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Date: 12/05/2026

(Submission)

Dear Sir/Madam,

Re: Submission For Proposed Variation No. 1 of the Leitrim County Development Plan 2023-2029 On Behalf Of Mr. John Reilly

I refer to the above and to the link from Leitrim County Council's website in relation to above a copy of which is attached in **Appendix A** for ease of reference. Please note that we as Chartered Engineers and Assigned Certifiers have been instructed to make a submission in respect of the proposed amendment Item No. 1 of the variation attached in **Appendix A** which relates to "to include the addition of further lands with a 'New Residential' land use zoning objective to address the new housing growth requirements" on behalf of our client, Mr. John Reilly of Beaghmore, Carrigallen, Co. Leitrim, who owns the portion of lands under Folios No. LM15808F & LM2247F, copies of which are attached in **Appendix B** for ease of reference. Please find attached in **Appendix C** a copy of Carrigallen Land Use Zoning Objectives map taken from the County Development Plan 2023-2029 known as 'Map No. 26' and also in **Appendix D** a copy of the Carrigallen Land Use Zoning Strategy map taken from the County Development Plan 2015 -2021 known as 'Map No. 7' whereby the portion of lands comprised within Folios LM15808F & LM2247F are shown outlined in blue and denoted with the letter 'X'.

It is evident from these maps that the lands were zoned 'Primary Residential' and 'Residential Reserve/Support' in the County Development Plan 2015-2021 and were then zoned 'Open Space & Amenity' in the current County Development Plan. The purpose of this submission is to request that the lands are reverted back to their original zoning in the County Development Plan 2015-2021, i.e. for residential purposes. It is our professional opinion that these lands are perfectly suitable for residential development as they are easily serviced with public water,

public sewerage, ESB, broadband, etc and are within walking distance of the main street of Carrigallen.

Should you require any further information then please do not hesitate to contact me.

Yours sincerely,



Signed: _____
Mark Cunningham, BEng, MSc, CEng, MIEI.

Appendix A



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

In accordance with Section 58 of the Planning and Development Act 2024 (as amended) Leitrim County Council has prepared a proposed Variation No. 1 to the Leitrim County Development Plan 2023 – 2029.

This proposed Variation arises from the publication of the *National Planning Framework (NPF) First Revision and the National Planning Framework Implementation: Housing Growth Requirements Guidelines for Planning Authorities* issued under Section 28 of the Planning and Development Act 2000 (as amended). The proposed Variation also responds to other recent changes in national planning policy including the publication of the following Section 28 Guidelines:

Planning Design Standards for Apartments, Guidelines for Planning Authorities, July 2025 and,

Sustainable Residential Development and Compact Settlement Guidelines, 2024.

The proposed Variation includes amendments to the Written Statement (Volume I), Settlement Plans (Volume II) and the Book of Maps (Volume III) of the Leitrim County Development Plan 2023-2029 and the amendments are presented in Section 4.0 of this document. The proposed amendments included in this proposed Variation are outlined, in summary, below:

- 1 To include the addition of further lands with a '*New Residential*' land use zoning objective to address the new housing growth requirements.
- 2 To include the land use zoning objectives and the land use zoning map for Carrick-on-Shannon as contained in the Carrick-on-Shannon Joint Local Area Plan 2025-2031 into the Leitrim County Development Plan 2023-2029 thereby ensuring that all zoned lands in the county are now contained in the Leitrim County Development Plan 2023-2029.
- 3 To rezone a parcel of land in Kinlough currently identified with a '*New Residential - Low Density*' land use zoning objective to '*Agriculture*' arising from a submission to the Residential Zoned Land Tax (RZLT) process.
- 4 To include the addition of further lands in Manorhamilton with an '*Enterprise and Employment*' land use zoning objective.
- 5 To update Section 8.11.2.1 of the Plan - *N4 Carrick-on-Shannon to Dromod Project* to reflect the revised scope of the project to now comprise the *Carrick-on-Shannon Bypass and Traffic Management Plan* and reference in objective TRAN OBJ 3 to same.
- 6 To update the text to the Leitrim County Development Plan 2023-2029 as consequential changes arising from the foregoing.

All documents relating to the proposed Variation are available to view below.

