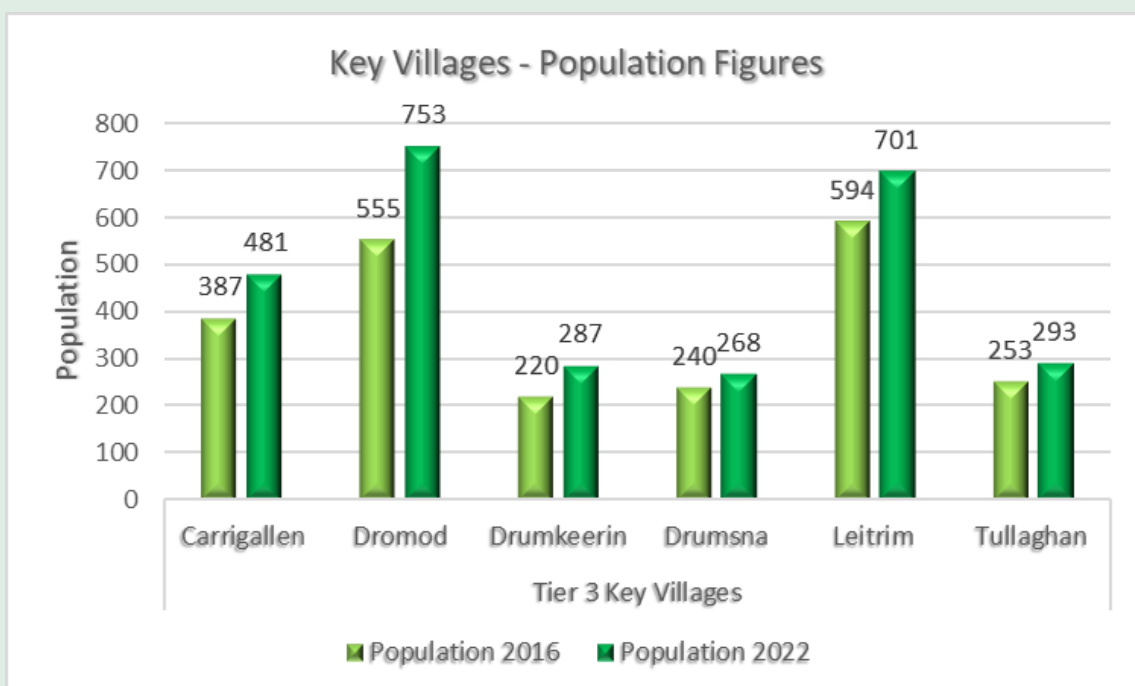


Figure 3.5: Tier 3 Key Villages - Population Growth Trends CSO 2016 & 2022

Overall, the 2022 Census data demonstrates a very positive population growth in all the designated settlements in the hierarchy as indicated in Figure 3.6.

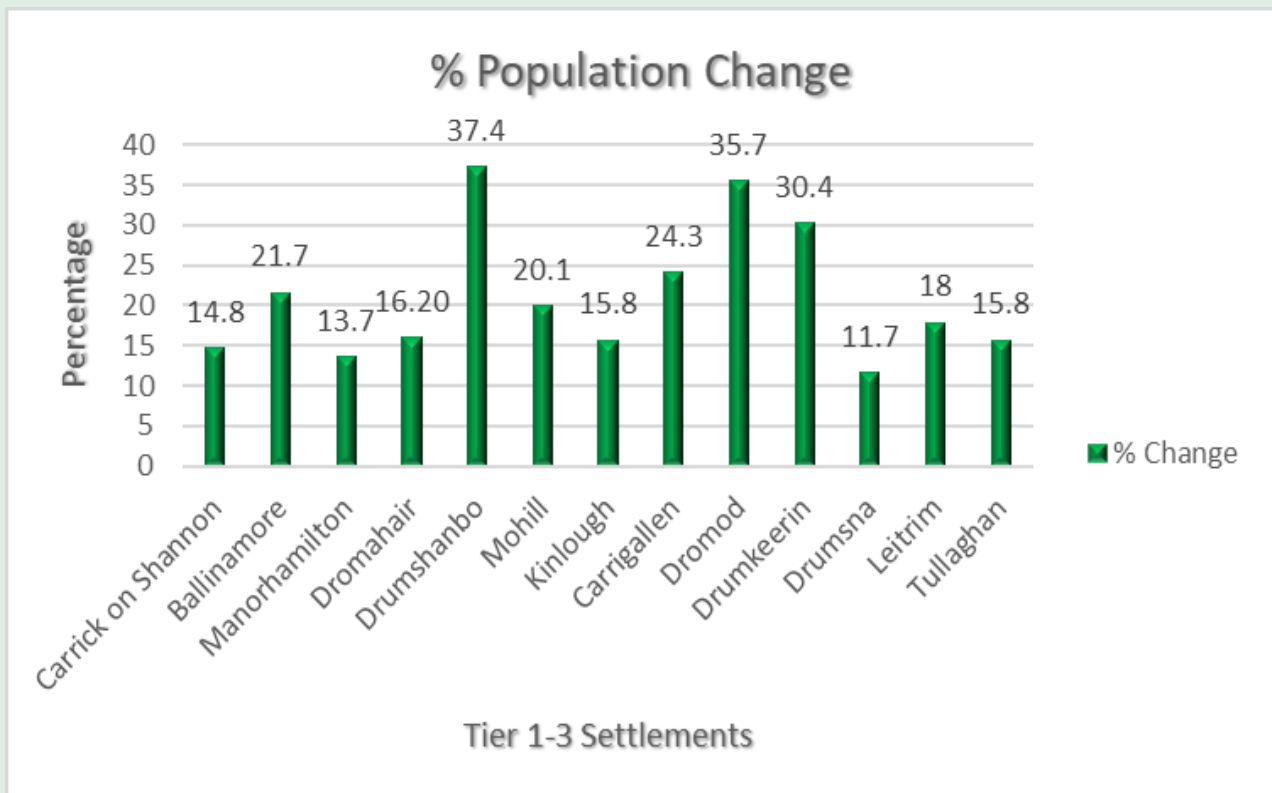


Figure 3.6: Tiers 1-3 Settlements - % Population Change CSO 2016 & 2022

The 2022 Census data demonstrate significant positive population growth in each of the named designated Settlements in the hierarchy. It is notable, as Figure 3.7 indicates, that of the 3,155 population increase in the county over the 2016-2022 Census period, 2,244 or 71% were located in the top three Tiers of the Settlement Hierarchy with the remaining 911 or 29% of the population increase located within the Tier 4 villages, the Graigs and the rural areas of the County.

