



Leitrim County Development Plan 2023-2029

VOLUME II

Settlement Plans



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Introduction 1



1 Introduction

The purpose of this section is to provide a brief introductory explanation of the structure of Volume II Settlement Plans.

All Settlement Plans contained in Volume II are subject to the overarching policy position set out in Volume I (Written Statement). Specific land use zoning objectives for each settlement and specific development objectives for defined Tier 2A (Self Sustaining Growth Towns) and Tier 2B (Support Town) settlements are prescribed in the accompanying Book of Maps under Volume III of this Plan. The Settlement Plans are provided in the order of their positioning in the Settlement Strategy, as defined in the Core Strategy, and in alphabetical order within the applicable settlement tier of the Settlement Strategy.

Section 2 contains Settlement Plans for the two Self Sustaining Growth Towns (Tier 2A) of Ballinamore and Manorhamilton and for the four Support Towns (Tier 2B) of Dromahair, Drumshanbo, Kinlough and Mohill. The Settlement Plans align with the Core Strategy set out in Volume I and with other elements of the policy framework provided in Volume I. The main aim of each of the Settlement Plans is to set out a framework for the further development of these towns so that growth will occur in a coordinated, sustainable and orderly manner, while minimising the impact on the receiving environment. In order to promote sustainable patterns of compact growth in centrally located areas, a number of opportunity sites have been identified within these settlements. Each of the settlements contained in Section 2 is accompanied by a land use zoning map and a separate objectives map.

Section 3 contains shorter Settlement Plans for the Key Villages and Villages. Each of the Plans has been developed to support these rural settlements as areas with the capacity to facilitate further economic, social and residential development. The scale of such development must be appropriate to their scale. The further development of these villages will sustain and develop existing communities. The villages have the potential to strengthen their population base and are considered to represent an attractive alternative to one-off housing for those seeking to live and integrate into a rural community, whilst remaining proximal to local services and amenities. Each of the settlements contained in Section 3 is accompanied by a land use zoning map.

Each settlement is defined by a development boundary, wherein development is generally encouraged in an orderly sequential manner, extending outward from the core. This pattern of development aims to consolidate the built environment of the settlements and maximise the efficient use of existing and planned infrastructure. It will also seek to promote sustainability and active travel measures.



Tier 2A and Tier 2B Settlements 2



2 Ballinamore

2.1 Settlement Context

Geographically, Ballinamore is located to the south of the county, approximately 27km northeast of Carrick-on-Shannon and 17km north of Mohill and approximately 5km south of the Leitrim-Cavan county boundary.

The origins of the settlement vary somewhat in different accounts with some suggestion that a settlement was present on the site of Ballinamore from as early as the 5th Century. Its Irish name, *Béal an Átha Móir*, means “town at the mouth of the big ford”, so named as it was a main crossing or ford of the Yellow River. In 1621, the name ‘Ballinamore’ is first mentioned when, under the Plantation of Leitrim, the “Manor of Ballinamore” was granted to Sir Fenton Parsons with extensive arable land. Historically, the town prospered as a market town catering for its inhabitants and its hinterland and developed further in 1860 with the opening of the Ballinamore and Ballyconnell Canal.

The canal declined in use after 1887 when the railway station opened as part of the narrow gauge Cavan and Leitrim Railway. Whilst the railway line itself was closed in 1959, the canal was reopened in 1994 as part of the Shannon-Erne Waterway. This was successfully marketed as a tourism and amenity feature catering for water cruising on both sides of the Irish border.

Remnants of its previous market town past are reflected in the layout of its urban core with well-proportioned streets flanked by strong two and three storey terraced buildings with prominent structures of architectural merit evident throughout. This architectural value of the town centre is recognised in this plan with much of its centre designated as an Architectural Conservation Area (ACA).



2.2 Settlement Function

Ballinamore is designated as a Tier 2A Self Sustaining Growth Town under the Leitrim County Settlement Hierarchy, with its function recognised as a 'self-sustaining' town with a moderate level of population, served by good transport links and playing an important role in supporting the social, economic and cultural life within its surrounding area and wider network of rural communities.

The Settlement Hierarchy also recognises that Ballinamore has the capacity for continued growth commensurate with its role and function. This designation, and associated function, reflects the longstanding role Ballinamore fulfils within the county and wider region in providing for a good level of services, housing provision and employment generating uses to cater for immediate inhabitants and its wider hinterland with significant potential to continue to develop in the future.



Ballinamore Settlement Plan – General Objectives

It is an objective of Leitrim County Council to:

BNE 1

Promote and facilitate residential growth, the expansion of local employment options and of the range of services and facilities in tandem with the development of sustainable transport options to enable Ballinamore to become more self-sustaining and fulfil its role as a Tier 2A Self Sustaining Growth Town in Co. Leitrim.

BNE 2

Make provision for sustainable communities in Ballinamore by identifying sufficient and serviced land for new development, in particular housing, commercial, enterprise and employment, community and recreational uses.

2.3 Town Centre and Settlement Form

The town is located at a busy intersection on the regional roads network with the R199, R202 and R204 regional roads converging on the town.

The layout of the town centre is in largely linear form comprising of Main Street and continuing onto High Street. Cannaboe Road linking with The Line provides an alternative route through the town for vehicular traffic, although HGVs and other large vehicles continue to travel along the shorter route of Main Street and High Street when passing through the town. There is a good sense of enclosure provided by the streetscape on Main Street and High Street, with a number of fine period buildings and articles of built heritage evident within the town centre. These take

the form of sections of terraced buildings, ranging from two to three storeys in height and comprising of two to four bay buildings as would be typical in many of the town centre settings within the county. The considerable built heritage evident in the core adds to the overall character and distinctiveness of the town centre. This settlement form is complemented by a diverse range of land uses within the town centre, such as retail, residential, commercial, hostelrys and cafes, which add to the vibrancy of the town.

Car parking is primarily provided in the form of parallel on-street parking, but there are also off-street parking areas in 'The Square' at the top of the town, within the Tesco complex, to the rear of SuperValu and adjacent to the river (behind AIB Bank). The car parking provided in conjunction with the supermarkets are private. In general, the town appears to be well served by car parking provision, but the lack of formalised on-street parking appears to facilitate and encourage illegal parking and restrict movement on paths.

Main Street and High Street are connected by several pocket parks and civic plazas with mature landscaping and some tree planting which soften the overall streetscape and add to the attraction of the town centre. Parking bays fronting these spaces restricts views of these spaces somewhat, which undervalue the quality that these key green spaces provide for the town. Removal of some on street parking, as part of an overall review to the traffic management within the town centre and enhancements to the public realm, would allow for improvements to the streetscape, improved pedestrian facilities and the introduction of traffic calming measures. In particular, parking restrictions at the top of High Street to provide for enhanced traffic flows would ease congestion within this area of the town. Moreover, the overall streetscape within the town centre would benefit from a number of enhancement measures with an emphasis on promoting more active forms of travel and in accordance with good practice urban design treatments detailed in the Design Manual for Urban Streets and Roads. Such measures would improve the overall attraction of the town centre and reduce the visual dominance of private cars and parking.

The re-use and re-development of existing vacant or underutilised buildings and sites will be particularly encouraged for appropriate town centre uses to create a compact and vibrant town centre. The vernacular building stock and shopfronts shall be respected and retained as they contribute to the town's identity and sense of place. To ensure the viability of the town in attracting business, residents, and tourists it is imperative that new development be consolidated within the built-up footprint of the town on infill, brownfield, underutilised and vacant sites. This Plan seeks to ensure that the defined core retail area is a diverse urban centre, with a mix of commercial, retail, community and residential uses. The Plan supports the redevelopment of backlands and creation of linkages to the town centre.

Since the early 2000's, the settlement form of the overall town has expanded to the southeast in the form of the Dún na Bó and Rós Óg residential schemes along the Lahard and Willowfield Roads. In general, however, the remaining built-up footprint of the overall settlement remains largely unchanged since the early 2000s, aside from the aforementioned developments.

Ballinamore Settlement Plan – Town Centre and Settlement Form Objectives

It is an objective of Leitrim County Council to:

BNE 3

Seek to develop, subject to the availability of the necessary resources (planning, design and funding to include required match funding), a public realm improvement scheme for Ballinamore. Such a scheme could consider, inter alia, the following:

- Encourage the repurposing/reoccupation of the former Courthouse, a Protected Structure, with a suitable cultural/community use with the local community acquiring the building from the Court Service.
- To facilitate festival crowds/Farmer's Market to gather in the forecourt of the courthouse building including the consideration of suitable cover to protect from inclement weather.
- To provide a suitable traffic calming measure in front of the Courthouse and provide upgraded warning signs and overhead lighting.
- To design a softened street landscape to incorporate trees, flowerbeds, and public seating together with build outs at road junctions
- Integration of proposed Greenway through the town connecting to the Trail Head at St. Felim's/ The Junction
- Consider gateway entrances to the town.

BNE 4

Consolidate the town centre and create a compact, vibrant town centre.

BNE 5

Encourage the repair and reuse of vacant and derelict buildings.

BNE 6

Facilitate the re-use and development of existing vacant and underutilised buildings and sites, including backland and over the shop units, for town centre uses including residential accommodation to create a compact, vibrant town centre.

BNE 7

Enhance the visual connection between the canal waterway with the town in conjunction with local stakeholders and Tidy Towns Committee.

**BNE 8**

Promote walking and cycling for daily activities, trips to school, creche, local shops and town centre jobs to the maximum extent practicable and drawing on funding opportunities presented through the Active Travel programme. In this regard:

- › Support the establishment of green routes and an accessible walking/cycling network that provides safe and attractive circulation routes for pedestrians and cyclists by linking residential areas, community facilities, amenities and the town centre.
- › Review routes from existing and new residential communities and pursue traffic calming measures to create safer walking and cycling from the existing areas to the town centre.
- › Explore the development of new walking/cycling routes between existing residential areas to link the existing communities to the town centre.
- › Explore the development of the amenity walking/cycling route to the west of the town, linking existing and new residential areas, and potential links to a new town park.

2.4 Population

Ballinamore recorded a population of 914 persons in the 2016 Census of Population which reflected a slight increase on the population recorded for the town in 2011 (+2.8% increase).

Notwithstanding, Ballinamore had previously experienced significant population increases in the two preceding censuses, although the town witnessed a population decline in 2002 of -12.1% from the 1996 Census recording. Since 2002, the population of the town has increased by approximately 33% in 2016.

Whilst this plan will predate the publication of the Census 2022 results, it is encouraging that Ballinamore has retained and slightly increased its population base between 2011-2016 during a period

which coincided with significant population decline in a number of settlements across the country as a result of the downturn in the national economic landscape at the time. The challenge, therefore, is to further sustain and enhance the level of housing, community infrastructure service provisions within Ballinamore in anticipation of increases in population since 2016, and in line with housing and populations targets for Ballinamore as established in the Core Strategy of this Plan.

Table 2.1: Ballinamore Population 2002-2016

Year	Population	% Change From Previous Census
2016	914	+2.8%
2011	889	+10.4
2006	805	+17.2
2002	687	-12.1

Source: CSO Census of Population 2002-2016

2.5 Economic Development

Economic development within Ballinamore and its wider hinterland is reflective of many other rural settlements within County Leitrim insofar as there is a reliance on traditional labour sectors, such as agriculture, retail, manufacturing and the commercial and service provision sectors as well as the public sector.

Some industrial activity is present in the town but not of a major scale. Prominent employers within the area include Valspar Ireland (a paint and coatings manufacturer and distributor), Tesco and SuperValu. Ballinamore is also home to a number of successful start-up media and technology enterprises such as Yard Media Ltd. and Eirbyte Renewable, as well as specific service provider businesses such as ButchersMate.ie and Wisley Ecclesiastical Supplies.

The town centre accommodates a number of small to medium-scale convenience, comparison and bulky goods retailers, professional service companies, public houses and restaurants/takeaways. These local employers and service providers make a valuable contribution to both the economic and social infrastructure of the town, supporting the local community, and that of its wider hinterland. Equally, Ballinamore is well positioned to cater for and accommodate additional industries and enterprises, with a dedicated Enterprise Centre located within the town and support services from Ballinamore Development Company and the Local Enterprise Office.

In addition, the Council has been successful in obtaining €1.72 million in funding from the Rural Regeneration Development Fund (RRDF) for the development of the Junction Regeneration Project. The project, which will see the restoration and regeneration of two Protected Structures associated with the former St. Felim's College site and Ballinamore Railway Station, will provide for a digital hub and co-working space as well as an artistic space and youth facility. This key development has the potential to act as a stimulus for broader economic development within the town, particularly among similar sectors and industries as a result of synergy effects.



Overall, further development of the economic potential and role of Ballinamore is envisaged in this plan, particularly in light of the emerging post-Covid-19 pandemic trends to blend home working practices with traditional workplace patterns which has the potential to reinforce existing commercial and service providers in the town as well as giving rise to new opportunities for economic development. As such, this Plan contains a number of development policies to facilitate and support increased economic development within the settlement.

Phase 2 Enterprise and Employment is identified in the Plan to identify lands that will be developed over the period of the next Development Plan. However, they will also act as a reserve of new industrial land, in the event that economic growth and demand over the period of this Plan is greater than estimated and lands zoned for Enterprise and Employment are fully taken up before the end of this Plan in 2029.

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

- i) All lands zoned *Enterprise and Employment* have been developed; or
- ii) 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.

Ballinamore Settlement Plan – Economic Development Objectives

It is an objective of Leitrim County Council to:

BNE 9

Engage with and co-operate with relevant employment agencies to attract inward investment and to facilitate job creation in Ballinamore.

BNE 10

Liaise with Ballinamore Enterprise Centre in the development of the lands zoned 'Enterprise and Employment' off the Willowfield Road, including the provision of an expanded remote working hub (if deemed feasible and required), office units and start-up light industrial, industrial and commercial units. Lands zoned Phase 2 Enterprise and Employment lands will be suitable for development subject to:

- All lands zoned *Enterprise and Employment* have been developed; or
- 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.

BNE 11

Develop a remote working facility and enterprise hub on the site of the former St. Felim's College which responds to and respects the unique built heritage value of the subject site which includes the former railway station and associated locomotive sheds.



2.6 Retail

Ballinamore fulfils a key role within the retail hierarchy of the county as a designated second tier retail centre, providing a range of convenience and comparison retail services for its inhabitants and its wider hinterland area which extends into west County Cavan.

The commercial core of the town generally extends along Main Street and High Street, which runs in an east-west direction. Cannaboe Road functions effectively as a bypass of the main town core and contains the Tesco shopping centre complex (known as 'The Rock Centre'). The proximity of the town to larger competing retail centres such as Carrick-on-Shannon but also the larger centres of Longford, Enniskillen and Cavan within a 35 – 45 minute drive along with the relative size of Ballinamore has an effect on the level of retail provision in the town. In addition, the changing dynamic away from traditional retail practices to more online retail activity and changes in consumer behaviour have resulted in high levels of vacant retail floorspace which can have an

adverse impact on the vitality and vibrancy of a town centre. This is particularly evident in the commercial core of the town, where a substantial number of units both on the Main Street and within the Rock Centre are vacant.

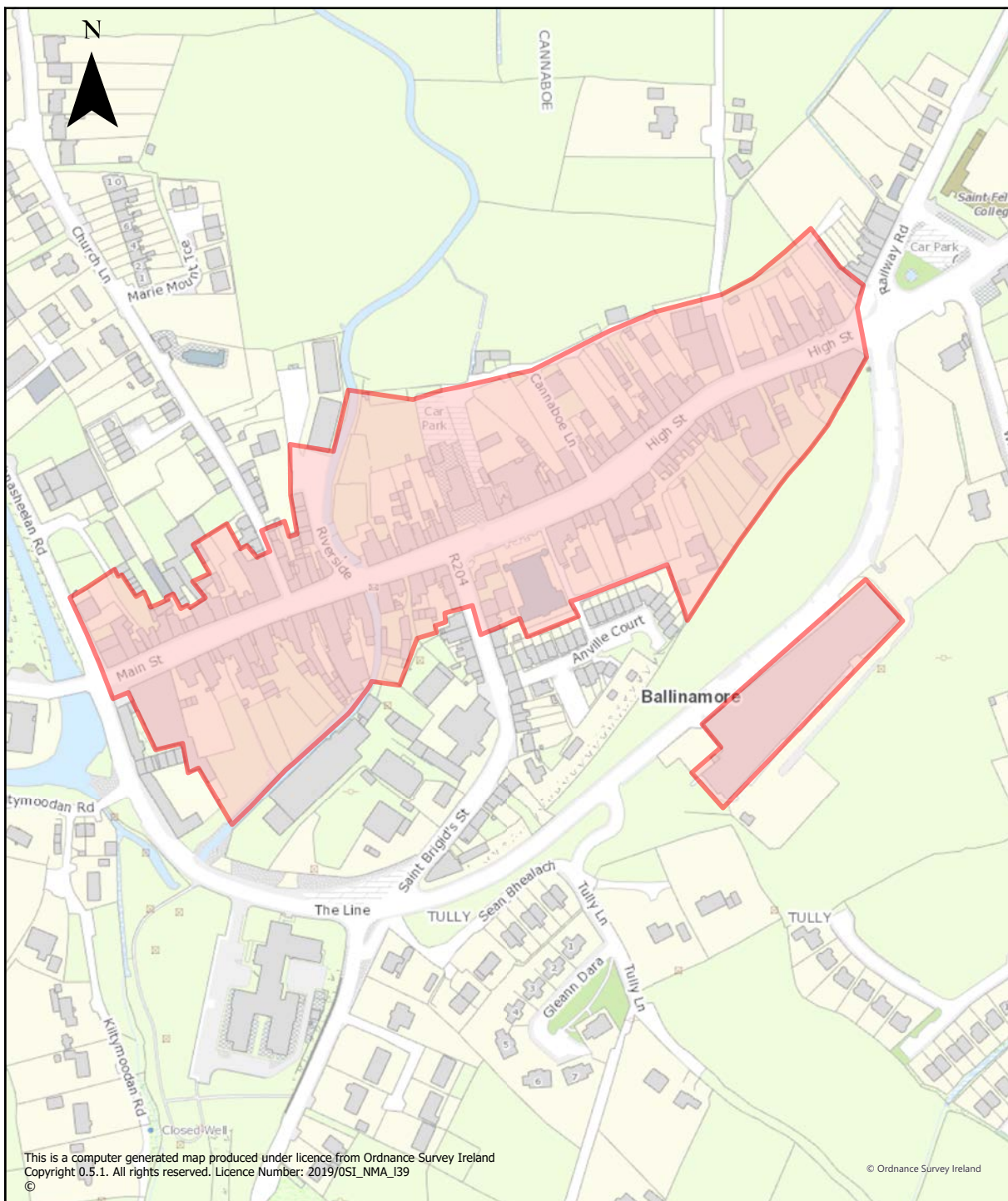
The most recent survey indicates 52 no. active retail businesses comprising a convenience floor area provision of 1,919m², comparison floor area of 422m² and 320m² attributed to bulky goods. A good mix of services is available within the town but there is a distinct lack of comparison goods outlets. The town has a low level of bulky goods retailers albeit reflective of the relative population level of the town/proximity to larger urban centres. The town centre has a low footfall based on the population levels within its

catchment. As a sub-county town centre, it should have a greater and better comparison retail offering. The convenience offer within the town is located on the fringes of the town centre (SuperValu, Tesco, and XL Park Store).

In terms of planning applications submitted to the Planning Authority over the life of the 2015-2023 County Development Plan, there have been no applications submitted seeking planning permission to construct a new retail outlet or to change the use

of existing buildings to retail use. Planning permission was granted for 3 no. applications to change the use from retail to other uses (café/restaurant and boxing club uses), all of which have been or are being implemented with a combined floor area of 377m². The development of new retail outlets in Ballinamore should only be considered where existing buildings are considered inappropriate to accommodate a proposed use although this needs to be considered in the context of the merits of the proposal presented.

Figure 2.1: Ballinamore Core Retail Area





The general visual amenities of Ballinamore are of a reasonably high standard with the majority of buildings in good condition. Many buildings which were previously used for retail purposes are now vacant and some are used for display purposes. Many shops use the Irish language to advertise, and this creates a unique identity for the town despite not being located in a Gaeltacht area. This tradition should be recognised and further developed through appropriate policies.

Retail and associated services for the town are spread out along the Main Street/High Street over 600 metres and this results in the town lacking a fixed centre with low levels of footfall throughout. It is considered that the creation of a more centric urban design concept between the Church, the Courthouse and St. Brigid's Street would provide for a focal point to the town. There is a distinct lack of uniformity in the styles of shopfront, and this may be primarily relative to the variety in the age of buildings. Greater consistency should be sought in new shopfront proposals. A shopfront renewal scheme should be considered for Ballinamore to reinvigorate the streetscape and provide for greater consistency in appearance.

Ballinamore Settlement Plan – Retail Development Objectives

It is an objective of Leitrim County Council to:

BNE 12

Encourage the expansion of the retail and service base in Ballinamore town centre commensurate with its position in the county retail hierarchy, to serve the town and its wider hinterland.

BNE 13

Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses, with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.

BNE 14

Seek the maintenance and improvement of shopfronts within the town centre. Proposals for new shopfronts should be sensitively designed with regard to their location within the streetscape and in accordance with the Leitrim County Council Guidelines on Shopfront Design, October 2003 or replacement guidelines over the life of this Plan. The use of Irish names for commercial premises is strongly encouraged.



2.6 Residential Development

Given its designation as a Tier 2A *Self Sustaining Growth Town* under the Leitrim County Settlement Hierarchy, Ballinamore is seen as a key centre for accommodating future residential development over the plan period.

Ballinamore is proposed to accommodate an additional 97 no. residential units for the period 2022-2028. Accordingly, the Core Strategy of this plan has identified a quantum of 5.29 ha of New Residential zoned lands and 2.24 ha of Mixed Use zoned lands within Ballinamore to accommodate this projected housing target. The majority of the New Residential zoned lands comprise of infill sites on lands to the south and west of the existing Páirc Feá residential scheme, at Lahard and Willowfield Road, on the northwestern side of the Park Road (R202), at Kiltymoodan and at Aghadark on the southwestern fringe of the town. The Mixed Use zoned lands comprise of lands to the rear of the Rock Quarter on Cannaboe Street, along the Golf Links Road and St. Bridgid's Street.



Ballinamore Settlement Plan – Residential Development Objectives

It is an objective of Leitrim County Council to:

BNE 15

Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential areas and in appropriate brownfield/ infill areas to meet the needs of the population of Ballinamore and in line with the objectives and targets of the Core Strategy.

BNE 16

Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.

BNE 17

Promote and support innovative housing models for all sections of the community including live-work units, special needs housing, housing for older people and tourist accommodation

BNE 18

Encourage retirement/nursing home/sheltered accommodation on the Mixed-Use lands to rear of the Rock Quarter Development in line with the submitted Master Plan for these lands.



2.7 Social and Community Infrastructure

As reflected in its status within the overall Settlement Hierarchy for the County, and the wider hinterland it serves, Ballinamore is well equipped in terms of social and community infrastructure.

Ballinamore contains a number of 'soft' forms of social and community infrastructure in terms of well-established community and voluntary groups within the town such as the Tidy Towns Committee, the Ballyduff Kilmeaden Junior Foroige Club, Ballinamore Women's Group and the Ballinamore Men's and Hen's Sheds which serve to sustain the local and wider hinterland population and foster community spirit within Ballinamore.

In terms of 'hard' social and community infrastructure, Ballinamore contains a number of elements which support and sustain its immediate community as well as its wider hinterland by enabling people to access key services within their locality. Such community facilities and services within Ballinamore include:

- Churches (St. Patrick's (RC) and Oughteragh Church (Col))
- Retail Provision
- Fire Station
- Seán O'Heslin's GAA Complex and Gym
- Childcare and after-school facilities
- Primary Care Centre
- County and Branch Library
- Leitrim Genealogy Centre
- Playground
- Gym and Fitness Studio
- Ballinamore Boxing Club
- Ballinamore Golf Club
- Ballinamore Community Hall

Ballinamore has also seen the development of a number of projects in recent years which have availed of funding under various streams such as the Town and Village Scheme (T&V Scheme), the CLÁR programme and the Outdoor Recreation Infrastructure Scheme (ORIS). Such projects include:

- Upgrading of tourism and angling facilities, the undertaking of renovations at St. Felim's College, improvements to the Island Theatre and the repurposing of public areas under the T&V Scheme.
- The upgrade of recreational areas and landscaping measures within the town as well as

the development of the Blueway extension from Aghoo Bridge to Lock 4 along the Ballinamore and Ballyconnell Canal under the ORIS funding mechanism.

- Upgrade of the existing sports area at Scoil Chlann Naofa to a Multi-Use Games Area (MUGA) class facility and the installation of a large polytunnel and base to the Community Garden with the further installation of a separate Teaching Tunnel to be installed to allow for socially distanced training and other activities to take place.

In successfully securing funding and delivering on the relevant above projects, the contribution of Ballinamore Area Community Council, Ballinamore Tourism Ltd., Ballinamore Community Hall CLG and Waterways Ireland should be acknowledged. Further social and community development in Ballinamore is envisaged with the support of additional funding streams such as the RRDF where, as referenced previously, funding has been obtained for the proposed Junction Regeneration Project. This project will also provide valuable social and community infrastructure to the town with the provision of an artistic space for the promotion of local arts and crafts and a youth facility.

In terms of education provisions, Ballinamore contains one primary school, Scoil Chlann Naofa, with additional services in learning support and special education available within the school. For the 2020/2021 academic year, 181 no. pupils were enrolled within the school. In terms of secondary education, the Ballinamore Community School, opened in 2014, provides for a number of excellent school facilities in terms of classrooms, I.T. infrastructure, science laboratories, practical rooms, sports hall, gym, playing pitch and canteen on its campus. For the 2020/2021 academic year, 329 no. pupils were enrolled within the school.

Ballinamore Education Centre also provides for a number of skills and demonstration courses, typically evening courses catering for adult learning. Ballinamore is also well catered for childcare and early learning facilities, with a dedicated creche, pre-school and after-school premises within the town.

Ballinamore Settlement Plan – Social and Community Infrastructure Objectives

It is an objective of Leitrim County Council to:

BNE 19

Provide for the expansion and development of educational, social, community and recreational facilities in Ballinamore to provide for the needs of the resident community and that of the wider rural hinterland.

BNE 20

Facilitate and support the development of the former St. Patrick's Boys National School into a community childcare facility incorporating a crèche, preschool and after school services.

BNE 21

Facilitate and support the further development of the range of services and courses at Ballinamore Education Centre located in the former Technical School.

BNE 22

Facilitate and support the refurbishment and reuse of the former Courthouse for an appropriate community/heritage use.

BNE 23

Explore the development of the identified 'Open Space' to the north of the town off Fohera Lane as a town park creating a green route, with pedestrian and cycle linkages to the town centre.

2.8 Infrastructure

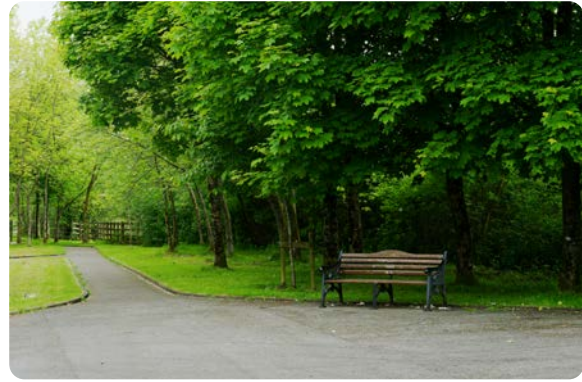
2.8.1 Wastewater

The Ballinamore wastewater treatment plant is designed to collect and treat effluent from a population equivalent (P.E.) of 2,000. The 2020 Irish Water Annual Environmental Report indicates a remaining capacity of 552 P.E. Accordingly, given the substantial level of remaining capacity within the wastewater treatment plant, its design capacity is not expected to be exceeded within the lifetime of this plan.



2.8.2 Water Supply

Water supply for Ballinamore is served by the South Leitrim Regional Water Supply Scheme (SLRWSS) which abstracts raw water from the River Shannon for treatment at the SLRWSS treatment plant at Priest's Lane, Carrick-on-Shannon. As part of Irish Water's National Water Resource Plan (NWRP) it has been assessed that the SLRWSS, which supplies a number of other towns and villages in the South Leitrim catchment, including the key town of Carrick-on-Shannon, may require further investigative studies or interventions to facilitate significant new connections to the network. It is anticipated that ongoing and planned minor upgrade works, as well as leakage reduction activities, will provide capacity to accommodate growth in the short term. However, an upgrade at the SLRWSS water treatment plant may be required in order to accommodate the targeted growth in the towns and villages of the catchment, as set out in the Core Strategy of this plan, over the full plan period. It is envisaged that this would be undertaken in the 2025-2029 Investment Plan period, subject to funding approval.



Ballinamore Settlement Plan – Infrastructure Objectives

It is an objective of Leitrim County Council to:

BNE 24

Maintain and enhance accessibility to and within the town centre in respect of pedestrian and cycle access, public transport and car parking, with particular regard to the needs and access for people with disabilities.

BNE 25

Identify suitable locations for EV public charging points and encourage their delivery within the life of this development plan.

BNE 26

Protect the flood zones identified on the Ballinamore Land Use Zoning Objectives Map from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) or any superseding guidelines and circulars.

BNE 27

Extend footpaths and street lighting to the extent of the settlement plan envelope on the Carrigallen Road (R204).

BNE 28

Develop a pedestrian and cycle link including traffic calming measures from An Cuan apartment complex on the Golf Links Road to the town centre.

BNE 29

Extend footpath and public lighting from the town to connect to Oughteragh Graveyard outside of the development envelope of Ballinamore.

BNE 30

Provide lighting and ducting and widen existing footpath along the R202 regional road at Ardrum.

BNE 31

Provide a new safe pedestrian and cycling link between the existing greenway and Ballinamore at Aghoo.

BNE 32

Seek the provision of an access junction within the lands zoned *Low Density Residential* on the western side of the R202 (Park Road) with a view to facilitating an access road from the R202 to undeveloped lands west of these *Low Density Residential* zoned lands and to backlands north of the town centre. Such an objective shall reserve a minimum width of 15 metres to provide adequate pedestrian and cyclist facilities along with road access.

BNE 33

Permissible uses for undeveloped lands within Flood Zones A and B that are zoned *Tourism Related Development* in this settlement shall be constrained to those 'water compatible' and 'less vulnerable' uses as appropriate to the particular Flood Zone (please refer to the Flood Risk Management provisions in Volume I of the Plan and to the accompanying Strategic Flood Risk Assessment (SFRA)).

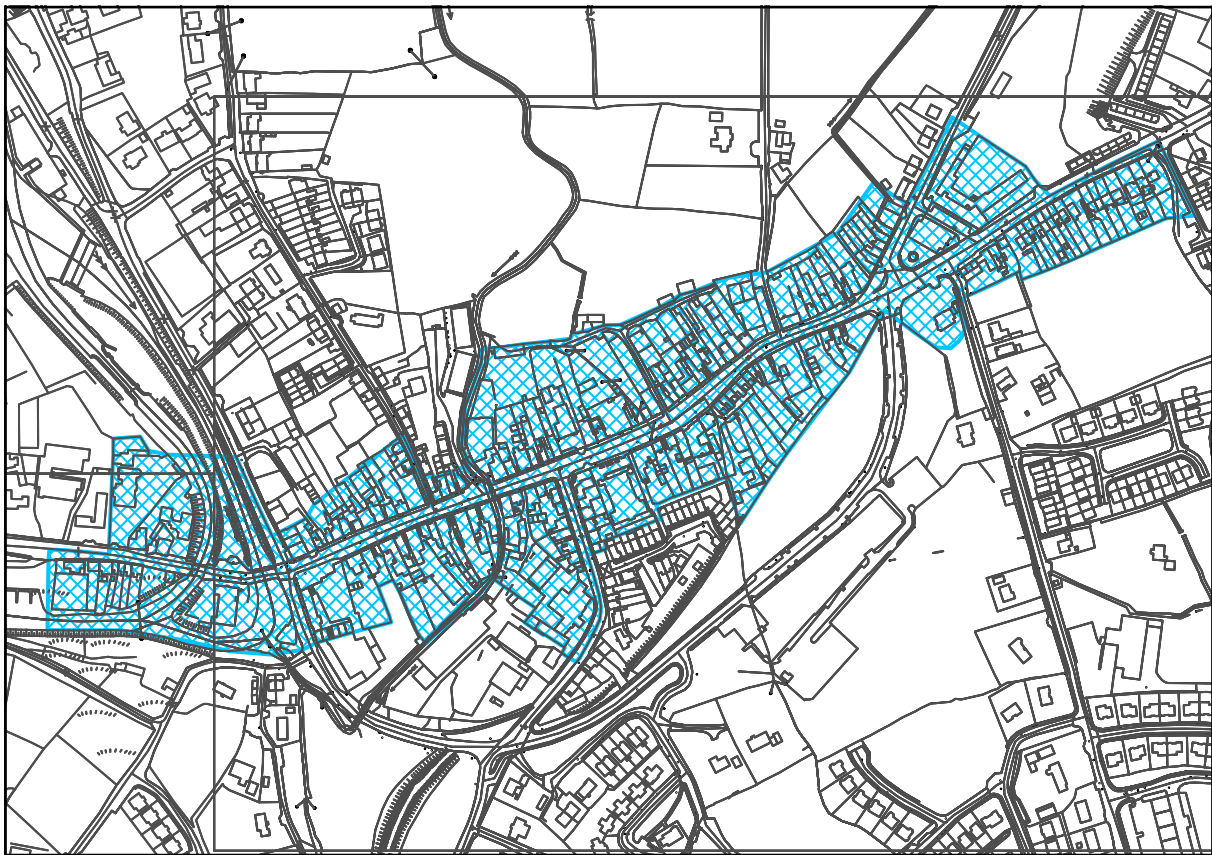
2.9 Built Heritage

As outlined previously, Ballinamore contains a number of impressive buildings and structures which are individually of a high built heritage value, with the town centre being the predominant location for such structures.

Some of these structures are of sufficient architectural heritage value to be designated Protected Structures under this plan, with a number of buildings also being identified within the National Inventory of Architectural Heritage. Such structures include Oughteragh Church (Col), the Former Railway Station/ St. Felim's College, the former Court House and St. Patrick's Church (RC). Within its wider environs,

Ballinamore contains a number of fine period buildings with notable examples being 'Maryville', a detached two-storey three-bay house built c. 1930, the Convent of Mercy, a three-storey six-bay convent built in 1916 and the former Roman Catholic Church on Chapel Lane, now used as a furniture store and builders providers.

Figure 2.2: Ballinamore Architectural Conservation Area



Collectively, these elements also combine to produce a rich heritage value, unique character and sense of place for the town centre, which is recognised in this plan with the town centre designated as an Architectural Conservation Area (ACA). The extent of the ACA for Ballinamore is set out in Figure 2.2.

Reflecting its significant historical standing, Ballinamore also contains a number of recorded monuments and significant articles of the past. These include evidence of a number of ringforts or *raths* and enclosures within and surrounding Ballinamore and highlights the history of settlement in this area.

Ballinamore Settlement Plan – Built Heritage Objectives

It is an objective of Leitrim County Council to:

BNE 34

Promote and enhance existing archaeological, built heritage elements associated with Ballinamore and to ensure their protection.

BNE 35

Support the development of a dedicated Ballinamore Heritage Trail and associated signage, map and smart device app in conjunction with the local heritage group, private landowners and other stakeholders.

BNE 36

Protect and maintain the Architectural Conservation Area (ACA) in Ballinamore and the buildings contained therein. Development proposals that would undermine the setting and interpretation of any structure located within the ACA will not be permitted.

2.9.1 Natural Heritage

Ballinamore and its surrounding area contains a number of high-quality natural heritage assets, many of which have an intrinsic value for tourism development, both for Ballinamore but also for the county as an integral feature of a network of natural heritage assets on offer throughout the south of the county. A notable feature of this is the Ballinamore Canal which forms an integral element of the Shannon-erne Waterway route. Whilst the canal is a man-made feature, it provides an excellent conduit for accessing the rich natural heritage assets such as lakes, nature trails and excellent landscapes which surround Ballinamore and its wider hinterland.

In terms of green spaces within the town, Ballinamore is well connected by several pocket parks, linear green spaces and civic plazas which offer interesting breaks in the street scene and are well-landscaped with mature tree planting schemes and seating in a number of areas. Parking in areas fronting these spaces screens these spaces from view and restricts views from these spaces, reducing the overall visual aesthetics and quality of these spaces. The town is also well served by the canal bank walk which provides excellent recreational space as well as high-functioning ecological corridors for flora and fauna along this route.

The landscape surrounding Ballinamore is characterised by drumlin geological formations, producing a scenic area of soft rolling terrain, woodlands and lakes. In terms of landscape character, Ballinamore is situated within the Ballinamore Loughlands Landscape Character Area (LCA), as determined in the Landscape Character Assessment, which was reviewed in 2020 and remains a key component of this Plan. This LCA is characterised as comprising of a landscape of pastoral farmland and many small loughs and an area of drumlin hills and loughs fed by stream draining the surrounding uplands, with the River Erne dominating the drainage pattern of the area. Additional characteristics include an intricate pattern of small-scale fields, relatively well wooded landscapes comprising broadleaf woodland and hedgerows with some tracts of commercial forestry. To the east of Ballinamore lies an Area of High Value Amenity (AHVA) in Lough Garadice and Environs (B10 AHVA) which provides considerable scenic quality due to its natural beauty with the large Lough Garadice and islands as the main focal point. The setting for the lake comprises drumlin farmland which is intact and in good condition and features hedgerows and clumps of deciduous natural and semi natural woodland.

There are no designated sites within the plan area for Ballinamore. The nearest such sites are the proposed Natural Heritage Area, Corduff Lough (pNHA), which is located approximately 3.6km northeast of the town, and Cromlin Bridge Wood (pNHA), situated approximately 3.8km southwest of the town. The nearest European designated site of ecological importance is Cuilcagh-Anierin Uplands Special Area of Conservation (SAC) which is also designated as a NHA site and is located approximately 7.2km northwest of Ballinamore.

Ballinamore Settlement Plan – Natural Heritage Objectives

It is an objective of Leitrim County Council to:

BNE 37

Liaise with the relevant stakeholders to promote and enhance the environmental and ecological value of natural and semi-natural green spaces and habitats within and surrounding Ballinamore.

BNE 38

Investigate measures to increase connectivity between Ballinamore and natural heritage assets within its wider area with an emphasis on sustainable forms of transport.

2.10 Tourism Development

The economy of Ballinamore is highly dependent upon services, agriculture and the tourism industry.

The town and environs are served by a range of guesthouses, hotels and self-catering accommodation and the town continues to develop as a tourism destination. The Shannon-Erne Waterway proves an obvious attraction for visitors, with many visiting the town via this key piece of tourism infrastructure, with mooring points in numerous locations along the canal. Much of the tourism market is focused upon activity holidays, but there is also a significant draw to the area from returning emigrants tracing their ancestry in the Genealogical Centre. Visitors to the town also have a range of festivals to choose from throughout the year. The Glenview Folk Museum, 3km southwest of the town, is an important asset to the area.

Given the amount of high-value natural assets within its locality, Ballinamore is well placed to capitalise on tourism-related enterprises which, has been a growing sector in Ballinamore. The town acts as a key focal point along the Shannon-Erne Waterway, with the potential to further enhance the network of active travel-related tourism through the future development of the Greenway project along the former Cavan Leitrim rail line, linking Dromod with Belturbet in Co. Cavan via Mohill and Ballinamore. Significant progress has taken place in delivering this greenway, with a 2.3km section already constructed from Ballinamore to Corgar Lake and Part 8 planning approval in place for a further extension of this route from Corgar Lake to Aughawillan. An existing section of greenway is already in place from Ballyconnell to Ballyheady in Co. Cavan, which runs alongside the Shannon-Erne Waterway.

The completion of the greenway would further reinforce Ballinamore as a key tourism hub. This will significantly raise the tourism profile of Ballinamore even further and would build upon existing tourism activities in the area such as trail walking/hiking, angling, horse riding, cycling and water activities and provide further impetus for new tourism-related development such as guesthouses, camping facilities, hotel and hostel accommodation as well as in other service sectors such as retail, pubs and restaurants.



