

CSR Ref: 26200

CUNNANE STRATTON REYNOLDS

Forward Planning,
Planning Department,
Leitrim County Council,
Áras an Chontae,
Carrick-on-Shannon,
Co. Leitrim.

Date: 12th May 2026

SUBMISSION VIA ONLINE PORTAL

RE: SUBMISSION ON PROPOSED VARIATION NO. 1 TO THE LEITRIM COUNTY DEVELOPMENT PLAN 2023–2029.

LANDS AT TULLY, BALLINAMORE, CO. LEITRIM

SUBMISSION SEEKING THE INCLUSION OF ADDITIONAL LANDS WITHIN THE BALLINAMORE DEVELOPMENT ENVELOPE AND THEIR ZONING AS “NEW RESIDENTIAL”

Dear Sir / Madam,

We, Cunnane Stratton Reynolds Ltd., Unit 3, Copley Hall, Cotters Street, Cork, T12 T938, act on behalf of our client, Brendan Sammon Aughnasheelin Ltd, of Sammon Builders, Liscuilfea, Co. Leitrim, N41 V120, in making this submission to Leitrim County Council in respect of Proposed Variation No. 1 to the Leitrim County Development Plan 2023–2029.

This submission relates to lands at Tully, Ballinamore, Co. Leitrim, extending to approximately 1.27 hectares, which are in the ownership of our client. The lands are currently located outside the Ballinamore development envelope and are not identified for zoning under Proposed Variation No. 1 as published. This submission respectfully requests that the lands be included within the Ballinamore development envelope and zoned “New Residential” as part of the final made Variation.

The submission is made in the context of the Council’s current review of residential land requirements under Proposed Variation No. 1. In particular, it is noted and welcomed that Leitrim County Council proposes, under Proposed Amendment No. 35, to zone additional lands at Tully, Ballinamore as “New Residential”. Those lands identified in the amendment extend to approximately 1.47 hectares and adjoin the subject lands. The Council’s proposed zoning in this location is supported and provides an important planning context for this present submission.

For clarity, this submission does not seek to object to, alter, replace or displace Proposed Amendment No. 35. Instead, the subject lands are presented as a separate zoning proposal that complements and adjoins the lands identified under Proposed Amendment No. 35

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The request is that the Sammon lands be zoned in addition to the lands already proposed by the Council, thereby supporting a coherent and effective residential zoning pattern in this part of Tully, Ballinamore.

The planning basis for this request is strong. Ballinamore is identified in the Leitrim County Development Plan settlement hierarchy as a Tier 2A Self-Sustaining Growth Town, with capacity for continued growth commensurate with its role and function. Proposed Variation No. 1 reflects this role by identifying Ballinamore as a key centre for future residential development and by increasing the quantum of residential land available in the settlement to respond to updated housing growth requirements.

The subject lands are modest in scale, adjoin lands already proposed by the Council for New Residential zoning, and are located proximate to established and emerging residential development at Dún na Bó, Gleann Dara, Sean Bhealach, Rós Óg, Willowfield Road and the wider south-eastern / eastern residential area of Ballinamore, including the Rock Quarter / Tesco area. Their inclusion within the development envelope would not represent an isolated or unrelated zoning, but rather a logical addition to the planned residential growth of Ballinamore.

At an indicative density of approximately 20 units per hectare, the subject lands could potentially accommodate in the order of 25 residential units. This indicative yield is provided for strategic zoning purposes only and would be subject to detailed assessment at planning application stage, including consideration of net developable area, access, servicing, surface water management, open space, residential amenity, environmental considerations and all relevant Development Plan standards.

The purpose of this submission is therefore to demonstrate that the zoning of the subject lands as New Residential would:

- Support the stated purpose of Proposed Variation No. 1 by assisting in the provision of additional residential land to meet updated housing growth requirements;
- Complement the Council's proposed zoning of adjoining lands at Tully under Proposed Amendment No. 35;
- Provide a logical and proportionate addition to the Ballinamore development envelope;
- Support compact, sequential and settlement-based residential growth;
- Assist Ballinamore in meeting its identified housing target over the plan period;
- Identify lands capable of being serviced within the lifetime of the Plan or as part of a future development plan proposal; and
- Identify lands in the ownership of an established local construction and residential development business with a demonstrated record in housing delivery.

This submission is made on a positive and constructive basis. It supports the Council's overall approach to identifying additional residential lands in Ballinamore and respectfully requests that the subject lands be included as part of that plan-led response.

The remainder of this submission is structured as follows:

1. Executive Summary
2. Landowner and Delivery Credentials
3. The Subject Lands and Relationship to Proposed Amendment No. 35
4. Proposed Variation No. 1 and Housing Need Context
5. Planning Policy and Settlement Context
6. Servicing and Infrastructure Capacity
7. Planning Assessment: The Case for the Lands at Tully, Ballinamore
8. Conclusion and Specific Request

1.0 EXECUTIVE SUMMARY

This submission is made by Cunnane Stratton Reynolds Ltd. on behalf of Sammon Builders, in respect of lands at Tully, Ballinamore, Co. Leitrim, extending to approximately 1.27 hectares.

The subject lands are currently located outside the Ballinamore development envelope and are not zoned under Proposed Variation No. 1 to the Leitrim County Development Plan 2023–2029 as published. This submission respectfully requests that the lands be included within the Ballinamore development envelope and zoned “New Residential” as part of the final made Variation.

The submission is made in the context of the Council’s review of residential land requirements arising from the National Planning Framework First Revision and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities. It is also made in the context of the Council’s proposed zoning of adjoining lands at Tully under Proposed Amendment No. 35, which is welcomed and supported by our client.

For clarity, this submission does not seek to object to, amend, replace or displace Proposed Amendment No. 35. Rather, it seeks the zoning of the adjoining Sammon lands as a separate but complementary zoning request, in addition to the lands already proposed by the Council.

The key points of the submission are summarised below.

Table 1: Summary of Zoning Request and Planning Case

Matter	Summary
Subject Lands	Lands at Tully, Ballinamore, Co. Leitrim, extending to approximately 1.27 hectares.
Landowner / Applicant	The lands are in the ownership of Sammon Builders, an established local construction and residential development business.
Zoning Request	Inclusion of the subject lands within the Ballinamore development envelope and zoning as “New Residential”.

Relationship to Proposed Amendment No. 35	The subject lands directly adjoin lands proposed by Leitrim County Council for New Residential zoning under Proposed Amendment No. 35. That proposed zoning is welcomed and supported. The Sammon lands are advanced as an additional, separate and complementary zoning request.
Settlement Role	Ballinamore is identified as a Tier 2A Self-Sustaining Growth Town with capacity for continued growth commensurate with its role and function.
Housing Target	Proposed Variation No. 1 identifies Ballinamore as a key centre for future residential development and provides for 113 residential units over the period 2023–2029.
Recent Housing Delivery	CSO settlement-level data indicates that housing delivery in Ballinamore town has been modest, with 18 new dwelling completions recorded between 2023 and 2025. This reinforces the need for effective and deliverable residential land within the town.
Indicative Yield	The subject lands could potentially accommodate approximately 25 residential units, based on an indicative density of c.20 units per hectare, subject to detailed design and planning assessment.
Servicing Position	Road access, footpaths, public lighting, foul sewer and water supply are not currently fully provided to development standard but can be provided within the lifetime of the Plan or as part of a future development proposal.
Delivery Capability	The lands are controlled by an experienced local housing provider with a demonstrated record in delivering residential development and associated site infrastructure.
Overall Planning Case	The lands represent a modest, logical and serviceable residential zoning opportunity adjoining lands already identified by the Council for New Residential zoning at Tully. Their inclusion would support Ballinamore’s housing target and strengthen the effective residential land supply in the town.

The subject lands represent a logical and proportionate addition to the residential land supply of Ballinamore. Their zoning would build upon the Council’s own proposed approach at Tully under Proposed Amendment No. 35, while assisting in the delivery of housing in a settlement specifically identified for growth.

Accordingly, this submission respectfully requests that Leitrim County Council amend the final made Variation to include the subject lands at Tully, Ballinamore, Co. Leitrim, extending to approximately 1.27 hectares, within the Ballinamore development envelope and zone the lands as “New Residential”.

2.0 LANDOWNER AND DELIVERY CREDENTIALS

Sammon Builders, of Lisculfeea, Co. Leitrim, N41 V120, is a long-established local construction and residential development business with a strong presence in County Leitrim and the wider North West region. The company has extensive experience in the delivery of residential development, including private housing, local authority housing schemes and projects for approved housing bodies.

The relevance of this background to the present submission is deliverability. Proposed Variation No. 1 is concerned with ensuring that sufficient and effective residential land is available to support housing growth over the remaining lifetime of the Leitrim County Development Plan 2023–2029. In that context, it is important that lands identified for residential purposes are not only appropriately located, but are also capable of being activated within the plan period.

The subject lands at Tully, Ballinamore are in the ownership of an established local residential construction business with a demonstrated record in housing delivery, site development works and associated infrastructure provision. This strengthens the case that the lands are capable of contributing to housing delivery, subject to zoning, detailed design, servicing, environmental assessment and the normal planning application process.

Sammon Builders has particular experience in the delivery of social and local authority housing, including projects for Leitrim, Roscommon, Longford, Cavan, Sligo and Monaghan County Councils, together with housing bodies including Saint Vincent de Paul, Sligo Social Services and the Brothers of Charity. Social and local authority housing delivery has formed a significant part of the company's work over the past twenty-five years, with the company responsible for the construction of homes for housing providers across the region.