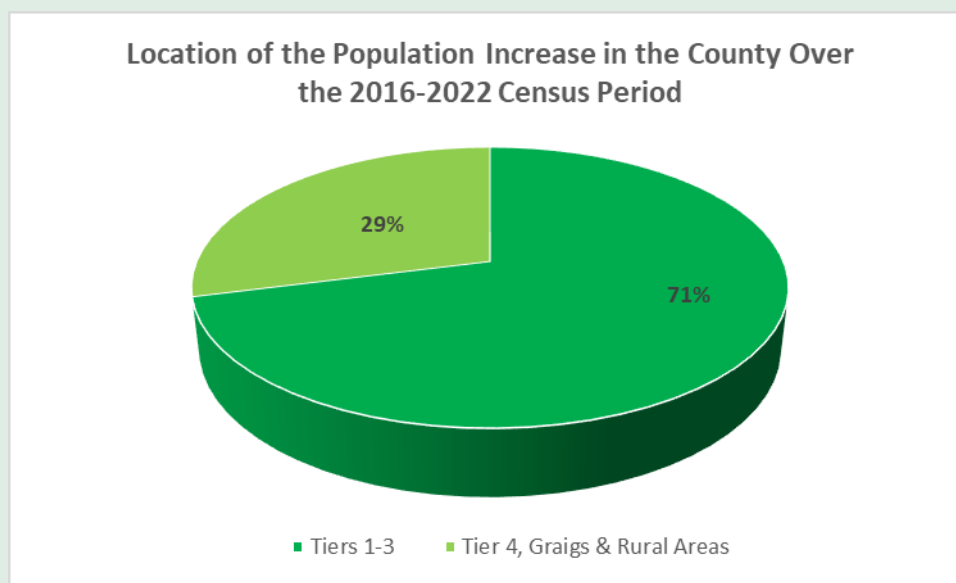


Figure 3.7 Location of the Population Increase in the County over the 2016-2022 Census Period

The Core Strategy provides for 76% of all housing to be accommodated between the top 3 Tiers of the Settlement Hierarchy over the lifetime of the Plan. To this effect, the population growth trends demonstrate that the Core Strategy has accurately directed population growth towards the designated settlements across the hierarchy of the Plan.



## 4. Core Strategy Monitoring

**Section 10.3.1 Core Strategy Monitoring of the ‘Development Plan Guidelines’ sets out the 7 no. indicators for Residential, Commercial and Settlement Consolidation Sites to determine the progress in achieving the Core Strategy of the Plan.**

The structure of this annual monitoring report is broadly consistent with the indicators set out in the above-mentioned Section 28 Development Plan Guidelines, with additional data included where considered appropriate. A brief commentary with respect to the 7 no. indicators will be addressed in order, including an outline of residential planning applications comprising of extant grants of planning permission, including those for which commencement notices have been received. The annual monitoring report covers the 12-month period of the 21<sup>st</sup> March 2023 to the 20<sup>th</sup> March 2024 inclusive which reflects the 1<sup>st</sup> year of the County Development Plan 2023-2029 coming into effect.

### 4.1 Residential Indicators 1 and 2—Dwelling Completions

This section examines the number of dwellings required and completed in Leitrim during the first year since the adoption of the Leitrim County Development Plan 2023-2029. It is noted that given the time lag between the grant of planning permission and the completion of new homes, completions during the 12 month period since the Development Plan came into effect, would have, in the main, been permitted under the previous Leitrim County Development Plan 2015-2023. As referenced in Section 2, the Core Strategy has forecasted an additional 1,208 no. residential units which equates to an average requirement of 201 no. dwellings per annum, or 50.25 no. additional dwellings per quarter.

Having regard to the information available on the CSO’s New Dwelling Completions Q.2, Q3 and Q4 2023 and Q1 2024 Reports, Table 4.1 sets out the average no. of units required by quarter and the residential completions by unit type across Leitrim in the 1<sup>st</sup> year of the adoption of the Leitrim County Development Plan 2023-2029.

Quarter/Year	Average No. of Units Required	No. of Single Houses Built	No. of Schemes Built (2 or more Houses)	No. of Apts. Built	Total
Q2 2023	50.25	10	7	4	21
Q3 2023	50.25	15	0	2	17
Q4 2023	50.25	16	4	6	26
Q1 2024	50.25	12	6	0	18
Total	201	53	17	12	82

Table 4.1: Housing Completions, CSO New Dwelling Completions

A breakdown of the number of units completed per quarter is provided in Figure 4.1 below.

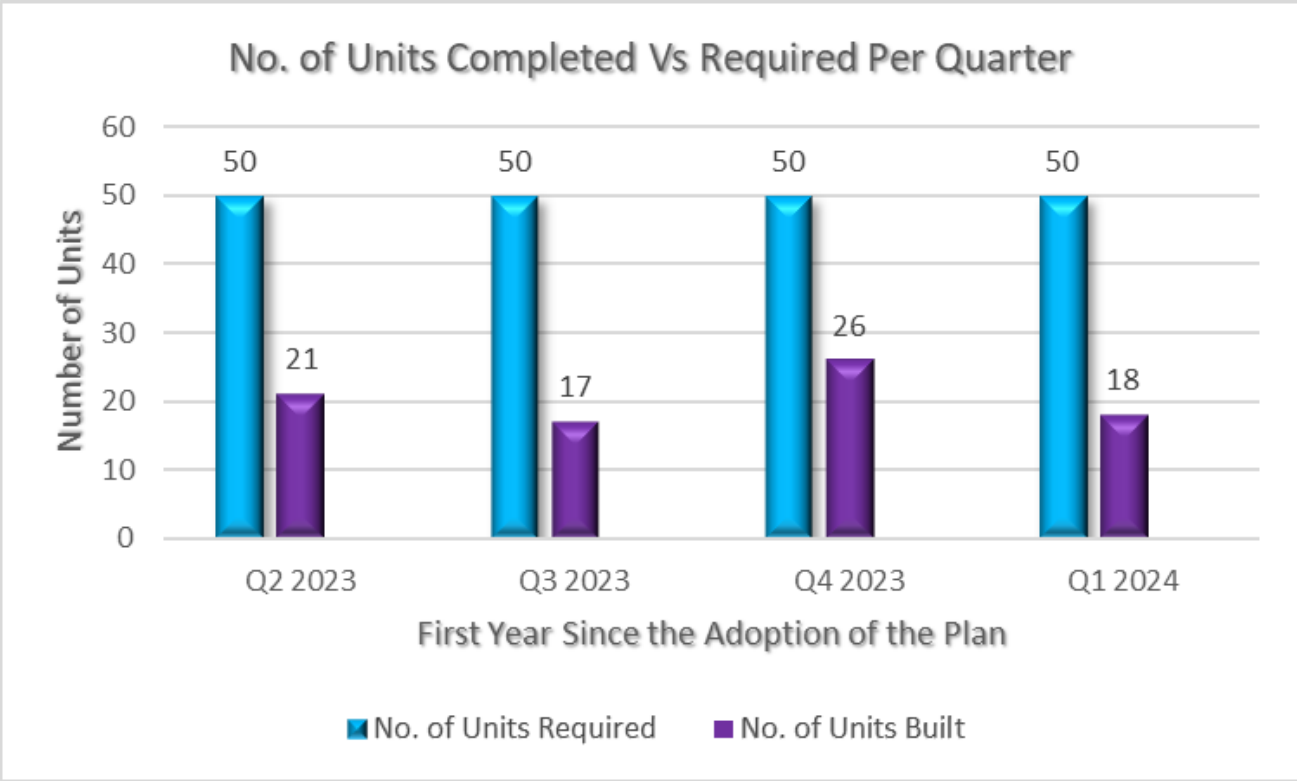


Figure 4.1: No. of Housing Units Completed Vs No. Required per Quarter in the 1<sup>st</sup> Year of the Development Plan

The number of dwellings completed (82 no. units) compared to the number of dwellings required per annum (201 no. units) over the lifetime of the Plan, indicates a shortfall of 119 no. units for the first year since the adoption of the Plan.



