



Leitrim County Development Plan 2023-2029

Core Strategy

Monitoring Report 2025-2026



Comhairle
Chontae
Liatroma | Leitrim
County
Council



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1. Overview and Context

This report comprises of the third annual Core Strategy Monitoring Report of the Leitrim County Development Plan 2023-2029. The Leitrim County Development Plan 2023-2029 was adopted on the 7th of February 2023 and came into effect on the 21st 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 Year 3 Core Strategy Monitoring Report provides an update on the Year 1 and Year 2 Core Strategy Monitoring Reports. This report indicates the development trends relative to the Core Strategy Plan in the third year following the adoption of the Leitrim County Development Plan 2023-2029, from the 21st of March 2025 to the 20th of March 2026.

While certain tables and figures, such as Core Strategy maps and tables are included in this report for ease of reference, the Census 2022 analysis set out in the previous reports is not repeated. This update should therefore be read in conjunction with the Year 1 and Year 2 Core Strategy Monitoring Reports.

The information presented is broadly consistent with the Annual Core Strategy Monitoring Indicators as outlined in the Section 28 ‘Development Plan Guidelines for Planning Authorities’, 2022 – refer to Figure 1 on the next page.

Indicator	
Residential	
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
Commercial	
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
Settlement Consolidation Sites	
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).

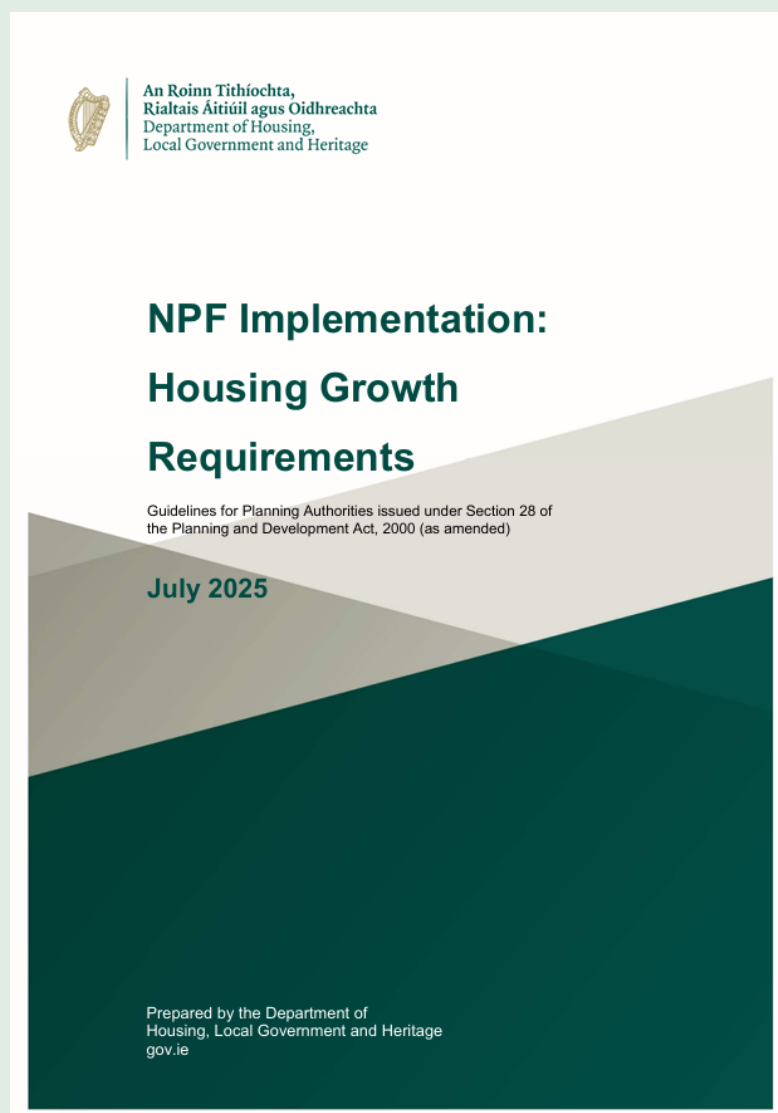
The Core Strategy comprises a map and tables setting out a quantitative based strategy for the spatial development of Leitrim across the settlement hierarchy. It provides a transparent and evidence-based rationale for the quantity of zoned land for 'New Residential' and for 'Mixed Use' type development 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. However, at the time of the 2-year review, the relevant data on foot of the 2022 Census (specifically an update by the ESRI on the Revised National Planning Framework—Structural Housing Demand Projections by Local Authorities 2023-2040) as required to calculate Leitrim's Housing Targets, was not in place to facilitate a review of the existing figures as outlined in the Core Strategy.

However, since the last Core Strategy Monitoring Report (2024-2025), Section 28 Guidelines have issued

by the Department of Housing, Local Government and Heritage in relation to updating development plans to reflect the requirements of the National Planning Framework – First Revision 2025. These Guidelines, *NPF Implementation: Housing Growth Requirements* issued in July 2025, “sets out the housing demand scenario to 2040 for each local authority by translating the NPF requirements into estimated average annual figures, drawing on the range of scenarios presented by the ESRI in the 2024 updated research and modelling on population growth and structural housing demand, and assumptions relating to unmet demand”. Appendix 1 of that document refers to the various Local Authorities and their existing, adopted and new annual housing growth requirements for two time periods: 2025-2034 and 2035-2040. With reference to the above Appendix, Leitrim County Council’s adopted development plan annual housing requirements (Housing Supply Target) of 201 housing units remain the same from 2025-2034 at 201 housing units per annum (which is the same as the current housing supply target) and reduce to 155 units between 2025-2040. It is a policy and objective of these Guidelines that ‘additional provision’ of up to 50% over and above the housing growth requirements as set out in Appendix 1 is reflected in the current County Development Plan. A variation to the current County Development Plan is currently underway to give effect to these Housing Growth Requirements and increasing the above of zoned ‘new residential’ land in the County. As the variation is just underway, this Year 3 monitoring report will remain based on the forecasted 1,208 no. residential units. 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
A	ESRI NPF scenario projected new household demand 2017 to Q2 2028	104 (1,195/11.5)	1,195 ^A
B	Actual Housing Supply 2017 to Q2 2022	50 (274/5.5)	274 ^B
C	Homeless households and estimated unmet demand as at Census 2016	0	0 ^C
D	Plan Housing Demand Q3 2022 to Q2 2028 (A-B+C)	154 (921/6)	921 ^D
E	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
E1	ESRI Baseline scenario projected new household demand 2017 to Q4 2026	159 (1,592/10)	1,592
E2	ESRI Baseline scenario projected new household demand to Q2 2028	176	176
E3	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
E4	Adjusted Total Demand calculation based on E2+E3 in lieu of A above	201	1,208 (176 ^{E2} + 1,306 ^{E3} – 274 ^B) + 0 ^C

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 as well as being updated to include relevant figures arising from the completion of the Carrick-on-Shannon Joint Local Area Plan 2025-2031. 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 was at the time to be determined as under the Carrick-on-Shannon JLAP which was yet to be carried out would identify the relevant lands. These lands have now been identified under the Carrick-on-Shannon JLAP which was adopted on the 7th of April which came into effect on the 19th May 2025.

