

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

Ref: 26_UE_FP_30

Ref: Proposed Variation No. 1 Leitrim County Development Plan 2023 –
2029

13th May, 2026

A chairde,

Uisce Éireann welcomes the opportunity to comment on Proposed Variation No. 1 Leitrim County Development Plan (CDP) 2023-2029. We will continue to engage with Leitrim County Council as the development plan process progresses. The submission is structured in two sections. The first section includes general overall comments in relation to Water and Wastewater Services, Developer-Led Infrastructure and suggested changes to the Zoning Matrix. The second section includes comments in relation to the Proposed Amendments, with the relevant amendment referenced where there is a comment.

1. General Comments

Water and Wastewater Services

Updated Wastewater and Water Capacity Registers were issued in April, 2026 giving an update on the available capacity in each settlement with respect to currently available water and wastewater treatment capacity. The additional capacity created by a capital investment has been considered in the latest Water Supply Capacity Registers and Wastewater Treatment Capacity Registers where a project is planned for completion within the next Capital Investment Plan period (2025-2029). Please note that all capital projects are subject to change if the current Capital Investment Plan is amended due to emerging needs or changes due to exchequer funding. In addition, all projects – even those approved under the Capital Investment Plan – are subject to potential delays, to include, for example, those associated with statutory consents. The level of available capacity will need to be revisited should significant increases in overall demand for water services be experienced in settlements. If required, Uisce Éireann can initiate projects to increase capacity, subject to funding in future Capital Investment Plans.

Uisce Éireann supports development in smaller settlements through the Small Towns and Villages Growth Programme which is focused on providing for growth in areas already served by Uisce Éireann infrastructure where current or future capacity deficits have been identified. More details can be found on the Uisce Éireann website at [Small Towns and Villages Growth Programme | National Projects | Uisce Éireann](#).

Water Services Capacity Update

Stiúrthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Douglas Millican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh, Rena O'Sullivan and Orlagh Nevin.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares. Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
D01 WA07
Éire

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Carrick-on-Shannon

In Carrick-on-Shannon Water Resource Zone, it is anticipated that ongoing upgrade works and leakage reduction activities will provide capacity to accommodate some of the targeted growth. A further upgrade at Carrick-on-Shannon Water Treatment Plant is planned, design for this upgrade will be commenced in the Investment Plan period (2025-2029), with construction expected to be completed in the subsequent investment period (2030-2035), subject to funding and statutory approvals. Until this upgrade is completed, connection applications will be considered on an individual basis considering their specific demand requirements, and UÉ will prioritise new connections for water supply for domestic properties to support housing needs across the area. Land acquisition will be required to accommodate this upgrade; engagement with Leitrim County Council is ongoing in this regard.

Ballinamore

Works have been completed to improve plant performance and compliance with environmental standards at Ballinamore Wastewater Treatment Plant. While there is existing headroom at the WWTP, Uisce Éireann relies on targets in core strategies in assessing future capacity available. The level of available capacity for water supply and wastewater treatment may need to be revisited should a significant increase in overall demand for water services be experienced.

Carrigallen

There is an upgrade project underway to increase capacity at Carrigallen Wastewater Treatment Plant. It is at Stage 2 under the Small Towns and Villages Growth Programme.

Developer-Led Infrastructure

Uisce Éireann has developed a Guidance Document, Technical Standard for Nature Based Solutions and Minimum Requirements for Non-Nature Based Solutions to support Developers with the implementation of DLI in small scale multi-unit housing Developments. Further information is available at www.water.ie/connections/developer-services/developer-led-infrastructure.

Zoning Matrices

It is imperative that sufficient provision is made in the County Development Plan to allow for the necessary delivery of water services infrastructure in all zoned and unzoned lands, subject to proper planning and sustainable development. In this regard Uisce Éireann requests that public utilities and public services is a land use category in the zoning matrix and that these uses are 'permissible' or 'open for consideration' in all zones. Below are suggested definitions of public services and utilities.

Suggested Zoning Matrix Definitions

Public Services

A building or part thereof or land used for the provision of public services. Public services include all service installations necessarily required by electricity, gas, telephone, radio, telecommunications, television, drainage water services, and other statutory undertakers, it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste and composting facilities.

Utilities

Utilities comprise of water, wastewater, electricity, telecommunications, transport infrastructure.

Zoning Matrix

Public Services and Utilities should be permissible uses or open for consideration in all zoning objectives.

2. Response to Proposed Amendments as indicated

Where there are observations to specific Amendments, these are set out under the section headings that follow.

Proposed Amendments Vol. 1 Chapter 1

1 – no comment

Proposed Amendments Vol. 1 Chapter 2

2 – no comment

3 – the update of the settlement hierarchy to take account of Census 2022 is noted

4 – the insertion of the New Annual Housing Growth Requirement to 2034 and to 2040 is noted. Additional zoning has been proposed to respond to the ‘additional provision’ of up to 50% over and above the housing growth requirement which includes zoning of lands to New Residential (15.71ha) and Mixed Use (0.4ha) from other uses and new zoning of New Residential lands (13.47ha).

5 – the removal of Table 2.7 is noted and the provision of a new table (Table 2.5) which includes the new Total Household Yield per settlement is welcomed. See comments in previous and next sections in relation to provision of treatment capacity in settlements with existing constraints. Both Leitrim Village and Carrigallen have no capacity available (Red) in the Capacity Register issued in Aug 2025 and in the recently updated register issued in April 2026. However, there is a project planned to provide for increased capacity at Carrigallen in the current Capital Investment Plan period, subject to the necessary approvals.

