Leitrim County Development Plan 2023-2029

Variation No.1



Comhairle Chontae Liatroma | Leitrim County Council

Variation No.1 of the Leitrim County Development Plan 2023-2029

1. Introduction

In accordance with Section 58(17) of the Planning and Development Act 2024 (as amended), Leitrim County Council agreed by resolution to make Variation No. 1 of the Leitrim County Development Plan 2023-2029 as recommended by the Chief Executive at the Council Meeting on 16th November 2026 and to proceed in accordance with Section 58(18) of the Planning and Development Act 2024 (as amended) to publish notice of the making of the Plan.

2. Content of the Proposed Variation

The Variation includes amendments to the Written Statement (Volume I), Settlement Plans (Volume II), the Book of Maps (Volume III) and the inclusion of the Carrick-on-Shannon Local Transport Plan as Appendix XIII of the Leitrim County Development Plan 2023-2029. The amendments to text are presented in Section 4.0 of this document and the maps, as varied, are included in the revised Book of Maps (Volume III)

A full review of the Leitrim County Development Plan 2023-2029 will take place subsequently, in accordance with the provisions of the Planning and Development Act 2024, which introduces a new statutory framework for plan-making. The limited scope of this proposed variation is acknowledged pending the future full County Development Plan review and the legal basis for the upcoming adoption under the new Act, which introduces a more strategic, 10-year planning cycle. It should be noted that this Variation does not constitute a comprehensive review of all relevant policies, objectives, or guidance.

3. How to read the Variation

For the purposes of reading this document, please note the following:

- Text, maps, and figures with ~~red strikethrough~~ is proposed for deletion.
- Proposed new text is identified in green.
- A number of proposed amendments may contain a mix of deleted text and new text which would contain both ~~red strikethrough~~ and green text.
- Explanatory text is identified in blue
- Text in black is from the CDP as is.

4. Amendments

Vol I Chapter 1: Introduction	Section 1.3.2 Project Ireland 2040

1.3.2 Project Ireland 2040

Project Ireland 2040 is the Government's long-term overarching strategy to make Ireland a better country for all its people. This approach changes how investment is made in public infrastructure in Ireland, moving away from the approach of the past, which saw public investment spread too thinly and investment decisions that didn't align with a well-thought-out and defined strategy. Alongside the development of physical infrastructure, Project Ireland 2040 supports business and communities across all of Ireland in realising their potential and is composed of two key policy instruments, the National Planning Framework (NPF) and the National Development Plan (NDP). The NPF sets the vision and strategy for the development of our country to 2040 whilst the NDP provides enabling investment to implement the strategy. By 2040, it is projected that there will be roughly an extra one million people living in Ireland. This population growth will require hundreds of thousands of new jobs, new homes, and heightened cultural and social amenities, enhanced regional connectivity and improved environmental sustainability.

The National Planning Framework (NPF) first revision process was approved and published by Government and the Oireachtas in April 2025. The revised NPF provides the basis for the review and updating of regional strategies and local authority development plans to reflect matters such as updated housing figures, projected jobs growth and renewable energy capacity allocations, including through the zoning of land for residential, employment and a range of other purposes.

Figure 1.4: National Strategic Outcomes





Source: National Planning Framework First Revision

Project Ireland 2040 is underpinned by a shared set of 10 no. goals or National Strategic Outcomes established in the NPF for every community across the country. The National Strategic Outcomes are contained in Figure 1.4 overleaf. It is an approach that integrates ambition for improvement across the different areas of our lives, bringing the various government departments, agencies, State owned enterprises and local authorities together behind a shared set of strategic objectives for rural, regional and urban development.

Regional and local plans must align with these National Strategic Outcomes which are underpinned by ~~75~~ 108 no. National Policy Objectives. The preparation of this Plan and its subsequent variation has been informed by these National Strategic Outcomes and Policy Objectives. Emphasis is placed on enhanced regional accessibility, the compact sustainable growth of urban areas, strengthened rural economies and communities, and enhanced amenities and heritage. The NPF places specific emphasis on the regeneration and rejuvenation of towns with investment in regeneration, public realm improvements and the appropriate adaptation and re-use of built heritage. There is also a focus on placemaking and upon securing improvements to quality of life. The NPF recognises that the regeneration and rejuvenation of towns and villages of all types and scale can play a role in making stronger urban places and contributing to compact growth. The NPF supports the use of performance-based standards for infill/brownfield developments. The NPF also places great emphasis on addressing the issues associated with climate change.

2.3 Population Change

Co. Leitrim has the lowest population of any county in Ireland. ~~The population was recorded at 32,044 people in 2016. This represented a modest increase of 246 people from the 2011 recorded figure of 31,798 people.~~ Census 2022 shows that the population of Leitrim grew by 10% from 32,044 in 2016 to 35,199, which means the number of people in the county rose by 3,155 between April 2016 and April 2022.The population of the county is now at its highest since 1961.

The RSES provides that the population of Co. Leitrim could increase to 35,000 – 35,500 people by 2026 and up to 37,000 by 2031 (based on the Implementation Roadmap for the National Planning Framework in July 2018). ~~This would require the attraction of significant in-migration to the county as this growth cannot be realised by natural increase alone (difference between births and deaths). The *Housing Supply Target Methodology for Development Planning* (Section 28 Guidelines issued in December 2020) reaffirms that the population projection for each county set out in the Implementation Roadmap for the National Planning Framework (July 2018) "*continue to be the population parameters for local authority development planning processes*". The Development Plan must therefore make provision to provide for population growth of up to 3,000 people.[1]~~

~~**Table 2.1: Co. Leitrim NPF Population Target**~~

	~~2016~~	~~2021~~	~~2026~~	~~2031~~
~~**NPF**~~	~~32,000~~	~~33,500-33,750~~	~~35,000-35,500~~	~~36,000-37,000~~

~~**Source**: NPF Implementation Roadmap~~

At least 30% of this population growth must be delivered in Carrick-on-Shannon which is designated as a Key Town in our Region within the RSES. ~~No guidance is provided in the RSES regarding the role of the adjoining village of Cortober.~~ For the purposes of this Development Plan, references to Carrick-on-Shannon relate to the extent of the settlement which is contained in Co. Leitrim only~~. The allocation of population to the adjoining village of Cortober is a matter for Roscommon County Council noting that an allocation of 64 no. additional housing units and a population of 172 no. people are indicated for Cortober in the Roscommon County Development Plan 2022-2028. A Joint Local Area Plan will be prepared for the combined urban centre of Carrick-on-Shannon/Cortober as required pursuant to the RSES.~~ The Carrick-on-Shannon Joint Local Area Plan 2025-2031 (JLAP) is effective from the 19th May 2025. The JLAP has been prepared to deliver a collaborative and integrated framework for the future development of the town while allowing for the projected growth of population.