Examples of relevant residential and housing projects delivered by Sammon Builders include:

- **Social Housing Project at Lahard, Ballinamore, Co. Leitrim** - Main contractor and PSCS for Leitrim County Council, including site clearance and construction of 10 no. housing units.
- **Gleann Dara, Ballinamore, Co. Leitrim** - Residential development designed and built by Sammon Builders, including dwellings, site services, landscaping and roadworks.
- **Ros Og, Willowfield Road, Ballinamore, Co. Leitrim** – Residential development designed and built by Sammon Builders, including 22 dwellings, site services, landscaping and roadworks.
- **Ros na hInse, Attyrory, Carrick-on-Shannon, Co. Leitrim** - Design and construction of 38 no. mixed-type houses.
- **Taobh Tíre, Manorhamilton, Co. Leitrim** - Completion of a 9-house social housing development for Leitrim County Council.
- **Drumshanbo, Co. Leitrim** - Construction of 12 no. mixed-type single and two-storey houses, including roadways, car parking, street lighting, footpaths, drainage, service connections and landscaping.
- **Carrick-on-Shannon, Co. Leitrim** - Construction of 12 no. houses and associated site development works.

- **Leitrim County Council housing Drumcong and playground project** - Construction of 10 no. houses, comprising a mix of two-storey semi-detached dwellings and single-storey dwellings, together with a residents' playground.
- **Owenmore Drive, Collooney, Co. Sligo** - Main contractor and PSCS for the construction of 15 no. houses on a greenfield site.
- **Cuan Losa, Ballymote, Co. Sligo** - Main contractor and PSCS for the construction of 8 no. houses adjacent to an existing nursing home.
- **Nzeb Pilot Project at Connolly Park, Tubbercurry, Co Sligo** – Main contractor for the construction of 15 no. houses and apartments.
- **Fr. O'Flanagan Housing, Sligo** - Demolition of older housing stock and construction of a new social housing scheme comprising 22 no. housing units, together with car parking and services installation.

This experience is directly relevant to the subject lands at Tully, where any future residential development would require a coordinated approach to access, servicing, movement, layout, open space and integration with adjoining lands. Sammon Builders' experience in delivering residential development and associated site infrastructure is therefore relevant to the question of whether the subject lands have a realistic prospect of activation within the plan period.

While landowner identity is not determinative of zoning suitability, it is an appropriate consideration where a planning authority is reviewing the effectiveness and deliverability of residential land supply. In this case, the lands are in the ownership of a local construction and development business with a demonstrated record in residential delivery, including within Ballinamore and elsewhere in County Leitrim.

It is therefore submitted that the zoning of the subject lands would not only provide a logical and proportionate addition to the residential land supply at Tully, but would also identify lands with a realistic prospect of contributing to housing delivery within the lifetime of the Plan.

3.0 THE SUBJECT LANDS AND RELATIONSHIP TO PROPOSED AMENDMENT NO. 35

3.1 Site Location and Description

The subject lands are located at Tully, Ballinamore, Co. Leitrim and extend to approximately 1.27 hectares. The lands are in the ownership of Sammon Builders and are currently located outside the Ballinamore development envelope. They are not zoned under Proposed Variation No. 1 as published.

The lands comprise a greenfield site formed by two field parcels. The site is characterised by established linear field boundaries, areas of rough pasture, and existing shrub and treeline features. The lands are located to the south / south-east of Ballinamore town centre and immediately adjoin the lands identified under Proposed Amendment No. 35, which Leitrim County Council proposes to zone as "New Residential" and which extend to approximately 1.47 hectares.

Figure 1: Site Location Map – Lands at Tully and Relationship to Proposed Amendment No. 35.



Source: Google Earth / CSR annotation, 2026.

As shown in **Figure 1**, the subject lands directly adjoin the lands proposed for New Residential zoning under Proposed Amendment No. 35. This relationship is a central part of the planning context for the present submission. The Council’s proposed zoning of adjoining lands at Tully demonstrates that this part of Ballinamore has been identified as suitable, in principle, for additional residential growth.

The subject lands are advanced as a separate but complementary zoning request. This submission does not seek to amend, replace or displace Proposed Amendment No. 35. Rather, it seeks the zoning of the adjoining Sammon lands in addition to the lands already proposed by the Council, thereby supporting a coherent and plan-led residential zoning pattern in this part of Tully.

3.2 Existing Settlement Context

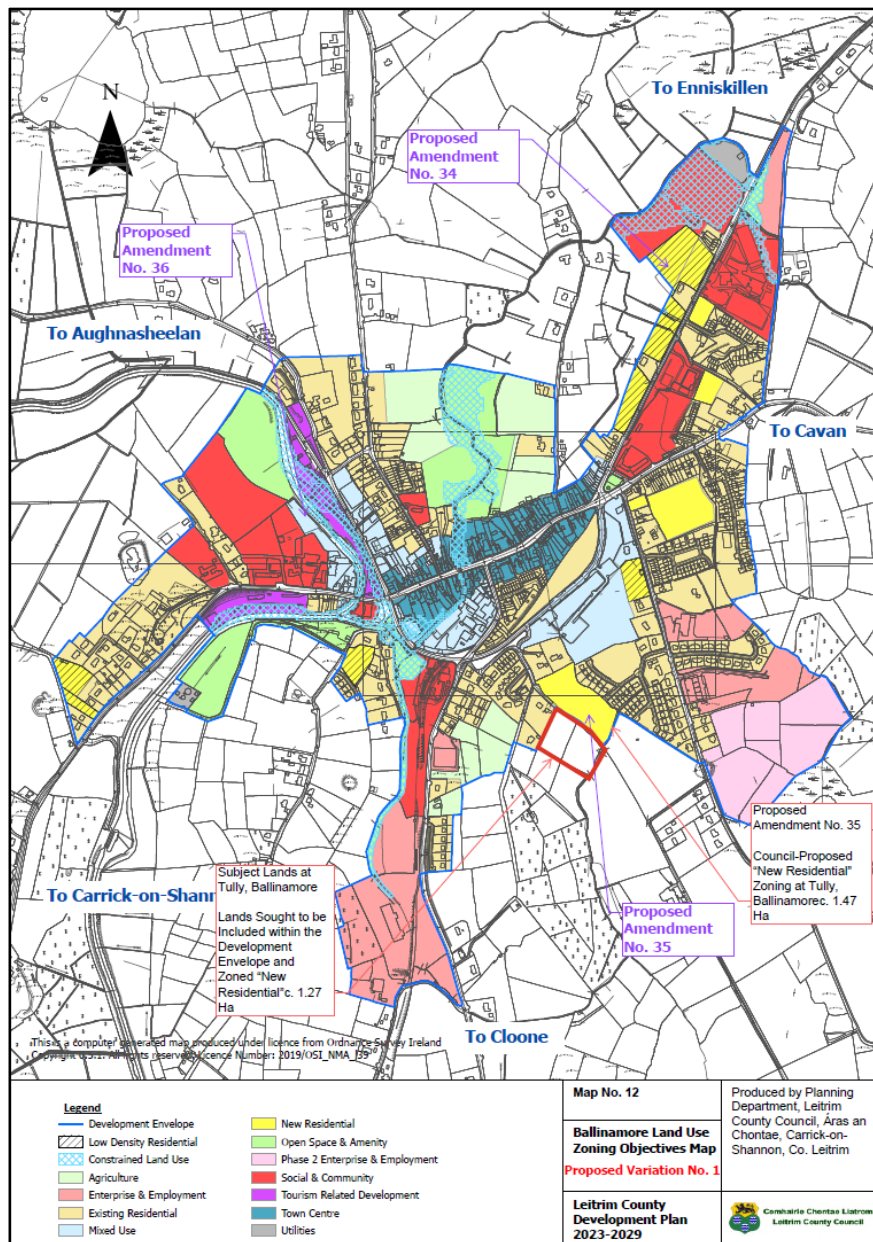
The immediate surrounding area includes established residential development to the north and north-east, including Dún na Bó Residential Estate, Sean Bhealach, and Gleann Dara Residential Estate, and nearby residential development at Rós Óg and Willowfield Road. There are also individual dwellings and small-scale developed lands within the wider Tully area.

In addition, the wider settlement context includes residential and mixed-use development in the Rock Quarter / Tesco area. This area includes the Rock Quarter mixed-use development, comprising retail uses at ground floor level with residential accommodation above, together with the permitted residential scheme in the wider Rock Quarter area. This residential scheme comprises 35 no. units, of which 10 no. have been handed over to the Council, with the remaining units currently under construction.

This reinforces the established and emerging pattern of residential development within Ballinamore and demonstrates ongoing housing delivery in the town. The subject lands therefore do not present as a remote or isolated rural landholding. Rather, they are located adjoining the established and emerging residential edge of Ballinamore and immediately adjacent to lands already proposed by the Council for New Residential zoning under Proposed Amendment No. 35.

The lands are accessed from Tully Lane, which provides a local connection towards the Ballinamore Bypass and the R204 Regional Road, the Ballinamore to Carrigallen Road. This route provides onward access to Ballinamore town centre and the wider regional road network. Any future residential development of the subject lands would be required to address access, pedestrian connectivity, public lighting and any necessary local upgrade works through the normal planning application process.

Figure 2: Ballinamore Settlement Map – Subject Lands at Tully in Context of the Development Envelope.



Source: Leitrim County Development Plan 2023–2029 / Proposed Variation No. 1, annotated by CSR.

Figure 2 illustrates the position of the subject lands in the context of the Ballinamore settlement framework. The lands are currently outside the development envelope and are not zoned under the Proposed Variation as published. However, the figure demonstrates their close physical relationship with the existing settlement edge and with the lands proposed for New Residential zoning under Proposed Amendment No. 35.