Further to a breakdown of Table 4.1, utilising the Department of Housing, Local Government and Heritage's Housing Delivery Tracker data and the CSO Completion data, a breakdown by settlement of the number of additional households forecast, the average number of units required per annum and the number of units completed across the County, including the rural areas, has been set out in Table 4.2.

Level	Settlement	Population (Census 2022)	Additional Households Forecasted 2022-2028	Average No. of Units Required Per Annum	New Home Completions (Q2 2023—Q1 2024)	New Home Completions as a % of No. of Units Required Per Annum
<b>Tier 1</b>	<i>Key Town</i>					
	Carrick-on-Shannon	3,928*	362	60	12	20%
<b>Tier 2A</b>	<i>Self-Sustaining Growth Towns</i>					
	Ballinamore	1,112	97	16	0	0%
	Manorhamilton	1,667	97	16	5	31.2%
<b>Tier 2B</b>	<i>Support Towns</i>					
	Dromahair	939	48	8	4	50%
	Drumshanbo	1,240	48	8	0	0%
	Mohill	1,027	48	8	5	62.5%
	Kinlough	1,196	48	8	0	0%
<b>Tier 3</b>	<i>Key Villages</i>					
	Carrigallen	481	36	6	1	16.6%
	Dromod	753	24	4	2	50%
	Drumkeeran	287	36	6	0	0%
	Drumsna	268	24	4	0	0%
	Leitrim	701	24	4	0	0%
	Tullaghan	293	24	4	0	0%
<b>Tiers 4 &amp; 5</b>	<i>Villages &amp; Graigs</i>		147	25	3	8%
<b>Other</b>	<i>Rural Areas</i>					
			145**	24	50	208%
<b>Total</b>			1,208	201	82	40.8%

**Table 4.2: Population, Unit Requirement & Completions by Settlements & Rural Areas** \*Figure excludes Cortober \*\*

This figure excludes provision of any dwellings on brownfield sites – e.g. replacement dwellings


With the notable exception of the Rural Areas, where the overall housing completions for one off housing over the 1<sup>st</sup> year of the County Development Plan was more than double the number of units allocated, the number of new dwelling completions across all the Settlement levels are significantly below the average annual target.

Outside of the Rural Areas, the Support Towns of Mohill and Dromahair and the Key Village of Dromod achieved at least half of the annual housing targets as set out in the Core Strategy. Overall, however, in the case of the Tier 1-5 settlements, the dwelling completions are below the annual growth targets as set out in the Core Strategy, which are required to serve the projected population growth over the Plan period.

Carrick-on-Shannon, where the greatest target growth is envisaged, only 20% of the annual target (60 no. units) of dwellings required per annum was completed (12 no. units) between Q2 of 2023 and Q1 of 2024.

The low completion numbers reflect the current economic climate where the high cost of construction makes the viability of developing, in terms of profitability/returns on investment, questionable in areas such as Leitrim.

**Dwelling completions in the Tier 1-5 Settlements are below the annual target growth targets in the 1st year of the County Development Plan.**



**During the 1st year of the County Development Plan, 41% of the annual housing target was met.**



## 4.2 Residential Indicator 3 —Residential Planning Permissions — Settlements

This section provides an overview of the number of planning permissions granted for residential developments, in the various Tier 1-5 settlements across Leitrim during the first year of the County Development Plan 2023-2029. This section also sets out a brief outline of the availability of zoned land to cater for residential development over the lifetime of the Plan. For the purpose of this section Tier 1-3 Settlements are considered together as they have specific residential zonings, while Tier 4 Villages and Tier 5 Graigs are addressed separately as they have general zonings in the case of Tier 4 Villages and no zoning in the case of Tier 5 Graigs. In the case of the Graigs a 200m buffer was used to identify the ‘boundaries’ of the Graigs.

As set out in Table 4.3 below, 10 no. planning applications for residential development on zoned lands in the Tier 1-3 Settlements have been granted, comprising of 15 no. residential units, during the first year of the County Development Plan.

	1-Off Urban (House)	1 Unit (Apt.)	2 Units	3 Units	4+ Units	Total
No. of Applications	4	3	2	0	1	10
No. of Housing Units	4	3	4	0	4	15

Table 4.3: Number & Type of Planning Applications Granted for Residential Developments in Tier 1-3 Settlements in the 1<sup>st</sup> Year of the County Development Plan



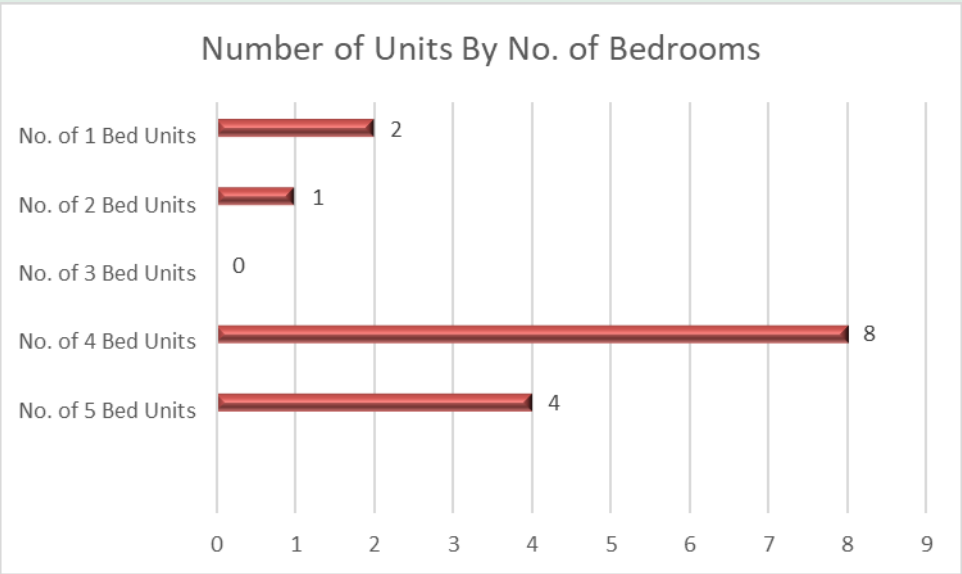
The location of the 10 No. planning permissions is indicated in Table 4.4 below. Two of the applications made were in the Key Town of Carrick-on-Shannon (3 units) with a further three made in Drumshanbo (4 units), one in Ballinamore (1 units) followed by one in each of the following settlements: Dromod (4 units), Manorhamilton (1 unit), Mohill (1 unit) and Carrigallen (1 unit).