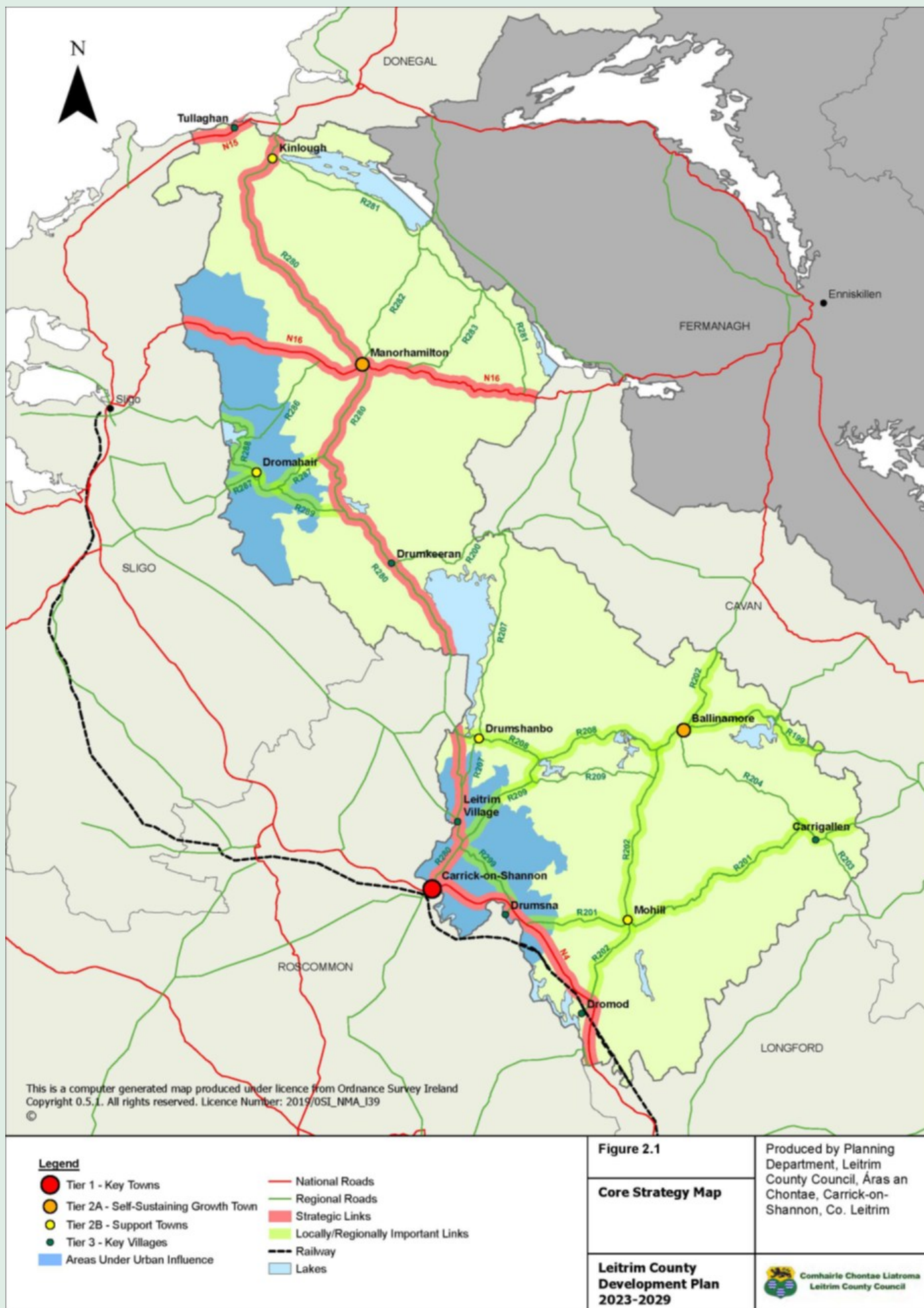
The amount of zoned land (within the Leitrim side of Carrick-on-Shannon) allocated as New Residential is 18.74 ha with a potential total household yield of 449 dwellings. It should be noted that there is no 'New Residential (Low Density/Infill)' or and 'Mixed Use' land zonings in the Carrick on Shannon JLAP, however 1.54 ha of the identified 'New Residential' lands has been identified as having a potential yield of 10 dwellings per ha which would fall into the low density/infill category and so has been identified as such in Table 2.2 below. Having regard to the above the total zoned lands allocated for residential development (new residential and mixed use) for all the Settlements (Tier 1 – Tier 3) identified in the Core Strategy is 81.41 ha.

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 1,460 households, which is 252 households over the forecasted household figure of 1,208 identified in Table 2.2 which is a 21% buffer.

	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 ^A	362	30	17.2	1.54	0	4.34	15	0	449
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	0	130
Tier 2B							15 units/ha	10 units/ha	15 units/ha	
Support Towns	Dromahair ^B	48	4	2.71	0.3	0	41	3	0	44
	Drumshanbo	48	4	2.81	2.65	0	42	9	0	51
	Mohill ^C	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	Carrigallen ^D	36	3	2.33	0.15	0.2	35	3	3	41
Key Villages	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 ^E	24	2	1.05	0.08	0	16	2	0	18
	Leitrim	24	2	2.05	0.44	0	31	4	0	35
	Tullaghan ^F	24	2	0	3	1.035	0	12	16	28
	Sub Total			52.66	19.68	9.065	867	164	137	1,168
Tier 4 Villages	15 No.	86	7							86
Tier 5 Graigs	25 No.	61	5							61
Other	Rural Houses ^G	145	12							145
	Total	1,208	100							1,460

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

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. 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 21st March 2025 to the 20th March 2026 inclusive which reflects the 3rd year of the County Development Plan 2023-2029 coming into effect.

3.1 Residential Indicators 1 and 2—Dwelling Completions

This section examines the number of dwellings required and completed in Leitrim during the third 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, a number of the completions during the 3rd year 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 2025 and Q1 2026 Reports, Table 3.1 sets out the average no. of units required by quarter and the residential completions by unit type across Leitrim in the 3rd 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 2025	50.25	19	11	6	36
Q3 2025	50.25	12	5	0	17
Q4 2025	50.25	21	39	0	60
Q1 2026	50.25	17	13	4	34
Total	201	69	68	10	147

Table 3.1: Housing Completions—Year 3, CSO New Dwelling Completions

A breakdown of the number of units completed per quarter is provided in Figure 3.1 below. The number of dwellings completed (147 no. units) compared to the number of dwellings required per annum (201 no. units) over the lifetime of the Plan, indicates a shortfall of 54 no. units for the 3rd year since the adoption of the Plan., with a cumulative shortfall of 261 in the last 3 years. Therefore, in order to meet the overall Core Strategy target by the end of the lifetime of the Development Plan, the annual delivery rate must now increase to 288 units over each of the remaining 3 years.