The inclusion of the subject lands within the development envelope would assist in creating a more rational and coherent settlement edge at Tully. Rather than leaving the lands outside the settlement boundary immediately adjoining lands proposed for residential zoning, their inclusion would provide a clearer planning framework for this part of Ballinamore and would support a more integrated approach to future residential development.

3.3 Relationship to Proposed Amendment No. 35

The relationship between the subject lands and Proposed Amendment No. 35 is central to this submission.

Proposed Amendment No. 35 provides for additional lands to be zoned “New Residential” in the townland of Tully, Ballinamore. The stated reason for the amendment is to provide additional New Residential zoned land that will facilitate an increase in housing yield in support of the NPF Implementation: Housing Growth Requirements Guidelines.

The proposed zoning of those adjoining lands is welcomed and strongly supported by our client. It represents a clear planning conclusion by Leitrim County Council that this part of Tully is suitable, in principle, for additional residential zoning.

The subject lands extend to approximately 1.27 hectares, while the adjoining lands proposed under Amendment No. 35 extend to approximately 1.47 hectares. If the subject lands are included within the Ballinamore development envelope and zoned New Residential, the two adjoining but separate land parcels would together support approximately 2.74 hectares of New Residential land in this part of Tully, while remaining separate landholdings and separate zoning considerations.

This is an important distinction. The present submission does not seek to treat the lands as one combined development site, nor does it seek to alter the lands already proposed under Amendment No. 35. Rather, it demonstrates that the inclusion of the subject lands would reinforce and complement the Council’s proposed residential zoning at Tully, while providing a more effective residential land supply in a location already identified for growth.

Future development of the subject lands may also be capable of being considered in the context of the adjoining lands proposed under Amendment No. 35, including potential future access, pedestrian connectivity and service integration through the existing residential network at Dún na Bó, with onward connection towards Willowfield Road. Any such arrangement would be subject to detailed design, technical assessment, landowner agreement and the normal planning application process.

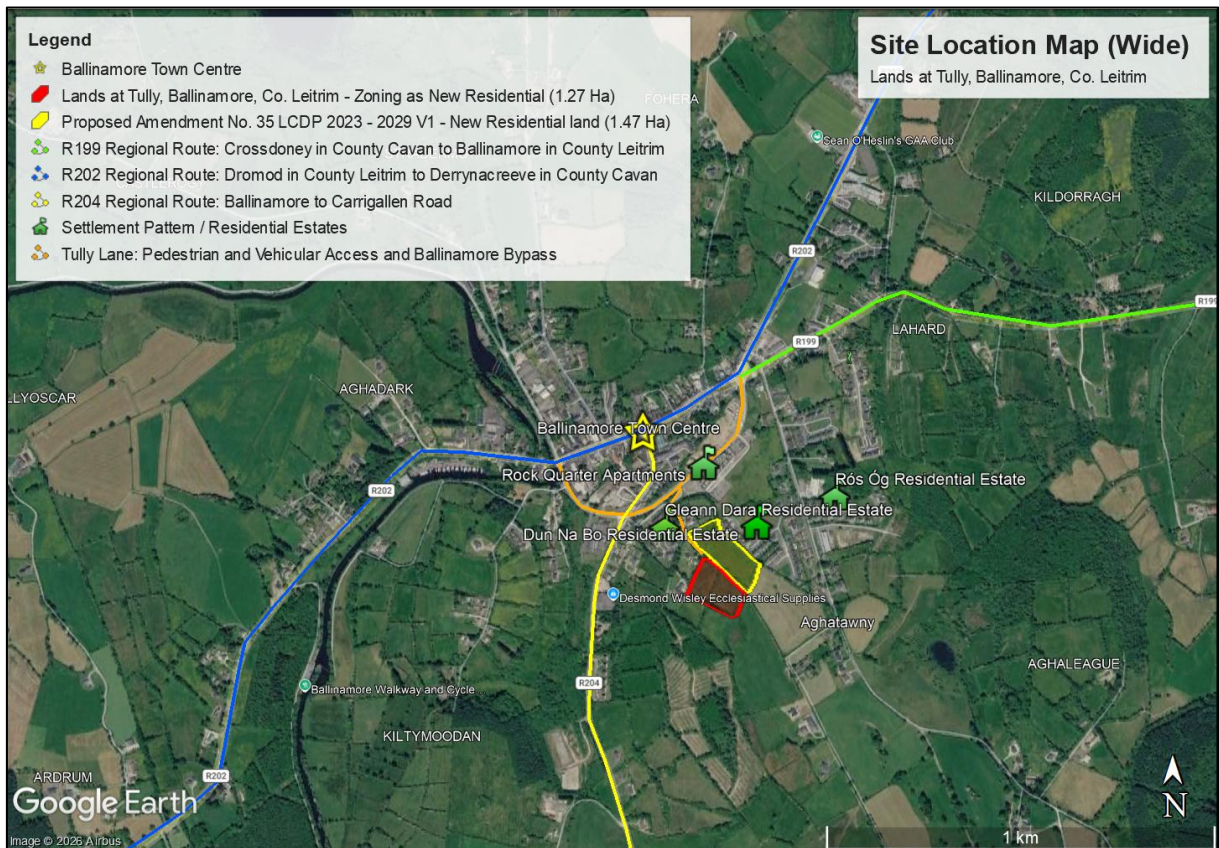
For the purposes of this zoning submission, the key point is that the subject lands are not isolated from existing or proposed residential infrastructure. They have the potential to integrate with the established urban structure of Ballinamore and would complement the Council’s proposed zoning approach at Tully.

3.4 Wider Context within Ballinamore

As illustrated in **Figure 3**, the subject lands are located in the wider context of Ballinamore town and its established road network. The figure shows the lands in relation to the town centre, the R204, R202, R199, Tully Lane and surrounding residential neighbourhoods.

The wider context demonstrates that the lands are positioned in close relationship to the functional settlement area of Ballinamore and are capable of contributing to an orderly and consolidated pattern of residential growth.

Figure 3: Site Location Map – Wider Context within Ballinamore.



Source: Google Earth / CSR annotation, 2026.

This location is relevant having regard to Ballinamore's role as a Tier 2A Self-Sustaining Growth Town. The town provides a range of services, facilities and employment functions for its surrounding rural catchment. Additional residential zoning in this location would support that role without creating an isolated or disconnected pattern of development.

For these reasons, the subject lands are considered suitable for inclusion within the Ballinamore development envelope and for zoning as "New Residential" under the final made Variation. Their inclusion would represent a modest, logical and proportionate addition to the residential land supply of Ballinamore and would complement the Council's proposed zoning under Proposed Amendment No. 35.

4.0 PROPOSED VARIATION NO. 1 AND HOUSING NEED CONTEXT

This section considers the purpose of Proposed Variation No. 1 to the Leitrim County Development Plan 2023–2029 and the housing need context relevant to Ballinamore.

The purpose of this section is to demonstrate that the subject lands at Tully, Ballinamore would provide a modest, logical and deliverable contribution to the town’s residential land supply in circumstances where additional effective housing land is required to support planned growth.

4.1 Purpose of Proposed Variation No. 1

Proposed Variation No. 1 has been prepared by Leitrim County Council in response to updated national planning policy, including the publication of the National Planning Framework First Revision and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities.

The central purpose of the Variation is to ensure that the Leitrim County Development Plan contains an adequate supply of residentially zoned land capable of supporting updated housing growth requirements over the remaining period of the Plan. Of direct relevance to this submission, the proposed Variation includes the addition of further lands with a “New Residential” land use zoning objective.

The Variation is therefore concerned not only with the overall quantum of residential land, but also with the effectiveness, location and deliverability of that land. This is an important distinction. A sufficient residential land supply must include lands that are capable of being activated within the plan period, rather than lands which are unlikely to come forward due to ownership, servicing, infrastructure or other constraints.

The subject lands at Tully respond directly to this purpose. They are located in Ballinamore, a settlement identified for residential growth, they adjoin lands already proposed by the Council for New Residential zoning under Proposed Amendment No. 35, and they are in the ownership of an established local construction and residential development business.

4.2 County Leitrim Housing Growth Requirement

Proposed Variation No. 1 confirms that the housing growth requirement for County Leitrim is 201 residential units per annum to 2034, with a further requirement of 155 units per annum to 2040. The 2025 Guidelines also allow for additional provision of up to 50% above the baseline housing requirement, recognising that not all zoned lands will necessarily be activated within the relevant plan period

Table 2: County Leitrim Housing Growth Requirements

Measure	Requirement
Adopted Development Plan annual housing requirement	201 units per annum
New annual housing growth requirement to 2034	201 units per annum
New annual housing growth requirement to 2040	155 units per annum
Additional provision allowed under 2025 Guidelines	Up to 50% above baseline requirement

Source: Proposed Variation No. 1 to the Leitrim County Development Plan 2023–2029.

The additional provision mechanism is particularly relevant. It recognises that housing delivery is affected by infrastructure, ownership, viability, market conditions and other development constraints. A plan-led approach must therefore provide a sufficient and flexible land supply so that settlements identified for growth are not dependent on a limited number of zoned sites.

The subject lands would support this approach by adding a modest additional residential land parcel in Ballinamore, in a location where the Council has already identified adjoining lands for residential zoning.

4.3 Population Growth: County Leitrim, Ballinamore Town and Ballinamore Local Electoral Area

The demographic context supports the need for additional effective residential land. Census 2022 recorded that the population of County Leitrim increased from 32,044 persons in 2016 to 35,199 persons in 2022, an increase of 3,155 persons, or approximately 9.8%. Proposed Variation No. 1 notes that the population of the county is now at its highest level since 1961.