A StoryMap has been prepared which explains the Variation Process as well as summarising some of the main topics and how to make a submission on the Variation. This Story Map can be accessed by following this link: [StoryMap](#)

The proposed Variation, SEA Environmental Report, SEA screening determination, AA Screening Report, AA screening determination and Strategic Flood Risk Assessment, will be on

public display and may be inspected from **Wednesday April 15th 2026** until **Wednesday 13th May 2026** inclusive (excluding weekends and public holidays) at the following locations during opening hours:

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

Submissions or observations with respect to the proposed Variation and accompanying Strategic Environmental Assessment may be made in writing before **4 p.m. on Wednesday 13th May 2026**. Such submissions will be taken into consideration before the making of the Variation. Children or groups or associations representing the interests of children are welcome to make submissions.

Submissions or observations may be made either:

Online by following this link [Submissions](#) ; or

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

(Late submissions, e-mail or faxed submissions cannot be considered)

Written submissions or observations, redacted for privacy and legal purposes shall, save in exceptional circumstances, be published on the website of the Authority within 10 working days of its receipt.

Documents relating to the Proposed Variation

[1. Proposed Variation No.1 - Written Statement.pdf \(size 8.9 MB\)](#)

[2. Proposed Variation No.1 - Maps.pdf \(size 14.8 MB\)](#)

3. [Settlement Capacity Report.pdf \(size 1.7 MB\)](#)
4. [SEA Environmental Report.pdf \(size 25.4 MB\)](#)
5. [-SEA-Environmental-Report-NTS.pdf \(size 4 MB\)](#)
6. [Screening for AA Report.pdf \(size 6 MB\)](#)
7. [Screening for AA Determination.pdf \(size 215.7 KB\)](#)
8. [SFRA Addendum Report.pdf \(size 4.5 MB\)](#)
9. [Proposed Variation No. 1 Public Notice.pdf \(size 246.4 KB\)](#)

Submissions Received

- 1 [VAR-SUB-1-1-Catherine-Cumiskey-Hayes.pdf \(size 6 MB\)](#)
- 2 [VAR-SUB-1-2-Health-and-Safety-Authority.pdf \(size 257.5 KB\)](#)
- 3 [VAR-SUB-1-3-Arthur-Dolan.pdf \(size 360.4 KB\)](#)
- 4 [VAR-SUB-1-4-Transport-Infrastructure-Ireland.pdf \(size 350.7 KB\)](#)
- 5 [VAR-SUB-1-5-Dept-of-Education-and-Youth.pdf \(size 295.4 KB\)](#)

Appendix B

LM15808F

Geolige



XY 628445, 883129
Scale 1 : 1000
Townland Clooncorck
Barony Carrigallen
County Louth

Property Details

Back

Folio Number LM15808F
Title Level Freehold
Plan Number CQ16S
Property Number 1
Area of selected plans 0.24 hectares.
Number of Plans on this folio: 2
Address Not Available

Add to Basket Create Alert

*Title E-mail Registration Boundaries and Plan Areas are not conclusive. See Section 6(1) of the Land Registration Act 2002 and Rule 6(2) of the Land Registration Rules 2012.

View Basket
Print Current View
Help

Land Registry

County Leitrim

Folio 15808F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>The property shown coloured Red as plan(s) CQ15J,CQ16B on the Registry Map, situate in the Townland of CLOONCORICK, in the Barony of CARRIGALLEN, in the Electoral Division of CARRIGALLEN EAST.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio LM6969N

Land Registry

County Leitrim

Folio 15808F

Part 1(B) - Property

Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

Land Registry

County Leitrim

Folio 15808F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	04-JAN-2010 JOHN REILLY of CARRIGALLEN, COUNTY LEITRIM is full owner. D2009LR092836E

Land Registry

County Leitrim

Folio 15808F

Part 3 - Burdens and Notices of Burdens

No.	Particulars

Land Registry

County Leitrim

Folio 22477F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>The property shown coloured Red as plan(s) 30 on the Registry Map, situate in the Townland of CLOONCORICK, in the Barony of CARRIGALLEN, in the Electoral Division of CARRIGALLEN EAST.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio LM6969N

Land Registry

County Leitrim

Folio 22477F

Part 1(B) - Property Parts Transferred

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.

