

**Minutes of Leitrim County Council Special Meeting held in the Landmark Hotel, Carrick-on-Shannon on
Tuesday, 4th October 2022**

Members Present: Councillor Caillian Ellis
Councillor Enda McGloin
Councillor Sean McGowan
Councillor Brendan Barry
Councillor Pdraig Fallon
Councillor Paddy Farrell
Councillor Des Guckian
Councillor Thomas Mulligan
Councillor Enda Stenson
Councillor Frank Dolan
Councillor Paddy O'Rourke
Councillor Justin Warnock
Councillor Gerry Dolan
Councillor Felim Gurn

Councillor Sean McDermott (Leas Cathaoirleach) presiding

Apologies: Councillor Mary Bohan
Councillor Finola Armstrong McGuire
Councillor Ita Reynolds Flynn (Cathaoirleach)

Officials Present: Lar Power, Chief Executive
Joseph Gilhooly, Director of Services, Economic Development,
Planning and Infrastructural Services
Mary Quinn, Director of Services, Housing, Corporate Services,
Community and Cultural Services
Bernard Greene, Senior Planner
Terry McGovern, Senior Engineer, Roads and Transportation
Pio Byrnes, Senior Executive Planner
Liam Flynn, Executive Planner
Mairead Shanley, Administrative Officer, Planning
Kathryne Bohan, Administrative Officer, Roads
Kieran Brett, Meetings Administrator
Kathleen Ellis, Assistant Staff Officer

MM.129.22 Consider the Local Improvement Scheme

Mr Joseph Gilhooly outlined that the Draft Policy on the Local Improvement Scheme is before the members for approval, following a number of workshops, and is in compliance with 2022 Scheme Outline as published by the Department of Rural & Community Development in April 2022.

Mr Terry McGovern, Senior Engineer gave an overview of the Draft Policy on the Local Improvement Scheme as circulated to the members which appears as **Appendix 1** to the minutes of this meeting. Mr McGovern outlined that the Local Improvement Scheme will open on the 1st November 2022 and close on the 27th January 2023.

The members raised the following

- The proposed cap of €1,200 per property owner/ beneficiary on a road needs to be removed where commercial businesses such as Coliite or other forestry companies use a road. .
- Is the 10% contribution fee payable by applicants applicable in all situations?
- Members acknowledged that in the case of large schemes, it may not be possible to get an entire road completed at the same time and queried if anything can be done to facilitate completion of the works on the entire length of the road.
- A list of roads schemes should be prepared each year with 20-30 lanes for completion. The list should have sufficient capacity so that it does not become exhausted and there is scope on the list to enable works on schemes to progress while an additional call for new applications is made.
- There should be flexibility allowed where an applicants circumstances have changed from when they submitted their application.
- Stop/Start nature of the scheme is misleading to the public.
- Bohey Lane, drainage pipe needs to be put in place. Contract needs to be honoured and by Leitrim County Council and no further charges to be sought. Water should be trapped at the top of the lane and the installation of a pipe would help.
- All members should work to get all the lanes in their areas included and make sure the public is well informed and aware of the criteria for inclusion on the scheme.
- Tar and chip should be used in instances where the money is not available to complete the entire length of a road. This will avoid the applicant having to go through the application process again to complete a road.
- Roads that service just one occupied house and one parcel of land are commonplace and the laneways are excluded from the proposed scheme. Many people who qualified in 2009 and 2010 will not qualify now. If an occupant of a house had acute medical grounds and there was only one landowner on the road, would the road qualify for works?
- The criteria on the old LIS scheme excluded a lot of people also.
- A review of the scheme in 12 months is welcome
- It is Important that this scheme is up and running soon
- Clarification was sought on applications that are validated and following 2 years on the list, one applicant listed on the application form is deceased, what is the position with the application.

Mr Terry McGovern responded to the above as follows:

- Forestry companies will be able to avail of the scheme, if there are 2 other landowners on a roadway.
- Local contribution charge of 10% will be applied to all applications.
- Local contribution shall be 10% of total costs for schemes with five or less beneficiaries and 15% for schemes with greater than five beneficiaries. Local contributions for individual householders/landholders will be capped at a maximum of €1,200.
- If the scheme is to be made available for special circumstances, this will have to be decided upon by the elected members.
- The opening and closing of the scheme will allow for a priority list to be developed. If the scheme is left open, the priority list will become fluid and some applicants may leap frog others with the result that some roads may never get works completed.
- The criteria for a road to be eligible is that there are 2 separate owners of land engaged in farming activities on that road. This is one of the criteria that is fixed by the Dept of Rural and Community Development. Leitrim County Council have no ability to amend this.
- People who put their name down on current list will be written to and advised that the new scheme opens on 1st November 2022
- It will not be possible to increase the length of works on a road once the application has been validated and assessed. The full extent of the works required must be applied for on the application. The Department must be notified of the exact coordinates and length of each scheme that is completed.
- All information must be up to date and eligible on the date the work is carried out or else the money will have to be refunded to the Department as stated in the circular on this matter.
- A review of the scheme will be carried out in 12 months
- Where two landowners have submitted a successful application and one landowner subsequently dies and the herd number ceases to exist, then the application becomes ineligible.

On the **Proposal** of Councillor Enda McGloin
Seconded by Councillor Frank Dolan

It was **AGREED** to approve the Local Improvement Scheme and that the Local Improvement Scheme will be reviewed in 12 months.

Mr Joseph Gilhooly outlined that for a road to be eligible for the scheme it must provide direct access to two or more parcels of land, owned or occupied by different persons engaged in separate agricultural activities. Applications will be ineligible if only one parcel of land is on the road.

Mr Gilhooly said that there will be no undertaking given today in relation to Bohey Lane and specific cases will not be discussed at a council meeting

MM.130.22 Following the consideration of the draft County Development Plan 2023-2029 and the Chief Executive’s Report on submissions received to the draft County Development Plan, to amend the draft Development Plan in accordance with Section 12(6) of the Planning & Development Act 2000, as amended.

Mr Bernard Greene, Senior Planner, gave a PowerPoint presentation providing an overview of the progress on the preparation of the Draft County Development Plan to date. He outlined that the purpose of the meeting is to conclude the consideration of the Chief Executives report on the submissions received through the public consultation process, from members of the public, elected members and prescribed bodies, on the Draft County Development Plan. He advised the members that this is the last stage of the process where significant changes can be made to the draft Plan.

Mr Bernard Greene, Senior Planner referred to the various workshops that had been held with the elected members in the preparation of the Draft County Development Plan and he thanked them for their participation and engagement with the process. In particular, to 2 no. workshops held on county at large issues, 1 no. workshop on the Strategic Flood Risk Assessment and to the individual Municipal District workshops dealing with land use zoning submissions.

Mr Bernard Greene advised members to declare any conflicts of interest with any of the amendments when they come up for consideration and to excuse themselves from the meeting for the duration of the discussion on that amendment/recommendation. This was outlined in the PowerPoint presentation which he gave.

Councillor Sean McDermott queried what was the position on making submissions on the Landscape Character Assessment. Mr Bernard Greene confirmed that no submissions have been received on the Landscape Character Assessment and the closing date for receipt of submissions has passed.

Mr Greene outlined that there are 174 proposed recommendations to amend the Draft County Development Plan and he then proceeded to go through each amendment with the members as:

No	Recommendation
1	<p>Replace all references to <i>‘Tier 2A Sub Regional Growth Centre’</i> contained within the Draft Plan including maps with <i>‘Tier 2A Self-Sustaining Growth Town’</i>.</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Caillian Ellis and resolved</p> <p>It was AGREED to Replace all references to <i>‘Tier 2A Sub Regional Growth Centre’</i> contained within the Draft Plan including maps with <i>‘Tier 2A Self-Sustaining Growth Town’</i></p>
2	Amend Core Strategy Objective CS OBJ 9 as follows:

	<p>CS OBJ 9 To prepare a Joint Local Area Plan (LAP) for Carrick-on-Shannon/Cortober in conjunction with Roscommon County Council and informed by a Local Transport Plan prepared in consultation with the National Transport Authority, within one year of the adoption of the Leitrim County Development Plan 2023-2029. The Local Area Plan shall determine the land use zoning objectives for Carrick-on-Shannon and ensure that the quantum of land identified for residential development adheres to that indicated in Table 2.6 of this Core Strategy. The LAP shall ensure sustainable, compact, sequential growth in the combined urban centre by consolidating the existing footprint with a focus on the redevelopment and regeneration of identified infill and brownfield sites.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Sean McGowan and resolved</p> <p>It was AGREED to Amend Core Strategy Objective CS OBJ 9 outlined above:</p>
<p>3</p>	<p>Insert the following text in Section 8.11.2.1 <i>N4 Carrick-on-Shannon to Dromod Project</i>:</p> <p>Details on the Preferred Transport Solution were announced in May 2022 comprising of the following components: (1) Active Travel Component (2) Public Transport Component (3) Demand Management Measures and (4) a Road Component.</p> <p>The non-road components advocate improvements to the walking and cycling infrastructure within Carrick-on-Shannon and Cortober, in addition to enhancements to local bus services and specific interventions to control demand and reduce trips, all of which would support an increase in sustainable trip making. This, in turn, could lead to a reduction in traffic levels and congestion in the town.</p> <p>The road component of the Preferred Transport Solution includes the development of a new urban street in Carrick-on-Shannon, linking the Castlecara Road just south of St. Mary’s GAA club to the Leitrim Road (R280) north of Lis Cara housing development, in addition to a Preferred Option Corridor in which the existing road infrastructure can be upgraded or new infrastructure can be built. The corridor deviates from the existing N4 to the west of Cortober, Co. Roscommon where it progresses off-line south of the existing N4, north of the Dublin-Sligo railway line. The corridor progresses east, crossing the R368 and subsequently crossing the River Shannon in the townland of Cordrehid on the Cortober side of the River Shannon over to the townland of Attirory on the Carrick-on-Shannon side of the River Shannon. The corridor joins the existing N4 again in the townland of Lisseeghan. The corridor then progresses eastwards along the line of the existing N4 and ceases in the townland of Faulties, as announced in May 2022.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Frank Dolan and resolved</p> <p>It was AGREED to insert the text as outlined above in Section 8.11.2.1 <i>N4 Carrick-on-Shannon to Dromod Project</i>.</p>
<p>4</p>	<p>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:</p> <p>BNE 32 Seek the provision of an access junction within the lands zoned <i>Low Density Residential</i> 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 <i>Low Density Residential</i> zoned lands and to backlands north of the</p>

	<p>town centre. Such an objective shall reserve a minimum width of 15 metres to provide adequate pedestrian and cyclist facilities along with road access.</p> <p>On the Proposal of Councillor Caillian Ellis Seconded by Councillor Paddy O'Rourke and resolved</p> <p>It was AGREED to Insert the following objective as outlined above, into the Ballinamore Settlement Plan and identify same on the accompanying Ballinamore Objectives Map, with subsequent objectives to be renumbered appropriately:</p>
5	<p>Amend text in Section 13.9.1 as follows:</p> <p><i>"In all settlements Elsewhere, other than Carrick-on-Shannon, the extent of any increased building height shall be limited to 3-4 storeys high. Any increase in building height above this limitation is considered unacceptable with will be carefully considered due to the potential to give rise to considerable adverse impacts on the character, scale and form of such settlements as well as adverse impacts on residential amenity".</i></p> <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Pdraig Fallon and resolved</p> <p>It was AGREED Amend text in Section 13.9.1 as detailed above:</p>
6	<p>Amend policy RUR SET POL 2 as follows:</p> <p>RUR SET POL 2 To manage the growth of areas that ae under strong urban influence and identified as Low Capacity Areas (see Map No. 3 in Volume III – Book of Maps) to avoid their over development whilst accommodating demand from individuals for permanent residential development in Other Rural Areas, subject to normal planning considerations and having regard to the viability of smaller towns and rural settlements.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Caillian Ellis and resolved</p> <p>It was AGREED to Amend policy RUR SET POL 2 as detailed above:</p>
7	<p>Amend policy RUR SET POL 3 as follows:</p> <p>RUR SET POL 3 To accommodate demand from existing members of the rural community for permanent residential development in Low Capacity Areas who have strong links economic and social needs to the area and who are an intrinsic part of the rural community in which planning permission is being sought, subject to normal planning considerations and who satisfy the following criteria:</p> <ol style="list-style-type: none"> 1. Persons with a demonstrable social need to live in a particular local rural area - Persons who have lived a substantial period of their lives in the local rural area (minimum 18 months 3 years) in which the house is proposed. 2. Persons with a demonstrable economic need to live in the particular local rural area – Persons employed full-time in rural-based activity such as farming, horticulture, forestry, bloodstock or other rural-based activity in the area in which they wish to build or whose employment is intrinsically linked to the rural area in which they wish to build, such as

