



Leitrim County Development Plan 2023-2029

Proposed Variation No. 1

Chief Executive's Report on Submissions
Received on the Proposed Material Alterations
to Variation No.1



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Comhairle Chontae Liatroma Leitrim County Council

I, Joseph Gilhooly, Chief Executive of Leitrim County Council issue this Report to the Elected Members of Leitrim County Council for your consideration. Its purpose is to report on the outcome of the statutory consultation process of the Material Alterations to Proposed Variation No. 1 to the Leitrim County Development Plan 2023-2029, as prescribed in Section 58(15) of the Planning and Development Act 2024, as amended.

In accordance with legislation, this Report lists the persons or bodies who made submissions or observations to the Material Alterations to Proposed Variation No. 1 to the Leitrim County Development Plan 2023-2029. It provides a summary of the issues raised in the 10 no. submissions or observations made with respect to the Material Alterations including, inter alia, the submission received by the Office of the Planning Regulator. The Report sets out my response and recommendations to the issues raised in these submissions.

It is recommended that the Proposed Variation No. 1 to the Leitrim County Development Plan 2023-2029 is made **with** the Material Alterations No's: 1, 2, 4, 5, 6, 11, 13, 15 and **without** the Material Alterations No's: 3, 7, 8, 9, 10, 12, 14. It is also recommended that the Proposed Variation be made **without** Amendment No.9 and this is explained within the body of this report. If it is resolved to make this modified version of the proposed Variation, the Variation shall take effect from the day the resolution is made.

Joseph Gilhooly,
Chief Executive,
Leitrim County Council

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Section 1

Introduction



1. Introduction

1.1 Introduction and Legislative Context

At a meeting of Leitrim County Council on the 13th July 2026, the Members proposed to modify Proposed Variation No. 1 of the Leitrim County Development Plan 2023-2029 (LCDP 23-29). These modifications were considered to constitute material alterations of the Proposed Variation.

In accordance with Section 58 (13) (d) of the Planning and Development Act 2024 (as amended), the Chief Executive of Leitrim County Council extended the 2-week period for publication of the Material Alterations due to the necessity to prepare a Strategic Environmental Assessment (SEA) Environmental Report.

The Material Alterations and associated documents were placed on public display for a period of four weeks from the 5th of August 2026 to the 2nd of September 2026 inclusive.

In accordance with Section 58(15) of the Planning and Development Act 2024 (as amended), the Chief Executive is required to prepare a report on the submissions received and submit the report to the Elected Members for their consideration.

The purpose of this report is to:

- (i) summarise the written submissions received in relation to the Material Alterations to the Proposed Variation during the public consultation period,
- (ii) set out the Chief Executive's response to the issues raised in the submissions, and,
- (iii) make recommendations to the Elected Members on the issues arising from the consultation process.

This report is being furnished to the Elected Members of Leitrim County Council in accordance with Section 58 (15) of the Planning and Development Act 2024, as amended, for your consideration.

1.2 Content of the Material Alterations to Variation No.1

The Material Alterations to Proposed Variation No. 1 includes amendments to the Written Statement (Volume I), the Book of Maps (Volume III) and Appendix XIII of the LCDP 23-29, along with amendments to the Settlement Capacity Report (prepared as part of Variation No. 1), all of which are presented in Section 2.0 of the published Material Alterations Report. The Material Alterations to Proposed Variation No. 1 included are outlined, in summary, below:

1. To incorporate the Local Transport Plan which was carried out as part of the preparation of the Carrick-on-Shannon Joint Local Area Plan 2025-2031.
2. To update Section 8.11.2 of the Plan - *N4 Carrick-on-Shannon to Dromod Project* - to reflect the revised scope of the project to now comprise the Carrick-on-Shannon Bypass and Traffic Management Plan and reference in objective TRAN OBJ 3 to same.
3. To change the land use objective of lands in Drumshanbo currently identified with a '*Tourism Related Development*' to '*New Residential*'.
4. To change the land use objective of lands in Drumshanbo from '*Enterprise and Employment*' to '*New Residential*'.
5. To change the land use objective of lands in Manorhamilton from '*New Residential- Low Density*' to '*New Residential*'.
6. To zone additional lands as '*New Residential*' in Carrigallen.
7. To change the land use objective of lands in Carrigallen from '*Open Space*' to '*New Residential*'.

8. To zone additional lands as '*New Residential*' in Ballinamore.
9. To update the Settlement Capacity Report and to include revisions arising from the proposed additional residential zonings in Ballinamore, Carrigallen and Drumshanbo
10. To update the text to the LCDP 23-29 as consequential changes arising from the foregoing.

1.3 Public Consultation

In accordance with the provisions of the Planning and Development Act 2024, as amended, the Planning Authority published a statutory notice in the Leitrim Observer (published on the 5th of August 2026) The Material Alterations were placed on public display from the 5th of August 2026 until the 2nd of September 2026 inclusive. The Material Alterations to the Proposed Variation, SEA Environmental Report, SEA screening determination, AA Screening Report, AA screening determination, Strategic Flood Risk Assessment, were on public display at the following locations:

- Planning Department, Leitrim County Council, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim.
- Online on the Leitrim County Council website.

Following the public consultation on the Material Alterations to the Proposed Variation, 10 no. valid written submissions have been received. Appendix 1 of this report provides a list of the persons / bodies who made submissions on the Material Alteration to Proposed Variation No. 1 of the Leitrim County Development Plan 2023-2029.