Land Registry

County Leitrim

Folio 22477F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	11-JUL-2022 JOHN REILLY of Beaghmore, Carrigallen, County Leitrim is full owner. D2022LR101384P

Land Registry

County Leitrim

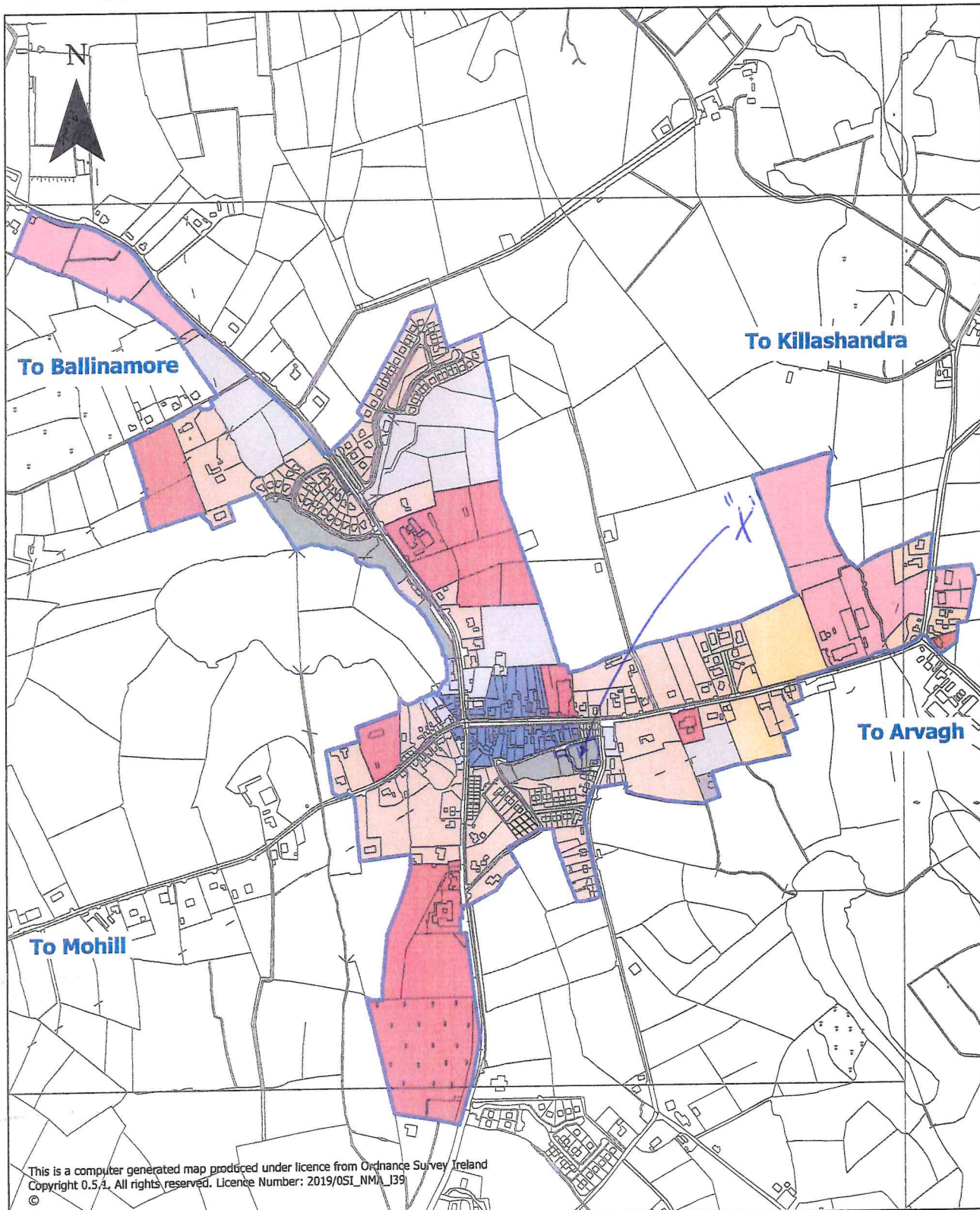
Folio 22477F

Part 3 - Burdens and Notices of Burdens

No.	Particulars

Appendix C

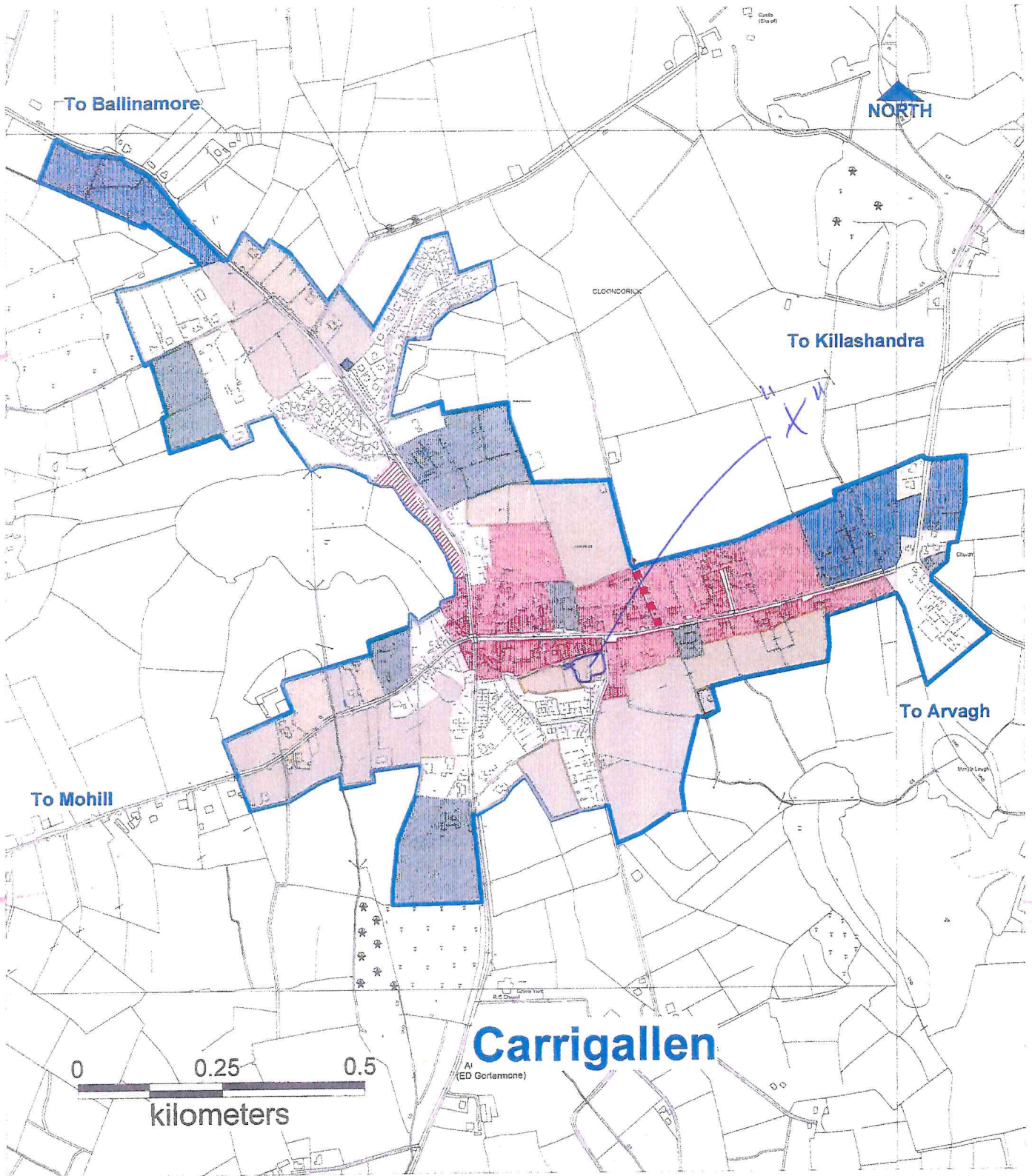
Map 26: Carrigallen Land Use Zoning Objectives Map



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 ©

<p>Legend</p> <ul style="list-style-type: none"> Existing Residential New Residential Town/Village Centre Mixed Use Enterprise & Employment Agriculture Social & Community Open Space & Amenity Utilities Low Density Residential Constrained Land Use Development Envelope 	<p>Map No. 26</p>	<p>Produced by Planning Department, Leitrim County Council, Áras an Chontae, Carrick-on-Shannon, Co. Leitrim</p>	
	<p>Carrigallen Land Use Zoning Objectives Map</p>	<p>Leitrim County Development Plan 2023-2029</p>	<p> Comhairle Chontae Liatroma Leitrim County Council</p>

Appendix D



Carrigallen Land Use Zoning Strategy

Leitrim County Development Plan 2015 - 2021

- Development Envelope
- Primarily Residential (developed)
- Residential Reserve/Support
- Mixed Use
- Enterprise & Employment
- Social & Community
- Open Space & Amenity
- Sewerage Treatment Plant
- Road Reserve
- Indicative Road Access

