



Comhairle Chontae Liatroma  
Leitrim County Council



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

# Carrick-on-Shannon Draft Joint Local Area Plan

## 2025-2031

## Proposed Material Alterations to the Draft Plan



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## **1. Introduction:**

### **1.1 Proposed Material Alterations to the Written Statement of the Draft Carrick-on-Shannon Joint Local Area Plan**

The material alterations detailed in this document pertain only to the Written Statement of the Draft Carrick-on-Shannon Joint Local Area Plan (Draft JLAP). Please refer to the accompanying Introduction document for details of this stage of the plan preparation process and information on how and when to make submissions / observations on the proposed material alterations.

The proposed material alterations should be read in conjunction with the proposed changes set out in the Appendices and the Associated Documents. All of the proposed amendments are considered to be Material Alterations for completeness.

### **1.2 Document Format**

All proposed material alterations are included in the order of Sections of the Draft JLAP, with each proposed change being assigned a unique reference number. The original location in the Draft JLAP is referenced where applicable (references to page numbers are to the Draft Plan page number).

Proposed changes to the text of the Draft JLAP are displayed in the following format:

- Proposed omissions to the text of the Draft JLAP are demoted using ~~strikethrough~~.
- Any proposed amended or additional text to the Draft JLAP is identified in **green**.

## 2. Proposed Material Alterations

Proposed Amendment MA 1		
Section	Title	Page
2.2	<i>Town Centre First Plan</i>	9

Amend Objective **TC 2** (Section 2.2 Town Centre First Plan) as follows:

**TC 2** Support the town centre led economic regeneration of Carrick-on-Shannon building on its inherent strengths of education, connectivity, skills, innovation, enterprise, tourism, arts and culture, **heritage** and retail services

Proposed Amendment MA 2		
Section	Title	Page
2.2	<i>Town Centre First Plan</i>	9

Amend Objective **TC 3** (Section 2.2 Town Centre First Plan) as follows:

**TC 3** Reinforce the role of the town centre as a primary location for commercial, civic, social, cultural **and heritage** development through the promotion of new high-quality infill and backland development that consolidates the existing urban core.

Proposed Amendment MA 3		
Section	Title	Page
2.4	<i>Active Land Management</i>	10

Add the following text to the end of Section 2.4 (Active Land Management) as per the text set out below:

The Planning Authorities will employ a range of land activation measures required to facilitate the development of the proposed sites identified with a 'New Residential' land use zoning objective. Subject to a demonstrable need arising for such housing and the feasibility of such projects being proven, the respective Planning Authority will use the full suite of powers available to release the identified lands for residential purposes to include the compulsory acquisition of such lands, and the release of such lands subsequently to the market if required, to provide for the full range of housing options – social, affordable, cost rental, etc. to meet the housing projections contained in this joint Local Area Plan. The Planning Authorities rely on the provisions of section 15(1) and section 213 of the Planning and Development Act 2000, as amended in this regard.

Proposed Amendment MA 4		
Section	Title	Page
2.4	<i>Active Land Management</i>	10

Include the following additional Objectives in Section 2.4 (Active Land Management), and re-number all subsequent policy objectives accordingly:

**TC 8** Utilise the full suite of powers available to both Planning Authorities to release lands identified for residential purposes to include the compulsory acquisition of such lands, and the release of such lands subsequently to the market if required, to provide for the full range of housing options – social, affordable, cost rental, etc. to meet the housing projections contained in this joint Local Area Plan.

Proposed Amendment MA 5		
Section	Title	Page
2.5	<i>Opportunity Sites</i>	11

Include the following additional Objective in Section 2.5 (Opportunity Sites), and re-number all subsequent policy objectives accordingly:

**TC 10** Encourage and assist stakeholders in the preparation of coordinated, urban design frameworks/masterplans for the Opportunity Sites identified in the ‘Town Core’ and ‘Outer Core’ in order to ensure that the principles set out in the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) are appropriately reflected.