Population growth in Ballinamore town has been stronger again. The population of Ballinamore increased from 914 persons in 2016 to 1,112 persons in 2022, representing an increase of 198 persons, or approximately 21.7%. This rate of growth is more than double the county-wide rate and reinforces Ballinamore’s role as a settlement capable of accommodating additional residential growth.

The wider Ballinamore Local Electoral Area also experienced growth, increasing from 9,862 persons in 2016 to 10,879 persons in 2022, an increase of 1,017 persons, or approximately 10.3%.

Table 3: Population Growth Context

Area	2016 Population	2022 Population	Change	Percentage Change
County Leitrim	32,044	35,199	+3,155	+9.8%
Ballinamore Town	914	1,112	+198	+21.7%
Ballinamore Local Electoral Area	9,862	10,879	+1,017	+10.3%

Source: CSO Census data and Proposed Variation No. 1 to the Leitrim County Development Plan 2023–2029.

The population growth recorded in Ballinamore is significant. It demonstrates that the town has continued to grow and is performing an active role within the county settlement hierarchy. This is consistent with its designation as a Tier 2A Self-Sustaining Growth Town.

The age profile of Ballinamore town also supports the need for a flexible housing supply capable of accommodating a range of household types, including families, working-age households and older persons.

Table 4: Ballinamore Town Age Profile, Census 2022

Age Cohort	Population	Percentage of Town Population
0–14	253	22.8%
15–24	119	10.7%
25–44	272	24.5%
45–64	241	21.7%
65+	227	20.4%
Total	1,112	100%

Source: CSO Census 2022 data.

This profile demonstrates that Ballinamore requires a range of housing types, sizes and tenures over the remainder of the Plan period. The subject lands are of sufficient scale to accommodate a residential scheme capable of contributing to that housing mix, subject to detailed design, servicing and planning assessment.

4.4 Recent Housing Delivery in County Leitrim

The CSO New Dwelling Completions data indicates that recent housing delivery in County Leitrim has been below the annual housing requirement identified in Proposed Variation No. 1. Across the three Local Electoral Areas in County Leitrim, total completions were 100 units in 2023, 118 units in 2024, and 121 units in 2025. This equates to 339 units over the three-year period, or an average of approximately 113 units per annum.

When compared with the County’s annual housing requirement of 201 units per annum, recent delivery equates to approximately 56% of the annualised requirement. This supports the rationale for Proposed Variation No. 1 and reinforces the need for a robust, flexible and effective residential land supply across the county.

Table 5: New Dwelling Completions by Local Electoral Area, 2023–Q1 2026

Year	Manorhamilton LEA	Ballinamore LEA	Carrick-on-Shannon LEA	County Total	County Requirement Benchmark /
2023	30	36	34	100	201
2024	27	29	62	118	201
2025	27	39	55	121	201
2023–2025 Total	84	104	151	339	603
2026 Q1 only	11	19	4	34	50.25 quarterly equivalent

Source: CSO New Dwelling Completions data. County benchmark based on the annual housing requirement of 201 units per annum referenced in Proposed Variation No. 1.

The Q1 2026 data records 34 completions across County Leitrim. While quarterly data should be treated with caution, it further illustrates the importance of ensuring that settlements identified for growth have sufficient zoned land capable of contributing to housing delivery.

4.5 Housing Delivery in Ballinamore Town

While the Ballinamore Local Electoral Area has made a material contribution to county housing output, the more relevant position for this submission is housing delivery within Ballinamore town itself. This is because the Development Plan assigns a specific settlement role and housing target to Ballinamore town, rather than to the wider electoral area.

CSO settlement-level completion data records a modest level of new dwelling completions in Ballinamore town over the period from 2012 to 2025. In particular, the data records 10 completions in 2023, 0 completions in 2024, and 8 completions in 2025, giving a total of 18 completions over the first three years of the Development Plan period.

Table 6: New Dwelling Completions – Ballinamore Town, 2012–2025

Year	New Dwelling Completions
2012	0
2013	0
2014	0
2015	1
2016	0
2017	0
2018	3
2019	0
2020	0
2021	10
2022	2
2023	10
2024	0
2025	8
2023–2025 Total	18
2012–2025 Total	34

Source: CSO New Dwelling Completions by Settlement data.

The settlement-level data demonstrates that housing output within Ballinamore town has been limited and variable. Over the fourteen-year period from 2012 to 2025, the CSO records only 34 new dwelling completions in Ballinamore town. Of these, 18 units were completed during the 2023–2025 period.

This evidence reinforces the importance of ensuring that Ballinamore has an adequate supply of zoned, serviceable and deliverable residential lands over the remaining period of the Development Plan.

4.6 Ballinamore Housing Target and Delivery Context

Proposed Variation No. 1 states that, given its designation as a Tier 2A Self-Sustaining Growth Town, Ballinamore is seen as a key centre for accommodating future residential development over the plan period. The Variation proposes that Ballinamore accommodate an additional 113 residential units for the period 2023–2029.

The Variation also identifies 8.07 hectares of New Residential zoned lands and 2.9 hectares of Mixed Use zoned lands within Ballinamore to accommodate this projected housing target. Proposed Amendment No. 35 forms part of that response, with the Council proposing to zone additional lands at Tully as New Residential to facilitate an increase in housing yield.

As of Q2 2026, the Development Plan period is already approximately three years advanced. On a broad pro-rata basis, a target of 113 units over the 2023–2029 period equates to approximately 19 units per annum. By the end of 2025, approximately 56 units would need to have been delivered to remain broadly on track with this target. By Q2 2026, the broad pro-rata requirement would increase to approximately 60–61 units.

The available CSO settlement-level data records only 18 completions in Ballinamore town from 2023 to 2025. This means that, based on available completion data, Ballinamore town has delivered approximately 32% of the pro-rata completions that would be expected by the end of 2025 and approximately 16% of its overall 113-unit target.

Table 7: Ballinamore Town Housing Target and Delivery Position

Measure	Figure
Ballinamore residential target, 2023–2029	113 units
Approximate annualised requirement	c. 19 units per annum
Approximate pro-rata requirement by end-2025	c. 56 units
Approximate pro-rata requirement by Q2 2026	c. 60–61 units
Ballinamore town completions, 2023–2025	18 units
Approximate delivery against end-2025 pro-rata requirement	c. 32%
Approximate delivery against total 2023–2029 target	c. 16%
Subject lands at Tully	1.27 ha
Indicative potential yield of subject lands	c. 25 units
Indicative contribution of subject lands to Ballinamore target	c. 22%

Source: Proposed Variation No. 1 to the Leitrim County Development Plan 2023–2029; CSO New Dwelling Completions by Settlement data.

The subject lands at Tully could potentially accommodate in the order of 25 residential units, based on an indicative density assumption of approximately 20 units per hectare. This is a strategic estimate only and would be subject to detailed assessment at planning application stage, including net developable area, access, servicing, surface water management, open space, residential amenity, environmental considerations and all relevant Development Plan standards.

Nevertheless, this indicative yield is significant in the context of Ballinamore’s housing target. A potential yield of approximately 25 units would represent approximately 22% of the town’s total housing allocation of 113 units for the plan period. It would also exceed the total number of completions recorded in Ballinamore town over the first three years of the Development Plan period.

4.7 Relevance of the Subject Lands to Housing Need

The housing output and need evidence supports the inclusion of the subject lands within the Ballinamore development envelope and their zoning as New Residential.

Ballinamore has experienced significant population growth, increasing by approximately 21.7% between 2016 and 2022. It is identified as a Tier 2A Self-Sustaining Growth Town and is specifically recognised in Proposed Variation No. 1 as a key centre for accommodating future residential development. At the same time, settlement-level CSO data records only 18 completions in Ballinamore town between 2023 and 2025, materially below the broad pro-rata output that would be required to remain on track with the town’s 113-unit target.

The subject lands could potentially deliver approximately 25 residential units, equivalent to approximately 22% of Ballinamore’s housing target, subject to detailed planning assessment. The lands also directly adjoin the area proposed for New Residential zoning under Proposed Amendment No. 35, and would therefore provide a logical additional residential zoning in a location already identified by the Council for growth.

The inclusion of the subject lands would support the purpose of Proposed Variation No. 1 by strengthening the supply of effective residential land in Ballinamore. The lands would provide a modest, logical and deliverable addition to the town’s residential land bank, help support the achievement of the 113-unit target, and assist Ballinamore in fulfilling its designated role within the County settlement hierarchy

5.0 PLANNING POLICY AND SETTLEMENT CONTEXT

This section sets out the relevant planning policy and settlement context for the subject lands at Tully, Ballinamore, Co. Leitrim. It considers the national, regional and local planning framework and demonstrates that the requested zoning of the subject lands as “New Residential” is consistent with the policy direction for compact, settlement-based and infrastructure-led residential growth.

The policy context is particularly relevant as this submission is made in response to Proposed Variation No. 1 to the Leitrim County Development Plan 2023–2029, which has been prepared to ensure that the Development Plan contains sufficient residentially zoned land to facilitate updated housing growth requirements over the plan period. The Variation expressly includes the addition of further lands with a “New Residential” land use zoning objective as one of its principal components.

5.1 National Planning Policy

5.1.1 Project Ireland 2040 – National Planning Framework First Revision

The National Planning Framework First Revision provides the overarching national spatial planning framework for Ireland to 2040. It updates the original 2018 National Planning Framework in response to stronger-than-anticipated population growth, increased housing demand and the need to accelerate housing delivery in appropriate, plan-led locations.

Proposed Variation No. 1 notes that the revised NPF provides the basis for the review and updating of regional strategies and local authority development plans, including through the zoning of land for residential, employment and other purposes. It also confirms that the NPF places emphasis on compact sustainable growth, strengthened rural economies and communities, regeneration, placemaking and improvements to quality of life.