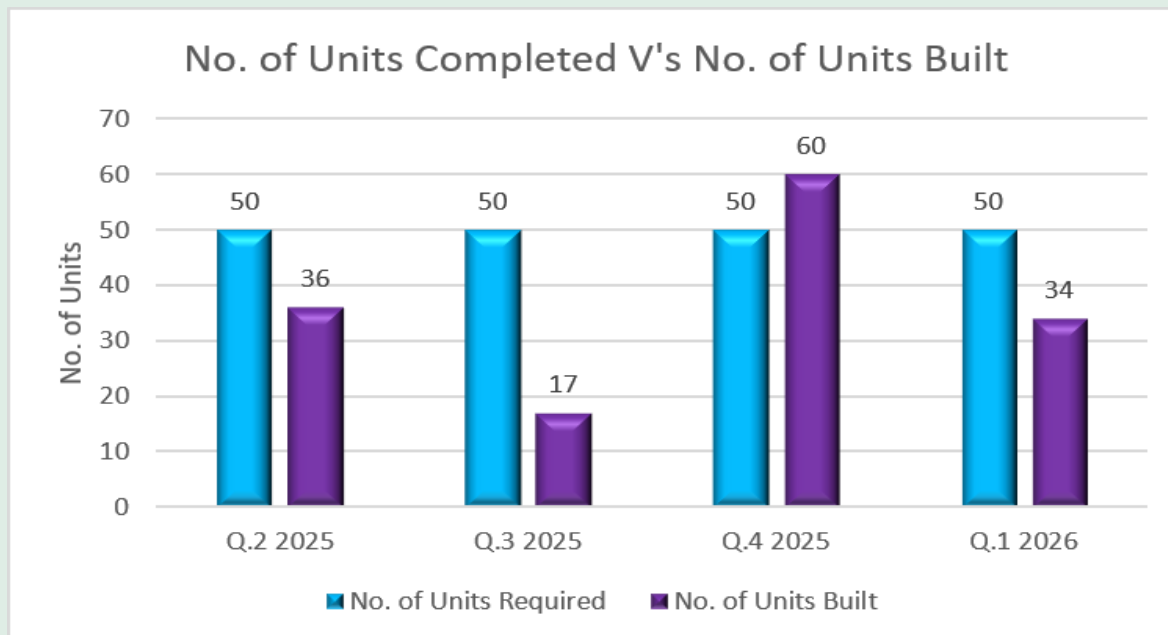


Figure 3.1: No. of Housing Units Completed Vs No. Required per Quarter in the 3rd Year of the Development Plan

A breakdown of the 147 units completed during the first 3 years of the Plan is set out in Table 3.2 below:

Development Plan Implementation	Average No. of Units Required	No. of Single Houses Built	No. of Schemes Built (2 or more Houses)	No. of Apts. Built	Total
Year 1	201	53	17	12	82
Year 2	201	58	39	16	113
Year 3	201	69	68	10	147
Total	603	180	124	38	342

Table 3.2 Housing Completions—Years 1-3. Source CSO New Dwelling Completions

Further to a breakdown of Figure 3.1, utilising the information available on 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 3.3.



Level	Settlement	Population (Census 2022)	Additional Households Forecasted 2022-2028	Average No. of Units Required Per Annum	New Home Completions (Q2 2025—Q1 2026)	New Home Completions as a % of No. of Units Required Per Annum
Tier 1	<i>Key Town</i>					
	Carrick-on-	3,928*	362	60	26	43%
Tier 2A	<i>Self-Sustaining Growth Towns</i>					
	Ballinamore	1,112	97	16	10	63%
	Manorhamilton	1,667	97	16	2	13%
Tier 2B	<i>Support Towns</i>					
	Dromahair	939	48	8	3	38%
	Drumshanbo	1,240	48	8	5	63%
	Mohill	1,027	48	8	0	0%
	Kinlough	1,196	48	8	0	0%
Tier 3	<i>Key Villages</i>					
	Carrigallen	481	36	6	0	0%
	Dromod	753	24	4	17	425%
	Drumkeeran	287	36	6	10	167%
	Drumsna	268	24	4	0	0%
	Leitrim	701	24	4	0	0%
	Tullaghan	293	24	4	0	0%
Tiers 4 & 5	<i>Villages & Graigs</i>		147	25	5	20%
Other	<i>Rural Areas</i>					
			145**	24	69***	288%
Total			1,208	201	147	73%

Table 3.3 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 *** the figures include replacement units.

Note: the total completion figures of 147 include replacement units where the unit being replaced was connected to the ESB outside of a 2 year period so the 69 unit figure presented in the Rural Areas category does not reflect just entirely new builds.

With the notable exceptions of the Rural Areas, Dromod and Drumkeeran, the number of new dwelling completions across all the Settlement levels over the 3rd year of the County Development Plan are below the average annual target. Outside of the Rural Areas, the Self Sustaining Growth town of Ballinamore achieves 63% of its annual housing target, as does the Support Town of Drumshanbo. The Tier 3 village of Drumkeeran exceeds it's annual target. Overall, however, in the case of the remaining 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, achieved only 43% of the annual target (60 no. units) of dwellings required per annum was completed (26 no. units) between Q2 of 2025 and Q1 of 2026. As outlined in the above Table, during the third year of the County Development Plan, 73% of the annual housing target was met. However, this is a significant improvement on Years 1 and 2 where 41% and 56% of the annual housing target was met respectively.

Dwelling completions in the Tier 1-5 Settlements are below the annual target growth targets in the 3rd year of the County Development Plan but are an improvement on Years 1 and 2.



During the 3rd year of the County Development Plan, 73% of the annual housing target was met.

3.2 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 third 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 3.4 below, 16 no. planning applications for residential development on zoned lands in the Tier 1-3 Settlements have been granted, comprising of 128 no. residential units, during the third year of the County Development Plan. These applications include retention and change of use applications.

	1-Off Urban (House)	1 Unit (Apt.)	2 Units	3 Units	4+ Units	Total
No. of Applications	4	1	2	2	7	16
No. of Housing Units	4	1	4	6	113	128

Table 3.4 Number & Type of Planning Applications Granted for Residential Developments in Tier 1-3 Settlements in the 3rd year of the County Development Plan



The location of the 16 No. planning permissions is indicated in Table 3.5 below. Four of the applications made were in the Key Town of Carrick-on-Shannon (43units) with a further three made in Ballinamore (9 units), two in Dromahair (35 units), two in Dromod (21 units) followed by one in each of the following settlements: Manorhamilton (1 unit), Kinlough (3 units), Drumsna (1 unit), Mohill (14 units) and Leitrim Village (1 unit).

Level	Settlement	1 – Off Urban House	1 No. Apt.	2 Units	3 Units	4+ Units	Total Units
Tier 1	<i>Key Town</i>						
	Carrick-on-	1				3	43
Tier 2A	<i>Self-Sustaining Growth Town</i>						
	Ballinamore			1	1**	1**	9
	Manorhamil-	1					1
Tier 2B	<i>Support Towns</i>						
	Dromahair	1*				1	35
	Mohill					1	14
	Kinlough				1		3
Tier 3	<i>Key Villages</i>						
	Dromod			1**		1	21
	Drumsna	1					1
	Leitrim		1**				1
Total		4	1	4	6	113	128

Table 3.5: Location and Number of Planning Permissions Granted for Residential Development in Tier 1-3 Settlements within the 3rd year of the County Development Plan. * refers to a retention application, ** refers to a change of use application.



Of the 128 No. units granted planning permission in the Tier 1-3 settlements, the majority of them comprised of 3 bedroom units (49 in total) as outlined in Figure 3.2 below.