1.4 Consideration of the Material Alterations to Proposed Variation No.1

The Elected Members of the Planning Authority are required to consider the Material Alterations to Proposed Variation No. 1 and this Chief Executive's Report, and this is to be completed within 4 weeks from the date of submission of this Report.

In making a Material Alteration to the Proposed Variation to a Development Plan, the Elected Members are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of a Local Authority and any relevant policies or objectives of the Government or any Minister of the Government.

The Elected Members of the Authority, having considered the Material Alterations to the Proposed Variation and this report may, as they consider appropriate, by resolution:

1. Make the Variation as originally proposed by the Planning Authority
2. Make the Variation with all, some or none of the Material Alterations
3. Refuse to make the Variation.

Where the Members decide to make the Variation with some or all of the proposed Material Alterations, they may do so subject to any further minor modifications to the alteration that they consider appropriate.

A modification to the material alteration shall be deemed to be minor where it –

- i) does not substantially or materially alter the material alteration,
- ii) it is not likely to have significant effects on the environment or on any European site and
- iii) does not relate to –
 - a. an increase in the area of zoned land for any purpose, or
 - b. an addition to or deletion from the Record of Protected Structures.

If the Planning Authority, after considering a submission, observation or recommendation from the Minister or Office of the Planning Regulator (OPR), decides not to comply with a recommendation made by such, it shall so inform the Minister or OPR as relevant as soon as practicable by written notice and shall include the reasons for the decision.

Not later than 1 week after the passing of the resolution, the Planning Authority shall publish notice of the making of the Variation.

1.5 Structure of Report

Following this Introduction, the structure of this report is as follows:

- Section 2 - Chief Executive summary, responses and recommendations to the submission from the Office of the Planning Regulator (OPR),
- Section 3 - Chief Executive summary, response and recommendations to submissions from prescribed bodies,
- Section 4 - Chief Executive summary, response and recommendations to submissions received from other stakeholders and the general public.
- Section 5 – Conclusion.

Changes to Variation No. 1, and associated documents, arising from the proposed Material Alterations, are displayed in the following format for ease of reference:

Proposed omissions to the text of Variation No. 1 are demoted using ~~strikethrough~~.

Any proposed amended or additional text to Variation No. 1, and associated documents, is identified in **green**.

Subsequent modifications to the proposed Material Alterations arising from the recommendations contained in this report are displayed in the following format to distinguish between the initial proposed Material Alterations and any subject changes to same:

- Recommended omissions to the text of the proposed Material Alterations are denoted using ~~strikethrough~~.
- Any recommended additional or amended text to Variation No. 1 is indicated in **yellow**.

Sections 2, 3, and 4 address the issues raised in the each of the submissions received. The submissions are addressed individually in this report and in cases where a relevant recommendation has previously been given in an earlier submission, reference to such a recommendation is made in any relevant subsequent submission which addresses the same issue in order to reduce repetition.

Section 2

Submission from the Office of the Planning Regulator (OPR)



Submission Reference Number:	VAR MA SUB 6
Submitted by:	Office of the Planning Regulator (OPR)

Summary of Submission:

The introductory section of the submission explains the distinction between '*recommendations*' and '*observations*' which have been made in the submission and the following definitions have been provided:

'*Recommendations*' relate to clear breaches of the relevant legislative provisions of the national or regional policy framework and/or of the policy of Government. As such, the Planning Authority is required to implement or address recommendations made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

'*Observations*' take the form of requests for further information, justification on a particular matter, or clarification regarding particular provisions of the proposed Variation on issues that are required to ensure alignment with policy and legislative provisions. As such, the Planning Authority is requested by the OPR to action an observation.

The submission is made under three main headings The following provides a summary of the issues raised in respect of each of the headings, along with the respective responses and recommendations of the Chief Executive.

1. Response to the Office's submission on the proposed Variation.

The OPR welcomes, in response to Recommendation No. 1, the incorporation of the Carrick-on-Shannon Local Transport Plan into the Development Plan.

With regard to Recommendation No.2 in relation to flood risk management, the OPR notes the additional information contained within the Chief Executive's Report in relation to Proposed Amendment No. 29 and welcomes the Planning Authority's commitment to implement best practice as advocated by *The Planning System and Flood Risk Management Guidelines for Planning Authorities* (2009).

In response to Recommendation No.3, the OPR acknowledges the reasons within the Chief Executive's Report as to why the proposed *Enterprise and Employment* land use zoning in Manorhamilton (Proposed Amendment No. 38) would not undermine the vibrancy and vitality of the town centre.

2. Overview of submission on proposed material alterations.

The OPR welcomes the proposed material alterations which positively respond to the recommendations made in its submission at draft stage and considers that the proposed Variation will improve the integration of land use and transport planning as well as implement best practice promoted in the Flood Guidelines.

The OPR has significant concerns regarding the proposed additional residential zoning objectives in Carrigallen and Ballinamore and the submission states that there is sufficient zoned land already included in the proposed Variation to accommodate the projected housing growth requirements of these 2 settlements. The submission also points to the significant deficiencies in site servicing and supporting infrastructure, including inadequate access arrangements and wastewater infrastructure constraints and considers that there is no justification for further residential zoning.