The former St. Felim's School/railway heritage buildings and site are owned by Leitrim County Council, with the Council working in partnership with the Ballinamore Area Community Council Town Team, Local Enterprise Office, North Connaught Youth Services and Leitrim Art School. The Junction project will provide space for a Digital Hub, Youth Space, and an Art School. It will also serve as a beautiful public realm outdoor space incorporating the trail head for the demonstration stretch of the Cavan and Leitrim Greenway, which will run through the actual site. The former railway platform and yards will be transformed into a magnificent, shared space enabling a fusion of creativity between entrepreneurs, young people, artists, and visitors.

This plan also seeks to explore the development of a walking/hiking trail exploring the Sliabh an Iarainn "*Tribe of the Gods Trail*" theme which is based on the Irish myth of the *Tuatha Dé Danann* who are believed to have originated on the Sliabh an Iarainn Mountain. They were seen as the "*Tribe of the Gods*", and this could be incorporated into the trail. The proposal would seek to base such a trail on the successful Cuilcagh 'Stairway to Heaven' trail on the border of Counties Cavan and Fermanagh. Such a facility would form a key attraction to the wider area which would increase the footfall to the other many attractions already in the area such as the Shannon Erne Waterway, angling, *Poll an Easa* Waterfall, Glenview Museum and the new greenway being developed.

Ballinamore Settlement Plan – Tourism Development Objectives

It is an objective of Leitrim County Council to:

BNE 39

Support and promote Ballinamore as a tourism hub having regard to its accessibility to key tourist destinations in the region including proximity to natural amenities and recreational opportunities including the Shannon-Erne Waterway, the Cavan Leitrim Greenway and the Shannon Blueway.

BNE 40

Provide for the enhancement of tourism and amenity facilities within Ballinamore where appropriate and to facilitate leisure tourism/ amenity proposals subject to the preservation of the natural amenity of the area. Ensure that development proposals do not give rise to adverse impacts on the receiving environment.

BNE 41

Collaborate and liaise with Cavan County Council, Waterways Ireland and other relevant stakeholders in further promoting and developing the Cavan-Leitrim Greenway as a key tourism asset for the local community and county with the potential to further develop this project as part of a wider regional and national network of greenways.

BNE 42

Further develop Ballinamore's considerable tourism potential for Slow Adventure, activity tourism, outdoor activities, engagement with different types of heritage and culture and linking to other south Leitrim attractions like the Shannon-Erne Waterway, Cavan-Leitrim Greenway and the Shannon Blueway.

BNE 43

Seek to incorporate a tourism information and visitor interpretation centre with the redevelopment of the former St. Felim's College and Ballinamore Railway Station site to showcase the tourism attractions and assets in Ballinamore and the wider area as well as acting as a key tourism hub for the Cavan-Leitrim Greenway project with the existing Ballinamore-Corgar section of the greenway incorporating this site, which is proposed to extend further onto Aughawillan.

BNE 44

Encourage and assist in the development of water-based activities along the Shannon Erne Waterway which flows through the town.

BNE 45

Assist Ballinamore Area Community Council in the provision of enhanced visitor facilities at *Poll an Easa* Waterfall Viewing Deck on lands within their ownership.

BNE 46

Explore, in conjunction with Ballinamore Area Community Council, the development of the Sliabh an Iarainn "Tribe of the Gods Trail". Such consideration would include the undertaking of the required environmental assessments of any such proposal having regard to the Cuilcagh - Anierin Uplands being a Special Area of Conservation.



2.11 Opportunity Sites

As outlined in the Core Strategy of this plan, national and regional planning policy in the form of the NPF and the RSES places considerable emphasis on the overarching development goal of 'compact growth', whereby the focus for new development within our settlements should ideally be within the existing built-up footprint thereby making more efficient use of existing services and negating the need for private car transport to the maximum extent possible.

Accordingly, this approach requires the identification of suitable brownfield/infill sites, known as 'Opportunity Sites' in this plan, for targeted regeneration and development. In the case of Ballinamore, 3 no. Opportunity Sites have been identified as suitable locations with sufficient development potential to accord with the provisions of compact growth as outlined below.

Ballinamore Settlement Plan – Opportunity Site Objective

It is an objective of Leitrim County Council to:

BNE 47

Facilitate and promote the appropriate development of the Opportunity Sites identified in Ballinamore for appropriate uses that will contribute to the renewal, enhancement and regeneration of the town.

Opportunity Site 1: Site on lands adjoining St. Brigid's Street and The Line

This 1.4 ha site comprises of existing agricultural stores, builders providers and furniture shop on lands to the south of Main Street at a prominent location along St. Brigid's Street and The Line with excellent access points to this location. The subject lands are somewhat underutilised by their current use, particularly given the prominence of the central location within the town and their potential to accommodate a range of other, more appropriate land uses. Given their location, the lands afford excellent pedestrian connectivity to a range of services within the town centre and

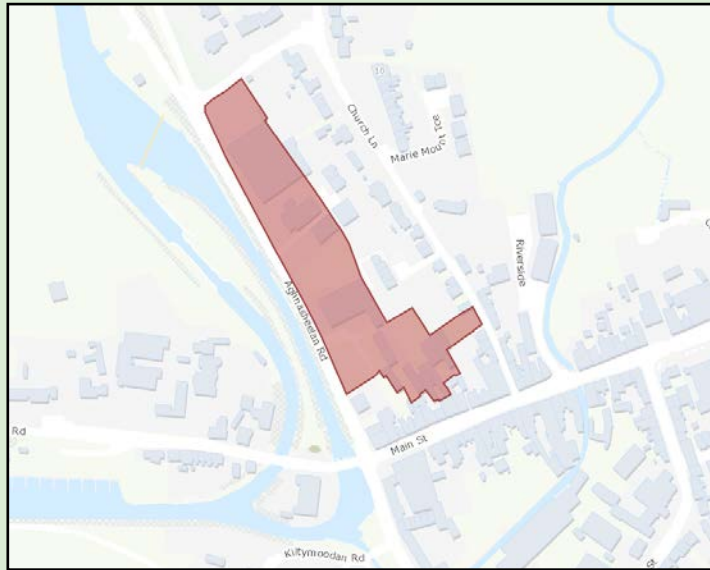


represent a viable and strategic development location to accommodate residential, commercial and mixed uses in accordance with the overarching aim of delivering compact growth to the built-up footprint of Ballinamore.

Given the strategic value of these lands to the overall development of Ballinamore, a key objective of this plan will be the redevelopment of the subject lands to accommodate a more suitable land use, such as residential, commercial or tourism-related uses or a mix thereof. The potential redevelopment of these lands should be informed by a masterplan with any potential development incorporating high architectural quality with appropriate massing and elevational treatment befitting the surrounding townscape and considerable environmental amenities of the general area. Identified heritage buildings shall be retained and the Planning Authority shall demonstrate a flexibility with regard to the acceptability of uses within such buildings being retained and repurposed.

Opportunity Site 2: Aughnasheelin Road

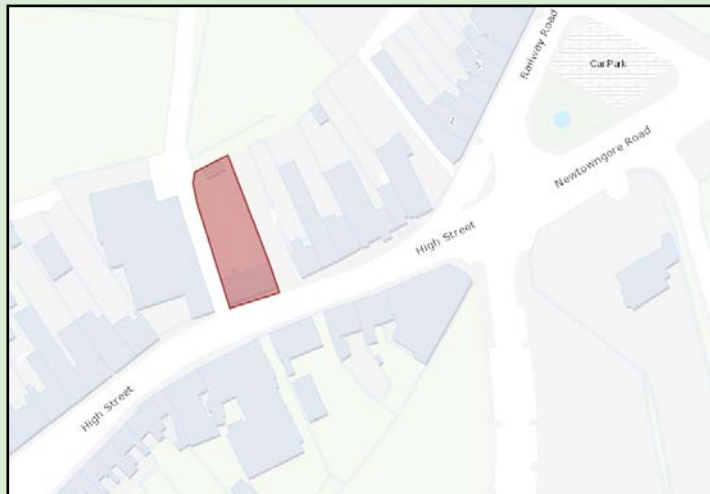
This Opportunity Site represents an area of 1.5 ha and comprises of existing manufacturing and light industrial units, some of which are currently vacant, and others are under utilised. The subject lands in general are considered underutilised by their current use, particularly given their prominence and location within the town and their potential to accommodate a range of other, more appropriate land uses to support the long term development of the town. The lands represent a viable and strategic development location to accommodate a mixed-use model of enterprise/commercial uses with residential uses on upper floors benefitting from the impressive views of the canal and amenities beyond.



The potential redevelopment of these lands should be informed by a Masterplan with any potential development incorporating high architectural quality with appropriate massing and elevational treatment befitting the surrounding townscape and considerable environmental amenities of the general area.

Opportunity Site 3: Former ESB Shop Unit on High Street

This plan seeks to explore the development of the identified 'Open Space' to the north of the town off Fohera Lane as a town park creating a green route, with pedestrian and cycle linkages to the town centre. The site is centrally located with the potential for good permeability. The site offers good amenity features with the river. As the area is located in an area at risk of flooding, only water compatible development proposals can be considered at this location. The development of these lands for amenity purposes would also have to identify a suitable vehicular access as Fohera Lane by virtue of its restricted width, gradient and lack of pedestrian facilities/street lighting would not be considered a realistic option without significant remodelling and acquisition of the adjoining vacant property (former ESB building). Any proposal to redevelop the former ESB shop building on Main Street would be required to provide enhanced access from Fohera Lane to the Main Street to include the provision of pedestrian facilities and street lighting.



3 Manorhamilton

3.1 Settlement Context

Geographically, Manorhamilton is located to the north of the county, approximately 26km east of Sligo and 40km west of Enniskillen.

As the second largest town in the county after Carrick-on-Shannon, Manorhamilton constitutes a key settlement for the county, providing for a range of key services for its immediate population and the wider hinterland within north Co. Leitrim. Manorhamilton is situated within an idyllic valley setting framed by the surrounding Dartry Mountains complex and associated mountains and uplands such as Crocknagapple to the north, O'Donnell's Rock/Boleybrack to the south, Dough Mountain and Saddle Hill to the east and Benbo to the west. Manorhamilton is positioned as a key focal point on the regional and local road network with its location on the N16 national primary route intersecting with the strategic R280 regional route which traverses the length of the county.

The town takes its name from Sir Frederick Hamilton, a Scottish planter who had seized the lands from the O'Rourke clan during the Plantations of Ireland under the reign of King James I, in the early 17th century. The Irish name for the town, Cluainín or Cluainín Uí Ruairc, means 'small meadow' or 'small meadow of the O'Rourke's', and provides a link to its pre-plantation history. A key historical focal point of the settlement are the remnants of Hamilton's Castle, built between 1634 and 1638 but was sacked by the Earls of Clanrickard in 1652.

The town contains a number of fine period buildings and other sites of historical significance such as the 17th century Star Fort, the former Market House on Main Street, the Glen's Centre on the New Line (former Methodist Church) and the former Courthouse on Castle Street which adds significantly to its character. Within its wider setting, the landscapes surrounding Manorhamilton contain some of the most visually significant and unspoilt natural settings in the county.



3.2 Settlement Function

Manorhamilton is designated as a Tier 2A Self Sustaining Growth Town under the Leitrim County Settlement

Hierarchy, with its function recognised as a 'self-sustaining' town with a moderate level of population, served by good transport links and playing an important role in supporting the social, economic and cultural life within its surrounding area and wider network of rural communities. The Settlement Hierarchy also recognises that Manorhamilton has the capacity for continued growth commensurate with its role and function. This designation, and associated function, reflects the longstanding role Manorhamilton fulfils within the County and wider region in providing for a good level of services, housing provision and employment generating uses to cater for immediate inhabitants and its wider hinterland with significant potential to develop even further in the future.



Manorhamilton Settlement Plan – General Objectives

It is an objective of Leitrim County Council to:

MHN 1

Promote and facilitate residential growth, the expansion of local employment options and of the range of services and facilities in tandem with the development of sustainable transport options to enable Manorhamilton to become more self-sustaining and fulfil its role as a Tier 2A Self Sustaining Growth Town in Co. Leitrim.

MHN 2

Make provision for sustainable communities in Manorhamilton by identifying sufficient and serviced land for new development, in particular housing, commercial, enterprise and employment, community and recreational uses.

3.3 Town Centre and Settlement Form

The layout of the town comprises of a relatively compact town centre largely defined by Main Street running in a south-east to north-west direction and continuing with Castle Street and intersected by the New Line/Sligo Road (N16) and Church Lane/Old Church Street (R280).

This layout, along with the largely residential Tea Pot Lane which offsets from the Main Street, has been the historical commercial centre of the town. The town retains a rich architectural heritage with a number of fine period buildings along Main Street and the approach roads leading to Main Street, with a number of Protected Structures present. Recessed off Main Street, and within the centre of the town, is the former Market House, a fine three-bay, two storey gable fronted building with a classical cut sandstone facade built in 1834 and which forms a key landmark building in Manorhamilton. The streetscape proportions of Main Street provide for a unique sense of enclosure, with a relatively narrow carriageway flanked by terraced buildings, typically two and three storey in height and comprising of three and four bay buildings.

The sense of enclosure is further reinforced by the provision of car parking bays predominantly on the northern side of the street, which operates on the basis of a one-way system on the Lower Main Street section. Haphazard on-street parking along Upper and Lower Main Street can lead to significant traffic congestion, particularly on Upper Main Street where passing space for cars is quite limited. Similarly, on the New Line and Sráid Sheáin Mhic Dhiarmada/ Castle Street, the provision of on-street car parking along these routes provide for limited passing space for through traffic. Dedicated car parks within the town centre are provided at a number of sites, most notably on Old Church Street (Big Brae) and the former Courthouse, with more recent additions in the form of a new car park between the New Line and Sráid Sheáin Mhic Dhiarmada and at the W8 Centre which provides good access via a pedestrian link onto Main Street. The latter car park is a private car park.

Notwithstanding, the level of on-street car parking provisions within the town centre reinforce a car dominated environment which has a negative impact on the overall town centre environment and undoubtedly impacts on more active travel modes such as cycling and walking. The current parking provisions have led to difficulties in servicing of retail units, with informal service arrangements prevalent throughout, but particularly along Old Church Street. The Council are presently commencing a Public Realm Improvement Scheme which includes reimagining Old Church Street, and it is hoped that this will enhance the pedestrian environment of this key approach to the town centre.

Moreover, the overall streetscape within the town centre would benefit from a number of further enhancement measures with an emphasis on promoting more active forms of travel and in accordance with good practice urban design treatments detailed in the Design Manual for Urban Streets and Roads. Such measures would improve the overall attraction of the town centre and reduce the visual dominance of private cars and parking. In this regard, the Council has secured funding of €1.61 million through the Rural Regeneration Development Fund for the delivery of a suite of transformative regeneration measures in the town centre with the objectives of enhancing the quality of the existing streetscapes and strengthening the town's physical and commercial infrastructure. Key areas targeted for regeneration within this programme of works include public realm works at the Market Square, on Old Church Street, provision of an off-street car park in the town centre and reimagining of the employment and enterprise lands off Park Road.

The town centre also contains a number of vacant units, particularly along Main Street, which has seen a number of key anchor businesses and services such as Ulster Bank, An Post and most recently, Bank of Ireland, all vacate their premises in recent years. Traditional footfall within the town centre has now been displaced to the Supervalu complex off Upper Main Street, which provides for convenience and comparison shopping as well as the relocated post office and restaurant at first floor level.

The re-use and re-development of existing vacant or underutilised buildings and sites will be particularly encouraged for appropriate town centre uses to create a compact and vibrant town centre. The vernacular building stock and shopfronts shall be respected and retained as they contribute to the town's identity and sense of place. To ensure the viability of the town in attracting business, residents and tourists, it is imperative that new development be consolidated within the built-up footprint of the town on infill, brownfield, underutilised and vacant sites. The completion of the W8 Centre serves as an excellent example of a positive regeneration scheme on vacant backland/underutilised properties which provides strong linkages to Main Street. This Plan seeks to ensure that the defined core retail area is a diverse urban centre, with a mix of commercial, retail, community, and residential uses present. The Plan supports the redevelopment of similar backland sites and the creation of linkages to the town centre with the area accessed off the Commons Lane, to the west of Main Street identified for this purpose.



In terms of the overall settlement form of the town, Manorhamilton has experienced a significant level of commercial and residential development over the last twenty years which have greatly influenced its current settlement layout. Principally, this level of development was focused on edge of town greenfield sites, with higher density housing schemes such as Clooneen Park, Cluain Óir, Screeney Manor and Benview Park. This contrasted with the previous trends of ribbon development extending on the approach roads into the town and has now resulted in a more contained settlement layout in comparison to the more linear, sprawl form witnessed in the 1990s and earlier. Whilst a number of residential units developed in this period remained vacant after having been constructed, the undersupply of residential development in recent years has seen high levels of occupancy amongst this housing stock.

Manorhamilton Settlement Plan – Town Centre and Settlement Form Objectives

It is an objective of Leitrim County Council to:

MHN 3

Facilitate the re-use and development of existing vacant and underutilised buildings and sites for town centre uses to create a compact, vibrant town centre.

MHN 4

Fully implement the public realm improvements to the town centre identified in the successful Rural Regeneration Development Fund (RRDF).

MHN 5

Explore the provision of effective and safe means of segregating pedestrians from motorised traffic at Buckard's Bridge on Castle Street. Any potential design solution shall have regard to the heritage value of the bridge and former Court House perimeter walls which adjoin the western parapet of the bridge.

MHN 6

Examine the potential of developing a connection, with consideration given to vehicular, pedestrian and cycling modes, from the New Line adjoining Gurn's Milestone Bar and the Glens Centre to the W8 Centre with the aim of unlocking potential backland development with a focus on delivering good quality public realm treatments, lighting, art works, etc. and marketing this area as a cultural and artistic quarter within the town.

MHN 7

Support the undertaking of environmental and public realm enhancement works and initiatives to visually enhance the streetscape on the approach roads to the town seeking to ensure that such improvements promote a culture and arts theme approaching and leading to the Glens Theatre and the Sculpture Centre.

MHN 8

Explore measures to address a more effective means of traffic mobility throughout the town with an emphasis on devising a management plan for traffic flows on Main Street, the New Line and Sráid Sheáin Mhic Dhiarmada and improving pedestrian access to existing car parks within the town centre.

MHN 9

Encourage the redevelopment of backlands along Main Street to provide for a more consolidated town centre with improved pedestrian permeability to these locations from Main Street.

MHN 10

Promote walking and cycling for daily activities, trips to school, creche, local shops and town centre jobs to the maximum extent practicable and drawing on funding opportunities presented through the Active Travel programme. In this regard:

- Review routes from existing and new residential communities and develop traffic calming to create safer walking and cycling from the existing areas to the town centre.
- Explore the development of new walking/cycling routes between existing residential areas, to link the existing and new communities, to the town centre.
- Explore the development of the amenity walking/cycling route to the west of the town, linking existing and new residential areas, and potential links to a new town park.

3.4 Population

Manorhamilton recorded a population of 1,466 persons in the 2016 Census of Population which reflected a modest increase on the population recorded for the town in 2011 (+9.7% increase).

Notwithstanding, Manorhamilton had previously experienced significant population increases in the two preceding censuses, although the town witnessed a population decline in 2002 of -8% from the 1996

census recording. Since 2002, the population of the town has increased by approximately 58.1% in the period to 2016.

Table 3.1: Manorhamilton Population 2002-2016

Year	Population	% Change From Previous Census
2016	1,466	+9.7
2011	1,336	+15.4
2006	1,158	+24.9
2002	927	-8.0

Source: CSO Census of Population 2002-2016

Whilst this plan will predate the publication of the Census 2022 results, it is encouraging that Manorhamilton has retained its population base between 2011-2016 during a period which coincided with significant population decline in a number of settlements across the country as a result of the downturn in the national economic landscape at the time and which triggered significant economic migration of the population to larger economic settlements and indeed, countries.

The challenge, therefore, is to further sustain and enhance the level of housing, community infrastructure service provisions within Manorhamilton in anticipation of increases in population since 2016, and in line with housing and populations targets for Manorhamilton as established in the Core Strategy of this Plan.

3.5 Economic Development

Economic development within Manorhamilton is commensurate with the status of the town as a key county and regional settlement with a number of self-sustaining characteristics.

In this regard, the economy of the town maintains a strong local industrial employment base, with Mirror Controls International (MCI), Merenda and Elasto Metall notable employers in this sector contributing to the local economy. Manorhamilton also retains a large public sector presence within the town, most prominently in the form of the Health Service Executive (HSE), with its National Recruitment Services department centralised in Manorhamilton since 2009. Other prominent public sector employers include Our Lady's hospital, St. Clare's Comprehensive Secondary School, St. Clare's Primary School, An Garda Síochána and the Department of Social Protection. Moreover, the town centre accommodates a number of small to medium-scale convenience retailers, professional service companies, public houses and restaurants/ takeaways. These local employers and service providers make a valuable contribution to both the economic and social infrastructure of the town, supporting the local economy. The agricultural sector is also well represented and supported in the town with the Manorhamilton Livestock Mart and Kilsnett Co-operative key establishments within the wider region, both supporting the agricultural sector.

The economic portfolio of the town has also been enhanced in recent years through increased investment in tourism-related economic activity, principally through the establishment of the W8 Centre on Church Lane which provides a tourism, artistic and cultural hub within the town centre in the form of tourism accommodation, a restaurant and creative workspaces with the potential for additional uses. Manorhamilton has had a longstanding history and reputation for accommodating the cultural and arts sector, with the Leitrim Sculpture Centre and the Glens Centre theatre prominent venues in hosting a number of cultural events and performances throughout the year. Moreover, a number of start-up business and enterprises are operating within the town, with the established remote working hub (Manor Hub), providing excellent hot desk and conference facilities for such businesses as well as further networking opportunities and associated synergies.



It is acknowledged that Manorhamilton is within the employment catchment of Sligo where more established services and industries and greater economic opportunities overall are located given its scale. Notwithstanding, further development of the economic potential of Manorhamilton is envisaged in this plan by supporting and further developing the existing economic profile within the town. Moreover, the post-Covid-19 pandemic trend of blended working from home practices with traditional workplace patterns has the potential to reinforce existing commercial and service providers in the town as well as creating new opportunities for economic development. As such, this plan contains a number of development policies to facilitate and support increased economic development within the settlement.



Manorhamilton Settlement Plan – Economic Development Objectives

It is an objective of Leitrim County Council to:

MHN 11

Strengthen the economic base and employment generating potential of the town by supporting existing businesses and encouraging new enterprises, ensuring it is a viable service centre for the surrounding rural area

MHN 12

Maximise remote working opportunities in Manorhamilton building on the considerable work already undertaken at the Manor Hub. In the event that additional space is required for remote working, repurposing the vacant commercial properties in the town for this function should be given primary consideration.

MHN 13

Engage with and co-operate with relevant employment agencies to attract inward investment and to facilitate job creation in Manorhamilton.

MHN 14

Provide for environmental enhancement measures in the form of landscaping, boundary and surface treatments to improve the aesthetic appeal and attractiveness of the Employment and Enterprise lands on Park Road having regard to the surrounding residential land uses within the area.

3.5.1 Retail

Manorhamilton has a relatively compact town centre and commercial core, mainly comprising of Upper and Lower Main Street and the New Line. However, there are some significant retail developments which lie outside the defined retail/commercial core, most notably Kilasnett Co-operative and McCormack Service Station on the Sligo Road (N16), the latter of which also contains a significant level of convenience retail floorspace, and Mullins Service Station on the New Line (N16). Manorhamilton fulfils a key role within the retail hierarchy of the county as a designated second tier retail centre, providing a range of convenience and comparison retail provisions for its inhabitants and its wider hinterland area. However, the proximity of the town to larger competing retail centres, and in particular Sligo and Enniskillen, as well as the changing dynamic from traditional retail practices to more online retail activity and changes in consumer behaviour have resulted in high levels of vacant retail floorspace which can have an adverse impact on the vitality and vibrancy of a town centre. This is particularly evident in the commercial core of the town, where a number of high-profile businesses have closed such as Ulster Bank, Bank of Ireland and the Central Hotel resulting in visible levels of commercial vacancy within the commercial core. The completion of the W8 Centre from a previously longstanding vacant commercial property illustrates the positive impact reusing and revitalising vacant commercial units has on the overall town environment.

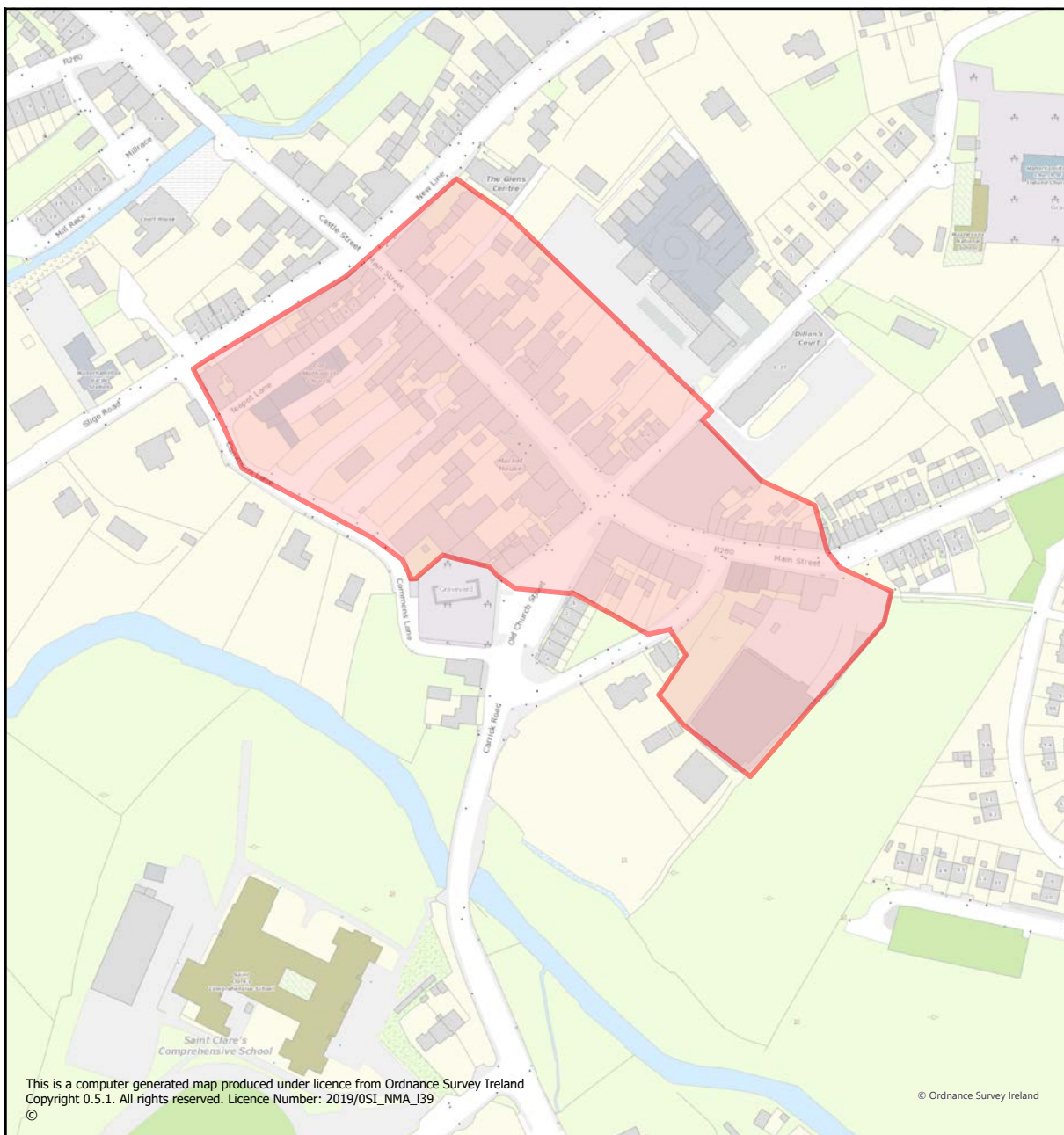
The most recent retail survey indicates 61 no. active retail businesses comprising a convenience floor area provision of 1,096m², comparison floor area of 298m² and 500m² attributed to bulky goods. The town has a reasonable mix of retail services, including bars and restaurants, although there is a distinct lack of comparison goods outlets or bulky goods outlets presently operating in the town. This should not be surprising for a town approximating 1,500 population and its proximity to Sligo, a large urban centre in particular. The town was well-served by financial institutions although the loss of Ulster Bank and recent closure of Bank of Ireland leaves only AIB Bank, the Credit Union and An Post with a financial presence in the town. Retail activity within the town is primarily centred on SuperValu, the main convenience store in the town. Manorhamilton 'Farmers' Market' takes place every Friday (from 10 a.m. to 2 p.m.) in the grounds of the Bee Park Resource Centre. The development of new retail units in Manorhamilton should only be considered where existing buildings are considered inappropriate for such a use. There is a need to remodel the space fronting Market House, as it is considered that this

space has become underutilised, lacking function and redundant. This fact is emphasised by the location of the 'farmers' market' in the Bee Park Resource Centre car park, rather than the town centre. The RRDF Scheme will reimagine the physical space providing adaptation of use in the future.

There were no planning applications lodged which impacted on retail provision over the course of the previous Development Plan. There is an extant planning permission on an edge of town site to develop a new convenience supermarket (1,534 m²) with an extension of duration having been permitted.

It is considered that the provision of competition to SuperValu would be welcomed by the Planning Authority and the site shall be reserved for this use in the land use zoning strategy for the town. The loss of the Post Office from the Main Street to SuperValu resulted in the loss of an important function for the town centre along with the closure of Bredin's shop on Main Street. It is noted that 3 no. permitted retail units within the W8 centre are now in use as restaurant/café use although they were never opened as retail units. There was another change of use from laundrette to take-away although insignificant in overall terms.

Figure 3.1: Manorhamilton Core Retail Area



Manorhamilton Settlement Plan – Retail Development Objectives

It is an objective of Leitrim County Council to:

MHN 15

Encourage the expansion of the retail and service base in Manorhamilton town centre commensurate with its position in the county retail hierarchy, to serve the town and its wider hinterland.

MHN 16

Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses, with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.

MHN 17

Seek the maintenance and improvement of shopfronts within the town centre. Proposals for new shopfronts should be sensitively designed with regard to their location within the streetscape and in accordance with the Leitrim County Council Guidelines on Shopfront Design, October 2003 or replacement guidelines over the life of this Plan.

3.6 Residential Development

Given its designation as a Tier 2A *Self Sustaining Growth Town* under the Leitrim County Settlement Hierarchy, Manorhamilton is seen as a key centre for accommodating future residential development over the plan period.

Manorhamilton is proposed to accommodate an additional 97 no. residential units for the period 2022-2028. Accordingly, the Core Strategy of this plan has identified a quantum of 9.6 ha of New Residential zoned lands within Manorhamilton to accommodate this projected housing target. The majority of these lands comprise of infill sites such as lands located adjacent to the 'Old Orchard' residential scheme

between Creamery Road (R280) and Castle Street (Amorset), along the Skreeney Road (R282) and north of Clooneen Drive along Creamery Road. Further New Residential zoned lands are identified to the east of Monk's Row extending towards the existing Taobh na hAbhann residential scheme, and lands to the south of the existing Glen Eoin residential scheme offset from the Enniskillen Road (N16).

Manorhamilton Settlement Plan – Residential Development Objectives

It is an objective of Leitrim County Council to:

MHN 18

Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential areas and in appropriate brownfield/infill areas to meet the needs of the population of Manorhamilton and in line with the objectives and targets of the Core Strategy.

MHN 19

Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.

MHN 20

Promote and support innovative housing models for all sections of the community including live-work units, special needs housing, housing for older people and tourist accommodation

MHN 21

Facilitate access to allow for the future development of potential future residential sites with poor infrastructure connections in the interests of more sustainable compact growth development patterns over the lifetime of this Development Plan and beyond.

3.7 Social and Community Infrastructure

As reflected in its status within the overall Settlement Hierarchy for the county, and the wider hinterland it serves, Manorhamilton is well equipped in terms of social and community infrastructure.

Manorhamilton contains a number of 'soft' forms of social and community infrastructure in terms of well-established community and voluntary groups within the town such as the Manorhamilton Chamber of Commerce, Tidy Towns Committee, the Manorhamilton Foróige Juniors Club, Manorhamilton and District Historical Society, North Leitrim Women's Centre, North Leitrim Men's Group and North West STOP Support Services and the National Learning Network which serves to sustain the local and wider hinterland population and foster community spirit within Manorhamilton.

In terms of 'hard' social and community infrastructure, Manorhamilton contains a number of elements which support and sustain its immediate community as well as its wider hinterland by enabling people to access key services within their locality. Such community facilities and services within Manorhamilton include:

- Churches (St. Clare's (RC) and Manorhamilton Church (Col))
- Retail Provision
- Fire Station
- Glencar-Manorhamilton GAA Complex
- Childcare and after-school facilities
- Primary Care Centre
- Our Lady's Hospital
- Library
- Playground
- Gym and Fitness Studio
- Seán McDermott Boxing Club
- Manor Rangers Soccer Pitch and Astro Pitch
- Tennis Court
- Handball Alley

Manorhamilton has also seen the development of a number of projects in recent years which have availed of funding under various streams such as the Town and Village Scheme (T&V Scheme), the CLÁR programme and the Outdoor Recreation Infrastructure Scheme (ORIS). Such projects include:

- Improvements to the town centre; the development of a Destination Hub at Manorhamilton Castle; the development of a new public car park off the New Line and Sráid Sheáin Mhic Dhiarmada; and the upgrade of the website for the Manorhamilton Economic Forum under the T&V Scheme.
- The upgrade of speed safety signage, pedestrian crossing and road markings at Gaelscoil Chluainín, Castle Street; the provision of footpath improvements serving St. Clare's national school; and the restoration of the Manorhamilton Ball Alley under the CLÁR scheme. Further funding has been secured under this scheme for the upgrade of the Manorhamilton playground on the Fair Green to include the upgrading of equipment and installation of additional pieces of play equipment. This scheme will also provide for the development of a remembrance garden with covered seating, a picnic bench and landscaping.

In successfully securing funding and delivering on the relevant above projects, the collaboration between and contribution of the Tidy Towns Committee should be acknowledged.





In terms of education provisions, Manorhamilton contains three primary schools: St. Clare’s National School, the Mastersons National School and Gaelscoil Chluainín, which had 199, 25 and 62 pupils enrolled, respectively, for the 2020/2021 academic year. Manorhamilton also contains a secondary school, St. Clare’s Comprehensive School, which caters for a wide catchment of students in north Leitrim and west Cavan. The school provides for a number of

excellent school facilities in terms of classrooms, I.T. infrastructure, science laboratories, practical rooms, sports hall and playing pitch on its campus. For the 2020/2021 academic year, 492 no. pupils were enrolled within the school. Manorhamilton is also well catered for childcare and early learning facilities, with a dedicated creche, pre-school, and after-school premises within the town.

Manorhamilton Settlement Plan – Social and Community Infrastructure Objectives

It is an objective of Leitrim County Council to:

MHN 22
Provide for the expansion and development of educational, social, community and recreational facilities in Manorhamilton available to provide for the needs of the resident community and that of the wider rural hinterland.

MHN 23
Pursue the development of a green route to include pedestrian and cycle path on lands identified as ‘Open Space’ from Millhill Lawns on the N16 to the Carrick Road (R280). This will be subject to the consideration of the potential impact on the adjoining Owenmore River which forms part of the Lough Gill Special Area of Conservation complex.

MHN 24
Relocate the Fire Station to the site identified with a ‘Utility’ land use zoning objective on the Sligo Road.

MHN 25
Liaise with relevant stakeholders to secure improvements to the public transport system serving Manorhamilton.

MHN 26
Identify and develop in conjunction with local stakeholders an outdoor performance space within the town centre.

MHN 27
To facilitate the Department of Education in the development of a new Gaelscoil on the Creamery Road.

3.8 Infrastructure

3.8.1 Wastewater

The Manorhamilton wastewater treatment plant, which has been the subject of recent upgrade works conducted by Irish Water, is designed to collect and treat effluent from a population equivalent (P.E.) of 2,600. The 2020 Irish Water Annual Environmental Report indicates a remaining capacity of 403 P.E. Accordingly, given the level of remaining capacity within the wastewater treatment plant, its design capacity is not expected to be exceeded within the lifetime of this plan.

3.8.2 Water Supply

Water supply for Manorhamilton is served by the North Leitrim Regional Water Supply Scheme (NLRWSS) which abstracts raw water from Lough Gill for treatment at the nearby Moneyduff treatment plant. The treatment plant has been the subject of recent upgrade works reflecting a €8.4 million investment in the plant by Irish Water. As a result of these improvement works, there is sufficient capacity available within the Water Resource Zone (WRZ) to accommodate the growth projected for Manorhamilton and other settlements within the WRZ over the lifetime of this plan.

Manorhamilton Settlement Plan – Infrastructure Objective

It is an objective of Leitrim County Council to:

MHN 28

Maintain and enhance accessibility to and within the town centre in respect of pedestrian and cycle access, public transport and car parking, with particular regard to the needs and access for people with disabilities.

MHN 29

Identify suitable locations for EV public charging points and encourage their delivery within the life of this development plan.

MHN 30

Protect the flood zones identified on the Manorhamilton Land Use Zoning Objectives Map from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) or any superseding guidelines and circulars.

MHN 31

Investigate hydroelectric and biomass-based energy opportunities in conjunction with local stakeholders.

MHN 32

Bring forward initially through design the extension of the existing footbridge to footpath providing improved access to town centre and school and then through the necessary planning consent process and to construction subject to the availability of the necessary funding.

MHN 33

Advance the provision of footpath and public lighting in the town to ensure that all multiple housing developments are connected to the town centre.

MHN 34

Continue existing footpath and public lighting to the end of the ribbon development at Screaney (R282 Rossinver Road).

MHN 35

Connect SLNCR greenway recreational amenity to town centre including installation of footbridge.

3.9 Built Heritage

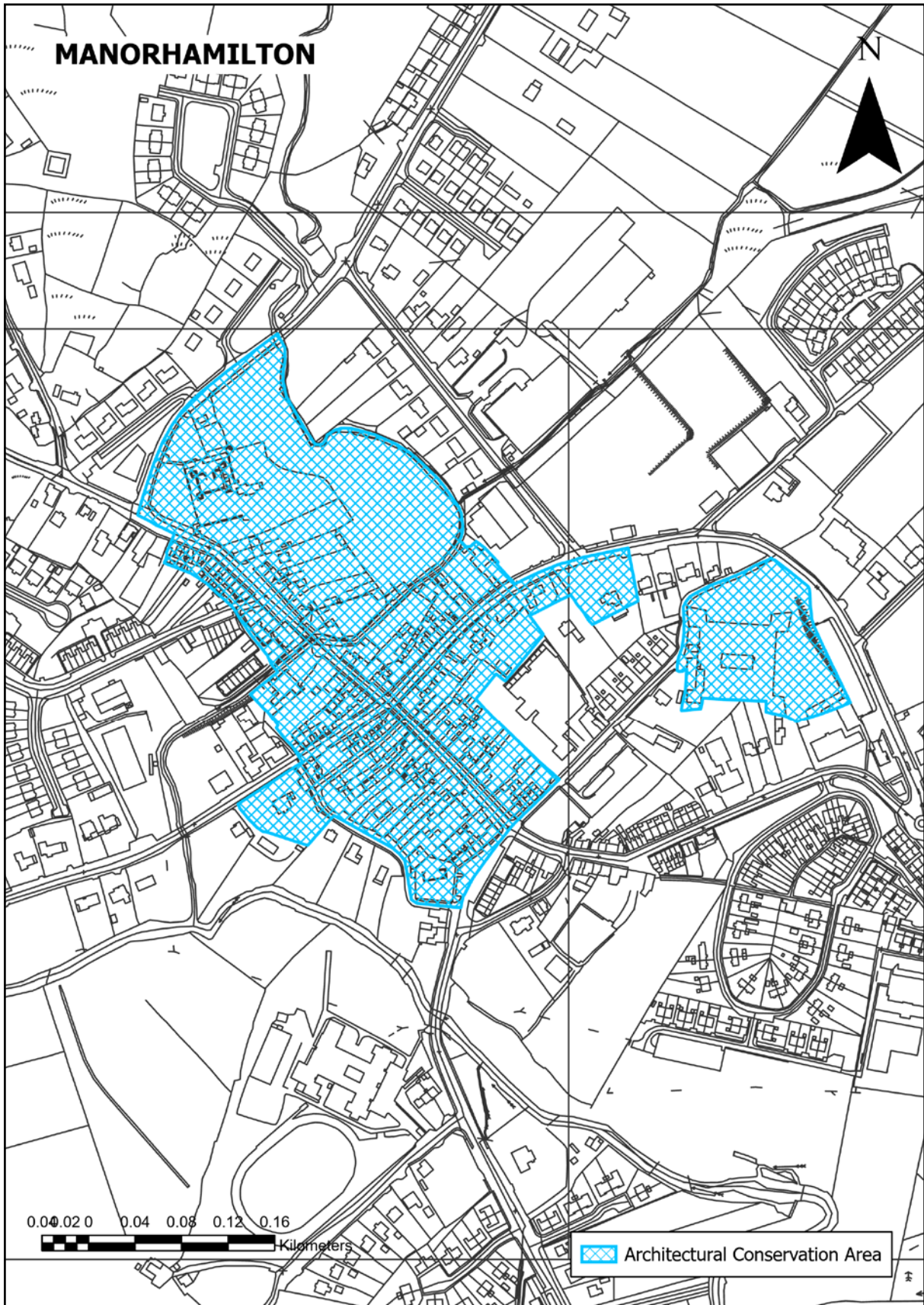
As outlined previously, Manorhamilton contains a number of impressive buildings and structures which are individually of a high built heritage value with the town centre being the predominant location for such structures.