Level	Settlement	1 – Off Urban House	1 No. Apt.	2 Units	3 Units	4+ Units	Total Units
<b>Tier 1</b>	<i>Key Town</i>						
	Carrick-on-Shannon	1		1			3
<b>Tier 2A</b>	<i>Self-Sustaining Growth Town</i>						
	Ballinamore		1				1
	Manorhamilton	1					1
<b>Tier 2B</b>	<i>Support Towns</i>						
	Drumshanbo	2		1			4
	Mohill		1				1
<b>Tier 3</b>	<i>Key Villages</i>						
	Dromod					1	4
	Carrigallen		1				1
<b>Total</b>							15

**Table 4.4: Location and Number of Planning Permissions Granted for Residential Development in Tier 1-3 Settlements within the 1<sup>st</sup> year of the County Development Plan**



Of the 15 No. units granted planning permission in the zoned settlements, the majority of them comprised of 4-bedroom units (8 in total) as outlined in Figure 4.2 below.



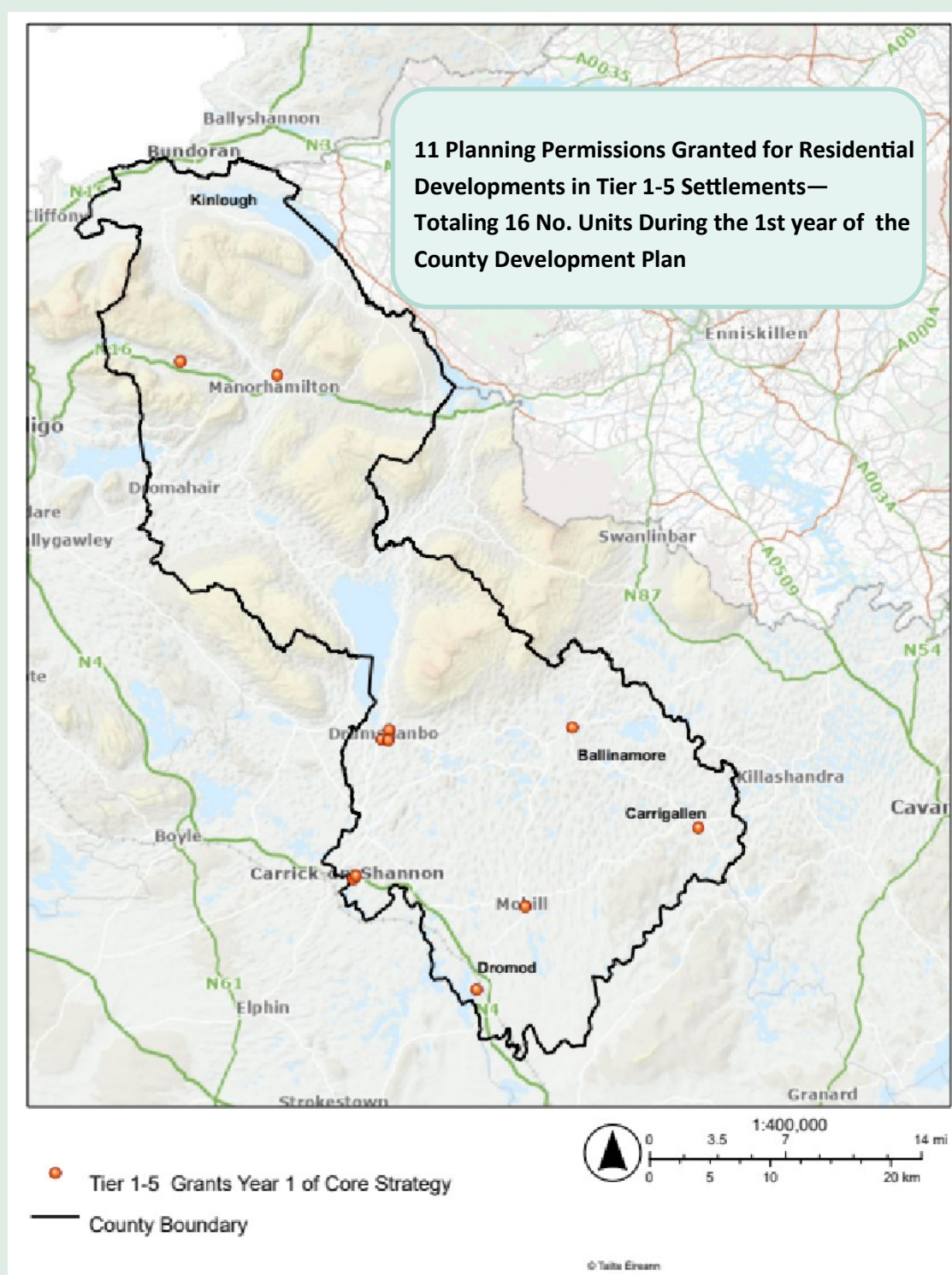
**Figure 4.2: No. of Units by No. of Bedrooms Granted Permission Within the 1<sup>st</sup> Year of the County Development Plan in Tier 1-3 Settlements**

There were no planning permissions granted in the Tier 4 Villages and just 1 planning permission was granted for a one off house in Gurteen which is a Tier 5 Graig.





The location of the 11 No. residential development applications which were granted planning permission in the Tier 1-5 Settlements, within the 1<sup>st</sup> year of the County Development Plan, are shown on Map 4.1 below.



**Map 4.1: Spatial Distribution of Grants of Planning Permission for Residential Units in Tier 1-5 Settlements Within the 1<sup>st</sup> Year of the County Development Plan.**

Of the 10 No. residential permissions granted on the zoned lands in the Tier 1-3 Settlements during the first year of the Development Plan, commencement notices have been received within this period for just 2 number developments comprising of 3 no. units (all in Drumshanbo) with a further unit, which was the subject of a retention for the change of use of a commercial premises to a 1 bed apartment (in Carrigallen), not requiring a commencement notice, as it has been completed, but included in Table 4.5 overleaf.



