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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. Donal Cadden.**

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. Donal Cadden of Main Street, Carrigallen, Co. Leitrim, who owns the portion of lands under Folio No.'s LM12050F, LM6967 and LM13470F 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 Folio No.'s LM12050F, LM6967 and LM13470F are shown hatched in blue and denoted with the letter 'X'.

It is evident from these maps that part of the subject lands were zoned 'Mixed Use and Residential Reserve/Support' in the County Development Plan 2015-2021 and were then zoned 'Agriculture and No Zoning' in the current County Development Plan. The purpose of this submission is to request that the subject lands are zoned 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 and Carrigallen secondary school which is immediately to the west. It would also mean that zoning envelope of Carrigallen would align with an existing laneway which forms the eastern boundary of the subject lands and whereby this laneway has direct access to 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*



# Land Registry

County Leitrim

Folio 12050F

## 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) 67 on the Registry Map, situate in the Townland of CLOONCORICK, in the Barony of CARRIGALLEN, in the Electoral Division of CARRIGALLEN EAST containing 3.3341 hectares.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio LM18896N

# Land Registry

County Leitrim

Folio 12050F

## Part 1(B) - Property Parts Transferred

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

# Land Registry

County Leitrim

Folio 12050F

## 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	06-JUL-2004 <del>D2004WS007970T</del>	<del>VINCENT WALSH of Drumacon, Belturbet, County Cavan is full owner.</del> Cancelled D2012LR126932W 09-NOV-2012
2	09-NOV-2012 D2012LR126932W	DONAL CADDEN of Main Street, Carrigallen, County Leitrim is full owner.

LM6967

The image shows a map of the Carrigallen Lough area in Leitrim, Ireland. A large parcel of land is highlighted in pink. The map includes labels for 'Carrigallen Lough', 'KILLAHURK', 'BREDAGH', 'Carrigallen Vocational School', 'Clash Alley', 'Carrigallen', 'R209', and 'Carrigallen Barracks Hall'. A blue information panel is overlaid on the map, providing details about the highlighted parcel.

**Property Details**

Back

Folio Number	LM6967
Title Level	Freehold
Plan Number	13
Property Number	1
Area of selected plans	3.23 hectares.
Number of Plans on this folio:	1
Address	Not Available

Add to Basket    Create Alert

Maple Eireann Registration Boundaries and Plan Area are **not conclusive**. See Section 62(2) of Registration of Title Act 2006 and Rule 2(2) of the Land Registration Rules 2012.

View Basket    Print Current View    Help

**XY** 623322.893368  
**Scale** 1: 2500  
**Townland** Cloonwooly  
**Barony** Carrigallen  
**County** Leitrim

# Land Registry

County Leitrim

Folio 6967

## 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) 13 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 L.R.10155

# Land Registry

County Leitrim

Folio 6967

## Part 1(B) - Property Parts Transferred

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

# Land Registry

County Leitrim

Folio 6967

## 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	15-APR-1993 W2211/93	JOHN FRANCIS O'NEILL of KILLABURTON, CARRIGALLEN, COUNTY LEITRIM and BARBARA O'NEILL of KILLABURTON, CARRIGALLEN, COUNTY LEITRIM are full owners.  Cancelled D2023LR152142R 04-OCT-2023
2	04-OCT-2023 D2023LR152142R	DONAL CADDEN of Kilbracken Arms, Carrigallen, County Leitrim is full owner.

# Land Registry

County Leitrim

Folio 6967

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p>
2	<p>The property is subject to a Land Purchase Annuity. Cancelled D2023LR152142R 04-OCT-2023</p>
3	<p>16-APR-1940 792/4/40</p> <p>Full right and liberty for David O'Keeffe the Commissioner administering the affairs of the Leitrim Board of Health and Public Assistance his heirs successors and assigns the registered owner of the part of the land of Clooncorick shown as Plan 14 edged red on the Registry Map of the townland (O.S. 30/10) and his and their licensees at all times and for all purposes to pass and repass on foot and with or without horses and carts or other vehicles over the part of this property coloured yellow on the Plan thereof on the said Map.</p>

LM13470F

The map displays a residential area with various plots. A large plot in the upper left is highlighted in pink. Other plots are outlined in red. A road labeled 'Carrigallen School' is visible. The map includes a scale bar and a north arrow.

**Property Details**

Folio Number	LM13470F
Title Level	Freehold
Plan Number	22
Property Number	2
Area of selected plans	1.98 hectares
Number of Plans on this folio	2
Address	Not Available

[Highlight All Plans](#) [Add to Basket](#) [Create Alert](#)

\*While Eirinn Registration Boundaries and Plan Areas are not conclusive See Section 62(2) of Registration of Title Act 2006 and Rule 6(2) of the Land Registration Rules 2012.