~~[1] Section 4.1 of the Core Strategy outlines an agreed provision of up to 1,208 additional households over the course of the Development Plan period. At an average household size of 2.55 persons, this would equate to an additional population of 3,080 population over the plan period 2022-2028 which is in keeping with the population targets for the county as outlined in the NPF Implementation Roadmap document. However, the Housing Strategy projects the average household size to fall further to 2.46 by the end of the Development Plan period. The Housing Strategy provides for up to 13,934 households occupied in Leitrim by the end of the Plan period. This would provide accommodation for a population range of 34,278 – 35,532 with a range of average household size of between 2.46 (projected) and 2.55 (2016 Census recorded level).~~

Proposed Amendment No 3:	
Vol I Chapter 2: Core Strategy	**Section 2.4 Settlement Hierarchy**
Reason: To update the settlement hierarchy, to take account of Census 2022	

2.4 Settlenent Hierarchy

Co. Leitrim's settlement hierarchy is set out below:

Table 2.2: Co. Leitrim Settlement Hierarchy

Level	Role	Centre (~~2016~~ 2022 Population where available)
Tier 1 Key Town	Large economically active towns with a strong employment base and good transport links and capacity for continued sustainable growth acting as catalysts for the wider sub region. Key Towns are identified in the RSES.	Carrick-on-Shannon (~~4,062~~ 4,743)[2]
Tier 2A Self-Sustaining Growth Towns	Towns with moderate levels of population that provide important employment and services for their surrounding areas. These self-sustaining towns are served by good transport links and play an important role in supporting the social, economic and cultural life within rural communities. These centres have capacity for continued growth commensurate to their role.	Manorhamilton (~~1,466~~ 1,667) & Ballinamore (~~914~~1,112)
Tier 2B Support Towns	Towns with local service and some specialised employment and tourism functions, which play an important role in supporting the social, economic and cultural life within their rural communities.	Dromahair (~~808~~939), Drumshanbo (~~902~~1,240), Mohill (~~855~~1,027) & Kinlough (~~1,032~~1,196)
Tier 3 Key Villages	Large villages with local service functions, specialised employment in some centres and which play an important role in supporting the social, economic and cultural life within rural communities.	Carrigallen (~~387~~481), Dromod (~~555~~753), Drumkeeran (~~220~~)287), Drumsna (~~240~~268), Leitrim (~~594~~701) and Tullaghan (~~253~~293)

[2] Whilst the recorded population for Carrick-on-Shannon was ~~4,062~~ 4,743 no. persons, this referred to the conbined urban centre of Carrick-on-Shannon and the adjoining village of Cortober, Co. Rosconnon. The C.S.O. have indicated that ~~3,422~~ 3,928 no. persons were recorded in Carrick-on-Shannon, Co. Leitrin with the renaining ~~640~~ 815 no. persons recorded in Cortober, Co. Rosconnon.

Level	Role	Centre (~~2016~~ 2022 Population where available)
Tier 4 Villages	Villages have a more limited range of commercial and community services and facilities. These centres have limited capacity to accommodate and sustain a greater proportion of residential growth.	Ballinaglera, Cloone, Dowra, Drumcong, Fenagh, Glenfarne (see Note below), Jamestown, Keshcarrigan (~~155~~238), Kilclare, Killarga, Kiltyclogher, Lurganboy, Newtowngore, Roosky (~~564~~ 787)[3] & Rossinver.
Tier 5 Graigs	Settlements that have some community and social services not necessarily in a defined centre and are not serviced by public sewerage. These settlements have a limited capacity to facilitate a degree of residential demand.	Askill, Gurteen, Largydonnell, Leckaun/Newtownmanor, Mullies, Aghacashel, Bellanagare/Carrowcrin, Derrintawy/Newbridge, Kilavoggy, Kilnagross, Tarmon, Tawneylea, Aghavas 1 & 2, Aughawillan, Aughnasheelan, Corrawaleen, Drumeela, Drumlea, Garvagh, Aghamore, Bornacoola, Effrinagh, Eslinbridge and Gortlettragh

[3] Whilst the recorded population for Roosky was ~~564~~ 787 no. persons, this referred to the conbined urban centre partially contained in Co. Leitrin with the substantive part in Co. Rosconnon. The C.S.O. have indicated that of the conbined total, ~~144~~ 295 no. persons were recorded in Co. Leitrin with ~~350~~ 492 no. persons were recorded in Co. Rosconnon.

Vol I Chapter 2: Core Strategy	Section 2.5 Housing Supply Targets

2.5 Housing Supply Targets

~~As outlined in the preceding section, the population projections for each county for the target years of 2026 and 2031 are established in the *Implementation Roadmap for the National Planning Framework* (July 2018). The County Development Plan must plan for the identified population growth within these parameters and use them as the basis for strategic decision making in the Development Plan process, including the Core Strategy. To assist Planning Authorities, Section 28 Guidelines, *Housing Supply Target Methodology for Development Planning*, were published in December 2020 and have translated the projected population targets for each county into projected housing demand over the Development Plan period to ensure a standardised approach across the country. These projections are based on the ESRI publication - '*Demographics and Structural Housing Demand at a County Level*' also published in December 2020. Table 28 for Co. Leitrim is replicated in Table 2.3 overleaf.~~

~~The Housing Supply Target Guidelines indicate that the identified NPF 50:50 City scenario is the recommended housing demand scenario to be used by Planning Authorities in their planning functions. The housing targets for the NPF 50:50 City scenario is detailed in Appendix I of the Guidelines. It indicates that a target of an additional 1,677 new households between 2017 and 2031 in Co. Leitrim with a calculated housing demand of 1,483 additional households between 2020 and 2031.~~

~~The housing target must be aligned for the period of the Development Plan i.e. between Q1 2023 to Q1 2029. The initial modelling of the housing supply target anticipated a Development Plan period between Q3 2022 to Q2 2028. Section 1.1 of this Plan has already documented the severe disruption caused by the various restrictions arising from the Covid-19 pandemic response to the preparation of the Plan. Leitrim County Council availed of an extension to the Plan review process and, simultaneously, an extension to the duration of the 2015-2023 Development Plan[4] for a period not exceeding one year. The resultant delays to the review of the Plan have had obviously implications for preparatory work that was conducted prior to the extension of this review process, with the housing supply target modelling for the Plan period a notable example in this regard.~~

~~Notwithstanding, it was considered appropriate to proceed with the initially forecasted housing supply targets for the county for this Plan, with the intention of reviewing the housing supply targets as part of the general duty of the Planning Authority contained within Section 15 of the Planning & Development Act 2000, as amended. This duty obligates the Local Authority to secure the objectives of the Plan and report on the progress achieved in achieving these objectives. The rationale for this approach takes cognisance of the over reliance of the initial housing supply targets on the 2016 Census of Population data, and the clear waning of the currency and statistical robustness of such source data to accurately reflect housing supply requirements for the county 13 years after such data was~~

~~[4] The previous Development Plan covered the period 2015-2021 but following the e:tension approval process was referred to thereafter as "*The County Develop$ent Plan 2015-2023*".~~

recorded (i.e. by 2029). In reviewing the housing supply target two years after the making of this Plan, the Planning Authority can avail of more recent demographic and housing data provided by the 2022 Census of Population in more accurately modelling its housing supply for the remainder of the Plan period up to Q1 2029. The Planning Authority has also been notified that the housing supply targets provided by the Department in December 2020 will be reviewed following the publication of the final 2022 Census results. The approach is intended to be reflected in updates to the Core Strategy and Housing Strategy of this Plan in 2025.

As a result, while the housing supply targets which follow in this Chapter, and the Housing Strategy contained in Appendix V of this Plan, refer to housing supply from 2022 to 2028, these remain relevant pending the aforementioned review of housing supply targets.

The initial period forecast in the housing supply target modelling (i.e. Q3 2022 to Q2 2028), indicated a housing demand for the period up to the end of 2028 of 1,116 no. households[5] or 744 no. households over the duration of the Plan.