3. Residential Zonings.

With specific reference to Material Alteration No's. 7, 8 and 9 which seeks to zone additional lands for residential purposes in Carrigallen, the submission points to Table 2.5 of the proposed Variation and the *Capacity Register* published by Uisce Éireann which states that Carrigallen has no capacity available in terms of wastewater treatment. As a result, it is unlikely that its household allocation will come forward for development within the remaining period of the Development Plan.

The submission also refers to the project to upgrade the Carrigallen Wastewater Treatment Plant which is currently at Stage 2 under the Uisce Éireann Small Towns and Villages Growth Programme. It notes the amendment to the Settlement Capacity Report (Proposed Material Alteration No. 14) which outlines that the project is likely to be completed post 2029. Furthermore, Material Alteration No. 14 adds that Material Alteration No. 8 has no road access or public lighting and both Material Alteration No's. 8 and 9 have no footpath connections to Main Street.

The submission refers back to the CE's Report which highlights that the most appropriate lands for residential development, in terms of infrastructure provision and land use evaluation, have already been included as part of the proposed Variation and that there are sufficient lands within the proposed settlement envelope to accommodate Carrigallen's housing growth requirements.

The quantum of residential land proposed by Material Alteration No's. 7, 8 and 9 would be almost four times the amount indicated in the proposed Variation for Carrigallen. Even when the Wastewater Treatment Plant is upgraded, it would not have the capacity to cater for the level of population growth arising, even without taking account of potential future non-residential demand for infrastructure capacity.

The submissions notes that in the Chief Executive's Report that retaining the Material Alteration No. 9 lands as *Open Space* would provide an opportunity to develop a walkway connecting to adjacent amenity lands, enhancing accessibility to recreational facilities and supporting the delivery of a more attractive, liveable and high-quality environment for the residents of Carrigallen.

Material Alteration No. 10 proposes to zone additional lands as *New Residential* in Ballinamore and as noted in the Chief Executive's Report, there is limited headroom in the settlement's Wastewater Treatment Plan, and it would not be appropriate to exacerbate this situation with further zonings during the lifetime of the Development Plan. It has been stated when reviewing the previous Leitrim County Development Plan 2015-2023 that Tully Lane from which Material Alteration No. 10 would be accessed was deemed to have an inappropriate gradient and width to service additional residential zoned lands. Material Alteration No. 12, which seeks to revise the Settlement Capacity Report for Ballinamore also confirms that Material Alteration No. 10 does not have road access, a footpath or public lighting. Table 2.5 within the Proposed Variation indicates that Ballinamore has a housing growth requirement of 97 units and the proposed lands already contained within the Variation have an estimated yield of 166 units. It is apparent that there is already adequate Residential land identified within the proposed Variation to meet the housing needs of Ballinamore.

The submission states that as sufficient zoned land is already available to facilitate the projected housing growth requirements of both Carrigallen and Ballinamore and given the significant infrastructure constraints that currently restrict the capacity of these settlements to support further residential development, the OPR recommends that Material Alteration No. 7, Material Alteration No. 8, Material Alteration No. 9 and Material Alteration No. 10 should not be zoned for residential development.

MA Recommendation 1 – Residential zonings

Having regard to the delivery of housing and particularly considered:

- NPO 42 of the NPF to target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040;
- NPO 43 of the NPF to prioritise the provision of new homes at locations that can support sustainable development;
- NPO 103 of the NPF to not zone land for development purposes that cannot be serviced within the life of the plan; and
- The NPF Implementation: Housing Growth Requirements (2025),

It is recommended that the Planning Authority makes the Variation without the following:

- (i) MA 7 Carrigallen;
- (ii) MA 8 Carrigallen;
- (iii) MA 9 Carrigallen; and
- (iv) MA 10 Ballinamore

Chief Executive's Response:

The concerns as raised in relation to proposed additional zoning objectives in Carrigallen and Ballinamore are noted and reflect the concerns raised in the Chief Executive's Report on Variation No.1 with regard to the zoning of these lands for residential use. The Material Alterations for Carrigallen and Ballinamore were voted through by the Elected Members against the strong advice of the Planning Department. This is reflected in the minutes of the Council meeting held on the 13th July 2026.

The identification of lands for development over the lifetime of the LCDP 23-29 must ensure that the delivery of development is realistic relative to the capacity of the necessary infrastructure or the level of infrastructural investment that may be required and timeframe for providing same. The lands which are the subject of Material Alteration No's 7, 8, 9 and 10 were the subject of an infrastructural assessment and land use evaluation which deemed the inclusion of such lands as inappropriate

The quantum of lands proposed to be zoned for *New Residential* in Carrigallen almost quadruples from that currently zoned (2.33 hectares to 12.12 hectares). This would be more than double the quantum of lands zoned for housing in any of the other Tier 3 Key Village in the county and is simply disproportionate. Of most concern is that there is presently no capacity in the wastewater treatment plant which is presently operating beyond its design capacity. The design capacity is approximately 600 PE with the current operational load varying from approximately 693 -784 PE. The Wastewater Capacity Register issued in April 2026 by Uisce Éireann outlines the capacity for wastewater treatment and water supply in each of the settlements in the county. Carrigallen has been identified as having no capacity available (Red) in terms of wastewater treatment.

