



LEITRIM COUNTY DEVELOPMENT PLAN 2023 - 2029
VOLUME II – SETTLEMENT PLANS
Proposed Material Alterations to the Draft Plan



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Leitrim County Council

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1 INTRODUCTION

1.1 Proposed Amendments / Material Alterations to Volume II – Settlements Plans of the *Draft Leitrim Development Plan 2023-2029*

The proposed amendments / material alterations detailed in this document pertain only to Volume II of the *Draft Leitrim County Development Plan 2023-2029*. Please refer to the accompanying *Introduction* document for details of this stage of the plan preparation process and information on how and when to make submissions / observations on the proposed amendments / material alterations.

The proposed amendments / material alterations to Volume II should be read in conjunction with the proposed changes set out in Volume I, Volume III, Volume IV and the *Associated Documents*.

1.2 Document Format

All proposed amendments / material alterations are included in the order of Sections in Volume II, with each proposed change being assigned a unique reference number. The original location in the *Draft Leitrim County Development Plan 2023-2029* is referenced where applicable (references to page numbers are to the Draft Plan page number).

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

- Proposed new text is identified in **red**.
- Proposed text omissions from the Draft Plan are identified by a single line ~~strikethrough~~.

2 PROPOSED AMENDMENTS

2.1 Ballinamore

Proposed Amendment MA 102		
Chapter	Section	Page
2 Ballinamore	Section 2.5 <i>Economic Development</i>	5

Include the following after the final paragraph in Section 2.5 Economic Development, Volume II:

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:

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

Proposed Amendment MA 103		
Chapter	Section	Page
2 Ballinamore	Section 2.5 <i>Economic Development</i>	6

Amend Objective BNE 10 in Section 2.5 Economic Development, Volume II as follows:

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:

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



Proposed Amendment MA 104		
Chapter	Section	Page
2 Ballinamore	Section 2.8 Infrastructure	11

Insert the following objective into the Ballinamore Settlement Plan and identify same on the accompanying Ballinamore Objectives Map, with subsequent objectives to be renumbered appropriately:

- 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.

Proposed Amendment MA 105		
Chapter	Section	Page
2 Ballinamore	Section 2.8 Infrastructure	5

Insert the following objective into the Ballinamore Settlement Plan with subsequent objectives to be renumbered appropriately:

- 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 Draft Plan and to the accompanying Strategic Flood Risk Assessment (SFRA)).



2.2 Manorhamilton

Proposed Amendment MA 106		
Chapter	Section	Page
3 <i>Manorhamilton</i>	Section 3.6 <i>Residential Development</i>	26

Insert the following objective into the Manorhamilton Settlement Plan:

- 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.



2.3 Dromahair

Proposed Amendment MA 107		
Chapter	Section	Page
4 <i>Dromahair</i>	Section 4.8 <i>Infrastructure</i>	45

Insert the following objective into the Dromahair Settlement Plan with subsequent objectives to be renumbered appropriately:

- 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 Draft Plan and to the accompanying Strategic Flood Risk Assessment (SFRA)).

2.4 Drumshanbo

Proposed Amendment MA 108		
Chapter	Section	Page
5 <i>Drumshanbo</i>	Section 5.6 <i>Economic Development</i>	54

Include the following after the final paragraph in Section 5.5 Economic Development:

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:

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

Proposed Amendment MA 109		
Chapter	Section	Page
5 <i>Drumshanbo</i>	Section 5.6 <i>Economic Development</i>	55

Include a new Objective DSO 9 in Section 5.5 Economic Development, Volume II and renumber subsequent objectives accordingly:

DSO 9 Facilitate the development of lands zoned *Phase 2 Enterprise and Employment* lands subject to:

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

Proposed Amendment MA 110		
Chapter	Section	Page
5 <i>Drumshanbo</i>	Section 5.8 <i>Infrastructure</i>	59

Insert the following objective into the Drumshanbo Settlement Plan with subsequent objectives to be renumbered appropriately:

DSO 24 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 Draft Plan and to the accompanying Strategic Flood Risk Assessment (SFRA)).

Proposed Amendment MA 111		
Chapter	Section	Page
5 <i>Drumshanbo</i>	Section 5.8.2 <i>Wastewater</i>	58

Amend Section 5.8.2 – *Wastewater* of the Drumshanbo Settlement Plan as follows:

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.

Proposed Amendment MA 112		
Chapter	Section	Page
5 <i>Drumshanbo</i>	Section 5.8 <i>Infrastructure</i>	59

Insert the following objective into the Drumshanbo Settlement Plan in Section 5 of Volume II of the Draft Plan and renumber subsequent objectives accordingly:

DSO 24 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.