Proposed Amendment MA 6		
Section	Title	Page
2.5	<i>Opportunity Sites</i>	11

Include the following additional Objective in Section 2.5 (Opportunity Sites):

**TC 11** To ensure that in the redevelopment of Opportunity Site 6 which is identified for residential land use zoning objective that the design includes provision to widen the adjoining local road to facilitate two way traffic along the full roadside boundary and the provision of adequate pedestrian and cyclist facilities including street lighting to ensure that the development potential of lands beyond are not compromised.

Proposed Amendment MA 7		
Section	Title	Page
3.1	<i>Economic Development Strategy</i>	20

Amend Objective **ED 3** (Section 3.1 Economic Development Strategy) as follows:

**ED 3** Facilitate the development of lands zoned Phase 2 Enterprise and Employment lands subject to:

- a) All lands zoned Enterprise and Employment have been developed; or
- b) A development proposal for the entire lands to be developed as part of a single planning application and subject to the availability of the necessary infrastructural capacity including the necessary transport infrastructure.

Proposed Amendment MA 8		
Section	Title	Page
3.3	<i>Tourism</i>	24

Include the following additional Objective in Section 3.3 (Tourism), and re-number all subsequent policy objectives accordingly:

**ED 7** Give priority to the reservation of the Carrick-on-Shannon to Battlebridge Blueway Project Emerging Preferred Route Design Corridor, as shown on Map 1: Land Use Objectives Map, and any associated land requirements over other land uses and objectives in the JLAP and prohibit developments within the corridor which could potentially prejudice its development.\*

\*This JLAP is not providing for the Blueway Project and is merely reflecting the plans for it as part of a separate process.

Proposed Amendment MA 9		
Section	Title	Page
3.3	<i>Tourism</i>	24

Include the following additional Objectives in Section 3.3 (Tourism)

**ED 12** Explore the provision of additional marina facilities to include public mooring berths in conjunction with Waterways Ireland on lands south of the existing marina owned by The Inland Waterways Association of Ireland. Any such proposals shall require ensuring compliance with the Water Framework Directive and Habitats Directive as part of the development management consent process.

Proposed Amendment MA 10		
Section	Title	Page
4.2	<i>Compliance with Core Strategies</i>	26

Include the following additional Objective in Section 4.2 (Compliance with Core Strategies), and re-number all subsequent policy objectives accordingly:

**HC 7:** Implement the density ranges for centre and suburban areas as set out in the *Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities*, subject to refinement, in the Opportunity Sites identified in Section 2.5 of the JLAP.

Proposed Amendment MA 11		
Section	Title	Page
4.3	<i>Compact Growth</i>	28

Include the following additional Objective in Section 4.3 (Compact Growth):

**HC 10** Facilitate the development of serviced sites on appropriately zoned lands within the settlement boundary subject to the availability of the necessary funding and resources being available and the confirmation of the availability of necessary services.

Proposed Amendment MA 12		
Section	Title	Page
4.4	<i>Tiered Approach to Land Zoning</i>	29

Include the following footnote in Table 4.2 (Potential Yields of Residentially Zoned Lands:

Site no.	Site Location	Refined Density 🏠	Potential Yield	Units to be delivered on infill/ brownfield lands
1	Former Factory site adjacent to St. Patrick's Place	30 units/Ha	23 units	23 units
2	Lands at Lisnagat	30 units/Ha	110 units	
3	Lands adjacent to St. Mary's Graveyard	20 units/Ha	24 units	
4	Lands at Summerhill	30 units/Ha	141 units	
5	Elysian Meadows site	10 units/Ha	10 units	10 units
6	Lands at Kilboderry	20 units/Ha	42 units	
7	Lands at Castlecara Road	20 units/Ha	20 units	
8	Lands at Attifinlay	10 units/Ha	5 units	5 units
9	Lands at Attirory	20 units/Ha	34 units	34 units
10	Lands to rear of Attirory Business Park	20 units/Ha	40 units	40 units
11	Lands to rear of Lidl	35 units/Ha	25 units	25 units
12	Lands at Cortober	35 units/Ha	39 units	

\*- This does not prevent a development management proposal being brought forward and being positively considered by either Planning Authority for a higher density of housing



Proposed Amendment MA 13		
Section	Title	Page
5.2	<i>Integrating Climate Action into Carrick-on-Shannon Town</i>	34

Include the following additional Objectives in Section 5.2 (Integrating Climate Action into Carrick-on-Shannon Town) and re-number all subsequent objectives accordingly:

**CA 11** Support and facilitate the installation of district heating systems as a decarbonising technology in new developments in Carrick-on-Shannon, subject to compliance with proper planning and environmental considerations.