Table 2.3: Leitrim County Council Housing Demand 2020-2031

Leitrim County Council		**Annual Average**	**Total Households**
A	ESRI NPF scenario projected new household demand 2017 to 2031	111	1,667
B	Actual new housing supply 2017 – 2019	61	184
C	Homeless households and estimated unmet demand as at Census 2016	N/A	0
D	**Housing Demand 2020 – 2031** = Total (A-B+C)/12	**124**	**1,483**

Source: Table 28, Appendix 1, *Housing Supply Target Methodology for Development Planning* (Section 28 Guidelines issued in December 2020)

However, the Guidelines also indicate that there is a potential adjustment encompassing the portion of the plan period to the end of 2026 to facilitate convergence to NPF strategy (where justified). Such an adjustment has been undertaken in respect of the projected housing supply target for the county over the plan period. The '*convergence*' scenario adjustment on which the housing supply target calculation for the initial 2022-2028 Development Plan period is based, is derived from the midpoint of the ESRI NPF projection and baseline scenarios, resulting in 95% of the projected Roadmap figure. The basis for this calculation is given in Table 2.4 and has been agreed with the Department of Housing, Local Government and Heritage.

The Housing Strategy, contained in Appendix V, examines projected housing requirements across various tenures and types for the plan period in accordance with Part V of the Planning & Development Act 2000, as amended. The Housing Strategy is informed by a Housing Needs Demand Assessment (HNDA) which provides the evidence base in identifying the housing needs arising in the county over the period of the plan based on future need, suitable mix of unit types to cater for all housing need requirements and tenure mix. The HNDA process, together with the Housing Strategy complements the central function of the Core Strategy in providing the quantitative evidence base to articulate the medium to longer term spatial development strategy of the functional area of the Planning Authority

[5] Calculated by nultiplying the average annual denand of 124 no. units per annun by 9 years (2020 – 2028).

and in so doing, demonstrates that the Development Plan and its objectives are consistent with national and regional development objectives.

Whilst the period of the last Development Plan has seen significant progress made in completing houses within incomplete residential schemes, there has been a considerable delay in the domestic multi-unit house development sector returning to approaching a normal functioning sector. In the past 2 years, disrupted by the COVID-19 pandemic, there has been an increase in activity through the planning permission process for multiple house developments in addition to a significant increase in the number of Local Authority own developments for social housing being brought through the Part 8 consultation process. Such indicators align with the overall national trend of a pent-up demand for additional housing to accommodate a range of household sizes and incomes after years of minimal activity in the housing development market following the economic recession characterised over the years 2008-2014.

Table 2.4: Leitrim Housing Targets Q3 2022 to Q3 2028

		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]

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 *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* provide updated housing growth requirements to Planning Authorities in order to facilitate the revision and update of development plans in accordance with the *National Planning Framework –First Revision* (2025). The Revised NPF identifies the need to plan for approximately 50,000 additional households nationally per annum to 2040. The housing growth requirement for County Leitrim as reflected in Appendix I of the guidelines has not altered from the original growth targets as provided in the initial *Housing Supply Target Methodology for Development Planning* guidelines published in December 2022 as represented in the following table.

Table 2.3: County Leitrim Housing Growth Requirements

Adopted Development Plan – Annual Housing Requirement (Housing Supply Target)	New Annual Housing Growth Requirement to 2034	New Annual Housing Growth Requirement to 2040
201	201	155

The revised 2025 Guidelines requires Local Authorities to include '*additional provision*' of up to 50% over and above the housing growth requirement for each Local Authority that is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.

The Planning Authority has reassessed the County Development Plan 2023-2029 and undertook a review of the adequacy of existing zoned lands to cater for the housing growth requirement figures, which remain unchanged and the potential for '*additional provision*' as set out in Appendix 1 of the guidelines. There was a particular focus on considering the likelihood of lands identified for residential development within the plan being brought forward for development within the remaining period of the plan.

In reviewing the housing growth requirement, the Planning Authority addressed the scope for additional provision of up to 50% in excess of the baseline housing growth requirement to optimise the ability to deliver on the housing requirements of the NPF. This approach recognises the fact that, for a variety of reasons, a relatively significant proportion of lands identified with a housing or mixed use land use zoning objective have not been activated over the period of the Development Plan. Having regard to the Housing Growth Targets set out in the guidelines plus the required 50% additional provision, the extent of lands identified for residential development for the County is now increased. This includes rezoning of lands to '*New Residential*' (15.71 Ha) and '*Mixed Use*' (0.4 Ha) from other uses along with the zoning of lands not previously included within development envelops for '*New Residential*' (13.47 Ha) land use zoning objectives.

2.6 Housing Yield from Existing Zoned Lands

To inform the quantum and locations of future land use zonings to accommodate the projected housing supply target over the plan period, an analysis of available lands zoned for Residential or Mixed Use in the Leitrim County Development Plan 2015-2023 was undertaken to ascertain the housing yield from these zoned lands. This analysis is presented overleaf in Table 2.~~5~~4.

Table 2.4: Yield of available lands zoned for Residential or Mixed Use in Leitrim County Development Plan 2015-2023 (June 2021)

Settlement [A]	A. Primarily Residential (Developed) Available (ha)	B. Primarily Residential (Low Density) Available (ha)	C. Mixed Use (ha)	Yield Column A: 15-30 units/ha	Yield Column B: 5 units/ha	Yield Column C: 20 units/ha	Total Household Yield	D. Residential Reserve/Support	Yield Column D: 25 units/ha
Carrick-on-Shannon [B]	19.82	3.47	1.23	480	17	25	521	45.83	1,146
	Primarily Residential (Developed) Available (ha)	Primarily Residential (Undeveloped) Available (ha)	Mixed Use (ha)	**Yield Column A** 20 units/ha	**Yield Column B** 25 units/ha	**Yield Column C** 15 units/ha			**Yield Column D** - 20 units/ha
Ballinamore	2.36	3.46	2.87	47	87	43	177	15.02	300
Manorhamilton	3.14	5.16	0.92	79	129	14	221	12.39	248
				20 units/ha	20 units/ha	10 units/ha			20 units/ha
Dromahair	0.27	1.7	0	5	34	0	39	15.02	300
Drumshanbo	0	2.96	0.35	0	59	4	63	18.75	375
Mohill	2.76	0.85	8.02	55	17	80	152	21.1	422
Kinlough [C]	0.74	9.03	2.35	15	135	24	174	7.17	143
				15 units/ha	15 units/ha	10 units/ha			15 units/ha
Carrigallen	0.37	0	3.21	6	0	32	38	17.38	261
Dromod	1.45	5.84	1.93	22	88	19	129	5.12	77
Drumkeeran	0.74	0	2.88	11	0	29	40	4.93	74
Drumsna [D]	0	0	0	0	0	0	0		0
Leitrim	0.61	6.05	0.64	9	91	6	106	5.42	81
Tullaghan [D]	0	0	0	0	0	0	0		0
Total	32.26	38.52	24.395	728	657	275	**1,660**	168.13	3,428

Notes:

A. **Settlement Hierarchy** (2015-2023 County Development Plan)

Tier 1 - Key Town	Carrick-on-Shannon
Tier 2A – Self-Sustaining Growth Towns	Manorhamilton & Ballinamore
Tier 2B – Support Towns	Dromahair, Drumshanbo, Mohill & Kinlough
Tier 3 – Key Villages	Carrigallen, Dromod, Drumkeeran, Drumsna, Leitrim and Tullaghan

B. **Carrick-on-Shannon**

A detailed consideration was given to the various parcels of lands identified with a Primarily Residential land use zoning objective which remain available for development. Sites were classified as being infill in nature (5.99 hectares at density of 15 units per hectare), edge of centre (8.78 hectares at density of 30 units per hectare) and outer suburban (5.05 hectares at density of 25 units per hectare).