	<p>teachers in rural schools or other persons who by the nature of their work have a functional need to reside permanently in the rural area close to their place of work, provided that they have never owned a house in a rural area.</p> <p>All applicants for one-off rural housing will need to demonstrate compliance with the qualifying criteria of one of the above two categories unless otherwise specified as being located within an area where this Rural Housing Policy does not apply.</p> <p>Councillor Enda Stenson said the period of 3 years as set out in the proposed policy is too long a timeframe and he proposed that RUR SET POL 3 item 1 not be amended to reflect a period of 18 months as was agreed with the Members at draft stage.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Amend policy RUR SET POL 3 as follows:</p> <p>RUR SET POL 3 To accommodate demand from existing members of the rural community for permanent residential development in Low Capacity Areas who have strong links economic and social needs to the area and who are an intrinsic part of the rural community in which planning permission is being sought, subject to normal planning considerations and who satisfy the following criteria:</p> <ol style="list-style-type: none"> 1. Persons with a demonstrable social need to live in a particular local rural area - Persons who have lived a substantial period of their lives in the local rural area (minimum 18 months) in which the house is proposed. 2. Persons with a demonstrable economic need to live in the particular local rural area – Persons employed full-time in rural-based activity such as farming, horticulture, forestry, bloodstock or other rural-based activity in the area in which they wish to build or whose employment is intrinsically linked to the rural area in which they wish to build, such as teachers in rural schools or other persons who by the nature of their work have a functional need to reside permanently in the rural area close to their place of work, provided that they have never owned a house in a rural area. <p>All applicants for one-off rural housing will need to demonstrate compliance with the qualifying criteria of one of the above two categories unless otherwise specified as being located within an area where this Rural Housing Policy does not apply.</p>
8	<p>To amend RUR SET OBJ 5 as follows:</p> <p>RUR SET OBJ 5 To monitor the provision of single rural houses over the Plan period, having regard to the rural housing development target of 20% of all new housing in rural areas to be accommodated on brownfield sites, and trends in rural housing and population during the lifetime of the plan to ascertain if further rural housing policy responses are required during the plan period.</p> <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Caillian Ellis and resolved</p> <p>It was AGREED to amend RUR SET OBJ 5 as detailed above:</p>
9	<p>Zone the lands to the south of the brownfield site which includes the Ballinamore Enterprise Centre as</p>

	<p><i>Phase 2 Enterprise and Employment.</i></p> <p>On the Proposal of Councillor Caillian Ellis Seconded by Councillor Paddy O'Rourke and resolved</p> <p>It was AGREED to Zone the lands to the south of the brownfield site which includes the Ballinamore Enterprise Centre as <i>Phase 2 Enterprise and Employment.</i></p>
<p>10</p>	<p>Include the following after the final paragraph in Section 2.5 Economic Development, Volume II:</p> <p><i>Phase 2 Enterprise and Employment</i> 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 <i>Enterprise and Employment</i> are fully taken up before the end of this Plan in 2029.</p> <p><i>Phase 2 Enterprise and Employment</i> lands will be suitable for development when:</p> <ul style="list-style-type: none"> a) All lands zoned <i>Enterprise and Employment</i> 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. <p>On the Proposal of Councillor Caillian Ellis Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Include the text, as detailed above, after the final paragraph in Section 2.5 Economic Development, Volume II.</p>
<p>11</p>	<p>Amend Objective BNE 10 in Section 2.5 Economic Development, Volume II as follows:</p> <p>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. <i>Lands zoned Phase 2 Enterprise and Employment</i> lands will be suitable for development subject to:</p> <ul style="list-style-type: none"> a) All lands zoned <i>Enterprise and Employment</i> have been developed; or b) A development proposal for the entire lands to be developed as part of a single planning application. <p>On the Proposal of Councillor Caillian Ellis Seconded by Councillor Paddy O'Rourke and resolved</p> <p>It was AGREED to Amend Objective BNE 10 in Section 2.5 Economic Development, Volume II as detailed above.</p>
<p>12</p>	<p>Zone the lands to the rear of the roadside lands on the east of the R207 to the north of Drumshanbo as <i>Phase 2 Enterprise and Employment.</i></p> <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Sean McGowan and resolved</p>

	<p>It was AGREED to Zone the lands to the rear of the roadside lands on the east of the R207 to the north of Drumshanbo as <i>Phase 2 Enterprise and Employment</i>.</p>
<p>13</p>	<p>Include the following after the final paragraph in Section 5.5 Economic Development, Volume II:</p> <p><i>Phase 2 Enterprise and Employment</i> 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 <i>Enterprise and Employment</i> are fully taken up before the end of this Plan in 2029.</p> <p><i>Phase 2 Enterprise and Employment</i> lands will be suitable for development when:</p> <ul style="list-style-type: none"> a) All lands zoned <i>Enterprise and Employment</i> have been developed; or b) A development proposal for the entire lands to be developed as part of a single planning application. <p>On the Proposal of Councillor Sean McGowan Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Include the text as detailed above after the final paragraph in Section 5.5 Economic Development, Volume II.</p>
<p>14</p>	<p>Include a new Objective DSO 9 in Section 5.5 Economic Development, Volume II and renumber subsequent objectives accordingly:</p> <p>DSO 9: Facilitate the development of lands zoned <i>Phase 2 Enterprise and Employment</i> lands subject to:</p> <ul style="list-style-type: none"> a) All lands zoned <i>Enterprise and Employment</i> have been developed; or b) A development proposal for the entire lands to be developed as part of a single planning application. <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to include a new Objective DSO 9 in Section 5.5 Economic Development, Volume II and renumber subsequent objectives accordingly</p>
<p>15</p>	<p>To amend MSSM OBJ 1 as follows</p> <p>To prepare a Local Transport Plan in collaboration with the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Roscommon County Council and other relevant stakeholders for the Key Town of Carrick-on-Shannon and establish specific modal share targets for the town to be incorporated into the forthcoming Carrick-on-Shannon Local Area Plan. <i>This will include devising and implementing an effective monitoring programme for the achievement of the modal share targets contained therein.</i></p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Brendan Barry and resolved</p>

	It was AGREED to amend MSSM OBJ 1 as detailed above
16	<p>To amend MSSM OBJ 2 as follows:</p> <p>To promote, facilitate and co-operate with other transport agencies in devising and securing the implementation of the prepare a transport strategy for the county in co-operation with other transport agencies to include the National Transport Authority, Transport Infrastructure Ireland and the Department of Transport within 2 years of the publication of the POWSCAR data from the 2022 Census. The transport strategy will outline measures, if implemented, to achieve an agreed modal share target for private car for total commuter journeys within the county and a target of total commuter journeys to be undertaken by sustainable mobility modes such as walking, cycling and public transport within the life of this Draft Plan. This will include devising and implementing an effective monitoring programme for the achievement of the modal share targets contained therein. (See also ST OBJ 1 in Chapter 12 - Climate Change and Renewable Energy in this regard)</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to amend MSSM OBJ 2 as detailed above.</p>
17	<p>Amend Section 8.11.2.5 Exceptional Circumstances as follows:</p> <p>Government policy regarding access onto national roads as provided for in the “<i>Spatial Planning & National Roads Guidelines</i>” seeks to avoid the creation of any additional access point from new development/intensification of traffic from existing entrances onto national roads outside the 60 kph speed limit. Section 2.6 of the guidelines provides for exceptional circumstances to the above general policy provision. Planning Authorities may identify stretches of national roads where a less restrictive approach may be applied as part of the Development Plan process. The guidelines provide that a less restrictive approach may be adopted in the case of developments of national and regional strategic importance which by their nature are most appropriately located outside urban areas, and where the locations concerned have specific characteristics that make them particularly suitable for the developments proposed.</p> <p>It is not the intention of the Planning Authority to identify any such locations in the Draft Plan. It is the intention of the Planning Authority to develop and agree a policy for access off the national roads in conjunction with Transport Infrastructure Ireland in the following instance:</p> <ul style="list-style-type: none"> • To facilitate a significant economic development off the N4 National Primary Road east of Carrick-on-Shannon. <p>This development is of regional strategic importance and is included in the RSES.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Paddy Farrell and resolved</p> <p>It was AGREED to amend Section 8.11.2.5 Exceptional Circumstances as detailed above.</p>
18	<p>Amend TRAN POL 5 as follows:</p> <p>TRAN POL 5 To avoid the creation of any additional access point from new development/intensification of traffic from existing entrance onto national roads outside the 60kph</p>

	<p>speed limit., except at the following location:</p> <ul style="list-style-type: none"> ● N4 east of Carrick on Shannon to facilitate a significant economic development[†] (See Map No. 4 Volume III – Book of Maps – Access to National Primary Road Exceptional Circumstances which is included at smaller scale below). <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Sean McGowan and resolved</p> <p>It was AGREED to Amend TRAN POL 5 as detailed above:</p>
<p>19</p>	<p>Amend Policy TRAN POL 2 as follows:</p> <p>TRAN POL 2 To protect the national road network from inappropriate new access points and the intensification of existing accesses onto or adjacent to national roads in accordance with the requirements of Section 2.5 of Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG,2012) to maintain traffic capacity, minimise traffic hazard and protect and maximise public investment in such roads.</p> <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Amend Policy TRAN POL 2 as detailed above.</p>
<p>20</p>	<p>Amend Policy RUR SET POL 9 as follows:</p> <p>RUR SET POL 9 To restrict new accesses to serve individual residential developments onto National Roads and the R280, with access onto the R280 only considered save for in exceptional circumstances where alternative access cannot be achieved.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Felim Gurn and resolved</p> <p>It was AGREED to Amend Policy RUR SET POL 9 as detailed above.</p>
<p>21</p>	<p>Recommendation No. 21 Insert the following as an additional infrastructure objective in the relevant settlement plans:</p> <p><i>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)).</i></p> <p>On the Proposal of Councillor Sean McGowan Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Insert the text as detailed above as an additional infrastructure objective in the</p>

	relevant settlement plans.
22	<p>Amend the bullet points provided in the fourth paragraph of Section 12.6.2 <i>Wind Energy</i> of Volume I Written Statement of the Draft Plan as follows:</p> <ul style="list-style-type: none"> • wind speed and resource. • environmental, ecological, heritage and amenity constraints by applying an exclusion zone around key biodiversity and physical attributes. Special Protection Area (SPA) and Special Area of Conservation (SAC) sites were excluded, however Natural Heritage Area (NHA) and proposed Natural Heritage Area (pNHA) sites were not excluded. Watercourses and physical constraints were also excluded using buffer distances related to construction activities and safety. • land take being > 5 km² to take into account the spatial requirements generally for commercially scaled wind farm developments. • set-back distances from housing using the minimum separation distance of 500m from all sensitive receptors as identified in the 2006 Wind Energy Development Guidelines (WEDG) and the 2019 Draft WEDG and as a means of identifying sites of strategic scale for the purposes of determining, more practically, the renewable energy target for the county as required under item (2) of the Specific Planning Policy Requirement (SPPR) prescribed in the <i>Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (2017).</i> • availability of grid infrastructure. <p>On the Proposal of Councillor Padraig Fallon Seconded by Councillor Thomas Mulligan and resolved</p> <p>It was AGREED to Amend the bullet points provided in the fourth paragraph of Section 12.6.2 <i>Wind Energy</i> of Volume I Written Statement of the Draft Plan as detailed above.</p>
23	<p>Insert the following text in Section 12.6.2 after Figure 12.4:</p> <p>The central aim of the sieve mapping and technical analysis undertaken is to highlight areas of the county with the potential to accommodate wind energy development identified as ‘Available Areas’ in Figures 6.3 and 6.3b of the <i>County Leitrim Renewable Energy Strategy</i>, subject to significant landscape/visual constraints amongst other environmental considerations. Notwithstanding the areas identified in Figures 6.3 and 6.3b of the RES, this does not preclude projects, typically of smaller-scale, from being brought forward in other areas including land adjacent to ‘Available Areas’, subject to other project-specific environmental considerations and assessments.</p> <p>Moreover, it is accepted that that minimum setback distances from sensitive receptors (i.e. dwellings) can be relaxed where wind energy project developers can demonstrate the written consent of affected landowners and householders and which can be taken into consideration in the assessment of any planning application for wind energy development where this arises.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Gerry Dolan and resolved</p> <p>It was AGREED to Insert the text as detailed above in Section 12.6.2 after Figure 12.4:</p>
24	<p>Insert the following text in Section 12.6.2 after Table 12.3:</p> <p>Notwithstanding the targets provided above in Table 12.3, it should be noted that the figures provided</p>

	<p>do not represent a 'ceiling' or 'cap' on the potential of renewable energy that can be generated in the county up to 2030. The figures provided are seen as practicable and achievable targets for the county over this period. Moreover, the Plan notes the provisions of Action 102 of the Climate Action Plan 2021 which includes an objective to develop a new spatial policy for large scale wind and solar development, in support of the target to increase the share of electricity demand generated from renewable sources to up to 80% and that this will be implemented through a regional planning initiative. When implemented, this will give counties like Leitrim the platform to review and if necessary, revise upward the renewable electricity targets contained in this Draft Plan.</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Insert the text as detailed above in Section 12.6.2 after Table 12.3:</p> <p>Councillor Des Guckian said he was unhappy with this amendment as it far exceeded what we should be doing.</p>
25	<p>Amend and update the <i>County Leitrim Renewable Energy Strategy</i> provided in Appendix IX of the Plan to take account of the amendments prompted as a result of Recommendation Nos. 22 – 24 of this Chief Executive's Report.</p> <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Caillian Ellis and resolved</p> <p>It was AGREED to Amend and update the <i>County Leitrim Renewable Energy Strategy</i> provided in Appendix IX of the Plan to take account of the amendments prompted as a result of Recommendation Nos. 22 – 24 of this Chief Executive's Report.</p>
26	<p>Amend Objective TOU POL 5 as follows:</p> <p>TOUR OBJ 5 The Council, within two years of the coming into effect of the County Development the lifetime of this Plan aim to shall commence a process to identify, list and map public rights of way which give access preserve and enhance existing accesses and public rights of way to recreational areas including the coast, upland areas, lakeshores, river-bank areas, and heritage sites or other places of natural beauty or recreational utility. When finalised, the Council will seek to preserve and enhance such existing accesses and public rights of way. The resultant list and map will then be inserted into the County Development Plan 2023-2029 by way of variation.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Amend Objective TOU POL 5 as detailed above:</p> <p>Submission No 5: Cllr Des Guckian (Item no. 9)</p> <p>Proposed Amendment 19 from Councillor Des Guckian was considered in conjunction with recommendation 26.</p> <p>Proposed Amendment 19 – Cllr Des Guckian</p> <p>P. 21 : Public Rights of way : Motion – That we are careful and economical in extending actual or</p>

supposed rights of way and that we do not tolerate interference with rights of privacy.