Some of these structures are of sufficient architectural heritage value to be designated Protected Structures under this plan, with a number of buildings also being identified within the National Inventory of Architectural Heritage. Such structures include a number of institutional buildings such as St. Clare's Church (RC), Manorhamilton Church (CoI), the former Market House, the former Court House and the Glens Centre (itself a former Methodist Church). Manorhamilton also contains a number of fine period buildings, most notably along Castle Street which contains a number of terraced two bay, two storey artisan dwellings which are protected structures.

Other examples of the fine built heritage within the town are a number of period buildings, typically residential in use, situated on larger plots. Such examples include the parochial houses affiliated with both St. Clare's Church (RC) and the Manorhamilton Church of Ireland, Prospect House on the New Line and the former steward's cottage situated within the grounds of Manorhamilton Castle. The town core also contains a number of fine terraced buildings, particularly along Main Street and typically comprising of two-three storey terraced buildings which are generally well maintained and in use as residences or commercial properties and make an important contribution to the overall built heritage value of the town.



Figure 3.2: Manorhamilton Architectural Conservation Area





Collectively, these elements combine to produce a rich heritage value, unique character and sense of place for the town centre, which is recognised in this plan with the town centre designated as an Architectural Conservation Area (ACA). This designation also extends to the areas incorporating the Castle Street/Manorhamilton Castle area and the lands accommodating the existing Church of Ireland and former Star Fort. The exact extent of the ACA for Manorhamilton is set out in Figure 3.2.

Reflecting its significant historical status, Manorhamilton also contains a number of recorded monuments and significant articles of the past, most notably Manorhamilton Castle located on the northern edge of the town and the Star Fort, a fortified military bastion located on an elevated site built in the 17th Century and which surrounds the present Church of Ireland to the east of the town centre. Another notable record is the ruins of a former Church of Ireland church, built in the 1600s but abandoned in 1783, and its graveyard located on Old Church Street, southwest of Main Street. A number of other recorded monuments and artefacts of significant archaeological value, such as ringforts, enclosures and a *fulacht fia*, are located within the wider hinterland of Manorhamilton and reflect the rich history of the settlement.



Manorhamilton Settlement Plan – Built Heritage Objectives

It is an objective of Leitrim County Council to:

MHN 36

Promote and enhance existing archaeological, built heritage elements associated with Manorhamilton and to ensure their protection.

MHN 37

Support the development of a dedicated Manorhamilton Heritage Trail and associated signage, map and smart device app in conjunction with the local heritage group, private landowners and other stakeholders.

MHN 38

Encourage the repurposing/reoccupation of the former Courthouse, a Protected Structure with a suitable cultural/community use with the local community acquiring the building from the Court Service.

MHN 39

Protect and maintain the Architectural Conservation Area (ACA) in Manorhamilton and the buildings contained therein. Development proposals that would undermine the setting and interpretation of any structure located within the ACA will not be permitted.

3.10 Natural Heritage

As outlined previously, Manorhamilton is situated within an outstanding natural setting in terms of visual landscape quality and proximity to important ecological and environmental assets such as the River Bonet and Owenmore River.

The River Bonet flows in a north-south direction to the west of the town, with the Owenmore River traversing through the southern fringes of the town in an east-west direction meeting with the River Bonet which then flows to Lough Gill. Both of these systems have a strong influence on the development of the town, from a historical point of view but also in respect of future development within the settlement owing to modelled flood parameters associated with each river, as detailed in the Strategic Flood Risk Assessment (SFRA) which has informed this plan. There are also a number of smaller rivers and streams converging into the settlement, such as the Owenbeg River, and this reflects the topography of the settlement being situated at the foot of surrounding upland areas.

In terms of green spaces within the town, these are somewhat limited, with the area to the east of the Star Fort being the most prominent semi-natural amenity green space available. However, its topography, in rising sharply up to the Star Fort site, provides for limited amount of usability and accessibility for users of compromised mobility. The former Fair Green site, north of the castle has some value as a green space adjoining the existing playground, however its location at the juncture of Castle Street and the Rossinver Road (R282) and associated traffic from these routes undermines its amenity value. Accordingly, a key objective of this plan is to develop a new community park within the town that harnesses the innate natural heritage available in Manorhamilton but also provides valuable and accessible recreational amenity space across the community.

Similarly, there is a notable absence of tree planting along the streets of the town, with some notable exceptions on the New Line where there are some fine, mature trees in place, particularly surrounding the Methodist Church, Prospect House and the Parochial House (RC). It is acknowledged that the narrow street width of Main Street does not easily lend itself to incorporating a tree planting scheme along its route.

Notwithstanding this, there is merit for enhanced tree planting schemes to be incorporated within the town, particular on the approach into the town from the Carrick-on-Shannon road (R280) and along the Commons Lane and between the junction of the Commons Lane and Main Street along the New Line (N16) as part of more targeted visual improvements to the streetscapes of these areas.

In terms of landscape designations, Manorhamilton is situated within the Northern Glens and Central Lowlands & Lough Allen Landscape Character Area (LCA), as determined in the Landscape Character Assessment (LCA) for County Leitrim, and is characterised as undulating, drumlin farmed lowlands and glens visually contained by steep sided mountain uplands with rivers meandering along the length of the valley floor and featuring occasional loughs.

The landscapes to the northwest, west and south (Aroo, Glenade, Truskmore, Glencar and environs; Benbo; and O'Donnell's Rock and Boleybrack respectively) of Manorhamilton designated Areas of Outstanding Natural Beauty (AONBs) collectively form extensive mountain uplands with unique mountain peaks and ridgelines that present as a striking backdrop to the lower lying landscapes of the area.

Overall, the quality of the landscape surrounding Manorhamilton has, arguably, a regional and national value, given its aesthetic value and largely pristine undeveloped nature and imbues a significant sense of place to the setting of Manorhamilton.

In terms of ecological designations within Manorhamilton, the River Bonet and Owenmore River form part of the Lough Gill Special Area of Conservation (SAC) complex. Any future development within Manorhamilton shall have regard to the protection of this site of ecological importance and ensure no adverse impacts to the integrity of the site in accordance with the Habitats Directive and relevant polices for the protection of same as set out in this Plan.

Manorhamilton Settlement Plan – Natural Heritage Objectives

It is an objective of Leitrim County Council to:

MHN 40

Liaise with the relevant stakeholders to promote and enhance the ecological value of the Owenmore and Owenbeg Rivers and River Bonet.

MHN 41

Investigate measures to increase connectivity between Manorhamilton and natural heritage assets within its wider area with an emphasis on sustainable forms of transport.

MHN 42

Seek to identify and develop, in conjunction with local stakeholders, and subject to compliance with the Habitats Directive, additional potential access points to the Owenmore and Owenbeg Rivers from the town as an amenity feature.

MHN 43

Liaise with the relevant stakeholders to promote and enhance the environmental and ecological value of natural and semi-natural green spaces and habitats within and surrounding Manorhamilton.

3.11 Tourism Development

Given the amount of high-value natural assets within its locality, Manorhamilton is well placed to capitalise on tourism-related enterprises which, has been a growing sector in Manorhamilton.

The town acts as a key focal point for the North Leitrim Glens area of the county, which is a popular hiking/trail walking and cycling destination for tourists with the North Leitrim Glens Hillwalking Festival and the Leitrim Glens Sportive drawing a large number of participants annually.

The tourism product on offer in Manorhamilton has also been further enhanced by recent developments such as the W8 Centre and tourism accommodation and the proposed development of the Sligo Leitrim North Cavan Railway (SLNCR) Greenway. In the case of the latter, further development of the greenway network is a key aim of this plan which will benefit the north of the county as a whole with Manorhamilton a key destination town to cater for tourism accommodation, food and hostelry services in this regard. With the emergence in popularity of more sustainable, nature-based tourism models such as 'slow tourism' and adventure-based tourism, there is an opportunity for Manorhamilton to further develop its tourism brand in this vein, given the wealth of natural assets and other attractions such as the Organic Centre in Rossinver, Glencar waterfall and lake, Glenfarne Woods and the Rainbow Ballroom of Romance to position itself as a base for accessing wider tourism attractions.

This approach would build upon existing tourism activities in the area such as hill walking, angling, horse riding, cycling and provide further impetus for new tourism related development such as guesthouses, camping facilities, hotel and hostel accommodation as well as in other service sectors such as retail, pubs and restaurants.

Manorhamilton, and its wider area, contains a modest number of tourism accommodation spaces, such as bed and breakfasts and self-catering premises such as that on offer at the W8 Centre and the Five Glens Inn. However, in light of the burgeoning domestic tourism market and sustained growth in the foreign tourist market, there is potential for further tourism accommodation in the town, and in particular, a hotel to cater for a range of tourism uses and functions. In this regard, this plan provides a number of policies supporting tourism-related development including policies specific to Manorhamilton as follows.

Manorhamilton Settlement Plan – Tourism Development Objectives

It is an objective of Leitrim County Council to:

MHN 44

Support and promote Manorhamilton as a tourism hub having regard to its accessibility to key tourist destinations in the region including proximity to natural amenities and recreational opportunities including the North Leitrim Glens area, Glenfarne Woods and The Rainbow Ballroom of Romance, the Organic Centre and Glencar Lake and Waterfall.

MHN 45

Provide for the enhancement of tourism and amenity facilities within Manorhamilton where appropriate and to facilitate leisure tourism/amenity proposals subject to the preservation of the natural amenity of the area. Ensure that development proposals do not give rise to adverse impacts on the receiving environment.

MHN 46

Further develop Manorhamilton's considerable tourism potential for Slow Adventure, activity tourism, outdoor activities, engagement with different types of heritage and culture and linking to other north Leitrim attractions like Glencar and Glenfarne.

MHN 47

Encourage owners of unoccupied holiday homes and other vacant dwellings to convert such properties to self-catering holiday lets.

MHN 48

Collaborate and liaise with Sligo and Cavan County Councils and with Fermanagh and Omagh District Council, landowners and other relevant stakeholders in further promoting and developing the former Sligo Leitrim Northern Counties Greenway as a key tourism asset for the local community and county with the potential to further develop this project as part of a wider regional and national network of greenways.

3.12 Opportunity Sites

As outlined in the Core Strategy of this plan, national and regional planning policy in the form of the NPF and the RSES places considerable emphasis on the overarching development goal of 'compact growth', whereby the focus for new development within our settlements should ideally be within the existing built-up footprint thereby making more efficient use of existing services and negating the need for private car transport as much as possible.

Accordingly, this approach requires the identification of suitable brownfield/infill sites, known as Opportunity Sites in this plan, for targeted regeneration and development. In the case of Manorhamilton, four Opportunity Sites have been identified as suitable locations with sufficient development potential to accord with the provisions of compact growth as outlined below.

Manorhamilton Settlement Plan – Opportunity Site Objective

It is an objective of Leitrim County Council to:

MHN 49

Facilitate and promote the appropriate development of the Opportunity Sites identified in Manorhamilton for appropriate uses that will contribute to the renewal, enhancement and regeneration of the town.

Opportunity Site 1: Site accommodating the vacant former Farrell's Café and adjoining property on Upper Main Street

This 243m² site comprises of the vacant former Farrell's Café, a former dressmakers studio and the existing and currently operating Manor Laundry and Dry Cleaning Services premises. The subject buildings comprise of single storey terraced form fronting onto Upper Main Street, with a two storey residential element to the rear of the former café building. The site serves as a prominent location on the junction of Upper Main Street and Monk's Row within the centre of Manorhamilton with the potential to accommodate a number of land uses such as residential, commercial, tourism-related or mixed use development with excellent access. Any development of this site shall incorporate high architectural quality with appropriate massing and elevational treatment befitting the surrounding townscape and considerable environmental amenities of the general area.



Opportunity Site 2: Commons Lane, Tea Pot Lane and New Line

This Opportunity Site seeks to realign and potentially widen the full extent of Commons Lane from its junction with the Sligo Road (N16) to Old Church Street (R280) to enhance its existing streetscape and present a positive façade to the town from the south. This proposal will also seek the consolidation of the town core by unlocking underdeveloped backland areas of Main Street which has the potential to accommodate contemporary dwelling typologies and new town centre business uses.

In addition, further potential streetscape enhancement and redevelopment measures have been identified for the section of the Sligo Road (N16) between the junctions of Commons Lane and Main Street, and associated properties to the southeast of the route section, as part of the overall Opportunity Site. Within this location is the former Jak's Casino premises, which was originally a commercial hotel and forms an impressive three-storey, seven-bay structure which should be retained but refurbished to incorporate a new use of this prominent gateway building.



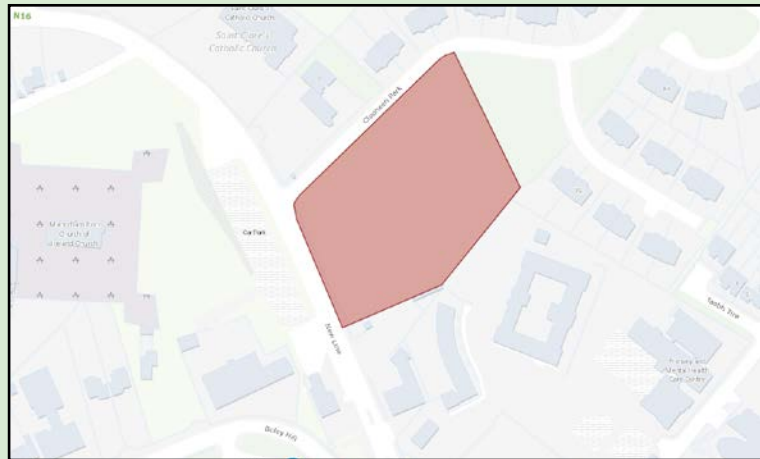
This Opportunity Site also incorporates Tea Pot Lane given its proximity to Commons Lane and the section of the Sligo Road identified for redevelopment and enhancement. Tea Pot Lane contains a number of attractive terraced cottages which add to the overall character of the town centre and this should be retained in any potential redevelopment of these lands. However, there are also some underutilised industrial and warehousing units located along Tea Pot Lane which could form part of any redevelopment or regeneration of these subject lands.

Any redevelopment of this Opportunity Site, in accordance with the above potential uses, will require the co-operation and support of the relevant property owners and other stakeholders.

Notwithstanding, given the strategic importance of these subject lands and their potential to act as a catalyst for further regeneration opportunities within the town, the Council may also rely on the full suite of measures provided for under the Planning and Development Act 2000, as amended, to implement their development through the required planning consultation/consent process.

Opportunity Site 3: New Line/N16

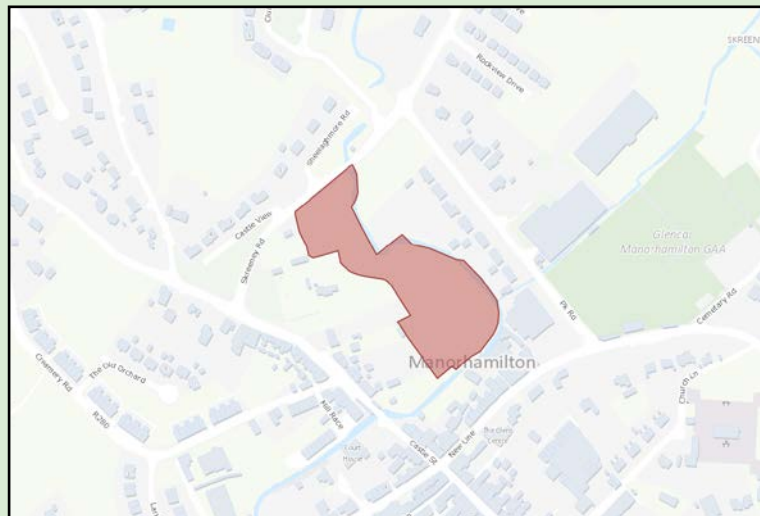
This 0.8ha site provides for a prominent location fronting the New Line (N16) and adjacent to the existing Cloonee Park residential scheme. This site was the subject of a planning application for the development of a single-level convenience retail store with a gross floor area of c. 1,500m² which was granted by the Council in 2012 and upheld by An Bord Pleanála in 2013. The permission was subsequently extended in 2018 and is due to expire in 2023. The Council retains the view that the subject site remains an excellent location for such a development with



the potential for enhancing retail choice and provisions, having regard to the position of Manorhamilton as a second tier retail centre within the Retail Hierarchy for the County and the provisions contained within the plan for future retail development. Any such retail development on this site, in the absence of the permitted development being completed within the duration of its permission, shall incorporate high architectural quality with appropriate massing and elevational treatment having regard to the surrounding pattern of land use and considerable environmental amenities of the general area.

Opportunity Site 4: Potential Community Park Skreeney Road (R282)

This 1.7ha Opportunity Site has been identified as the location for a proposed community park to provide for much needed public amenity space within the town. This proposal is located on lands adjacent to Manorhamilton Castle with frontage onto the Skreeney Road (R282) and utilises under developed backlands framed by the New Line, Park Road, Castle Street and Skreeney Road. Given its central location, the subject lands have the potential to provide for good permeability from the town centre and other community assets such as the Bee Park Resource Centre and the playground on the Fair Green.



The proposed community park will also provide for a highly compatible land use with Manorhamilton Castle without impacting on the unique heritage value of the Castle. In addition, the site offers good amenity features with a river setting along the eastern and southern boundaries with sufficient scope to accommodate public amenity infrastructure such as a looped walking trail and playground.

Any potential development of these subject lands will require the co-operation and support of the relevant property owners and other stakeholders. Notwithstanding, given the strategic importance of these subject lands in facilitating this key community development, the Council may also rely on the full suite of measures provided for under the Planning and Development Act 2000, as amended, to implement their development through the required planning consultation/consent process.

4 Dromahair

4.1 Settlement Context

Dromahair is located at the north-western periphery of County Leitrim, approximately 2km east of the Leitrim-Sligo County border, 11km southwest of Manorhamilton and 12 southeast of Sligo.

Dromahair is situated in a picturesque setting, with the town situated on the banks of the River Bonet which flows into the nearby Lough Gill, approximately 2.2km north-west of Dromahair. The town serves as a key focal point of the regional and local road network with the intersection of the R287 (R286) (Dromahair to Sligo) route and R289 (leading onto the R280 Kinlough to Carrick-on-Shannon route) within Dromahair.

The town takes its name (in Irish *Droim Dhá Thiar* meaning 'ridge of the two demons') from the ridge of high terrain on which it is located above the River Bonet. Historically, Dromahair was a key settlement during the medieval period and was the designated capital over the kingdom of Breifne which stretched from Kells in County Meath across County Cavan, north County Leitrim and into County Sligo. The town is well presented in its streetscape and boasts a number of fine period buildings and mature tree planting which adds to its character. Within its wider setting, the landscapes surrounding Dromahair contain some of the most visually significant and unspoilt natural settings in the County, particularly to the north and west of the town which contains the lakeland landscape of Lough Gill and hills north of Lough Gill including the foothills of the Keelogyboy Mountain and Leean Mountain.



4.2 Settlement Function

Dromahair is designated as a Tier 2B Support Town under the Leitrim County Settlement Hierarchy, with its function recognised as fulfilling “local service and some specialised employment and tourism functions which play an important role in supporting the social, economic and cultural life within their rural communities”.

This designation, and associated function, reflects the longstanding role Dromahair fulfils within the county and wider region in providing a good level of services, housing provision and employment generating uses to cater for immediate inhabitants and its wider hinterland with a strong emphasis on tourism development with potential to develop even further in the future.

Dromahair Settlement Plan – General Objectives

It is an objective of Leitrim County Council to:

DMR 1

Promote and facilitate residential growth, the expansion of local employment options and of the range of services and facilities in tandem with the development of sustainable transport options to enable Dromahair to become more self-sustaining and fulfil its role as a Tier 2B Support Town in Co. Leitrim.



DMR 2

Make provision for sustainable communities in Dromahair by identifying sufficient and serviced land for new development, in particular housing, commercial, enterprise and employment, community and recreational uses.

DMR 3

Assist in the implementation of the actions in the Dromahair Development Framework when finalised.

DMR 4

Promote walking and cycling for daily activities, trips to school, creche, local shops, town centre employment and recreational/sporting facilities to the maximum extent practicable and drawing on funding opportunities presented through the Active Travel programme.



4.3 Town Centre and Settlement Form

Historically, the layout of the town was very much in linear form running northwest to southeast, influenced by the alignment of the River Bonet which runs along a similar direction on the western side of the Main Street.

The river also acted, and continues to act, as a constraint to development patterns with no development of the town to date, taking place west of the river.

The form and layout of the town is particularly interesting and adds to the unique character of Dromahair. There are a number of features which would suggest a formal, planned town structure, probably dating from the early part of the 19th century. The street pattern, with the Main Street sweeping along the ridge line, has a number of streets branching off to the east where they link up with a parallel, 'backline'. This street pattern forms a grid that gives a sense of formality and order to the structure of the town. A number of other features that would suggest a formal plan structure include the Fair Green, former courthouse and the market place, though these are not easily identifiable today. The landscape setting of the town is a significant strength of Dromahair, the importance of which in terms of the character and future development of the town cannot be underestimated. Dromahair is set in a landscape of low wooded hills that line the valley of the River Bonet. The nature of the terrain is such that large parts of the town cannot be seen from any single vantage point and indeed the river itself is effectively hidden from view due to buildings and landscaping.

Car parking within the town centre is generally provided by on-street parking, with no designated off street public car parking. This results in haphazard on-street parking which clutter and cause frequent congestion problems particularly outside McGoldrick's convenience store and opposite in the forecourt of the vacant Abbey Manor hotel. It is considered that any congestion is not a result of the volume of traffic passing through the town, rather it is a result of on-street parking causing an obstruction to through traffic. The provision of some public car parking adjacent to the town core alongside improved traffic management is seen as a necessity.

Since the early 2000's, the settlement form has expanded to the north and east mainly through residential development schemes, some of which are located on previous infill and backland sites such as the Rock Valley and The Acres residential schemes, producing a more consolidated form and reinforced the centre of Dromahair. Other residential development schemes of the same era were focused on edge of town locations, particularly along the Drumlease Road (Dromahair to Manorhamilton road) on the eastern fringes of Dromahair.

Dromahair Settlement Plan – Town Centre and Settlement Form Objectives

It is an objective of Leitrim County Council to:

DMR 5

Facilitate the re-use and development of existing vacant and underutilised buildings and sites for town centre uses to create a compact, vibrant town centre. The vacant Garda Station, Patton's Hall and former GP surgery are such buildings/sites which could be considered for community uses such as: multi-purpose community centre/space; creche/childcare facilities; youth facilities; older people's facilities; indoor events; indoor gym, sports and fitness facilities; dedicated meeting space for community organisations.

DMR 6

Support the undertaking of environmental and public realm enhancement works and initiatives to visually enhance the streetscape and existing built form within the Main Street and Church Road areas of the town.

DMR 7

Identify and acquire a suitable site to develop an off-street public car park with a focus in the area surrounding the former Abbey Manor Hotel and Roman Catholic Church.

DMR 8

Encourage the enhancement of the considerable hard surface area in front of the Woodview Inn on Main Street to include the removal of vehicles deposited at this location, the introduction of a dedicated access and egress to the car parking area which will enhance pedestrian safety, street lighting and soft landscaping.

DMR 9

Seek to enhance the character of the Back Line network in Dromahair.

DMR 10

Examine the potential to create a town centre market place between the Main Street and the Back Line.

DMR 11

Subject to the availability of the necessary resources (planning, design and funding to include required match funding), to seek to develop a public realm improvement scheme for Main Street with a view to enhance the pedestrian experience of users, to allow suitable hospitality businesses to open out to widened footpaths and introduction of traffic safety measures. The measures should integrate and contribute to the overall picturesque visual appearance of the town.

4.4 Population

Dromahair recorded a population of 808 persons in the 2016 Census of Population which reflected a largely nominal increase on the population recorded for the town in 2011 (+8% increase).

Notwithstanding, Dromahair had previously experienced significant population increases in a number of successive census recordings for the town,

with the population increasing by approximately 159% from 2002 to 2016.

Table 4.1: Dromahair Population 2002-2016

Year	Population	% Change From Previous Census
2016	808	+8
2011	748	+48.7
2006	503	+61.2
2002	312	

Source: CSO Census of Population 2002-2016

Whilst this plan will predate the publication of the Census 2022 results, it is encouraging that Dromahair has retained its population base between 2011-2016 during a period which coincided with significant population decline in a number of settlements across the country as a result of the downturn in the national economic landscape at the time and which triggered significant economic migration of the population to larger economic settlements and indeed, countries.

The challenge, therefore, is to further sustain and enhance the level of housing and service provisions within the town in anticipation of increases in population since 2016, and in line with housing and populations targets for Dromahair as established in the Core Strategy of this Plan.

4.5 Economic Development

Economic development within Dromahair and its wider hinterland is reflective of many other rural settlements insofar as there is a reliance on traditional labour sectors, such as agriculture, retail, the service provision sectors, with some scope for the professional service sector.

The town centre accommodates a limited number of small to medium-scale convenience retailers, professional service companies, public houses and restaurants/takeaways. These local employers and service providers make a valuable contribution to both the economic and social infrastructure of the town, supporting the local community, and that of its wider hinterland. The closure of the Abbey Manor Hotel in 2009 was seen as a significant loss to the local economy, given its prominent role as a local employer, as a tourism service provider but also as a focal point for social functions/gathering in the community. Whilst the hotel has remained closed since, it is understood to have been recently acquired by a new owner and the Council will encourage its reuse which would secure the building's future.

Moreover, it is acknowledged that Dromahair is within the employment catchment of larger settlements such as Manorhamilton but more particularly Sligo, where more established services and industries are located within relatively short commuting distances from Dromahair. Further development of the economic potential of Dromahair is envisaged in this plan, particularly in light of the emerging post-Covid-19 pandemic trends to blend working from home practices with traditional workplace patterns which has the potential to reinforce existing commercial and service providers in the town as well as giving rise to new opportunities for economic development. As such, this plan contains a number of development policies to facilitate and support increased economic development within the settlement.

Dromahair Settlement Plan – Economic Development Objectives

It is an objective of Leitrim County Council to:

DMR 12

Engage with and co-operate with relevant employment agencies to attract inward investment and to facilitate job creation in Dromahair.

DMR 13

Support and facilitate further remote or blended working for the town which may include the identification of a suitable site for the development of a remote working hub in the town in addition to the facilities being provided for in the Open Library. It would be preferable if the development of such a hub consisted of the repurposing of one of the vacant buildings in the town.

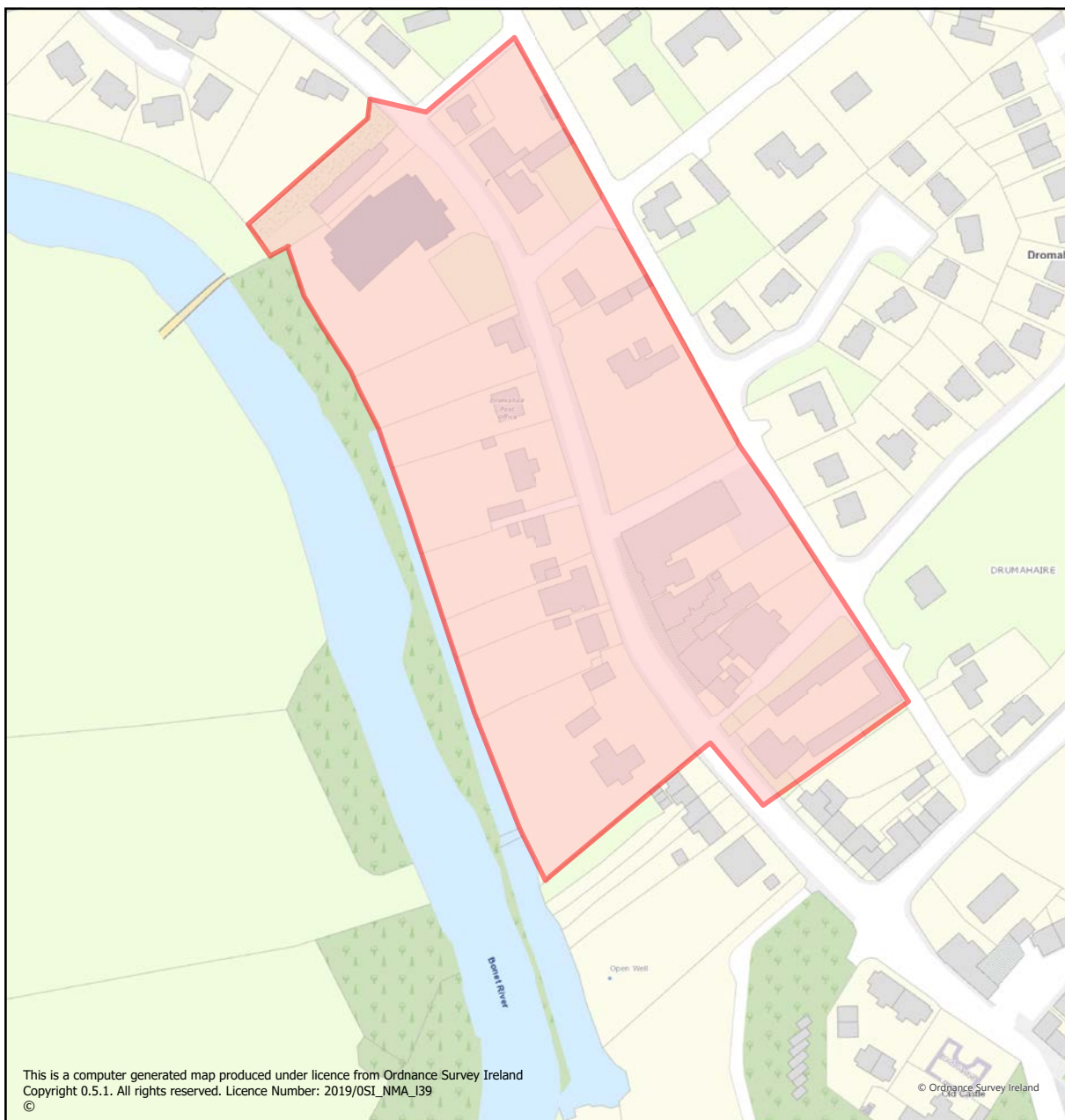
3.5.1 Retail

Dromahair has a relatively compact town centre and commercial core, limited primarily to the Main Street. Notwithstanding the relatively small scale of the retail provision within the town, Dromahair fulfils a key role within the retail hierarchy of the County, in providing a range of convenience and some comparison retail provisions for its inhabitants and its wider hinterland area. However, the proximity of the town to larger competing retail centres, and in particular Sligo and Manorhamilton, as well as the changing dynamic from traditional retail practices to more online retail activity and changes in consumer behaviour, have resulted in a modest retail offer within the town developing. In this respect, the level of retail activity in Dromahair is limited to convenience retail, with some comparison retail. This has been historically the case in Dromahair, where comparison and bulky goods retail demand is typically met in larger retail centres elsewhere such as Sligo and Manorhamilton.

Paradoxically, Dromahair does not experience high levels of vacant retail floorspace, unlike many other settlement town centres within the county, owing to this historically low level of retail provisions within the town. Indeed, the dominant land use on the Main Street seems to be residential, either in the form of traditional two-storey terraced housing on the south-eastern end of the Main Street or some fine period two storey dwellings, on larger plots which characterise the north-western end of Main Street.

The most recent survey indicates 13 no. active retail businesses comprising a convenience floor area provision of 584m², comparison floor area of 37m² and no provision for bulky goods. The Centra and Gala supermarkets provide for the vast majority of this convenience floorspace within Dromahair and is considered of sufficient scale to accommodate the retail provisions within Dromahair. The quality of signage and shopfronts is reasonable throughout the town. Many of the historical buildings within the town do not lend themselves to easy adaption for commercial purposes and there is a distinct lack of consistency in shopfronts.

Figure 4.1: Dromahair Core Retail Area



Dromahair Settlement Plan – Retail Development Objectives

It is an objective of Leitrim County Council to:

DMR 14

Encourage the expansion of the retail and service base in Dromahair town centre commensurate with its position in the county retail hierarchy, to serve the town and its wider hinterland.

DMR 15

Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses, with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.

DMR 16

Seek the maintenance and improvement of shopfronts within the town centre. Proposals for new shopfronts should be sensitively designed with regard to their location within the streetscape and in accordance with the Leitrim County Council Guidelines on Shopfront Design, October 2003 or replacement guidelines over the life of this Plan.

4.6 Residential Development

Given its designation as a Tier 2B *Support Town* under the Leitrim County Settlement Hierarchy, Dromahair is seen as a key centre for accommodating future residential development over the plan period.

Dromahair is proposed to accommodate an additional 48 no. residential units over period 2022-2028. Accordingly, the Core Strategy of this plan has identified a quantum of 3.01 ha of New Residential zoned lands within Dromahair to accommodate this projected housing target. The majority of these lands comprise of infill sites, such as lands situated at Market Street/Woodlands Avenue, southwest of the existing Garán na Foraoise residential scheme and southeast of the existing ‘The Acres’ residential scheme. Further new residential lands are identified to the southeast of the existing Hillcrest residential scheme.



Dromahair Settlement Plan – Residential Development Objectives

It is an objective of Leitrim County Council to:

DMR 17

Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential areas and in appropriate brownfield/infill areas to meet the needs of the population of Dromahair and in line with the objectives and targets of the Core Strategy.

DMR 18

Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.

4.7 Social and Community Infrastructure

As reflected in its status within the overall Settlement Hierarchy for the county, and the wider hinterland it serves, Dromahair is well equipped in terms of social and community infrastructure.

Dromahair contains a number of 'soft' forms of social and community infrastructure in terms of well-established community and voluntary groups within the town such as the Dromahair Development Association and Tidy Towns Committee, the Dromahair Foróige Club, Dromahair Arts & Recreational Committee and the Dromahair Heritage Group, which serve to sustain the local and wider hinterland population and foster community spirit within Dromahair.

In terms of 'hard' social and community infrastructure, Dromahair contains a number of elements which support and sustain its immediate community as well as its wider hinterland by enabling people to access key services within their locality. Such community facilities and services within Dromahair include:

- Churches (St. Patrick's (RC) and Drumlease Church (Col))
- Retail Provision
- St. Patrick's GAA Complex
- Childcare and after-school facilities
- Primary Care Centre
- Library
- Playground
- The Depot Community Centre
- Astro Pitch

Dromahair has also been the subject of a number of applications for funding streams in recent years such as the Town and Village Renewal Scheme (T&V Scheme), the CLÁR programme and the Outdoor Recreation Infrastructure Scheme (ORIS). While some of these applications have not been successful, they signal where deficits in community infrastructure in Dromahair lie, as identified by its community. Such applications include:

- 2021 application by Dromahair Development Association for funding under the T&V Scheme seeking the redevelopment of the former Garda Station as a community resource building for the village. No decision has been made on this application at the time of writing.

- Successful 2019 application by Dromahair Development Association under the T&V Scheme for the preparation of a Development Framework for Dromahair to identify measures aimed at developing village enhancement, community amenities and the local economy.
- Successful 2017 application by the SLNCR Trail Group for funding under the ORIS stream for the provision of a demonstration stretch of the proposed SNLRC Greenway section in Dromahair.
- Unsuccessful 2017 application by the SLNCR Trail Group for funding under the ORIS stream for the provision of a looped walking trail incorporating Creevelea Abbey.

In terms of education provisions, Dromahair contains a primary school, Drumlease National School, with additional services in learning support and special education available within the school. For the 2020/2021 academic year, 147 no. pupils were enrolled within the school.

Dromahair Settlement Plan – Social and Community Infrastructure Objectives

It is an objective of Leitrim County Council to:

DMR 19

Provide for the expansion and development of educational, social, community and recreational facilities in Dromahair available to provide for the needs of the resident community and that of the wider rural hinterland.

DMR 20

Encourage the development of a nursing home/ sheltered accommodation on lands in the ownership and control of the HSE surrounding the existing Primary Care Centre.

DMR 21

Facilitate Dromahair Arts & Recreational Committee/St. Patrick's GAA in their continued development of active recreational and sports facilities on lands adjoining the Bonet River, subject to compliance with the Habitats Directive.

4.8 Infrastructure

4.8.1 Wastewater

The Dromahair wastewater treatment plant, which has been the subject of recent upgrade works conducted by Irish Water, is designed to collect and treat effluent from a population equivalent (P.E.) of 2,200. The 2020 Irish Water Annual Environmental Report indicates a remaining capacity of 1,060 P.E. Accordingly, given the substantial remaining capacity of the wastewater treatment plant, its design capacity is not expected to be exceeded within the lifetime of this plan.

4.8.2 Water Supply

Water supply for Dromahair is served by the North Leitrim Regional Water Supply Scheme (NLRWSS) which abstracts raw water from Lough Gill for treatment at the nearby Moneyduff treatment plant. The treatment plant has been the subject of recent upgrade works reflecting a €8.4 million investment in the plant by Irish Water. As a result of these improvement works, there is sufficient capacity available within the Water Resource Zone (WRZ) to accommodate the growth projected for Dromahair and other settlements within the WRZ over the lifetime of this Plan.

Dromahair Settlement Plan – Infrastructure Objectives

It is an objective of Leitrim County Council to:

DMR 22

Maintain and enhance accessibility to and within the town centre in respect of pedestrian and cycle access, public transport and car parking, with particular regard to the needs and access for people with disabilities.

DMR 23

Identify suitable locations for EV public charging points and encourage their delivery within the life of this Development Plan.

DMR 24

Protect the flood zones identified on the Dromahair Land Use Zoning Objectives Map from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) or any superseding guidelines and circulars.

DMR 25

Advance the provision of footpath and public lighting in the town to ensure that all multiple housing developments are connected to the town centre.

DMR 26

Upgrade the existing pedestrian crossing at Drumlease National School in the form of a ramp, lighting and signage.

DMR 27

Provide a footpath including enhanced public lighting linking Churchfield and Forest Grove housing estates to the town centre and to Drumlease National School.

DMR 28

Upgrade the existing footpath infrastructure including public lighting provision within Drumlease Estate.

DMR 29

Provide for enhanced pedestrian and cyclist facilities including enhanced public lighting connecting the town centre to the existing sports and recreational facilities on the Sligo Road (R288).

DMR 30

Seek the provision of bus shelters within the town in an attempt to encourage more usage of public transport particularly having regard to proximity to Sligo.

DMR 31

Permissible uses for undeveloped lands within Flood Zones A and B that are zoned *Tourism Related Development* in this settlement shall be constrained to those 'water compatible' and 'less vulnerable' uses as appropriate to the particular Flood Zone (please refer to the Flood Risk Management provisions in Volume I of the Plan and to the accompanying Strategic Flood Risk Assessment (SFRA)).