With reference to the Tier 4 & 5 Settlements, there was only 1 planning permission granted and a commencement notice was received for this one-off house permitted in Gurteen (Tier 5). Refer to Table 4.5 and 4.6 for further details. Between Tier 1-3 and Tier 4-5 Settlements a total of 11 planning permissions were granted during the 1<sup>st</sup> year of the County Development Plan, 10 in Tiers 1-3 and 1 in Tiers 4-5 with a combined total of 4 commencement notices received. A further 5 No. commencement notices were received within the first 12 months of the County Development Plan coming into effect, for developments permitted prior to the first year of the County Development Plan. The number of units for which commencement notices were received, inclusive of the retention application, within the 1<sup>st</sup> year of the County Development Plan total 85 No. units. The breakdown in terms of where these units were located provided in Table 4.5 as follows:

Level	Settlement	No. of Units Granted within 1st Year of County Development Plan	No. of Units Granted within 1st Year for which Commencement Notices were Received within 1st Year	No. of Units Permitted under Previous County Development Plan & Commencement Notices Received within 1st Year
<b>Tier 1</b>	<i>Key Town</i>			
	Carrick-on-Shannon	3	0	40
<b>Tier 2A</b>	<i>Self-Sustaining Growth Town</i>			
	Ballinamore	1	0	19
	Manorhamilton	1	0	
<b>Tier 2B</b>	<i>Support Towns</i>			
	Drumshanbo	4	3	
	Mohill	1	0	
	Kinlough			6
<b>Tier 3</b>	<i>Key Villages</i>			
	Carrigallen	1*	1*	
	Dromod	4	0	
	Drumkeeran			9
<b>Tiers 4</b>	<i>Villages</i>			
	Roosky			6
<b>Tier 5</b>	<i>Graigs</i>			
	Gurteen	1	1	
<b>Total</b>		16	5	80

**Table 4.5: The number & location of units granted and number of commencement notices received in the Tier 1-5 Settlements during the 1<sup>st</sup> Year of the County Development Plan** \*A retention application for a change of use from commercial to apartment included as no commencement notice required.














There have been no variations to the zoning of land incorporated into the Plan so the availability of land to cater for population growth remains as identified in the Plan under Table 2.6 ‘Yield of available lands zoned for Residential or Mixed Use in Leitrim County Development Plan 2023-2029’. However, it should be noted that the amount of lands zoned will increase once the JLAP for Carrick-on-Shannon has been adopted. It is anticipated that the JLAP will be adopted in May 2025.

A total of 62.67 ha of zoned land was identified for ‘New Residential’ or ‘Mixed Use’ in the Tier 2A, 2B and Tier 3 towns and villages equating to a potential 719 households with the amount of lands for the Tier 1 settlement Carrick-on-Shannon required to provide 362 no. households to be determined under the above mentioned JLAP for Carrick-on-Shannon. Combined, the total household yield for both ‘New Residential’ and ‘Mixed Use’ in Tiers 2 – 3 could cater for an additional 1,833 population. Further to a review of these lands as zoned in the above-mentioned Tiers, a total of 3 No. new build units have submitted commencement notices on 2 number sites, or on 0.48ha of the new residential zoned lands, in the first year of the County Development Plan. The zoned lands in question are all Tier 1 lands (no Tier 2 lands were identified for residential zoning in the County Development Plan).

It is evident from the above, based on the limited amount of such zoned lands developed during the 1<sup>st</sup> year of the CPD, that the amount of existing lands zoned for residential development (including mixed use which allows for residential) that remains without a commenced planning permission is sufficient to cater for the forecasted housing requirements to 2029.



### Legend

	Existing Residential		Open Space & Amenity
	New Residential		Tourism
	Town/Village Centre		Agriculture
	Mixed Use		Utilities
	Enterprise & Employment		Constrained Land Use
	Social & Community		Development Envelope
	Low Density Residential		Phase 2 Enterprise and Employment

## 4.3 Residential Pipeline Development

This section outlines the pipeline residential developments that have been granted, in the various Tier 1 – 5 settlements but for which no commencement notice was submitted and also includes the number of units for which an application for residential development was made but which was not determined within the 1<sup>st</sup> year of the County Development Plan. The pipeline developments are identified as residential developments that either:

- ⇒ have been granted planning permission within the 1<sup>st</sup> year of the County Development Plan but for which no commencement notice was submitted within the 1<sup>st</sup> year and
- ⇒ all residential developments that were received within the 1<sup>st</sup> year of the County Development Plan but which were not determined within the 1<sup>st</sup> year.

These pipeline developments, where granted and developed, will contribute to the number of dwelling completions and the achievement of the objectives of the Core Strategy over the lifetime of the Plan.

Further to the number of residential units granted in the Tier 1-5 Settlements during the first year of the Development Plan (16 in total) a commencement notice for 11 of these was not received with the 1<sup>st</sup> year of the County Development Plan. In addition, decisions on applications received within the 1<sup>st</sup> year but where decisions were pending or not determined within the 1<sup>st</sup> year of the Development Plan amount to 48 units, giving a total of 59 no. residential units in the pipeline, assuming all those applications to be determined are granted planning permission. Details of the location and number of pipeline developments are outlined in Table 4.6 on the following page.



Level	Settlement	No. of Units Granted Within 1st Year	No. of Units Granted and Commencement Notice Received within 1st Year	No. of Units Granted But No Commencement Notice Received within 1st Year	No. of Units Pending Decisions	Total No. of Units—Pipeline
<b>Tier 1</b>	<i>Key Town</i>					
	Carrick-on-Shannon	3		3	2	5
<b>Tier 2A</b>	<i>Self-Sustaining Growth Town</i>					
	Ballinamore	1		1	7*	8
	Manorhamilton	1		1		1
<b>Tier 2B</b>	<i>Support Towns</i>					
	Dromahair				36*	36*
	Drumshanbo	4	3	1		1
	Mohill	1		1	2	3
<b>Tier 3</b>	<i>Key Villages</i>					
	Carrigallen	1**	1**			
	Dromod	4		4		4
	Tullaghan				1	1
<b>Tiers 4</b>	<i>Villages</i>					
<b>Tier 5</b>	<i>Graigs</i>					
	Gurteen	1	1			
<b>Total</b>		16	5	11	48	59

**Table 4.6: Residential Pipeline Development in Tier 1-5 Settlements** \* On Appeal \*\*Retention of a change of use to residential use.



## 4.4 Residential Indicator 3 — Residential Planning Applications— Rural

For the purposes of this report rural areas are defined as all rural areas not located within one of the 5 Tier Settlements identified in the Core Strategy i.e. the category identified as 'Other' in the Core Strategy.

This section examines:

- ⇒ the number of valid planning applications lodged for single dwellings located in the rural areas of Leitrim within the 1<sup>st</sup> year of the County Development Plan 2023-2029;
- ⇒ the number of grants of planning permission for rural houses within the 1<sup>st</sup> year of the County Development Plan 2023-2029;
- ⇒ the number of rural applications refused/withdrawn within the 1<sup>st</sup> year of the County Development Plan 2023-2029 and
- ⇒ The number of rural dwellings completed during the 1<sup>st</sup> year of the County Development Plan 2023-2029.