Mr Bernard Greene, Senior Planner responded as follows:

The merits of this motion are accepted. The CE's report on Submissions received on the Draft Plan includes an amended Objective to be included in the CDP as follows:

TOUR OBJ 5 The Council, within two years of the coming into effect of the County Development Plan shall commence a process to identify, list and map public rights of way which give access to recreational areas including the coast, upland areas, lakeshores, river-bank areas, heritage sites or other places of natural beauty or recreational utility. When finalised, the Council will seek to preserve and enhance such existing accesses and public rights of way. The resultant list and map will then be inserted into the County Development Plan 2023-2029 by way of variation.

The concerns of the Elected Member will be considered in the undertaking of this exercise.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas-Cathaoirleach, Councillor Sean McDermott sought a seconder for Cllr Guckian's submission. As the submission was not seconded, he proceeded to the next amendment.

27

To amend Section 1.8 'Implementation and Monitoring' of the Draft Plan as follows:

Implementation

Leitrim County Council is fully committed to securing and monitoring the implementation of the key aims and objectives of this Plan. *The Development Plan is the key strategy to structure the development of Co. Leitrim over the six-year statutory time period of the plan. It seeks to address the physical, economic, social and environmental needs of the community, in terms of supporting structured new development, enhancing valued assets and amenities and protecting the environment.* The Council will continue to occupy a leadership role to progress and secure the Plan policies and objectives to achieve the sustainable development of the county. *The implementation of the Development Plan is a key strategic focus for Leitrim County Council and requires a concerted range of actions by the entire organisation in order to be successfully implemented. The Local Authority will need to utilise its wide range of statutory powers and responsibilities to achieve the objectives of the development plan.* The successful implementation of a significant number of the policies and objectives of this Draft Plan will necessitate on-going collaboration and support from across a range of agencies and stakeholders. The implementation of this Plan will depend also on the economic climate, political support and the availability of funding from various sources including by the Council itself.

The Planning Department of the Council is the main section responsible for monitoring the implementation of the Plan. However, it is important to note that this Plan co-ordinates the work and objectives of other key departments within Leitrim County Council, such as Economic Development, Local Economic Office, Tourism, Community, Roads, Environment and Emergency Services. In some cases, responsibility for the implementation of certain objectives may be external, such as by Irish Water, Waterways Ireland and Transport Infrastructure Ireland. In addition to those interdependencies, the achievement of certain objectives is also influenced by factors that are outside the control of the Council, including international and national economic circumstances, government funding and private sector investment confidence in the economy. This is most evident in the area of building affordable

houses. In fulfilling the development management function of assessing individual planning application, this will be central to the implementation of the Plan objectives with regard to management of land and uses.

Ensuring resources and establishing systems to effectively perform this monitoring and analysis function is therefore a key responsibility of the Planning Authority. A new approach to plan implementation and monitoring is required from that previously in place for the 2015-2021 County Development Plan. An effective development plan process will involve a positive cycle of policy development with measurable indicators formulated, implementation activities led by the Local Authority, monitoring, reporting and policy analysis.

Monitoring

The objectives detailed in this *County Development Plan* have been developed where possible to be specific, achievable and measurable. Much of the data required for effective monitoring and evaluation will be readily available within Leitrim County Council, including established linkages between planning application databases and GIS. Utilisation of established mechanisms of this nature will facilitate on-going data capture and a spatial expression of results. This will be used in the preparation of a monitoring and evaluation report on the implementation of the Plan. In other instances, it will require the setting up and management of data capturing by other departments including the Housing and Environment Departments.

In order to assess the success with which the development plan is being implemented, the Planning Authority commits to establishing a frequent, reliable and ongoing monitoring system for our new Draft Plan as a permanent function.

This will comprise

- a) Core Strategy Monitoring
- b) Plan Objectives Monitoring (including SEA Monitoring)

Core Strategy Monitoring (Annual)

The development plan has a primary role in land use and spatial development policy and in particular regarding the provision of new housing development. The monitoring role must provide a focus on development patterns occurring under the settlement strategy of the development plan and the tracking of the nature of new development that is occurring.

The Planning Authority will report on these planning and development trends and analyse these trends spatially, with accompanying mapping, to illustrate the development trends being experienced at settlement level and to assess the consistency of such trends with the agreed housing and population targets as set out in the Core Strategy of the development plan. The data required for successful monitoring will be a mixture of information readily available in Leitrim County Council (e.g. from the development management function) and from externally/independently provided sources (e.g. CSO).

This 'Core Strategy Monitoring' shall occur annually and include the indicators contained in the recently published Development Plan Guidelines as applicable.

Plan Objectives Monitoring

Under the provisions of Section 15(2) of the Planning and Development Act 2000 (as amended), the Council has a statutory obligation to secure the implementation of the objectives of the Plan and to prepare a progress report on achieving the objectives not more than 2 years after the making of this Plan.

	<p>The objectives to be included in the 2 year progress report must include indicators that are that aligned with reporting for other related national policies (e.g. climate change, water quality, etc) or for the purposes of monitoring the SEA. The monitoring of the significant environmental effects of the implementation of the plan is a statutory requirement of the SEA Directive and the planning authority shall refer to the EPA’s guidance document ‘<i>Guidance on Strategic Environmental Assessment (SEA) Statements and Monitoring</i>’ and any future review.</p> <p>Additionally, under Section 22A (2) of the Planning and Development Act 2000 (as amended), each Local Authority within the Regional Assembly is required, every 2 years, to prepare and submit a report to the Assembly setting out progress made in supporting objectives, relevant to that authority, contained in the RSES.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to amend Section 1.8 ‘Implementation and Monitoring’ of the Draft Plan as detailed above.</p>
28	<p>Amend Map No. 35, <i>Dowra Land Use Zoning and Objectives Map</i> to include the zoning objectives from the Cavan County Development Plan 2022-2028 for those areas of the settlement located within its functional area.</p> <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend Map No. 35, <i>Dowra Land Use Zoning and Objectives Map</i> to include the zoning objectives from the Cavan County Development Plan 2022-2028 for those areas of the settlement located within its functional area.</p>
29	<p>Amend Map No. 48, <i>Roosky Land Use Zoning and Objectives Map</i> to include the zoning objectives from the Roscommon County Development Plan 2022-2028 for those areas of the settlement located within its functional area.</p> <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend Map No. 48, <i>Roosky Land Use Zoning and Objectives Map</i> to include the zoning objectives from the Roscommon County Development Plan 2022-2028 for those areas of the settlement located within its functional area.</p>
30	<p>Review Volume I of the Draft Plan (Written Statement) with a view to reducing the volume of policy context recorded in the Written Statement and expanding Appendix X of the Draft Plan to address policy context references in the Written Statement.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Review Volume I of the Draft Plan (Written Statement) with a view to reducing the volume of policy context recorded in the Written Statement and expanding Appendix X of the Draft Plan to address policy context references in the Written Statement.</p>

<p>31</p>	<p>Insert the following objective in Section 3.17 <i>Rural Settlement Strategy</i> of the Draft Plan with subsequent objectives to be renumbered appropriately:</p> <p>RUR SET OBJ 4 To support the ongoing monitoring of new rural housing to ensure 20% of new rural development occurs on brownfield sites including partially previously developed sites (i.e. in towns/villages under 1,500 population and rural areas/countryside).</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Thomas Mulligan and resolved</p> <p>It was AGREED to insert the objective as detailed above in Section 3.17 <i>Rural Settlement Strategy</i> of the Draft Plan with subsequent objectives to be renumbered appropriately:</p>
<p>32</p>	<p>Insert the following text in Section 12.6.4:</p> <p>Bioenergy forms part of a wider bioeconomy framework which comprises those parts of the economy that use biological resources from land and sea to produce food, feed and bio-based materials and energy. The National Policy Statement on the Bioeconomy (Government of Ireland, 2018) sets out the ambition for Ireland to be a global leader for the bio-economy, through a co-ordinated approach that harnesses Ireland’s natural resources, and competitive advantage. It seeks to promote greater coherence between the sectors of the bio-economy, to strengthen the development of bio-based products and grow the relevant markets for them, and to access funding available at EU level as well as leveraging private investment. Moreover, the NPF and the RSES highlight the potential of the bioeconomy in promoting more efficient use of renewable resources and in supporting rural economic development and employment.</p> <p>Insert the following policies in Section 12.6.4 of the Draft Plan:</p> <p>BE POL 5 To support the National Policy Statement on the Bioeconomy (Government of Ireland, 2018) and any review thereof, having consideration to the strategic importance of the bio-economy to rural Co. Leitrim and support the NWRA in its preparation of a feasibility study for the Northern and Western Region to identify (and map) areas of potential growth to inform the National Transition Agenda, enabling a Low Carbon, resilient nation.</p> <p>BE POL 6 To support, in principle, the development of appropriately scaled local multi-feedstock bio-refining hubs across the region as well as the potential creation of bio-districts/clusters.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Insert the text as detailed above in Section 12.6.4 and to insert policies BE POL 5 and BE POL 6 in Section 12.6.4. of the draft plan.</p>
<p>33</p>	<p>Update Section 9 of the SEA Environmental Report once recommendations are integrated into the Plan and policy/objective reference numbers are available.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Enda Stenson and resolved</p>

	<p>It was AGREED to Update Section 9 of the SEA Environmental Report once recommendations are integrated into the Plan and policy/objective reference numbers are available.</p>
<p>34</p>	<p>Amend the second paragraph of Section 3.17.1 <i>Introduction of Section 3.17 Rural Settlement Strategy</i> as follows:</p> <p>The Council will seek to ensure that rural development takes place in a manner that is compatible with the policy objectives of both the NPF and RSES, whilst ensuring to the maximum extent practicable the protection of environmental, biodiversity and heritage assets, the road network including the provisions of Policy TRAN POL 2, water quality and protected landscapes. This requires that the policy framework protects against over-spill and ribbon development from urban areas, does not facilitate urban generated rural housing and supports the National Strategic Outcomes of compact growth, sustainable mobility, transitioning to a low carbon and climate resilient society and sustainable management of our environmental resources.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Sean McGowan and resolved</p> <p>It was AGREED to Amend the second paragraph of Section 3.17.1 <i>Introduction of Section 3.17 Rural Settlement Strategy</i> with the text as detailed above.</p>
<p>35</p>	<p>Insert the following policy, RUR ECON POL 6 in Section 10.4 <i>Rural Economy</i> of the Plan:</p> <p>RUR ECON POL 6 To avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Insert policy RUR ECON POL 6, as detailed above, in Section 10.4 <i>Rural Economy</i> of the Plan.</p>
<p>36</p>	<p>Amend Policy ILU POL 6 as follows:</p> <p>ILU POL 6 New transport infrastructure projects, including blueways and greenways, that are not already provided for by existing plans/programmes, which have been subject to environmental assessment, or are not already permitted, will be subject to feasibility assessment, considering need, environmental sensitivities as identified in the SEA Environmental Report, and objectives relating to sustainable mobility. Where feasibility is established, a Corridor and Route Selection Process will be undertaken, where appropriate, in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection; and Stage 2 – Route Identification, Evaluation and Selection. This Corridor and Route Selection Process will not be applicable to national roads schemes which are required to be progressed in accordance with statutory processes and TII Publications, including the Project Management Guidelines and Project Appraisal Guidelines.</p> <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Enda Stenson and resolved</p>