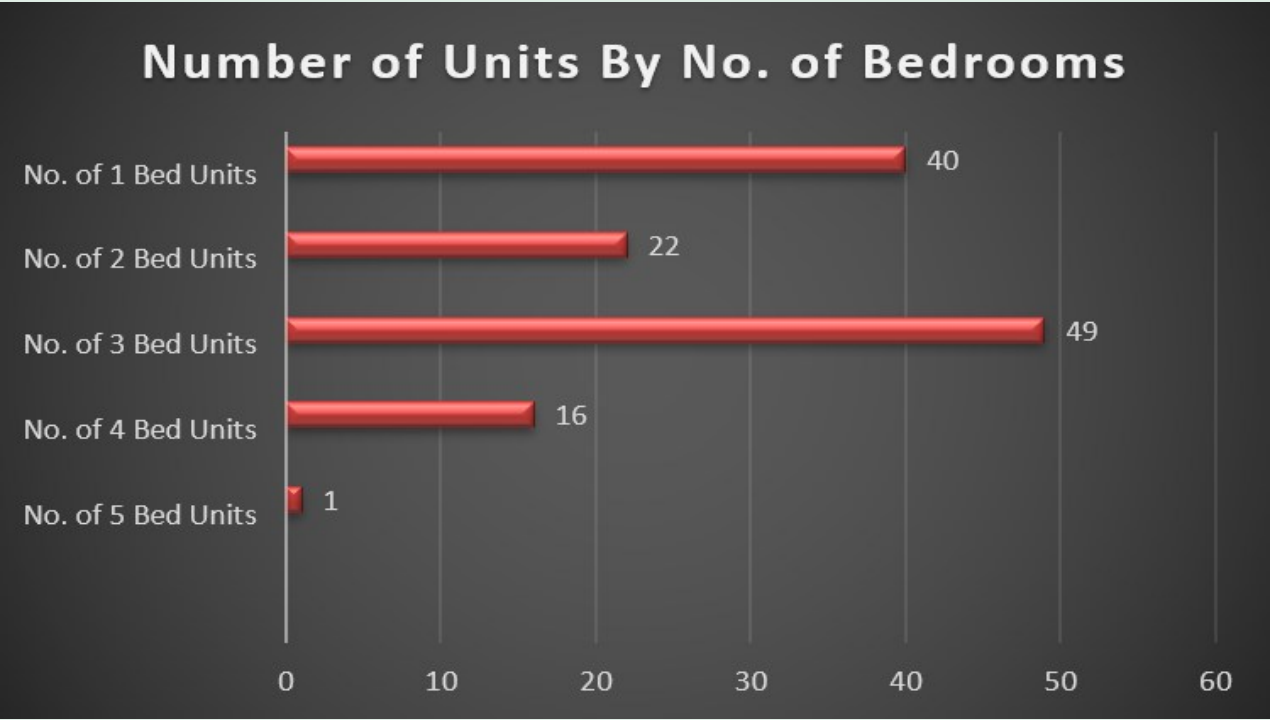
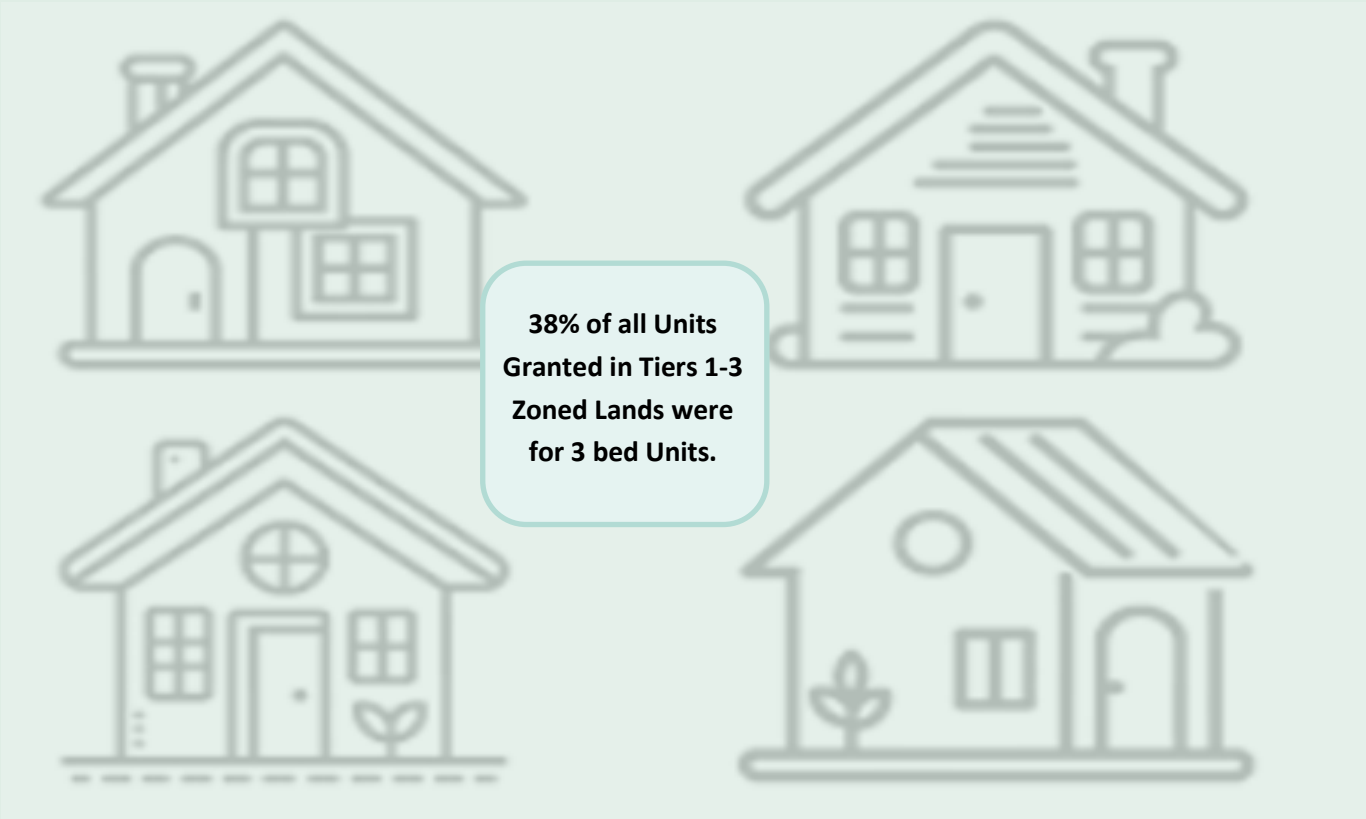
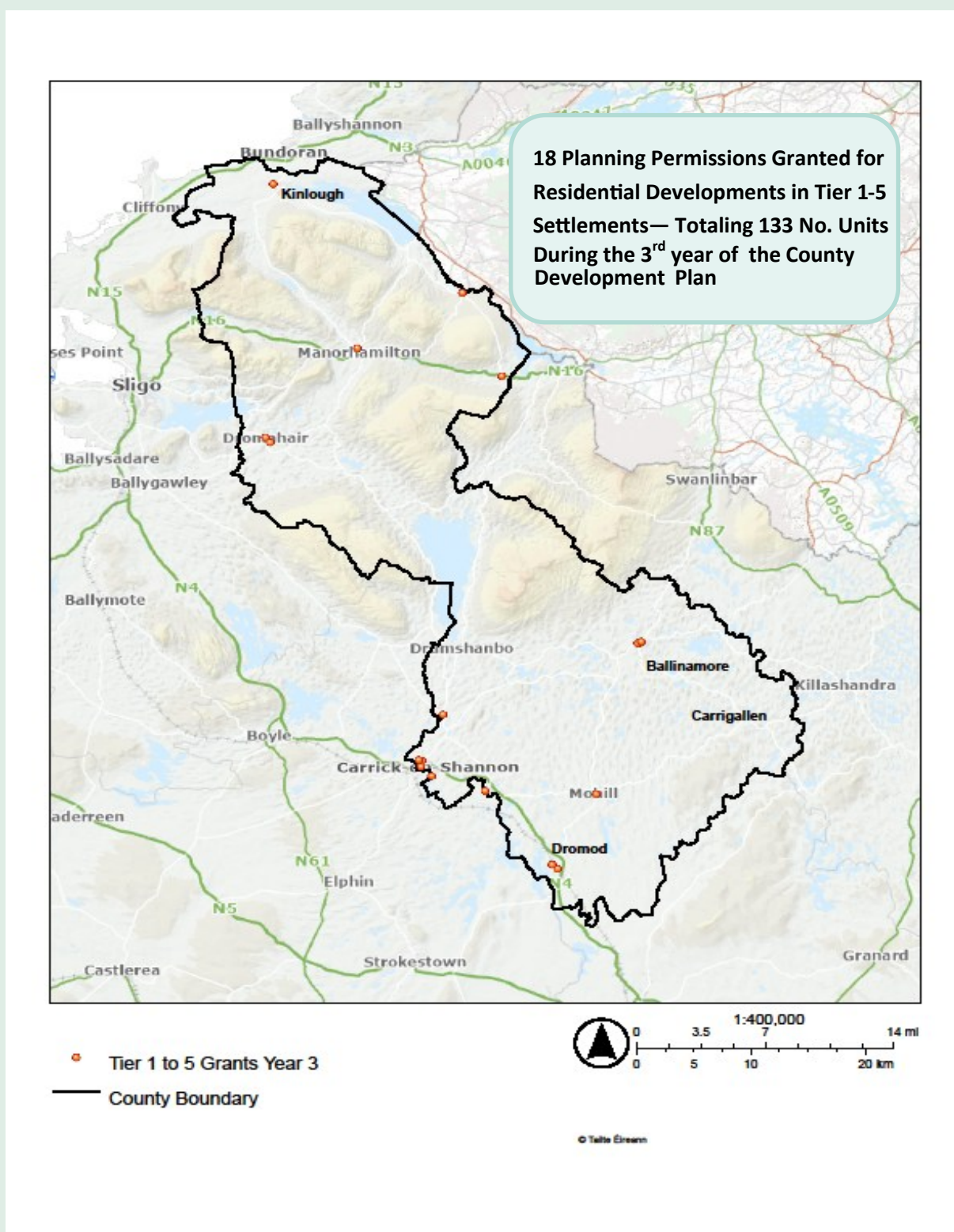