There remains one parcel of land identified with a Primarily Residential (low density) land use zoning objective on the Leitrim Road. There remains a dwelling substantially completed and the foundations/ground slab of another. The configuration of this land bank is not conducive to a substantive scheme in terms of housing yield. The density of 5 units per hectare is considered reasonable having regard to the extent of the site which is partially developed and the prevailing character of this area.

C. **Kinlough**

8.49 hectares of Primarily Residential Undeveloped (available) relates to substantive part of Lough Melvin Forest Park which is a brownfield site. There are 25 houses which are substantially completed which are excluded from this area. The permitted development was for 95 dwellings and a 120 no. bedroom hotel. The density of the residential development was approximately 9.5 units per hectare. The figure for Kinlough is based on 15 units per hectare.

D. **Tullaghan and Drumsna**

Tullaghan and Drumsna along with other Tier 4 centres do not have land use zoning objectives but rather a *'General'* development land use. These were excluded from this exercise. It is noted however that there was an area identified in the land use zoning objectives map for Tullaghan extending to 1.8 hectares identified as Residential Reserve/Support.

Conclusions

The 2015-2023 County Development Plan could potentially yield 1,660 no. units from lands zoned for residential or for mixed use which could include a substantial element of residential use. In addition, there is an overhang of lands previously zoned residential use which were identified as 'Residential Reserve/Support' in the 2015-2023 County Development Plan. These lands extend to 168.13 hectares and could accommodate a yield of 3,428 no units if zoned for residential use in the future.

~~Based on changes to planning policy, there is no longer provision for headroom. The practice of Residential Reserve/Support is therefore being dispensed with in this Plan as there is already 25% headroom built into the projected population figures to deal with provision of market choice.~~

2.7 Housing Yield from Proposed Zoned Lands

Table 2.5: Yield of available lands zoned for Residential or Mixed Use in Leitrim County Development Plan 2023-2029

	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	TBD	TBD	TBD	TBD	TBD	TBD	362
Tier 2A							20 units/ha	10 units/ha	15 units/ha	
Self-Sustaining Growth Towns	Ballinamore	97	8	2.62	2.67	2.24	52	27	34	113
	Manorhamilton	97	8	3.46	6.14	0	69	61	0	130
							15 units/ha	10 units/ha	15 units/ha	
Tier 2B 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
	Carrigallen [D]	36	3	2.33	0.15	0.2	35	3	3	61
Tier 3 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			25.18	18.14	9.065	433	167	642	1,101
Tier 4 Villages	15 No.	86	7							85
Tier 5 Graigs	25 No.	61	5							60
Other	Rural Houses [G]	145	12							144
	Total	1,208	100							1,390

	Urban Centre	Household Allocation 2023-2029	% 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	362	30	25.65	2.44		641	24	0	665
Tier 2A Self-Sustaining Growth Towns							20 units/ha	10 units/ha	15 units/ha	
	Ballinamore	97	8	4.13	3.94	2.9	83	39	44	166
	Manorhamilton	97	8	6.77	5.75	0	135	58	0	193
Tier 2B Support Towns							15 units/ha	10 units/ha	15 units/ha	
	Dromahair [A]	48	4	5.33	0.3	0	80	3	0	83
	Drumshanbo	48	4	10.66	5.44	0	160	54	0	214
	Mohill	48	4	3.4	1.07	4.49	51	11	67	129
	Kinlough	48	4	12.82	2.54	0.3	192	25	5	222
Tier 3 Key Villages	Carrigallen [B]	36	3	2.33	0.15	0.2	35	2	3	60[F]
	Dromod	24	2	6.83	0	0	102	0	0	102
	Drumkeeran	36	3	2.05	0.49	0.8	31	5	12	48
	Drumsna [C]	24	2	1.05	0.08	0	16	1	0	17
	Leitrim	24	2	2.05	0.44	0	31	4	0	35[F]
	Tullaghan [D]	24	2	0	3	1.04	0	12	16	28
	Sub Total			83.07	25.64	9.73	1,557	238	147	**1,962**
Tier 4 Villages	15 No.	86	7							86
Tier 5 Graigs	25 No.	61	5							61
Other	Rural Houses [E]	145	12							145
	Total	**1,208**	**100**							**2,254**

Table 2.~~6~~5 on the previous page provides the potential housing yield from the lands identified with a residential or mixed-use land use zoning objective in the Plan.

Notes:

~~A. The Carrick-on-Shannon/Cortober Local Area Plan will identify the quantum of lands required to provide for 362 no. households or 30% of the final approved housing projections for the county.~~

A. The marginal under provision in Dromahair can comfortably be provided in redevelopment proposals of brownfield/under utilised sites in the town centre similar to the development of 4 no. social housing units to the rear of the approved new library which redeveloped the vacant and dilapidated former Breffni Hotel site.

B. ~~The delivery of the required number of households in Mohill is dependent on the~~ development ~~primarily of backland sites, one of which includes a significant element of redundant former industrial buildings. The site north of Main Street has no obvious access and is essentially land locked. The creation of an access will require site assembly and the agreement of the demolition of an existing structure or parts of an existing structure. On that basis, the quantum of lands identified exceeds that required but is justified on the need for active land management on the part of the Local Authority to lead in the delivery of the release of these lands, the need for a Framework Plan to be prepared for each area and the likely timeframe involved which may extend beyond the life of the Development Plan. It is considered that the lands east of Hyde Street have the least impediments and will be the first option pursued by the Local Authority.~~

B. At the Special Meeting of Leitrim County Council to adopt the Leitrim County Development Plan 2023-2029, the Elected Members resolved to approve the inclusion of objective CN 9 in the Carrigallen Settlement Plan, as contained within Volume II of the Plan, which facilitates the development of *Social & Community* zoned lands to the south of the existing Scoil Mhuire Naofa National School for up to 20 no. residential units in the event that the potential relocation of Carrigallen Vocational School to these subject lands is not required and subject to certain criteria being met.:

For completeness, Table 2.6 accounts for this potential housing yield of 20 no. residential units for the Carrigallen settlement.

C. The achievement of the household levels assigned to Drumsna will be dependent on infill/backland opportunities being realised. In addition, the village has considerable architectural and historic significance. It is considered that with the absence of a national school in the village and the need to drive children to national schools in Annaduff or Carrick-on-Shannon, that the development of this Key Village needs to be carefully considered and managed.

D. The lands identified in Tullaghan for new housing relate to the completion of Aigean Croith which can be considered a brownfield site. This was permitted as a housing development of 15 no. units, 3 of which were completed and occupied. The yield of development which is expected to be realised from the lands identified is therefore less than the yield for other Key Villages contained in Table 2.6 but considered appropriate for the scale and character of the village.

E. The figure of 145 no. rural dwellings excludes an additional 20% which will be redeveloped on brownfield sites and constitute replacement houses. These are not considered to constitute additional houses.

F. The *Capacity Registers* published by Uisce Éireann in August 2025 outline the capacity for wastewater treatment and water supply in each of the settlements in the county. Of the settlements with residential and mixed use land use zoning objectives, Carrigallen and Leitrim Village have been identified as having no capacity available (Red) in terms of wastewater treatment. As a result, it is unlikely that these allocated 91 no. units will come forward for development within the remaining period of the plan unless on the basis of permitted developer provided infrastructure.