	It was AGREED to Amend Policy ILU POL 6 with the text as detailed above.
37	<p>Amend text relating to the last paragraph of Section 13.16 <i>Transport</i> as follows:</p> <p>In respect of road design issues within towns and villages, the Council will have regard to the <i>Design Manual for Urban Roads and Streets</i> (DMURS) (DTTS and DECLG, 2013, updated 201920) and the TII publication, <i>The Treatment of Transition Zones to Towns and Villages on National Roads</i> (TII Publications DN-GEO-03084).</p> <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Caillian Ellis and resolved</p> <p>It was AGREED to Amend text relating to the last paragraph of Section 13.16 <i>Transport</i> as detailed above.</p>
38	<p>Insert the following the following additional bullet point in Section 13.13.1 <i>Service Stations</i>:</p> <ul style="list-style-type: none"> Proposals for new on-line or off-line motorway service facilities will be assessed in accordance with the guidance set out in the <i>Spatial Planning and National Roads Guidelines for Planning Authorities, DECLG (2012)</i>. <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Insert the additional bullet point, as detailed above, in Section 13.13.1 <i>Service Stations</i>.</p>
39	<p>Omit, where relevant, reference to 'NRA' to replace with 'TII' in Section 13.16.1 <i>Traffic and Transport Assessments</i>.</p> <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Omit, where relevant, reference to 'NRA' to replace with 'TII' in Section 13.16.1 <i>Traffic and Transport Assessments</i>.</p>
40	<p>Amend the last paragraph of Section 13.16.4 <i>Entrances and Sightlines</i> as follows:</p> <p>A relaxation of these sight distance requirements may be considered satisfactory in exceptional circumstances where it can be clearly demonstrated that no other suitable alternative proposal is available and where the proposal would be in accordance with the provisions as set out in the NRA/TII 'Design Manual for Roads and Bridges - NRA TD 41-42/11' or the <i>Design Manual for Urban Roads and Street</i> (DTTS and DECLG, 2013, updated 2019), as appropriate. Publications.</p> <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Amend the last paragraph of Section 13.16.4 <i>Entrances and Sightlines</i> as outlined above.</p>
41	Insert the following policy, NP POL 4 in Section 9.12 <i>Noise Pollution</i> :

	<p>NP POL 4 Development proposals should identify and implement noise mitigation measures, where warranted, for development proposed in the vicinity of existing or proposed national roads. The costs of implementing mitigation measures shall be borne by the developer, as the Authority will not be responsible for the provision of additional noise mitigation.</p> <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Thomas Mulligan and resolved</p> <p>It was AGREED to Insert policy, NP POL 4, as detailed above in Section 9.12 <i>Noise Pollution</i>.</p>
42	<p>Insert the following text as an additional paragraph to Section 13.13.5:</p> <p>Signage on National Roads will be strictly controlled and will generally be only permitted in accordance with the provisions set out in Section 3.8 of the <i>Spatial Planning and National Roads Guidelines (2012)</i> and the <i>TII Policy on the Provision of Tourism and Leisure Signage on National Roads (2011)</i>.</p> <p>On the Proposal of Councillor Caillian Ellis Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Insert the text, as detailed above, as an additional paragraph to Section 13.13.5.</p>
43	<p>Amend Objective GE9 of the Glenfarne Settlement Plan (Volume II – Settlement Plans) 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.</p> <p>On the Proposal of Councillor Sean McDermott Seconded by Councillor Pdraig Fallon and resolved</p> <p>It was AGREED to Amend Objective GE9 of the Glenfarne Settlement Plan (Volume II – Settlement Plans) as detailed above.</p>
44	<p>Insert the following text under the heading <i>Design Manual for Urban Roads and Streets, 2019</i> in Section 8.3 – <i>Legislative and Policy Context</i>:</p> <p>In May 2020, in response to the Covid-19 pandemic and the need to accommodate additional space for pedestrians and cyclists and to optimise the space available on streets, an Interim Advice Note was issued by the Department of Transport, Tourism and Sport (DTTAS) to Local Authorities. The Interim Note provides guidance in order to assist in the implementation on a number of measures including:</p> <ul style="list-style-type: none"> • Widening of footpaths. • Potential pedestrianisation of some streets. • Potential one-way systems. • Altering traffic signal times. • Providing additional temporary facilities for cyclists. • Provision of some external space where appropriate to support business activities. <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Frank Dolan and resolved</p>

	<p>It was AGREED to Insert the text, as detailed above, under the heading <i>Design Manual for Urban Roads and Streets, 2019</i> in Section 8.3 – <i>Legislative and Policy Context</i>:</p>
45	<p>Insert the following text under the heading <i>Local Link Rural Transport Programme Strategic Plan 2018 to 2022</i> in Section 8.3 – <i>Legislative and Policy Context</i>:</p> <p>In June 2021, Phase 1 of the Pilot Integrated TFI Local Link Public Transport Project for Co. Leitrim commenced. The project consisted of the NTA and the Donegal Sligo Leitrim Transport Coordination Unit (TCU) working closely with the HSE to plan and develop a revised network of TFI Local Link services for Co. Leitrim. The services are designed to meet the needs of mainstream public transport users as well as the transport needs of passengers accessing (non-emergency) health care services.</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Des Guckian and resolved</p> <p>It was AGREED to insert the text, as detailed above, under the heading <i>Local Link Rural Transport Programme Strategic Plan 2018 to 2022</i> in Section 8.3 – <i>Legislative and Policy Context</i>.</p>
46	<p>Insert the following objective, DD 8, to the Dromod Settlement Plan in Volume II – <i>Settlement Plans</i> of the Draft Plan:</p> <p>DD 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).</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Insert the objective, DD 8, as detailed above, into the Dromod Settlement Plan in Volume II – <i>Settlement Plans</i> of the Draft Plan.</p>
47	<p>Insert the following objective, DSO 20, to the Drumshanbo Settlement Plan in Volume II – <i>Settlement Plans</i> of the Draft Plan with subsequent objectives to be renumbered appropriately:</p> <p>DSO 20 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).</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Insert the objective, DSO 20, as detailed above into the Drumshanbo Settlement Plan in Volume II – <i>Settlement Plans</i> of the Draft Plan with subsequent objectives to be renumbered appropriately.</p>
48	<p>Insert the following objective, DA 8, to the Drumsna Settlement Plan in Volume II – <i>Settlement Plans</i> of</p>

	<p>the Draft Plan:</p> <p>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).</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Insert the objective, as detailed above, DA 8, to the Drumsna Settlement Plan in Volume II – <i>Settlement Plans</i> of the Draft Plan.</p>
49	<p>Insert the following objective, FH 5, to the Fenagh Settlement Plan in Volume II – <i>Settlement Plans</i> of the Draft Plan:</p> <p>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).</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Insert the objective, FH 5, as detailed above, into the Fenagh Settlement Plan in Volume II – <i>Settlement Plans</i> of the Draft Plan.</p>
50	<p>Insert the following objective, KN 6, to the Keshcarrigan Settlement Plan in Volume II – <i>Settlement Plans</i> of the Draft Plan:</p> <p>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).</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Insert objective, KN 6, as detailed above, to the Keshcarrigan Settlement Plan in Volume II – <i>Settlement Plans</i> of the Draft Plan.</p>
51	<p>Insert the following objective, LM 9, to the Leitrim Village Settlement Plan in Volume II – <i>Settlement Plans</i> of the Draft Plan:</p> <p>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).</p>

	<p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Insert objective LM 9, as detailed above, into the Leitrim Village Settlement Plan in Volume II – <i>Settlement Plans</i> of the Draft Plan.</p>
52	<p>Amend policy FRM POL 11 as follows:</p> <p>b) Applications for development within Flood Zones A or B, and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works, shall be subject to site specific flood risk assessment. Such assessments shall consider climate change impacts and adaptation measures and shall provide details of structural and nonstructural flood risk management measures, to include, but not be limited to specifications of the following.....</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Thomas Mulligan and resolved</p> <p>It was AGREED to Amend policy FRM POL 11 as detailed above.</p>
53	<p>Amend the text under the ‘Provision’ heading in reference to Chapter 9 <i>Infrastructure and Energy</i> of the SFRA (page 22) as follows:</p> <p>To require that Strategic Flood Risk Assessments and site-specific Flood Risk Assessments shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) and the Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019, and the guidance on potential future scenarios contained therein, shall be consulted with to this effect.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Thomas Mulligan and resolved</p> <p>It was AGREED to Amend the text under the ‘Provision’ heading in reference to Chapter 9 <i>Infrastructure and Energy</i> of the SFRA (page 22) as detailed above.</p>
54	<p>Amend Section 3.5 of the SFRA as follows:</p> <p>3.5 Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy</p> <p>New developments should be adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems (SuDS). Planning applications for new developments will be required to provide details of surface water drainage and sustainable drainage systems proposals.</p> <p>The Plan includes a variety of provisions relating to Storm Water Management:</p> <p>Storm Water Management Policies</p> <p>SWM POL 1 To implement Sustainable Urban Drainage Systems (SuDS) in developments to</p>

encourage a more sustainable approach to storm water management.

SWM POL 2 To resist the discharge of additional surface water to combined sewers and promote Sustainable Urban Drainage Systems (SuDS) and solutions to maximise the capacity of towns with combined drainage systems, where practicable.

SWM POL 3 To require that new developments are adequately serviced with surface water drainage infrastructure which meets the requirements of the Water Framework Directive, associated River Basin Management Plans and CFRAM Management Plans.

SWM POL 4 To limit the rate of surface water run off to pre development levels for all green-field developments.

SWM POL 5 In the case of one-off rural dwellings, surface water shall generally be disposed of, in its entirety within the curtilage of the development site by way of suitably sized soak holes.

Storm Water Management Objectives

SWM OBJ 1 To require the use of SuDS to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.

SWM OBJ 2 To encourage the use of Green Roof technology particularly on apartment, commercial, leisure and educational buildings.

It is likely that some or all of the following SuDS techniques will be applicable to key development sites within the county, including to manage surface water run-off:

- Rainwater harvesting
- Green roofs
- Infiltration systems
- Proprietary treatment systems
- Filter strips
- Filter drains
- Swales
- Bioretention systems
- Trees
- Pervious pavements
- Attenuation storage tanks
- Detention basins
- Ponds and wetlands

The Plan provides for high-level, strategic land use zoning objectives at potential future development sites within settlements through the county. Each land use zoning objective allows for a range of possible uses and the Draft Plan allows for a range of scales, heights, densities configurations/layouts and designs. Further to these zoned sites, key development has the potential to occur anywhere else within the county under the Plan. The application of different SuDS techniques will be dependent on a combination of the site's characteristics and the particular development being considered.

Some sites in Co. Leitrim such as those for which guidance is provided for below will pose particular challenges for SuDS. The best practice manuals cited at the end of this sub-section should be considered

in determining solutions at these and other development sites.

At sites with high groundwater levels:

- Infiltration techniques may be particularly challenging and shallow infiltration basins or permeable pavements, may be most appropriate.
- Storage and conveyance systems need to be kept above maximum groundwater levels and membranes of appropriate robustness should be used to line any tanks.
- Locating storage tanks or lined sub-base systems below the maximum likely groundwater level can cause result in flotation and structural risks

At sites that are steeply sloping:

- Effective utilisation of SuDS storage capacity should be considered, which can benefit from aligning with contours of roads and other structures, where these sites are terraced. Terraced car-parking areas can allow for storage of water through pervious pavements. Basins on terraces can provide open space. The runoff catchment on these sites can also be divided into smaller sub catchments.
- Velocities in swales and basins due to the steep slope can be managed by using check dams in swales or in storage layers, such as below permeable pavements.
- The possibility of infiltrating water resurfacing downslope or to increase pressure on downslope structures, such as walls, causing them to fail should be considered.

At sites that are very flat:

- On very flat sites, it is often not possible to construct piped drainage systems with sufficient falls to achieve minimum self-cleansing velocities. The solution can involve the use of shallow SuDS components such as swales, pervious pavements or high capacity linear drainage channels, often dividing the site into small sub-catchments and providing local combined storage and conveyance components.
- A slight fall on any subgrade exposed to water is preferred in order to avoid ponding of water and reduction in strength in the soil due to waterlogging. If this is not possible then reduction in strength should be taken into account in the structural design of tanks or pervious pavements.
- Pumping should be a last resort and only allowable in situations where guaranteed maintenance of the pumps can be ensured.

At sites that include areas of floodplain:

- Notwithstanding that all storage volume should normally be provided within the development footprint, outside of the floodplain, SuDS on floodplains can be effective in managing routine rainfall/treatment for frequent events.
- SuDS should be selected and designed taking account of the likely high groundwater table and vulnerability to erosion during periods of high flows/water levels and SuDS should not reduce floodplain storage or conveyance.
- Conveyance routes should limit grading and the creation of surface features that could either reduce floodplain capacity or be washed out in a flood.
- Surface discharge from SuDS should be dispersed with point discharges minimised or eliminated.
- All SuDS within or crossing a floodplain should take full consideration of the likely influence of river water levels on the design performance. Combined probability assessments may be required.
- Siltation and subsequent clearance after a flood event has subsided should also be taken into account in the design.

SuDS are effective technologies, which aim to reduce flood risk, improve water quality and enhance

biodiversity and amenity.

The systems should aim to mimic the natural drainage of the application site to minimise the effect of a development on flooding and pollution of existing waterways. SuDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs. The integration of nature based solutions, such as amenity areas, ecological corridors and attenuation ponds, into public and private development initiatives, is applicable within the provisions of the Plan and should be encouraged.