Note: the figures for b-d include applications lodged prior to the coming into effect of the current County Development Plan but decided/completed within the 1<sup>st</sup> year.

Level	Settlements	Planning Applications Lodged within 1st Year	Permissions Granted within 1st Year	Applications Refused/Withdrawn within 1st Year	Rural Dwellings Completed within 1st Year
Other	<i>Rural Areas</i>	27*	22*	4*	50
<b>Total</b>		27	22	4	50

**Table 4.7: Rural Applications – One Off Houses.** \* These figure excludes provision of any dwellings on brownfield sites – e.g. replacement dwellings

There were a total of 27 applications lodged for rural housing within the 1<sup>st</sup> year of the County Development Plan, and these numbers would generally accord with the Core Strategy. It is noted that of the 27 planning applications for rural housing that were lodged, 18 of them were granted planning permission and 2 were refused within the 1<sup>st</sup> year of the County Development Plan with a further 7 no. planning applications undecided within that 1-year period.

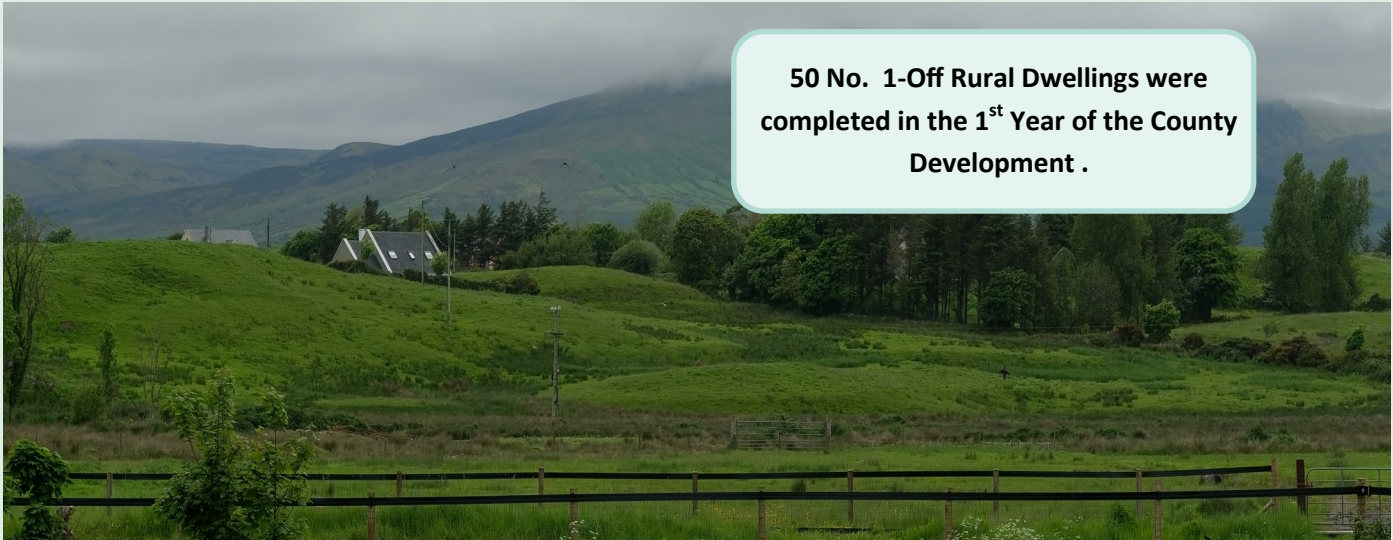
It should be noted that excluded from the figures presented with an \* in Table 4.7 are 9 grants of planning permission which related to rural houses on brownfield sites (e.g. the renovation or replacement of derelict dwellings), as for the purposes of the Core Strategy, redevelopment on brownfield sites constituting replacement houses is not considered to constitute additional houses.

Also excluded from the figures provided are change of use applications resulting in additional dwelling units. In the 1<sup>st</sup> year of the County Development Plan there was 1 additional dwelling unit granted planning permission in a rural area arising from a change of use.



The Core Strategy allocated 145 no. additional dwellings in the rural areas, equating to an average of 24 no. dwellings per annum. For the first year of the Plan being in place, 22 no. rural one-off dwellings have been granted planning permission, which generally accords with the Core Strategy.

Having regard to the CSO’s New Dwelling Completions and the Department’s Housing Delivery Tracker for the period in question (Q.2, Q.3 and Q.4, of 2023 and Q.1 of 2024) it is estimated that approximately 50 no. units have been completed in the rural areas outside of the Tier 1-5 Settlements.



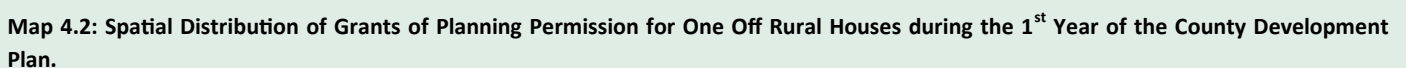
In the assessment of rural housing, the county has been categorised into two areas – namely areas of low capacity and other rural areas. While the Core Strategy does not differentiate between these two categories in terms of household allocations, Table 4.8 below shows the breakdown of the number of dwellings permitted in low capacity areas and other rural areas in the first year of the county

Level	Settlements	Rural Housing Category	Permissions Granted within 1st Year	Applications Refused or Withdrawn within 1st Year
Other	<i>Rural Areas</i>			
		Low Capacity Areas	6	3
		Other Rural Areas	16	1
Total			22	4

Table 4.8: Distribution of One off Houses into Rural Categories

Of the 22 No. rural one off dwellings that were granted planning permission during the first year of the Plan, 6 of them were located in low capacity areas which are areas under strong urban pressure from commuting towns of Carrick-on-Shannon and also from parts of the county generally west of Dromahair towards the Sligo border. Of these 6 dwellings, 3 were permitted within the low capacity area surrounding Carrick-on-Shannon and 3 were permitted in the low capacity area surrounding Dromahair. These low capacity areas are indicated in green and blue on Map 4.2 on the following page.

The distribution of the 22 No. rural houses which were granted planning permission within the 1<sup>st</sup> year of the County Development Plan is indicated on Map 4.2 below.



## 4.5 Commercial Indicators 5 and 6—Commercial Floor Space and Permissions

This section sets out the amount of commercial floorspace granted in the various settlements in the 12 months following the Leitrim County Development Plan coming into effect. Table 4.9 below shows the distribution and breakdown of the permitted commercial floorspace granted within that time period.