6 no comment

Proposed Amendments Vol 1 Chapters 6 - 13

7 - no comment

8 – it is requested that the Land Use Zoning Objectives and associated Land Use Zoning Matrix for Carrick-on-Shannon are amended to ensure that sufficient provision is made to allow for the necessary delivery of water services infrastructure in all zoned and unzoned lands, subject to proper planning and sustainable development. Uisce Éireann requests that public utilities and public services is a land use category in the zoning matrix and that these uses are ‘permissible’ or ‘open for consideration’ in all zones. Further details are provided in the first part of this submission.

9, 10, 11, 12, 13, 14 – no comment

Proposed Amendments Vol 2

15 – this proposed amendment includes provision for an increase in quantum of New Residential zoning (2.78ha) and Mixed Use zoning (0.66ha) in Ballinamore, over and above that provided for in the adopted plan. At present, there is insufficient treatment capacity at the wastewater treatment plant to cater for the potential additional demand, should all lands be developed at expected densities within the lifetime of the development plan.

16, 17, 18, 19, 38 – (**Manorhamilton**) the proposed amendments include provision for 13.38ha of Enterprise and Employment lands and 2.93ha additional new residential lands (over and above the

existing quantum). At present, there is insufficient treatment capacity at the wastewater treatment plant to cater for the potential additional demand, depending on the specific load requirements of developments in these lands should all lands be developed at expected densities within the lifetime of the development plan. In relation to serviceability of the proposed enterprise and employment lands, note the lands fall outside the agglomeration boundary of the town. A long extension and potential upsizing of the network maybe required. There is a 75mm dia water main in the roadway to the west of the site. Long extensions maybe required and potentially third-party access.

20 – Dromohair – the provision of an increase of 2.35ha in New Residential zoned land is noted.

21 – Drumshanbo – the provision of an increase of 2.79ha in New Residential zoned land is noted.

22 – Kinlough – the provision of an increase of 1.39ha in New Residential zoned land is noted.

23, 24 – no comment

25 – Mohill – the provision of an increase of 3.4ha in New Residential zoned land is noted. Should all lands be developed at expected densities within the lifetime of the development plan constraints in available treatment capacity (water and wastewater) maybe experienced.

Proposed Amendments Book of Maps

26 – 45 the proposed changes to land use zonings are noted. Comments on specific sites and capacity available are included in previous sections of the submission (where relevant – note Proposed Amendment no. 38) and in comments included in the section on the Settlement Capacity Report.

Proposed Variation no. 1 Settlement Capacity Report

Uisce Éireann welcomes ongoing engagement with the planning department in relation to serviceability of proposed newly zoned lands. Details in the Settlement Capacity Report are noted and take into account information previously provided to the local authority with respect to potential to connect to the network. In some locations available GIS data is limited and further investigations are required to confirm sewer location and potential capacity for new connections.

It is noted that the NPF requires additionality of zoned land supply to provide flexibility, choice and continuity of housing delivery throughout the lifetime of the plan and beyond. However, should all residential lands (existing and proposed) be brought forward for development within the lifetime of the development plan, there could be demand for treatment capacity which exceeds the available headroom. This is of note in Ballinamore, Manorhamilton and Carrigallen.

In settlements with existing constraints (wastewater and water treatment capacity - amber status) the available capacity is indicative only and is subject to change. A Pre-Connection Enquiry may be submitted to UÉ to determine the feasibility (at that point in time) of connecting any particular site to a UÉ WWTP or Water Resource Zone. Feasibility should not be inferred from the status in the Capacity Register. Note that a positive response to a Pre-Connection enquiry relating to available capacity at a point in time does not guarantee that a connection can be facilitated in future – an executed Connection Agreement with UÉ is required to ensure a connection can be made. All new Connections are subject to UÉ's Connections Charging Policy and at all times the issue of a connection offer is a matter for the discretion of UÉ. Connection agreements entered into, or changes in non-domestic load, may result in the spare capacity available being reduced below the figure indicated. Uisce Éireann relies on targets in core strategies in assessing future capacity available. The level of available capacity for water supply and wastewater treatment may need to be revisited should a significant increase in overall demand for water services be experienced.

In relation to serviceability of specific sites within the Settlement Capacity Report please note -

Carrick-on-Shannon – Site ID 1, 2 – both sites fall outside the existing agglomeration boundary, extensions and third-party access maybe required to connect to the wastewater network. Site ID 3

& 4 - additional information is required to confirm the location and status of the sewer network in the vicinity of the proposed sites, long extensions maybe required to connect to the wastewater network. Extensions will be required to connect to the water network. Site ID 5 – long extensions and possible upsizing required to connect to both the sewer network and the water network (>200m). Site ID 6 – extensions and confirmation of water main location maybe required to connect to the water and wastewater network.

Ballinamore – see general comment in relation to headroom available. Additional information is required to confirm the location and status of the sewer network in the vicinity of the proposed sites ID 1 and 2. Site ID 1 is outside the existing wastewater agglomeration boundary. There is a water main in the public roadway adjacent to the sites.

Manorhamilton – see general comment in relation to headroom available

Dromohair – no comment

Drumshanbo – see general comment in relation to headroom available. Site ID 1 and 2 GIS data is limited and further investigations are required to confirm sewer location and potential capacity for new connections.

Mohill – There are existing constraints at the Wastewater Treatment plant which may limit capacity available for connections. See general comments.

Kinlough – no comment

Dromod – Site ID 2 GIS data is limited and further investigations are required to confirm sewer location and potential capacity for new connections. Extensions and third party access maybe required to connect to the wastewater network.

Carrigallen – see general comment in relation to headroom available

Environmental Reports

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

We look forward to engaging with Leitrim County Council as the plan making process progresses.

Is mise le meas,

Sheila Convery

Sheila Convery
Forward Planning Team
Asset Strategy