Figure 3.2: No. of Units by No. of Bedrooms Granted Permission Within the 3rd Year of the County Development Plan in Tier 1-3

There were 2 planning permissions granted in Tier 4 Village. One in Kiltycloger for 4 No. units, consisting of 2 No. two bed apartments and 2 No. 2 bed houses and one in Glenfarne for a 3 bed house. No planning permission was granted in any of the Tier 5 Graigs.



The location of the 18 No. residential development applications which were granted planning permission in the Tier 1-5 Settlements, within the 3rd year of the County Development Plan, are shown on Map 3.1 below.



Map 3.1: Spatial Distribution of Grants of Planning Permission for Residential Units in Tier 1-5 Settlements Within the 3rd Year of the County Development Plan.

Of the 18 No. residential permissions granted on the zoned lands in the Tier 1-5 Settlements during the 3rd year of the Development Plan, (which includes 1 No. retention application), 3 commencement notices have been received within this period totaling 15 units (11 houses and 4 apartments). The 1-off urban unit in Dromahair was for the retention of a change of use to a 2 bed unit and no commencement notice was required.

The breakdown of where the 18 No. planning permissions were granted are highlighted in Table 3.6 below. Furthermore 5 commencement notices were received within the third year of the County Development Plan coming into effect, for developments permitted either in year 1 or 2 or under the previous County Development Plan totaling 10 units (6 houses 4 apartments).

Level	Settlement	No. of Units Granted within 3 rd Year of County Development Plan	No. of Units Granted within 3 rd Year for which Commencement Notices were Received within 3 rd Year	No. of Units Granted under Previous County Development Plan, Year 1 or Year 2 & Commencement Notices Received within 3 rd Year
Tier 1	<i>Key Town</i>			
	Carrick-on-Shannon	43	8	1
Tier 2A	<i>Self-Sustaining Growth Town</i>			
	Ballinamore	9	0	4
	Manorhamilton	1	0	1
Tier 2B	<i>Support Towns</i>			
	Dromahair	35*	0	0
	Mohill	14	0	2
	Kinlough	3	3	0
Tier 3	<i>Key Villages</i>			
	Dromod	21	0	2
	Drumsna	1	0	0
	Leitrim	1	0	0
Tiers 4	<i>Villages</i>			
	Glenfarne	1	0	0
	Kiltyclogher	4	4	0
Tier 5	<i>Graigs</i>			
Total		133*	15	10

Table 3.6: The number & location of units granted and number of commencement notices received in the Tier 1-5 Settlements during the 3rd Year of the County Development Plan *A retention application for a change of use from a creche to 1 No. 2 bed house (no commencement notice required).

While there have been no variations to the zoning of land incorporated into the Plan, the Carrick-on-Shannon JLAP 2025-2031 came into effect in May 2025. The amount of additional land zoned under this JLAP amounts to 18.64 ha of New Residential Lands. Table 2.2 has been updated to account for the additional zoned lands.

A total of 81.3 ha of zoned land was identified for 'New Residential' or 'Mixed Use' in the Tier 1, Tier 2A, 2B and Tier 3 towns and villages equating to a potential 1,168 households. Combined, the total household yield for both 'New Residential' and 'Mixed Use' in Tiers 1 – 3 could cater for an additional 2,978 population.

Of the developments that commenced in the Tier 1-3 Settlements in Year 3, the majority were on land zoned 'Existing Residential'. 1 application commenced on lands zoned 'Low Density Residential' which measured 0.180ha and 1 application was for a change of use of an existing building on land zoned 'Mixed Use' with a site area of 0.036ha. The total amount of developed zoned lands (New Residential' and 'Mixed Use') has therefore increased slightly from that previously reported in Year 2.

It is evident from that above 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

3.3 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 3rd year of the County Development Plan. The pipeline developments are identified as residential developments that either:

- ⇒ have been granted planning permission within the 3rd year of the County Development Plan but for which no commencement notice was submitted within the 3rd year and
- ⇒ all residential developments that were received within the 3rd year of the County Development Plan but which were not determined within the 3rd 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.

The number of residential units granted in the Tier 1-5 Settlements during the 3rd year of the Development Plan was 132 units (excluding the retention application), of which commencement notices were received for 15 units. In addition, decisions on applications received within the 3rd year that were pending or not determined within the 3rd year of the Development Plan amount to 46 units, giving a total of 163 no. residential units in the pipeline, assuming all those applications to be determined are granted planning permission. These figures do not include Outline Planning Permissions granted or as already mentioned the retention of a change of use application permitted in Dromahair. Details of the location and number of pipeline developments are outlined in Table 3.7 on the following page.

Assuming all Applications to be Determined are Granted Planning Permission then there are 163 No. Residential Units in the Pipeline in the 3rd Year of the County Development Plan.