Level	Settlement	Office Space (m <sup>2</sup> )	Industrial Space (m <sup>2</sup> )	Retail Space (m <sup>2</sup> )	Warehousing/Logistics Space (m <sup>2</sup> )	Overall Total Floorspace (m <sup>2</sup> )
<b>Tier 1</b>	<i>Key Town</i>					1,621 m <sup>2</sup>
	Carrick-on-Shannon	266 m <sup>2</sup> (New Unit)		74 m <sup>2</sup>	1,281 m <sup>2</sup> (New Unit)	
<b>Tier 2A</b>	<i>Self-Sustaining Growth Town</i>					1,316 m <sup>2</sup>
	Ballinamore	217 m <sup>2</sup> (New Unit)	939 m <sup>2</sup> (New Unit)			
	Manorhamilton		160 m <sup>2</sup>			
<b>Tier 2B</b>	<i>Support Towns</i>					1,827 m <sup>2</sup>
	Dromahair					
	Drumshanbo	212 m <sup>2</sup> (New Unit)			1,107 m <sup>2</sup> (New Unit)	
	Mohill			45 m <sup>2</sup>		
	Kinlough	30 m <sup>2</sup> *	230 m <sup>2</sup> *	203 m <sup>2</sup>		
<b>Tier 3</b>	<i>Key Villages</i>					0 m <sup>2</sup>
<b>Tiers 4</b>	<i>Villages</i>					
	Keshcarrigan			98 m <sup>2</sup>		104 m <sup>2</sup>
	Roosky			6 m <sup>2</sup>		
<b>Tier 5</b>	<i>Graigs</i>					0 m <sup>2</sup>
<b>Total</b>		725 m <sup>2</sup>	1,329 m <sup>2</sup>	426 m <sup>2</sup>	2,388 m <sup>2</sup>	4,868 m <sup>2</sup>

Table 4.9: Distribution of Permitted Commercial Floorspace. \* Retention permissions



The uses as identified in Table 4.9 are as per the Section 28 Guidelines and include office, industrial, retail, and warehousing/logistics. There are some additional potential employment generating uses that were granted planning permission in the County in the first year of the County Development Plan which are not captured in Table 4.8, such as education and healthcare uses.

A substantial majority of all commercial developments granted planning permission within the 1<sup>st</sup> year of the County Development are located within the top 2 Settlement Tiers – Tier 1 and Tiers 2A & 2B as would be expected, though it is notable that the Tier 2B Settlements saw a higher percentage of the total permitted commercial floorspace than the Tier 1 and Tier 2A Settlements. A total of 83% or 4,022 m<sup>2</sup> of the floor area of the commercial developments permitted are for new builds with the remaining 17% of the total permitted floor areas consisting of extensions, changes of use of existing buildings and retentions of existing uses. Of the 426m<sup>2</sup> of retail space (which includes pub extensions/beer gardens) 58% or 248m<sup>2</sup> of the floorspace arises from a change of use, 24% of the permitted floorspace relates to retentions of existing uses with just 18% of the retail floorspace proposed as an extension to an existing retail unit.

**All of the office space granted, (725m<sup>2</sup>) was associated with an application for either warehousing/logistics use or an industrial use, as opposed to stand alone office use.**

**No commencement notices were submitted for any of these developments within the 1<sup>st</sup> year of the County Development Plan coming into effect (not applicable to retention permissions).**

**58% of all permitted retail space arose from a change of use application and 18% of the total retail space permitted arose from an extension to an existing retail unit.**



**83% of the commercial developments permitted are for new builds.**

## 4.6 Settlement Consolidation Sites Indicator 7 (Opportunity Sites)

The *Development Plan Guidelines* provide that ‘settlement consolidation sites’ are sites of relative strategic scale and importance within the existing built-up area such that they have a critical role to play in achieving the Core Strategy and, in particular, policy objectives for consolidation and compact growth. There is a need for each settlement with a population greater than 10,000 people to designate such sites. While there are no settlements in County Leitrim that exceed 10,000 the Guidelines state that Planning Authorities may also consider identifying Settlement Consolidation Sites in towns of less than 10,000 persons. Given the considerable emphasis on the overarching development goal of ‘compact growth’ in both national and regional planning which is reflected in the Core Strategy, the focus of new development within our settlements should ideally be within the existing built-up footprint thereby making more efficient use of existing services and negating the need for private car transport to the maximum extent possible. Accordingly, this approach required the identification of suitable brownfield/infill sites, known as ‘Opportunity Sites’ in the County Development Plan 2023-2029, for targeted regeneration and development.



Manorhamilton - Opportunity Site 1: Site of Vacant former Farrell's Café

Opportunity Sites have been identified in the Tier 2A, 2B and Tier 3 Settlements in the County Development Plan 2023-2029, with further Opportunity Sites identified in Draft JLAP 2025-2031 for Tier 1 - Key Town of Carrick-on-Shannon, which have yet to be adopted. Given the nature of the Settlement sizes and having regard to the fact that the JLAP has yet to be adopted, the Opportunity Sites as identified in the Tier 2A Settlements only i.e. Ballinamore and Manorhamilton, are considered the relevant towns to review for the purposes of this report.



Table 4.10 outlines the various identified Opportunity Sites for the Tier 2A settlements of Ballinamore and Manorhamilton. As indicated below, no development has taken place in any of the below mentioned Opportunity Sites in the 1st year period since the adoption of the County Development Plan 2023-2029.

Level	Settlement	Opportunity Site	Description/Status/Progress
Tier 2A	<i>Self-Sustaining Growth Town</i>		
	Ballinamore	Site 1: Lands Adjoining St. Brigid's Street and The Line	This site has been identified as one which represents a viable and strategic development location to accommodate a mix of residential, commercial and mixed uses. The site has no infrastructural requirements, it is centrally located within the town and is considered to be currently underutilized in terms of the nature of the current uses. The site was not identified in either the RZLT Final Maps 2023 or 2024 as it does not fulfil the criteria for inclusion. No development has taken place on this site within the 1 <sup>st</sup> year of the adoption of the current County Development Plan.
		Site 2: Aughnasheelan Road	This site has been identified as one which represents a viable and strategic development location to accommodate a mixed-use model of enterprise/commercial uses with residential uses on the upper floors. The site has no infrastructural requirements, it is centrally located within the town and is considered to be currently underutilized in terms of the nature of the current uses. Sections of site was identified as Mixed Use in the RZLT Final Maps 2023 and 2024. No development has taken place on this site within the 1 <sup>st</sup> year of the adoption of the current County Development Plan.
	Manorhamilton	Site 1: Site of Vacant former Farrell's Café	This site serves a prominent location on the junction of Upper Main Street and Monk's Row within the centre of Manorhamilton. It has been identified due to it's potential to accommodate a number of land uses such as residential, commercial, tourism related or mixed use. The site has no infrastructural requirements. The site was not identified in either the RZLT Final Maps 2023 or 2024 as it does not fulfil the criteria for inclusion. No development has taken place on this site within the 1 <sup>st</sup> year of the adoption of the current County Development Plan.
		Site 2: Commons Lane, Tea Pot Lane & New Line	This site serves a prominent location on the junction of Upper Main Street and Monk's Row within the centre of Manorhamilton. It has been identified due to it's potential to accommodate a number of land uses such as residential, commercial, tourism related or mixed use. The site has no infrastructural requirements. The site was not identified in either the RZLT Final Maps 2023 or 2024 as it does not fulfil the criteria for inclusion. No development has taken place on this site within the 1 <sup>st</sup> year of the adoption of the current County Development Plan.
		Site 3: New Line/N16	This site is in a prominent location fronting onto the N.16. It was previously the subject of a grant of planning permission for a c.1,500m <sup>2</sup> retail development which was not development and the permission has since expired. This site is considered an excellent location for a retail development having regard to the position of Manorhamilton as a second tier retail centre within the Retail Hierarchy for the County and the provisions contained within the County Development Plan for future retail development. The site has no infrastructural requirements. The site was identified as Mixed Use in RZLT Final Maps 2023 and 2024. No development has taken place on this site within the 1 <sup>st</sup> year of the adoption of the current County Development Plan.