4.9 Built Heritage

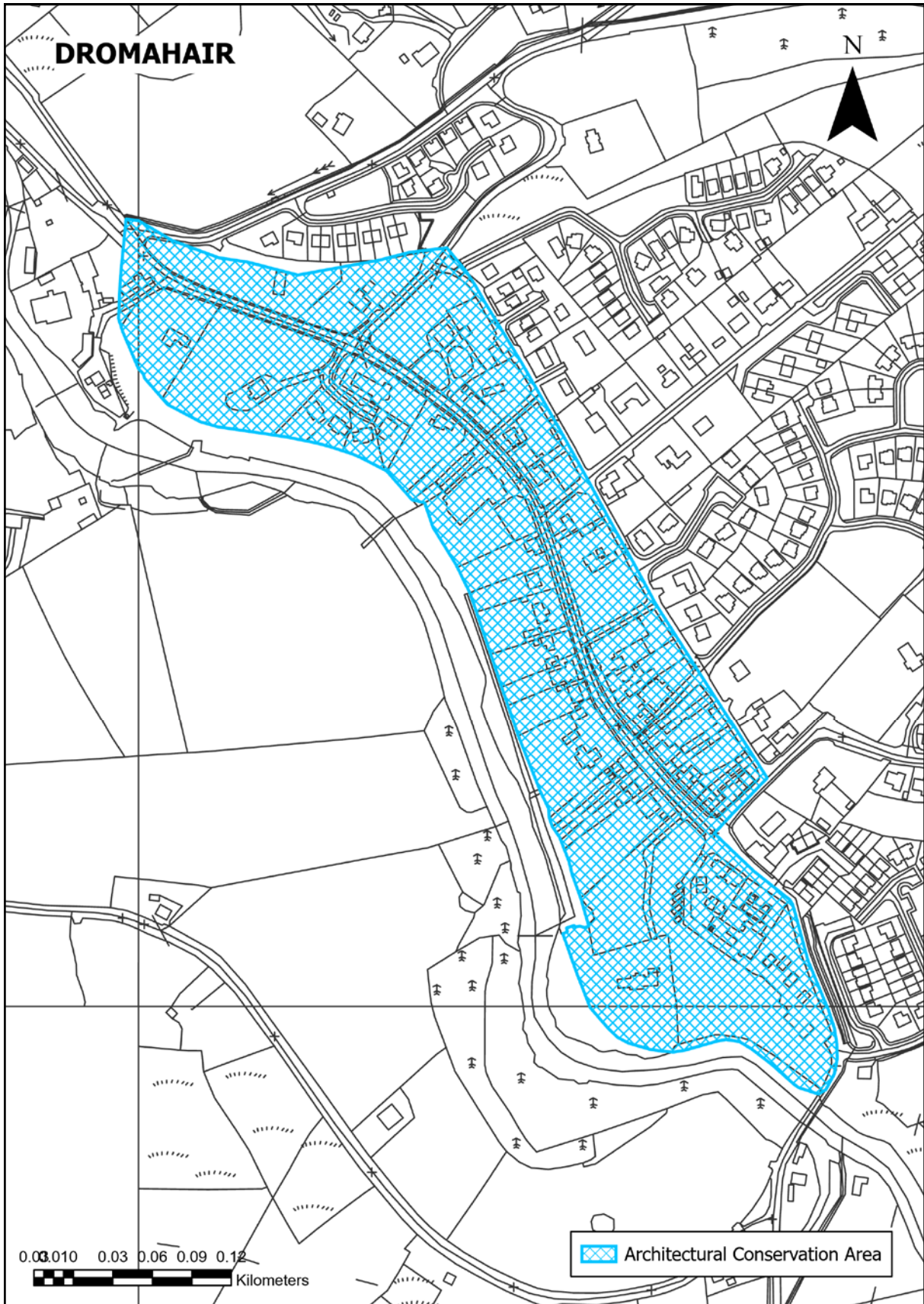
As outlined previously, Dromahair contains a number of impressive buildings and structures which are individually of a high built heritage value with the town centre being the predominant location for such structures.

Some of these structures are of sufficient architectural heritage value to be designated Protected Structures under this plan, with a number of buildings also being identified within the National Inventory of Architectural Heritage. Such structures include St. Patrick's Church (RC), Drumlease Church (Col), the former Abbey Manor Hotel and the former mill site which now serves as the Office of Public Works (OPW) National Monuments depot. There are also a number of fine period buildings, typically residential in use, situated on large plots set within mature gardens such as Abbey View House parochial house, Millbank House and the former Garda Station. The town core also contains a number of fine terraced buildings at the south-eastern end of the Main Street, typically two-three storey in height and whilst many of these are not Protected Structures or identified in the NIAH, they are well maintained and in use as residences or commercial properties and make an important contribution to the overall built heritage value of the town.

Collectively, these elements combine to produce a rich heritage value, unique character and sense of place for the town centre, which is recognised in this plan with the town centre being designated an Architectural Conservation Area (ACA). The exact location of the ACA for Dromahair is set out in Figure 4.2.

Reflecting its significant historical status, Dromahair also contains a number of recorded monuments and significant articles of the past, most notably Creevelea Abbey on the western bank of the River Bonet. Creevelea Abbey comprised of an extensive friary complex including a church, cloister and domestic buildings and was one of the last abbeys founded in Ireland before King Henry VIII dissolved all monasteries in Ireland. Other notable examples include Dromahair Castle, at the southern end of the town on the northern bank of the River Bonet which was a stronghold of the O'Rourke clan until the 17th Century and a fortified house north of Dromahair Castle built c. 1629 by William Villiers, a brother of the Duke of Buckingham. Within the wider region, Parke's Castle, a restored castle of the early 17th century and previously the site of a tower house owned by Sir Brian O'Rourke, lord of West Breifne, is approximately 4.5km northwest of Dromahair, with the town well placed to accommodate any tourism footfall from this historic site.

Figure 4.2: Dromahair Architectural Conservation Area



Dromahair Settlement Plan – Built Heritage Objectives

It is an objective of Leitrim County Council to:

DMR 32

Promote and enhance existing archaeological, built heritage elements associated with Dromahair and to ensure their protection.

DMR 33

Support the development of a dedicated Dromahair Heritage Trail and associated signage, map and smart device app in conjunction with the local heritage group, private landowners and other stakeholders.

DMR 34

Encourage the renovation and refurbishment of the former Abbey Hotel including the bringing back into active use of this Protected Structure. Whilst it would be the preference of the Planning Authority that this building remain in its original use, if viable, the Planning Authority would be flexible with regard to the future use of the structure and in particular the substantial extension to the rear of same. The rear extension is presently included on the Derelict Sites Register having regard to its dilapidated condition due to vandalism and neglect.

DMR 35

To encourage the adaptation and re-use of the Old School building (in Church of Ireland ownership) as a Heritage and Cultural Research or Town Heritage Centre.

4.10 Natural Heritage

As outlined previously, Dromahair is situated within an outstanding natural setting in terms of visual landscape quality and proximity to important ecological and environmental assets such as the River Bonet and Lough Gill.

Within the confines of the settlement boundary, Dromahair boasts a number of key natural heritage assets which make a significant contribution to the overall appearance and character of the town, with assets such as the River Bonet a strong influence on the historical pattern of development within the settlement. Much of the streetscape within the town is characterised by bands of mature trees that has allowed Dromahair to absorb more recent development over the last twenty years without sustaining a significant detrimental effect on the overall environment and character of the town. Similarly, the streets away from the town core are quiet tree lined places with no pavements, edges defined by attractive stone walls and mature vegetation.

Whilst the River Bonet remains a key natural amenity asset for the town, the historical development of the town does not directly address the river or integrate it to much extent within the overall town setting. Aside from the former mill site (now OPW National Monuments depot) and the St. Patrick's GAA complex and playground, much of the river setting is hidden from view to the rear of properties along the south-western side of Main Street.

Within its wider context, Lough Gill provides for a significant natural heritage and amenity site, with the R288 and R286 routes from Dromahair to Sligo providing a number of scenic vistas of this extensive lakeland setting. In recognition of its high amenity value, and its cultural value having been immortalised in the works of W. B. Yeats, Lough Gill is also a key tourism asset, and is an established destination for angling, boating and water sports activities.

In terms of landscape designations, Dromahair is situated within the Northern Glens and Central Lowlands & Lough Allen Landscape Character Area (LCA), as determined in the Landscape Character Assessment (LCA) for County Leitrim, and is characterised as undulating, drumlin farmed lowlands and glens visually contained by steep sided mountain uplands with rivers meandering along the length of the valley floor and featuring occasional loughs. The view of Creevelea Abbey from Friarstown (V18) is also a designated view and prospect under this plan.



The landscape to the northwest of Dromahair is designated as an Area of Outstanding Natural Beauty (The Doons, Lough Gill and environs AONB) which forms a rural and remote landscape comprised of distinctive mountains and hills some of which overlook the expansive lakeland landscape of Lough Gill with islands, promontories and fringed with tracts of deciduous woodland and overlooked by Leean Mountain and hills. Moreover, this area also contains a number of designated views and prospects such as the view of Lough Gill from Carrickanurroo (V13) and the view of Lough Gill from the R286 (V14).

Overall, the quality of the landscape surrounding Dromahair has, arguably, a regional and national value, given its aesthetic value and largely pristine undeveloped nature and imbues a significant sense of place to the setting of Dromahair.



In terms of ecological designations within Dromahair, the River Bonet forms part of the Lough Gill Special Area of Conservation (SAC) and is also a proposed Natural Heritage Area (pNHA). Any future development within Dromahair shall have regard to the protection of this site of ecological importance and ensure no adverse impacts to the integrity of the site in accordance with the Habitats Directive and relevant polices for the protection of same as set out in this Plan.

Dromahair Settlement Plan – Natural Heritage Objectives

It is an objective of Leitrim County Council to:

DMR 36

Liaise with the relevant stakeholders to promote and enhance the ecological value of the River Bonet.

DMR 38

Seek to identify and develop, in conjunction with local stakeholders, additional potential access points to the River Bonet from the town centre.

DMR 37

Investigate measures to increase connectivity between Dromahair and natural heritage assets within its wider area with an emphasis on sustainable forms of transport.

DMR 39

Explore the feasibility of developing the bank and stretch of the River Bonet that is level with the bank behind the Dromahair Arts & Recreational Committee/St. Patrick's GAA recreational lands. The proposal would be, subject to compliance with the Habitats Directive, to build a platform and have disability access, seating, safe and easy access to the river. This would increase the availability of angling, increasing access to sport and the local community's access to nature.

4.11 Tourism Development

Given the amount of high-value natural assets within its locality, Dromahair is well placed to capitalise on tourism-related enterprises which, has been a growing sector in Dromahair, notwithstanding the closure of the Abbey Manor Hotel.

With the emergence in popularity of more sustainable, nature-based tourism models such as 'slow tourism' and adventure-based tourism on offer in places like Delphi Adventure resort, there is an opportunity for Dromahair to further develop its tourism brand in this vein, given the wealth of natural assets nearby.

Such an approach would build upon existing tourism activities in the area such as hill walking, angling, horse riding, cycling and water activities associated with Lough Gill and the River Bonet and provide further impetus for new tourism related development such as guesthouses, camping facilities, hotel and hostel accommodation as well as in other service sectors such as retail, pubs and restaurants. Moreover, the proposed further development of the

Sligo Leitrim North Cavan Railway (SLNCR) Greenway to Dromahair will provide increased tourism development potential for the town.

Dromahair, and its wider area, contains a modest number of tourism accommodation spaces, such as bed and breakfasts and guesthouses, including Ard Nahoo eco retreat and yoga school. However, in light of the burgeoning domestic tourism market and sustained growth in the foreign tourist market, there is potential for further tourism accommodation development, with renewed optimism that the Abbey Manor Hotel can be brought back into use. In this regard, this plan provides a number of policies supporting tourism-related development including policies specific to Dromahair as follows.

Dromahair Settlement Plan – Tourism Development Objectives

It is an objective of Leitrim County Council to:

DMR 40

Support and promote the tourism potential of Dromahair having regard to its accessibility to important tourist destinations in the region including proximity to natural amenities and recreational opportunities including Lough Gill, the North Leitrim Glens area and the Atlantic coastline including Sligo.

DMR 41

Provide for the enhancement of tourism and amenity facilities within Dromahair where appropriate and to facilitate leisure tourism/ amenity proposals subject to the preservation of the natural amenity of the area and ensuring that development proposals do not give rise to adverse impacts on the receiving environment.

DMR 42

Further develop Dromahair's considerable tourism potential for Slow Adventure, activity tourism, outdoor activities, engagement with different types of heritage and culture and linking to other north Leitrim attractions like Glencar and Glenfarne.

DMR 43

Encourage owners of unoccupied holiday homes and other vacant dwellings to convert such properties to self-catering holiday lets.

DMR 44

Seek to maximise the connectivity from the proposed SLNCR greenway to the town.

DMR 45

Enhance the connectivity (pedestrian and cycling) from Creevelea Abbey to the town and to the Dromahair Arts & Recreational Committee/St. Patrick's GAA recreational lands to the east of the town.

4.12 Opportunity Sites

As outlined in the Core Strategy of this plan, national and regional planning policy in the form of the NPF and the RSES places considerable emphasis on the overarching development goal of ‘compact growth’, whereby the focus for new development within our settlements should ideally be within the existing built-up footprint thereby making more efficient use of existing services and negating the need for private car transport as much as possible.

Accordingly, this approach requires the identification of suitable brownfield/infill sites, known as Opportunity Sites in this Plan, for targeted regeneration and development. In the case of Dromahair, two Opportunity Sites, the site accommodating the vacant former Breffni Hotel and the site accommodating the vacant building and cottage immediately northwest of the former Abbey Manor Hotel, have been identified as suitable locations with sufficient development potential to accord with the provisions of compact growth as outlined below.

Dromahair Settlement Plan – Opportunity Site Objective

It is an objective of Leitrim County Council to:

DMR 46

Facilitate and promote the development of the Opportunity Sites identified in Dromahair (the site accommodating the vacant former Breffni Hotel and the site accommodating the vacant building and cottage immediately northwest of the former Abbey Manor Hotel) for appropriate uses that will contribute to the renewal, enhancement and regeneration of the town.

Opportunity Site 1: Site accommodating the vacant former Breffni Hotel

This 0.2ha vacant site of the former Breffni Hotel comprises a prominent location along the Main Street and near to a number of social and community infrastructure features.

Given its location, the site can accommodate a number of land uses such as residential, commercial, tourism-related or mixed use development with excellent access. Specifically, the site has been identified as suitable to accommodate an Open Library including exhibition space and multi-purpose meeting rooms along with 4 no. residential units.



Opportunity Site 2: Site accommodating the vacant building and cottage immediately northwest of the former Abbey Manor Hotel

This 0.3ha site currently accommodates the now vacant former River Walk Hostel and a vacant single storey cottage at a prominent location along the Main Street and near to a number of social and community infrastructure features. It is understood that the cottage was sold to a new owner in recent months.

Given its location, the site can accommodate a number of land uses such as residential, commercial, tourism-related or mixed use development with excellent access. The site could also accommodate a public car park.



Any development of this site shall incorporate improvements to the provision of vehicular access to the vacant hotel site but also improve pedestrian access to the River Bonet and Creevelea Abbey beyond. The design shall be of high architectural quality, sensitive to the proximity of the Protected Structure with appropriate massing and elevational treatment befitting the surrounding townscape and considerable environmental amenities of the general area.

5 Drumshanbo

5.1 Settlement Context

Drumshanbo is strategically located at a hinge point between north and south Leitrim, near the southern fringes of Lough Allen and approximately 13km northeast of Carrick-on-Shannon.

The town is positioned at a key focal point of the regional and local road network, serving as an intersection to the R207 route which links to the N16 national road near Glenfarne and the R208 Ballinamore Road which also joins with the critical

R280 route which traverses the county north to south. Given the scale of its accessibility, Drumshanbo serves a significant hinterland and fulfils a key role as a focal point for retail development, social infrastructure and provision of key services within this context.

5.2 Settlement Function

Drumshanbo is designated as a Tier 2B Support Town under the Leitrim County Settlement Hierarchy, with its function recognised as fulfilling “local service and some specialised employment and tourism functions which play an important role in supporting the social, economic and cultural life within their rural communities”.

This designation, and associated function, reflects the longstanding role Drumshanbo fulfils within the county and wider region in providing for a good level of services, housing provision and employment generating uses to cater for immediate inhabitants and its wider hinterland with a strong emphasis on tourism development.



Drumshanbo Settlement Plan – General Objectives

It is an objective of Leitrim County Council to:

DSO 1

Promote and facilitate residential growth, the expansion of local employment options and of the range of services and facilities in tandem with the development of sustainable transport options to enable Drumshanbo to become more self-sustaining and fulfil its role as a Tier 2B Support Town in Co. Leitrim.

DSO 2

Make provision for sustainable communities in Drumshanbo by identifying sufficient and serviced land for new development, in particular housing, commercial, enterprise and employment, community and recreational uses.

5.3 Town Centre and Settlement Form

The layout of the town comprises of a largely compact town centre with Main Street offering a good sense of enclosure with a number of fine period buildings, typically in a terraced form with heights varying from 2-3 storeys.

The considerable built heritage evident in the core adds to the overall character and distinctiveness of the town centre. Adding to the sense of place and character of the town centre, is the two-level street system, with High Street approximately 1.5m above and parallel to the Main Street, giving a pleasant overlooking vista of the Main Street. This settlement form is complemented by a diverse range of land uses within the town centre, such as retail, residential, commercial, hostellers and cafes, which add to the vibrancy of the town. The former Market Yard, offset to the west of Main Street, provides valuable car parking spaces within the centre of the town. There is a practice of parking along the wall which divides Main Street from High Street which can lead to delays for passing traffic, particularly HGV traffic, as the street network is generally narrow. The introduction of the one-way traffic system operating within the town centre goes some way to alleviating such issues other than at this location.

Over the last 20 years, the town has experienced a more dispersed settlement pattern, largely to the southeast and west. The extensive mart complex to the north of the town centre has curtailed such development to the north of the town, with the focus for new residential developments schemes of the 1990s and 2000's such as Cnoc an Iúir, Acres Cove and Corryard Wood located to the west along the R207 (R280) Carrick-on-Shannon road, and schemes such as Ashdale, Hillcrest Grove, Naomh Pádraig and An Grianán located along the south eastern approach road (Dristernaun Road) into Drumshanbo.

Given the rich natural heritage features in close proximity to the town, such as Lough Allen, Acres Lake and the Shannon Blueway Lough Allen Canal, associated developments such as the Lough Allen Hotel, holiday homes and cafes have added to the overall offering of the town. While these developments are peripheral by their nature to the town centre, there is nonetheless good connectivity to the town in the form of footpaths, cycle tracks and roads.





Drumshanbo Settlement Plan – Town Centre and Settlement Form Objectives

It is an objective of Leitrim County Council to:

DSO 3

Facilitate the re-use and development of existing vacant and underutilised buildings and sites for town centre uses to create a compact, vibrant town centre.

DSO 5

Promote enhanced screening measures at the Drumshanbo Mart site to improve the visual aesthetics of the streetscape at this location.

DSO 4

Support the undertaking of environmental and public realm enhancement works and initiatives to visually enhance the streetscape and existing built form to include public realm measures that facilitate outdoor dining areas and the night time economy in the High Street/Main Street area of the town.

DSO 6

Design and implement a Regeneration/Public Realm Improvement Scheme for Drumshanbo to include *inter alia* the following elements:

- The acquisition and repurposing of two prominent buildings on Main Street to create 'The Exchange Smart Working Hub', a future work facility for remote workers. It is also proposed to repurpose existing stone outbuildings to the rear of the above buildings into two independent creative studio units, creating 'The Creative Exchange'.
- To complete the Riverside People's Park and to provide enhanced pedestrian access to the town from The Food Hub and The Shed Distillery Visitor Centre.
- To further expand the Market Yard car park.
- To transform the High Street into a thriving food experience and income opportunity for artisan producers creating 'The Food Exchange' whilst maintaining the special built heritage form of this unique street.



5.4 Population

Drumshanbo recorded a population of 902 persons in the 2016 Census of Population which reflected a relatively progressive increase on the population recorded for the town in 2011 (+5.3% increase).

For context, the population of County Leitrim saw a nominal increase of 0.8% in the 2016 Census from its 2011 equivalent, with the State recording a population increase of 3.8% over the same period. Moreover, Drumshanbo had previously experienced moderate to significant population increases in a number of successive census recordings for the town, with the population increasing by approximately 44.8% from 2002 to 2016.

Whilst this plan will predate the publication of the Census 2022 results, it is encouraging that Drumshanbo has increased its population base between 2011-2016 in excess of both the county and State equivalents during a period which coincided with significant population decline in a number of settlements across the country as a result of the downturn in the national economic landscape at the time. The challenge, therefore, is to further sustain and enhance the level of housing and service provisions within the town in anticipation of increases in population and in line with housing and populations targets for Drumshanbo as established in the Core Strategy of this Plan.

Table 5.1: Drumshanbo Population 2002-2016

Year	Population	% Change From Previous Census
2016	902	+5.3
2011	857	+28.9
2006	665	+6.7
2002	623	

Source: CSO Census of Population 2002-2016



5.5 Economic Development

Drumshanbo has a high economic development profile in comparison to other settlements within the county, with a longstanding presence of food production and tourism development within the town remaining key drivers of economic development in Drumshanbo and its wider area.

This is best demonstrated in The Food Hub, a best practice food production and education facility established in 2004 and developing as a state-of-the-art food specific enterprise centre of 14 individual food business units offering quality food production facilities. Key tenants within the facility include McNiffe's Bakery, The Cheese Hub, Chef in a Box, Blakes Always Organic, Bo Peep Preserves and The Shed Distillery, home of the Drumshanbo Gunpowder Gin brand, which has recently developed a new visitor centre co-located on the Food Hub site which provides a range of tourism related development.

Economic development within Drumshanbo and its wider hinterland is also reflective of many other rural settlements with a reliance on traditional labour sectors, such as agriculture, retail, the service provision sectors as well as professional service sector and public sector. The town centre accommodates a number of small to medium-scale convenience and comparison retailers, professional service companies, public houses and restaurants/takeaways. These local employers and service providers make a valuable contribution to both the economic and social infrastructure of the town, supporting the local community, and that of its wider hinterland. Similarly, Drumshanbo retains a strong tourism profile within the county, generating significant numbers of tourism-related employment, with the Lough Allen Hotel most prominent in this regard.

Lands available for enterprise and employment are located within the town's development boundary and can facilitate the development of small-scale services and local enterprise. An area is also located to the north of the town to accommodate larger scale industrial uses or expansion of existing uses such as the Food Hub complex and the Drumshanbo Enterprise Centre.

Phase 2 Enterprise and Employment is identified in the Plan to identify lands that will be developed over the period of the next Development Plan. However, they will also act as a reserve of new industrial land, in the event that economic growth and demand over the period of this Plan is greater than estimated and lands zoned for *Enterprise and Employment* are fully taken up before the end of this Plan in 2029.

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

- i) All lands zoned *Enterprise and Employment* have been developed; or
- ii) A development proposal for the entire lands to be developed as part of a single planning application.

Drumshanbo Settlement Plan – Economic Development Objectives

It is an objective of Leitrim County Council to:

DSO 7

Engage with and co-operate with relevant employment agencies to attract inward investment and to facilitate job creation in Drumshanbo.

DSO 8

Engage with employers, employment agencies and local stakeholders in identifying and facilitating a suitable location for a remote working hub facility within Drumshanbo. In this regard, the Council have submitted a funding application under the RRDF Scheme to develop suitable properties for this purpose.

DSO 9

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

- All lands zoned *Enterprise and Employment* have been developed; or
- 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.

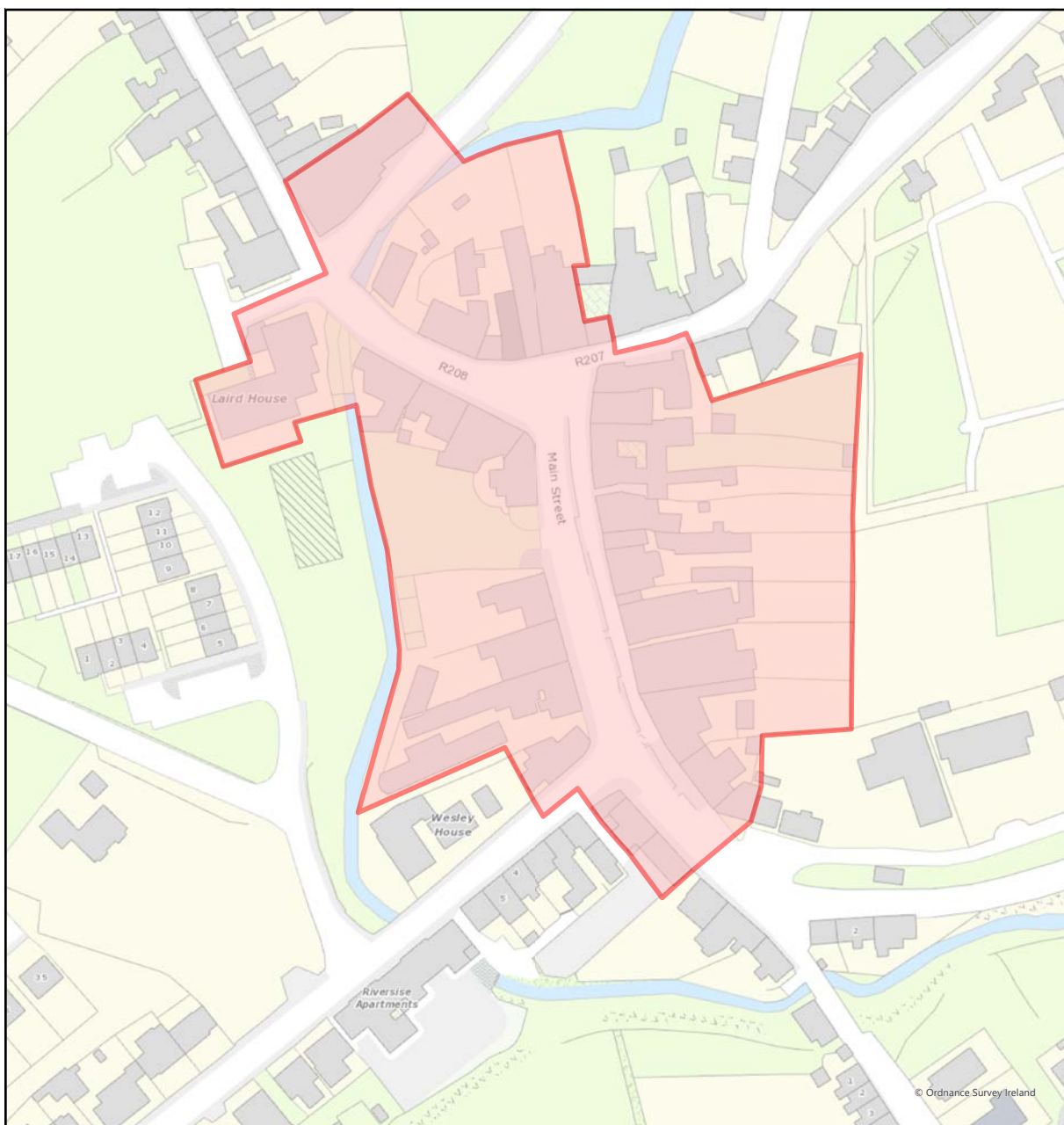
5.5.1 Retail

As outlined previously, Drumshanbo has a relatively compact town centre and commercial core, with its layout reflecting much of its history as a market town. Drumshanbo fulfils a key role within the retail hierarchy of the county, in providing a range of convenience and comparison retail provisions for its inhabitants and its wider hinterland area. However, the proximity of the town to larger competing retail centres, and in particular Carrick-on-Shannon, as well as the changing dynamic from traditional retail practices to more online retail activity and changes in consumer behaviour have resulted in high levels of vacant retail floorspace which can have



an adverse impact on the vitality and vibrancy of a town centre. The level of vacant retail floorspace within Drumshanbo is sufficient to facilitate future convenience and comparison retail without requiring additional floorspace development.

Figure 5.1: Drumshanbo Core Retail Area



The most recent survey indicates 29 active retail businesses comprising a convenience floor area provision of 618m² and comparison floor area of 71m². There is a reasonable provision of convenience retail floorspace within the town with Centra and Gala supermarkets in the town centre. The quality of signage and shopfronts is generally reasonably good throughout the town with some fine examples, for example, Conways. There are also some unique shopfronts which retain some of the main shopfront elements desired, whilst adding a unique slant, for example, Berry's and Keville Accounting.

Overall, given the existing levels of vacant retail floorspace within the town, coupled with the fact that some buildings that previously accommodated retail uses are now in danger of falling into disrepair, alternative uses for such premises should be considered with flexibility. The development of new retail units in Drumshanbo should only be considered where existing buildings are inappropriate for the envisaged use. Figure 5.1 outlines the core retail area for Drumshanbo.

Drumshanbo Settlement Plan – Retail Development Objectives

It is an objective of Leitrim County Council to:

DSO 10

Encourage the expansion of the retail and service base in Drumshanbo town centre commensurate with its position in the county retail hierarchy, to serve the town and its wider hinterland.

DSO 11

Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses, with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.

DSO 12

Seek the maintenance and improvement of shopfronts within the town centre. Proposals for new shopfronts should be sensitively designed with regard to their location within the streetscape and in accordance with the Leitrim County Council Guidelines on Shopfront Design, October 2003 or replacement guidelines over the life of this Plan.

5.6 Residential Development

Given its designation as a Tier 2B Support Town under the Leitrim County Settlement Hierarchy, Drumshanbo is seen as a key centre for accommodating future residential development over the plan period.

Drumshanbo is proposed to accommodate an additional 48 no. residential units over the period 2022-2028. Accordingly, the Core Strategy of this

Plan has identified a quantum of 5.46 ha of New Residential zoned lands within Drumshanbo to accommodate this projected housing target.

Drumshanbo Settlement Plan – Residential Development Objectives

It is an objective of Leitrim County Council to:

DSO 13

Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential areas and in appropriate brownfield/infill areas to meet the needs of the population of Drumshanbo and in line with the objectives and targets of the Core Strategy.

DSO 14

Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.

5.7 Social and Community Infrastructure

Drumshanbo is well equipped in terms of social and community infrastructure serving the town and wider hinterland.

Drumshanbo contains a number of 'soft' forms of social and community infrastructure in terms of well-established community and voluntary groups within the town such as the Tidy Towns Committee, the Leitrim Youth Project, based in the Base Youth Café, and Age Action. Moreover, Leitrim Development Company, which delivers a range of rural, social and economic programmes at local level across County Leitrim supporting communities, individuals and businesses has its headquarters in Drumshanbo.

In terms of 'hard' social and community infrastructure, Drumshanbo contains a number of elements which support and sustain its immediate community as well as those communities within its wider hinterland. Such community facilities and services within Drumshanbo include:

- Churches (St. Patrick's (RC), St. John's (Col) and the Wesleyan Church (Methodist))
- Retail Provision
- Allen Gaels GAA Complex
- Montessori, childcare, pre-school and after-school facilities
- Primary Care Centre
- Library
- Playground
- Garda Station
- Community Centre
- Tennis and Basketball Courts
- Community Centre
- Outdoor heated swimming pool

A number of projects have been developed over the past 5 years availing of funding under the Towns and Village Renewal Scheme (T&V Scheme) including the provision of an upgraded and enhanced access to the successful Food Hub, enhancement of recreational facilities for safer walking and cycling at the Millrace River, provision of additional car parking facilities, carrying out further improvements to the 'People's Park'. The collaboration with and contribution by Drumshanbo Community Council and Drumshanbo Tidy Towns Group on these projects should also be acknowledged.

In addition, works to the Blueway linking Acres Lake to the Lough Allen resort, the upgrading of the riverside walk and a series of lopped walks were funded through the Outdoor Recreational Infrastructure Scheme (ORIS). An announcement is awaited at the time of preparing this Plan in relation to an application for funding to develop the Drumshanbo Narrow Gauge Walking Trail along the former rail line. Finally, the undertaking of improvements to the Riverside Walk including provision of a pedestrian footbridge and improvements to footpaths and public lighting were funded through the CLÁR Programme in conjunction with St. Patrick's National School. Moreover, funding has recently been granted by Fáilte Ireland for the provision of a new service block centre at Acres Lake which will provide showers, changing and toilet facilities, secure storage, induction spaces, equipment washdown, orientation points and the provision of an additional 70 no. car parking spaces at this key community and tourism asset.



Drumshanbo has also been the subject of other applications for funding streams in recent years such as the T&V Scheme, the ORIS. While these applications have not been successful or are pending decision, they signal where deficits in community infrastructure in Drumshanbo lie, as identified by its community. Such applications include:

- Unsuccessful funding application under the T&V Scheme for the development of a riverside park.
- Unsuccessful funding application under the ORIS stream for the further development of the next key infrastructural elements of the Drumshanbo Connected Framework Plan.

In terms of education provisions, Drumshanbo contains one primary school, St. Patrick's National School, with additional services in learning support and special education available within the school. For the 2020/2021 academic year, 226 no. pupils were enrolled within the school. In terms of secondary education, the Drumshanbo Vocational School provides for a number of excellent school facilities in terms of classrooms, I.T. infrastructure, science laboratories, practical rooms, sports hall and astro pitch on its campus. For the 2020/2021 academic year, 302 no. pupils were enrolled within the school.

Drumshanbo is also well catered for childcare and early learning facilities, with a dedicated Montessori school, creche, and pre-school and after-school premises within the town.

Drumshanbo Settlement Plan – Social and Community Infrastructure Objectives

It is an objective of Leitrim County Council to:

DSO 15

Provide for the expansion and development of educational, social, community and recreational facilities in Drumshanbo available to provide for the needs of the resident community and that of the wider rural hinterland.

DSO 16

Facilitate the development of a riverside park as previously indicated in the Drumshanbo Urban Framework Plan 2005.

5.8 Infrastructure

5.8.1 Water Supply

Water supply for Drumshanbo is served by the South Leitrim Regional Water Supply Scheme (SLRWSS) which abstracts raw water from the River Shannon for treatment at the SLRWSS treatment plant at Priest's Lane, Carrick-on-Shannon. As part of Irish Water's National Water Resource Plan (NWRP) it has been assessed that the South Leitrim RWSS, which supplies a number of other towns and villages in the South Leitrim catchment, including the key town of Carrick-on-Shannon, may require further investigative studies or interventions to facilitate significant new connections to the network. It is anticipated that ongoing and planned minor upgrade works, as well as leakage reduction activities, will provide capacity to accommodate growth in the short term. However, an upgrade at the SLRWSS water treatment plant may be required in order to accommodate the targeted growth in the towns and villages of the catchment, as set out in the Core Strategy of this plan, over the full plan period. It is envisaged that this would be undertaken in the 2025-2029 Investment Plan period, subject to funding approval.

5.8.2 Wastewater

The Drumshanbo wastewater treatment plant, which has been the subject of recent upgrade works conducted by Irish Water, is designed to collect and treat effluent from a population equivalent (P. E.)

of 4,000. The 2020 Irish Water Annual Environmental Report indicates a remaining capacity of 2,327 P.E. Irish Water have advised the Council that this treatment plant is recorded as not being compliant with Wastewater Discharge License standards but capable of achieving at least Urban Wastewater Treatment Directive standards. Accordingly, given the substantial capacity available within the treatment plant, it is not envisaged that this will be exceeded during the lifetime of this Plan, however whilst there is potential spare capacity at this treatment plant, connection applications will be assessed individually by Irish Water depending on their specific load requirements.

Drumshanbo Settlement Plan – Infrastructure Objectives

It is an objective of Leitrim County Council to:

DSO 17

Maintain and enhance accessibility to and within the town centre in respect of pedestrian and cycle access, public transport and car parking, with particular regard to the needs and access for people with disabilities.

DSO 22

Provide for enhanced pedestrian and cyclist facilities including enhanced public lighting connecting St. Patrick's National School and Allen Gaels GAA Club to the town centre and surrounding areas.

DSO 18

Subject to the outcome of the undertaking of a feasibility study, to undertake a route selection process within the life of the County Development Plan (as per the requirements of Plan Policy ILU POL 6) which would seek to provide a link road connecting the R208 Ballinamore Road to the R207 Dowra Road. Following the completion of this route selection process, to progress the design of the link road through the statutory planning consent process and when this has been completed, to reserve this route free from development.

DSO 23

Advance the provision of footpath and public lighting in the town to ensure that all multiple housing developments are connected to the town centre.

DSO 19

Identify suitable locations for EV public charging points and encourage their delivery within the life of this development plan.

DSO 25

Permissible uses for undeveloped lands within Flood Zones A and B that are zoned *Social & Community* and *Tourism Related Development* in this settlement shall be constrained to those 'water compatible' and 'less vulnerable' uses as appropriate to the particular Flood Zone (please refer to the Flood Risk Management provisions in Volume I of the Plan and to the accompanying Strategic Flood Risk Assessment (SFRA)).

DSO 20

Protect the flood zones identified on the Drumshanbo Land Use Zoning Objectives Map from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009).

DSO 26

Provide a footpath including enhanced public lighting linking Mountain View housing development to the existing footpath network of the town in conjunction with the completion of Mountain View housing development.

DSO 21

Provide a footpath including enhanced public lighting linking St. Patrick's Church to the town centre to include the provision of a pedestrian crossing.



5.9 Built Heritage

As outlined previously, Drumshanbo contains a number of impressive buildings, structure and articles which are individually of a high built heritage value with the town centre being the predominant location for such structures.

Some of these structures are of sufficient architectural heritage value to be designated Protected Structures under this plan, with a number of buildings also being identified within the National Inventory of Architectural Heritage (NIAH). Such structures include St. Patrick's Church (RC), St. John's Church (Col), Wesleyan Church, the former Railway Station House and associated structures, the former National Irish Bank on High Street and the elevated road/pedestrian area with cut stone retaining wall and steps along High Street.

The town core contains a number of fine terraced buildings, typically two-three storey in height and whilst many of these are not protected structures or identified in the NIAH, are well maintained and in use as residences or commercial properties and make an important contribution to the overall built heritage value of the town.

Collectively, these elements combine to produce a rich heritage value, unique character and sense of place for the town centre, which is recognised in this Plan with the town centre being designated an Architectural Conservation Area (ACA). The exact location of the ACA for Drumshanbo is set out in Figure 5.2.

Drumshanbo Settlement Plan – Built Heritage Objectives

It is an objective of Leitrim County Council to:

DSO 27

Promote and enhance existing archaeological, built and natural heritage elements associated with Drumshanbo and to ensure their protection.

DSO 28

Protect and maintain the Architectural Conservation Area (ACA) in Drumshanbo and the buildings contained therein. Development proposals that would undermine the setting and interpretation of any structure located within the ACA will not be permitted.

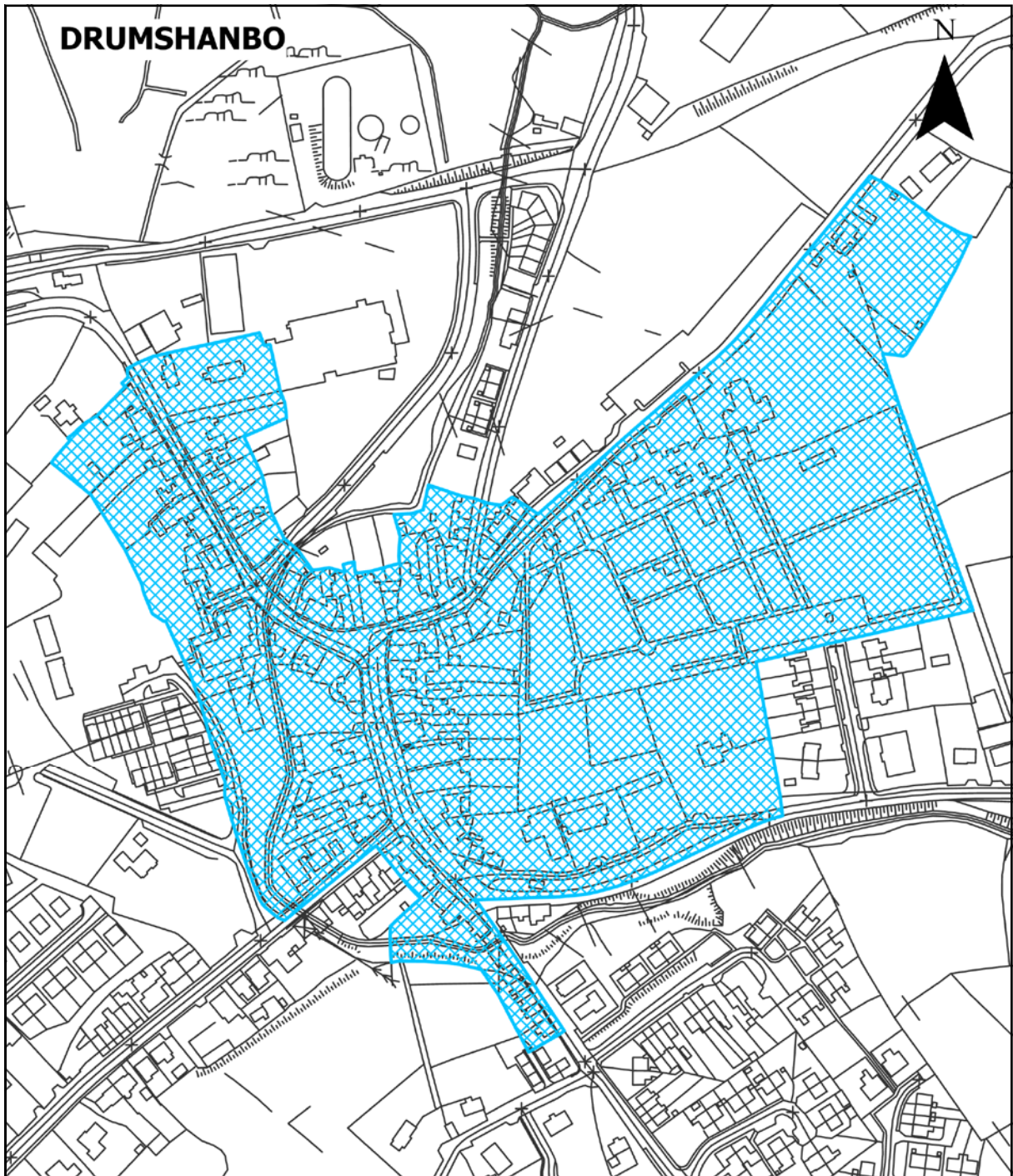
DSO 29

Support the development of a dedicated Drumshanbo Heritage Trail incorporating the surrounding hinterlands to promote local history and cultural heritage.