Level	Settlement	No. of Units Granted Within 3 rd Year	No. of Units Granted and Commencement Notice Received within 3 rd Year	No. of Units Granted But No Commencement Notice Received within 3 rd Year	No. of Units Pending Decisions	Total No. of Units—Pipeline
Tier 1	<i>Key Town</i>					
	Carrick-on-Shannon	43	8	35	12	47
Tier 2A	<i>Self-Sustaining Growth Town</i>					
	Ballinamore	9	0	9	0	9
	Manorhamilton	1	0	1	10	11
Tier 2B	<i>Support Towns</i>					
	Dromahair	35*	0	34	0	34
	Drumshanbo	0	0	0	7	7
	Mohill	14	0	14	0	14
	Kinlough	3	0	0	0	3
Tier 3	<i>Key Villages</i>					
	Dromod	21	0	21	0	21
	Drumsna	1	0	1	0	1
	Leitrim	1	0	1	0	1
	Tullaghan	0	0	0	17	17
Tiers 4	<i>Villages</i>					
	Kiltyclogher	4	4	0	0	0
	Glenfarne	1	0	1	0	1
Tier 5	<i>Graigs</i>					
Total		133*	15	117	46	163

Table 3.7: Residential Pipeline Development in Tier 1-5 Settlements (These figures include the retention application in Dromahair though no commencement notice required).

3.4 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 3rd year of the County Development Plan 2023-2029;
- the number of grants of planning permission for rural houses within the 3rd year of the County Development Plan 2023-2029;
- the number of rural applications refused/withdrawn within the 3rd year of the County Development Plan 2023-2029 and
- The number of rural dwellings completed during the 3rd 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 and/or lodged within Year 1/2 but decided/completed within the 3rd year.

Level	Settlements	Planning Applications Lodged within 3 rd Year	Permissions Granted within 3 rd Year	Applications Refused/Withdrawn within 3 rd Year	Rural Dwellings Completed within 3 rd Year
Other	Rural Areas	31	25	3	69
Total		31	25	3	69

Table 3.8: Rural Applications – One Off Houses. * These figure excludes provision of any dwellings on brownfield sites – e.g. replacement dwellings, change of use applications and outline planning applications.

There were a total of 31 applications lodged for rural housing within the 3rd year of the County Development Plan, which exceeds the number provided in the Core Strategy by 29%. It is noted that of the 31 planning applications for rural housing that were lodged, 17 of them were granted planning permission with 13 no. planning applications either undecided or no final decision issued and one on appeal within that 3rd year period.

Of the 3 no. applications that were refused/withdrawn during the 3rd year of the CDP all three were an applications received during the 2nd year of the CDP. A total of 25 permissions were granted for one-off rural housing during the 3rd year of the CDP which is broadly in line with the Core Strategy figures.

It should be noted that excluded from the figures in Table 3.8 are 13 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 Outline Planning Applications (of which there were 2 in Year 3) and change of use applications (of which there were none in Year 3). Note: the total completion figures of 69 include replacement units where the unit being replaced was connected to the ESB outside of a 2 year period so the figure presented does not reflect just entirely new builds.

The Core Strategy allocated 145 no. additional dwellings in the rural areas, equating to an average of 24 no. dwellings per annum. For the third year of the Plan being in place, 25 no. rural one-off dwellings have been granted planning permission.

Having regard to the CSO's New Dwelling Completions and the Department's Housing Delivery Tracker data for the period in question (Q.2, Q.3 and Q.4, of 2025 and Q.1 of 2026) it is estimated that approximately 69 no. units have been completed in the rural areas outside of the Tier 1-5 Settlements. As previously noted these completions figures can include replacement dwellings which are not counted for the purposes of the Core Strategy.



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 3.9 below shows the breakdown of the number of dwellings permitted in low capacity areas and other rural areas in the third year of the county development plan.

Level	Settlements	Rural Housing Category	Permissions Granted within 3 rd Year	Applications Refused or Withdrawn within 3 rd Year
Other	<i>Rural Areas</i>			
		Low Capacity Areas	7	1
		Other Rural Areas	18	2
Total			25	3

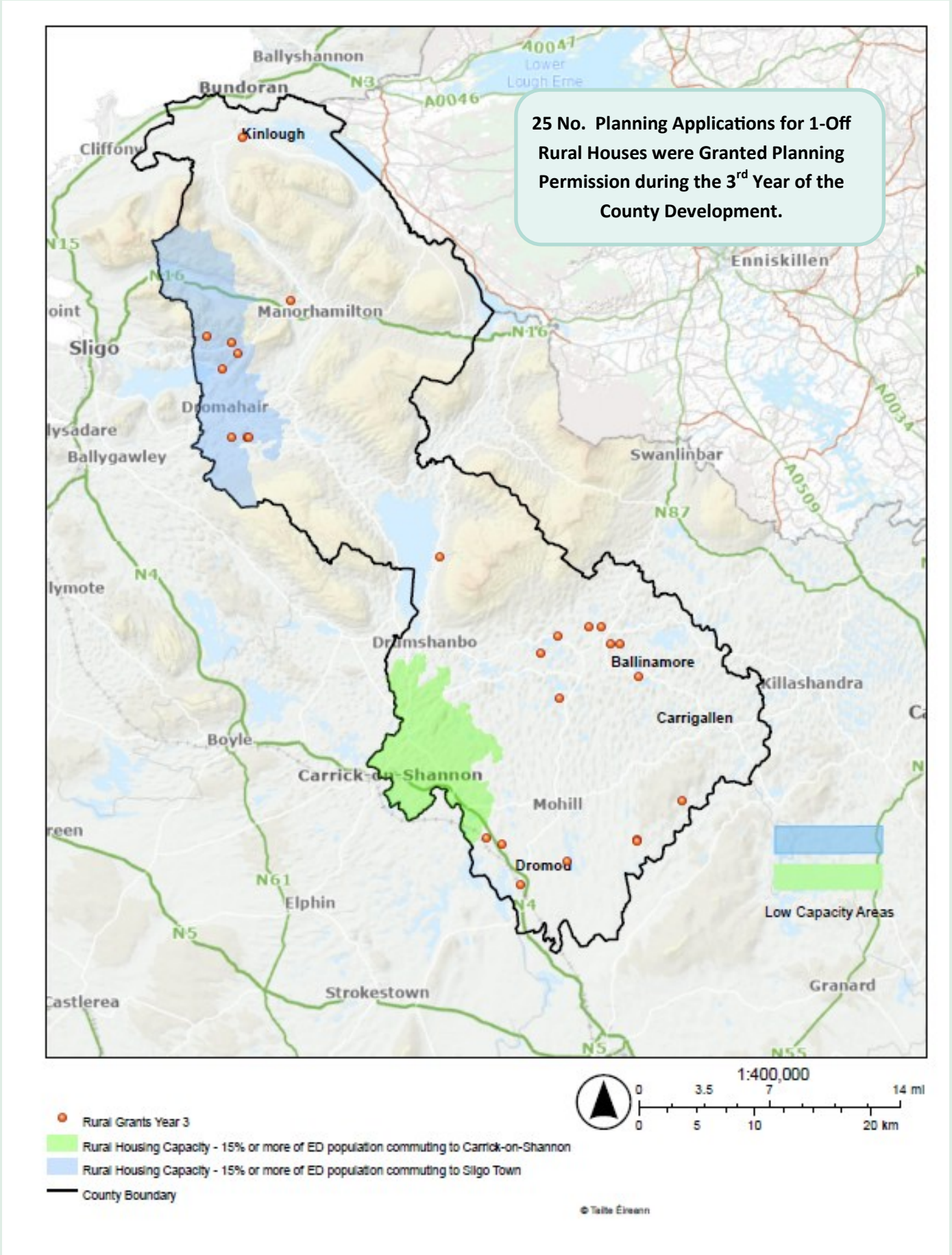
Table 3.9: Distribution of One off Houses into Rural Categories

Of the 25 No. rural one off dwellings that were granted planning permission during the third year of the Plan, 7 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 7 dwellings, all 7 were permitted within the low capacity area surrounding Dromahair. These low capacity areas are indicated in green and blue on Map 3.2 on the following page.