2.5 Kinlough

Proposed Amendment MA 113		
Chapter	Section	Page
6 <i>Kinlough</i>	Section 6.3 Town Centre and Settlement Form	65

Amend Objective **KLN 5** in the Kinlough Settlement Plan in Section 6 of Volume II of the Draft Plan as follows:

- 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.**

Proposed Amendment MA 114		
Chapter	Section	Page
6 <i>Kinlough</i>	Section 6.6 Residential Development	69

Insert the following objective into the Kinlough Settlement Plan in Section 6 of Volume II of the Draft Plan and renumber subsequent objectives accordingly:

- 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. Subject to the completion and occupation of these 50 no. houses to the satisfaction of the Planning Authority, further consideration to an additional phase may be permitted by the Planning Authority subject to the implementation of the Housing Strategy and confirmation that the Local Authority remain within the overall housing units provided for within the Core Strategy. 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.



Proposed Amendment MA 115		
Chapter	Section	Page
6 <i>Kinlough</i>	Section 6.8 Infrastructure	70

Insert the following objective into the Kinlough Settlement Plan with subsequent objectives to be renumbered appropriately:

- KLN 21** To 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.

2.6 Mohill

Proposed Amendment MA 116		
Chapter	Section	Page
7 Mohill	Section 7.9.2 Wastewater	83

Amend Section 7.8.2 – *Wastewater* of the Mohill Settlement Plan as follows:

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.

Proposed Amendment MA 117		
Chapter	Section	Page
7 Mohill	Section 7.9 Infrastructure	83

Insert the following objective into the Mohill Settlement Plan with subsequent objectives to be renumbered appropriately:

- 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 Draft Plan and to the accompanying Strategic Flood Risk Assessment (SFRA)).

2.7 Carrigallen

Proposed Amendment MA 118		
Chapter	Section	Page
8 Carrigallen	Section 8.2.2 Wastewater	90

Amend Section 8.2.2 – *Wastewater* of the Carrigallen settlement plan as follows:

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

Proposed Amendment MA 119		
Chapter	Section	Page
8 Carrigallen	Section 8.2 Infrastructure	90

Insert the following Objectives into Section 8.2 of the Carrigallen Settlement Plan:

- 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** To 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.



2.8 Dromod

Proposed Amendment MA 120		
Chapter	Section	Page
9 <i>Dromod</i>	Section 9.2 <i>Infrastructure</i>	92

Insert the following objective into the Dromod Settlement Plan with subsequent objectives to be renumbered appropriately:

- 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 Draft Plan and to the accompanying Strategic Flood Risk Assessment (SFRA)).



2.9 Drumsna

Proposed Amendment MA 121		
Chapter	Section	Page
11 <i>Dumsna</i>	Section 9.2 <i>Infrastructure</i>	92

Insert the following objective into the Drumsna Settlement Plan with subsequent objectives to be renumbered appropriately:

- 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).



2.10 Leitrim Village

Proposed Amendment MA 122		
Chapter	Section	Page
12 <i>Leitrim Village</i>	Section 12.2 <i>Infrastructure</i>	98

Insert the following objective into the Leitrim Village Settlement Plan with subsequent objectives to be renumbered appropriately:

- 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).



2.11 Fenagh

Proposed Amendment MA 123		
Chapter	Section	Page
18 <i>Fenagh</i>	Section 18.2 <i>Infrastructure</i>	109

Insert the following objective into the Fenagh Settlement Plan with subsequent objectives to be renumbered appropriately:

- 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).

2.12 Glenfarne (Brockagh Lower, Sranagross and West Barrs)

Proposed Amendment MA 124		
Chapter	Section	Page
19 Glenfarne (Brockagh Lower, Sranagross and West Barrs)	Section 19.2 Infrastructure	111

Amend Objective GE 1 of the Glenfarne Settlement Plan as follows:

- 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.**

Proposed Amendment MA 125		
Chapter	Section	Page
19 Glenfarne (Brockagh Lower, Sranagross and West Barrs)	Section 19.2 Infrastructure	112

Amend Objective GE9 of the Glenfarne Settlement Plan as follows:

- 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.**

Proposed Amendment MA 126		
Chapter	Section	Page
19 Glenfarne (Brockagh Lower, Sranagross and West Barrs)	Section 19.2 Infrastructure	112

Include Objective GE10 of the Glenfarne Settlement Plan as follows and renumber subsequent objectives accordingly:

- GE 10** To facilitate the continued operation of Glenfarne Wood Products located adjoining the development envelop 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.

2.13 Keshcarrigan

Proposed Amendment MA 127		
Chapter	Section	Page
21 <i>Keshcarrigan</i>	Section 21.2.2 <i>Wastewater</i>	115

Amend Section 21.2.2 – *Wastewater* of the Keshcarrigan settlement plan for as follows:

Keshcarrigan is served by a wastewater treatment plant, ~~with some capacity to accommodate additional loading.~~ **however, at the time of writing the plant had no headroom based on the Irish Water Wastewater Capacity Register (dated March 2022).**

Proposed Amendment MA 128		
Chapter	Section	Page
21 <i>Keshcarrigan</i>	Section 21.2 <i>Infrastructure</i>	116

Insert the following objective into the Keshcarrigan Settlement Plan with subsequent objectives to be renumbered appropriately:

- 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).**