The submission received from Uisce Éireann (VAR SUB 1-21) outlines that there is an upgrade project underway to increase capacity at Carrigallen Wastewater Treatment Plant and this is currently at Stage 2 under the Small Towns and Villages Growth Programme. It is not expected that this upgrade will be in place within the life of the current County Development Plan and its design parameters would not have capacity to cater for the yield

from housing now included in the proposed material alterations to the County Development Plan - the standard density for smaller urban settlements in Co. Leitrim are of the region of 15-20 units per hectare. If approved, the yield from these land use zoning objectives would be 147-196 no. additional units. This is in addition to the lands already zoned but not developed which could yield of the order of 61 no. additional houses as well as the expanding Jet Wash Ltd. Industrial facility at the eastern end of the town.

Glanua have been appointed by Uisce Éireann under the Small Towns and Villages Growth Programme – Wastewater as the Design-Build Contractor for the upgrade of the Carrigallen Wastewater Treatment Plan (WwTP). The plant has been identified for upgrade due to hydraulic overloading, non-compliance with existing Emission Limit Values (ELVs), and insufficient capacity to accommodate projected future growth. The proposed works include the construction of a new treatment stream based on a Conventional Activated Sludge (CAS) process, a new final effluent pumping arrangement, and a new treated effluent rising main discharging to the River Cullies, a distance of 3.2 km from the existing WwTP. The upgrade will ensure compliance with Uisce Éireann technical standards and environmental regulations, while providing capacity for a 10-year design horizon. The proposed capacity upgrade under this application 990 PE (equating to a 10-year design horizon).

The principle of the proposed development would also be questioned strongly by the Planning Department. In the case of Material Alteration No. 7, the general roads infrastructure at this location lacks any connections onto the public road or public footpath network. The manner in which these lands would be provided with an acceptable means of access allowing for two-way traffic and associated pedestrian footpaths is simply not available within the lands suggested for zoning. Similarly, Material Alteration No. 9 also lacks any connecting footpath onto the Main Street whilst the lands zoned for '*Open Space and Amenity*' would allow for a park to be developed reinforcing the work to develop the former laneway as an amenity walkway. The current use of this area as a hard stand area associated with the adjoining commercial building is an unauthorised use and is the subject of an open and unresolved enforcement case.

In relation to Ballinamore, the quantum of lands to be zoned for *New Residential* (9.31 Ha) would be a 76% increase from what is included in the current LCDP 2023-2029 and is well in excess of the 50% headroom that was required to be included as part of the *National Planning Framework Implementation: Housing Growth Requirements Guidelines for Planning Authorities* issued under Section 28 of the Planning and Development Act 2000 (as amended).

Uisce Éireann have outlined that there is limited headroom at the Wastewater Treatment Plant in Ballinamore at this time and Uisce Éireann cautions that there could be demand for treatment capacity which exceeds the available headroom. Uisce Éireann also make reference to long extensions to the public water and wastewater networks being required and that 3rd party agreement may also be required to provide a connection at this location.

The National Transport Authority have outlined concerns relating to Material Alteration no. 10 in their submission (VAR MA SUB 10). These concerns relate to the physical separation of this site, and the adjoining site, from the town centre due to the bypass corridor and that potential development at this location would increase car dependency. It should be noted in relation to access to the site that in reviewing the existing objectives for Ballinamore as part of the review of the previous County Development Plan 2015-2023, Tully Lane was not deemed of appropriate gradient and width to service additional residential zoned lands. As a result, an objective to develop a Local Distributor Road from the Willowfield Road connecting to Tully Lane and onwards to the Distributor Road at Tesco was removed from the Plan. This was looked at the Senior Engineer in Roads at the time, and it was on their recommendation that this objective was discontinued.

To conclude it remains the clear position of the Planning Department that there are adequate lands identified to provide for the anticipated needs of both Carrigallen and Ballinamore for the remainder of the Leitrim County Development Plan up to 2029 (or likely 2030 due to a need to extend the life of the Plan until the replacement RSES has been completed). The inclusion of further lands as proposed in the Material Alterations would dispense with the accepted tiered approach to land use zoning advocated in the existing Development Plan ensuring that the required infrastructure to allow zoned lands to be developed are in place or will be in place within the life of the Plan. Subject to the Variation being made without these zoning changes, the Material Alterations relating to the Settlement Capacity Audit would not be required (Material Alterations 12 and 14).

The making of the Proposed Variation without these Material Alterations as outlined is a *Recommendations* of the OPR as they relate to clear breaches of the relevant legislative provisions of the national or regional policy framework and/or of the policy of Government. The Planning Authority is therefore **required** to implement or address recommendations made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Strategic Environmental Assessment Considerations

It is also important to note that the Material Alterations have implications in relation to the Strategic Environmental Assessment (SEA) of the Proposed Variation. As outlined earlier in the report, the Chief Executive of Leitrim County Council was required to extend the 2-week period for publication of the Material Alterations due to the necessity to prepare an SEA Environmental Report. This Environmental Report, which was published with the Material Alterations, outlines the significant adverse environmental effects associated with Material Alterations No's: 7, 8, 9, 10, 12, 14.

The SEA Environmental Report refers to the fact that land use zoning objectives included in the LCDP 2023-2029, as well as those proposed by the Chief Executive as part of the Proposed Variation, have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water. This evidence-based approach has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the tiered approach required by the *National Planning Framework* and the various requirements set out in national, regional and local policy which contribute towards a co-ordination of zonings with existing and planned infrastructure and services.

It is stated in the SEA Environmental Report that Material Alterations No's: 7, 8, 9, 10, 12, 14 would not provide the most evidence-based framework for development and that they have the potential to undermine sustainable development and proper planning with potential for associated unnecessary significant adverse environmental effects on various environmental components.