A total of 21 commencement notices for one off rural houses were received within the third year of the County Development Plan coming into effect. It should be noted that 6 of these commencement notices were for planning applications that would have been submitted and determined under the previous County Development Plan while the remaining 15 commencement notices were for rural dwellings permitted under the current County Development Plan.



The distribution of the 25 No. rural houses which were granted planning permission within the 3rd year of the County Development Plan is indicated on Map 3.2 below.



Map 3.2: Spatial Distribution of Grants of Planning Permission for One Off Rural Houses during the 3rd Year of the County Development Plan.

3.5 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 3rd year following the Leitrim County Development Plan coming into effect. Table 3.10 below shows the distribution and breakdown of the permitted commercial floorspace granted within that time period.

Level	Settlement	Office Space (m ²)	Industrial Space (m ²)	Retail Space (m ²)	Warehousing/Logistics Space (m ²)	Overall Total Floorspace (m ²)
Tier 1	<i>Key Town</i>					614 m ²
	Carrick-on-Shannon	81 m ²		533 m ²		614 m ²
Tier 2A	<i>Self-Sustaining Growth Town</i>					482m ²
	Ballinamore			192m ²	290* m ²	482m ²
Tier 2B	<i>Support Towns</i>					0 m ²
Tier 3	<i>Key Villages</i>					471 m ²
	Leitrim			471m ²		471m ²
Tiers 4	<i>Villages</i>					1,695 m ²
	Kilclare			15* m ²		15 m ²
	Lurganboy		1,680 m ²			1,680 m ²
Tier 5	<i>Graigs</i>					0 m ²
Other	<i>Rural</i>					0 m ²
Total		81 m ²	1,680 m ²	1,211 m ²	290 m ²	3,262m ²

Table 3.10: Distribution of Permitted Commercial Floorspace. * Figures include Retention permissions

The uses as identified in Table 3.10 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 third year of the County Development Plan which are not captured in Table 3.10, such as education, tourism and cultural uses.

Of the 3,262m² commercial floorspace permitted, the vast majority 2,380m² (73%) is for new builds, followed by 515m² (16%) consisting of a change of use of an existing building, with the remaining 11% consisting of extensions and retentions of existing uses.

With the exception of the quarry related development in Lurganboy, the majority of all commercial developments granted planning permission are located within Tier 1 and Tier 2A (Ballinamore) as would be expected. It is notable though that none was granted in the other Tier A town of Manorbhamilton or in any of the Tier 2B Support Towns.

Of the 1,211m² of retail space (which includes bars & restaurants) 51% or 619.4m² of the floorspace was proposed as a new build, 43% as a change of use with the remainder relating to the extensions of existing premises.

81m² of Office space was permitted in the 3rd year as part of a mixed use development in Carrick on Shannon.

No commencement notices were submitted for any of these developments within the 3rd year of the County Development Plan coming into effect (not applicable to retention permissions).

Industrial use formed the largest commercial use permitted, of which all related to one quarry application in Lurganboy.



73% of the commercial developments permitted are for new builds.

3.6 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 now identified in the JLAP 2025-2031 for the Tier 1 - Key Town of Carrick-on-Shannon. Given the nature of the Settlement sizes, the Opportunity Sites as identified in the Tier 1 and Tier 2A Settlements only i.e. Carrick-on-Shannon, Ballinamore and Manorhamilton, are considered the relevant towns to review for the purposes of this report.

Table 3.11 below identifies the location of the various Opportunity Sites (excluding those identified for Open Space/Parks) in the Tier 1 and Tier 2A settlements and outlines the current status/progress for the development of these sites. As indicated below, no development has taken place in the 3rd year period since the adoption of the County Development Plan 2023-2029.

Level	Settlement	Opportunity Site	Description/Status/Progress
Tier 1	<i>Key Town</i>		
	<i>Carrick-on-Shannon</i>	Site 1: Lands to the rear of Bridge St. & Main St.	The lands are zoned Town Core and consist of lands to the rear of properties facing onto both Bridge St. and Main St. including a number of associated outbuildings. The lands are in a prime location adjacent to the town centre with opportunities for compact mixed tenure development, the provision of public realm, connectivity and permeability. The lands have no infrastructural requirements. The site was not identified in the RZLT Final Maps 2026 as the lands will not be liable to RZLT for a further two years following the adoption of the Plan i.e. 2028 but would not in any case feature as they don't meet the criteria for inclusion. Two number planning applications were granted planning permission on some of the lands included in this Opportunity Site in the last year. One application related to a 72 room tourist hostel and 3 No. retails units (P.25/60196 refers) and the second application was for a mix of office, residential and a café (P.24/60124 refers). No commencement notice has been received for either development and so no development has taken place on this site to date.
		Site 2: Site adjacent to Carrick on Shannon Post Office	The lands are zoned Town Core and consist of an existing carpark and access road to land to the rear used as a telecoms exchange and telecommunications structure. The lands form a gap in the streetscape where there was previously a 3-storey structure, presenting an opportunity to continue the streetscape of Main St. with potential for a Landmark Building given the prominence of the site. Given its strategic location in relation to the core of the town, the site presents significant potential for reinforcing the use, function and character of the Town Centre. The site has no infrastructural requirements. The site was not identified in the RZLT Final Maps 2026 as the lands will not be liable to RZLT for a further two years following the adoption of the Plan i.e. 2028 but would not in any case feature as they don't meet the criteria for inclusion. No development has taken place on this site to date.
		Site 3: Lands to the rear of Main St., accessed off Church Lane	The lands are zoned Town Core and consist of lands to the rear of properties facing onto Main St., including a number of associated out buildings all in single ownership. The lands have been identified as being in a prime location adjacent to the town centre with opportunities for compact mixed tenure development, the provision of public realm, connectivity and permeability. The site has no infrastructural requirements. The site was not identified in the RZLT Final Maps 2026 as the lands will not be liable to RZLT for a further two years following the adoption of the Plan i.e. 2028 but would not in any case feature as they don't meet the criteria for inclusion. No development has taken place on this site to date.