Figure 5.2: Drumshanbo Architectural Conservation Area



5.10 Natural Heritage

Drumshanbo and its surrounds contains a number of high-quality natural heritage assets, many of which have an intrinsic value for tourism development, most notably Lough Allen which lies along the western fringes of the town and incorporates the starting point of the Shannon Blueway, a series of on-water and land-based trails which run from Leitrim through Roscommon to County Longford.

At Drumshanbo, the route commences from Lough Allen through the Lough Allen Canal via Acres Lake before joining with the River Shannon at Battlebridge, Co. Roscommon. Acres Lake marina and amenity centre, located at the southwestern periphery of the town, represents a valuable natural amenity asset for Drumshanbo which also forms part of the Shannon Blueway and features Ireland's first floating boardwalk.

Synonymous with its name, which means 'Ridge of the Old Huts', the landscape surrounding Drumshanbo is characterised by drumlin geological formations, producing a scenic area of soft rolling terrain, woodlands, lakes, with Sliabh an Iarainn and Kilronan Mountain/Corry Mountain complex to the northeast and northwest of the town. In terms of landscape character, Drumshanbo is situated in the South Leitrim Drumlins and Shannon Basin LCA, as determined in the Landscape Character Assessment (LCA), which was reviewed in 2020 and remains a key component of this Plan.

This LCA is characterised as comprising of flat to undulating topography in the southern tip of the county and transitioning to a more pronounced drumlin hill landscape, with farmed landscape dominated by pastoral land textured with areas of rush and pasture on hills above surrounding damp lowlands, wetlands, loughs and raised peat bogs.

The landscape north-east of Drumshanbo towards Sliabh Iarainn transitions from undulating hill farmland to moorland hills to the cliffed uplands associated with Sliabh Iarainn. This area forms part of the Sliabh Iarainn & Corry Mountain Uplands and is designated as an Area of High Visual Amenity under this Plan on account of its wide expansive views of these uplands. The local scenery and people serve as a major attraction to the area, with the Sliabh an Iarainn Visitors' Centre in the town centre providing a unique insight into the local landscape and mining history.

There are no designated sites within the plan area for Drumshanbo. The nearest such sites are the proposed Natural Heritage Area, Lough Allen, South End and Parts (pNHA), which is located approximately 900m northwest of the town, and Carrickaport Lough Natural Heritage Area (NHA), situated approximately 3km southwest of the town. The nearest European designated site of ecological importance is Cuilcagh-Anierin Uplands Special Area of Conservation (SAC) which is also designated as a NHA site and is located approximately 5km northeast of Drumshanbo.

Drumshanbo Settlement Plan – Natural Heritage Objectives

It is an objective of Leitrim County Council to:

DSO 30

Liaise with the relevant stakeholders to promote and enhance the ecological value of Lough Allen.

DSO 31

Investigate measures to increase connectivity between Drumshanbo and natural heritage assets within its wider area with an emphasis on sustainable forms of transport.

DSO 32

Protect the trees contained in Corryard Wood, the subject of Tree Protection Order (ref. TPO 06/01).

5.11 Tourism Development

The importance of tourism to Drumshanbo cannot be understated. The town is a trail head along the Shannon Blueway and home to the renowned floating boardwalk at Acres Lake.

The Council have obtained funding to develop further amenities at Acres Lake to include a Facility Centre for water sports activities and additional public car parking. This will augment the existing Sliabh an Iarainn Visitor Centre, outdoor heated swimming pool, tennis court, playground and marina. As outlined previously, Drumshanbo is well-served by an array of tourist accommodation and associated development. Lough Allen Hotel & Spa is the main visitor accommodation in the area offering rooms, apartments and lodges while Lough Allen Educational Centre and Angling Club offers hostel accommodation. Lough Allen provides a host of water activities and horse-riding and hill-walking figure prominently as a draw for tourists to the town with numerous way-marked routes in the vicinity, including Slí Liatroma. Lough Allen Adventure Centre attracts many outdoor and water enthusiasts to the area throughout the year. Drumshanbo is also home to many festivals and events including the Sliabh an Iarainn Walking Festival, 'An Tóstal' and 'The Joe Mooney Summer School'. In addition, the recent development of The Shed Distillery visitor experience centre provides a further example of continued local investment in the overall tourism value of Drumshanbo which will complement existing tourism attractions in the area.

In accordance with developing more active means of travel and greater recreational facilities, a key development for Drumshanbo will be the provision of a greenway route within the town which can cater for its inhabitants as well as further enhancing the tourism offer in Drumshanbo for visitors. The route of the former Cavan-Leitrim narrow gauge railway is identified as the preferred route for facilitating such a greenway. Drumshanbo previously formed one of the destination towns on this route which formed a spur off Ballinamore and terminated at Arigna.

Drumshanbo Settlement Plan – Tourism Development Objectives

It is an objective of Leitrim County Council to:

DSO 33

Support and develop the tourism product of Drumshanbo having regard to its accessibility to important tourist destinations in the region including proximity to natural amenities and recreational opportunities including the Shannon Blueway and Lough Allen.

DSO 34

Provide for the enhancement of tourism and amenity facilities within Drumshanbo where appropriate and to facilitate leisure tourism/amenity proposals subject to the preservation of the natural amenity of the area. Ensure that development proposals do not give rise to adverse impacts on the receiving environment.

DSO 35

Seek to advance through planning and detailed design the development of a greenway (walking/cycling route) along the former narrow gauge rail line and to integrate this infrastructure with other existing/proposed walking routes/footpaths around the town. Subject to planning consent being obtained, to seek to deliver the development of the Greenway within the life of this Development Plan.



5.12 Opportunity Site

As outlined in the Core Strategy of this plan, national and regional planning policy in the form of the NPF and the RSES places considerable emphasis on the overarching development goal of ‘compact growth’, whereby the focus for new development within our settlements should ideally be within the existing built-up footprint thereby making more efficient use of existing services and negating the need for private car transport as much as possible.

Accordingly, this approach requires the identification of suitable brownfield/infill sites, known as Opportunity Sites in this Plan, for targeted regeneration and development. In the case of Drumshanbo, one Opportunity Site, the vacant petrol station and forecourt on Church Street, has been identified as a suitable location with sufficient development potential to accord with the provisions of compact growth as outlined below.

Drumshanbo Settlement Plan – Opportunity Site Objective

It is an objective of Leitrim County Council to:

DSO 36

Facilitate and promote the appropriate development of the Opportunity Site identified in Drumshanbo (former petrol station site on Church Street) for appropriate uses that will contribute to the renewal, enhancement and regeneration of the town.

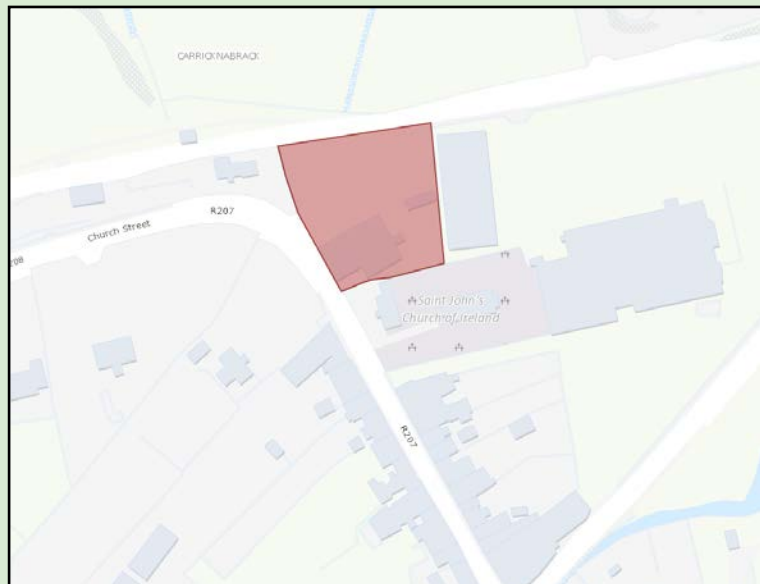
Opportunity Site: Former Petrol Station and Forecourt on Church Street

This 0.3ha brownfield retail site is a key site for regeneration, formerly a petrol station and commercial unit located at a prominent corner site on Church Street (R207), with potential for access from the R208 route into Drumshanbo also. The site is in close proximity to the town centre and a number of social and community infrastructure features.

Its prime location is not located within the Architectural Conservation Area for Drumshanbo nor does the site contain any Protected Structures.

Future developments shall comprise a high quality design, fine grained active frontage blocks providing a strong built edge to the surrounding public thoroughfare. New buildings should be permanent, timeless and contemporary structures. Development could be intensified to provide a key landmark or gateway building. The assessment of any proposals through the development management process by a developer will have to include the appropriate consideration of any potential contamination of soil arising from its former use.

This objective does not preclude the recommencement of the former use of this petrol filling station and convenience store subject to such use not having become abandoned.



6 Kinlough

6.1 Settlement Context

Kinlough is located at the northern periphery of Co. Leitrim, approximately 1.1 km south of the Leitrim-Donegal county border.

It is approximately 16km northwest of Manorhamilton and 2.2km south of Bundoran, Co. Donegal. Kinlough is situated in a picturesque setting between the Dartry Mountains to its east and the River Drowes to its north

and the Atlantic Ocean approximately 2km northwest of the town. Lough Melvin is situated immediately to the east of the town, with the Irish name for Kinlough, *Cionn Locha*, meaning the 'head of the lake'.

6.2 Settlement Function

Kinlough is designated as a Tier 2B *Support Town* under the Leitrim County Settlement Hierarchy, with its function recognised as fulfilling “*local service and some specialised employment and tourism functions which play an important role in supporting the social, economic and cultural life within their rural communities*”. This

designation, and associated function, reflects the role Kinlough now fulfils within the county and wider region in providing for a good level of services, housing provision and some employment generating uses with a growing emphasis on tourism development with potential to develop significantly in the future.

Kinlough Settlement Plan – General Objectives

It is an objective of Leitrim County Council to:

KLN 1

Promote and facilitate residential growth, the expansion of local employment options and of the range of services and facilities in tandem with the development of sustainable transport options to enable Kinlough to become more self-sustaining and fulfil its role as a Tier 2B Support Town in Co. Leitrim.

KLN 2

Make provision for sustainable communities in Kinlough by identifying sufficient and serviced land for new development, in particular housing, commercial, enterprise and employment, community and recreational uses.

KLN 3

Promote walking and cycling for daily activities, trips to school, creche, local shops, town centre employment and recreational/sporting facilities to the maximum extent practicable and drawing on funding opportunities presented through the Active Travel programme.

6.3 Town Centre and Settlement Form

The layout of the town is largely linear in form, with development focused on lands adjacent to the R280 Manorhamilton – Bundoran road.

The town centre is defined by a number of attractive buildings, typically in a two-storey, terraced form along the Main Street which itself is characterised as a relatively narrow streetscape with a generously proportioned footpath along its western side. The narrow sense of streetscape is somewhat exacerbated by on-street car parking along both sides of the Main Street which can sometimes impede passing traffic in both directions. More recent residential development in the form of housing estates such as Oakfield Manor/Melvin Fields and Millbrook/Manor Grove/Brooklawns have been developed since the late 1990s/early 2000's on the northern and southern fringes of the town, with older housing stock largely branched off from the R280/Main Street spine of the town.



Kinlough Settlement Plan – Town Centre and Settlement Form Objectives

It is an objective of Leitrim County Council to:

KLN 4

Facilitate the re-use and development of existing vacant and underutilised buildings and sites for town centre uses to create a compact, vibrant town centre.

KLN 5

Support the undertaking of environmental and public realm enhancement works and initiatives to visually enhance the streetscape and existing built form within the Main Street area of the town including the shared use of spaces, for outdoor experiences, with a priority on pedestrian usage and designed to accommodate universal access.

KLN 6

Require the development of lands identified with a Mixed Use land use zoning to the west of Main Street to be dependent on the widening of the access road (L-20751-0) allowing for two way traffic movements to include the provision of a footpath and street lighting.

6.4 Population

Kinlough recorded a population of 1,032 persons in the 2016 Census of Population which reflected a largely nominal increase on the population recorded for the town in 2011 (+1.3% increase).

Notwithstanding, Kinlough had previously experienced significant population increases in a number of successive Census of Population recordings

for the town, with the population increasing by approximately 208% from 2002 to 2016.

Table 6.1: Kinlough Population 2002-2016

Year	Population	% Change From Previous Census
2016	1,032	+1.3
2011	1,018	+47.5
2006	690	+105.9
2002	335	

Source: CSO Census of Population 2002-2016

Whilst this plan will predate the publication of the Census 2022 results, it is encouraging that Kinlough has retained its population base between 2011-2016 during a period which coincided with significant population decline in a number of settlements across the country as a result of the downturn in the national economic landscape at the time and which triggered significant economic migration of the population to larger economic settlements and indeed, countries. The challenge, therefore, is to further sustain and enhance the level of housing and service provisions within the town in anticipation of increases in population, and in line with housing and population targets for Kinlough as established in the Core Strategy of this Plan.



6.5 Economic Development

Economic development within Kinlough and its wider hinterland is reflective of many other rural settlements insofar as there is a reliance on traditional labour sectors, such as agriculture, retail, the service provision sectors as well as professional service sector.

The town centre accommodates a small number of small to medium-scale convenience retailers, professional service companies, public houses and restaurants/takeaways. These local employers and service providers make a valuable contribution to both the economic and social infrastructure of the town, supporting the local community, and that of its wider hinterland. There is no effective comparison goods retail outlet in the town whilst the range of other services would lag behind that present in the other Tier 2B centres reflective of the dormitory nature of the town and the rapid increase in population experienced over the past decade or more.

Moreover, it is acknowledged that Kinlough is within the employment catchment of larger settlements such as Sligo, Manorhamilton, Bundoran and Ballyshannon where more established services and industries are located within relatively short commuting distances from Kinlough. Further development of the economic potential of Kinlough is envisaged in this plan, particularly in light of the emerging post-Covid-19 pandemic trends to blend working from home practices with traditional workplace patterns which has the potential to reinforce existing commercial and service providers in the town as well as giving rise to new opportunities for economic development. As such, this Plan contains



a number of development policies to facilitate and support increased economic development within the settlement.

Kinlough Settlement Plan – Economic Development Objectives

It is an objective of Leitrim County Council to:

KLN 7

Engage with and co-operate with relevant employment agencies to attract inward investment and to facilitate job creation in Kinlough, with a particular emphasis on developing light industrial and manufacturing employment within the settlement.

KLN 8

Maximise remote working opportunities in Kinlough building on the considerable work already undertaken establishing a Business/Digital Hub in the Community Centre. In the event that additional space is required for remote working & meeting space, the repurposing of suitable vacant commercial properties for this purpose should be given primary consideration.

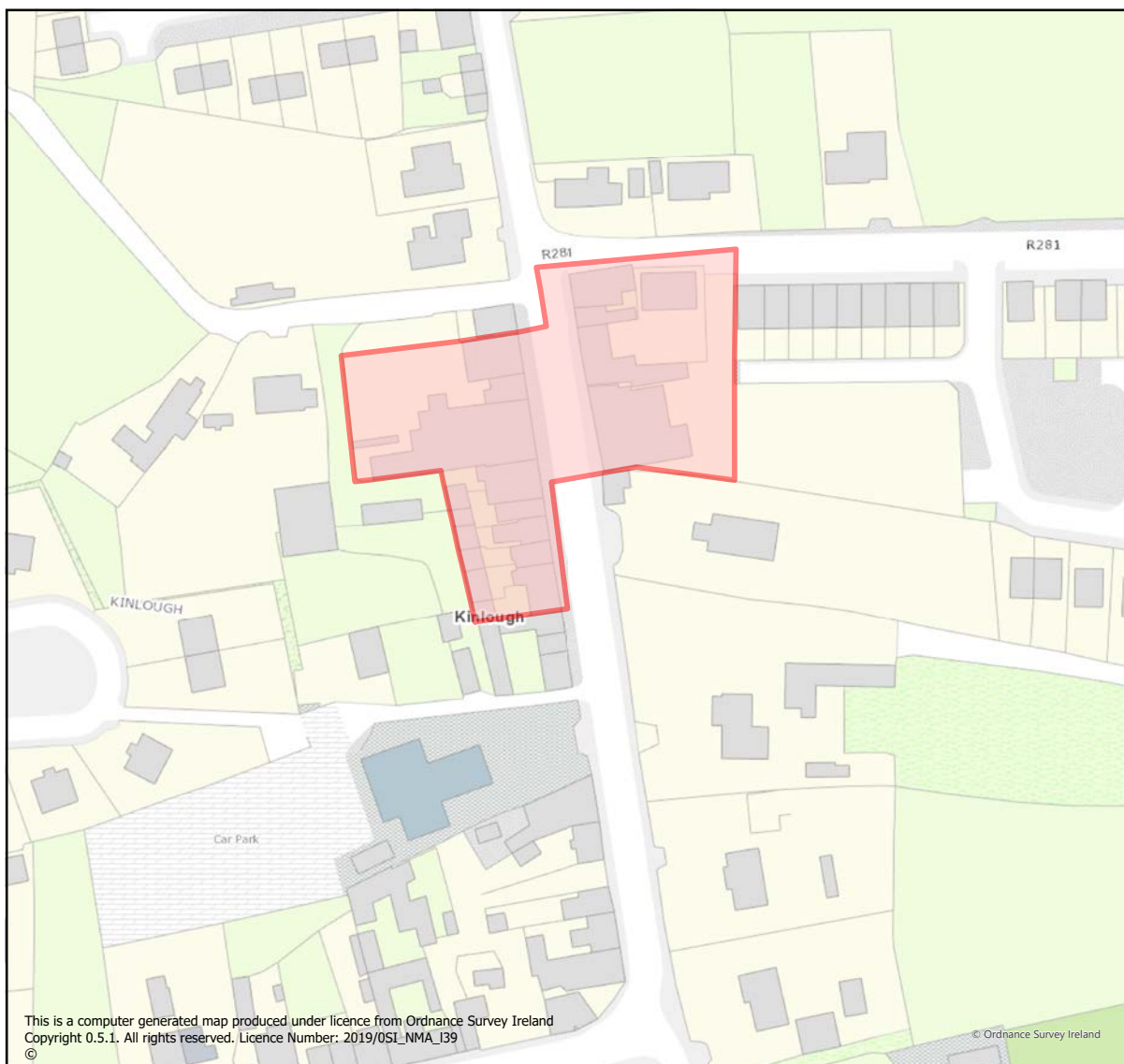
6.5.1 Retail

Kinlough has a relatively compact town centre and commercial core, largely limited to the Main Street. Notwithstanding the relatively small scale of the retail provision within the town, Kinlough fulfils a key role within the retail hierarchy of the county, in providing a range of convenience retail provisions for its inhabitants and its wider hinterland area. However, the proximity of the town to larger competing retail centres, and in particular Sligo, Bundoran, Ballyshannon and Manorhamilton as well as the changing dynamic from traditional retail practices to more online retail activity and changes in consumer behaviour affects the potential of such services locating in Kinlough. In this respect, the level of retail activity in Kinlough is limited to convenience retail, with a limited comparison retail offer. This has been historically the case in Kinlough, where comparison and bulky goods retail demand is typically met in

larger retail centres elsewhere such as Bundoran and Manorhamilton. The dominant land use on the Main Street is residential, either in the form of traditional two-storey terraced housing on the western side of the Main Street or single dwelling, bungalow type properties on larger plots along the south-eastern end of the Main Street.

The most recent survey indicates 4 active retail businesses comprising a convenience floor area provision of 245m² and comparison floor area of 76m². McGowan's Spar Supermarket on Main Street provides for the vast majority of this convenience floorspace within Kinlough and is of sufficient scale to accommodate the retail provisions within Kinlough, as well as providing a post office within its premises. The quality of signage and shopfronts is generally reasonably good throughout the town with some fine examples, for example, Kinlough Pharmacy.

Figure 6.1: Kinlough Core Retail Area



Kinlough Settlement Plan – Retail Development Objectives

It is an objective of Leitrim County Council to:

KLN 9

Encourage the expansion of the retail and service base in Kinlough town centre commensurate with its position in the county retail hierarchy, to serve the town and its wider hinterland.

KLN 10

Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses, with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.

KLN 11

Seek the maintenance and improvement of shopfronts within the town centre. Proposals for new shopfronts should be sensitively designed with regard to their location within the streetscape and in accordance with the Leitrim County Council Guidelines on Shopfront Design, October 2003 or replacement guidelines over the life of this Plan.

6.6 Residential Development

Given its designation as a Tier 2B *Support Town* under the Leitrim County Settlement Hierarchy, Kinlough is seen as a key centre for accommodating future residential development over the plan period. Kinlough is proposed to accommodate an additional 48 no. residential units over period 2022-2028.

Accordingly, the Core Strategy of this plan has identified a quantum of 13.97 ha of New Residential zoned lands within Kinlough to accommodate this projected housing target. The majority of these lands comprise of infill sites, such as those lands situated to the north of the existing Dartry View, Millbrook and Melvin Fields residential estates.

Kinlough Settlement Plan – Residential Development Objectives

It is an objective of Leitrim County Council to:

KLN 12

Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential areas and in appropriate brownfield/ infill areas to meet the needs of the population of Kinlough and in line with the objectives and targets of the Core Strategy.

KLN 13

Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.

KLN 14

Facilitate a phased work out of the Lough Melvin Forest Park unfinished housing development over the life of this Development Plan. This Development Plan supports the principle of the completion and occupation of a total of 50 no. houses to include the 24 no. houses effectively completed adjoining Clanchy Court housing development. The principle of completion of the hotel / leisure centre is acceptable in principle and the office development is open to consideration. Any further uses within the overall lands zoned for 'New Residential' will be considered on their individual merits within this context and guided by the Zoning Matrix. The completion of the Lough Melvin Forest Park development shall provide of an area of open space and amenity for the wider community to include people who have mobility issues and the facilitation of a foul sewer connection to serve the adjoining Eco Park on the Rossinver Road, subject to the agreement of Irish Water.

6.7 Social and Community Infrastructure

Kinlough has a strong local community base, with a well-established tradition of active voluntary groups and community support hubs/groups such as Kinlough Community Development Company Ltd., the Tidy Towns, Foróige Club and the community garden at the Lough Melvin Eco Park which serves to sustain the local and wider hinterland population and foster community spirit within Kinlough.

In tandem, Kinlough contains a number of social and community infrastructure elements which support and sustain the wider community by enabling people to access key services within their locality. Such community facilities and services within Kinlough include:

- Churches (St. Aidan's (RC) and Church of Ireland)
- Retail Provision
- Melvin Gaels GAA playing pitch
- Childcare and after-school facilities
- Primary Care Centre
- Playground
- Garda Station
- Community Centre
- Tennis and Basketball Court

A number of projects have been developed in Kinlough in recent years which have enhanced and reinforced the level of community infrastructure within the settlement. These include:

The provision of a footpath and public lighting on the Rossinver Road (R281) connecting the town to the Lough Melvin Eco Park and its woodland, lakeside trails playground and picnic areas.

The development of further amenities at Lough Melvin in collaboration with local stakeholders such as North West Canoe Club.

The development of an extension to the Community Centre including the development and fitting out of the extended premises as a Business Hub all assisted through funding obtained through the Town and Village Renewal Scheme.

In addition, funding was secured through the Outdoor Recreational Infrastructure Scheme in recent years to develop enhanced access features at Lough Melvin Eco Park and upgrades to the trail features associated with the Arroo Trail within the wider area of Kinlough. The collaboration with and contribution by Kinlough & District Community Council and Kinlough Community Development Company Ltd. on these projects should also be acknowledged.

In terms of education provisions, Kinlough contains a primary school, the Four Masters National School, with additional services in learning support and special education available within the school. For the 2020/2021 academic year, 283 no. pupils were enrolled within the school. Kinlough also has a number of childcare and play group facilities such as the Kinlough community playgroup, 'First Steps' creche, a dedicated Montessori school and after-school provisions.

Kinlough Settlement Plan – Social and Community Infrastructure Objectives

It is an objective of Leitrim County Council to:

KLN 15

Provide for the expansion and development of educational, social, community and recreational facilities in Kinlough available to provide for the needs of the resident community and that of the wider rural hinterland.



6.8 Infrastructure

6.8.1 Wastewater

The Kinlough wastewater treatment plant, which has been the subject of recent upgrade works conducted by Irish Water, is designed to collect and treat effluent from a population equivalent (P.E.) of 2,100. The 2020 Irish Water Annual Environmental Report indicates a remaining capacity of 662 P.E. Accordingly, this design capacity is not expected to be exceeded within the lifetime of this plan.

6.8.2 Water Supply

Water supply for Kinlough is served by the Tullaghan/Kinlough Water Resource Zone (WRZ) which abstracts

raw water from Glenade Lough for treatment at the adjacent treatment plant in Glenade located on the R280 route approximately 8.5km south of Kinlough. The Tullaghan/Kinlough WRZ has been identified in the Irish Water National Water Resources Plan (NWRP) as requiring further investigative studies or interventions to facilitate significant new connections to the network.

It is anticipated that ongoing and planned minor upgrade works, as well as leakage reduction activities, will provide capacity to accommodate growth in the short term and in line with growth projections for Kinlough as expressed in the Core Strategy of this Plan.

Kinlough Settlement Plan – Infrastructure Objective

It is an objective of Leitrim County Council to:

KLN 16

Maintain and enhance accessibility to and within the town centre in respect of pedestrian and cycle access, public transport and car parking, with particular regard to the needs and access for people with disabilities.

KLN 17

Identify suitable locations for EV public charging points and encourage their delivery within the life of this Development Plan.

KLN 18

Protect the flood zones identified on the Kinlough Land Use Zoning Objectives Map from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009).

KLN 19

Advance the provision of footpath and public lighting in the town to ensure that all multiple housing developments are connected to the town centre.

KLN 20

Provide a footpath including public lighting linking Melvin Fields (L-60641-0) and Dartry View (R280) housing developments and along Edenville Road (L-6080-1) to the existing town footpath network.

KLN 21

Upgrade the local road (L-2075-1) past the Four Masters National School to include the provision of a cross section allowing 2 vehicles to pass, footpath and street lighting. This may also require the widening of the adjoining bridge. Such infrastructural upgrades will be dependent on a proposal being advanced through the development management process to develop the adjoining Enterprise and Employment lands.

KLN 22

Seek to widen the existing footpath along the western side of the R280 past St. Julian's house to the mixed use development at the junction to The New Houses.

6.9 Built Heritage

Kinlough contains a number of impressive buildings and structures of significant built heritage value, with a number of protected structures and buildings and articles identified in the National Inventory of Architectural Heritage (NIAH) located within the settlement.

The town centre contains most of these structures which include St. Aidan's Church (RC) and the Church of Ireland Church, with both structures dating from the early to mid-18th century and the ruins of Kinlough House located east of the Main Street. The Main Street contains a number of fine terraced buildings which, whilst most of these are not protected structures or identified in the NIAH, are well maintained and in use as residences or commercial properties and make an important contribution to the overall built heritage value of the settlement.

Kinlough Settlement Plan – Built Heritage Objectives

It is an objective of Leitrim County Council to:

KLN 23

Promote and enhance existing archaeological and built heritage elements associated with Kinlough and to ensure their protection.

6.10 Natural Heritage

Given its setting at the head of Lough Melvin and situated between the Dartry Mountains and the Atlantic Ocean, Kinlough and its wider area contains a number of high-quality natural assets, many of which have an intrinsic value in terms of outstanding landscape visual quality and tourism potential.

In particular, Lough Melvin which lies on the eastern fringes of the town is an established destination for angling and water sports activities.

The settlement of Kinlough forms a junction between three distinctive Landscape Character Areas (LCAs), as determined in the Landscape Character Assessment (LCA) for Co. Leitrim, which was reviewed in 2020 and remains a key component of this plan. The western fringes of the town is defined as being within the Tullaghan Coast LCA which is characterised as comprising of drumlin farmland interspersed with peat bogs and areas of wooded and scrub vegetation feature throughout and is overlooked by the distinctive mountain profiles of Arroo and Tievebaun.

The eastern fringes of the town are designated as being within the Lough Melvin Lowlands (LCA) which is characterised by high value lake-land scenery around Lough Melvin, long rounded hills and gentle ridges with small rivers between with views inland towards mountain landscapes including Arroo and Sheenun. This LCA contains landscape designation

relevant to Kinlough with an Area of Outstanding Natural Beauty (AONB) covering the landscape associated with the northern shores of Lough Melvin; and an Area of High Visual Amenity (AHVA) covering the landscape associated with the southern and western shores of Lough Melvin.

The southern fringes of Kinlough lies within the Arroo and Mountain Outliers LCA which is characterised as a large mountain complex which rises above Lough Melvin, Glenade and Lough Macnean Upper and is dominated by Arroo Mountain which rises to 523m AOD. This LCA also contains a number of landscape designations one of which is relevant to Kinlough; an AONB covering the area specifically associated with Arroo Mountain and environs.

The quality of the landscape surrounding the Kinlough area has, arguably, a regional and national value, given its aesthetic value and largely pristine undeveloped nature and imbues a significant sense of place to the setting of Kinlough.

There are no designated sites within the plan area for Kinlough. There are a number of European and national designated sites of ecological importance within the wider area with the nearest being Lough Melvin (approximately 320m east of the Kinlough plan area) which is designated as a Special Area of Conservation (SAC) as well as a proposed Natural Heritage Area (pNHA).

Lough Melvin Eco Park is also a key natural amenity feature within Kinlough that comprises of a 17-acre site of woodland, lake shore and wildlife habitats, with walking trails, interpretative materials, picnic area and play area within its confines. Kinlough community garden & allotments and playground adjoins the Eco Park, as does the North West Canoe Club and Lough Melvin boat quay. The Eco Park provides a valuable amenity feature for the local population as well as visitors to the area.

Kinlough Settlement Plan – Natural Heritage Objectives

It is an objective of Leitrim County Council to:

KLN 24

Liaise with the relevant stakeholders to promote and enhance the ecological value of Lough Melvin.

KLN 25

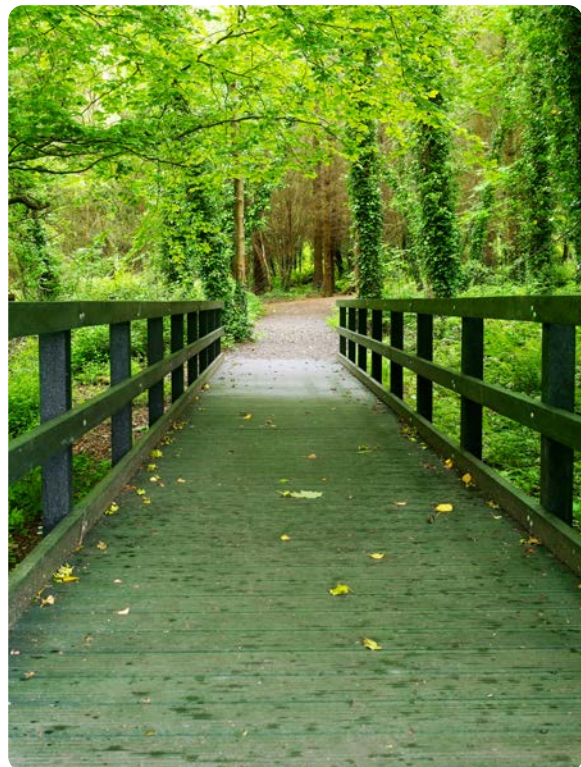
Investigate measures to increase connectivity between Kinlough and natural heritage assets within its wider area with an emphasis on sustainable forms of transport.

6.11 Tourism Development

Given the amount of high-value natural assets within its locality, Kinlough is well placed to capitalise on tourism-related enterprises which, historically, has been an under-developed sector in Kinlough.

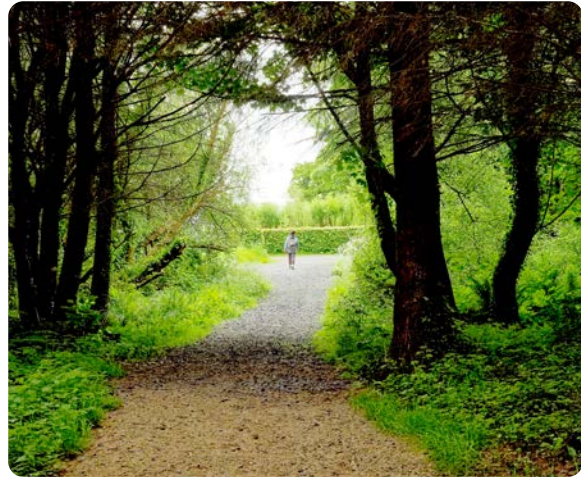
With the emergence in popularity of more sustainable, nature-based tourism models such as ‘slow tourism’ and adventure based tourism on offer in places like Delphi Adventure resort, there is an opportunity for Kinlough to further develop its tourism brand in this vein, given the wealth of natural assets nearby.

Such an approach would build upon existing tourism activities in the area such as hill walking, angling, horse riding, cycling and water activities associated with Lough Melvin and provide further impetus for new tourism-related development such as guesthouses, camping facilities, hotel and hostel accommodation as well as in other service sectors such as retail, pubs and restaurants. In recent years, there have been increased levels of water sports and water-based activity associated with Lough Melvin. The establishment of the North West Canoe Club in Kinlough is the most notable example of this increase and signifies further diversification of activities associated with Lough Melvin aside from traditional angling practices.



Moreover, in accordance with developing more active means of travel and greater recreational facilities, the Council will seek to undertake a feasibility study, in collaboration with Donegal County Council, regarding the provision of a greenway route from Kinlough to Bundoran. Such a development is considered a key active travel asset for the community but also further enhances the tourism offer in Kinlough for visitors with further integration with established tourism and heritage routes such as the DeCuéllar Trail which runs south of Kinlough.

In this regard, this plan provides a number of policies supporting tourism-related development including policies specific to Kinlough as follows:



Kinlough Settlement Plan – Tourism Development Objectives

It is an objective of Leitrim County Council to:

KLN 26

Support and promote the tourism potential of Kinlough having regard to its accessibility to important tourist destinations in the region including proximity to natural amenities and recreational opportunities such as Lough Melvin, the North Leitrim Glens area and the Atlantic coastline.

KLN 27

Provide for the enhancement of tourism and amenity facilities within Kinlough where appropriate and to facilitate leisure tourism/amenity proposals subject to the preservation of the natural amenity of the area. Ensure that development proposals do not give rise to adverse impacts on the receiving environment.



KLN 28

Facilitate the restoration and bringing back into active use of Kinlough House, a Protected Structure. The Development Plan would facilitate an integrated tourism development within the former curtilage/attendant grounds of Kinlough House to include the provision of accommodation (short stay in duration) such as holiday homes/chalets as part of facilitating the realisation of this primary objective. Any such proposal would have to be accompanied by a Framework Plan clearly outlining the phasing of development linked to the restoration of Kinlough House with the input of architects with conservation expertise a prerequisite.

KLN 29

Seek funding to develop a feasibility study regarding the provision of a greenway linking Kinlough to Bundoran in conjunction with Donegal County Council. Pending the completion and outcome of the feasibility study, including ensuring compliance with the Habitats Directive, to bring the project through design and planning approval stage and in time, to construction and operation.

6.12 Opportunity Site

As outlined in the Core Strategy of this plan, national and regional planning policy in the form of the NPF and the RSES places considerable emphasis on the overarching development goal of 'compact growth', whereby the focus for new development within our settlements should ideally be within the existing built-up footprint thereby making more efficient use of existing services and negating the need for private car transport as much as possible.

Accordingly, this approach requires the identification of suitable brownfield/infill sites, known as Opportunity Sites in this Plan, for targeted regeneration and development. In the case of Kinlough, one Opportunity Site, an undeveloped infill site on Main Street, has been identified as a suitable location with sufficient development potential to accord with the provisions of compact growth as outlined below.

Kinlough Settlement Plan – Opportunity Site Objective

It is an objective of Leitrim County Council to:

KLN 30

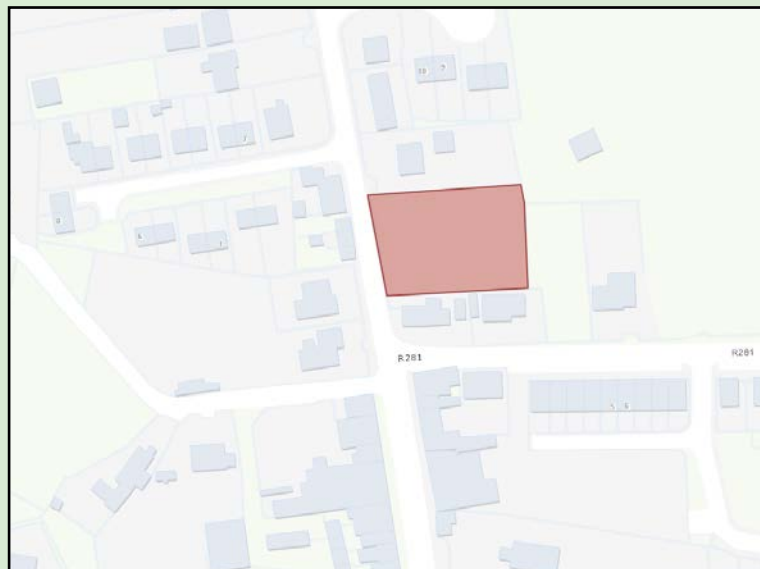
Facilitate and promote the appropriate development of the Opportunity Site identified in Kinlough (undeveloped infill site on Main Street) for appropriate uses that will contribute to the renewal, enhancement and regeneration of the town.

Opportunity Site: Vacant Infill Site on Main Street

This 0.2ha previously undeveloped infill site comprises of a prominent location along the Main Street and near the junction with the Rossinver Road. The site is within the town centre and near to a number of social and community infrastructure features.

Given its location, the site can accommodate a number of land uses such as residential, commercial, tourism-related or mixed use development with excellent access.

Future developments shall comprise a high quality design, fine grained active frontage blocks providing a strong built edge to the surrounding public thoroughfare. New buildings should be permanent, timeless and contemporary structures. Development could be intensified to provide a key landmark building with the geometric properties of the site favourable in this regard.



7 Mohill

7.1 Settlement Context

Mohill is located in south County Leitrim, approximately 14km southeast of Carrick-on-Shannon.

The origins of the settlement date from a monastery founded by St. Manachan in the area with the town further developing with the establishment of the nearby Lough Rynn estate by the Clements family. Mohill offers good connectivity with the R201 and R202 regional roads bisecting the town east-west and north-south respectively, with the N4 national primary route located approximately 8.5km west of the town at Dromod.