2.11 Core Strategy Policies and Objectives

Leitrim County Council will ensure that the future spatial development of Leitrim is underpinned by means of a plan led approach and in accordance with national and regional policy, in facilitating residential and employment generating development at locations of sufficient environmental carrying capacity. This in turn will support investment in public infrastructure and services, and which is sensitive to the physical character of the built and natural environment of Co. Leitrim. This approach is enshrined in the following Core Strategy Objectives as follows:

Overarching Core Strategy Objectives

CS OBJ 1	To ensure that the future spatial development of Co. Leitrim is in accordance with the National Planning Framework 2040 including the ~~population~~ housing growth targets set out under the ~~Implementation Roadmap~~ *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities*, and the Regional Spatial and Economic Strategy for the Northern and Western Region 2020-2032.
CS OBJ 9	To ~~prepare a~~ implement the policies and objectives of the Joint Local Area Plan (JLAP) for Carrick-on-Shannon.~~/Cortober in conjunction with Roscommon County Council and informed by a Local Transport Plan prepared in consultation with the National Transport Authority, Transport Infrastructure Ireland and other stakeholders within one year of the adoption of the Leitrim County Development Plan 2023-2029. The Local Area Plan shall determine the land use zoning objectives for Carrick-on-Shannon and ensure that the quantum of land identified for residential development adheres to that indicated in Table 2.6 of this Core Strategy. The LAP shall ensure sustainable, compact, sequential growth in the combined urban centre by consolidating the existing footprint with a focus on the redevelopment and regeneration of identified infill and brownfield sites.~~

6.G Density

The Guidelines for Planning Authorities on *Sustainable Residential Development in Urban Areas*, DEHLG (2009) ~~outline sustainable approaches to the development of urban areas~~ informed the preparation of this Plan. In 2024, this guidance document was revoked and replaced by the *Sustainable Residential Development and Compact Settlements-Guidelines for Planning Authorities*. The new guidelines build upon and update previous guidance to take account of changes to Government policy and legislative frameworks, along with demographic, economic, social and environmental considerations. The guidelines recognise that land is a scarce resource that needs to be used efficiently. The Guidelines set out a range of appropriate residential densities for different contexts based on site considerations and the level of access to services and facilities. Densities should take account of the location of a site, the proposed mix of dwelling types and the availability of public transport services. As a general principle, higher densities should be located within walking distance of town centres and high capacity public transport facilities. It is not considered that such high capacity transport facilities are present in any centre of Co. Leitrim including the Key Town of Carrick-on-Shannon. The densities outlined in the Core Strategy table reflects this reality.

The number of residential units to be delivered on a site will be determined in relation to the hierarchical status of the settlement within the Council's Settlement Hierarchy and its capacity for growth and its access to public transport and necessary social infrastructure. Furthermore, the Council acknowledges and encourages higher densities, where appropriate, given the need to reduce CO2 emissions by reducing energy consumption and to support a more efficient use of energy in the residential and transport sectors.

Higher densities will be applied to the higher order settlement of Carrick-on-Shannon to align with its role as Key Town within the region, subject to good design and development management standards being met. It is important thereafter that the density of new development in towns and villages is reflective of the existing character and that growth is linked to infrastructural capacity. As such, there will be a graded reduction in residential density for Self-Sustaining Growth Towns, Support Towns, Key Villages and Villages that are commensurate to the existing built environment.

It is not intended to prescribe maximum residential density standards in this Plan. The emphasis will be on providing quality-housing environments based on innovation and a design led approach. A high standard of architectural design and layout will be required. The Planning Authority will seek to ensure that new developments have individuality and a sense of place, which is generated by the interaction between the physical characteristics and features of the site and its surroundings and the layout, landscaping and design of the new housing.

Policies

DENSITY POL 3 The appropriate residential density in any particular location will be determined by the following: -

a) The extent to which the design and layout follows a coherent design brief resulting in a high-quality residential environment;

b) Proximity to points of access to the public transport network;

c) The extent to which the site may, due to its size, scale, and location, propose its own density and character, having regard to the need to protect the

established character and amenities of existing adjoining residential areas;

d) Existing topographical, landscape or other features on the site;

e) The capacity of the infrastructure, including social and community facilities (such as child care), to absorb the demands created by the development; and

f) Reference to the ~~Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009)~~ *Sustainable Residential Development and Compact Settlements-Guidelines* for Planning Authorities (2024) or any replacement ~~Section 28 Guidelines~~ National Policy Statement of relevance to density and residential development in general.

6.12.1 Carrick-on-Shannon

Carrick-on-Shannon is the county town and is regarded as a key town in the Regional Spatial and Economic Strategy (RSES) meaning it is a strategic employment centre and can accommodate a significant level of population growth and employment through investment in infrastructure and placemaking. It is a key priority to pursue the development of a data centre or employment use on strategically located lands on the eastern end of the town where road and electricity infrastructure are readily available, as identified in the RSES. The historic town core and location on the River Shannon makes it an attractive tourist destination. Public realm works and the provision of additional car parking makes the town centre accessible and inviting. In addition to expanding employment opportunities and infrastructure, consolidating the town centre by maintaining and enhancing retailing and hospitality is essential to ensure the vitality and viability of the town. A joint Local Area Plan with Roscommon County Council will be prepared to deliver a collaborative and integrated framework for the future development of the town.

~~Specific policies and objectives pertaining to the Key Town of Carrick-on-Shannon are included in various Chapters of the Plan and will govern the development framework for the town to be pursued in the Local Area Plan.~~

The Carrick-on-Shannon Joint Local Area Plan 2025-2031 (JLAP) shall be read in tandem with the Leitrim County Development Plan as relating to the functional area of Carrick-on-Shannon. The land use zoning objectives for Carrick-on-Shannon on Map 1: Land Use Zoning in the JLAP, together with the specific policies and objectives as appropriate contained on Maps 2, 3, and 4 in the JLAP, including strategic flood risk consideration, will remain applicable pending the review of the Settlement Plan as part of the County Development Plan review process.

The following land use zoning objectives apply to the settlement of Carrick-on-Shannon. Table 6.6 and 6.7 which follows then provides an explanation and guidance of each land use zoning objective followed by the Land Use Zoning Matrix which identifies permissible uses and those uses open for consideration.

Table 6.6 Land Use Zoning Objectives for Carrick-on-Shannon

Land Use Zoning	Objective
Town Core	To maintain and enhance the vitality and viability of the existing town centre through consolidation with an appropriate mix of retailing, commercial, cultural and residential activities.
Outer Core	To provide for a mixture of residential and compatible commercial uses.
New Residential	To provide primarily for new residential development and community services at appropriate densities with an emphasis on quality of design.
Existing Residential	To protect and enhance the established amenity of existing residential communities.
Industrial and Enterprise	To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism.
Open Space and Amenity	To preserve, provide for and improve active and passive recreational public and private open space.
Agriculture	To provide for agriculture in a manner which protects the amenity of adjoining land uses.
Riverside Development	To provide for leisure, amenity and tourism related uses associated with the River Shannon.
Utilities	To provide land for public infrastructure and public utilities.

Social and Community	To protect and provide for community, social, recreational and educational services and facilities.
Constrained Land Use	To ensure the appropriate management and sustainable use of flood risk areas designated as 'Constrained Land Use'.