Proposed Amendment MA 14		
Section	Title	Page
5.3	<i>Flood Risk Management</i>	35

Include the following additional Objectives in Section 5.3 (Flood Risk Management):

**CA 15** Support and co-operate with the OPW in delivering the Carrick-on-Shannon Flood Relief Scheme.

Proposed Amendment MA 15		
Section	Title	Page
6.1	<i>Land Use Planning and Transportation</i>	38

Include the following additional Objective in Section 6.1 (Land Use Planning and Transportation), and re-number all subsequent policy objectives accordingly:

**MT 3** Support and facilitate additional improvements relating to national roads identified at a local level in consultation with and subject to the agreement of TII. Any such improvement shall be developed subject to an appropriate evidence base in accordance with the requirements of Section 2.7 of the DoECLG *Spatial Planning and National Roads Guidelines* (2012).

Proposed Amendment MA 16		
Section	Title	Page
6.3	<i>N4 Carrick-on-Shannon to Dromod Project</i>	39

Amend Objective MT 4 (Section 6.3 N4 Carrick-on-Shannon to Dromod Project) as follows:

**MT 4** Give priority to the reservation of the N4 Carrick-on-Shannon to Dromod Project designed strategic road corridor, as shown on Map 1: Land Use Objectives Map, and any associated land requirements over other land uses and objectives in the JLAP and prohibit developments within the designed strategic road corridor which could potentially prejudice the development of this strategic road and river crossing.

Proposed Amendment MA 17		
Section	Title	Page
6.3	<i>N4 Carrick-on-Shannon to Dromod Project</i>	39

Include the following additional Objectives in Section 6.3 (N4 Carrick-on-Shannon to Dromod Project), and re-number all subsequent policy objectives accordingly:

**MT 5** Support development proposals on lands to the southeast of the Summerhill Road, and identified with a 'New Residential' land use zoning objective, subject to the proposed roads layout for this area having been determined and successfully brought through the appropriate planning consent process and demonstrating that the development proposed provides for the approved roads layout for this area, to include the Summerhill Road junction with the Drummagh link road to include any localised realignment and with the Drummagh link road.

**MT 6** Support development proposals on lands to the south of Cortober identified with a 'New Residential' land use zoning objective, subject to the proposed N4 project route having been determined and successfully brought through the appropriate planning consent process and where it is demonstrated that the development proposal does not infringe or impact upon the N4 strategic road layout.

Proposed Amendment MA 18		
Section	Title	Page
6.4	<i>Carrick-on-Shannon Local Transport Plan (LTP)</i>	40