The town boasts a rich history, with close associations to the early Irish Harper Turlough O'Carolan as well as the Lough Rynn estate, with the town documented traditionally as a prosperous market town. Remnants of its previous market town past are reflected in the layout of its urban core with well-proportioned streets flanked by strong two-three storey terraced buildings with prominent structures of architectural merit evident throughout the town centre. This architectural value of the town centre is recognised in this Plan with much of its centre designated as an Architectural Conservation Area (ACA).

7.2 Settlement Function

Mohill is designated as a Tier 2B Support Town under the Leitrim County Settlement Hierarchy, with its function recognised as fulfilling “local service and some specialised employment and tourism functions which play an important role in supporting the social, economic and cultural life within their rural communities”.

This designation, and associated function, reflects the longstanding role Mohill has fulfilled within the county and wider region in providing for a good level of services, housing provision and employment

generating uses to cater for immediate inhabitants and its wider hinterland with a growing emphasis on tourism development with potential to develop further in the future.



7.3 Mohill Urban Framework for Living

7.3.1 Background

Mohill has been the subject of a framework plan, *The Mohill Urban Framework for Living*, which was prepared in December 2020 by Sheridan Woods Architects & Urban Planners on behalf of Leitrim County Council in consultation with Venture International. This project sought to develop a 'designed framework for living' plan that would bring together an innovative combination of traditional urban master-planning that addresses town centre vacancy, the demise of traditional retail and the need for public spaces and sustainable town centre travel options as identified in the Mohill Economic Development Plan, produced in 2019.

Mohill is also a designated Sustainable Energy Community (SEC) with community buy-in to develop a sustainable energy system within the town cultivating a culture of more efficient energy practices, use of renewable energy where feasible and developing more decentralised energy supply networks. This community approach has manifested itself in Mohill with the town marketing itself as 'Smart, Green Mohill' to showcase the technological facilities available in the town to enable 'smarter' living and working practices and the move towards more sustainable energy use within the town. This is seen as a key marketing point for Mohill in attracting new businesses and enterprises which share similar values in relation to sustainable energy practices and smarter living concepts.

The SEC have conducted energy audits and worked with the Local Authority in introducing LED public lighting and retrofitting of social housing and public buildings in the town. Community organisations have also secured funding under the 'Better Energy Communities Scheme'. The SEC has completed an 'Energy Master Plan', one of the first in the country to do so.

A 'Live Local Work Smart' project has previously been devised looking at developing flexible workspace which will accommodate and encourage remote working, thereby reducing employers' costs, employees' commuting and society's carbon footprint whilst increasing local spend, human capacity and the potential for clustering.



Mohill has also been designated as an 'Age Friendly Town', where older people are actively involved in social, economic and cultural life and in creating a better local environment, to everybody's benefit. The town has also seen a number of projects funded through the Town and Village Renewal Scheme.

An Economic Development Plan has also been developed that proposes actions ranging from job creation and economic development, tourism, energy, community development, cohesion and collaboration, events and festivals, retailing, transport and active age.

7.3.2 Mohill Urban Framework for Living – the Plan

All of these initiatives have stimulated the consideration of a 'Design Framework for Living' as a key action to further develop the concept of 'Smart Green Mohill'. The *Mohill Urban Framework for Living* project presents a long-term vision for the future development of Mohill. It aims to integrate urban design with other local initiatives, looking at the appearance/urban fabric of the town, as well as the lifestyle and patterns of living/behaviour within the town.

Four themes emerged from the *Mohill Urban Framework for Living* project:

- To create a vibrant and attractive town centre.
- To create spaces and place to compete, relax and play.
- To facilitate enterprise and earning.
- To create a place to visit.

The vision for Mohill is to create a welcoming, accessible, and prosperous town connected to its people, heritage, culture, and businesses. The objective is to provide the residents, businesses, and visitors of Mohill with a vibrant urban experience by promoting a people first approach that connects all to everything the town has to offer. The *Mohill Urban Framework for Living* identified strategies for the future development of the overall town:

- Enhance pedestrian and cycle connections from peripheral residential and employment areas to the town centre.
- Create potential pedestrian/cycle routes along the former railway (Greenway) and the river (Blueway).
- Create linkages within the town core itself, along the existing public streets and spaces, and connections through backlands.

The objective is to create an overall permeable town centre, so that residents and people employed and visiting the town centre can use the new improved pedestrian and cycle infrastructure in their daily lives, as ways to get to schools, shops, community uses and employment centres, while also being functional as recreational routes. It is envisaged that the backlands will create opportunities for additional open space, car parking areas, improved traffic movement in and through the town. In the long term the backlands have the potential to facilitate new housing areas, and employment and business opportunities to create an integrated and sustainable town centre.

This Development Plan includes these key building blocks within the strategy for the future development of the town of Mohill. It also set the context within which the Public Realm Improvement Scheme funding application to RRDF Scheme was made in 2021.

Mohill Settlement Plan – General Objectives

It is an objective of Leitrim County Council to:

MHL 1

Promote and facilitate residential growth, the expansion of local employment options and of the range of services and facilities in tandem with the development of sustainable transport options to enable Mohill to become more self-sustaining and fulfil its role as a Tier 2B Support Town in Co. Leitrim.

MHL 2

Make provision for sustainable communities in Mohill by identifying sufficient and serviced land for new development, in particular housing, commercial, enterprise and employment, community and recreational uses.

MHL 3

Assist in the implementation of the actions contained in the *Mohill Urban Framework for Living*

MHL 4

Prepare Framework Plans for the three identified Mixed Use backland sites to the north of Main Street/Glebe Street, south of Main Street/east of Hyde Street and south of Main Street/west of Hyde Street, as depicted in the accompanying Development Objectives Map for Mohill. The Framework Plans shall have regard to the accessing, permeability and connectivity network contained in the Mohill - Urban Framework for Living (2020) for these areas and shall seek to maximise connectivity beyond their respective site areas. The Framework Plans shall identify the location of car parking, building lines/heights, uses and amenities/recreational spaces in conjunction with landowners and other stakeholders.

The Framework Plans will set out guiding principles for development to secure high standards in quality and urban design for the future development of lands and to generally create well connected living environments. The Framework Plans will set out indicative development proposals for the lands in question. The Framework Plan for lands east of Hyde Street and south of Main Street shall be progressed first.

7.4 Town Centre and Settlement Form

The layout of the town is characteristic of other market towns in Ireland, with a strong urban core, with the centre of the town formed by the junction of the R201 and R202 regional roads.

Whilst more dispersed patterns of development have formed over the years along these regional routes, the settlement form within the town centre is largely focussed on areas adjacent to these routes which provides for a more spatially contained development form at this location in the town.

Car parking is primarily provided in the form of parallel on-street parking, with low levels of off-street parking areas. Where parking areas are delineated within the town, there is a reduced occurrence of illegal parking. However, where parking spaces are not outlined, for example, Hyde Street and Glebe Street, there is greater propensity for cars to be parked partially on footpaths or double-parked. In general, traffic volumes through the town are reasonable, allowing for ease in crossing of roads. The general visual amenities of Mohill are of a reasonably-high standard, but some improvements could be made. Landscaping along the road verge approaching the Church at the top of the town has softened the setting and improved the general appearance of the street. Most buildings are generally well maintained, despite an increase in vacancy rates within the town. Public realm works for Main Street are proposed for Mohill and the Council has been successful in obtaining €2.5 million of funding under the RRDF 2021 stream. This project is for an innovative public realm improvement scheme within Mohill town centre to enhance the existing streetscapes, creating a more accessible, open public realm prioritising pedestrians over cars. The project will enhance the pedestrian experience in the town, encouraging footfall, improving connections between places of education, work, retail and community settings and stimulating economic activity in the local economy. The approved Part 8 scheme extends to also include Glebe Street, Water Street and Castle Street.

Over the last 20 years, the overall layout of the town has experienced a more dispersed settlement pattern, largely to the west and southwest with the focus for residential developments such as Ard na Sí, Sliabh View and Shannagh Grove residential estates offset from the R201 Mohill to Carrick-on-Shannon route.



Mohill Settlement Plan – Town Centre and Settlement Form Objectives

It is an objective of Leitrim County Council to:

MHL 5

Facilitate the re-use and development of existing vacant and underutilised buildings and sites for town centre uses to create a compact, vibrant town centre.

MHL 6

Support the undertaking of environmental and public realm enhancement works and initiatives to visually enhance the streetscape and existing built form including public realm measures that facilitate outdoor dining areas and the night time economy in the Main Street area of the town.

MHL 7

Facilitate the development of backland sites and associated access measures in the interests of more sustainable compact growth development patterns over the lifetime of this development plan and beyond.

7.5 Population

Mohill recorded a population of 855 persons in the 2016 Census of Population.

This represented a decrease on the recorded population of 928 from the 2011 Census (-7.8% decrease) and reflects a trend witnessed in other settlements within the country which experienced population decline over the same period which

coincided with a challenging national economic landscape at the time. However, it is noted that only Mohill and Drumkeeran (in the top 3 tiers of the Settlement Hierarchy) recorded a fall of population between 2011-2016.

Table 7.1: Mohill Population 2002-2016

Year	Population	% Change From Previous Census
2016	855	-7.8
2011	928	-0.3
2006	931	+18.4
2002	786	

Source: CSO Census of Population 2002-2016

This population decrease represents a significant drop for Mohill, having regard to the overall modest increase of 0.8% for the county and an overall State increase of 3.8% for the period 2011-2016. Whilst this Plan will predate the publication of the Census 2022 results, the scale of population decline witnessed between 2011-2016 demonstrates that a significant reinforcement of the population base within the town is required to alleviate any further impacts on the town's social and economic vitality and range of services which are sustained therein.



7.6 Economic Development

Economic development within Mohill and its wider hinterland is reflective of many other rural settlements insofar as there is a reliance on traditional labour sectors, such as agriculture, retail, manufacturing and the commercial and service provision sectors as well as the public sector.

Prominent employers within the area include Modular Panel Systems Ltd., an insulated door and panel manufacturer, Homeland and Reynolds agricultural and builders providers and the Lough Rynn Castle Estate and Gardens Hotel which provides a number of indirect, as well as direct, economic opportunities to the area which further sustain existing retail and service functions within Mohill. The economic profile of the town is further enhanced by the presence of the Mohill Enterprise Centre, which provides for a variety of workspaces ranging from training and meeting rooms to hotdesking and office space with access to high-speed broadband. This facility is further supplemented by the co-location of Mohill Computer Training (MCT) which provides a wide range of full-time and part-time courses in computer applications and improving I.T. literacy.

The town centre accommodates a number of small to medium-scale convenience, comparison and bulky goods retailers, professional service companies, public houses and restaurants/takeaways. These local employers and service providers make a valuable contribution to both the economic and social infrastructure of the town, supporting the local community, and that of its wider hinterland.

Further development of the economic potential of Mohill is envisaged in this Plan, particularly in light of the emerging post-Covid-19 pandemic trends to blend working from home practices with traditional workplace patterns which has the potential to reinforce existing commercial and service providers in the town as well as giving rise to new opportunities for economic development. As such, this Plan contains a number of development policies to facilitate and support increased economic development within the settlement.

Mohill Settlement Plan – Economic Development Objectives

It is an objective of Leitrim County Council to:

MHL 8

Engage with and co-operate with relevant employment agencies to attract inward investment and to facilitate job creation in Mohill.

MHL 9

To maximise remote working opportunities in Mohill building on the considerable work already undertaken by the Enterprise Centre. In the event that additional space is required for remote working which could not be accommodated at the Enterprise Centre, this should consist of the repurposing of one of the vacant commercial properties in the town.

7.6.1 Retail

Mohill has a relatively compact town centre and commercial core, with its layout reflecting much of its history as a market town. Mohill fulfils a key role within the retail hierarchy of the county, in providing a range of convenience and comparison retail provisions for its inhabitants and its wider hinterland area. However, the proximity of the town to larger competing retail centres, and in particular Carrick-on-Shannon, as well as the changing dynamic from traditional retail practices to more online retail activity and changes in consumer behaviour have resulted in high levels of vacant retail floorspace which can have an adverse impact on the vitality and vibrancy of a town centre. The level of vacant retail floorspace within Mohill is likely to be sufficient to facilitate future convenience and comparison retail without requiring additional floorspace development.

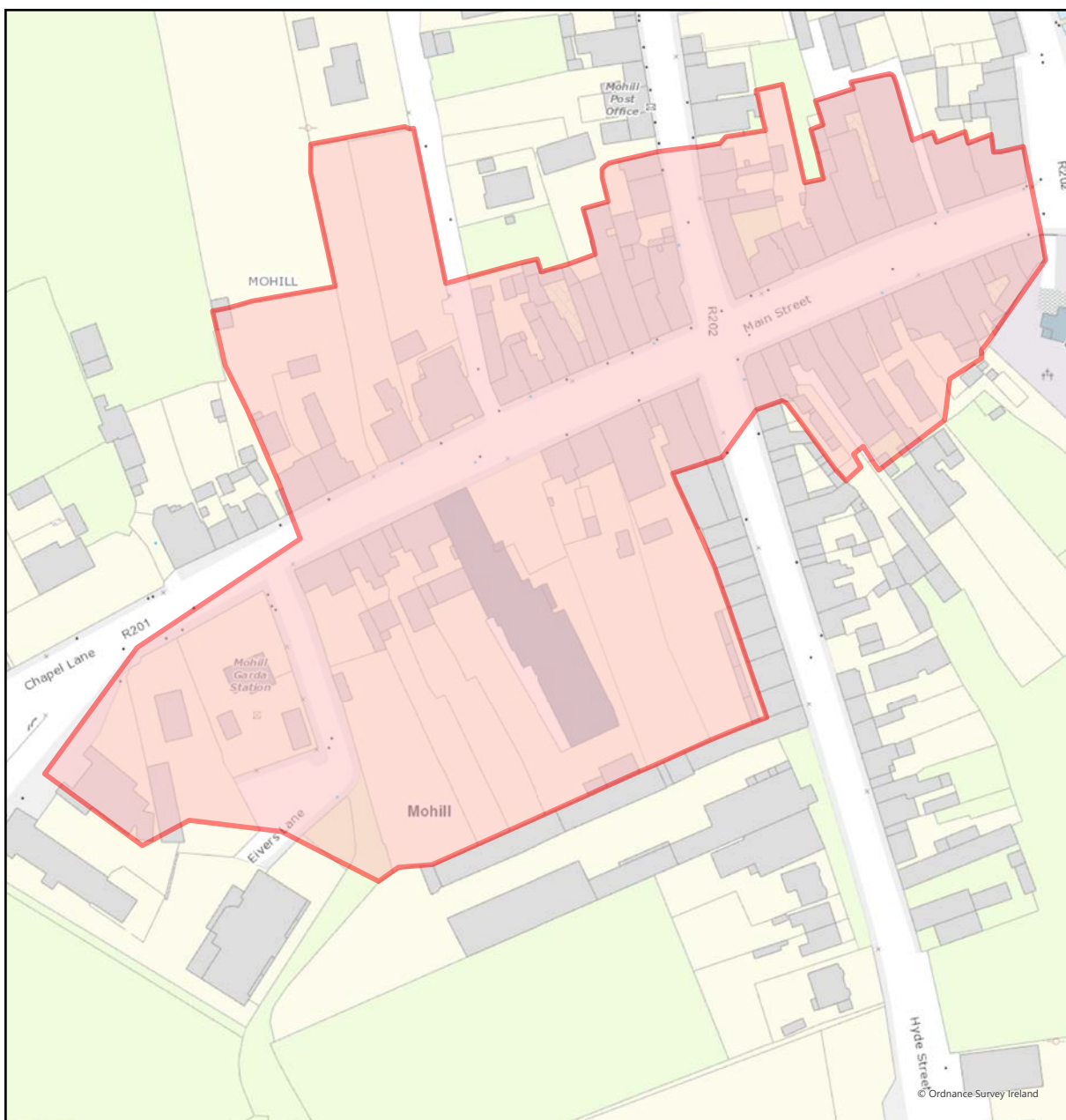
The most recent survey indicates 52 active retail businesses comprising a convenience floor area provision of 1,140m², comparison floor area of 605m² and 1,034m² attributed to bulky goods. The town has traditional reputation for hardware stores, whilst it was noted that the town was well-represented by beauticians/hairdressers, public houses and butchers.

Many of the smaller traditional convenience retailers within the town centre have closed their shop and convenience shopping is primarily provided along the main routes serving the town. Centra is the main

convenience retailer in Mohill, located on the edge of the town centre on the Cloone Road.

Overall, given the existing levels of vacant retail floorspace within the town, coupled with the fact that some buildings that previously accommodated retail uses are now in danger of falling into disrepair, alternative uses for such premises should be considered with flexibility by the Planning Authority. The development of new retail units in Mohill should only be considered where existing buildings are inappropriate for the envisaged use. Figure 7.1 outlines the core retail area for Mohill.

Figure 7.1: Mohill Core Retail Area



Mohill Settlement Plan – Retail Development Objectives

It is an objective of Leitrim County Council to:

MHL 10

Encourage the expansion of the retail and service base in Mohill town centre commensurate with its position in the county retail hierarchy, to serve the town and its wider hinterland.

MHL 11

Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses, with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.

MHL 12

Seek the maintenance and improvement of shopfronts within the town centre. Proposals for new shopfronts should be sensitively designed with regard to their location within the streetscape and in accordance with the Leitrim County Council Guidelines on Shopfront Design, October 2003 or replacement guidelines over the life of this Plan.

7.7 Residential Development

Given its designation as a Tier 2B Support Town under the Leitrim County Settlement Hierarchy, Mohill is seen as a key centre for accommodating future residential development over the plan period. Mohill is proposed to accommodate an additional 48 residential units over the plan period.

Accordingly, the Core Strategy of this plan has identified a quantum of 1.07 ha of New Residential zoned lands and 4.49 ha of Mixed Use zoned lands within Mohill to accommodate this projected housing target. The New Residential zoned lands comprise of an infill site adjoining Convent Lane, west of the town centre. The majority of the Mixed Use zoned lands comprise of more centrally located lands offset from the key axis of Main Street and Hyde Street with some lands forming backland sites parallel with these streets. Some additional Mixed Use zoned lands are located adjacent to Hill Street and Station Road with good connectivity to the town centre.

It is important that the considerable potential of the identified backlands to the rear of Main Street and Hyde Street are realised before seeking to extend to more peripheral locations. It is considered that this potential is unsurpassed in any other town in the county and may require the Local Authority to become actively involved in ensuring these lands are released/assembled for their intended uses.

Mohill Settlement Plan – Residential Development Objectives

It is an objective of Leitrim County Council to:

MHL 13

Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential areas and in appropriate brownfield/infill areas to meet the needs of the population of Mohill and in line with the objectives and targets of the Core Strategy.

MHL 14

Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.

MHL 15

Engage in the active land management of vacant sites and properties. A particular emphasis will be placed on the active land management of vacant sites zoned Mixed Use as well as engaging proactively with landowners and prospective developers with the aim of encouraging the high-quality redevelopment of such vacant sites.

7.8 Social and Community Infrastructure

Mohill has a strong local community base which serves to sustain the local and wider hinterland population.

Mohill is relatively well resourced in terms of social and community infrastructure, enabling people to access services on their doorstep. Community facilities and services include:

- Churches (St. Patrick's RC and St. Mary's COI)
- Retail Provision
- Mohill GAA complex (Philly McGuinness Memorial Park)
- Childcare and after-school facilities
- Primary Care Centre
- Library
- Playground
- Garda Station
- Fire Station

A number of projects have been developed over the past 5 years availing of funding under the Towns and Village Renewal Scheme (T&V Scheme) including the provision of a footpath and public lighting on the Dromod Road (R202) towards Mucklagh linking to the rural amenity trail, provision of bus shelter facilities, provision of hot desk facilities and development of SMART work places within Mohill Enterprise Centre and the upgrading of the boundary wall and footpath along Mohill GFC. The collaboration with and contribution by Mohill Community Development Association and the Mohill Town Team on some these projects should also be acknowledged.

Funding has been obtained to the Station House Trustees & Mohill Town Team through this scheme in 2021 to redevelop the Station House to create a multi-use community building. In addition, a series of walking routes around the town obtained funding under the Outdoor Recreational Infrastructure Scheme whilst an application was successful under the CLÁR Programme to provide public lighting, footpaths and improved car parking facilities at Mohill GFC grounds on Hyde Street. The provision of footpath and public lighting improvements had been secured previously by Mohill Community Network.

In terms of education provisions, Mohill benefits from excellent educational facilities within the town. For primary education, two primary schools are located in Mohill - St. Manchan's National School (196 no. pupils enrolled for 2020/2021 academic year) and the Hunt National School (27 no. pupils enrolled for 2020/2021

academic year). Secondary education is provided by Mohill Community School, a high-quality education facility opened in 2008 following the amalgamation of Marian College and Mohill Vocational School. For the 2020/2021 academic year, 390 no. pupils were enrolled in the Community School. Mohill also currently has a dedicated childcare centre and after-school facility in operation in the town. Mayo, Sligo and Leitrim Education Training Board (MSLETB) also provides a Further Education and Training Centre on the campus of the Community School.

Mohill Settlement Plan – Social and Community Infrastructure Objectives

It is an objective of Leitrim County Council to:

MHL 16

Provide for the expansion and development of educational, social, community and recreational facilities in Mohill available to provide for the needs of the resident community and that of the wider rural hinterland.

MHL 17

Advance the implementation of the pedestrian and cyclist routes identified in the Mohill - Urban Framework for Living (2020) connecting the housing areas of the town to the town centre, to educational and sporting/recreational uses and to centres of employment. The overall strategy seeks to integrate these routes to a proposed walking loop and new riverside walks.

MHL 18

Seek to advance through planning and detailed design the development of a greenway (walking/cycling route) along the former narrow gauge rail line and to integrate this infrastructure with other existing/proposed walking routes/footpaths around the town. Subject to planning consent being obtained, to seek to deliver the development of the Greenway within the life of this Development Plan.

7.9 Infrastructure

7.9.1 Water Supply

Water supply for Mohill is served by the South Leitrim Regional Water Supply Scheme (SLRWSS) which abstracts raw water from the River Shannon for treatment at the SLRWSS treatment plant at Priest's Lane, Carrick-on-Shannon. As part of Irish Water's National Water Resource Plan (NWRP) it has been assessed that the South Leitrim RWSS, which supplies a number of other towns and villages in the South Leitrim catchment, including the key town of Carrick-on-Shannon, may require further investigative studies or interventions to facilitate significant new connections to the network. It is anticipated that ongoing and planned minor upgrade works, as well as leakage reduction activities, will provide capacity to accommodate growth in the short term. However, an upgrade at the SLRWSS water treatment plant may be required in order to accommodate the targeted growth in the towns and villages of the catchment, as set out in the Core Strategy of this plan, over the full Plan period. It is envisaged that this would be undertaken in the 2025-2029 Investment Plan period, subject to funding approval.



7.9.2 Wastewater

The Mohill wastewater treatment plant, which has been the subject of recent upgrade works conducted by Irish Water, is designed to collect and treat effluent from a population equivalent (P.E.) of 1,800. The 2020 Irish Water Annual Environmental Report indicates a remaining capacity of 515 P.E. Irish Water have advised the Council that this treatment plant is recorded as not being compliant with Wastewater Discharge License standards but capable of achieving at least Urban Wastewater Treatment Directive standards. Accordingly, given the substantial capacity available within the treatment plant, it is not envisaged that this will be exceeded during the lifetime of this plan, however whilst there is potential spare capacity at this treatment plant, connection applications will be assessed individually by Irish Water depending on their specific load requirements.

Mohill Settlement Plan – Infrastructure Objective

It is an objective of Leitrim County Council to:

MHL 19

Maintain and enhance accessibility to and within the town centre in respect of pedestrian and cycle access, public transport and car parking, with particular regard to the needs and access for people with disabilities.

MHL 20

Identify suitable locations for EV public charging points and encourage their delivery within the life of this Development Plan.

MHL 21

Protect the flood zones identified on the Mohill Land Use Zoning Objectives Map from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009).

MHL 22

Advance the provision of footpaths and public lighting in the town to ensure that all multiple housing developments are connected to the town centre.

MHL 23

Permissible uses for undeveloped lands within Flood Zones A and B that are zoned *Tourism Related Development* in this settlement shall be constrained to those 'water compatible' and 'less vulnerable' uses as appropriate to the particular Flood Zone (please refer to the Flood Risk Management provisions in Volume I of the Plan and to the accompanying Strategic Flood Risk Assessment (SFRA)).

7.10 Built Heritage

As outlined previously, Mohill contains a number of impressive buildings, structure and articles which are individually of a high built heritage value with the town centre being the predominant location for such structures.

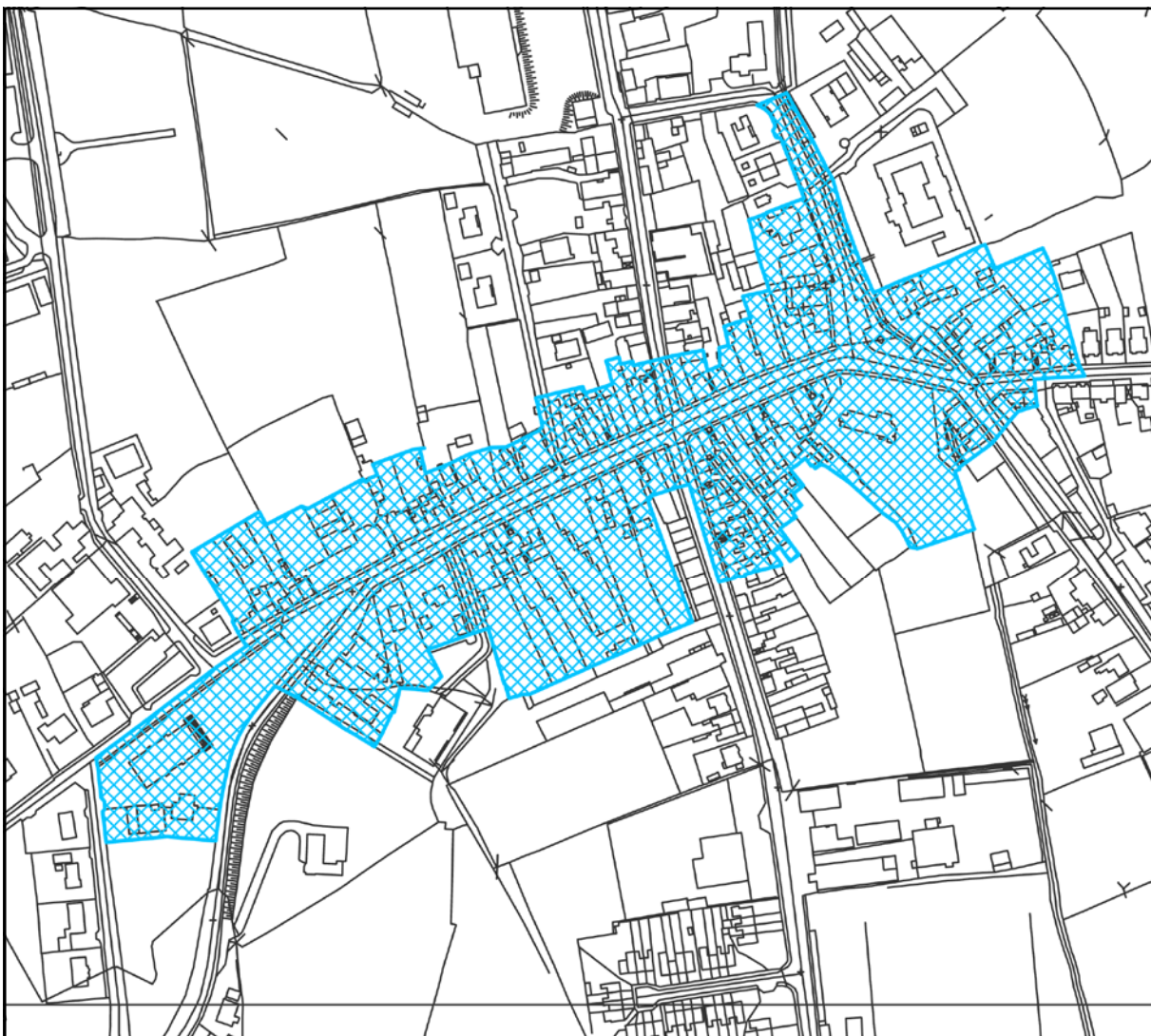
Some of these structures are of sufficient architectural heritage value to be designated Protected Structures under this Plan, with a number of buildings also being identified within the National Inventory of Architectural Heritage. Such structures include St. Patrick's Church (RC), St. Mary's Church (Col), the former National Irish Bank and the former Narrow Gauge Railway Station and associated structures.

The town core contains a number of fine terraced buildings, typically two-three storey in height and whilst many of these are not protected structures or

identified in the NIAH, they are well maintained and in use as residences or commercial properties and make an important contribution to the overall built heritage value of the town.

Collectively, these elements combine to produce a rich heritage value, unique character and sense of place for the town centre, which is recognised in this plan with the town centre being designated an Architectural Conservation Area (ACA). The exact location of the ACA for Mohill is set out in Figure 7.2.

Figure 7.2: Mohill Architectural Conservation Area



Mohill Settlement Plan – Built Heritage Objectives

It is an objective of Leitrim County Council to:

MHL 24

Promote and enhance existing archaeological, built heritage elements associated with Mohill and to ensure their protection.

MHL 25

Protect and maintain the Architectural Conservation Area (ACA) in Mohill and the buildings contained therein. Development proposals that would undermine the setting and interpretation of any structure located within the ACA will not be permitted.

MHL 26

Support the development of a dedicated Mohill Heritage Trail incorporating the surrounding hinterlands to promote local history and cultural heritage.



7.11 Natural Heritage

Mohill is set within the Rinn Valley above the River Rinn, with a rich natural heritage contained within its hinterlands characterised by landscapes shaped by drumlin geological forms with intermittent lakes and watercourses throughout.

There are no designated sites of natural or ecological importance situated within the settlement boundary, although Lough Rinn, Lough Sallagh, Lough Errew and Clooncoe Wood and Lough, situated approximately 2.3km to the south and southeast of the town, are designated Natural Heritage Areas. The Landscape Character Assessment (LCA), which was reviewed in 2020 and remains a key component of this Plan, identifies Mohill as being in Landscape Character Area 13 – *South Leitrim Drumlins and Shannon Basin* and characterises much of landscape as being defined by mature hedgerows and characteristic drumlin topography. The LCA review identifies the lake-land landscapes surrounding Lough Rynn, Lough Sallagh and Lough Errew to the south and southeast of Mohill as being Areas of High Visual Amenity (AHVA) on account of their high scenic value.

Mohill Settlement Plan – Natural Heritage Objectives

It is an objective of Leitrim County Council to:

MHL 27

Liaise with the relevant stakeholders to promote and enhance the ecological value of Lough Rinn.

MHL 28

Investigate measures to increase connectivity between Mohill and natural heritage assets within its wider area with an emphasis on sustainable forms of transport.

7.12 Tourism Development

As outlined previously, Mohill and its hinterland is well-served by an array of tourist accommodation and associated development, principally in the form of the Lough Rynn Castle Hotel and Estate with its ornamental gardens and nature trails.

The castle is located outside the town with only minimal accommodation within the town, some of which indirectly draw business from the castle. Caravan bays are available from April to September at Lough Rinn.

In addition, Lough Rinn also hosts an international class rowing facility comprising of a 2,000m, 8 lane venue capable of hosting national and international events as well as acting as a training base for international teams in advance of major rowing competitions. The facility also hosts the annual Lough Rynn Regatta which is a highly popular attraction for competitors and visitors alike.

Moreover, the development of the Cavan-Leitrim Greenway project has the potential to further develop the tourism product on offer in Mohill, with the town previously served by this railway line and now identified as start/end hub for the greenway once completed. Significant progress has taken place in delivering this greenway, with a 2.3km section already constructed from Ballinamore to Corgar Lake and Part 8 planning approval in place for a further extension of this route from Corgar Lake to Aughawillan.

An existing section of greenway is already in place from Ballyconnell to Ballyheady in Co. Cavan, which runs alongside the Shannon-Erne Waterway. The completion of the greenway will raise the tourism profile of Mohill and complement existing tourism facilities and accommodation within the wider area and provide further stimulus for new tourism-related development.

Overall, Mohill has suitable foundations upon which to further develop its tourism enterprises, particularly given the high-value natural environment within its locality as well as the established tourism footfall to the wider area generated by the Lough Rynn Estate. With the emergence in popularity of more sustainable, nature-based tourism models such as 'slow tourism' and adventure-based tourism, as well as further development of the Cavan-Leitrim Greenway project, there is an opportunity for Mohill to further develop its tourism brand in this vein, given the wealth of natural assets nearby.



Such an approach would provide further impetus for new tourism-related development such as guesthouses, camping facilities, hotel and hostel accommodation as well as in other service sectors such as retail, pubs and restaurants. In this regard, this Plan provides a number of policies supporting tourism-related development including policies specific to Mohill as follows:

Mohill Settlement Plan – Tourism Development Objectives

It is an objective of Leitrim County Council to:

MHL 29

Support and promote the tourism potential of Mohill having regard to its accessibility to important tourist destinations in the region including the Lough Rynn Castle Hotel and Estate and Lough Rynn Recreational Centre along with the cultural heritage significance of the town itself.

MHL 31

Advance the provision of footpath and public lighting connecting Lough Rinn Caravan Park and Rowing Amenity and Lough Rinn resort to the town centre

MHL 30

Provide for the enhancement of tourism and amenity facilities within Mohill where appropriate and to facilitate leisure tourism/amenity proposals subject to the preservation of the natural amenity of the area. Ensure that development proposals do not give rise to adverse impacts on the receiving environment.

MHL 32

Support and promote the development of the Cavan-Leitrim Greenway through Mohill as a key tourism asset for the local community and county with the potential to further develop this project as part of a wider regional and national network of greenways.

7.13 Opportunity Sites

As outlined in the Core Strategy of this Plan, national and regional planning policy in the form of the NPF and the RSES places considerable emphasis on the overarching development goal of ‘compact growth’, whereby the focus for new development within our settlements should ideally be within the existing built-up footprint thereby making more efficient use of existing services and negating the need for private car transport as much as possible.

Accordingly, this approach requires the identification of suitable brownfield/infill sites, known as Opportunity Sites in this Plan, for targeted regeneration and development. In the case of Mohill, two Opportunity Sites have been identified as suitable locations with sufficient development potential to accord with the provisions of compact growth as outlined below. The identified Opportunity Sites comprise of the former Butter Market site on Main Street and the former Beirne’s Pub and Nova Nightclub venue on Hill Street.

Mohill Settlement Plan – Opportunity Site Objective

It is an objective of Leitrim County Council to:

MHL 33

Facilitate and promote the appropriate development of the Opportunity Sites identified in Mohill (former Butter Market site on Main Street and the former Beirne’s Pub and Nova Nightclub venue on Hill Street) for appropriate uses that will contribute to the renewal, enhancement and regeneration of the town.

Opportunity Site 1: Former Butter Market Site on Main Street

The 0.1ha brownfield site of the former Butter Market, which currently accommodates car parking, represent a key site within the centre of the town for targeted regeneration to encompass a number of uses ranging from public realm space to accommodating high quality building design. Given its central location, the site is within easy access to a range of services and has the potential to act as a catalyst for further regeneration within this area of the town centre.

Future developments shall comprise a high quality design which have regard to the town centre character given its location within the Mohill ACA. Potential building development

should look to achieve a fine grained active frontage thereby providing a strong built edge to the surrounding public thoroughfare. Any potential new buildings should be permanent, timeless and contemporary structures. Development could be intensified to provide a key landmark building.

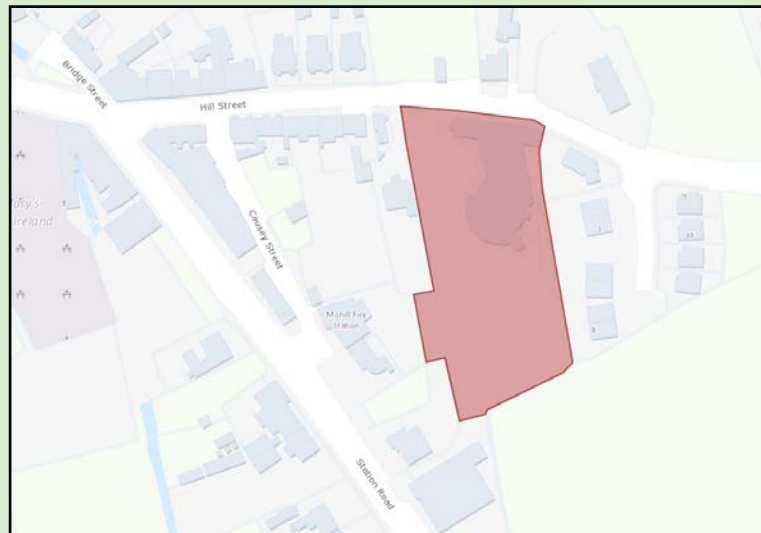


Opportunity Site 2: Former Beirne's Pub and Nova Nightclub Venue on Hill Street

This 0.5ha brownfield site is a key site for regeneration, at a prominent location within the town on Hill Street with close proximity to the town centre and a number of social and community infrastructure features. The site currently accommodates a vacant pub/restaurant and nightclub Venue, Nova, which ceased trading a number of years ago, with the buildings now coming into an evident state of disrepair and neglect.

Its prime location is not located within the Architectural Conservation Area for Mohill nor does the site contain any Protected Structures.

Future developments shall comprise a high quality design, fine grained active frontage blocks providing a strong built edge to the surrounding public thoroughfare. New buildings should be permanent, timeless and contemporary structures. Development could be intensified to provide a key landmark or gateway building or an indepth residential development.





Tier 3 and 4 Settlements 3



8 Carrigallen

8.1 Context

Carrigallen, is situated in the south east of Co. Leitrim, close to where three of the provinces of Ireland – Ulster, Leinster and Connaught – meet.

The 2016 Census of Population recorded the population of Carrigallen as 387 no. persons. This compares to the population of 384 no. persons in 2011 and 303 no. persons in 2006. The population of Carrigallen has stabilised following significant growth since 2001 (257 no. persons).

Carrigallen comprises a Main Street with relatively strong footfall and activity. There are a wide range of services provided including a post office, credit union, pharmacy, hotel, guesthouses, number of pubs/restaurants, take-aways, butchers, hairdressers, barbers, beauticians, garage, local convenience stores, hardware store, professional offices including auctioneers and drapery store. The range of commercial uses present in Carrigallen is unsurpassed in any of the other Key Villages and demonstrates the service role fulfilled by Carrigallen. In addition, the village is served by a library and primary care/day care centre, Bring Bank facilities and playground. The village has a large mart located on the Ballinamore Road.

Although suffering from commercial vacancy, the streetscape remains attractive. Carrigallen Church of Ireland and Old School House are on the Record of Protected Structures and listed on the NIAH register. The conversion and adaptation of town centre buildings is supported to ensure the continued vitality of the town, but this must be sympathetic to the unique character of traditional shop fronts. Numerous lakes surround the town, and the area is popular with anglers. Carrigallen National School has an enrolment of 145 students. Carrigallen Vocational School is a post primary education facility located on the Ballinamore Road/Drumshanbo Road. The school had an enrolment of 365 pupils for the 2020-2021 school year.

The town is set amongst magnificent scenery and is an excellent angling centre. In the centre of the town is the Corn Mill Theatre which has an extensive and varied programme of entertainment that includes drama, variety shows, music and poetry events. There is a long tradition of theatre and show production in Carrigallen. Margaret of New Orleans is another tourist attraction close to Carrigallen. This authentic

cottage was built in 2008 by local community volunteers to honour Margaret Haughery in the place where she was born in Tully, Carrigallen in 1813. Margaret devoted her life to serving New Orleans' poor, especially orphans.

Jetwash Engineering Ltd. is a significant local employer located on the Killeshandra Road on lands owned by the IDA.

The village has benefitted from improvements funded through a number of funding programmes over the life of the previous County Development Plan. Under the Town and Village Scheme, successful projects include the provision of car park serving Corn Mill Theatre & Arts Centre, the provision of footpath and public lighting connecting GAA grounds on the Ballinamore Road to the village centre and the provision of a safe pedestrian link from the village to the west shore of the Carrigallen Lough Amenity Area. Under the CLÁR programme, projects funded were the provision of a pedestrian crossing and signage at Carrigallen Vocational School and the development of a car parking area at the Carrigallen Lough Amenity Area. The role of Carrigallen Development Company is acknowledged in the development of some of these successful projects.