Land Use Zoning	Guidance
Town Core	Encourage and facilitate the development of under-utilised land and brownfield sites creating a mix of uses to make the town centre an attractive place to visit, shop and live in. The full use of upper floors in buildings, preferably for residential use, will be encouraged. The character of the town centre shall be protected and enhanced. Development proposals should provide a use, scale, form and design that accords with the role, function and size of the town or village centre. The zoning emphasises compact growth objectives and priority for public transport, pedestrians and cyclists while minimising the impact of private car-based traffic.
Outer Core	Facilitate opportunities for an appropriate scale of development and a mix of uses in the outer town core. The 'Outer Core' zone will seek to provide an appropriate level of development, which will serve to provide a range of land uses, services and amenities which are easily accessible and compliment rather than detract from the vitality of the town core.
New Residential	This zoning is intended primarily for housing development but may include a range of other uses particularly those that have the potential to foster the development of new residential communities. Proposals within this zone shall provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
Existing Residential	Existing residential amenity will be protected while allowing appropriate infill development. The quality of the area will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor's surgeries, playing fields etc.
Industrial and Enterprise	Promote the development of employment uses that reinforce the enterprise and employment function of the area. Care will be exercised in the consideration of the appropriateness of proposals seeking to develop heavy industry with environmental emissions, including noise and odour with regard to the impact of such uses on adjoining more sensitive uses and on the form of established development within such zonings. Where employment is a high generator of traffic, the location of new employment at appropriate scale, density, type and location will be encouraged to reduce the demand for travel. Trip intensive commercial development will only be considered under this zoning where more sequentially appropriate sites are not available. Residential or retail uses (including retail warehousing) will not be acceptable in this zoning other than retail ancillary to another use such as showrooms. *Phase 2 Industrial and Enterprise* lands will be suitable for development when: a) All lands zoned *Industrial and Enterprise* have been developed; or b) A development proposal for the entire lands to be developed as part of a single planning application.
Open Space and Amenity	Provide for active and passive recreational resources including parks, sports and leisure facilities and amenities. The Council will not normally permit development that would result in a substantial loss of open space. This land use zone also encompasses greenfield lands lying within identified flood zones, and which is unsuitable for new development.

Agriculture	These are lands within the development envelope for which there is no current need for an identifiable use or on the basis of their topography or risk of flooding are not considered appropriate for an alternative use. The lands are currently used for agriculture and can continue to be used for this purpose.
Riverside Development	These lands seek to provide for developments linked to the River Shannon including marina related activities, leisure related activities requiring river access and associated tourism related offerings. Developments on such lands will only be acceptable if they enhance the amenity value of the river, do not unduly impact on habitats or impede river navigation. Note: Only water compatible development will be considered on lands in Flood Zone A.
Utilities	Provide for and preserve land for the provision of services such as electricity and gas networks, telecommunications, the treatment of water and wastewater etc.
Social and Community	Facilitate sustainable development of community infrastructure and create an inclusive high quality of life. This land use will provide for community facilities, healthcare services, childcare, religious, social and civic infrastructure, ancillary purpose-built accommodation, such as residential care or institutions to support the main use only, and other facilities.
Constrained Land Use	See Section 6.10.4

Table 6.7 Land Use Zoning Guidance for Carrick-on-Shannon

The land use zoning matrix details the most common form of land uses in accordance with the county's land use zoning objectives. These are considered as to their acceptability under the following categories:

Acceptable in Principle ('Y')

Land uses indicated under each land use zoning objective as 'Acceptable in Principle' are generally permissible in the relevant use, subject to compliance with the relevant policies, standards and requirements set out in the Plan.

Open for Consideration ('O')

A use open for consideration is one which the Council may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with existing uses or the proper planning and sustainable development of the area.

Not Acceptable ('N')

A use incompatible with the zoning policies or objectives for the area, would conflict with the permitted/ existing uses and would be contrary to the proper planning and sustainable development of the area. The expansion of established and approved uses not conforming to land use zoning objectives will be considered on their individual merits.

Table 6.8 Land Use Zoning Matrix for Carrick-on-Shannon

Land Use	Town Core	Outer Core	New Residential	Existing Residential[1]	Industrial and Enterprise	Open Space and Amenity	Agriculture	Riverside Development	Utilities	Social and Community
Single Residential Unit	O	Y	O	Y	N	N	O[2]	N	N	O

Multi-unit residential unit	Y	O	Y	O	N	N	N	N	N	O
Retail[3]	Y	O	O	O	O	N	N	N	N	N
Commercial[4]	Y	O	O	O	O	N	N	O	N	N
Community[3]	Y	Y	O	O	O	N	N	O	N	Y
Cultural[3]	Y	Y	O	O	O	N	N	O	N	Y
Recreation and Leisure	Y	Y	O	O	O	O	O	Y	N	Y
Light Industry	O	O	N	N	Y	N	N	N	N	N
Heavy Industry	N	N	N	N	Y	N	N	N	N	N
Infrastructure and Utilities	O	O	O	O	Y	O	O	O	Y	O

[1] Existing communal open space shall remain undeveloped.

[2] The provision of a dwelling on these lands is subject to the applicant being involved in farming the lands.

[3] The vitality of the Town Core shall not be comprised. Retail proposals arising outside the Town Core must demonstrate adherence to the sequential approach to retail development, in accordance with the *Retail Planning Guidelines for Planning Authorities* (DECLG, 2012). This does not preclude the expansion of existing facilities.

[4] Open for consideration based on the provision of local services.

Policies

LAND USE POL 5 To ensure that land within Carrick-on-Shannon is developed in accordance with the land use zoning objectives outlined in Table 6.6 and the guidance provided in Table 6.7 of this Chapter.

Vol I Chapter 8: Transport	Section 8.7 Promoting Sustainable Mobility

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

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

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

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

Vol I Chapter 8: Transport	Section 8.7 Promoting Sustainable Mobility

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

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

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

8.11.2.1 N4 Carrick-on-Shannon to Dromod Project

The N4 is particularly critical in terms of wider connectivity, linking the Regional Growth Centres of Sligo to Dublin in addition to the benefit of enhanced regional and national connectivity to the Key Town of Carrick-on-Shannon. The RSES, consistent with National Development Plan investment commitments, seeks to progress the N4 Carrick-on-Shannon to Dromod ~~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.

Vol I Chapter 9: Infrastructure and Energy	Section 9.8 Flood Risk Management

Section 9.8 Flood Risk Managenent

Uses on lands associated with mid-range and high-end future climate scenario risk areas on Variation No. 1 sites within Ballinamore, Dromod, Manorhamilton and Mohill as identified in Appendix I of the SFRA Addendum shall be limited to less vulnerable or water compatible uses. This limitation shall take primacy over any other related land use zoning provision.

13.10 Residential Development – Towns and Villages

Development proposals in the towns and villages of the county should be designed to respect the scale, character and finishes of the local built environment. Proposals located on the edges of built-up areas should be designed to integrate with the existing urban fabric and not create sprawling boundaries to the towns and villages. Infill proposals will be evaluated to ensure that detailed design elements harmonise with adjoining buildings and that overdevelopment of restricted sites does not result.