**Table 4.10: Opportunity Sites—Description/ Status/Progress**

## 5. Summary

This Core Strategy Monitoring Report for 2023-2024 has outlined the progress in the residential and commercial indicators specified under Section 10.3.1 of the Development Plan Guidelines 2022 during the first year of the Development Plan, following its adoption in February 2023 and its coming into effect on the 21<sup>st</sup> of March 2023.

This Report has indicated the development trends relative to the Core Strategy Plan in the first year following the adoption of the Leitrim County Development Plan 2023-2029 and can be summarised as follows:

During the first year of the County Development Plan, 82 No. housing units were completed across the County. The majority of these completed units consisted of one-off rural houses (approximately 50) which is not in accordance with the objectives for compact growth (NPO 3) and the Core Strategy. With the exception of the rural one-off housing, where the targets was more than doubled, the level of completions in each of the Tier 1-5 Settlements remain significantly below the average annual and quarterly targets, with 1 exception, Mohill which met 62.5% of its annual target. The number of new homes completed, in the first year of the County Development Plan, as a percentage of the number of units required as per the Core Strategy, was just 41%. The low completion numbers reflect the current economic climate where the high cost of construction makes the viability of developing, in terms of profitability/returns on investment, questionable in areas such as Leitrim.



82

**Housing Units Completed  
across the County.**

41%

**Of the Annual Target Housing  
Units as Required in the Core  
Strategy Met.**

11

**Residential Planning  
Applications Granted Planning  
in the Tier 1-5 Settlements.**

16

**Housing Units Granted  
Planning Permission in the Tier  
1-5 Settlements.**

With regard to the number of planning permissions granted throughout the County, a total of 11 No. planning applications were granted on land in the various Settlements identified in Tiers 1-5 resulting in the granting of planning permission for 16 No. housing units, 3 of which were apartments. The majority of the housing units permitted in the Settlements comprised of 4 bedroomed houses.

While the number of permitted units, 16, is far below the annual target of 177 units as outlined in the Core Strategy for the Tier 1-5 Settlements, the number of commencement notices received within the 1<sup>st</sup> year of the County Development Plan coming into effect was for 85 units. However, it should be noted that the vast majority (80) of these were for units permitted under the previous County Development Plan. With regard to future residential units, there are a total of 59 residential units in the pipeline, either permitted but no commencement notice received or yet to be determined, assuming they are granted planning permission.



85

No. of Housing Units for which Commencement Notices were Received in Tier 1-5 Settlements.

59

Pipeline Residential Units

0.48ha

The Amount of Zoned ‘New Residential’ Land Developed.

The amount of lands zoned for residential development, that remains without planning permission across all settlements is more than sufficient to cater for the forecasted housing requirements to 2029.

With respect to rural areas (those that do not fall into Tier 1-5 Settlements), a total of 22 no. one off rural houses were granted planning permission during the 1<sup>st</sup> year of the County Development Plan. This figure generally accords with the Core Strategy average target of 24 No. units per annum. A total of 31 number commencement notices for one off rural houses were received within the first year of the County Development Plan, the majority of these (23) were for planning applications determined under the previous County Development Plan.



22

No. of 1-Off Rural Houses Granted Planning Permission

4

No. of 1-Off Rural Houses Withdrawn/Refused Planning Permission

31

Commencement Notices Received for 1-Off Rural Houses

50

Completed 1-Off Rural Houses

A combined total of 38 residential units were granted planning permission throughout the County in the first year of the County Development Plan. A combined total of 116 residential units were the subject of a commencement notice received in the first year of the County Development Plan, the majority of which (103) were granted planning permission under the previous County Development Plan.



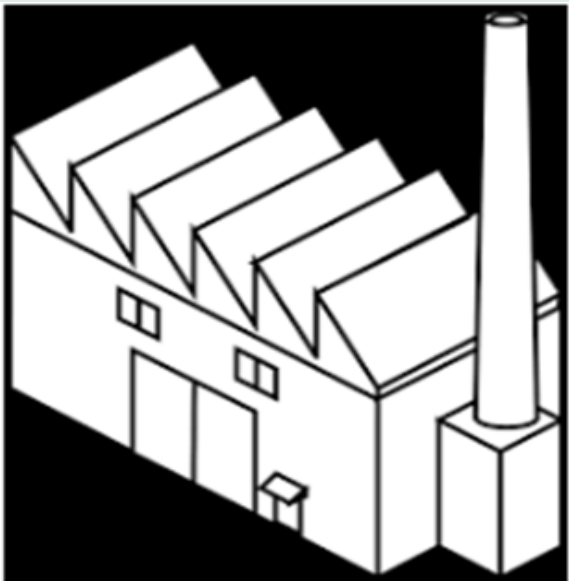
38

**Total No. of Residential Housing Units Granted throughout the County**

116

**Total No. of Housing Units for which Commencement Notices were Received throughout the County**

The vast majority of the distribution of the permitted commercial floorspace was located in the top 2 Settlement Tiers, as would be expected, though it is notable that the Tier 2B Settlements saw a higher percentage of the total permitted commercial floorspace than the Tier 1 and Tier 2A Settlements. A high percentage – 83%, of all permitted commercial floorspace related to new builds.



4,868m<sup>2</sup>

**Total Commercial Floorspace Granted throughout the County**

83%

**Permitted Commercial Floorspace that related to New Builds**





With regard to the identified Opportunity Sites referenced in this report, no development has taken place in any of these sites in the 1<sup>st</sup> year period since the adoption of the County Development Plan. On all of these sites, there is a reliance on third party owners to progress development/redevelopment.

The population growth trends, in each of the identified Settlements, between the Census periods 2016 to 2022, demonstrates that the Core Strategy has accurately directed population growth towards the designated settlements across the hierarchy of the Plan. It is considered that the spatial pattern of residential development is broadly consistent with the Core Strategy and settlement strategy of the Leitrim County Development Plan 2023-2029, though the delivery of housing, again with the exception of the rural 1 off house, falls substantially short of the housing supply targets as set out in the Core Strategy.