Level	Settlement	Opportunity Site	Description/Status/Progress
		Site 4: Lands on Leitrim Road (adjacent to Leitrim Hardware	The lands are zoned Town Core and consist of two storey residences, which have fallen into severe disrepair. The site forms part of the northern approach to the town and so plays an important role in defining the arrival to the town. The development opportunities identified include the exploration of high-density forms of development to ensure a more efficient and effective use of land. The site has no infrastructural requirements. The site was not identified in the RZLT Final Maps 2026 as the lands will not be liable to RZLT for a further two years following the adoption of the Plan i.e. 2028 but would not in any case feature as they don't meet the criteria for inclusion. A planning application was granted on these lands in the last year for 30 No. residential units (P.25/60179). No commencement noticed has been submitted to date and so no development has taken place on this site to date.
		Site 5: Lands adjacent to Carrick-on-Shannon Fire Station	The lands are zoned Town Core and are currently being used as a Council depot for storage. The opportunity identified for these lands is to develop them as a trailhead for the Carrick-on-Shannon to Battlebridge Blueway project with dedicated cycle lanes and signage improvements. The site has no infrastructural requirements. The site was not identified in the RZLT Final Maps 2026 as the lands will not be liable to RZLT for a further two years following the adoption of the Plan i.e. 2028 but would not in any case feature as they don't meet the criteria for inclusion. No development has taken place on this site to date.
		Site 6: Factory Site, St. Patrick's Park	This site is a brownfield site, zoned as 'New Residential' that has been identified as a prime location with opportunities for compact mixed tenure development, the provision of public realm, connectivity and permeability. The site has no infrastructural requirements. The site was not identified in the RZLT Final Maps 2026 as the lands will not be liable to RZLT for a further two years following the adoption of the Plan i.e. 2028 but would not in any case feature as they don't meet the criteria for inclusion. No development has taken place on this site to date.
		Site 7: Men's Shed Site and adjoining Dwelling House	These lands, zoned as Outer Core, have been identified as a prime location on the approach road to the town of Carrick-on-Shannon which is in close proximity to sources of employment. Development potential identified for this site includes the possibility of a new mixed tenure residential neighbourhood. The site has no infrastructural requirements. The site was not identified in the RZLT Final Maps 2026 as the lands will not be liable to RZLT for a further two years following the adoption of the Plan i.e. 2028 but would not in any case feature as they don't meet the criteria for inclusion. No development has taken place on this site to date, though the existing dwelling to the west of the site is currently being refurbished.
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 & mixed uses. The site has no infrastructural requirements, is centrally located within the town and is currently underutilised in terms of the nature of the current uses. The site was not identified in the RZLT Final Maps 2026 as it does not fulfil the criteria for inclusion. An application was made to retain a commercial storage shed and construct an extension to the existing commercial shed on part of the lands (P.24/60174 refers). No commencement notices has been received and so no development has taken place on this site within the 3rd

Level	Settlement	Opportunity Site	Description/Status/Progress
		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 currently underutilized in terms of the nature of the current uses. The site was not identified in the RZLT Final Maps 2026 as it does not fulfil the criteria for inclusion. A planning application was granted planning permission for 2 No. dwellings on part of the site (P.25/60200 refers). No commencement notice has been received and so no development has taken place on this site within the 3 rd 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 its 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 the RZLT Final Maps 2026 as it does not fulfil the criteria for inclusion. No development has taken place on this site within the 3 rd 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 its 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 the RZLT Final Maps 2026 as it does not fulfil the criteria for inclusion. No development has taken place on this site within the 3 rd 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 ² retail development which was not developed, and the permission has since expired. This site is considered an excellent location for 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 2026. No development has taken place on this site within the 3 rd year of the adoption of the current County Development Plan.

Table 3.11: Opportunity Sites—Description/ Status/Progress



Carrick-on-Shannon - Opportunity Site 2: Lands adjacent to Carrick-on-Shannon Post Office

4. Summary

This Core Strategy Monitoring Report for 2025-2026 has outlined the progress in the residential and commercial indicators specified under Section 10.3.1 of the Development Plan Guidelines 2022 during the third year of the Development Plan, following its adoption in February 2023 and its coming into effect on the 21st of March 2023.

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

During the third year of the County Development Plan, 147 No. housing units were completed across the County. The majority of these completed units consisted of one-off rural houses (approximately 69) 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 and the Tier 3 village of Drumkeeran which exceeded its annual target, the level of completions in each of the Tier 1-5 Settlements remain significantly below the average annual targets. The number of new homes completed, in the third year of the County Development Plan, as a percentage of the number of units required as per the Core Strategy, was 73% and is the highest achieved over the last 3 years.



- 147** Housing Units Completed across the County.
- 73%** Of the Annual Target Housing Units as Required in the Core Strategy Met.
- 18** Residential Planning Applications Granted Planning in the Tier 1-5 Settlements.
- 133** 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 18 No. planning applications were granted on land in the various Settlements identified in Tiers 1-5 resulting in the granting of planning permission for 133 No. housing units, 47 of which were apartments. The majority of the housing units permitted in the Settlements comprised of 3 bedroomed units.

While the number of permitted units, 133, remains below the annual target of 177 units as outlined in the Core Strategy for the Tier 1-5 Settlements, it is significantly higher than those for Year 1 (16 units) and Year 2 (35 units) of the County Development Plan coming into effect.

Commencement notices for 25 units in the Tier 1– 5 Settlements were received within the 3rd year of the County Development Plan coming into effect.



25

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

163

Pipeline Residential Units

0.18ha

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 25 no. one off rural houses were granted planning permission during the 3rd 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 21 number commencement notices for one off rural houses were received within the third year of the County Development Plan, 15 of which were for planning applications determined under the previous County Development Plan.



25

No. of 1-Off Rural Houses Granted Planning Permission

3

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

21

Commencement Notices Received for 1-Off Rural Houses

69

Completed 1-Off Rural Houses

A total of 158 residential units were granted planning permission throughout the County in the third year of the County Development Plan. A total of 46 residential units were the subject of a commencement notice received in the third year of the County Development Plan, the majority of which (26) were granted planning permission in the third year of the County Development Plan. The number of housing units for which commencement notices were received are down on Year 1 (116) and Year 2 (73).



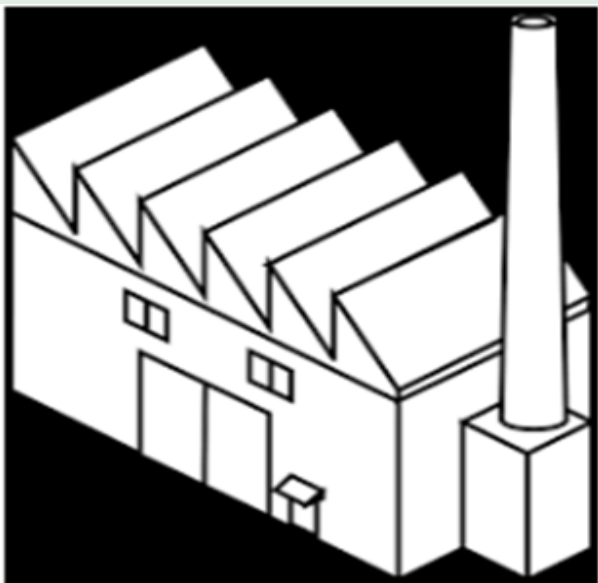
158

Total No. of Residential Housing Units Granted throughout the County

46

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

With the exception of the quarry related development in Lurganboy (which accounts for 51% of the commercial floorspace granted), the majority of the remaining distribution of the permitted commercial floorspace was located in the Tier 1 Settlement of Carrick on Shannon and Tier 2A town of Ballinamore accounting for 34% . No commencement notices were received within the 3rd year period for any of these developments.



3,262m²

Total Commercial Floorspace Granted throughout the County

73%

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 3rd year period since the adoption of the County Development Plan. It is notable however, that a number of planning applications have been made on a couple of these sites, though they have yet to commence. With the exception of Site No. 5 in Carrick-on-Shannon, which is owned by the Council, 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, with the exception of the rural 1 off house and the two Key Villages of Dromod and Drumkeeran, falls short of the housing supply targets as set out in the Core Strategy.