[View Basket](#) [Print Current View](#) [Help](#)

**Map Information:**  
XY: 623543, 802630  
Scale: 1:2500  
Townland: Cionnork  
Barony: Carrigallen  
County: Leitrim

# Land Registry

County Leitrim

Folio 13470F

## 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

No.	For parts transferred see Part 1(B) Description	Official Notes
1	The property shown coloured Red as plan(s) BCW9A on the Registry Map, situate in the Townland of CLOONCORICK, in the Barony of CARRIGALLEN, in the Electoral Division of CARRIGALLEN EAST.  The Registration does not extend to the mines and minerals	From Folio LM14310N
2	The property shown coloured Red as plan(s) 22 on the Registry Map, situate in the Townland of CLOONCORICK, in the Barony of CARRIGALLEN, in the Electoral Division of CARRIGALLEN EAST.  The Registration does not extend to the mines and minerals	From Folio LM14310N

**Land Registry**

**County Leitrim**

**Folio 13470F**

**Part 1(B) - Property  
Parts Transferred**

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



**Land Registry**

**County Leitrim**

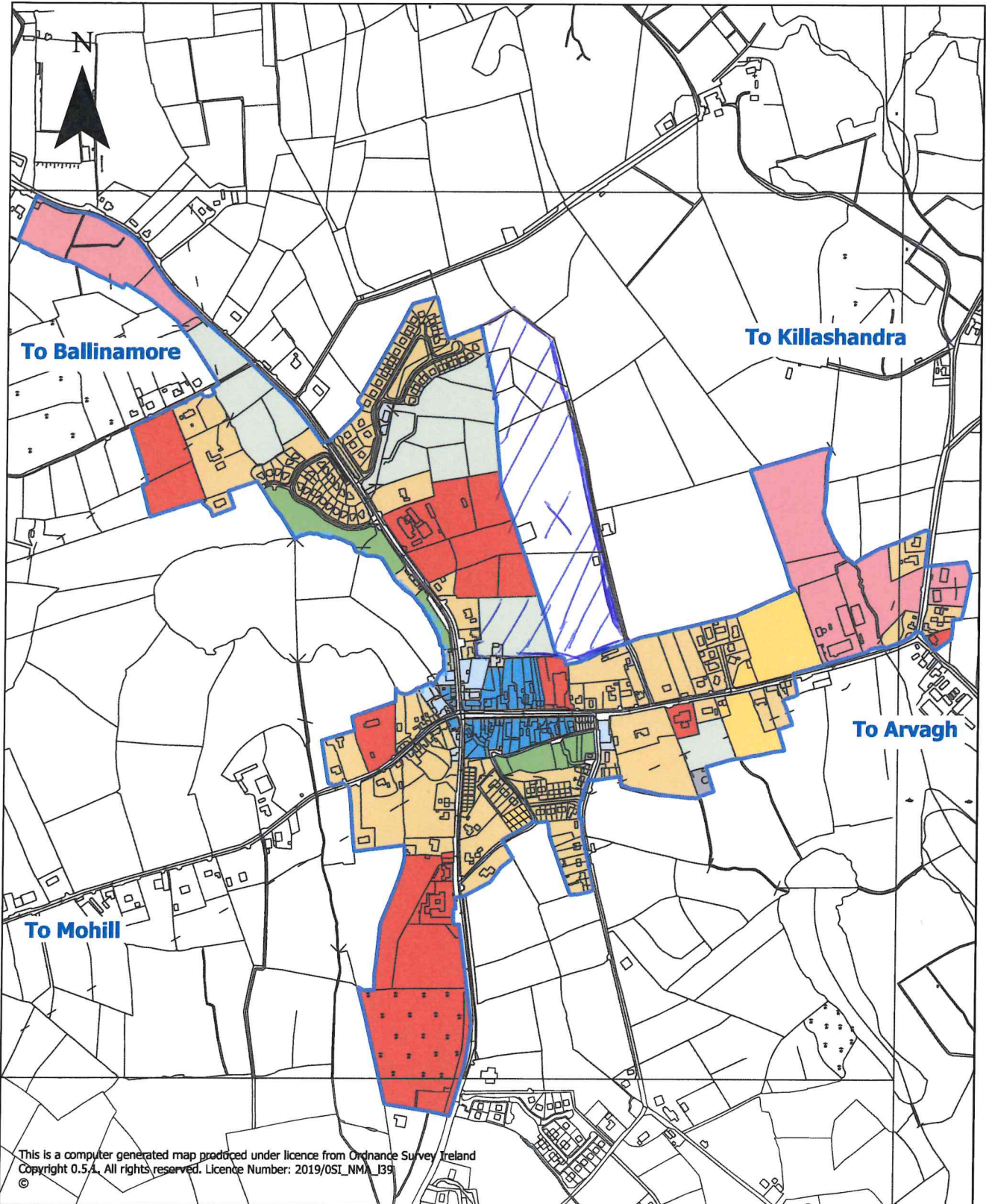
**Folio 13470F**

**Part 3 - Burdens and Notices of Burdens**

<b>No.</b>	<b>Particulars</b>

# *Appendix C*

**Map 26: Carrigallen Land Use Zoning Objectives Map**



This is a computer generated map produced under licence from Ordnance Survey Ireland Copyright 0.5.4. All rights reserved. Licence Number: 2019/OSI\_NMA\_I39