In some exceptional cases, and at the discretion of the Council, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort. Proposals for surface water attenuation systems should include maintenance proposals and procedures.

Urban developments, both within developments and within the public realm, should seek to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flood risk. Development proposals should be accompanied by a comprehensive SuDS assessment that addresses run-off rate, run-off quality and its impact on the existing habitat and water quality.

For larger sites (i.e. multiple dwellings or commercial units) master planning should ensure that existing flow routes are maintained, through the use of green infrastructure. In addition, where multiple individual proposals are being made SuDS should be integrated where appropriate and relevant.

All proposed development should consider the impact of surface water flood risks on drainage design e.g. in the form of a section within the flood risk assessment (for sites in Flood Zone A or B) or part of a surface water management plan.

Areas vulnerable to ponding are indicated on the OPW's PFRA Pluvial mapping. Particular attention should be given to development in low-lying areas which may act as natural ponds for collection of run-off. The drainage design should ensure no increase in flood risk to the site, or the downstream catchment. Where possible, and particularly in areas of new development, floor levels should be at an appropriate height above adjacent roads and hard standing areas to reduce the consequences of any localised flooding. Where this is not possible, an alternative design appropriate to the location may be prepared.

Proposals for development should consider the Construction Industry Research and Information Association (CIRIA) SuDS Manual 2015 and any future update of this guidance and Greater Dublin Strategic Drainage Study documents in designing SuDS solutions, including the New Development Policy, the Final Strategy Report, the Code of Practice and "Irish SuDS: guidance on applying the GDSuDS surface water drainage criteria".

On the **Proposal** of Councillor Enda Stenson

Seconded by Councillor Brendan Barry and **resolved**

It was **AGREED** to Amend Section 3.5 of the SFRA with the text as detailed above.

	<p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend the title of Chapter 11 of Volume I – Written Statement to <i>Heritage & Biodiversity</i>.</p>
56	<p>Amend the last paragraph of Section 11.21 <i>Archaeological Heritage</i> as follows:</p> <p>The archaeological heritage of Co. Leitrim includes, according to the <i>European Convention for the Protection of Archaeological Heritage, 1992 (Valetta Convention)</i> structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects; situated both on land and under water. This means that the archaeological heritage is not confined to the archaeological sites within the Record of Monuments and Places, but also includes any archaeological site that may not have been recorded yet, as well as archaeology beneath the ground surface, underwater archaeological heritage, as well as the context of any site. Co. Leitrim has a rich underwater archaeological heritage that includes protected wrecks that lie off the coast of the county, log boats and artefacts that have been recorded from the county’s lakes and inland waterways, crannóga, fish-traps, riverine and lacustrine built heritage and many other forms of underwater archaeological heritage. One underwater heritage order in the county (UHO 1/90), which refers to Lough Donogher, located to the north east of Cloone.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend the last paragraph of Section 11.21 <i>Archaeological Heritage</i> with the text as detailed above.</p>
57	<p>Amend the first paragraph of Section 11.22 <i>Archaeological Assessment</i> as follows:</p> <p>The Council will protect all such sites and monuments and their settings from inappropriate development. All planning applications likely to interfere with such a recorded site, protected wreck or underwater archaeological heritage site, monument or zone of archaeological interest will be referred to the Development Applications Unit of the Department of Housing, Local Government and Heritage, An Taisce and the Heritage Council. Regard will be given to the advice and recommendations of these bodies in respect of whether planning permission should be granted and the nature of conditions to be attached to any grant of planning permission.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend the first paragraph of Section 11.22 <i>Archaeological Assessment</i> with the text as detailed above.</p>
58	<p>Insert the following text as a second paragraph to Section 11.22 <i>Archaeological Assessment</i>:</p> <p>All aspects of archaeological heritage and underwater cultural heritage, in all environments, shall be considered in the development process, including impacts on unidentified elements of the archaeological and underwater cultural heritage. Areas that have developed around watercourses, including rivers and lakes may contain known and/or previously unknown underwater archaeological sites, structures, features or artefacts, and this should be considered when reviewing the existing</p>

	<p>Development Plan and developing policies for the new plan. Likewise, reclaimed areas may also contain previously unknown, buried archaeology that could be revealed during development impacts. Any plan should include this in its policy and objectives section. Sites such as slipways, historic quays, quay furniture, fixtures and fittings, fish traps, harbours with associated marine infrastructure, including causeways, as well as specific sites such as shipwrecks, log boats, etc., singular sites such as rock cut platforms and steps, and of course artefactual material associated with sites or as individual depositions in underwater environments, etc. can all be retained and preserved in intertidal/foreshore and underwater contexts or on land previously covered by water (e.g. reclaimed areas).</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Insert the text as detailed above as a second paragraph to Section 11.22 <i>Archaeological Assessment</i>.</p>
<p>59</p>	<p>Insert the following additional polices after Section 11.23 <i>Industrial Archaeology and Canals</i>:</p> <p>ARCH POL 4 To protect, preserve and promote the archaeological value of underwater archaeological sites and objects in rivers, lakes, intertidal and subtidal environments. In assessing proposals for development, the Council will take account of the archaeological potential of rivers, lakes, intertidal and sub-tidal environments. Where flood relief schemes are being undertaken, the Council will have regard to the ‘<i>Archaeological Guidelines for Flood Relief Schemes</i>’ (DHLGH and OPW 2021).</p> <p>ARCH POL 5 To support community initiatives and projects regarding preservation, presentation, publication of and access to archaeological heritage and underwater cultural heritage, provided such are compatible with appropriate conservation policies and standards, having regard to the guidance and advice of the Department of Housing, Local Government and Heritage.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Insert the following additional polices as detailed above after Section 11.23 <i>Industrial Archaeology and Canals</i>.</p>
<p>60</p>	<p>Insert the following additional objective after Section 11.23 <i>Industrial Archaeology and Canals</i>:</p> <p>ARCH OBJ 6 To support research and the production of a Conservation Management Plan for the Black Pig’s Dyke in Co. Leitrim.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Insert the additional objective as detailed above after Section 11.23 <i>Industrial Archaeology and Canals</i>.</p>
<p>61</p>	<p>Amend policy ARCH POL 1 as follows:</p> <p>ARCH POL 1 To secure the preservation (i.e. preservation in-situ or in particular circumstances where the Council is satisfied that this is not possible, preservation by record as a minimum) of all archaeological remains and sites of importance such as National Monuments, Recorded Monuments, protected wrecks and underwater archaeological heritage, to include their setting and context.</p>

	<p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend policy ARCH POL 1 as detailed above.</p>
62	<p>Amend objective ARCH OBJ 2 as follows:</p> <p>ARCH OBJ 2 To ensure that any development (above or below ground or underwater), within the vicinity of a site of archaeological interest or protected wreck or area of underwater archaeological heritage shall not be detrimental to the archaeological remains, character of the site or its setting.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend objective ARCH OBJ 2 as detailed above.</p>
63	<p>Amend objective ARCH OBJ 3 as follows:</p> <p>ARCH OBJ 3 To require, where appropriate, that an archaeological assessment or underwater archaeological impact assessment be carried out by a suitably qualified person prior to the commencement of any activity that may impact upon archaeological heritage, including underwater archaeological heritage.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend objective ARCH OBJ 3 as detailed above.</p>
64	<p>Amend objective ARCH OBJ 4 as follows:</p> <p>ARCH OBJ 4 To protect the zones of archaeological potential, as identified in the Record of Monuments and Places, protected wrecks and underwater archaeological heritage.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend objective ARCH OBJ 4 as detailed above.</p>
65	<p>Amend objective ARCH OBJ 5 as follows:</p> <p>ARCH OBJ 5 To protect archaeological sites, protected wrecks and underwater archaeological heritage discovered since the publication of the Record of Monuments and Places, which are recorded in the Sites and Monuments Record.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend objective ARCH OBJ 5 as detailed above.</p>
66	<p>Insert the following additional policy:</p>

	<p>BH POL 8 To promote awareness and the appropriate adaptation of the county's architectural and archaeological heritage to deal with the effects of climate change.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Insert the additional policy BH POL 8 as detailed above.</p>
67	<p>IS POL 1 To require relevant development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Communities (Birds and Natural Habitats) Regulations 2011-2015 and the EU Regulation on Invasive Alien Species 1143/2014.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Thomas Mulligan and resolved</p> <p>It was AGREED to amend policy IS POL 1 as detailed above.</p>
68	<p>Amend the fourth paragraph of Section 13.15.1 <i>Natural Heritage</i> as follows:</p> <p>Where full Appropriate Assessment is required, the assessment shall be based on best scientific knowledge and undertaken by a person with appropriate ecological expertise and qualifications. It shall address the potential impacts of the plan or project on the conservation objectives of any Natura 2000 site. The impacts assessed must include the indirect and cumulative impacts of approving the plan or project, considered with any current or proposed activities, developments or policies impacting on the site. The potential impacts of policies outside Natura 2000 sites but potentially impacting upon them (known as 'ex situ' impacts) must also be included in the assessment. (Refer to: 'Appropriate Assessment of Plans and projects in Ireland, Guidance for Planning Authorities', DoEHLG (2009)).</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend the fourth paragraph of Section 13.15.1 <i>Natural Heritage</i> as detailed above.</p>
69	<p>Insert the following additional bullet point in the fourth paragraph of Section 13.20.1 <i>Wind Energy</i>:</p> <ul style="list-style-type: none"> • Impact on peat stability and robust geotechnical assessment of potential for peat slippage <p>On the Proposal of Councillor Pádraig Fallon Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Insert the additional bullet point, as detailed above, in the fourth paragraph of Section 13.20.1 <i>Wind Energy</i>.</p>
70	<p>Replace references in the Draft Plan to the Department of Communications, Climate Action and Environment with Department of the Environment, Climate and Communications where relevant.</p> <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Paddy Farrell and resolved</p>

	<p>It was AGREED to Replace references in the Draft Plan to the Department of Communications, Climate Action and Environment with Department of the Environment, Climate and Communications where relevant.</p>
<p>71</p>	<p>Replace references to the Climate Action Plan 2019 in the Draft Plan, including Section 2.3 of the <i>County Leitrim Renewable Energy Strategy</i>, with its 2021 iteration throughout.</p> <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Paddy Farrell and resolved</p> <p>It was AGREED to Replace references to the Climate Action Plan 2019 in the Draft Plan, including Section 2.3 of the <i>County Leitrim Renewable Energy Strategy</i>, with its 2021 iteration throughout.</p>
<p>72</p>	<p>Amend the section contained in Section 12.2.3 <i>National, Regional and Local Legislative and Policy Context</i> under the heading <i>Climate Action Plan – To Tackle Climate Breakdown (2019)</i> as follows:</p> <p>Climate Action Plan – To Tackle Climate Breakdown Securing Our Future (201921)</p> <p>The Climate Action Plan provides a statement of Government policies relevant to decarbonisation and adapting to a changing climate, with 183493 no. specific actions over 12 a number of sectors and charts an ambitious course towards decarbonisation halving our GHG emissions by 2030 and reaching net zero by 2050. Figure 12.1 provides an infographic of some of the actions contained in the Plan. The Plan also reflects Ireland’s commitment to achieving the 17 no. Sustainable Development Goals (SDGs) agreed by the United Nations in 2015. The SDGs address the environmental, economic, and social challenges that the world needs to tackle by 2030 to ensure a sustainable future.</p> <p>It reflects the central priority that climate change will have in Ireland’s political and administrative systems into the future, setting out governance arrangements including the carbon-proofing of government policies, the establishment of carbon budgets, the strengthening of the Climate Change Advisory Council and providing greater accountability to the Oireachtas.</p> <p>Under the Climate Action Plan the following actions are recognised as being specific to Local Authorities:</p> <p>Action 64 – Introduce minimum Building Energy Rating (BER) standards in the Local Authority social housing stock as part of retrofit works being carried out on older stock or refurbishment of vacant dwellings.</p> <p>Action 65 – Develop and establish a climate action toolkit and audit framework for Local Authority development planning to drive the adoption of stronger climate action policies in relation to the patterns and forms of future development.</p> <p>Action 66 – Roadmap to develop supply chain to support the phase out of fossil fuel boilers in new dwellings.</p> <p>In addition, The Climate Action Plan contains a series of actions where Local Authorities are identified as key stakeholders in their respective delivery. This includes Action 165 80 which requires each Local Authority to identify and develop plans for one “Decarbonising Zone” within their functional area in collaboration with the Department of Housing, Local Government and Heritage (DHLGH) and the Sustainable Energy Authority of Ireland (SEAI). In respect of this action, Leitrim County Council has identified Carrick-on-Shannon as its designated ‘Decarbonising Zone’ (DZ) with a series of implementation plans for developing the Carrick-on-Shannon DZ to be included in the Leitrim County Council Climate Action Plan, as required by the Climate Action and Low Carbon Development</p>

	<p>(Amendment) Bill (2021).</p> <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Paddy Farrell and resolved</p> <p>It was AGREED to Amend the section contained in Section 12.2.3 <i>National, Regional and Local Legislative and Policy Context</i> under the heading <i>Climate Action Plan – To Tackle Climate Breakdown (2019)</i> as outlined above.</p>
<p>73</p>	<p>To insert the following text as a further paragraph in Section 9.10 <i>Waste Management</i>:</p> <p>This accords with the transition to a more circular economy and bio economy, as espoused in national policy in the form of the <i>Whole-of-Government Circular Economy Strategy</i> launched in December 2021, where the value of bio- based products, materials and resources is maintained in the economy for as long as possible, and the generation of waste is minimised. This Draft Plan supports the move to a more circular economy as this will save resources, increase resource efficiency, and help to reduce carbon emissions. The successful implementation of circular economy principles will help to reduce the volume of waste that the county produces.</p> <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Des Guckian and resolved</p> <p>It was AGREED to insert the text as detailed above as a further paragraph in Section 9.10 <i>Waste Management</i>.</p>

74 To insert the following additional County Geological Site (CGS) into the List of County Geological Sites provided in Appendix XI of the Plan:

Theme Site No.	Site Name	IGH Theme - Primary	Principal Characteristics	Summary Description
IGH1 & IG	Upland Karst Area (overview)	IGH1 Karst; IGH 7 Quaternary	Upland Karst Landscape	The Glenade and Glencar Valleys are deep and wide glacial valleys, while the uplands flanking the valleys are some of the best areas in Ireland to see upland karst features, including potholes, shafts, caves, enclosed depressions and limestone pavement. The significance of the 'upland karst landscape' is heightened by the number and complexity of karst features in a relatively small area.