The following guidance documents should be consulted (unless otherwise updated) when designing a residential development:

~~(i) *'The Guidelines on Quality Housing for Sustainable Communities'*, DEHLG, (2007);~~
~~(ii) *'The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas'*, DEHLG, (2009);~~
~~(iii) *'Urban Design Manual: A Best Practice Guide'*, DEHLG, (2009);~~
~~(iv) *'Sustainable Urban Housing: Design Standards for New Apartments'*, DHPLG, (2018);~~

(i) *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities*, DHLGH (2024),
(ii) *Planning Design Standards for Apartments, Guidelines for Planning Authorities* DHLGH (2025),
(iii) *'Urban Development and Building Height Guidelines'*, DHPLG, (2018);
(iv) *'The Design Manual for Urban Roads and Streets'*, DTTAS and DECLG, (2013 and updated in 2019);
(v) *'Permeability Best Practice Guide'*, NTA, (2015); and
(vi) *'Recommendations for Site Development Works for Housing Areas'* (1998).

13.10.1 Density

Indicative density levels are set out in Table 2.6 of Chapter 2. Section 6.9 of Chapter 6 Urban Settlements also provides guidance on density. ~~The Carrick-on-Shannon/Cortober Local Area Plan will identify density targets for particular sites as appropriate.~~ The *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities* (2024) provides that the recommended density ranges should be further refined based on:

- The proximity and accessibility of lands to essential services and to public transport options, informed by the capacity of such networks and journey times to significant destinations.
- The capability of such development densities to respond to the receiving environment in a generally positive manner which does not result in a significant negative impact on:
    - Defining important local characteristics of an area,
    - The amenities of existing surrounding residential properties (including privacy, daylight/sunlight and microclimate),
    - The natural, historic and built environment.

Higher residential densities will be encouraged at appropriate locations. Such development must ensure a balance between reasonable protection of existing residential amenities and the established character of these areas.

13.10.3 Residential Amenity

In terms of residential amenity proposed residential schemes shall be designed having regard to the following:

- The need to protect amenities of existing residents in the locality of the subject development
- A minimum ~~22~~16m separation between directly opposing first floor habitable rooms in residential properties shall generally be observed
- A minimum of 2.0-2.5m distance between detached and semi-detached dwellings shall generally be provided
- Generally, windows in the gable/side walls of dwellings will not be permitted where the window would closely overlook the curtilage of the adjoining dwelling
- Adequate provision shall be made for the storage (3 wheelie bins) and collection of waste materials
- Terraced/townhouses shall provide appropriately located screened bin storage locations which shall be identified in the planning application. Where communal bin facilities are being provided, they shall be conveniently located, screened, and well ventilated
- Minimise overshadowing by applying the recommendations of '*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'* – Second Edition (B.R.E.), and
- Car parking for detached and semi-detached housing should be within the curtilage of the house and not on the roadway. Car parking for apartments and terraced housing should be arranged in informal groups overlooked by housing units. The visual impact of large areas of car parking should be reduced by the use of screen planting, low walls and the use of textured or coloured paving for parking bays.

13.10.5 Private Open Space Requirements for Dwelling Houses

New housing developments should have an appropriate and useable area of private open space to the rear of the dwelling, with the minimum private open space requirements set out in Table 13.3:

Table 13.3: Minimum Private Open Space Requirements for Dwelling House Types

Unit Type (Dwelling House)	Minimum Area of Private Open Space Required
One ~~/ Two Bedroom~~	~~55~~ 20 m^2
Two Bedroom	30 m^2
Three Bedroom	~~60~~ 40 m^2
Four Bedroom or more	~~75~~ 50 m^2

~~Exceptions to the above minimum private open space requirements may be only considered in relation to the redevelopment of inner urban infill sites where there is a need to protect the established pattern of streets and spaces and the redevelopment of brownfield/regeneration sites where a focus should be on design led and performance-based outcomes rather than specific absolute requirements in all cases. Flexibility will only be permissible in response to well-designed development proposals.~~

A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50% of the area being provided as private open space. The compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.

Vol I Chapter 13: Development Management Standards	Section 13.10.6 Apartment Developments

13.10.6 Apartment Developments

The design and layout of new apartments should provide satisfactory accommodation for a variety of household types and sizes, including families with children, over the medium to long term. The provision of apartment schemes shall only be considered in appropriate locations, at a suitable scale and extent. Primarily this will be in town centre locations and proximate to public transport. Outside of the central areas of towns, apartments may form a smaller element of a residential scheme.

Applications for apartment developments will be assessed having regard to ~~*'The Design Standards for New Apartments'* (DoHPLG, 2018)~~ *Planning Design Standards for Apartments, Guidelines for Planning Authorities* DHLGH (2025). All applications for apartments are required to demonstrate at a minimum compliance with these Guidelines and the Specific Planning Policy Requirements (SPPRs) contained therein (unless otherwise updated). Details of the following design criteria are set out in the Guidelines:

- Location
- Apartment mix
- Internal space and floor areas
- Dual aspect ratios
- Floor to ceiling height
- Apartments to stair/lift core ratios
- Storage spaces
- Amenity spaces and
- Car Parking.

Further requirements of the Guidelines include:

- ~~Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20 25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms (in accordance with SPPR 1 of the Guidelines).~~
- ~~For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:~~
  - ~~Where up to 9 residential units are proposed, notwithstanding SPPR 1 of the guidelines, there shall be no restriction on dwelling mix, provided that no more than 50% of the development (i.e. up to 4 units) comprises studio-type units.~~
  - ~~Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th.~~
  - ~~For schemes of 50 or more units, SPPR 1 shall apply to the entire development. (Ref: SPPR 2).~~
- Minimum floor areas, private open space and storage provision are outlined in Table 13.4. For apartment schemes of 10 or more units, ~~the majority~~ at least 25% of apartments must exceed the minimum floor area standard by a minimum of 10% for any combination of the relevant

1, 2 or 3-bedroom unit types ~~(in accordance with SPPR 3~~). This requirement does not apply to any proposal with:

- Less than 10 residential units
- Building refurbishment schemes on sites of any size
- Urban infill schemes on sites up to 0.25 Ha.

- In terms of dual aspect provisions (in accordance with SPPR ~~4~~3):
  - A minimum of ~~33~~25% of dual aspect units will be required ~~in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the site characteristics and ensure good street frontage where appropriate~~.
  - ~~In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.~~
  - For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, further discretion may be exercised to consider dual aspect unit provision at a level lower than the ~~33~~ 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.
- Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, the Planning Authority may exercise discretion on a case-by-case basis, subject to overall design quality (in accordance with SPPR ~~5~~ 4).
- ~~A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations (in accordance with SPPR 6).~~
- Communal amenity space should be provided, suitable for passive recreation and including play spaces for smaller children.

Table 13.4: Minimum Area Standards for Apartments

Apartment Unit Type	Floor Area	Storage Area	Private Open Space
Studio	~~37~~ 32 m^2	3 m^2	4 m^2
One Bedroom (2 persons)	45 m^2	3 m^2	5 m^2
Two Bedroom (3 persons)	63 m^2	5 m^2	6 m^2
Three Bedroom (4 persons) (5 persons)	76 m^2	6 m^2	7 m^2

All applications for apartment(s) shall include a schedule that provides the following information:

- The number and type of apartments and associated individual unit floor areas
- Details of apartment aspect (dual or single) and orientation
- Principal dimensions of each room as well as the aggregate floor areas
- Details of internal and external storage space
- Quantum of proposed private amenity space
- Communal open space, and
- Storage and collection of waste materials.

Normal planning and urban design considerations shall continue to be applied to proposed apartment schemes, e.g. external design, height, overlooking and the need to present a live edge to the street.