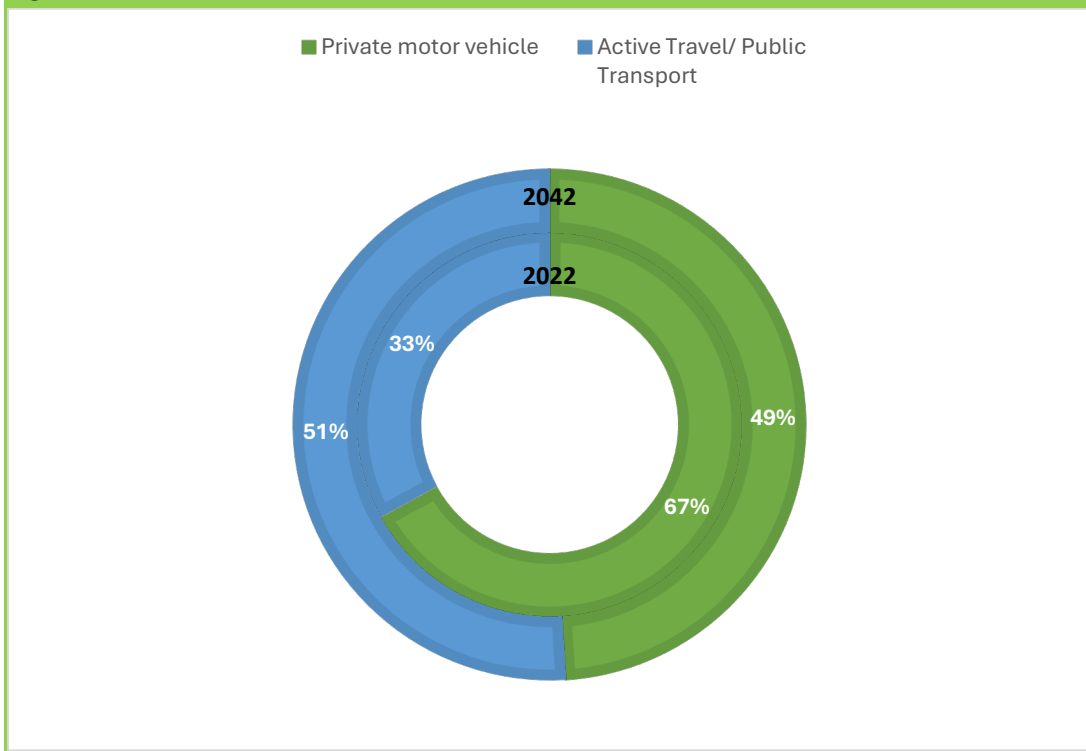
Add the following text to the end of Section 6.4 (Carrick-on-Shannon Local Transport Plan (LTP)) as per the text set out below:

The full implementation of the Local Transport Plan is expected to have a positive impact on the modal split in Carrick-on-Shannon and Cortober, with the goal of increasing the sustainable mode share. The mode share targets, shown in Fig 6.1, represent the target for commuting trips to work and school/college in Carrick-on-Shannon and Cortober.

The implementation of the transport strategies proposed should lead to a significant reduction in private motor vehicle mode share for the study area from 67% in 2022 to 49% in 2042 for all commuting trips.

The active travel and public transport share target for all commuting trips is to see an increase from 33% in 2022 to 51% in 2042.

Fig 6.1



Proposed Amendment MA 19		
Section	Title	Page
6.5	<i>Public Transport</i>	40

Include the following additional Objective in Section 6.5 (Public Transport) and re-number all subsequent policy objectives accordingly:

**MT 9** Facilitate and support the provision of a ‘*park and ride*’ facility, including terminal, adjacent to the two-storey car park at the Carrick Campus Business Park.

Proposed Amendment MA 20		
Section	Title	Page
6.6	<i>Water and Wastewater</i>	40

Add a new section in Chapter 6 (Movement and Transport) as per the text set out below and retitle the chapter as ‘Movement, Transport and Infrastructure’:

### Section 6.6 Water and Wastewater

Public water services in Ireland, including the provision of water supply and wastewater/foul drainage infrastructure, is the responsibility of Uisce Éireann. Leitrim and Roscommon County Councils will continue to support Uisce Éireann in identifying water services that are required to support planned development in Carrick-on-Shannon in line with national and regional level policies.

Carrick-on-Shannon is served by the Carrick-on-Shannon Water Resource Zone (WRZ) in Leitrim and Boyle Regional WRZ in Roscommon. The latest water supply capacity register issued in 2023 indicates that capacity is available in both WRZs; however, improvements in the Carrick-on-Shannon WRZ will be required as demand increases. Leitrim County Council will continue to engage with Uisce Éireann in relation to land acquisition required for any such upgrades.

In relation to wastewater infrastructure, it has been confirmed that there is spare capacity at the Carrick-on-Shannon wastewater treatment plant (WWTP) to cater for the projected population increase over the plan period.

Proposed Amendment MA 21		
Section	Title	Page
6.6	<i>Water and Wastewater</i>	40

Include the following additional Objectives in Section 6.6 (Water and Wastewater):

**MT 10** Support the investment and provision of public water supply and wastewater treatment infrastructure by Uisce Éireann, including any maintenance works and planned upgrades to water treatment plants and the associated public mains water and wastewater networks serving the joint urban area, including the safeguarding of existing such infrastructure corridors, in order to ensure that zoned lands are adequately serviced over the period of the Plan and in accordance with the Core Strategies of Leitrim and Roscommon County Councils.