On the **Proposal** of Councillor Brendan Barry
Seconded by Councillor Sean McGowan and **resolved**

It was **AGREED** to insert the additional County Geological Site (CGS), as detailed above, into the List of County Geological Sites provided in Appendix XI of the Plan.

75 Amend policy AGG RES POL 7 as follows:

AGG RES POL 7 To ensure that development for aggregates/mineral extraction, processing and associated processes does not significantly impact in the following areas:

- a) Special Areas of Conservation and/or Special Protection Area
- b) Natural Heritage Areas and Proposed Natural Heritage Areas
- c) other areas of importance for the conservation of flora and fauna
- d) areas of significant archaeological potential
- e) in the vicinity of a recorded National Monument
- f) sensitive landscapes
- g) County Geological Sites and/or sites of geological importance

On the **Proposal** of Councillor Brendan Barry
Seconded by Councillor Sean McGowan and **resolved**

It was **AGREED** to Amend policy AGG RES POL 7 as detailed above.

76 Insert the following objective in Section 5.3 *General Tourism Development* of the Draft Plan:

TOUR OBJ 10 To support the preparation and implementation of Regional Tourism Plans and when complete, to support the continued collaboration with Fáilte Ireland and tourism stakeholders to ensure successful implementation and delivery of these Tourism Plans.

	<p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Insert objective TOUR OBJ 10, as detailed above, in Section 5.3 <i>General Tourism Development</i> of the Draft Plan:</p>
77	<p>Insert the following policy in Section 5.3 <i>General Tourism Development</i> of the Draft Plan:</p> <p>TOUR POL 10 To facilitate, where appropriate, proposals to improve access for all at existing tourism sites and facilities, and to require all new tourism related developments to ensure the development is accessible to everyone, regardless of their age, or ability.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Insert the policy TOUR POL 10, as detailed above, in Section 5.3 <i>General Tourism Development</i> of the Draft Plan.</p>
78	<p>Insert the following objective in Section 5.3 <i>General Tourism Development</i> of the Draft Plan:</p> <p>TOUR OBJ 11 To support the preparation of Destination Experience Development Plans (DEDP) and other tourism masterplans both within the county and also those which crosses from the county into neighbouring counties in collaboration with Fáilte Ireland and other tourism stakeholders.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Insert the objective TOUR OBJ 11, as detailed above, in Section 5.3 <i>General Tourism Development</i> of the Draft Plan.</p>
79	<p>Insert the following objective in Section 5.3 <i>General Tourism Development</i> of the Draft Plan:</p> <p>TOUR OBJ 12 To encourage and support investment in digital technology in the tourism sector, with a particular focus on sectors such as visitor attractions and activities with low digital presence and/or integration.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Insert the objective TOUR OBJ 12, as detailed above, in Section 5.3 <i>General Tourism Development</i> of the Draft Plan.</p>
80	<p>Amend the second paragraph of Section 5.1 as follows:</p> <p>Three airports serve the majority of Leitrim - Ireland West Airport Knock (50 minutes distant), Dublin (2 hours) and Belfast (3 hours). The Shannon-Erne waterway runs from the north east of the county to the south west, with Carrick-on-Shannon the '<i>navigational capital</i>' along the waterway. This coupled with the spectacular mountains and valleys of the northwest ensure a remarkable landscape for tourists to</p>

	<p>explore. In 2018, Fáilte Ireland recorded total visitors to the county at 151,000 generating an estimated €38.5 million to the local economy. Fáilte Ireland's figures indicate that in 2019, Leitrim welcomed 1% of the 9.7 million overseas tourists who came to Ireland, spending 1% of the €5.2bn overseas tourism expenditure in Ireland, with a further 310,000 domestic visitors to Leitrim and Cavan generating an estimated €53m in revenue. However, the COVID-19 pandemic presents a very challenging time for tourism as people have been unwilling or not permitted to travel. The tourism industry has suffered greatly, with significantly reduced revenue generation, redundancies and a loss of confidence in the industry and in travel in general. The Leitrim Tourism Strategy, "<i>A Growth Strategy for Tourism in Leitrim, 2015-2021</i>" outlined a target of 296,000 tourists to the county in 2021. This target cannot be realised due to the unforeseen pandemic, but opportunities present themselves and with the vast open space of Co. Leitrim and safety in the outdoors, the focus will be on promoting the strong tourism product around family, food and slow adventure tourism across our county. Initially the focus will be on domestic visitors but returning in the short term, to attracting foreign visitors back to our shores.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend the second paragraph of Section 5.1 as detailed above.</p>
<p>81</p>	<p>Amend the fourth paragraph of Section 5.1 as follows:</p> <p>In April 2018, Fáilte Ireland unveiled '<i>Ireland's Hidden Heartlands</i>' focussing on the River Shannon and the Béara Breifne Way. Ireland's Hidden Heartlands is a regional branded experience which encourages consumers to explore the green heartlands of Ireland's natural beauty, where activity and relaxation are centred around rural communities. '<i>Ireland's Hidden Heartlands</i>' region includes the entire length of the River Shannon referred to in the Shannon Masterplan as well as the main sections of the Beara Breifne Way. The Wild Atlantic Way continues to be a key driver for tourism growth for north Leitrim extending from the coastline inland to include Manorhamilton and Dromahair. It is through cohesive development and marketing of a variety of activities within the county that will ensure longer stay vacations and increased revenue. This Plan supports the development of accessible facilities and information points at tourist destinations to support tourism development throughout the county whilst also ensuring the protection of the environment.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend the fourth paragraph of Section 5.1 as follows as detailed above.</p>
<p>82</p>	<p>Insert the following text as Section 5.2.12 <i>Tourism Masterplan for the Beara Breifne Way</i>:</p> <p>5.2.12 Tourism Masterplan for the Beara Breifne Way The Tourism Masterplan for the Beara Breifne Way is based on the vision and aspirations of Fáilte Ireland and the regional destination brands, particularly Ireland's Hidden Heartlands. The primary aim of the Beara Breifne Way is to attract visitors '<i>off the beaten track</i>', creating significant economic and social benefits to the rural communities, towns and villages along the route. The existing Beara Breifne Way stretches from Dursey Island in Co Cork to Blacklion in Co Cavan. It runs for over 700km and traverses the counties of Cork, Kerry, Limerick, Tipperary, Offaly, Galway, Roscommon, Sligo, Leitrim and Cavan. The Beara Breifne Way is made up of 12 existing National Waymarked Trails or long-distance walking routes, including the Leitrim Way, and sections of trail that link these. The Beara Breifne Way runs through the experience brand region of Ireland's Hidden Heartlands and is a signature visitor</p>

	<p>experience in this destination. The route also traverses the Wild Atlantic Way and Ireland’s Ancient East destination brands.</p> <p>Fáilte Ireland has procured consultants to conduct a detailed infrastructural and visitor experience review of the Beara Breifne Way to bring the trail up to best-in-class international standards. The review includes a full trail audit, trail design, development of an interpretation framework, orientation and wayfinding strategies and environmental assessments for the Beara Breifne Way. The project is scheduled for completion Q2 2022 with the findings to be implemented through a collaborative approach with all stakeholders over the lifetime of the Tourism Masterplan (2030).</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Insert the text, as detailed above, as Section 5.2.12 <i>Tourism Masterplan for the Beara Breifne Way</i>:</p>
83	<p>Insert the following objective in Section 5.3 <i>General Tourism Development</i> of the Draft Plan:</p> <p>TOUR OBJ 13 To support the future success and deliverability of The Beara Breifne Way and promote and identify the need for key facilities and services for visitors such as accommodation, signage, parking, and sustainable transport as identified in the ‘<i>Tourism Masterplan for the Beara Breifne Way</i>’ prepared by Fáilte Ireland.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Insert the objective TOUR OBJ 13, as detailed above, in Section 5.3 <i>General Tourism Development</i> of the Draft Plan:</p>
84	<p>Amend policy TOUR POL 3 as follows:</p> <p>TOUR POL 3 To preserve and protect verified public rights of way which give access to seashore, mountain, lakeshore, riverbank, canals or other places of natural beauty or recreational utility.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend policy TOUR POL 3 as detailed above.</p>
85	<p>Amend policy TOUR POL 4 as follows:</p> <p>TOUR POL 4 To develop opportunities for ‘Slow Adventure–Tourism’ or ‘Regenerative Tourism’ clusters to be established within the county.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend policy TOUR POL 4 as detailed above.</p>

<p>86</p>	<p>Amend policy TOUR POL 6 as follows:</p> <p>TOUR POL 6 To seek to sustainably manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance, including ensuring that any new projects, such as blueways and greenways, are a suitable distance from ecological sensitivities, such as riparian zones.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend policy TOUR POL 6 as detailed above.</p>
<p>87</p>	<p>Amend policy TOUR POL 7 as follows:</p> <p>TOUR POL 7 Where relevant, the Council and those receiving consent for development shall seek to sustainably manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant effects to sensitive habitats, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities. Visitor/Habitat Management Plans will be required for proposed projects as relevant and appropriate.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend policy TOUR POL 7 as detailed above.</p>
<p>88</p>	<p>Amend objective TOUR POL 6 as follows:</p> <p>TOUR OBJ 6 To work with all relevant stakeholders to promote and support the implementation of the Shannon Tourism Masterplan, the Tourism Masterplan for the Beara Breifne Way and findings of the technical trail audit for the Beara Breifne Way and promote and support the 'Wild Atlantic Way' and 'Irelands Hidden Heartlands'.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend objective TOUR POL 6 as detailed above.</p>
<p>89</p>	<p>Amend objective ARTS OBJ 2 as follows:</p> <p>ARTS OBJ 2 To support the development of Leitrim as a 'Foodie Destination' of food networks and trails, particularly those that can showcase the wealth of artisan food producers in the county in conjunction with Fáilte Ireland and other relevant stakeholders.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend objective ARTS OBJ 2 as detailed above.</p>

<p>90</p>	<p>Amend the second paragraph of Section 5.5 <i>Greenways, Cycling and Walking</i> as follows:</p> <p>The development of Blueways and Greenways presents valuable opportunities for rural communities to attract more visitors. These values lie not only in the recreational opportunities that they offer but also in their potential to stimulate local businesses and regenerate local areas. Leitrim County Council is committed to the development of further Blueways and Greenways during the life of the next County Development Plan.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend the second paragraph of Section 5.5 <i>Greenways, Cycling and Walking</i> as detailed above.</p>
<p>91</p>	<p>Amend policy ADV TOUR POL 3 as follows:</p> <p>ADV TOUR POL 3 To maintain water quality and develop shared facilities at designated water bathing sites.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend policy ADV TOUR POL 3, as detailed above.</p>
<p>92</p>	<p>Insert the following objective in Section 5.3 <i>General Tourism Development</i> of the Draft Plan:</p> <p>ADV TOUR POL 4 To support both the enhancement of existing and development of new access to water locations in the county for recreation purposes. The provision of shared facility centres for water-based activities in the county shall be supported by the Council.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Insert objective ADV TOUR POL 4, as detailed above, in Section 5.3 <i>General Tourism Development</i> of the Draft Plan.</p>
<p>93</p>	<p>Amend policy TOUR INF POL 4 as follows:</p> <p>TOUR INF POL 4 To facilitate the sustainable development of a variety of quality tourist accommodation, types, including hotels, guesthouses, hostels, B&Bs, holiday homes, glamping/camping/caravan and campervans at suitable locations, throughout the county.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend policy TOUR INF POL 4 as detailed above.</p>