8.2 Infrastructure

8.2.1 Road network

The R201 forms the main street of Carrigallen. The R201 regional route links Drumsna to Belturbet in Co. Cavan. The town is also connected to Ballinamore via the R204 and to Arvagh, Co. Cavan via the R203. There are also a series of local roads which converge with the regional road network.

8.2.2 Wastewater

The village benefits from a wastewater treatment plant. Based on information provided from Irish Water, there is currently no headroom at the treatment plant, however works are underway at the plant which will provide capacity for the projected growth of the settlement, and it is anticipated that this will be completed within the Plan period.

8.2.3 Water supply

Public mains water supply is available in the town.

8.2.4 Flooding

The SFRA has identified lands within the town boundary with a high probability of being liable to flooding. The affected land surrounds Carrigallen Lough and has been designated as Open Space and Amenity with Constrained Land Use.



Carrigallen Development Objectives

It is an objective of Leitrim County Council to:

CN 1

Support the further consolidation of housing in Carrigallen with the development of serviced infill opportunities.

CN 2

Support the provision of local and community services to assist in sustaining the resident community.

CN 3

Support and promote the development of the tourism potential of Carrigallen having regard to setting beside Carrigallen Lough, the importance of angling in the area and accessibility to important tourist destinations in the wider region.

CN 4

Encourage the repair and reuse of vacant and derelict buildings in the village centre.

CN 5

Implement the Vacant Site Levy (or replacement policy instrument) as a regeneration activation measure where appropriate in the village centre.

CN 6

Promote healthy placemaking through attractive, well-designed, 'liveable' and sustainable communities.

CN 7

Support the completion of the car park serving the Corn Mill Theatre & Arts Centre.

CN 8

Reserve the lands zoned *Social & Community* to the south of the existing Scoil Mhuire Naofa National School to accommodate the potential relocation of Carrigallen Vocational School should the Department of Education determine that the potential expansion of the School cannot be accommodated at its current location.

CN 9

Allow for the provision of residential development on the lands zoned *Social & Community* to the south of the existing Scoil Mhuire Naofa National School in the event that the relocation of Carrigallen Vocational School to these subject lands is not required and subject to the following criteria being met:

1. The Planning Authority receives written confirmation from the Department of Education that the subject lands are not required in accommodating the proposed expansion/relocation of Carrigallen Vocational School.
2. The upgrade of the Carrigallen Wastewater Treatment Plant (WWTP) to increase headroom capacity within the settlement has been completed or is scheduled for completion to the satisfaction of Irish Water with sufficient capacity to accommodate any residential development on the subject lands. Written confirmation from Irish Water to the Planning Authority is required confirming same.
3. Any potential development of the lands for residential development would be limited to a maximum of 20 no. units within the life of this Development Plan.

CN 10

Provide for the extension of the public footpath / street lighting along the Longford Road from Masterson's commercial property to connect to the footpath opposite inclusive of a pedestrian crossing.

9 Dromod

9.1 Context

Dromod, or its Irish name *Dromad* meaning 'long ridge or back of the wood', is located 3 km north of Roosky. Dromod is a picturesque village situated on the shore where Lough Boderg and Lough Bofin intertwine.

The 2016 Census of Population recorded the population of the village as 555 no. persons. This compares to the population of 356 no. persons in 2011 and 210 no. persons in 2006. The population of the village has almost trebled between 2006-2016.

Built along the River Shannon, Dromod excels annually in the Tidy Towns competition with a modern harbour frequented by cruiser traffic. The Bog Oak water feature in the centre of the village, entitled 'The Weeping Tree', and was made by a local craftsman from a piece of bog oak which was found nearby.

The village has a station on the Dublin-Sligo railway line connecting Sligo and Dublin Connolly and is the only active train station in Co. Leitrim (Carrick on Shannon station is situated in Cortober). Dromod also had a railway station on the narrow gauge Cavan and Leitrim Railway. It opened in 1887 and closed in 1959. A short section of narrow gauge line has been reopened at the station as part of preservation efforts.



The harbour at Dromod has been in use for over 150 years and was once a busy port, with barges full of Guinness, turf and medical supplies commonly docking. Dromod was also an important stopover town from 1887 to 1959. This was due to the Cavan-Leitrim railway line which serviced this area and was vital for trade, especially coal from the Arigna mines. A railway museum is located in Dromod, and visitors can take a short journey on a steam train to experience this old way of travelling. The museum also contains weapons from both world wars as well as old airplanes, a submarine, buses and vintage motor vehicles.



The village contains a playground and health care centre, credit union, pubs/restaurants, local convenience store and garage. Bornacoola GAA grounds are located within the village which does not contain a church or national school. The village is served by Bornacoola and Annaduff National Schools with the Eslin River forming the parish divide.

ICS Church Furnishers, located opposite Bornacoola GAA grounds, is an important local employer along with the three local pubs/restaurants.

The village contains a number of structures that feature on the Record of Protected Structures which includes a series of buildings within the railway station complex, the former Garda Station and Warren Lodge. There are a number of other structures included in the NIAH database which have not been included in the Record of Protected Structures.

The village has benefitted from improvements funded through a number of funding programmes over the life of the previous County Development Plan. Under the Town and Village Scheme, the recent upgrading of the Dromod quay area has been funded. Under the CLÁR Programme, successful projects include the provision of pedestrian crossing and signage to playground/health centre and at Bornacoola GAA grounds along with the resurfacing of the tennis courts adjoining the harbour. Most recently, this programme has funded the construction of a 3G Multi Use Games Area (MUGA) on the grounds of Bornacoola GAA in the village.

9.2 Infrastructure

9.2.1 Road network

Dromod is well connected to the Dublin – Sligo N4 National Primary Road via the L-1600-2 road. The former N4 route, which also connects to Roosky, has been reclassified as the L-1601-1.

9.2.2 Wastewater

Dromod is served by a wastewater treatment plant with some capacity to accommodate additional loading.

9.2.3 Water supply

Public mains water supply is available in the village.

9.2.4 Flooding

The SFRA has identified significant lands within the village boundary with a high probability of being liable to flooding. The affected lands are located along the harbour adjoining Lough Bofin (part of Shannon system) and the Eslin River which also flows through the village. These lands have been designated as Open Space and Amenity or Agriculture with Constrained Land Use where they coincide with greenfield lands. The areas of existing development which are considered liable to flooding, based on the SFRA, have been similarly identified with a constrained land use zoning objective overlain on the existing use.

Dromod Development Objectives

It is an objective of Leitrim County Council to:

DD 1

Support the further consolidation of housing in the village with the development of serviced infill opportunities.

DD 2

Support the provision of local and community services to assist in sustaining the resident community.

DD 3

Support and promote the further development of the tourism potential of Dromod having regard to its water based setting along the Shannon navigation and accessibility to important tourist destinations in the region.

DD 4

Seek to advance the development of a 'greyway' (unlit walkway trail/cycleway) linking the villages of Dromod to Roosky.

DD 5

Seek to advance through planning and detailed design the development of a greenway (walking/cycling route) along the former narrow gauge rail line and to integrate this infrastructure with other existing walking routes/footpaths around the village. Subject to planning consent being obtained, to seek to deliver the development of the greenway within the life of this Development Plan.

DD 6

Seek the redevelopment of the former ABP beef processing plant in Dromod and adjoining lands for enterprise and employment uses.

DD 7

Ensure applications for development on lands identified as flood risk areas, shall be subject to a Specific Flood Risk Assessment and Justification Test, in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009), or any superseding guidelines and circulars

DD 8

Permissible uses for undeveloped lands within Flood Zones A and B that are zoned *Tourism Related Development* in this settlement shall be constrained to those 'water compatible' and 'less vulnerable' uses as appropriate to the particular Flood Zone (please refer to the Flood Risk Management provisions in Volume I of the Plan and to the accompanying Strategic Flood Risk Assessment (SFRA)).

10 Drumkeeran

10.1 Context

Drumkeeran is located northwest of Lough Allen, approximately 12km southeast of Dromahair.

The 2016 Census of Population recorded the population of Drumkeeran as 220 no. persons. It has the smallest population of the designated six Key Villages. This compares to the population of 252 no. persons in 2011 and 249 no. persons in 2006. The population of Drumkeeran has reverted back to its 2001 population level following growth between 2001-2006.



The village is designated as an Architectural Conservation Area. The old Courthouse, St. Brigid's Roman Catholic Church and Drumkeeran Church of Ireland are Protected Structures and listed on the NIAH register. The old Courthouse has been converted into a youth club. The village has a health centre, post office, Bring Bank facilities and a playground. The village has a number of commercial uses such as local convenience store, a credit union, a butchers shop, pubs, petrol pump and takeaway. St Brigid's National School is a three teacher school and has an enrolment of 67 students. Lough Allen College is a post primary education facility located on the R200. The school had an enrolment of 156 pupils for the 2020-2021 school year.

Drumkeeran suffers from high vacancy with several the commercial units within the village closed. It is a very attractive village setting with a linear form and services available. Measures to attract employers to the village and the development of remote working hubs would encourage greater activity within the village.

Rowanberry Enterprises is a community enterprise organisation based in Drumkeeran in Co. Leitrim who manage four community buildings in the village; The Rowan Tree Centre, Drumkeeran Community Centre, The Resource Centre and The Cottage. The Rowan Tree building was purchased in the early 1990s with the help of funding from the International Fund for Ireland. The Rowan Tree Centre has served the community of Drumkeeran and surrounding hinterland, with the first floor being used as offices and the boardroom as a meeting place from many local community groups, while the ground floor provides a restaurant which has always been a key service to local people, tourists and the many people who pass through the village.

Drumkeeran Heritage Centre is a reconstructed stone cottage and farmyard. A range of folklife artifacts and farm machinery is on display.

A footpath and street lighting extension has progressed on the R280 and seeks to connect the Windmill Park estate with the village centre. The 2016 Census recorded a population of 220 persons in the settlement.

The village has benefitted from improvements funded through a number of funding programmes over the life of the previous County Development Plan. Under the Town and Village Scheme, successful projects include the upgrading of the Enterprise Centre and provision of footpath & public lighting connecting Windmill Park housing estates to the village centre. The Enterprise Centre also benefitted from funding under the Rural Economic Development Scheme. Under the CLÁR Programme, projects funded included the upgrading of car parking facilities at Drumkeeran Sports & Leisure Centre in addition to the provision of a pedestrian crossing and flashing amber safety lights at the national school. The role of Drumkeeran Tourist Development Co. Ltd and Drumkeeran Tidy Towns Committees is acknowledged in the development of some of these successful projects.

10.2 Infrastructure

10.2.1 Road network

The R280 forms the main street and converges with the R200.

10.2.2 Wastewater

The town benefits from a wastewater treatment plant with capacity to accommodate additional loading.

10.2.3 Water supply

Public mains water supply is available in the village.

10.2.4 Flooding

Based on evidence available, the SFRA has identified a small portion of land within the village boundary with a high probability of being liable to flooding. The affected land comprises an open watercourse and forms a land boundary and has been designated as Constrained Land Use.

Drumkeeran Development Objectives

It is an objective of Leitrim County Council to:

DN 1

Support the further consolidation of housing in Drumkeeran with the development of serviced infill opportunities.

DN 2

Support the provision of local and community services to assist in sustaining the resident community.

DN 3

Encourage the reuse and repair of vacant and derelict buildings in the village centre.

DN 4

Implement the Vacant Site Levy (or replacement policy instrument) as a regeneration activation measure where appropriate in the village centre.

DN 5

Promote healthy placemaking through attractive, well-designed, 'liveable' and sustainable communities.

DN 6

Encourage the development of a remote working hub in the village centre.

DN 7

To support and facilitate the upgrade and enhancement of Corry Strand subject to proper planning and environmental considerations.

DN 8

To investigate the provision of a suitable walkway linking Drumkeeran to Corry Strand.

DN 9

To provide for the extension of public lighting along the stretch of the R280 Regional Road to include all lands identified within the land use zoning objectives map.

11 Drumsna

11.1 Context

Drumsna or its Irish name, *Droim ar snámh* meaning ‘the ridge of the swimming place’, has always been associated with activity on the water. Drumsna is located on the River Shannon bordering Co. Roscommon and is designated an Area of High Visual Amenity. It is approximately 6km east of Carrick on Shannon.

The Census of Population 2016 recorded the population of Drumsna as 223 persons, a decrease of 11 persons on the 2011 Census. The population of the village was recorded at 143 no. persons in 1996 so the population in 2016 demonstrated an increase of 56% over the population 20 years previous.

The river setting and associated natural, built and cultural heritage is important to Drumsna. The harbour dates to 1817 and was once a hive of commercial waterway activity. Drumsna Quay itself is a Protected Structure, included in the Record of Protected Structures. In the mid-19th century, Drumsna was the main trading town in Leitrim with its own jail and courthouse. It was the resting place for horse-drawn carriages and the harbour was a thriving delivery port. In 1850, the construction of the Jamestown Canal led to a change of the Shannon navigation which altered dramatically the status of Drumsna. Drumsna was also once served by a train station which opened on 1 September 1863, and finally closed on 17 June 1963. The station was located across the county boundary in Co. Roscommon.

Excavations in the summer of 1989 unearthed huge stretches of a Stone Age wall – one of the oldest artificial structures in the world. The *Dún* (Doon) of Drumsna, an Iron Age fortification built as a crossing point into Connacht, lies opposite the quay and runs across the Shannon peninsula between Jamestown and Drumsna. It was one of many linear earthworks built across the country around that time. The main rampart was massive with parts still standing up to 6 metres high and 30 metres across at the base. Additional banks were built on either side of the main rampart which extends for 1.6 kilometres. In addition to the main rampart, a secondary rampart extends upstream along the western river bank where shallows existed.

Today, the waterway is busy with pleasure cruisers, anglers and tourist pursuits in the summer months. There is a Waterways Ireland 13 no. berth mooring and car park in the village with potential for this to be developed further. The unpolluted lakes and rivers in the Drumsna area support a huge population of wild fish, and it is a base for angling.



Drumsna is now a vibrant prosperous village, proud of its culture, heritage and achievements. The village has previously won the All-Ireland Pride of Place Competition, held a successful writers weekend and hosted the county Fleadh Ceol. The quay side in Drumsna is the end of navigation on the River Shannon and is noted for its peacefulness and tranquillity. Many boat rallies have chosen this harbour for their festivities. Drumsna has a community resource centre which facilitates Meals on Wheels, day care and after school services. There is a Bring Centre facility located at the marina. There is no national school in Drumsna, and the village is served by Annaduff National School, some 5.3 km to the south east along the N4.

For over 30 years, the Drumsna Development Association/Tidy Towns have carried out works to improve the character and environment of the village. It is an objective of this Plan to undertake improvements and widening to existing footpaths within the village to allow for dual usage as footpath/cycle track. The Town and Village Scheme provided funding for the erection of a pergola. Leitrim Sub-Aqua Club Search and Recovery obtained funding to acquire vehicle and equipment under the CLÁR programme.

There are a number of NIAH listed buildings in the village including the seven arch road bridge over the River Shannon. St. Mary's Roman Catholic Church was built in 1845 and is prominently located in the village. It is a Protected Structure and listed on the NIAH register.

11.2 Infrastructure

11.2.1 Road network

Drumsna is well connected with the N4 bypass bounding the village to the north and as such the village is within the N4 Carrick-on-Shannon Bypass Study area. Until 1996 the main N4 Dublin to Sligo road passed through the village which was then bypassed. By way of the current N4 layout, the R299 comes into the village to form the local primary road L-3656. The R299 links the N4 south of Drumsna to the R280 although necessitates traffic having to come into the village envelop.

11.2.2 Wastewater

Drumsna is served by a wastewater treatment plant with capacity to accommodate additional loading. The wastewater treatment plant is located south of the village and there is a pumping station located at the Quay.

11.2.3 Water supply

Public mains water supply is available in the village.

11.2.4 Flooding

Based on available evidence, the SFRA has identified lands within the village boundary with a high probability of being liable to flooding. The affected land is located along the River Shannon and has been designated as Open Space & Amenity or Tourism with Constrained Land Use.

Drumsna Development Objectives

It is an objective of Leitrim County Council to:

DA 1

Support the further consolidation of housing in the village with the development of serviced infill opportunities.

DA 2

Support the provision of local and community services to assist in sustaining the community.

DA 3

Encourage opportunities for the development of employment generation through appropriate developments, commensurate with the scale of the village, and in accordance with the principles of proper planning and sustainable development.

DA 4

Support and promote the further development of the tourism potential of Drumsna having regard to its water based setting along the Shannon, its navigation and accessibility to important tourist destinations in the region along with the cultural heritage significance of the village itself.

DA 5

Seek to advance the development of a walkway trail/cycleway linking the villages of Drumsna to Jamestown in co-operation with Roscommon County Council and the availability of necessary funding.

DA 6

Carry out improvements and widening to existing footpaths within the village to allow for dual usage as footpath/cycle track.

DA 7

Ensure applications for development on lands identified as flood risk areas, shall be subject to a Specific Flood Risk Assessment and Justification Test, in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009), or any superseding guidelines and circulars.

DA 8

Permissible uses for undeveloped lands within Flood Zones A or B that are zoned for 'Tourism Related Development' land use in this settlement shall be constrained to those "water compatible" and "less vulnerable" uses as appropriate to the particular Flood Zone (please refer to the flood risk management provisions in Volume I Written Statement and to the accompanying Strategic Flood Risk Assessment).

12 Leitrim Village

12.1 Context

Leitrim Village is located 6 km north of Carrick on Shannon and 7km south of Drumshanbo on the R280.

The 2016 Census of Population recorded the population of the village as 594 no. persons. This compares to the population of 485 no. persons in 2011 and 285 no. persons in 2006. The population of the village has more than doubled between 2006-2016.

Leitrim Village was a strategically important ford of the River Shannon connecting Ulster and Connacht. The Irish Annals makes mention of Leitrim village many times. In 1270, the Battle of Áth an Chip between Normans and Connacht probably occurred on Drumhierney townland beside Battlebridge.

The county itself is named after the village of Leitrim near the River Shannon, which was an important stronghold during the Ó Ruairc (O'Rourke) family reign. The remains of O'Rourke's Castle can still be found in the village centre. The name 'Leitrim' itself is derived from the Irish Liath Druim, meaning 'grey ridge'.

Located on the River Shannon, Leitrim village is connected to the River Erne via the Shannon-Erne Waterway. The river port has a quay, several jetties and two marinas, with facilities for cruising traffic. The village is also served by the Leitrim Marina hotel in the centre which also has a private marina off the canal. In addition, the village is served by self-catering, guesthouses and B&Bs. The hospitality sector is well served in the village with a number of pub/restaurants along with an electric bicycle hire business all in the centre. The village is also connected via footpath to Battlebridge which also adds to the hospitality offer locally.

As outlined in the opening paragraph, Leitrim village was a beneficiary of the Upper Shannon Rural Renewal Scheme which encouraged the building of holiday homes across the county. This resulted in considerable growth in the village with several complexes of self-catering apartment blocks constructed around new marinas. Leitrim village is used as a tourist base for the surrounding attractions such as the Shannon-Erne Blueway, Killarcan to Kilclare Blueway, the nearby county town of Carrick on Shannon and attractions in Co. Roscommon such as the Arigna Mining Experience, Lough Rynn, Lough Key Forest Park.



The village is served by St Joseph's National School which has an enrolment of 213 pupils for the 2020-2021 school year. The local Roman Catholic church is also dedicated to St Joseph and adjoins the Community Centre. The village is served by a post office, garage and local convenience store, professional offices, a take away, hairdressers and barbers.

Whilst there are a number of recorded monuments in the villages, there is only one Protected Structure, a milestone located off the Drumshanbo Road. There are a number of other structures identified on the NIAH which have not been included in the Record of Protected Structures.

The village has benefitted from improvements funded through a number of funding programmes over the life of the previous County Development Plan. Under the Town and Village Scheme, successful projects include the extension of footpaths along the Keadue Road linking the village to Battlebridge. Under the Outdoor Recreation Infrastructure Scheme, projects funded include the development of the Blueways along the Ballinamore and Ballyconnell Canal to Kilclare and the Lough Allen Canal to Drumshanbo, and most recently, the provision of the Sheemore Walk and Cycle Way link from the village. Under the CLÁR Programme, approved projects include the provision of new playground and speed safety signage and amber flashing safety lights at St. Joseph's National School and the final connection in footpath and public lighting provision between the village and Battlebridge. The role of Leitrim Village Development Company is acknowledged in the development of some of these successful projects.

12.2 Infrastructure

12.2.1 Road network

The R280 regional road traverses through the village and has a signalised junction with Church Road at Leitrim bridge. The R280 meets the R284 (Keadue Road) in the village centre.

12.2.2 Wastewater

Leitrim Village is served by a wastewater treatment plant with some capacity to accommodate additional loading.

12.2.3 Water supply

Public mains water supply is available in the village.

12.2.4 Flooding

Based on evidence available, the SFRA has identified extensive lands within the village boundary with a high probability of being liable to flooding. The affected land is located along the canal and its associated harbours. These areas have been designated as Open Space and Amenity or Agriculture with Constrained Land Use where they coincide with greenfield lands. The areas of existing development which are considered liable to flooding have been similarly identified with a constrained land use zoning objective overlain on the existing use.

Leitrim Development Objectives

It is an objective of Leitrim County Council to:

LM 1

Support the further consolidation of housing in the village with the development of serviced infill opportunities.

LM 2

Support the provision of local and community services to assist in sustaining the resident community.

LM 3

Support and promote the further development of the tourism potential of Leitrim Village having regard to its water based setting along the Shannon navigation and accessibility to important tourist destinations in the region.

LM 4

Integrate the proposed greenway from Carrick-on-Shannon to Leitrim Village/Battlebridge with other existing walking routes/footpaths around the village.

LM 5

Complete the footpath provision from the entrance to the Marina Hotel to the existing footpath in front of Donnellan's public house

LM 6

Support the development of a playground on land zoned Open Space & Amenity.

LM 7

Require the removal of the vacant and derelict building at the junction of the Keadue Road with the Drumshanbo Road which is detracting from the visual amenities of the village. The full suite of power available to the Local Authority will be relied upon to realise this objective. Following the removal of this building, to seek either the redevelopment of the property or the screening of the garage and vehicles behind same by the landowner.

LM 8

Ensure applications for development on lands identified as flood risk areas, shall be subject to a Specific Flood Risk Assessment and Justification Test, in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009), or any superseding guidelines and circulars.

LM 9

Permissible uses for undeveloped lands within Flood Zones A or B that are zoned for 'Tourism Related Development' land use in this settlement shall be constrained to those "water compatible" and "less vulnerable" uses as appropriate to the particular Flood Zone (please refer to the flood risk management provisions in Volume I Written Statement and to the accompanying Strategic Flood Risk Assessment).

13 Tullaghan

13.1 Context

Tullaghan is the most northerly village in the county, located on a 4 km stretch of coastline which forms part of the Wild Atlantic Way. The popular resort of Bundoran is 3.4 km further north along the N15.

The 2016 Census of Population recorded the population of Tullaghan as 253 no. persons. This compares to the population of 228 no. persons in 2011 and 216 no. persons in 2006 (first classification of Tullaghan as a 'settlement' by the CSO for census recording).

The village is the site of an ancient High Cross dating from the 9th/10th century discovered on the shore after a storm and erected in 1778 by the local landlord. It is included on the Record of Protected Structures and is thought have originated in a long-vanished monastery near the seashore. Tullaghan House is also a Protected Structure and listed on the NIAH. Immediately adjoining the development envelope is Tynte Lodge and two follies, all Protected Structures and commanding an impressive and imposing position perched above the coastline. The coastal part of the town is within an Area of Outstanding Natural Beauty and south of the N15 is designated an Area of High Visual Amenity.

The village has Bring Bank facilities and a new coastal amenity area is being developed. The development of a public car park, walkway and amenity area has been progressed to provide coastal access to residents and visitors. Tullaghan has potential for further tourism development in the form of enhanced linkages with Kinlough and the surrounding North Leitrim area.

The River Drowes denotes the border between Co. Leitrim and Co. Donegal and the River Duff forms the border between Co. Leitrim and Co. Sligo. Both the Drowse and Duff Rivers are renowned salmon fishing rivers.

The village has a small range of commercial facilities which includes a garage/convenience store, pubs/restaurant and a kitchen and stove showrooms. The village is served by St. Patrick's R.C. Church, located along the coast road outside of the development envelope of the village.

Tullaghan Development Association represent the interests of community groups in Tullaghan and surrounding areas and runs Tullaghan Community Centre, a community facility with tennis courts in the village which caters for a range of community groups including Tidy Towns. The village has benefitted from improvements funded through a number of funding programmes over the life of the previous County Development Plan. Under the Town and Village Scheme, successful projects include the development of Tourist Attraction at Village Green and most recently, the provision of lighting/outdoor seating/bike racks and canopy for the existing tennis court.

The role of Tullaghan Development Association is acknowledged in the development of both of these successful projects.





13.2 Infrastructure

13.2.1 Road network

The N15 National Primary runs through the village.

13.2.2 Wastewater

The town benefits from a wastewater treatment plant with capacity to accommodate additional loading.

13.2.3 Water supply

Public mains water supply is available in the village.

13.3.4 Flooding

Based on evidence available, the SFRA has identified a small portion of land within the town boundary with a high probability of being liable to flooding. The affected land comprises an open watercourse linking to the River Drowes and has been designated as Open Space with Constrained Land Use.

Tullaghan Development Objectives

It is an objective of Leitrim County Council to:

TN 1

Support the further consolidation of housing in the village with the development of serviced infill opportunities and the completion of Aigéan Croith housing development.

TN 2

Support the provision of local and community services to assist in sustaining the resident community.

TN 3

Support and promote the further development of the tourism potential of Tullaghan having regard to its unique coastal setting and accessibility to important tourist destinations in the region.

TN 4

Implement the approved development of a public car park, walkway and amenity area to provide coastal access to residents and visitors.

TN 5

Support the development of a playground on land zoned Open Space & Amenity.

14 Ballinagleragh

14.1 Context

Ballinagleragh is located on the north-eastern shore of Lough Allen. The village is situated between Drumshanbo to the south and Dowra to the north nestling in the foothills of Sliabh an Iarann.



The Census of Population 2016 recorded a population for the townlands of Largandill, Druminalass and Drumnafinnilla at 71 persons, a slight increase on the 2011 Census recorded figures.

The Leitrim Way walking trail and the Kingfisher long distance cycling trail both pass through Ballinaglera with potential for the village to capitalise on this and increase the tourism and amenity offering in the village. Such signed walks and cycling routes capture the beauty of North Leitrim, taking in spectacular views of Lough Allen and the surrounding mountainous terrain. The proximity of Cleighran More, a regular mooring spot for cruisers and sail boats on Lough Allen, to the south of the village also offers potential to develop a niche tourism offering in the village.

St. Hugh's Roman Catholic Church, built in 1842, is listed on the Record of Protected Structures and is recognised on the NIAH register. There is a Bring Bank within the village centre and Ballinagleragh GAA grounds are located north-west of the village (St Hugh's Park). There is a children's playground provided within these grounds. St. Hugh's National School serves the children of Ballinagleragh with an enrolment of 43 pupils for the 2020/2021 school year.

Under the Town and Village Scheme, funding was provided for improvements to the footpath, lighting and car park lining. There is potential for the development of serviced sites within the village core outside of the Area of High Visual Amenity along the L-4296-2.

14.2 Infrastructure

14.2.1 Road network

The R207 runs through the village. This regional road links the N16 national primary road near Loughan House in Co. Cavan to the R280 south of Drumshanbo.

14.2.2 Wastewater

The village is served by a wastewater treatment plant with capacity to accommodate additional loading.

14.2.3 Water supply

Public mains water supply is available in the village.

14.2.4 Flooding

Based on available evidence, the SFRA has identified lands within the village boundary with a high probability of being liable to flooding. The affected land comprises an open watercourse and has been designated as Open Space and Amenity with Constrained Land Use.

Ballinagleragh Development Objectives

It is an objective of Leitrim County Council to:

BH 1

Facilitate the development of serviced sites within the village.

BH 2

Support the provision of tourism and amenity facilities within the village and in particular to seek to develop a safe and convenient pedestrian and cycling link from Cleighran More marina to the village.

BH 3

Support the provision of local and community services to assist in sustaining the community.

15 Cloone

15.1 Context

Cloone is located in south Leitrim, approximately 5.7km northeast of Mohill.



The Census of Population 2016 recorded a population for the townland of Cloone as 78 persons, an increase of 5 persons on the 2011 Census of Population.

Cloone is served with a community centre and Fatima National School with an enrolment of 69 pupils for the 2020/2021 school year. Cloone GAA club is not located in the village but off the R201, approximately 1km south of the village. The Bell Tower of St. James' Church of Ireland and graveyard are listed on the NIAH register and on the Record of Protected Structures. St. Mary's Roman Catholic Church and graveyard are also listed on the NIAH register. A statue of the Virgin Mary (1993), and a monument (1983) to Irish cultural nationalist Fr. Peter Conefrey are prominently located in front of the entrances to the graveyards.

Over the past decade, 'Bóthar Na Naomh' a recreational, sports, heritage and nature trail was developed in the environs of Annaghmaconway Lough. Bóthar Na Naomh derives its name from an old route connecting the early monastic site in

Cloone Village to the burial ground on Caldragh Hill nearby. The facility is popular for various individual and organised activities for running, walking, horse riding, kayaking and fishing. This project has availed of funding from the LEADER programme and under the Town and Village Scheme over the life of the last County Development Plan.

In 2020, 'Cloone Garden of Remembrance' was completed adjacent to the bell tower of St James's Church of Ireland. The garden contains information boards along a pathway about local history and a rest area with a water feature.

Funding for the development of a cross-country facility has been provided under the Town and Village Scheme. The CLÁR funding stream also provided for a pedestrian crossing and upgrade of road markings at Fatima national school. Cloone also has a strong tradition of participating strongly in the National Tidy Towns competition with an active local Tidy Towns Committee in place.

15.2 Infrastructure

15.2.1 Road network

Local Primary Road L-1496-0 runs through the village and is accessed off the R201 which links Drumsna to Belturbet in Co. Cavan.

15.2.2 Wastewater

The village is served by a wastewater treatment plant with capacity to accommodate additional loading.

15.2.3 Water supply

Public mains water supply is available in the village.

15.2.4 Flooding

Based on available evidence, the SFRA has not identified any lands within the village boundary as liable to flooding.

Cloone Development Objectives

It is an objective of Leitrim County Council to:

CE 1

Support the provision of local and community services to assist in sustaining the community.

CE 2

To support the local community in the further development of the Bóthar Na Naomh facility, a recreational, sports, heritage and nature trail in the environs of Annaghmaconway Lough.

CE 3

Facilitate the development of low density residential development and infill opportunities at appropriate locations within the development envelope.

16 Dowra

16.1 Context

The River Shannon flows through Dowra and forms the border between Co. Leitrim and Co. Cavan.

The source of the River Shannon, known as the Shannon Pot, is located about 12 km (7 miles) to the north. The larger part of the village is located in Co. Cavan. The townlands of Kilmore and Cornageeha comprise the Leitrim side of the village. Census 2016 recorded a population for the townland of Kilmore as 47 persons, a decrease of 5 persons on the 2011 Census. The 2016 Census Population Figures for Cornageeha and the adjoining townland of Cornaguillagh have been suppressed for confidentiality reasons. The entire village has a population of 104 persons.

St. Hugh's National School is on the Leitrim side of the village. The school had an enrolment of 48 pupils for the 2020/2021 school year. Similar to Ballinagleragh, the Leitrim Way walking trail and the Kingfisher long distance cycling trail both pass through the village.

The triple arch stone bridge over the River Shannon constructed in 1862 is listed on the NIAH register and is said to have been built with stone taken from the demolition of the old Carrick-on-Shannon Gaol.

The Town and Village Scheme funded the enhancement of the approach into the village through the construction of a stone wall along public footpath on the R280 and the creation of a rest stop and viewing area of the River Shannon. The CLÁR funding stream also provided for a pedestrian crossing including signage and amber flashing safety lights at St. Hugh's National School.



16.2 Infrastructure

16.2.1 Road network

The R207 runs through the village and merges with the R200. The R207 regional road links the N16 national primary road near Loughan House in Co. Cavan to the R280 south of Drumshanbo whilst the R200 regional road links Drumkeeran to Derrynacreeve, Co. Cavan where it links with the N87.

16.2.2 Wastewater

The Irish Water owned wastewater treatment plant is located on the Co. Cavan side of Dowra and services the entire village with capacity to accommodate additional loading.

16.2.3 Water supply

Public mains water supply is available in the village.

16.2.4 Flooding

Based on available evidence, the SFRA has identified lands within the village boundary with a high probability of being liable to flooding. The affected land is low lying off the R207 and has been designated as Open Space and Amenity or Agriculture with Constrained Land Use.



Dowra Development Objectives

It is an objective of Leitrim County Council to:

DA 1

Facilitate works which improve the entrance on approach roads to the village.

DA 2

Support the growth and expansion of St. Hugh's National School.

DA 3

Facilitate the development of serviced sites within the village.

DA 4

Support the provision of local and community services to assist in sustaining the community.

DA 5

Ensure applications for development on lands identified as flood risk areas, shall be subject to a Specific Flood Risk Assessment and Justification Test, in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009), or any superseding guidelines and circulars.

17 Drumcong

17.1 Context

Drumcong is located equidistant between Carrick-on-Shannon and Ballinamore. Drumcong is within an Area of High Visual Amenity located between Lough Scur (east of the village) and Carrickaport Lough (west). Carrickaport Lough is a proposed Natural Heritage Area (Site Code 001920).



The Census of Population 2016 recorded a population for the townland of Drumcong as 75 persons and Roscarban as 27 persons, a decrease of 22 persons on the 2011 Census within the combined townlands.

The village of Drumcong was formerly developed around the former Kiltubrid Railway Station, situated on the Belturbet to Arigna section of the Cavan Leitrim railway. St. Brigid's Roman Catholic Church, located

in the centre of the village, is a Protected Structure and is listed on the NIAH register. The village has a Bring Centre. St Brigid's National School is located off the R210 and has 8 teachers and an enrolment of 171 students for the 2020/2021 school year. The school serves a wide rural catchment and is an important local service.

17.2 Infrastructure

17.2.1 Road network

Drumcong has a good road network with the R210 dissecting the village and connecting to the R208 north of village. The R210 is a short section of regional road (1.9 km in length) linking the R208 and R209 roads.

17.2.2 Wastewater

Drumcong is served by a wastewater treatment plant with capacity to accommodate additional loading. The wastewater treatment plant is located north of the village on the R208. A pump station is also located in the village.

17.2.3 Water supply

Public mains water supply is available in the village.

17.2.4 Flooding

Based on available evidence, the SFRA has identified lands within the village boundary with a high probability of being liable to flooding. The affected land is low lying adjacent Carrickaport Lough with an open watercourse connecting to Lough Scur. The affected land has been designated as Open Space with Constrained Land Use.

Drumcong Development Objectives

It is an objective of Leitrim County Council to:

DG 1

Support the development of a playground on land zoned Open Space & Amenity.

DG 2

Support the development of tourism and amenity facilities within the village.

DG 3

Support the further consolidation of housing in the village with the development of serviced infill opportunities.

DG 4

Support the provision of local and community services to assist in sustaining the community.

18 Fenagh

18.1 Context

Fenagh is situated 4km south of Ballinamore where the R202 and R209 converge.

The Census of Population 2016 recorded a population for the townlands of Fenagh Beg as 83, of Commons as 37 persons, of Knockmullin as 32, and of Mullaghnameely as 24, a total of 176 persons. This represented an increase of 10 persons on the 2011 Census of Population for the combined townlands in which the village is situated.

The village is surrounded by protected national monuments demonstrating the rich cultural and built heritage of the area. Fenagh Abbey is one of the oldest monastic sites in Ireland, believed to date back to the earliest period of Celtic monasticism. The founder was St. Caillín, thought to have arrived in Fenagh in the 5th century (according to the Book of Fenagh purchased in 1888 by the Royal Irish Academy). The Abbey had a monastic school, and was “celebrated for its divinity school, which was resorted to by students from every part of Europe”. A number of standing stones in the vicinity represent the petrified bodies of druids who tried to expel St. Caillín from Fenagh. There are a number of other prehistoric remains located in or near the village. Fenagh Abbey was later used as a place of Church of Ireland worship until the present church was built nearby circa 1798. The Fenagh railway station opened on 24 October 1887 and closed on 1 April 1959. It was part of the narrow gauge Cavan and Leitrim Railway.



Fenagh Visitor Centre, Handball Club and Bring Centre facilities are located in the village centre. The Fenagh Visitor Centre houses a small exhibition about the abbey and the significant archaeological sites in the surrounding fields. St. Caillín's National School is located on the R202 and has an enrolment of 91 students for the 2020/2021 school year. A number of walkways have been developed around the village – Dolmen Walk, Abbey Walk and General Humbert Trail.

The Town and Village Scheme funded new footpaths and the CLÁR programme funded the installation of a new self-closing gate and a multi-spinner carousel to enable children using the playground to enjoy the experience of play with new enhanced equipment in safe and healthy surroundings. The upgrading of lights in the village was also provided for under this funding stream. This programme also funded the construction of a footway to school from residential areas within the village in addition to the provision of flashing amber safety lights at the national school.



18.2 Infrastructure

18.2.1 Road network

The R202 and R209 converge in the village. The R202 regional road links Dromod to Swanlinbar, Co. Cavan whilst the R209 connects the villages to the R280 south of Leitrim Village.

18.2.2 Wastewater

Fenagh is served by a wastewater treatment plant with capacity to accommodate additional loading. The wastewater treatment plant is located south of the village and there are 3 no. pumping stations located in the village.

18.2.3 Water supply

Public mains water supply is available in the village.

18.2.4 Flooding

Based on available evidence, the SFRA has identified lands within the village boundary with a high probability of being liable to flooding. The affected area follows a watercourse running under the R202 and has been designated as Open Space with Constrained Land Use.

Fenagh Development Objectives

It is an objective of Leitrim County Council to:

FH 1

Facilitate the provision of serviced sites and infill opportunities within the development envelope.

FH 2

Support the provision of local and community services which can assist in sustaining and developing a resident community.

FH 3

Seek to advance through planning and detailed design the development of a greenway (walking/cycling route) along the former narrow gauge rail line and to integrate this infrastructure with other existing walking routes/footpaths around the village. Subject to planning consent being obtained, to seek to deliver the development of the Greenway within the life of this Development Plan.

FH 4

Support and promote the further development of the tourism potential of Fenagh having regard to the cultural heritage significance of the village and surrounding area.

FH 5

Permissible uses for undeveloped lands within Flood Zones A or B identified for 'General Development' in this settlement shall be constrained to those "water compatible" and "less vulnerable" uses as appropriate to the particular Flood Zone (please refer to the flood risk management provisions in Volume I Written Statement and to the accompanying Strategic Flood Risk Assessment).

19 Glenfarne (Brockagh Lower, Sranagross and West Barrs)

19.1 Context

Glenfarne is located in north Co. Leitrim close to Lough MacNea on the border with Co. Cavan and Co. Fermanagh. The settlement of Glenfarne, as identified in this Plan, consists of three areas each of which have development envelopes which are not contiguous to each other.

The previous County Development Plan 2015-2021 identified these areas as Glenfarne 'A', 'B' and 'C'. Under this Plan, these areas which comprise of the overall settlement of Glenfarne are re-titled as 'Brockagh Lower', 'Sranagross' and 'West Barrs' respectively. Brockagh Lower and Sranagross are both located along the N16 national primary road in close proximity to each other whilst West Barrs is approximately 5km to the north west and contains St. Michael's National School which serves the wider area. In all references hereafter unless specifically qualified, references to Glenfarne refers to the collective area.

The 2016 Census recorded a population for the townland of Brockagh Lower as 45 and of Annagh as 13 (Glenfarne total population 58). The 2016 Census recorded a population for the townland of Sranagross as 22 and of Cornaman as 11 (Sranagross total population 33). The 2016 Census recorded a population for the townland of West Barrs as 29 persons and Cornacloy as 5 persons (West Barrs total population 34).

The original settlement of Glenfarne developed around the train station which was located along the Sligo Leitrim Northern Counties Rail Line. The line opened in 1880 and closed in 1957. There was also a creamery at this location with the Catholic Church (St. Mary's Chapel of Ease) developing beyond. A tourist hotel was developed in Sranagross at a remove from the train station. West Barrs is not contiguous to either Glenfarne or the extension into Sranagross and developed around St. Michael's Church with no other buildings evident in the older Ordnance Survey maps. The adjoining national school developed in more recent times and serves both Glenfarne and Sranagross.