Chief Executive's Recommendation:

CE Recommendation No.1: That Variation No. 1 to the Leitrim County Development Plan 2023-2029 be made without Material Alteration 7, Material Alteration 8, Material Alteration 9, Material Alteration 10, Material Alteration 12 and Material Alteration 14.

Section 3

Submissions from Prescribed Bodies



Submission Reference Number:	VAR MA SUB 2
Submitted by:	Dept. of Education and Youth

Summary of Submission:

The submission notes that additional lands have been zoned for new residential in several settlements. The submission goes on to note that there are no amendments to any of the housing requirement figures as outlined in proposed Variation 1, therefore the Department's May 2026 submission to the variation remains relevant

Chief Executive's Response:

The contents of the submission are noted. No further issues to those as previously raised in the submission of May 2026 have been outlined and these were addressed previously in the Chief Executive's Report on Submissions Received in the proposed Variation No.1.

The Council welcomes any future engagement with the Department with regard to school place provision including any additional special education needs provision as required to meet demand.

Chief Executive's Recommendation:

No change recommended.

Submission Reference Number:	VAR MA SUB 3
Submitted by:	Transport Infrastructure Ireland (TII)

Summary of Submission:

The submission welcomes the consultation and the response to the initial submissions.

Proposed Material Alteration No. 3

The submission refers to the initial submission made on the Proposed Variation by the TII in which it was requested that the Council consider including an explanatory note within Amendment No. 9 and Section 8.11.2.1 of the County Development Plan. TII are of the view that the proposed text amended included in Material Alteration 3 does not provide Scheme clarification as recommended, with the concern raised that the proposed text amendments have the potential to present a challenge when progressing the Scheme through Statutory consent.

The submission considers it essential that the County Development Plan be consistent with the hierarchy of Plans in terms of scheme citation and that reference to both the N4 Carrick-on-Shannon to Dromod Scheme and the Carrick-on-Shannon Bypass and Traffic Management Project be addressed prior to finalising this material alteration. The submission states that deleting the text associated with the N4 Carrick-on-Shannon to Dromod Scheme as proposed in the alteration to TRANS OBJ 3 should be reviewed as the scheme is still referenced in both the National Development Plan and the Regional Spatial and Economic Strategy.

The submission reiterates its recommendation that Leitrim County Council continue to consult with the National Road Design Office Project Team and Roscommon County Council in relation to the project and consistency to text references in this regard.

Material Alteration no. 15; Carrick-on-Shannon Local Transport Plan

The submission also references Material Alteration 15 relating to the inclusion of the Carrick-on-Shannon Local Transport Plan (LTP) and welcomes the references to various publications, standards and guidelines therein.

Similar concerns in relation to the Carrick-on-Shannon LTP being consistent with the County Development Plan and the hierarchy of national and regional plans in terms of scheme citation and reference to both the N4 Carrick-on-Shannon to Dromod Scheme and the Carrick-on-Shannon Bypass and Traffic Management Project is made. It is noted that under Section 2.1.3 of the LPT reference is made to the 'N4 Carrick-on-Shannon to Dromod Project' only.

The submission further requests engagement with the Carrick-on-Shannon Bypass and Traffic Management Project Team (Roscommon RDO) to ensure any measures impacting the existing N4 and scheme area in the LTP are consistent and complimentary to the Carrick-on-Shannon Bypass and Traffic Management Project Scheme progression.

In addition to the above, the submission considers that clarification within the LTP that all measures impacting national roads will be subject to the requirement for a Design Report in accordance with TII Publications DN-GEO-03030 be included.

Chief Executive's Response:

The contents of the submission are noted. With regard to the Proposed Material Alteration 3, Leitrim County Council have engaged with the National Road Design Office Project Team and ARUP as designers of the Carrick-on-Shannon Bypass and Traffic Management Project following receipt of this submission to ensure that the objectives and the narrative included in the LCDP 2023-2029 are consistent with national and regional policy as well as consistency with the National Development Plan.

Accordingly, it is proposed to make the Proposed Variation without Amendment No. 9 which was published as part of the initial Proposed Variation, subject to minor changes in the narrative text required for grammatical consistency. The Objective included in the LCDP 2023-2029, TRAN OBJ 3, will not be amended.

The LTP was prepared and adopted as part of the Carrick-on-Shannon Joint Local Area Plan 2025-2031. This joint Plan was adopted by both Leitrim and Roscommon County Councils and any revision to the Plan and its associated documents would need to be taken in conjunction with Roscommon County Council. It cannot be done under the current Variation to the Leitrim County Development Plan process.

It is considered that Section 2.1.2 of the LTP adequately covers the issue raised in relation to the requirement for a Design Report from scheme designers in developing any specific measures arising from LTP implementation. Furthermore, the general measures relating to the protection of National Primary Roads are adequately catered for in the County Development Plan. No amendments to the LTP are considered necessary in this regard.

Chief Executive's Recommendation:

CE Recommendation No. 2. That Variation No. 1 to the Leitrim County Development Plan 2023-2029 be made without the Proposed Amendment No.9 subject to the minor changes to the narrative as shown.

8.11.2 National Road Improvement Projects

To amend the section relating to **N4 Carrick-on-Shannon to Dromod Project** as follows:

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

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

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

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

It should be noted that the '*N4 Carrick-on-Shannon Bypass and Traffic Management Project*', which is currently progressing towards publication of statutory planning documentation, aligns with the citation within the National Development Plan Investment Objective of the N4 Carrick-on-Shannon to Dromod Project.