The subject lands at Tully, Ballinamore are consistent with this policy direction. They are not being promoted as an isolated rural housing proposal. Rather, they comprise a modest landholding adjoining the settlement edge of Ballinamore and lands already proposed by Leitrim County Council for New Residential zoning under Proposed Amendment No. 35.

The zoning of the subject lands would therefore support a planned and settlement-based pattern of residential growth in a town identified for future housing development. Their inclusion would reinforce Ballinamore's role as a Tier 2A Self-Sustaining Growth Town, support additional population growth within an established settlement, and provide residential land in a location capable of being considered for servicing and delivery within the plan period.

While the subject lands are greenfield, national planning policy does not preclude appropriately located greenfield zoning where such lands are sequential, settlement-based, capable of being serviced, and required to support housing delivery. In this case, the lands adjoin the Council's proposed New Residential zoning at Tully and are proximate to established and emerging residential areas including Dún na Bó, Gleann Dara, Sean Bhealach, Rós Óg, The Willows, Willowfield Road and the Rock Quarter / Tesco area. Their inclusion would not represent leapfrog development, but rather a logical addition to an emerging residential area already identified by the Council for growth.

5.1.2 Section 28 Guidelines: NPF Implementation – Housing Growth Requirements

The NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities require planning authorities to review and, where necessary, vary their development plans to align with updated national and county housing growth requirements.

For County Leitrim, Proposed Variation No. 1 confirms an annual housing growth requirement of 201 units per annum to 2034 and 155 units per annum to 2040. The Guidelines also allow for additional provision of up to 50% over and above the baseline housing growth requirement, recognising that not all zoned lands will necessarily be activated within a plan period.

The Guidelines are therefore concerned not only with the quantum of residential land identified, but also with whether that land is suitably located, serviceable and capable of contributing to housing delivery. Proposed Variation No. 1 confirms that the Council has reviewed residential land supply, including infrastructure provision for lands identified with a New Residential land use zoning objective, having regard to road access, wastewater treatment, water supply, public lighting and footpath provision.

The subject lands are suitable for consideration within this framework. They adjoin the lands proposed under Proposed Amendment No. 35, share a similar settlement and infrastructure context, and can be considered as serviceable lands where required infrastructure can be provided within the lifetime of the Plan or as part of a future development proposal.

Table 8: National Policy Context and Relevance to the Subject Lands

National Policy Matter	Relevance to the Subject Lands
Compact and settlement-focused growth	The subject lands adjoin the settlement edge of Ballinamore, and lands already proposed for New Residential zoning.
Housing delivery in appropriate locations	Ballinamore is identified as a Tier 2A Self-Sustaining Growth Town and is proposed to accommodate additional residential growth.
Sufficient and effective residential land supply	The lands would provide a modest additional residential landholding capable of contributing to Ballinamore’s housing target.
Tiered zoning / serviceability	The lands are not currently fully serviced to development standard, but road access, footpaths, public lighting, foul sewer and water supply can be provided within the plan period or as part of a development proposal.
Avoidance of fragmented development	The lands directly adjoin the Council’s proposed New Residential zoning under Amendment No. 35 and would support a coherent residential zoning pattern at Tully.
Delivery and activation	The lands are in the ownership of an established local construction and residential development business with a record in housing delivery.

Having regard to the above, the requested zoning of the subject lands is consistent with the national policy emphasis on compact growth, effective residential land supply, infrastructure-led planning and housing delivery within settlements identified for growth.

5.2 Regional Planning Policy

5.2.1 Regional Spatial and Economic Strategy for the Northern and Western Region 2020–2032

The subject lands are located within the functional area of the Northern and Western Regional Assembly and are therefore subject to the Regional Spatial and Economic Strategy for the Northern and Western Region 2020–2032.

The RSES provides the regional framework for implementing the National Planning Framework at regional and local level. It supports compact, sustainable and plan-led growth, with housing, employment, services and infrastructure coordinated in a manner that strengthens existing settlements and supports balanced regional development.

This is directly relevant to Ballinamore. The town performs an important service, employment and community role for its surrounding rural catchment and is identified in the Leitrim County Development Plan settlement hierarchy as a Tier 2A Self-Sustaining Growth Town.

The requested zoning of the subject lands would support the implementation of the RSES by providing a modest additional residential landholding in a settlement identified for growth. The lands are not being advanced for dispersed rural housing. Rather, they are advanced for inclusion within the Ballinamore development envelope as part of a plan-led zoning response, adjoining lands already proposed by the Council for New Residential zoning under Proposed Amendment No. 35.

Table 9: Relevant Regional Policy Objectives – Northern and Western RSES

RPO	Summary	Relevance to the Subject Lands
RPO 3.4	Supports the regeneration and renewal of small towns and villages in rural areas.	Additional residential land in Ballinamore would support the continued vitality of the town by strengthening its population base and supporting local services.
RPO 3.7	Supports local authorities in identifying and prioritising serviced sites within smaller towns and villages.	The subject lands are capable of being considered as part of Ballinamore’s residential land supply, subject to servicing and infrastructure assessment.
RPO 3.9	Supports the identification of suitable development opportunities through a quality site selection process addressing environmental constraints and opportunities.	The lands are a modest adjoining landholding at the settlement edge and can be assessed through the normal planning and environmental assessment processes.
RPO 3.13	Supports the role of smaller and medium-sized towns which provide services and employment for their catchments and are identified through the Development Plan settlement hierarchy and Core Strategy.	Ballinamore is identified as a Tier 2A Self-Sustaining Growth Town. The zoning of the subject lands would support its service and settlement role.
RPO 7.16	Requires development plans to deliver housing in the areas and quantities identified in the Strategy.	Proposed Variation No. 1 identifies Ballinamore for additional housing growth. The subject lands would support that planned housing role.
RPO 7.17	Requires housing to meet community needs in terms of social, affordable, private and sheltered housing in urban and rural areas.	Future development of the lands could provide an appropriate housing mix, subject to detailed design and planning assessment.
RPO 7.18	Supports the development of housing to meet population targets.	The subject lands could contribute to Ballinamore’s housing target within the plan period, subject to zoning and planning permission.
RPO 7.20	Seeks to increase population living within settlements through measures including infill, regeneration, serviced site provision and infrastructure provision.	The lands would support increased population within Ballinamore as a designated settlement, with infrastructure to be addressed through the planning process.

The subject lands are consistent with the regional policy framework. Their inclusion would support Ballinamore’s role as a settlement providing services and employment for its rural catchment, assist in delivering housing in a location identified for growth, and reinforce the settlement-focused approach promoted by the RSES.

In regional policy terms, the requested zoning would therefore represent a logical and proportionate response to Ballinamore’s identified growth role within County Leitrim.

5.3 Local Planning Policy

5.3.1 Leitrim County Development Plan 2023–2029

The statutory local planning policy context is provided by the Leitrim County Development Plan 2023–2029. The Development Plan seeks to align future growth with the National Planning Framework and the Regional Spatial and Economic Strategy, direct development to appropriate settlements, and ensure that residential growth is supported by infrastructure, services and sustainable settlement patterns.

This local policy framework is directly relevant to the subject lands at Tully, Ballinamore, which are being advanced for inclusion within the Ballinamore development envelope and zoning as “New Residential”.

Core Strategy and Settlement Hierarchy

The Development Plan identifies Ballinamore as a Tier 2A Self-Sustaining Growth Town. Tier 2A towns are recognised as settlements with moderate levels of population that provide important employment and services for their surrounding areas, are served by transport links, and play an important role in supporting the social, economic and cultural life of rural communities.

This designation is central to the planning case for the subject lands. Ballinamore is not a lower-order settlement with limited capacity for growth. It is one of the principal settlements in County Leitrim below Carrick-on-Shannon and is specifically intended to accommodate residential growth at a scale appropriate to its function.

The Core Strategy objectives are directly relevant. In particular, CS OBJ 3 seeks to ensure that adequate zoned lands are available to satisfy housing requirements in designated settlements over the lifetime of the Plan, while CS OBJ 5 supports the delivery of zoned and serviced lands to facilitate population growth and compact growth targets.

Table 10: Relevant Local Policy Objectives – Core Strategy

Objective	Summary	Relevance to the Subject Lands
CS OBJ 1	Ensures that the future spatial development of County Leitrim is in accordance with the NPF and the RSES.	The zoning of additional residential land in Ballinamore would support national and regional policy for planned settlement growth.
CS OBJ 2	Requires land use objectives to be consistent with the Core Strategy and to support sustainable settlement patterns.	The subject lands would support planned residential growth adjoining an identified settlement rather than dispersed rural housing.

CS OBJ 3	Seeks to ensure that adequate zoned lands are available to satisfy housing requirements in designated settlements over the lifetime of the Plan.	The subject lands would provide additional residential land in a designated Tier 2A settlement.
CS OBJ 5	Supports regeneration, brownfield/infill lands and the delivery of zoned and serviced lands to facilitate population growth and compact growth targets.	The subject lands would support population growth in Ballinamore and can be considered within the Council's wider residential land supply review.
CS OBJ 11	Seeks to ensure that Ballinamore and Manorhamilton become self-sustaining economic drivers within their catchments by consolidating residential, retail, tourism and service functions.	Additional housing in Ballinamore would consolidate the town's residential base and support its service, retail and community functions.

The proposed zoning of the subject lands would be consistent with these objectives. It would assist in ensuring that Ballinamore has sufficient residential land to meet identified housing requirements and would support the town's role as a self-sustaining growth town.

Housing Policy

Chapter 3 of the Development Plan recognises the importance of providing housing to meet population growth and housing need. It supports the delivery of housing within towns and villages, compact growth, a range of house types and tenures, and the alignment of residential development with physical and social infrastructure.