<p>94</p>	<p>Amend objective TOUR INF OBJ 2 as follows:</p> <p>TOUR INF OBJ 2To facilitate the development of various accommodation such as hostels, hotels, guesthouses, hostels, B&Bs, holiday homes, glamping/camping/caravan and campervans along established walking/hiking routes and adjacent to existing tourism/recreation facilities, subject to satisfying normal planning criteria.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend objective TOUR INF OBJ 2 as detailed above.</p>
<p>95</p>	<p>Amend the second paragraph of Section 8.9 <i>Blueways & Greenways</i> as follows:</p> <p>Blueways are a network of multi-activity recreational trails, based on or alongside lakes, canals and rivers. They provide scenic routes into the heart of rural Co. Leitrim by walking, cycling, canoeing, kayaking or stand up boarding. Leitrim County Council in partnership with Waterways Ireland and Fáilte Ireland, have developed a valuable Blueway product over the past number of years between Battlebridge and Drumshanbo along the Leitrim Canal including the impressive floating boardwalk section at Acres Lake and onwards to connect to the Lough Allen Hotel & Lough Allen Centre at Currachuill, Drumshanbo. More recently, work has been completed on sections of the Ballinamore to Ballyconnell Canal between Leitrim Village and Kilclare along the former towpath. Carrick-on-Shannon and Drumshanbo form part of the Shannon Blueway with Leitrim Village and Ballinamore forming part of the Shannon Erne Blueway. The Council is currently undertaking environmental feasibility studies of options to link Carrick-on-Shannon to Leitrim Village and Battlebridge by way of dedicated Blueway. This project is also included in the approved Shannon Master Plan within the Hidden Heartlands area.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Justin Warnock and resolved</p> <p>It was AGREED to Amend the second paragraph of Section 8.9 <i>Blueways & Greenways</i> as detailed above.</p>
<p>96</p>	<p>Amend the second bullet point of Section 13.19.1 <i>Caravan, Glamping and Camping Developments</i> as follows:</p> <ul style="list-style-type: none"> • Compliance with the Regulations for Caravan and Camping Parks (Bord Fáilte 2009) <p><i>Any proposed caravan and/or camping site should be in compliance with the 'Fáilte Ireland Registration and Renewal of Registration Regulations for Short Term Tourism Accommodation Rental 2018'.</i></p> <p>A discussion took place amongst the members on this recommendation, with members expressing a view that the regulations were restrictive on small Caravan or Camping Park operators.</p> <p>Councillor Pdraig Fallon proposed that both the existing and the recommended new text for the second bullet point of Section 13.19.1 be removed completely.</p>

	<p>On the Proposal of Councillor Padraig Fallon Seconded by Councillor Brendan Barry and resolved</p> <ul style="list-style-type: none"> It was AGREED to remove entirely the existing second bullet point - “Compliance with the Regulations for Caravan and Camping Parks (Bord Fáilte 2009” - of Section 13.19.1 <i>Caravan, Glamping and Camping Developments</i> and that the proposed new text as per the Chief Executive’s recommendation not be inserted.
97	<p>Amend policy ILU POL 3 as follows:</p> <p>ILU POL 3 To support the maintenance and optimisation enhancement of the county’s existing transport infrastructure to ensure its optimal use in line with National Investment Framework for Transport in Ireland’s (NIFTI’s) modal hierarchy and seek to undertake appropriate traffic management measures to prioritise road users in line with the modal hierarchy. reduce congestion and minimise travel times.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Amend policy ILU POL 3 as detailed above.</p>
98	<p>Amend policy ILU POL 4 as follows:</p> <p>ILU POL 4 To strengthen inter-regional connectivity, through the improvement of inter-urban road, bus and rail connectivity, with a particular emphasis on improved connectivity between the largest urban centres and access to ports and airports, for the movement of both people and goods.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Amend policy ILU POL 4 as detailed above.</p>
99	<p>Amend policy ILU POL 5 as follows:</p> <p>ILU POL 5 To promote the integration of sustainable sustainable land use planning and transport planning measures which facilitate sustainable transportation options efficiency, economic, societal and climate returns on transport investment and minimisation of environmental impacts.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Amend policy ILU POL 5 as detailed above.</p>
100	<p>Insert the following policies and objective in Section 8.10 <i>Public Transport</i> of the Draft Plan:</p> <p>PT POL 9 To ensure new development areas and employment land-uses are permeable for walking and cycling and are laid out in such a way as to facilitate the operation of public transport by residents and employees.</p> <p>PT OBJ 5 To provide suitable infrastructure on public transport corridors to improve safety and efficiency for public transport users.</p>

	<p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Insert the policies PT POL 9 and objective PT OBJ 5 , both as detailed above, in Section 8.10 <i>Public Transport</i> of the Draft Plan.</p>
101	<p>Insert the following policy and objective in Section 8.8 <i>Walking and Cycling</i> of the Draft Plan:</p> <p>WC POL 6 To require adequate filtered permeability solutions in relation to large-scale residential, commercial or mixed-use development proposals (both in terms of new development and retrofitting into existing built-up areas) to facilitate active travel, accessibility and connectivity in settlements.</p> <p>WC OBJ 6 To work with the Active Travel Initiative of the National Transport Authority to deliver a network of cycle routes in towns in order to encourage cycling as an everyday mode choice, in particular to provide cycling infrastructure near schools.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Insert the policy WC POL 6 and objective WC POL 6, both as detailed above, in Section 8.8 <i>Walking and Cycling</i> of the Draft Plan.</p>
102	<p>Amend policy BP POL 1 as follows:</p> <p>BP POL 1 To ensure the provision of appropriate secure, safe, convenient and accessible bicycle parking facilities as part of any new developments in towns and villages centre locations to encourage modal shift away from private cars to more sustainable modes of transport.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Amend policy BP POL 1 as detailed above.</p>
103	<p>Insert the following policy in Section 8.8 <i>Walking and Cycling</i> of the Draft Plan:</p> <p>BP POL 5 To ensure the provision of appropriate secure, safe, covered, lit, convenient and accessible long-stay bicycle parking facilities as part of any new developments such as places of employment or schools to encourage modal shift away from private cars to more sustainable modes of transport.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Enda Stenson and resolved</p> <p>It was AGREED to Insert the policy BP POL 5 in Section 8.8 <i>Walking and Cycling</i> of the Draft Plan as detailed above.</p>
104	<p>Amend objective RUR SET OBJ 6 as follows:</p> <p>RUR SET OBJ 6 The Planning Authority shall provide a detailed report within one year of this County</p>

	<p>Development Plan coming into effect identifying all potential sites within villages and possibly graigs that are considered suitable to accommodate low density housing proposals. Where there is an issue in relation to the provision of piped wastewater treatment in villages (Glenfarne, Kilclare and Rossinver) and in graigs, the Council will pursue the resolution of such constraints in conjunction with the Department of Housing, Local Government and Heritage and Irish Water, and seek to explore appropriate funding measures for same.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Amend objective RUR SET OBJ 6 as detailed above.</p>
<p>105</p>	<p>Amend objective ENT EMPL OBJ 4 as follows:</p> <p>ENT EMPL OBJ 4 To work with Irish Water, having regard to its connections policy, and other infrastructure providers, to support the provision of services and facilities to accommodate the future economic growth of the county and to seek to reserve provide infrastructure capacity for employment generating uses.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Amend objective ENT EMPL OBJ 4 as detailed above.</p>
<p>106</p>	<p>Insert the following text at Section 8.11.2.5 – <i>Exceptional Circumstances</i>:</p> <p>Public water and wastewater projects will be progressed in the county over the coming years which may require the creation of additional access points or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/hr apply. These projects are necessary to meet strategic growth and environmental objectives in local, regional and national planning policy. Such projects may also be applicable to the provisions of ‘exceptional circumstances’ and subject to engagement between Irish Water, TII and Leitrim County Council.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Insert the text, as detailed above, at Section 8.11.2.5 – <i>Exceptional Circumstances</i>.</p>
<p>107</p>	<p>Amend Section 5.8.2 – <i>Wastewater</i> of Volume II – <i>Settlement Plans</i> in relation to the settlement plan for Drumshanbo as follows:</p> <p>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.</p>

	<p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Amend Section 5.8.2 – <i>Wastewater</i> of Volume II – <i>Settlement Plans</i> in relation to the settlement plan for Drumshanbo with the text as detailed above.</p>
108	<p>Amend Section 7.8.2 – <i>Wastewater</i> of Volume II – <i>Settlement Plans</i> in relation to the settlement plan for Mohill as follows:</p> <p>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.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Amend Section 7.8.2 – <i>Wastewater</i> of Volume II – <i>Settlement Plans</i> in relation to the settlement plan for Mohill with the text as detailed above.</p>
109	<p>Amend Section 8.2.2 – <i>Wastewater</i> of Volume II – <i>Settlement Plans</i> in relation to the settlement plan for Carrigallen as follows:</p> <p>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.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Amend Section 8.2.2 – <i>Wastewater</i> of Volume II – <i>Settlement Plans</i> in relation to the settlement plan for Carrigallen as outlined above.</p>
110	<p>Amend Section 21.2.2 – <i>Wastewater</i> of Volume II – <i>Settlement Plans</i> in relation to the settlement plan for Keshcarrigan as follows:</p> <p>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).</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Enda McGloin and resolved</p>

	<p>It was AGREED to Amend Section 21.2.2 – <i>Wastewater</i> of Volume II – <i>Settlement Plans</i> in relation to the settlement plan for Keshcarrigan as outlined above.</p>
<p>111</p>	<p>Amend paragraph no. 2 of Section 6.10.2 – <i>Land Use Zoning Principles</i> as follows:</p> <p>An infrastructure assessment was undertaken to differentiate between zoned land that is available for development and that which requires significant further investment for such development to be realised. This is referred to as a ‘<i>tiered zoning approach</i>’ and is required by the NPO 72 of the NPF. Irish Water were integral to the undertaking of this assessment and their co-operation is acknowledged in this regard. However It is the expressed view of Irish Water that there was not considered the county is well served by its water and wastewater treatment plants and, notwithstanding constraints associated with the Carrick-on-Shannon water treatment plant and the wastewater treatment plants at Drumshanbo, Mohill and Carrigallen which are expected to be addressed over the lifetime of the Plan, there were no capacity issues in any wastewater treatment plant or water treatment plant identified which would prohibit the realisation of the household or population levels stated in the Core Strategy of this Plan.</p> <p>On the Proposal of Councillor Enda Stenson Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Amend paragraph no. 2 of Section 6.10.2 – <i>Land Use Zoning Principles</i> as outlined above.</p>
<p>112</p>	<p>Amend Section 13.16.10 – <i>EV Charging Points</i> as follows:</p> <p>All developments should provide facilities for the charging of battery-operated cars at a rate of up to 10% 20% of the total car parking spaces. The remainder of the parking spaces should be constructed (wiring and ducting provided) so as to be capable of accommodating future charging points, as required. New residential development should accommodate at least one car parking space equipped with two EV charging points for every ten no. car parking spaces being provided for the associated development. The remainder of the car parking spaces should be constructed so as to be capable of accommodating future charging points, as required. EV charging spaces should be clearly demarcated with appropriate signage.</p> <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Paddy Farrell and resolved</p> <p>It was AGREED to Amend Section 13.16.10 – <i>EV Charging Points</i> as detailed above.</p>
<p>113</p>	<p>To amend Section 10.6 <i>Forestry</i> of Draft Plan as follows and to include the report titled <i>Landscape Capacity Study for Commercial Forestry - Co. Leitrim (March 2022)</i> as Appendix VI of the final Draft Plan when adopted. This will require a renumbering of the remaining 6 no. appendices as they are numbered on the basis of their respective chapters.</p> <p>1.6 Forestry</p> <p>1.6.1 National Policy</p> <p>The national policy and ambition on forestry (plantation forestry) is extremely clear as set out in the Forestry Programme 2014 – 2020 which is presently being reviewed. The Forest Programme seeks “to</p>

develop an internationally competitive and sustainable forest sector that provides a full range of economic, environmental and social benefits to society and which accords with the principles of sustainable forest management”.

To realise this ambition, there are a series of financial supports in place of up to 100% set up grants for establishment and maintenance of new plantation forests and woodlands including fencing. The grant aid and premiums on offer depend on the species planted with higher rates available for deciduous trees.

The Climate Action Plan 2019²¹ states that under the current National Forestry Programme, 2014-2020, afforestation rates have been recorded at an average of 5,500 ha per year. This is below the target rate and at these rates, Ireland will not achieve its 18% land cover target by 2046. The Climate Action Plan seeks to increase afforestation rates from their current levels to an average of 8,000 ha per year, in order to reach our forestry land cover target of 18% by the second half of this century. This will be achieved through engaging with a range of landowners, from farmers through to State Bodies and Local Authorities. While this will mostly yield benefits in the longer term, it will also contribute to our 2030 target through carbon sequestration and displacing other high carbon uses of land. It is also proposed to supplement the attractive financial incentives already in place (for faster afforestation, sustainable forest management, and wood mobilisation). **provides for a number of actions relating to forestry development and recognises the important role forestry provides as the single largest land-based climate change mitigation measure available to Ireland. In addition, the Plan recognises the increasing potential of forestry in providing sustainable substitute products for conventional carbon-heavy construction materials such as concrete, brick and steel. Relevant actions provided in the Climate Action Plan 2021 relating to forestry development include:**

- the implementation of ‘Project Woodland’, the government initiative to develop a shared approach for trees, woods and forests and to inform the preparation of the new Forestry Strategy and new Forestry Programme for publication in 2023 (Actions 364 and 365);
- Implement Forestry Programme 2014-2022 (includes 2-year extension) (Action 366);
- Increase the level of afforestation to meet targets (Action 367); and
- Increase output of forestry licences to meet demand (Action 368).