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

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

Submission Reference Number:	VAR MA SUB 4
Submitted by:	Electricity Supply Board (ESB)

Summary of Submission:

The Electricity Supply Board (ESB) welcomes the opportunity to make a comment to the Material Alterations of Proposed Variation No. 1 to the County Development Plan 2023-2029. While noting that no amendment to the proposed variation was made arising from the ESB's initial submission, the ESB welcomes the acknowledgement of the importance of upgrading and expanding the electricity network and the commitment for continued opportunities to collaborate with Leitrim County Council to proactively ensure the timely delivery of essential electricity infrastructure.

ESB remains committed to working collaboratively with Leitrim County Council and other stakeholders to support the delivery of sustainable growth in the county and would welcome the opportunity to engage further in relation to infrastructure planning, network capacity and development sequencing as the Variation is implemented.

Chief Executive's Response:

The submission from ESB is noted. The submission is not related/relevant to any of the Material Alterations on which submissions were sought.

Chief Executive's Recommendation:

No change recommended.

Submission Reference Number:	VAR MA SUB 5
Submitted by:	Uisce Éireann

Summary of Submission:

The submission welcomes the opportunity to comment on the Material Alterations to Proposed Variation No. 1 of the LCDP 23-29 and Uisce Éireann (UÉ) commits to continue to engage with Leitrim County Council as the development plan process progresses.

The submission provides comments on specific Material Alteration 1, 2, 3 and 11 and then comments in relation to Vol III Book of Maps relating to Material Alteration Nos, 4, 5, 6, 7, 8, 9 and 10.

Proposed Material Alteration 1, 2, 3 and 11

1. No comment
2. Uisce Éireann welcome early engagement on works related to the Carrick-on-Shannon Bypass and Traffic Management Project.
3. Uisce Éireann welcome early engagement on works related to the Carrick-on-Shannon Bypass and Traffic Management Project and notes the citation in the National Development Plan Investment Objective remains 'N4 Carrick-on-Shannon to Dromod Scheme'.
11. The contents of this submission should be taken account of in the Settlement Capacity Report.

Vol III Book of Maps relating to Proposed Material Alteration Nos, 4, 5, 6, 7, 8, 9 and 10.

4. In Drumshanbo, the proposed zoning for 'New Residential' land may require an extension of in excess of 50m to the wastewater network via third party lands and water mains within the lands may require protection/diversion.
5. In Drumshanbo, the proposed zoning for 'New Residential' land may require an extension in excess of 100m to the sewer network to the west of the proposed lands.
6. In Manorhamilton, the proposed zoning for 'New Residential' land is serviced and capacity assessment may be required.
7. In Carrigallen, the proposed zoning for 'New Residential' is serviceable. UÉ requests that consideration be given to the proximity of the proposed zoned lands to the Carrigallen Wastewater Treatment and to the established use of the existing treatment plant including the potential for extensions/intensification of use of treatment plant. The boundary of the proposed lands is adjacent to the WWTP boundary and outfall.
8. A capacity assessment would be required for the proposed zoning of 'New Residential' land in Clooncorick, Carrigallen. Network reinforcements may be required depending on the scale of development and sequencing of delivery.
9. With regard to the proposed zoning of 'New Residential' in Carrigallen, concern is raised in relation to the available headroom at the WWTP. See comments below treatment capacity and available headroom.
10. With regard to the proposed zoning of 'New Residential' land in Ballinamore, long extensions (100m-205m) would be required to connect to the existing water and wastewater network and access via a third party may be required.

Clarification is sought in relation to the potential yield for housing of the proposed zonings in Material Alterations 4 -10 as an indication of density and housing yield would be beneficial in determining potential future capacity requirements for water services. As noted in the UÉ submission on Proposed Variation No. 1, given that there could be demand for treatment capacity which exceeds the available headroom, particularly in Ballinamore, Manorhamilton and Carrigallen, should all zoned residential lands (existing and proposed) be brought forward for development within the lifetime of the development plan, there could be demand for treatment capacity which exceeds the available headroom.

The submission also suggests that the change in quantum of zoned lands (in the case of newly zoned) is included in Table 2.5. 'Yield of available lands zoned for Residential or Mixed Use in Leitrim County Development Plan 2023-2029'.

Environmental Reports

The contents of this submission should be taken account of in the Environmental Reports.

Uisce Éireann looks forward to engaging with Leitrim County Council as the plan making process progresses.

Chief Executive's Response:

The contents of the submission have been noted and in particular those relating to the proposed zoning of lands in Drumshanbo, Manorhamilton, Carrigallen and Ballinamore.

The proposed changes to the zoning in Manorhamilton (Proposed Material Alteration No.6) involves a change from '*New Residential-Low Density*' to '*New Residential*'. While the comments have been noted in relation to concern that there could be demand for treatment capacity which exceeds available headroom with particular reference to Manorhamilton, Ballinamore and Carrigallen, the site area involved is approximately 0.40ha and the change in housing yield could result in approximately 4 no. additional houses and so given the low numbers involved, this proposed change in zoning would not be of particular concern from a treatment capacity point of view.