Glenfarne is the site of the original Rainbow "Ballroom of Romance" which now operates as an events venue run by the Glenfarne Committee Development. The original ballroom known as McGivern's Dance Hall was built in 1934. The Ballroom of Romance now includes a museum at first floor level. Glenfarne/Kiltyclogher GAA grounds are located opposite St. Mary's Chapel of Ease on the R281.

St. Michael's National School is located in West Barrs and is a four teacher school with an enrolment of 67 students for the 2020/2021 school year. St. Michael's Roman Catholic Church is a Protected Structure.

There is a car park, Bring Bank Centre and playground off the N16 in Sranagross.

The Town and Village Scheme funded the marketing and design of an interpretative exhibition at the Rainbow Ballroom of Romance and the provision of landscaping and installation of bike racks and seating. The Outdoor Recreation Infrastructure Scheme provided funding for the installation of safety rails along the Greenway at Glenfarne, the preparation of an Interpretation Plan for Glenfarne Woods and the undertaking of improvements to the playground inclusive of the replacement of play equipment and enhancement of access.



The Glenfarne Demesne lies on the shores of Lough MacNea. The lake marks the border between the counties of Leitrim, Cavan and Fermanagh. In 2000, a cross-border and cross-community arts project was concluded with the aim to promote the bonds between the communities of these three counties through the medium of sculpture and the visual arts. A number of sculptures are still in the Demesne. The Coillte owned and managed Glenfarne Forest Park, was once Glenfarne Demesne, which formed part of the Tottenham estate. The ruins of the old house, Glenfarne Hall, are still present. There are a series of



looped trails developed of varying lengths and offer panoramic views of Northern Ireland on the other side of the lake. There is a picnic area and boat quay at the lake. An Options report for the future development of Glenfarne Woods (216-acre woodland area) on the shore of Lough MacNea was commissioned jointly by Coillte and Leitrim County Council and published in October 2020. It explores options for the development of new Tourism infrastructure and outdoor recreation facilities at Glenfarne Wood. This Plan supports the further development of this important amenity which will become an important attraction along the SLNCR Greenway when developed.

19.2 Infrastructure

19.2.1 Road network

Glenfarne has good road infrastructure with the N16 running through the village. The R281 joins the N16 passing by the former railway buildings, entrance to Glenfarne Estate and St. Mary's Chapel of Ease. West Barrs is located along the L-2198-1 local road which links the N16 to the R283 at Lughawnagh.

19.2.2 Wastewater

Glenfarne is served by a wastewater treatment plant with some capacity to accommodate additional loading. There is currently no wastewater piped services serving West Barrs.

19.2.3 Water supply

Glenafarne and Sranagross have piped water services managed and maintained by Irish Water. A Group Water Scheme serves the West Barrs area.

19.2.4 Flooding

Based on evidence available, the SFRA has identified lands within the village boundary with a high probability of being liable to flooding. The affected area has been identified with Constrained Land Use.

Glenfarne Development Objectives

It is an objective of Leitrim County Council to:

GE 1

Facilitate the provision of serviced sites and infill opportunities within the development envelope of Glenfarne with a site identified in Sranagross opposite the playground along with the unfinished housing development at Brockagh Lower. RUR SET OBJ 6 is also of particular relevance in this regard.

GE 2

Seek to advance the development of the lands directly across from St. Michael's Church for low density serviced sites subject to an acceptable means of wastewater treatment being provided which would not result in environmental impacts arising.

GE 3

Seek to maximise the connectivity from the proposed SLNCR greenway to Glenfarne and to integrate this infrastructure with other existing walking routes/footpaths around the village.

GE 4

Support and promote the further development of Glenfarne's considerable tourism potential for Slow Adventure, activity tourism, outdoor activities, engagement with different types of heritage and culture and linking to other north Leitrim attractions.

GE 5

Co-operate with Coillte in the further development of Glenfarne Woods and seek to develop further new tourism infrastructure and outdoor recreation facilities identified in the Options Report for the future development of Glenfarne Woods (October 2020).

GE 6

Support the provision of local and community services which can assist in sustaining and developing a resident community.

GE 7

Ensure applications for development on lands identified as flood risk areas, shall be subject to a Specific Flood Risk Assessment and Justification Test, in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009), or any superseding guidelines and circulars.

GE 8

Liaise with relevant stakeholders in identifying a suitable location being developed for a remote working hub facility in Glenfarne/Sranagross.

GE 9

Seek the satisfactory resolution of the unfinished housing development at Brockagh Lower with the provision of a satisfactory access design solution for the subject lands, in consultation with TII to facilitate any prospective development of the subject lands.

GE 10

Facilitate the continued operation of Glenfarne Wood Products located adjoining the development envelope of Glenfarne (Brockagh Lower). The Planning Authority will facilitate the adaptation / change of use of underutilized buildings and expansion of the existing facility / uses on site to other enterprise and employment uses subject to normal planning considerations and in consultation with Transport Infrastructure Ireland.

20 Jamestown

20.1 Context

Jamestown village is located along the River Shannon on the county border with Co. Roscommon. It is approximately 5km east of Carrick on Shannon.

The 2016 Census recorded a population of 102 persons, remaining unchanged from the 2011 Census.

It is a village steeped in history. Jamestown was built as a walled town during the Plantation of Leitrim alongside the earlier settlement of Cill Srianáin, which had included an abbey. The Plantation settlement was created by Royal Charter from King James VI & I in 1621 and was founded in 1622 as a plantation town carrying into action the decision of 1620 to plant Co. Leitrim with loyal English settlers. It was granted to Sir Charles Coote, a Devonshire Planter, who fortified it with walls twenty feet high and six feet in thickness, enclosing an area of about 4 acres which contained a castle. Jamestown was made a town borough and could send two elected members to Parliament. A stone cross over a small gate, outside the old town gate, leads to the remains of a Franciscan friary of the Friars Minor. The Friary was founded after the occupation of Jamestown, in 1642, by the O'Rourkes. The remains of a small church associated with the friars still stands by the river. The town had its own mill, barracks and Fair Green, school and schoolmaster's house, which were located behind the church. This school served the children of the locality up until 1954 when a new school was built a kilometre from the town. This closed in 1973 due to a fall in numbers attending. The village is an important centre from a built heritage perspective and retains an attractive streetscape to this day.

The *Dún* (Doon) of Drumsna, an Iron Age fortification built as a crossing point into Connacht, lies opposite the quay and runs across the Shannon peninsula between Jamestown and Drumsna. It was one of many linear earthworks built across the country around that time. The main rampart was massive with parts still standing up to 6 metres high and 30 metres across at the base. Additional banks were built on either side of the main rampart which extends for 1.6 kilometres. In addition to the main rampart, a secondary rampart extends upstream along the western river bank where shallows existed.



Jamestown has long been an important fording place across the Shannon. The present stone bridge was built during the 19th century as part of improvements to the Shannon navigation. The main Dublin - Sligo road ran across this bridge until a bypass was completed in the late 1990s. There is an 8 berth Waterways Ireland mooring and car park provided in the village.

The remaining parts of the walled town are recorded as Protected Structures in the Record of Protected Structures. There are a range of protected national monuments and structures in the village. The village core is designated as an Architectural Conservation Area and is also identified as an Area of High Visual Amenity.

There is a Bring Centre facility in the village. The Rosderra Irish Meats factory is located just outside of the original settlement and is an important source of employment locally along with Archway products Ltd. also at Rue, Jamestown.

The village has been enhanced under the Town and Village Scheme by the provision of safe pedestrian travel by the construction of a footpath linking the popular, local circular walking and cycle route with Jamestown village and the Carrick Loop Walkway. A further footpath is proposed at Rue connecting the bridge to Archway Products Limited complex along the L-3657-2.



20.2 Infrastructure

20.2.1 Road network

Jamestown is well connected, located just south of the N4. It is located within the N4 Carrick on Shannon Bypass Study area. It is served by a series of local roads.

20.2.2 Wastewater

Glenfarne is served by a wastewater treatment plant with some capacity to accommodate additional loading. The wastewater treatment plant is served by two pumping stations located in the village.

20.2.3 Water supply

Public mains water supply is available in the village.

20.2.4 Flooding

Based on available evidence, the SFRA has identified lands within the village boundary with a high probability of being liable to flooding. The affected area lies adjacent to the River Shannon and has been designated as Open Space with Constrained Land Use.

Jamestown Development Objectives

It is an objective of Leitrim County Council to:

JN 1

Facilitate the provision of a limited number of serviced sites and infill opportunities within the development envelope of Jamestown but subject to the siting of such proposals in the context of the considerable built and natural heritage qualities of the village where particular care is required.

JN 2

Facilitate the further expansion of Rosderra Irish Meats factory subject to the consideration of environmental matters.

JN 3

Support and promote the further development of the tourism potential of Jamestown having regard to its water based setting along the Shannon navigation and accessibility to important tourist destinations in the region along with the cultural heritage significance of the village itself.

JN 4

Seek to advance the development of a walkway trail/cycleway linking the villages of Drumsna to Jamestown in co-operation with Roscommon County Council and the availability of necessary funding.

JN 5

Support the provision of local and community services which can assist in sustaining and developing a resident community.

JN 6

Develop a footpath at Rue connecting the bridge to Archway Products Limited complex along the L-3657-2.

21 Keshcarrigan

21.1 Context

***Ceis Charraigín*, meaning 'Kesh, or causeway, near the little rock' is located between Lough Scur and Keshcarrigan Lough on the Shannon-Erne Waterway (Lock 12). Keshcarrigan is popular for angling and pleasure cruisers and contains a number of holiday homes.**

The 2016 Census recorded a total of 155 persons residing in the village of Keshcarrigan. This was included as a new settlement by the CSO after the 2016 Census so there is no information available in relation to the population level in the village in 2011.

There is an ancient pagan burial site which can be seen from Lough Scur. This area has been inhabited for over 3,000 years. The Keshcarrigan Bowl was found here in 1854 and dates back to the Bronze Age. It is currently exhibited in the National Museum of Ireland in Dublin. General Humbert marched through the town with his United Irish and French contingents towards Ballinamuck during the 1798 rebellion.

The village is located within an Area of High Visual Amenity. Keshcarrigan experienced exponential population growth during the Rural Renewal Scheme for the Upper Shannon although there are quite a number of properties in the village used as holiday homes. Waterways Ireland have a marina in Keshcarrigan. It is a popular stopover point for cruisers along the canal. The Old Garda Barracks is a Protected Structure. There is a Bring Bank in the village. The Fr. Mychal Judge Memorial Park is located



south of the village with views over Keshcarrigan Lough. Fr. Judge was chaplain to the New York Fire Department and the first recorded victim of the 9/11 attack on the World Trade Centre. Fr Judge's ancestral home was opposite the park.

It is an objective of this Plan to provide a new safe link for pedestrians and cyclists to access the Memorial Park along the L-3051-1 local road. The Town and Village Scheme provided funding to erect signage and seating in Keshcarrigan village.

21.2 Infrastructure

21.2.1 Road network

The R209 runs through the village. This regional road links Fenagh to the R280 south of Leitrim Village.

21.2.2 Wastewater

Keshcarrigan is served by a wastewater treatment plant, however, at the time of writing the plant had no headroom based on the Irish Water Wastewater Capacity Register (dated March 2022).

21.2.3 Water supply

Public mains water supply is available in the village.

21.2.4 Flooding

Based on available evidence, the SFRA has identified lands within the village boundary with a high probability of being liable to flooding. The affected areas have been designated as Open Space and water compatible Tourism Related Development with Constrained Land Use.



Keshcarrigan Development Objectives

It is an objective of Leitrim County Council to:

KN 1

Facilitate the provision of serviced sites and infill opportunities within the development envelope of Keshcarrigan.

KN 2

Support and promote the further development of the tourism potential of Keshcarrigan having regard to its water based setting along the Shannon Erne navigation and accessibility to important tourist destinations in the region.

KN 3

Provide a new safe link for pedestrians and cyclists to access Fr. Mychal Judge Memorial Park along the L-3051-1 local road.

KN 4

Support the provision of local and community services which can assist in sustaining and developing a resident community.

KN 5

Ensure applications for development on lands identified as flood risk areas, shall be subject to a Specific Flood Risk Assessment and Justification Test, in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009), or any superseding guidelines and circulars.

KN 6

Permissible uses for undeveloped lands within Flood Zones A or B identified for 'General Development' in this settlement shall be constrained to those "water compatible" and "less vulnerable" uses as appropriate to the particular Flood Zone (please refer to the flood risk management provisions in Volume I Written Statement and to the accompanying Strategic Flood Risk Assessment).

22 Kilclare

22.1 Context

The village of Kilclare is located between Leitrim Village and Keshcarrigan on the R209.

The 2016 Census recorded a total of 33 persons in the townland of Kilclarebeg, 36 persons in Kilclaremore and 32 persons in Lisconor. The combined townlands witnessed a significant decrease in population of 46 persons between 2011-2016.

Kilclare is on the Shannon-Erne Waterway and Waterways Ireland have an upper middle and lower lock in the village, a waiting jetty and private mooring. There are 3 locks within the village (Lock 14, 15 and 16). The Waterways Ireland Depot is also located in the village. North West Tool Hire is an important employer locally.

Kilclare is a scenic village and has a blueway walking trail (Leitrim Village to Kilclare). Tourism and amenity provisions should be expanded, and a playground provided. There is a shop, pub, commercial paint store and North West Tool Hire in the village.



22.2 Infrastructure

22.2.1 Road network

The R209 runs through the village. This regional road links Fenagh to the R280 south of Leitrim Village.

22.2.2 Wastewater

There are currently no wastewater public services serving the village.

22.2.3 Water supply

Public mains water supply is available in the village.

22.2.4 Flooding

Based on evidence available, the SFRA has identified a small portion of lands within the village boundary with a high probability of being liable to flooding. The affected area is on the waterway at Lough Conway and has been designated as Open Space with Constrained Land Use.

Kilclare Development Objectives

It is an objective of Leitrim County Council to:

KE 1

Support the provision of local and community services which assist in sustaining and developing a resident community including the further development of the tourism potential of the village along the Ballinamore to Ballyconnell Canal.

KE 2

Support the development of a playground in the village.

KE 3

Explore the development of serviced sites within Kilclare subject to the identification and provision of an acceptable means of dealing with wastewater from such dwellings.

23 Killarga

23.1 Context

Killarga is a village located on the R280 roughly half way between Manorhamilton (10 km north) and Drumkeeran (9.5 km south).

The 2016 Census recorded a population of 41 persons in the townland of Killarga and 26 persons in the townland of Curry. The combined population of the townlands in which the village is located decreased by 3 persons between 2001-2016.

Killarga was an ancient place of pilgrimage and was attached to a religious settlement, Cill Fhearga, which according to the Annals of the Four Masters was founded by a holy woman, St Fearga, as early as the 6th century. There is a holy well named Tobar Mhuire, a 19th century lime kiln on the way into the village, a Teach Allais (ancient Irish sweat house) and other historical ruins in the area. Nearby is O'Donnell's Rock which is named after Aodh Rua Ó Dónaill.

The village has a post office, a community hall, a shop and a pub. It also has a tennis court facility and Bring Centre serving the village. St. Brigid's Roman Catholic Church is located in the village and there is a Holy Well on the eastern end of the village accessed from the R280 and a 19th century lime kiln sweat house along



the entrance lane. Kerrigan's Quarry is located south of the village and is a significant local employer.

Under the CLÁR initiative approval was given for the provision of speed safety signs at the village amenity area at the northern end of the village. There remain two unfinished housing developments (Corr a Bhile and The Meadows) in the village which detract from the visual amenities of the area.

23.2 Infrastructure

23.2.1 Road network

The R280 runs through the village.

23.2.2 Wastewater

Killarga is served by a wastewater treatment plant with some capacity to accommodate additional loading.

23.2.3 Water supply

Public mains water supply is available in the village.

23.2.4 Flooding

Based on available evidence, the SFRA has not identified any lands within the village boundary as liable to flooding.

Killarga Development Objectives

It is an objective of Leitrim County Council to:

KA 1

Facilitate the provision of serviced sites and infill opportunities within the development envelope of Killarga

KA 2

Support the provision of local and community services in the village

KA 3

Seek the satisfactory resolution of the unfinished housing developments in the village, namely Corr a Bhile and The Meadows.

24 Kiltyclogher

24.1 Context

Kiltyclogher (Coillte Clochair, meaning ‘stony woods’) is located in north Leitrim on the border with Co. Fermanagh. The hamlet of Cashel is 2.8 km across the border and is the nearest settlement in Northern Ireland to Kiltyclogher. The border crossing was closed during the Troubles.

The Census of Population 2016 recorded a population of 116 persons in Kiltyclogher, a decrease of 28 persons on the previous Census in 2011.

The family home of Seán Mac Diarmada, one of the seven signatories of the 1916 Proclamation of Irish independence, who was executed by the British in May 1916, is located 5 km from the village. This site is managed by the OPW.

Remnants of the Black Pig’s Dyke exist to the west of the village. These prehistoric earthworks, between the old rival Irish provinces of Ulster and Connacht, may have been constructed as defences against invasion and/or cattle-raiding.



A Seán Mac Diarmada monument in the centre of the village is a Protected Structure and listed on the NIAH register. St. Patrick’s Roman Catholic Church, located on the southern end of the village, is a Protected Structure and listed on the NIAH register. The Church of Ireland is also a Protected Structure and listed on the NIAH register. Kiltyclogher Heritage Centre was opened in 2015 in the former courthouse. The village has a library, a Bring Bank and Fair Green playground. Seán Mac Diarmada primary school is a two-teacher school with an enrolment of 19 students in the 2020/2021 school year. Kiltyclogher Holiday Centre is part of the Community Centre in Kiltyclogher containing the hall, communal kitchen, and apartments. The centre is used for local events and by local groups for meetings, youth group, festivals, and charity events.

The CLÁR initiative provided funding for the development of a Sensory Garden by Kiltyclogher Community Council. It is proposed to carry out improvements to footpaths in the village to accommodate cyclists and improve connectivity.





24.2 Infrastructure

Road network

Kiltyclogher has a good road network with regional roads R283 and R281 converging in the village. The R283 regional route links the village to the N16 to the west of Manorhamilton whilst the R281 links Glenfarne to Kinlough.

Wastewater

Kiltyclogher is served by a wastewater treatment plant with some capacity to accommodate additional loading. The wastewater treatment plant is served by a pump station in the village.

Water supply

Public mains water supply is available in the village.

Flooding

Based on available evidence, the SFRA has identified lands within the village boundary with a high probability of being liable to flooding. The affected area is on the western end of the village adjacent the Straduffly River and has been designated as Open Space with Constrained Land Use.

Kiltyclogher Development Objectives

It is an objective of Leitrim County Council to:

KR 1

Facilitate the provision of serviced sites and infill opportunities within the development envelope of Kiltyclogher

KR 2

Support the provision of local and community services which can assist in sustaining and developing a resident community.

KR 3

Support and promote the further development of the tourism potential of Kiltyclogher having regard to its strong association with Seán Mac Diarmada and accessibility to important tourist destinations in the region.

KR 4

Widen the footpath in the village centre to accommodate cyclists.

KR 5

Undertake enhancements to the existing footpath linking St. Patrick's church to the village centre.

KR 6

Support the designation of Kiltyclogher as a Heritage Town in recognition of its cultural importance and its rich history and association with Seán Mac Diarmada, one of the signatories of the Proclamation of the Republic.

25 Lurganboy

25.1 Context

Lurganboy is a small village approximately 2.5km west of Manorhamilton. Lurganboy is not identified as a settlement in the 2016 Census of Population.

The 2016 Census recorded a population of 59 persons in the townland of Mountainthird, 21 in Barrackpark, 20 in Ballyglass and 10 in Poundhill. The combined townlands in which Lurganboy is situated increased by 20 persons between the 2011-2016 period.

Lurganboy Church of Ireland is a Protected Structure and listed on the NIAH register. The building is located within a late-16th century earthen star fort. There are no commercial properties operating within the village with the adjoining town of Manorhamilton providing all such services for the resident population.

The nearby Milltown Woods is managed by Coillte and offers trails and walks located between the village and Manorhamilton. The waterfalls within the wood are renowned for their meditation properties.



There is a need to provide a footpath including enhanced public lighting connecting existing housing estates with existing footpaths and the village centre.

25.2 Infrastructure

25.2.1 Road network

The village is located on local primary road L-2136-0 which connects with the R280 in Manorhamilton.

25.2.2 Wastewater

Lurganboy is connected to the Manorhamilton wastewater treatment plant via a pump station located on the L2175 which serves the village.

25.2.3 Water supply

Public mains water supply is available in the village.

25.2.4 Flooding

Based on available evidence, the SFRA has not identified any lands within the village boundary as liable to flooding.

Lurganboy Development Objectives

It is an objective of Leitrim County Council to:

LY 1

Facilitate the provision of infill opportunities within the development envelope of Lurganboy.

LY 2

Provide a footpath including enhanced public lighting connecting existing housing estates with existing footpaths and the village centre.

LY 3

Examine the feasibility in conjunction with Coillte of improving the accessibility for pedestrians and cyclists and extending available car parking serving Milltown Woods.

26 Newtowngore

26.1 Context

Newtowngore is a small village located close to the Co. Cavan border. The village was known as Ducarrick (*An Dúcharraig*, meaning ‘the black rock’) before the Plantations of Ireland. The western side of the village is within an Area of High Visual Amenity associated with Garadice Lough.

Newtowngore was not identified as a settlement in the 2016 Census of Population. The village is contained within 4 townlands with the majority in the townland of Newtowngore. The population of the respective townlands in 2016 was 65 persons in Newtowngore, 35 persons in Mullyaster, 33 persons in Druminsingore and 9 persons in Tullynorth. The combined population was recorded at 142 persons, an increase of 25 persons since 2011.

Newtowngore has a Church of Ireland church (dedicated to Saint Patrick), a small number of shops and a post office. Newtowngore Engineering located outside of the village is an important local employer.

St. Patrick’s Church of Ireland is a Protected Structure and listed on the NIAH register. Newtowngore Methodist Church is listed on the NIAH register. Newtowngore National School is located on the southern side of the village on local primary road L-1529-1. The national school is a two teacher



school and has an enrolment of 25 students for the 2020/2021 school year. There is also a Bring Bank in the village. The village is served by a post office, local convenience store/craft butchers, pub and garage.

The CLÁR initiative provided funding for the provision of pedestrian crossing/footpaths/public lighting at the national school and community centre/adjacent car park. It is an objective of this Plan to provide further footpath enhancements to include traffic calming measures and public lighting at Newtowngore National School.

26.2 Infrastructure

26.2.1 Road network

Newtowngore is located on the R199. The R199 regional road links Ballinamore to the R198 at Bellahillan, Co. Cavan.

26.2.2 Wastewater

Newtowngore is served by a wastewater treatment plant with some capacity to accommodate additional loading.

26.2.3 Water supply

Public mains water supply is available in the village.

26.2.4 Flooding

Based on evidence available, the SFRA has identified land within the village boundary with a high probability of being liable to flooding. The affected area follows the course of a stream and has been designated as Constrained Land Use.

Newtowngore Development Objectives

It is an objective of Leitrim County Council to:

NE 1

Facilitate the provision of serviced sites and infill opportunities within the development envelope of Newtowngore.

NE 2

Support the provision of local and community services which can assist in sustaining and developing a resident community.

NE 3

Provide footpath enhancements to include traffic calming measures and public lighting at Newtowngore National School.

27 Roosky

27.1 Context

Roosky (*Rúscaigh*, meaning ‘swamp’ or ‘bog’) is located on the River Shannon on the border with Co. Roscommon and also close to the Co. Longford border. The majority of the village is located within Co. Roscommon including Our Lady of Mount Carmel Roman Catholic Church and primary school.

Whilst the recorded population for Roosky settlement was 564 persons, this referred to the combined centre partially contained in Co. Leitrim with the substantive part in Co. Roscommon. The CSO have indicated that of the total, 144 no. persons were recorded in Co. Leitrim. The portion of the village in Co. Leitrim was formerly known as Georgia or Gorteenoran (Goirtín Óráin).

The village of Roosky is a very well-known and popular tourist destination along the Shannon famous for its angling and the waterways. There is a playground and Bring Bank in the village. There is a Waterways Ireland floating jetty with 6 no. berths and small car park provided at Roosky Lock. The area is popular with tourists and anglers. Roosky lock and sluice gates are Protected Structures. Roosky Bridge is a five arch road bridge over the River Shannon that was built in 1845 and is listed on the NIAH register.

Under the Town and Village Scheme funding was provided for the provision of a playground adjoining the River Shannon and the development of a ‘greyway’ along old N4 at Roosky Village up to Killanacker Bridge over Eslin River providing the first phase of a walkway/cycleway linking Roosky and Dromod villages. Under the CLÁR initiative funding was provided for the provision of a pedestrian crossing with safety signage at the playground. Lough Boderg and Lough Bofin (Site Code 001642) pNHA lies adjacent the northern end of the village.

It is an objective of this Plan to improve connectivity in the village by providing footpaths and public lighting linking existing residential estates to the village centre. The impact of the bypassing of the village is evident in the closure of The Shannon Key West Hotel and McGuire’s petrol filling station. The overall village has also been affected by the closure of the former Glanbia factory following a fire in 2002. Vista Med maintains a presence in the village and is a significant employer locally.



27.2 Infrastructure

27.2.1 Road network

Roosky has a good road network, located just off the N4 which lies east of the village. The R371 runs through the village (formed part of the former N4) crossing the Shannon, linking the village to Lanesborough, Co. Longford on the N63. The former N4 also connects to Dromod and has been reclassified as the L-1601-1. The southern side of the village is within the N4 Longford Mullingar constraints study area.

27.2.2 Wastewater

An Irish Water owned wastewater treatment plant is located on the Roscommon side of Roosky with two pump stations on the Leitrim side.

27.2.3 Water supply

Public mains water supply is available in the village.

27.2.4 Flooding

Based on evidence available, the SFRA has identified lands within the village boundary with a high probability of being liable to flooding. The affected land is located along the River Shannon and has been designated as Open Space and Amenity with Constrained Land Use.



Roosky Development Objectives

It is an objective of Leitrim County Council to:

RY 1

Support the further consolidation of housing in the village with the development of serviced infill opportunities concentrating on available sites closest to the village centre (Roosky bridge).

RY 2

Support the provision of local and community services to assist in sustaining the community.

RY 3

Encourage and facilitate the reopening or redevelopment of The Shannon Key West Hotel and McGuires petrol filling station.

RY 4

Support and promote the further development of the tourism potential of Roosky having regard to its water based setting along the Shannon navigation and accessibility to important tourist destinations in the region.

RY 5

Seek to advance the development of a 'greyway' (unlit walkway trail/cycleway) linking the villages of Roosky to Dromod.

RY 6

Provide footpaths including public lighting linking existing estates (Osprey Park, Shannon Quays and The Lock estate) along the L-1001-0 (former N4) and the R371 (also former N4) to the village centre.

RY 7

Explore in conjunction with Roscommon County Council the provision of a pedestrian bridge adjoining/attached to Roosky bridge and the availability of necessary funding.

RY 8

Ensure applications for development on lands identified as flood risk areas, shall be subject to a Specific Flood Risk Assessment and Justification Test, in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) or any superseding guidelines and circulars.

28 Rossinver

28.1 Context

Rossinver (*Ros Inbhir*, meaning ‘the peninsula of the river mouth’) is a small village in north Leitrim approximately 1.3km south of Lough Melvin which is a SAC and pNHA (Site Code 000428).

The Census of Population 2016 recorded a population of 10 persons in the townland of Sraud, 52 persons in Gubalaun, 26 persons in Conray, and 16 persons in Gubnageer. The settlement of Rossinver is contained within these 4 townlands with a combined population of 104 persons. This was a slight decrease of 5 no. persons on the resident population in 2011.

The old Rossinver Post Office is a Protected Structure and listed on the NIAH register. A single arch road bridge over the Ballagh River is also on the NIAH register. Ballaghameehan National School is located just south of the village off the R282 and has an enrolment of 37 students for the 2020/2021 school year. Rossinver Youth and Community Project was founded in 2007 and established a community centre on the L-2107-0.

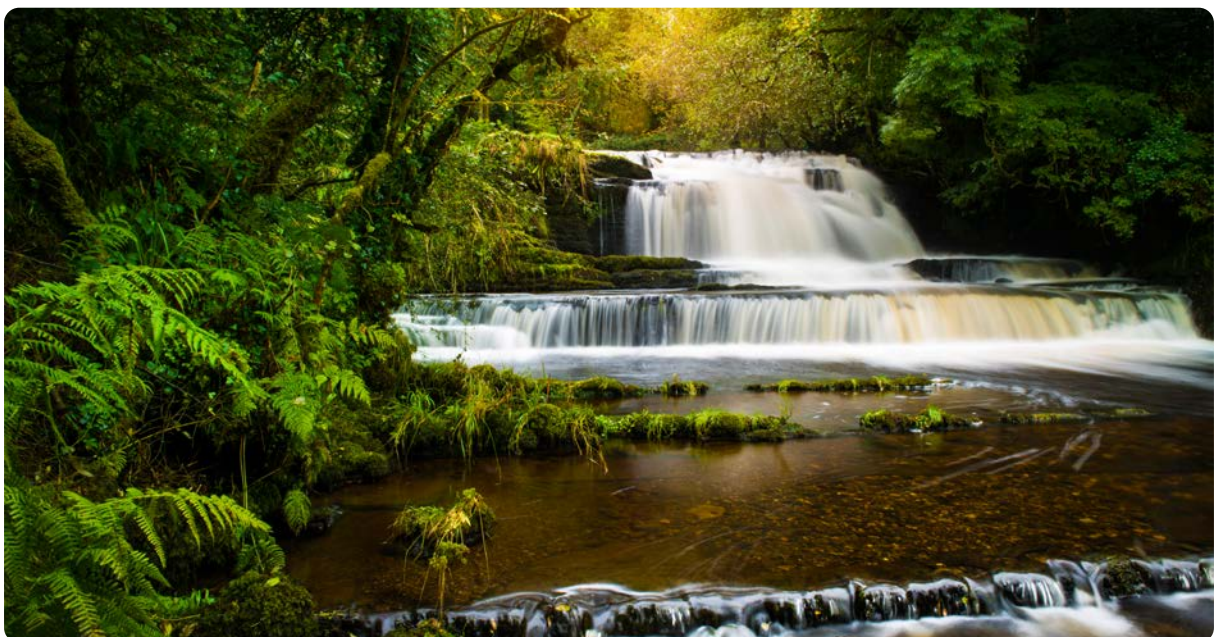
The village has a rich ecclesiastical heritage. Rossinver Abbey, known throughout history as Gubalaun Abbey or St. Mogue’s Church (Mogue being a pet name for Saint Máedóc) is located to the west of the village. The church is a dilapidated medieval masonry building which has recently undergone conservation works funded under the Structures At Risk Fund.

There is a fishery at Eden Quay and boats and gillies are available locally. There is a stunning mile-long river walk to Fowley’s Falls on the Glenaniff River which follows a series of waterfalls.

The Organic Centre was established in 1995. The centre promotes organic gardening and farming as well as sustainable living through educational courses, tours and workshops.

The Ballagh Centre was an old Church of Ireland building which was restored by the Rossinver Community Development Company Ltd. It has beautiful, restored stain glass windows. It is now used for community activities and is also a centre for training.

The CLÁR initiative provided funding to landscape the area to the rear of the community centre including creating an area of raised beds for use with the local school. The Town and Village Scheme also provided funding for safe working spaces/pods to enable training and provide working facilities. The Outdoor Recreation Infrastructure Scheme funding provided for enhancement of Fowley’s Falls.





28.2 Infrastructure

28.2.1 Road network

The R281 and R282 converge on the village. The R281 regional road links Glenfarne to Kinlough whilst the R282 connects the N16 in Manorhamilton through the village across the border with Co. Fermanagh around Lough Melvin becoming the B53 to Garrison.

28.2.2 Wastewater

Rossinver is served by a wastewater treatment plant with some capacity to accommodate additional loading.

28.2.3 Water supply

Public mains water supply is available in the village.

28.2.4 Flooding

Based on available evidence, the SFRA has identified lands within the village boundary with a high probability of being liable to flooding. The affected land is located along the Ballagh River and has been designated as Open Space and Amenity or Agriculture with Constrained Land Use.

Rossinver Development Objectives

It is an objective of Leitrim County Council to:

RR 1

Support the further consolidation of housing in the village with the development of serviced infill opportunities.

RR 2

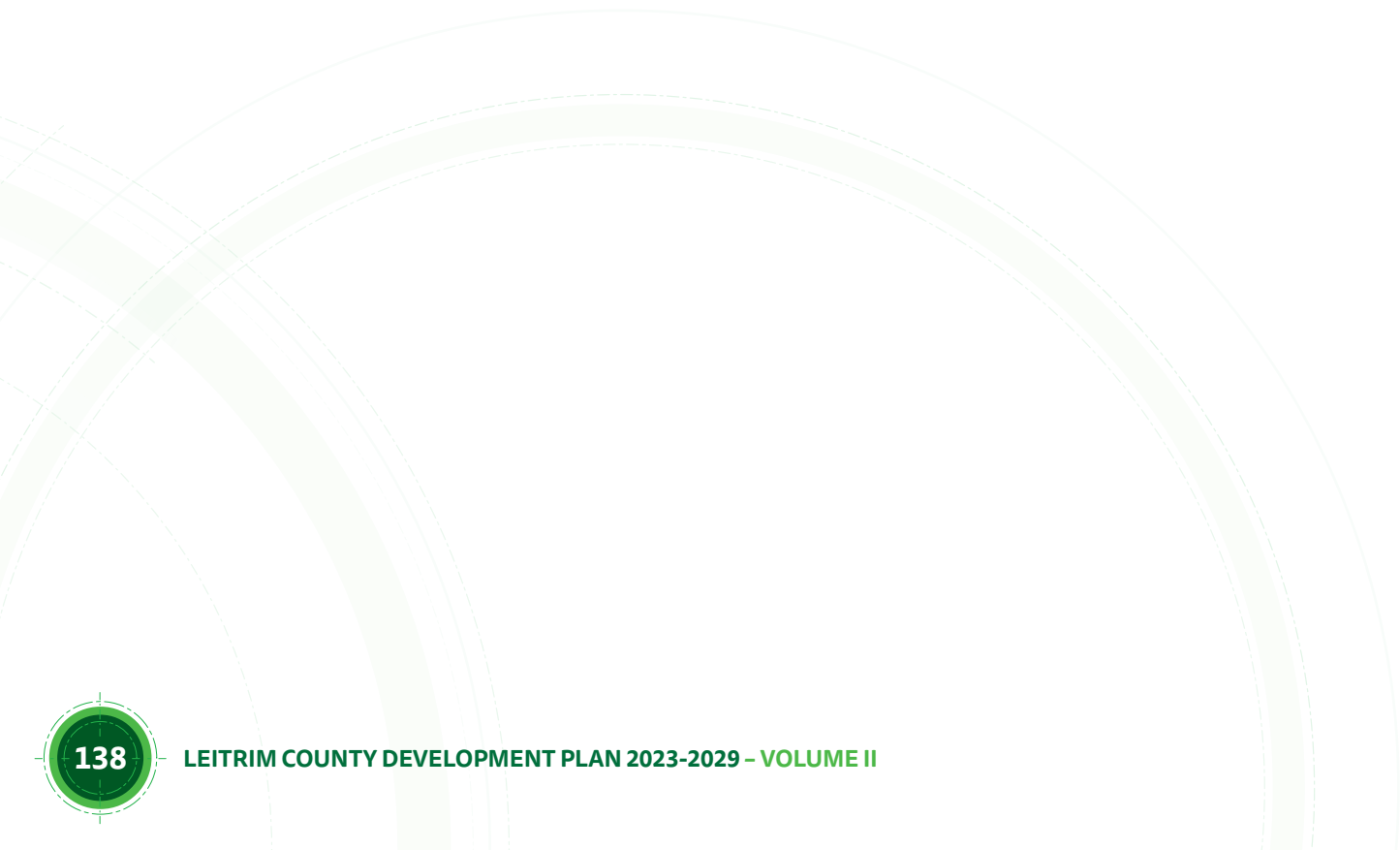
Support the provision of local and community services to assist in sustaining the community.

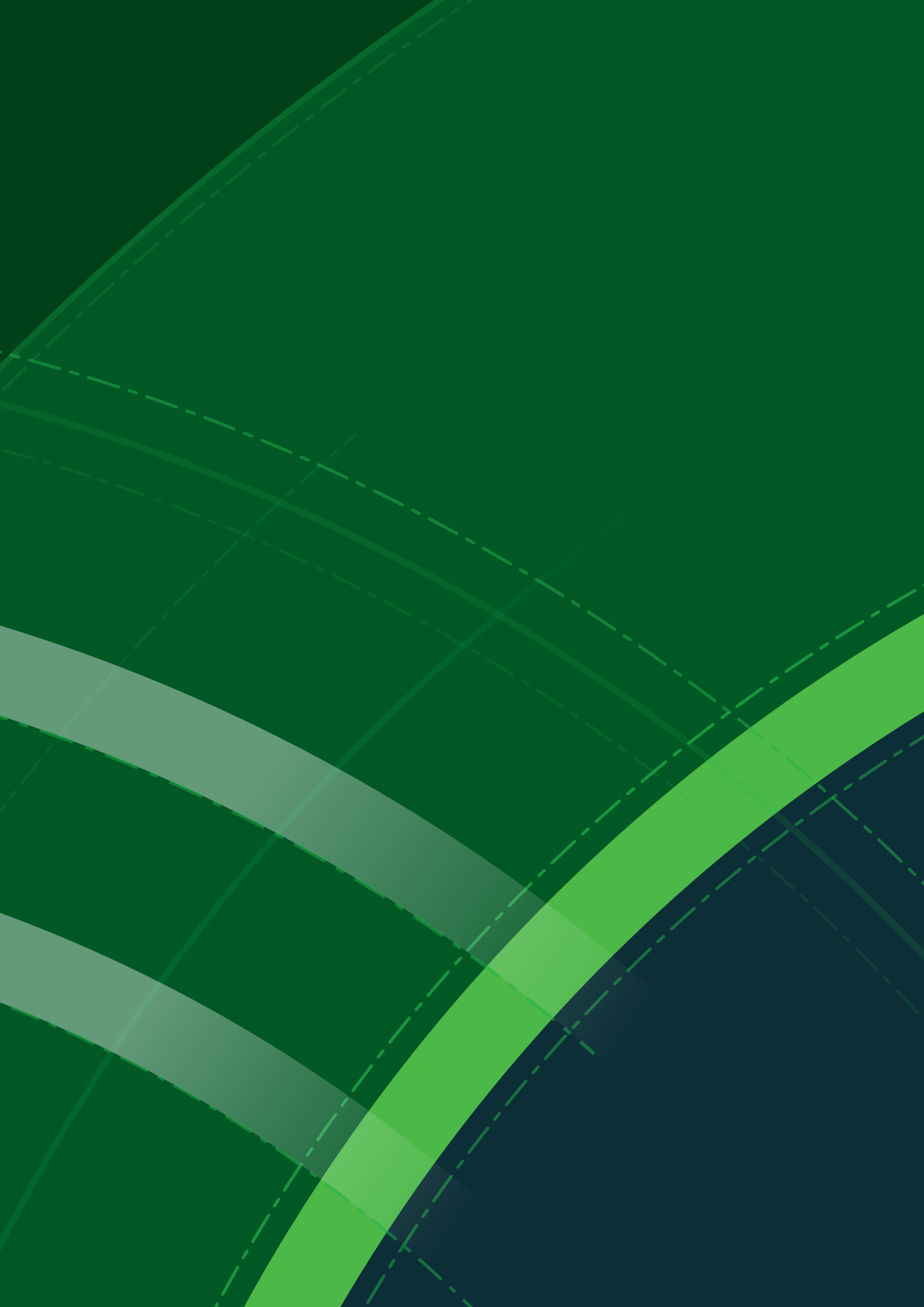
RR 3

Support and promote the further development of the tourism potential of Rossinver in particular, subject to compliance with the Habitats Directive, amenity walks around Fowley Falls and accessibility to important tourist destinations in the north Leitrim region.

RR 4

Ensure applications for development on lands identified as flood risk areas, shall be subject to a Specific Flood Risk Assessment and Justification Test, in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009), or any superseding guidelines and circulars.







**Leitrim County
Development Plan
2023-2029**

Áras an Chontae

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