**MT 11** Promote water conservation and demand management measures amongst all water users in Carrick-on-Shannon, and support Uisce Éireann in implementing water conservation measures such as leakage reduction and network improvements.

Proposed Amendment MA 22		
Section	Title	Page
7.2	<i>Social and Community Infrastructure</i>	44

Include the following additional Objective in Section 7.2 (Social and Community Infrastructure) and re-number all subsequent policy objectives accordingly:

**SC 8** Ensure that the lands at the Scoil Mhuire site on the old Dublin Road, (former Girls' School), remain within the remit of any further educational provision, *inter alia*, a school for children with learning needs, a third level/PLC provider, a childcare facility, or a Youth Reach equivalent for young people at risk of leaving school early.

Proposed Amendment MA 23		
Section	Title	Page
7.2	<i>Social and Community Infrastructure</i>	44

Include the following additional Objective in Section 7.2 (Social and Community Infrastructure):

**SC 14** Facilitate the development of a Nursing Home facility on lands adjacent and to the north east of Gaelscoil Liatroma to assist in meeting the residential care needs of the town.

Proposed Amendment MA 24		
Section	Title	Page
8.2	<i>Built Heritage</i>	48

Amend Objective **BHN 1** (Section 8.2 Built Heritage) as follows:

**BNH 1** Maintain, conserve and protect the architectural quality, character and scale of the Carrick-on-Shannon Architectural Conservation Area and to require new developments within or adjacent to the Architectural Conservation Area to **respond positively the existing character** of the area.

Proposed Amendment MA 25		
Section	Title	Page
8.2	<i>Built Heritage</i>	48

Amend Objective **BHN 2** (Section 8.2 Built Heritage) as follows:

**BNH 2** Encourage the rehabilitation, renovation, climate proofing and re-use of protected structures and **non-designated** vernacular buildings (**including those listed** in the National Inventory of Architectural Heritage) within the Plan area.

Proposed Amendment MA 26		
Section	Title	Page
8.3	<i>Natural Heritage</i>	49

Amend Objective **BHN 6** (Section 8.3 Natural Heritage) as follows:

**BHN 6** **Protect existing ecological assets, and** enhance where appropriate, the provision of biodiversity features in urban areas through the development management process, **including in pre-planning application discussions**, and in Local Authority own developments.

Proposed Amendment MA 27		
Section	Title	Page
8.3	<i>Natural Heritage</i>	49

Amend Objective **BHN 9** (Section 8.3 Natural Heritage) as follows:

**BHN9** Encourage and enhance ecological features by making provision for local biodiversity (e.g. through provision of swift boxes, bat roost sites, green roofs etc) **as part of development management proposals.**

Proposed Amendment MA 28		
Section	Title	Page
9.2	<i>Land Use Zoning Objectives</i>	53

Amend the Land Use Zoning Objective for 'Industrial and Enterprise' in Table 9.1 Land Use Zoning Objectives as follows:

“Objective: To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism.

Promote the development of employment uses that reinforce the enterprise and employment function of the area.

Care will be exercised in the consideration of the appropriateness of proposals seeking to develop heavy industry with environmental emissions, including noise and odour with regard to the impact of such uses on adjoining more sensitive uses and on the form of established development within such zonings.

Where employment is a high generator of traffic, the location of new employment at appropriate scale, density, type and location will be encouraged to reduce the demand for travel. **Trip intensive commercial developments will only be considered under this zoning where more sequentially appropriate sites are not available.**

Residential or retail uses (including retail warehousing) will not be acceptable in this zoning other than retail ancillary to another use such as showrooms.

Phase 2 Industrial and Enterprise lands will be suitable for development when:

a) All lands zoned Industrial and Enterprise have been developed; or b) A development proposal for the entire lands to be developed as part of a single planning application.”

Proposed Amendment MA 29		
Section	Title	Page
9.4	<i>Land Use Zoning Matrix</i>	55

Amend Table 9.2: Land Use Zoning Matrix of the DJLAP to identify '*Infrastructure and Utilities*' in the '*Riverside Development*' land use zone in yellow shading to denote it being 'open to consideration' (i.e. replacing the red shading denoting 'not normally permitted' as detailed in the DJLAP).