With regard to the Proposed Material Alteration No. 4 to the zoning in Drumshanbo from '*Tourism Related Development*' to '*New Residential*' the lands were the subject of an infrastructural assessment and land use evaluation. The comments relating to the possibility of the need for an extension of the wastewater network (>50m) via third party lands may be required and that the water mains within the lands may require protection/diversion is noted. Similarly for the Proposed Material Alteration No.5 for the change of zoning from '*Enterprise and Employment*' to '*New Residential*' the lands were the subject of an infrastructural assessment and land use evaluation. The comments relating to an extension (>100m) to the sewer network to the west of the proposed lands may be required is noted.

Additionally, as discussed in the Chief Executive's response to the OPR submission, it is considered that the proposed zoning of *New Residential* lands in Carrigallen and Ballinamore would be inappropriate and contrary to the proper planning and sustainable development of the area.

Chief Executive's Recommendation:

As per CE Recommendation No. 1 in response to OPR Recommendation 1 (Residential Zonings).

Submission Reference Number:	VAR MA SUB 7
Submitted by:	An Taisce (The National Trust for Ireland)

Summary of Submission:

This submission is the same as that submitted on the Proposed Variation No. 1 of the County Development Plan. A summary of the submission was outlined in the Chief Executive's Report on the submissions received on Proposed Variation No. 1 to the County Development Plan 2023-2029, relating to Biodiversity Policy and Legal Context, Community and Social Infrastructure, Flood Risk, Heritage and SEA Monitoring.

Chief Executive's Response:

The submission is not related/relevant to any of the Material Alterations on which submissions were sought.

Chief Executive's Recommendation:

No change recommended.

Submission Reference Number:	VAR MA SUB 8
Submitted by:	Environmental Protection Agency (EPA)

Summary of Submission:

The EPA have noted the proposed SEA Determination. Similar to the submission made on the Proposed Variation No. 1 of the Leitrim County Development Plan 2023-2029, the EPA refer to the *SEA of Local Authority Land Use Plans – EPA Recommendations and Resources* document which sets out key recommendations for integrating environmental considerations into Local Authority land use plans.

The submission contains advice on the need to ensure that in proposing the Alterations, that the Variation, as amended, is consistent with the need for proper planning and sustainable development and that adequate and appropriate critical service infrastructure should be in place, or required to be put in place to service any development proposed and authorised during the lifetime of the Plan, as varied.

The submission contains general advice on the need to ensure the Variation aligns with national commitments on climate change, mitigation and adaptation as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptations plans and ensure it is consistent with key relevant objective and policy commitments of key relevant higher level plans and programmes.

In respect of any further amendments to the Plan, the EPA advise that such amendments be screened for likely significant effects in accordance with SEA Regulations.

The final element of advice is the same as that given in the initial submission made by the EPA which is that once the Variation is adopted it should be accompanied by and SEA Statement, a copy of which should be sent to the relevant prescribed environmental authorities and relevant stakeholders.

Chief Executive's Response:

The '*SEA of Local Authority Land Use Plans – EPA Recommendations and Resources*' document has been considered in the preparation of the SEA Report and throughout the SEA process.

With regard to sustainable development, the comments raised are noted. A number of alterations have been flagged as being premature by the Chief Executive report and in the SEA documents. In considering the alterations, it is important to consider the proper planning and sustainable development of the area, infrastructure provision, national commitments on climate change mitigation and adaptation, and climate adaptation plans.

Any further amendments to the Plan will be screened for likely significant environmental effects in accordance with SEA Regulations.

Following the making of the Variation, an SEA Statement will be prepared including the required information and taking into account the EPA guidance on SEA Statements.

Chief Executive's Recommendation:

No change recommended

Submission Reference Number:	VAR MA SUB 9
Submitted by:	Office of Public Works (OPW)

Summary of Submission:

The submission refers to previous comments made in relation to Proposed Amendment No. 29 - the rezoning of lands at Drummagh in Carrick-on-Shannon and specifically a possible watercourse passing adjacent to the lands in question. On foot of the response in the Chief Executive's Report, that *"the site is on elevated ground rising away from the watercourse, approximately 20m from the watercourse"* and is situated within Flood Zone C, the OPW's submission is that these details regarding the watercourse should be included in the Strategic Flood Risk Assessment (SFRA).

Also referenced are Proposed Material Alteration No. 7 and 9 relating to the proposed zoning of 'New Residential' lands in Carrigallen where the EPA Water Feature mapping shows a watercourse in the vicinity of both sites. The SFRA reviewed this watercourse and undertook a site visit where it was found that there are remains of the Aghawillin Stream and no evidence of any of the various mill races now remaining. The OPW welcomes the review undertaken and that this information has been included in the SFRA.

Chief Executive's Response:

The comments relating to Proposed Amendment No. 29 are noted. The cited information will be included in the final SFRA report to be prepared following the making of the Variation.

The comments welcoming the review undertaken of the lands relating to Proposed Material Alteration No. 7 and 9 have been noted.

Chief Executive's Recommendation:

CE Recommendation No. 3: To include the following text in the final SFRA report to be prepared following the making of the Variation:

"This site is on elevated ground rising away from the watercourse, approximately 20m from the watercourse".

Submission Reference Number:	VAR MA SUB 10
Submitted by:	National Transport Authority (NTA)

Summary of Submission:

The NTA welcomes the inclusion of Proposed Material Alterations No. 1 and 15, that relates to the incorporation of the land use zoning objectives and land use zoning map in the CPD, arising from the Carrick-on-Shannon Joint Local Area Plan 2025-2031. The NTA are supportive of the above Material Alterations on the basis that would ensure that all zoned lands in the county are now contained in the Leitrim County Development Plan, along with the updated text.