**Legend**

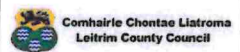
- |                         |                         |
|-------------------------|-------------------------|
| Existing Residential    | Social & Community      |
| New Residential         | Open Space & Amenity    |
| Town/Village Centre     | Utilities               |
| Mixed Use               | Low Density Residential |
| Enterprise & Employment | Constrained Land Use    |
| Agriculture             | Development Envelope    |

**Map No. 26**

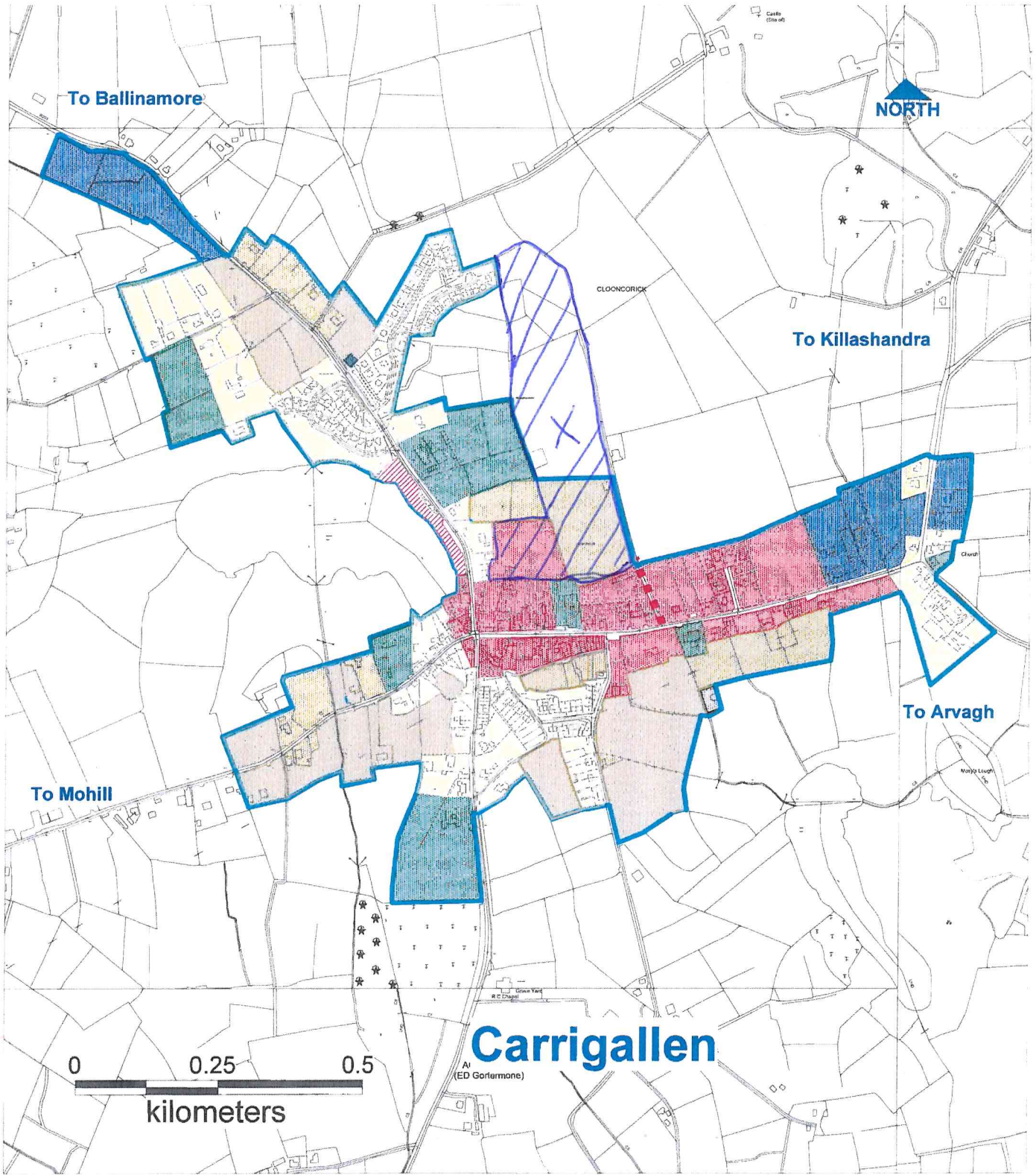
**Carrigallen Land Use Zoning Objectives Map**

**Leitrim County Development Plan 2023-2029**

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



# *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