The following housing objectives are particularly relevant.

Table 11: Relevant Local Policy Objectives – Housing

Objective	Summary	Relevance to the Subject Lands
HOUS OBJ 1	Seeks to secure implementation of the Leitrim Housing Strategy 2023–2029, including population growth and housing allocations in the Core Strategy.	The subject lands would contribute to housing delivery in a settlement specifically allocated for growth.
HOUS OBJ 3	Seeks to ensure that sufficient lands are identified through land use zoning objectives at appropriate locations to realise housing projections and residential development needs.	This objective supports the identification of additional appropriate residential lands where required.
HOUS OBJ 9	Seeks to deliver high-quality housing of an appropriate scale, mix, tenure, location and density, aligned with physical and social infrastructure and Core Strategy allocations.	The subject lands could deliver a residential scheme of appropriate scale and density, subject to detailed design and infrastructure assessment.

The subject lands extend to approximately 1.27 hectares and could potentially accommodate in the order of 25 no. residential units, based on an indicative density of approximately 20 units per hectare. This is an indicative zoning-stage estimate only and would be subject to detailed design, servicing, access, drainage, open space, ecology and development management considerations at planning application stage.

Urban Settlements, Placemaking and Compact Growth

Chapter 6 of the Development Plan supports the strengthening of towns and villages as places to live, work and access services. It identifies the importance of town centre renewal, compact growth, active land management and placemaking.

The Plan includes policies supporting the role and function of towns and villages, a Town Centre First approach, and the regeneration and repopulation of town centres. It also states that compact growth will be pursued in Carrick-on-Shannon, Manorhamilton and Ballinamore.

The subject lands are greenfield and currently outside the Ballinamore development envelope. However, they adjoin lands proposed by the Council for New Residential zoning under Proposed Amendment No. 35 and are proximate to existing residential development. Their inclusion would therefore represent a logical settlement-edge addition rather than a dispersed or disconnected zoning.

Table 12: Relevant Local Policy Objectives – Urban Settlements and Compact Growth

Policy Objective	Summary	Relevance to the Subject Lands
PLACE POL 1	Supports strengthening the role and function of towns and villages and facilitating development that makes them attractive places to live and work.	Additional residential zoning at Tully would support Ballinamore’s role as a place to live and work.
PLACE POL 2	Supports a Town Centre First approach.	Additional population in Ballinamore would support local services and town centre vitality.
PLACE POL 3	Supports regeneration and repopulation of town centres through reuse, infill and consolidation, underpinned by good design and placemaking.	The subject lands would not replace town centre regeneration but would complement it by supporting settlement-based housing growth.
PLACE OBJ 1	Seeks to facilitate high-quality and distinctive built environments with a sense of place.	Any future development of the lands would be required to deliver a high-quality residential environment.
COMPACT POL 1	Supports the development of identified opportunity sites and underutilised lands within settlement boundaries.	While the lands require inclusion within the development envelope, their location adjoining proposed New Residential zoning supports a logical settlement extension.

DENSITY POL 1	Promotes development at sustainable and appropriate densities that support compact growth and consolidation.	The subject lands could accommodate an appropriate density reflective of Ballinamore’s role and local character.
DENSITY POL 3	Provides that density should be determined by design quality, public transport access, site characteristics, infrastructure and protection of amenities.	Final density and layout would be assessed through the planning application process.

The requested zoning would therefore support the Development Plan’s emphasis on settlement consolidation, compact growth and the strengthening of towns and villages. While the lands are not brownfield or infill lands, their location adjoining the existing settlement edge and Proposed Amendment No. 35 means they would provide a logical and plan-led residential addition to Ballinamore.

New Residential Zoning Objective

The appropriate zoning objective sought for the subject lands is New Residential.

The Development Plan defines the New Residential land use zoning objective as follows:

“To provide primarily for new residential development and community services at appropriate densities for the positioning of the centre in the Settlement Hierarchy and with an emphasis on quality of design.”

This zoning objective is appropriate for the subject lands. It would allow the lands to contribute to the planned housing supply of Ballinamore in a manner consistent with the town’s role as a Tier 2A Self-Sustaining Growth Town, while ensuring that any future development is subject to normal planning assessment in respect of design, density, access, servicing, open space, residential amenity and environmental considerations.

5.4 Ballinamore Settlement Plan Context

Volume II of the Leitrim County Development Plan 2023–2029 contains the Settlement Plans for the county’s towns and villages. These Settlement Plans provide the localised planning framework for each settlement, including settlement-specific objectives, development priorities and land use zoning.

The Ballinamore Settlement Plan confirms that, given its designation as a Tier 2A Self-Sustaining Growth Town, Ballinamore is identified as a key centre for accommodating future residential development over the plan period. In the adopted Plan, Ballinamore was proposed to accommodate an additional 97 no. residential units, with 5.29 hectares of New Residential zoned lands and 2.24 hectares of Mixed-Use zoned lands identified to accommodate that target.

Proposed Variation No. 1 updates this position. The Variation identifies 8.07 hectares of New Residential lands and 2.9 hectares of Mixed-Use lands within Ballinamore, with a total household yield of 166 units. The 113-unit figure represents the residential target for Ballinamore over the plan period, while the higher household yield reflects the residential land supply capacity identified through the zoning framework.

The Ballinamore Settlement Plan also records that, since the early 2000s, the settlement form of the town has expanded to the south-east through residential development at Dún na Bó and Rós Óg along Lahard and Willowfield Roads. This is directly relevant to the subject lands, which are located within this broader south-eastern sector of Ballinamore and adjoin the lands proposed for New Residential zoning under Proposed Amendment No. 35. The most relevant Ballinamore Settlement Plan objectives are summarised below.

Table 13: Relevant Ballinamore Settlement Plan Objectives

Objective	Summary	Relevance to the Subject Lands
BNE 1	Supports residential growth, expansion of local employment options and services in tandem with sustainable transport options to enable Ballinamore to become more self-sustaining.	The subject lands would support residential growth in a designated self-sustaining growth town.
BNE 2	Supports the identification of sufficient and serviced land for new development, including housing, commercial, enterprise, community and recreational uses.	The lands would provide additional residential land capable of being serviced within the plan period or as part of a development proposal.
BNE 4	Seeks to consolidate the town centre and create a compact, vibrant town centre.	Additional housing within Ballinamore would support local services and town centre vitality.
BNE 12	Encourages the expansion of the retail and service base in Ballinamore town centre to serve the town and wider hinterland.	Additional population would support the retail and service function of the town.
BNE 15	Requires an appropriate mix of housing type, tenure, density and size in new residential areas and appropriate brownfield / infill areas.	Future development of the subject lands could provide an appropriate housing mix, subject to detailed planning assessment.
BNE 16	Encourages appropriate redevelopment of brownfield and infill sites for residential uses within the built-up area.	The subject lands are greenfield, but would complement compact growth by supporting a logical adjoining residential zoning at Tully.
BNE 17	Supports innovative housing models for all sections of the community.	The lands are of sufficient scale to allow consideration of a mix of house types at planning application stage.
BNE 19	Provides for the expansion and development of educational, social, community and recreational facilities to meet the needs of the resident community and wider rural hinterland.	Additional residential development would support demand for, and use of, Ballinamore's existing and planned community infrastructure.
BNE 24	Seeks to maintain and enhance accessibility to and within the town centre in respect of pedestrian and cycle access, public transport and car parking.	Future development of the lands would be required to address access and pedestrian / cyclist connectivity through the planning application process.

The Ballinamore Settlement Plan further confirms that the town is well equipped in terms of social and community infrastructure, including schools, childcare, primary care, library, community hall, sports facilities and other services. It also identifies Ballinamore as a serviced settlement, with wastewater and water supply infrastructure forming part of the wider settlement planning context, subject to capacity and connection requirements being addressed through the relevant service providers.

This confirms that Ballinamore is a suitable settlement for additional residential zoning. The subject lands would support the town's planned role, complement the Council's proposed zoning at Tully, and assist in providing an effective residential land supply in a settlement specifically identified for growth.

5.5 Policy Conclusion

The requested zoning of the subject lands as New Residential is consistent with the relevant national, regional and local planning policy framework.

The key policy conclusions are as follows:

- The revised National Planning Framework and Section 28 Housing Growth Requirements Guidelines require planning authorities to ensure that sufficient residential land is available to support housing delivery;
- Proposed Variation No. 1 has been prepared for that purpose and includes the addition of further lands with a New Residential land use zoning objective;
- The RSES supports settlement-based growth, the role of smaller and medium-sized towns, and the delivery of housing in locations identified for growth;
- The Leitrim County Development Plan 2023–2029 identifies Ballinamore as a Tier 2A Self-Sustaining Growth Town with capacity for continued growth;
- The Development Plan seeks to ensure that adequate zoned lands are available to satisfy housing requirements in designated settlements;
- The Ballinamore Settlement Plan identifies the town as a key centre for accommodating future residential development;
- Proposed Variation No. 1 increases the residential land supply and housing yield for Ballinamore; and
- The subject lands adjoin lands proposed by the Council for New Residential zoning under Proposed Amendment No. 35.

On this basis, the inclusion of the subject lands within the Ballinamore development envelope and their zoning as New Residential would represent a logical, policy-consistent and plan-led response to housing need in Ballinamore.

6.0 SERVICING AND INFRASTRUCTURE CAPACITY

A key consideration in the zoning of additional residential lands is whether the lands are capable of being serviced within the lifetime of the Plan or as part of a future development proposal. This is particularly relevant in the context of Proposed Variation No. 1, which seeks to ensure that lands identified for housing are capable of contributing to housing delivery over the plan period, rather than forming part of a theoretical or inactive land supply.