2.6 Residential Developnent

Given its designation as a Tier 2A *Self Sustaining Growth Town* under the Leitrim County Settlement Hierarchy, Ballinamore is seen as a key centre for accommodating future residential development over the plan period. Ballinamore is proposed to accommodate an additional 113 no. residential units for the period ~~2022-2028~~ 2023-2029. Accordingly, the Core Strategy of this plan has identified a quantum of ~~5.29~~ 8.07 ha of New Residential zoned lands and ~~2.24~~ 2.9 ha of Mixed Use zoned lands within Ballinamore to accommodate this projected housing target. The majority of the New Residential zoned lands comprise of infill sites on lands to the south and west of the existing Páirc Feá residential scheme, at Lahard and Willowfield Road, on the northwestern side of the Park Road (R202), at Kiltymoodan and at Aghadark on the southwestern fringe of the town. The Mixed Use zoned lands comprise of lands to the rear of the Rock Quarter on Cannaboe Street, along the Golf Links Road and St. Bridgid's Street.

3.5 Economic Development

A total of 13.38 Ha of lands has been identified with an *Enterprise and Employment* land use zoning within the settlement. Of these lands, the vast majority are located within or close to the centre of the settlement and in close proximity to existing residential developments and community facilities. As a result, they are more suited to light industrial uses similar to the existing industries that are located in the town. In this regard it is also important that suitable lands be provided for heavy industries and uses that would not be conducive to a town centre location and would require to be located at the edge of the settlement. Lands to the west of the R280 approach road as the southern edge of the town have been included for this purpose.

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MHN 15	To provide for and enable the development of a dynamic cluster of construction testing, certification, innovation and related heavy manufacturing activities on a site identified off the R280 to the south of the town. This will require the preparation of a Framework Plan in conjunction with the first phase of development. The Framework Plan shall be prepared to ensure: ▪ the provision of safe access to the lands taking account of the difference in levels between the R280 and the site in question; ▪ avoidance of impact on the electricity transmission lines overhead; ▪ the lands being included in the SLNCR preferred route corridor; ▪ to minimise the impact to the dwelling to the north and the two dwellings which adjoin off Ross Lane; ▪ a coherent architectural treatment of buildings; ▪ a surface water management plan which takes account of the number of land drains within and adjoining the site; ▪ proposals to connect to the footpath and Greenway opposite, and ▪ the servicing of the site from a water supply and wastewater treatment perspective.

3.6 Residential Development

Given its designation as a Tier 2A *Self Sustaining Growth Town* under the Leitrim County Settlement Hierarchy, Manorhamilton is seen as a key centre for accommodating future residential development over the plan period. Manorhamilton is proposed to accommodate an additional 130 no. residential units for the period ~~2022-2028~~ 2023-2029. Accordingly, the Core Strategy of this plan has identified a quantum of ~~9.59~~ 12.52 ha of New Residential zoned lands within Manorhamilton to accommodate this projected housing target. The majority of these lands comprise of infill sites such as lands located adjacent to the 'Old Orchard' residential scheme between Creamery Road (R280) and Castle Street (Amorset), along the Skreeney Road (R282) and north of Clooneen Drive along Creamery Road. Further New Residential zoned lands are identified to the east of Monk's Row extending towards the existing Taobh na hAbhann residential scheme, and lands to the south of the existing Glen Eoin residential scheme offset from the Enniskillen Road (N16).

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MHN 23	Facilitate the development of the lands to provide for 10 No. single storey dwellings.

4.6 Residential Development

Given its designation as a Tier 2B *Support Town* under the Leitrim County Settlement Hierarchy, Dromahair is seen as a key centre for accommodating future residential development over the plan period. Dromahair is proposed to accommodate an additional 44 no. residential units over period ~~2022-2028~~ 2023-2029. Accordingly, the Core Strategy of this plan has identified a quantum of ~~3.01~~ 5.36 ha of New Residential zoned lands within Dromahair to accommodate this projected housing target. The majority of these lands comprise of infill sites, such as lands situated at Market Street/Woodlands Avenue, southwest of the existing Garán na Foraoise residential scheme and southeast of the existing 'The Acres' residential scheme. Further new residential lands are identified to the southeast of the existing Hillcrest residential scheme.

Proposed Amendment No 22:	
Vol. II Chapter 5: Drumshanbo	**Section 5.6 Residential Development**
Reason: Proposed amendments to text to reflect updates to the revised Core Strategy and housing growth targets of the Leitrim County Development Plan 2023-2029.	

5.6 Residential Development

Given its designation as a Tier 2B *Support Town* under the Leitrim County Settlement Hierarchy, Drumshanbo is seen as a key centre for accommodating future residential development over the plan period. Drumshanbo is proposed to accommodate an additional 51 no. residential units over the period ~~2022-2028~~ 2023-2029. Accordingly, the Core Strategy of this Plan has identified a quantum of ~~5.46~~ 16.1 ha of New Residential zoned lands within Drumshanbo to accommodate this projected housing target.

6.6 Residential Developnent

Given its designation as a Tier 2B *Support Town* under the Leitrim County Settlement Hierarchy, Kinlough is seen as a key centre for accommodating future residential development over the plan period. Kinlough is proposed to accommodate an additional 80 no. residential units over period ~~2022-2028~~ 2023-2029. Accordingly, the Core Strategy of this plan has identified a quantum of ~~13.97~~ 15.36 ha of New Residential zoned lands within Kinlough to accommodate this projected housing target. The majority of these lands comprise of infill sites, such as those lands situated to the north of the existing Dartry View, Millbrook and Melvin Fields residential estates.

KLN 14 Facilitate a phased work out of the Lough Melvin Forest Park unfinished housing development over the life of this Development Plan. ~~This Development Plan supports the principle of the completion and occupation of a total of 50 no. houses to include the 24 no. houses effectively completed adjoining Clanchy Court housing development.~~ The principle of completion of the hotel / leisure centre is acceptable in principle, and the office development is open to consideration. Any further uses within the overall lands zoned for '*New Residential*' will be considered on their individual merits within this context and guided by the Zoning Matrix. The completion of the Lough Melvin Forest Park development shall provide of an area of open space and amenity for the wider community to include people who have mobility issues and the facilitation of a foul sewer connection to serve the adjoining Eco Park on the Rossinver Road, subject to the agreement of Irish Water.

KLN 15 Facilitate development proposals for these lands that shall not reduce the development potential of the lands to the rear.

7.7 Residential Development

Given its designation as a Tier 2B *Support Town* under the Leitrim County Settlement Hierarchy, Mohill is seen as a key centre for accommodating future residential development over the plan period. Mohill is proposed to accommodate an additional 78 residential units over the plan period. Accordingly, the Core Strategy of this plan has identified a quantum of ~~1.07~~ 4.47 ha of New Residential zoned lands and
4.49 ha of Mixed Use zoned lands within Mohill to accommodate this projected housing target. The New Residential zoned lands comprise of an infill site adjoining Convent Lane, west of the town centre. The majority of the Mixed Use zoned lands comprise of more centrally located lands offset from the key axis of Main Street and Hyde Street with some lands forming backland sites parallel with these streets. Some additional Mixed Use zoned lands are located adjacent to Hill Street and Station Road with good connectivity to the town centre.

It is important that the considerable potential of the identified backlands to the rear of Main Street and Hyde Street are realised before seeking to extend to more peripheral locations. It is considered that this potential is unsurpassed in any other town in the county and may require the Local Authority to become actively involved in ensuring these lands are released/assembled for their intended uses.