

An tÚdarás Náisiúnta Iompair  
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Margadh na Feirme  
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Forward Planning,  
Planning Department,  
Leitrim County Council,  
Áras an Chontae,  
Carrick-on-Shannon,  
Co. Leitrim.

12<sup>th</sup> May 2026

**Re: Variation no.1 to the Leitrim County Development Plan 2023-2029**

Dear Sir/Madam,

The National Transport Authority (the “NTA”) acknowledges receipt of notice and a copy of Variation no. 1 to the Development Plan from Leitrim County Council under Section 58 (7) (a) (viii) of the Planning and Development Act and makes the following observations and recommendations.

**1. Background**

While there are several parts to the proposed Variation this submission related only to the following:

- 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.
- 6) To update the text to the Leitrim County Development Plan 2023-2029 as consequential changes arising from the foregoing.

**2. Settlement Capacity Audit & Transport requirements**

The NTA refers to the ‘*NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities*’ issued under Section 28 of the Planning and Development Act, 2000 (as amended) and to Section 2.4 ‘*Tiering & Phasing of Lands*’ which states that:

- ‘*Planning authorities in all instances should prepare a ‘Settlement Capacity Audit’ as part of a review or variation process in line with the provisions of the “Development Plans - Guidelines*

*for Planning Authorities” (2022), in order to both identify zoned serviced/serviceable lands, and to highlight infrastructural requirements’; and,*

- *‘the planning authority should undertake a Settlement Capacity Audit to identify zoned serviced/serviceable lands with residential development potential in all relevant settlements, specifying enabling infrastructure, for example wastewater network or treatment infrastructure, energy infrastructure, roads or public transport capacity and in the case of enabling social infrastructure, schools provision and community facilities’.*

As part of the Variation a ‘Settlement Capacity Report’ has been produced. In relation to transport this refers to ‘Road Access’ and ‘Footpaths’ with summary statements on whether these are currently available or could be provided.

The NTA is of the view that the Settlement Capacity Audit should be amended and strengthened to more closely reflect the requirements identified above which look to ‘highlight infrastructural requirements’ and to ‘specify enabling infrastructure’ for transport required to service lands. Regarding Carrick on Shannon should refer to the proposed transport measures relevant to the subject sites as defined in the Local Transport Plan/Local Area Plan for the town and should be broadened to cover all modes including cycling and public transport requirements to ensure that any assessment of transport requirements are not solely focused on providing access by car.

### **NTA Recommendation**

- The NTA recommend, in the interests of sustainable development and to avoid car dependent development, that the Settlement Capacity Audit be amended to more adequately ‘highlight infrastructural requirements’ and ‘specify enabling infrastructure’ for transport as required under the Section 28 Guidelines. This should consider all transport modes and in the case of Carrick-On-Shannon should be informed by the LTP for the town.

### **3. Carrick-On-Shannon**

The Variation provides for the inclusion of 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.

A Local Transport Plan for Carrick-On-Shannon was published along with LAP and informed Chapter 6 ‘Movement and Transport’ of the LAP.

In this regard, the NTA refers to RPO 6.2.8 of the ‘Regional Spatial and Economic Strategy 2020-2032’, for the Northern and Western Region, which states that ‘Policies, objectives and measures which emerge from Local Transport Plans shall be incorporated into Development Plans, Local Area Plans, Strategic Development Zone Planning Schemes. Urban Area Plans and other relevant planning framework documents.’

The NTA notes that Map 2 contains 3 Movement and Transport Objectives (MT2, 7 & 9) from the LAP that are proposed to be included in the Development Plan as part of the Variation.

The NTA recommend, in the interests of integration between land use and transport planning and, in order to align with RPO 6.2.8, that consideration is given to including the full range of transport Objectives for Carrick-On-Shannon, as set out in the LAP and LTP, in the Development Plan as part of the Variation.

***NTA Recommendation***

- The NTA recommend, in the interests of integration between land use and transport planning and, in order to align with RPO 6.2.8, that consideration is given to including the transport Objectives for Carrick-On-Shannon, as set out in the LAP and LTP, in the Development Plan as part of the Variation.

I trust that the views of the NTA will be considered in the assessment of the proposed variation to the Leitrim County Development Plan.

Yours sincerely,

Eoin Farrell

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Eoin Farrell  
**Head of Strategic Planning**