Concerns have been raised in relation to Material Alteration No. 10, which proposed the zoning of additional lands in Ballinamore. The NTA has concerns regarding the extent to which the subject lands can be integrated within the existing settlement structure and connect to the town centre by existing active travel infrastructure. It is noted that the accompanying Settlement Capacity Report indicates that a footpath does not currently serve the site. Reference is made to the Section 28 Guidelines on *NPF Implementation: Housing Growth Requirements* and the need to identify zoned serviced or serviceable lands with residential development potential while also specifying the enabling infrastructure to support development.

The NTA recommends that Material Alteration No. 10 be amended to ensure that the sites to the south of the bypass can be served by active modes, including an assessment of routes to the town centre and health centre.

Chief Executive's Response:

The concerns raised in relation to Material Alteration No.10 are noted. These concerns relate to the physical separation of this site, and the adjoining site, from the town centre due to the bypass corridor and that potential development at this location would increase car dependency. It should be noted in relation to access to the site that in reviewing the existing objectives for Ballinamore as part of the review of the previous County Development Plan 2015-2023, Tully Lane was not deemed of appropriate gradient and width to service additional residential zoned lands. Accordingly, an objective to develop a Local Distributor Road from the Willowfield Road connecting to Tully Lane and onwards to Distributor Road at Tesco was removed from the Plan. This was looked at the Senior Engineer in Roads at the time, and it was on their recommendation that this objective was discontinued.

Additionally, as discussed in the Chief Executive's response to the OPR submission, it is considered that the proposed zoning of *New Residential* lands in Carrigallen and Ballinamore would be inappropriate and contrary to the proper planning and sustainable development of the area.

Chief Executive's Recommendation:

As per CE Recommendation No. 1 in response to OPR Recommendation 1 (Residential Zonings).

Section 4

General Submissions



Submission Reference Number:	VAR MA SUB 1
Submitted by:	David Barton

Summary of Submission:

The submission is a generic planning submission relating, in the main, to traditional vernacular architecture, historic buildings and the protection thereof, conservation areas and climate change. The submission is promoting both the existing Built Historic Environment and Traditional Vernacular Architecture as a key feature across UK and Ireland-wide Local Authorities and associated Planning Departments at all tiers of Local, Regional and Central Government.

Chief Executive's Response:

The Planning Authority notes the submission. The submission is not related/relevant to any of the Material Alterations on which submissions were sought.

Chief Executive's Recommendation:

No change recommended.

Section 5

Conclusion



5. Conclusion

In the interest of clarity, it is recommended by the Chief Executive that the Proposed Variation No.1 to the Leitrim County Development Plan 2023-209 is made subject to the following;

- The Proposed Variation No. 1 to the Leitrim County Development Plan 2023-2029 is made **without** the Amendment No.9 (as per CE Recommendation No. 3 of this report).
- The Proposed Variation No. 1 to the Leitrim County Development Plan 2023-2029 is made **with** the following Proposed Material Alterations No's: 1, 2, 4, 5, 6, 11, 13, 15.

Proposed Material Alteration No.s	Description
1	Narrative wording relating to Local Transport Plan
2	Revised wording of Objective MSSM OBJ 1
4	'Tourism Related Development' to 'New Residential' zoning, Drumshanbo
5	'Enterprise and Employment' to 'New Residential' zoning, Drumshanbo
6	'New Residential-Low Density' to 'New Residential' zoning Manorhamilton
11	Narrative wording in Settlement Capacity Report
13	Revision to Settlement Capacity Report
15	Inclusion of Local Transport Plan

- The Proposed Variation No. 1 to the Leitrim County Development Plan 2023-2029 is made **without** the following Proposed Material Alterations No's: 3, 7, 8, 9, 10, 12, 14 (As per CE Recommendation No. 1 of this report)

Proposed Material Alteration No.s	Description
3	Revision of Proposed Amendment No.9
7	Zone Lands for 'New Residential', Carrigallen
8	Zone Lands for 'New Residential', Carrigallen
9	'Open Space' to 'New Residential' zoning, Carrigallen
10	Zone Lands for 'New Residential', Ballinamore
12	Revision to Settlement Capacity Report
14	Revision to Settlement Capacity Report

- The Proposed Variation No. 1 to the Leitrim County Development Plan 2023-2029 is made **with** the following modification: To include the following text in the final SFRA report to be prepared following the making of the Variation:

"This site is on elevated ground rising away from the watercourse, approximately 20m from the watercourse".

Appendix 1



List of Persons/Bodies who made a submission

Submission Ref. No	Name
VAR MA SUB 1	David Barton
VAR MA SUB 2	Department of Education and Youth
VAR MA SUB 3	Transport Infrastructure Ireland (TII)
VAR MA SUB 4	Electricity Supply Board (ESB)
VAR MA SUB 5	Uisce Éireann
VAR MA SUB 6	Office of the Planning Regulator (OPR)
VAR MA SUB 7	An Taisce (The National Trust for Ireland)
VAR MA SUB 8	Environmental Protection Agency (EPA)
VAR MA SUB 9	Office of Public Works (OPW)
VAR MA SUB 10	National Transport Authority (NTA)





Leitrim County Development Plan 2023-2029

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