The subject lands at Tully, Ballinamore are considered capable of being serviced in a coordinated manner, subject to detailed design, technical assessment and confirmation through the normal planning application process. While the lands do not currently have all development services in place to residential development standard, the required infrastructure is capable of being provided within the lifetime of the Plan or as part of a future residential development proposal.

This position is consistent with the approach set out in the Settlement Capacity Report prepared as part of Proposed Variation No. 1. The Report explains that the National Planning Framework applies a two-tier approach to land zoning, with Tier 1 lands comprising lands that can connect to existing development services with available capacity, and Tier 2 lands comprising lands that are not currently sufficiently serviced but have the potential to become fully serviced within the lifetime of the Plan.

The subject lands are therefore appropriately considered within a serviceable lands framework. They are not remote from the settlement, existing residential development or potential infrastructure connections. The required road access, footpath provision, public lighting, foul drainage and water supply can be addressed through a future planning application and associated development works.

6.1 Ballinamore Settlement Capacity

The Settlement Capacity Report confirms that Ballinamore has an existing infrastructure base capable of supporting additional development, subject to appropriate assessment and, where required, service improvements.

In respect of wastewater, the Settlement Capacity Report identifies that the Ballinamore Wastewater Treatment Plant has a design capacity of 2,000 population equivalent, with a current load of 1,729 PE and an estimated spare capacity of 271 PE. This indicates that spare wastewater treatment capacity is identified within the settlement at strategic level, although any future development proposal would require confirmation of connection feasibility and capacity with Uisce Éireann at planning application stage.

In respect of water supply, the Settlement Capacity Report identifies potential capacity available, with a Level of Service improvement required. The Ballinamore Settlement Plan also confirms that water supply is provided by the South Leitrim Regional Water Supply Scheme, with ongoing and planned works and leakage reduction activities anticipated to provide capacity to accommodate growth in the short term, while further upgrades may be required over the full plan period.

The Settlement Capacity Report also confirms that Ballinamore is well positioned in terms of roads and public transport. The town is located at the convergence of the R199, R202 and R204 regional roads and is served by Local Link, Bus Éireann and Westlink Coaches services, providing connections to settlements including Carrick-on-Shannon, Sligo, Cavan, Enniskillen, Carrigallen, Mohill, Galway and Limerick.

This confirms that Ballinamore has the settlement, accessibility and infrastructure characteristics of a town capable of accommodating further residential growth, consistent with its designation as a Tier 2A Self-Sustaining Growth Town.

6.2 Infrastructure Position of the Subject Lands

The subject lands adjoin the lands proposed by Leitrim County Council for New Residential zoning under Proposed Amendment No. 35. The Council’s assessment of the adjoining lands at Tully identifies that key infrastructure items are capable of being provided within the lifetime of the Plan or as part of a development proposal. The subject lands share a similar location and servicing context.

The current and potential servicing position of the subject lands is summarised below.

Table 14: Indicative Infrastructure Position – Subject Lands at Tully, Ballinamore

Infrastructure Item	Current Position	Delivery Position
Road Access	Not currently provided to residential development standard.	Can be provided within the lifetime of the Plan or as part of a future development proposal, subject to detailed design, road safety and planning assessment.
Footpath Provision	Not currently provided to full residential development standard along all relevant approaches.	Can be provided as part of a future development proposal, including any necessary local pedestrian improvements.
Public Lighting	Not currently provided to full residential development standard.	Can be provided as part of a future development proposal and integrated with access and pedestrian infrastructure.
Foul Sewer	Not currently connected to serve the subject lands for residential development.	Can be addressed through a future development proposal, subject to connection feasibility, capacity confirmation and Uisce Éireann requirements.
Water Supply	Not currently connected to serve the subject lands for residential development.	Can be addressed through a future development proposal, subject to connection feasibility, capacity confirmation and Uisce Éireann requirements.
Surface Water Drainage	To be designed as part of any future planning application.	Can be addressed through site-specific surface water drainage design, attenuation and SuDS measures.
Broadband / Utilities	To be confirmed at planning application stage.	Ballinamore is identified as being served by fibre broadband and 5G mobile broadband services in the Settlement Capacity Report.

Source: Prepared having regard to the Leitrim County Council Settlement Capacity Report methodology, the Ballinamore Settlement Plan and the infrastructure context for lands at Tully.

The above table reflects the appropriate zoning-stage position. It is not necessary for all infrastructure to be fully in place at the point of zoning, provided that the lands are capable of being serviced within the plan period or as part of a future development proposal. This is the basis of the Tier 2 / serviceable lands approach and is particularly relevant where lands are being considered through a development plan variation process.

6.3 Access and Movement

The subject lands have potential access from Tully Lane, which connects towards the Ballinamore Bypass and the R204 Regional Road. This provides a logical access context for the lands, subject to detailed design, visibility assessment, road safety, traffic impact, pedestrian provision and any necessary local upgrade works at planning application stage. There is also potential for access, pedestrian connectivity and service integration to be considered in the context of the adjoining lands proposed under Proposed Amendment No. 35, including potential future connections towards the existing residential network at Dún na Bó and Willowfield Road. Any such arrangement would be subject to detailed design, technical assessment, landowner agreement and the normal planning application process.

The Ballinamore Settlement Plan includes infrastructure objectives seeking to maintain and enhance accessibility to and within the town centre, including pedestrian and cycle access, public transport and car parking. It also includes objectives for footpath and public lighting improvements in the settlement. The zoning of the subject lands would allow access and movement arrangements in this part of Tully to be considered through a planned and coordinated development management process.

6.4 Foul Drainage, Water Supply and Surface Water Management

The detailed servicing of the subject lands would be addressed at planning application stage. This would include foul drainage, water supply, surface water management, access, public lighting and other site development works.

As noted above, the Settlement Capacity Report identifies spare wastewater treatment capacity in Ballinamore, with an estimated spare capacity of 271 PE at the wastewater treatment plant. It also identifies potential water supply capacity, subject to Level of Service improvements. On that basis, no strategic servicing constraint is apparent at zoning stage that would preclude the subject lands from being considered for New Residential zoning, subject to detailed design and confirmation with the relevant service providers.

Any future planning application would be required to address, inter alia:

- Foul sewer connection feasibility and available capacity, in consultation with Uisce Éireann;
- Water supply connection feasibility and available capacity, in consultation with Uisce Éireann;
- Surface water drainage design, including attenuation and SuDS measures;
- Appropriate management of runoff rates and water quality;
- Road access, footpath provision, public lighting and safe pedestrian / cyclist movement; and

- Compliance with all applicable Development Plan, Building Regulation and infrastructure standards.

This is the appropriate stage at which to resolve detailed engineering matters. The purpose of the present submission is to demonstrate that the lands are capable of being considered as serviceable residential lands within the plan period.

6.5 Delivery Capability

The ability to deliver enabling infrastructure is a relevant consideration in this submission. As set out earlier, the subject lands are in the ownership of Sammon Builders, an established local construction and residential development business with experience in delivering housing and associated site development works.

This experience is relevant to the subject lands, where future residential development would require the delivery of supporting infrastructure including access, footpaths, public lighting, drainage, utility connections, open space and landscaping. The lands are therefore being advanced by a landowner with practical construction experience and a demonstrated ability to deliver housing and associated infrastructure, subject to zoning, planning permission, detailed design and service provider requirements.

6.6 Conclusion on Servicing and Infrastructure

Having regard to the above, it is submitted that the subject lands are capable of being serviced within the lifetime of the Plan or as part of a future residential development proposal.

The key conclusions are as follows:

- Ballinamore is identified as a Tier 2A Self-Sustaining Growth Town capable of accommodating additional residential growth.
- The Settlement Capacity Report identifies spare wastewater treatment capacity in Ballinamore and potential water supply capacity, subject to Level of Service improvements.
- The Council's own assessment of adjoining lands at Tully under Proposed Amendment No. 35 indicates that required infrastructure can be provided within the lifetime of the Plan or as part of a development proposal.
- The subject lands adjoin those lands and share a similar servicing and infrastructure context.
- Road access, footpaths, public lighting, foul drainage, water supply and surface water management can be addressed through a future development proposal, subject to detailed design and agreement with the relevant authorities and service providers.
- The lands are in the ownership of an established local construction and residential development business with experience in delivering housing and associated infrastructure.

On this basis, there is a clear and reasonable planning basis for including the subject lands within the Ballinamore development envelope and zoning them as "New Residential". Their servicing requirements are capable of being addressed through the normal planning application process and should not preclude their inclusion as part of the residential land supply for Ballinamore under the final made Variation.

7.0 PLANNING ASSESSMENT: THE CASE FOR THE LANDS AT TULLY, BALLINAMORE

The case for zoning the subject lands at Tully, Ballinamore as “New Residential” is based on their location, settlement context, relationship to Proposed Amendment No. 35, contribution to housing need, serviceability and delivery potential.

The subject lands extend to approximately 1.27 hectares and adjoin lands proposed by Leitrim County Council for New Residential zoning under Proposed Amendment No. 35. The Council’s proposed zoning of those adjoining lands is strongly supported. This submission seeks the zoning of the Sammon lands in addition to those lands, as a separate but complementary zoning request.

The planning assessment below summarises the key reasons why the subject lands are suitable for inclusion within the Ballinamore development envelope and zoning as New Residential.

Table 15: Planning Assessment – Lands at Tully, Ballinamore

Assessment Criterion	Response in Respect of the Subject Lands
Serviced or serviceable in 10 years	The lands are capable of being serviced within the lifetime of the Plan or as part of a future development proposal. Road access, footpath provision, public lighting, foul sewer, water supply and surface water management can be addressed through detailed design and the planning application process. This is consistent with the serviceable lands approach applied to residential zoning under Proposed Variation No. 1.
Market demand exists	Ballinamore has experienced strong population growth, increasing from 914 persons in 2016 to 1,112 persons in 2022, an increase of approximately 21.7%. Proposed Variation No. 1 identifies Ballinamore for 113 residential units over the plan period. CSO settlement-level data records only 18 new dwelling completions in Ballinamore town between 2023 and 2025, demonstrating the need to maintain an effective residential land supply.
Compact / sequential growth	The lands directly adjoin the existing settlement edge and the lands proposed for New Residential zoning under Proposed Amendment No. 35. Their inclusion would not represent isolated or leapfrog development, but rather a logical settlement-based addition to an area already identified by the Council for residential growth.
Supports infill / brownfield / vacancy reduction	The subject lands are greenfield and are not advanced as an alternative to town centre regeneration, brownfield development or the reuse of vacant property. However, their zoning would complement the compact growth strategy by supporting population growth within Ballinamore, strengthening the town centre catchment and supporting the viability of local services.
Public transport / active travel accessibility	The lands are located within the Ballinamore settlement context and have access potential from Tully Lane, with onward connection to the Ballinamore Bypass and R204. Future development would be required to provide appropriate road access, footpaths, lighting and pedestrian / cyclist connectivity. Ballinamore is also served by regional road connections and public transport services, including Local Link and other bus services.

Employment proximity	Ballinamore has an established employment and service role for its surrounding rural catchment. The town contains local retail, commercial, educational, community and employment uses. Additional housing at Tully would support the town's role as a self-sustaining settlement by increasing the local residential base close to existing services and employment opportunities.
Social and community infrastructure capacity	Ballinamore contains a strong range of social and community infrastructure, including schools, childcare, primary care, library, community hall, sports facilities, recreational amenities and local services. Additional housing would support the continued use and viability of these facilities and would be consistent with Ballinamore's role as a Tier 2A Self-Sustaining Growth Town.
Environmental / heritage constraints	No strategic environmental or heritage constraint has been identified at zoning stage that would preclude the lands from being considered for New Residential zoning. The lands comprise greenfield lands with field boundaries, treelines, rough pasture and shrub features. Any future proposal would be subject to detailed planning assessment, including surface water management, ecology, landscape, archaeology, residential amenity and flood risk, where required. The site is not located within a flood zone.
Relationship to Proposed Amendment No. 35	This is a key supporting factor. The subject lands directly adjoin the lands proposed by Leitrim County Council for New Residential zoning under Proposed Amendment No. 35. The Sammon lands are advanced as a separate additional zoning request, but one that is logically supported by the Council's own proposed zoning in this location.
Settlement role	Ballinamore is identified as a Tier 2A Self-Sustaining Growth Town with capacity for continued growth commensurate with its role. The zoning of the subject lands would assist Ballinamore in fulfilling its planned residential function under the Development Plan and Proposed Variation No. 1.
Indicative housing yield	Based on an indicative density of approximately 20 units per hectare, the lands could potentially accommodate in the order of 25 residential units, subject to detailed planning assessment. This would represent approximately 22% of Ballinamore's 113-unit target for the plan period.
Delivery capability	The lands are in the ownership of Sammon Builders, an established local construction and residential development business with a demonstrated record in housing delivery and associated infrastructure works. This strengthens the case that the lands are capable of contributing to housing delivery within the plan period, subject to zoning and planning permission.
Overall planning outcome	The subject lands represent a logical, proportionate and serviceable additional residential zoning opportunity. Their inclusion would support Ballinamore's role as a Tier 2A Self-Sustaining Growth Town, complement Proposed Amendment No. 35, and assist in delivering the town's identified housing target.

The assessment demonstrates that the subject lands satisfy the key planning considerations relevant to the zoning of additional residential lands under Proposed Variation No. 1. The lands are located within an appropriate settlement context, adjoin an area already proposed for residential zoning, are capable of being serviced within the plan period or as part of a development proposal, and have a realistic prospect of contributing to housing delivery.

The zoning of the subject lands would therefore:

- Support the delivery of additional housing in a designated Tier 2A Self-Sustaining Growth Town;
- Complement the Council's proposed zoning under Proposed Amendment No. 35;
- Provide a logical and proportionate addition to the Ballinamore development envelope;
- Support a coherent pattern of residential zoning at Tully;
- Assist Ballinamore in meeting its identified housing target;
- Allow access, services, public lighting, footpaths and drainage to be addressed through a future development proposal; and
- Identify lands with a realistic prospect of activation by an experienced local housing provider.

The case for the lands is therefore both strategic and practical. Strategically, the lands align with national, regional and local policy objectives for housing delivery, compact growth and the strengthening of existing settlements. Practically, the lands are in single ownership, adjoin the Council's proposed New Residential zoning, and can be brought forward through the normal planning application process with the necessary infrastructure and servicing addressed at that stage.

For these reasons, it is respectfully submitted that the lands at Tully, Ballinamore are suitable for inclusion within the Ballinamore development envelope and zoning as "New Residential" as part of the final made Variation.

8.0 CONCLUSION AND SPECIFIC REQUEST

This submission has been prepared by Cunnane Stratton Reynolds Ltd. on behalf of Sammon Builders in respect of lands at Tully, Ballinamore, Co. Leitrim, extending to approximately 1.27 hectares.

The submission respectfully requests that the subject lands be included within the Ballinamore development envelope and zoned "New Residential" as part of the final made Proposed Variation No. 1 to the Leitrim County Development Plan 2023–2029.

The lands are currently outside the development envelope and are not zoned under the Proposed Variation as published. However, they adjoin lands proposed by Leitrim County Council for New Residential zoning under Proposed Amendment No. 35. That proposed amendment is welcomed and supported by our client. The present submission does not seek to alter, replace or displace Proposed Amendment No. 35, but rather seeks the zoning of the adjoining Sammon lands as a separate and complementary addition to the residential land supply at Tully.

As set out in this submission, the subject lands are well placed to contribute to the planned growth of Ballinamore. The town is identified as a Tier 2A Self-Sustaining Growth Town, is recognised as a key centre for future residential development and is assigned a housing target of 113 residential units over the plan period. The subject lands could make a meaningful and proportionate contribution to that target, subject to detailed design, servicing and the normal planning application process.

The lands are modest in scale, adjoin an area already identified by the Council for residential growth, and are capable of being serviced within the lifetime of the Plan or as part of a future development proposal. Their inclusion would support a coherent and plan-led residential zoning pattern at Tully and would assist in strengthening the effective residential land supply in Ballinamore.

Having regard to the planning, policy, housing need, settlement and servicing considerations set out in this submission, it is respectfully submitted that the subject lands represent a logical and appropriate addition to the Ballinamore development envelope.

Specific Request

It is respectfully requested that Leitrim County Council amend the final made Variation as follows:

“Include the lands at Tully, Ballinamore, Co. Leitrim, extending to approximately 1.27 hectares, within the Ballinamore development envelope and zone the lands as “New Residential” in the Leitrim County Development Plan 2023–2029.”

The inclusion of the subject lands would represent a positive, evidence-based and plan-led response to housing need in Ballinamore and would support the proper planning and sustainable development of the town over the remainder of the Development Plan period.

We trust that this submission will be of assistance to Leitrim County Council in its consideration of Proposed Variation No. 1 and would welcome the opportunity to engage further should any additional information or clarification be required.

Yours sincerely,



Callum Morris

Executive Planner

Tel: 021 496 9224

Email: cmorris@csrlandplan.ie

CUNNANE STRATTON REYNOLDS

APPENDIX A: LANDOWNER CONSENT LETTER FROM SAMMON BUILDERS



Tel : 071 – 9644014
email : info@sammonbuilders.com

VAT No : 8294210B

www.sammonbuilders.com

8TH May 2026

Forward Planning,
Planning Department,
Leitrim County Council,
Áras an Chontae,
Carrick-on-Shannon,
Co. Leitrim.

To Whom It May Concern,

We, Brendan Sammon Aughnasheelin Ltd t/a Sammon Builders, of Derrinkehir, Aughnasheelin, Co. Leitrim, N41 V120, being the legal owner of the lands at: Tully, Ballinamore, Co. Leitrim.

Hereby grant full and unconditional consent to Cunnane Stratton Reynolds Ltd., Unit 3, Copley Hall, Cotters Street, Cork, T12 T938, to prepare, submit and manage a submission on our behalf to Leitrim County Council in respect of Proposed Variation No. 1 to the Leitrim County Development Plan 2023–2029.

This consent relates specifically to the lands at Tully, Ballinamore, Co. Leitrim, extending to approximately 1.27 hectares, and to a submission seeking the inclusion of the lands within the Ballinamore development envelope and their zoning as “New Residential” as part of the final made Variation.

This consent is provided specifically for the purposes of facilitating the lodgement of the submission via the relevant Leitrim County Council online consultation portal, or by such other means as may be required by the Planning Authority. This authorisation includes consent for Cunnane Stratton Reynolds Ltd. to prepare and submit all associated documentation, mapping, correspondence and supporting material required in connection with the submission.

Should Leitrim County Council require any further confirmation regarding this consent, or the authorisation of Cunnane Stratton Reynolds Ltd. to act on our behalf in this matter, we will provide same upon request.

Yours sincerely,

Signed: 
Brendan Sammon Director

Brendan Sammon Aughnasheelin Ltd Co. Reg No. 294210
Directors : Brendan Sammon & Shirley Sammon
Registered Office : Derrinkehir, Aughnasheelin, Co Leitrim N41 V120