It is notable that, aside from Action 367 which identifies the planting of 1,500ha of native woodland on Bord na Móna cut-over-bogs and unlike the previous Climate Action Plan 2019, no other planting target is provided in the Climate Action Plan 2021, with the presumption that the new Forestry Programme to be published in 2023 will identify such targets.

Forestry **can** plays an important role in helping with climate change mitigation, through carbon sequestration and the provision of renewable fuels and raw materials. Forestry is a major carbon sink and afforestation is the most significant mitigation option that is available to Ireland’s land use sector.

Ireland is committed to the practice of Sustainable Forest Management, which, under the Helsinki and Lisbon Agreements, means *‘the stewardship and use of forests and forest lands in a way and at a rate that maintains their biodiversity, productivity, regenerative capacity, vitality and their potential to fulfil now and in the future, relevant ecological, economic and social functions as local, national and global*



levels and that does not cause damage to other ecosystems'. A key objective of the Department of Agriculture, Food and the Marine's 'Growing for the Future – A Strategic Plan for the Development of the Forestry Sector in Ireland' (1996) has remained 'to develop forestry to a scale and in a manner which maximizes its contribution to national economic and social well-being on a sustainable basis and which is compatible with the protection of the environment'.

1.6.2 Forestry in Leitrim

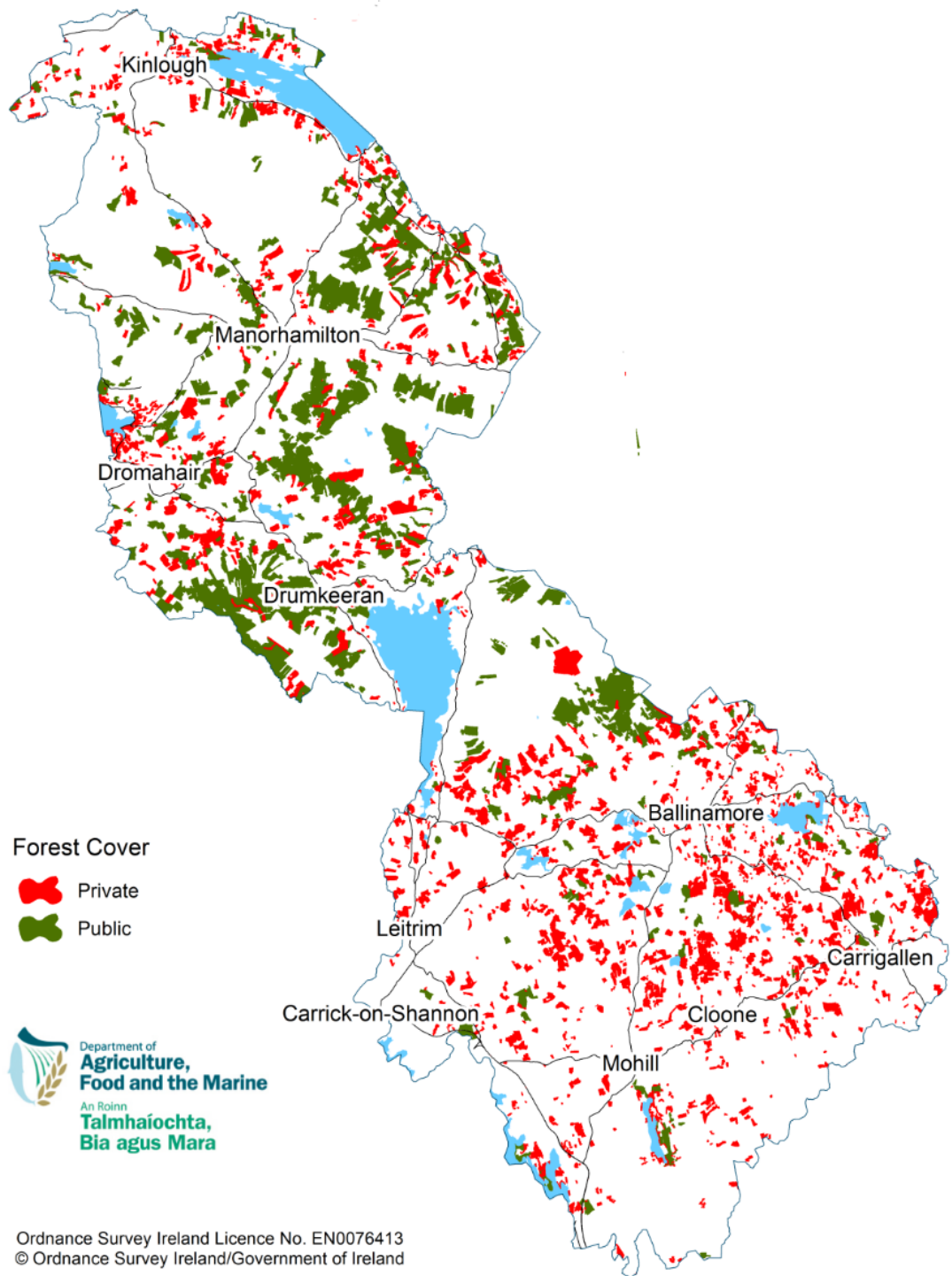
Co. Leitrim has the highest ratio of forestry planted of any county in the State at 18.9% in 2017 compared to the national average level of 11%. Preliminary results from the 4th National Forestry Inventory (NFI), completed in 2022, indicates that the extent of forest cover in the county in 2021 has increased to 20.1% (32,039ha), with Leitrim remaining the county with the highest percentage of forest cover, compared to a national average level of 11.6%². Notwithstanding these preliminary results, it should be noted that at the time of writing the 3rd edition of the NFI, conducted in 2017, remained the most comprehensive dataset on national forest cover.

The soils in Co. Leitrim are generally well-suited to commercial forestry plantation development as they are rich in mineral gley, surface water gley, peaty gley and brown poolzolic soils. The favourable soil and climatic conditions result in relatively rapid growth rates of coniferous species where the strength and quality of the wood is less than where it grows at a slower rate. However, Furthermore, poor root penetration can often lead to windthrow with its associated environmental consequences including aquatic issues arising.

Private plantation forests accounted for just over half (51.3%) of the forest area in the county in 2017 with the remaining (48.7%) consisting of publicly owned forestry managed for the State by Coillte. The extent of these lands are shown in Figure 10.2. This is qualified by noting that an additional 846 hectares of lands have been planted since 2017 up to and including 2021 based on the *Forest Statistics Ireland 2022* report from DAFM.

Figure 10.2: Extent of Forest Cover in Co. Leitrim

² 'Forest Statistics Ireland 2022', Department of Agriculture, Food and the Marine (2022)



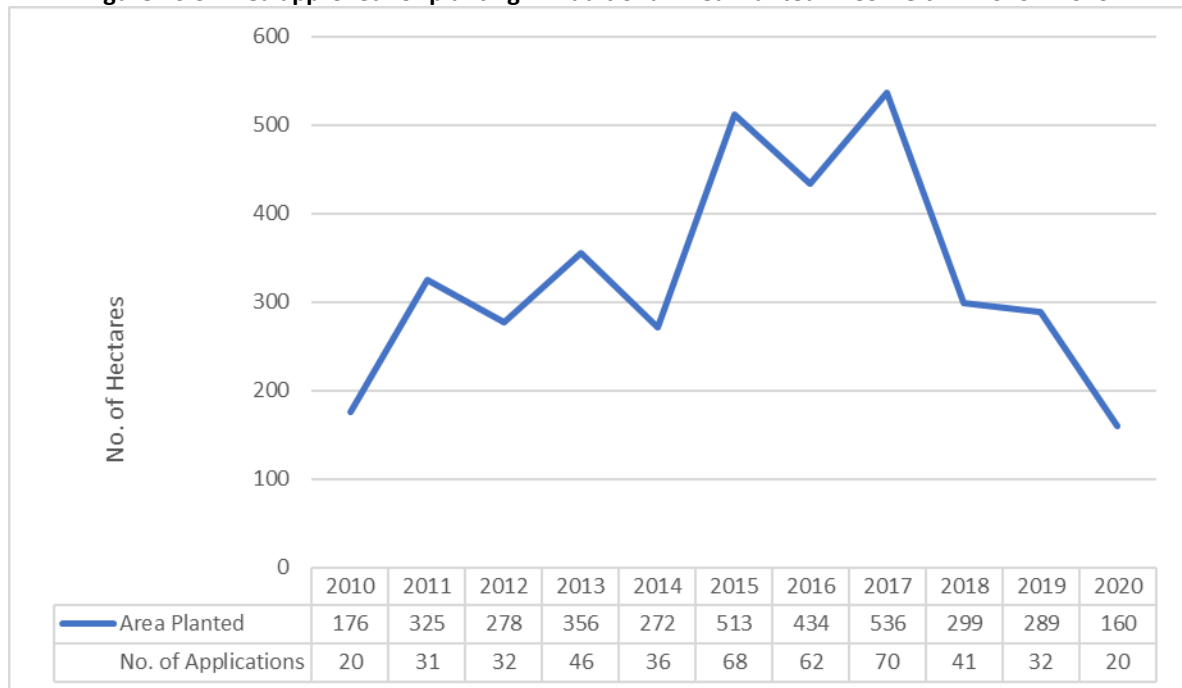
Forest Cover

- Private
- Public



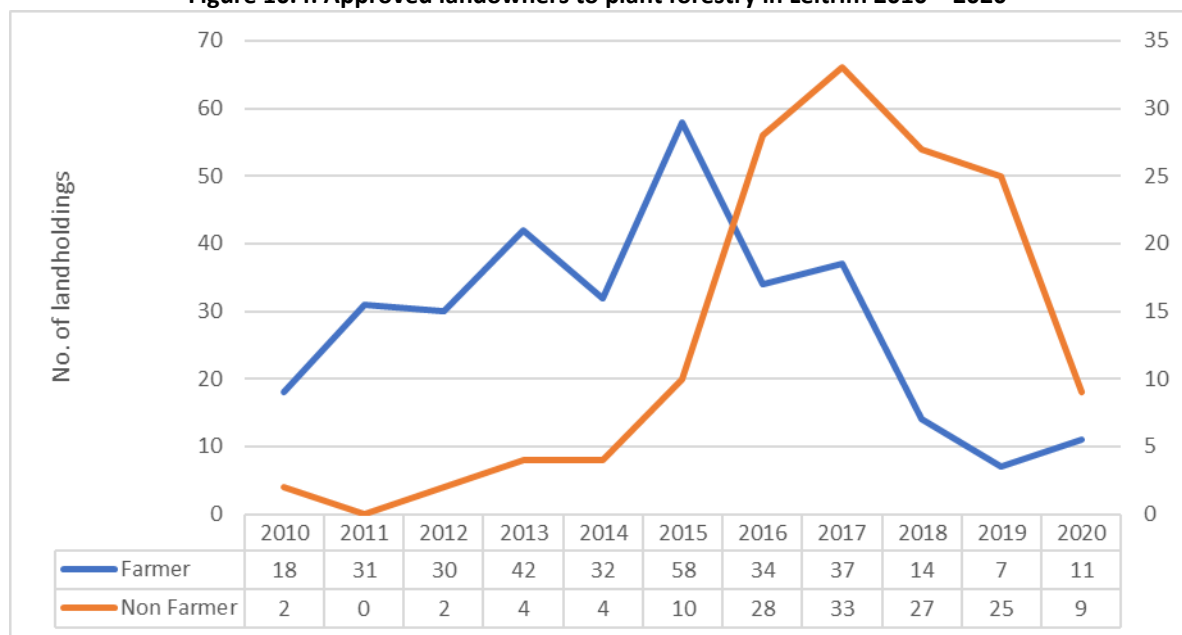
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Figure 10.3: Area approved for planting in Additional Area Planted in Co. Leitrim 2010 – 2020



Source: Forest Service, Department of Agriculture

Figure 10.4: Approved landowners to plant forestry in Leitrim 2010 – 2020



Source: Forest Service, Department of Agriculture

In terms of species, conifers account for 70% of the total forest area in the county. Sitka spruce is the dominant species accounting for 61.3% of the total forest area which is higher than the national figure of 51%. The growth rates of trees in the county for conifers is high – for Sitka spruce in private stands, growth rates are estimated to be 20% higher than the national average. Native species account for 30.7% of the forest area in the county which is slightly higher than the national figure of 26.6%. Birch is the dominant native species accounting for 10.7% with alder accounting for 4.8%. **The figures in this paragraph are extracted from the report ‘The Socio-Economic Impact of Forestry in Co. Leitrim’, Dr. Áine Ní Dhubháin et al, (2019) School of Agriculture and Food Science, University College Dublin.**

Figure 10.3 indicates a steady rise in the extent of land approved for planting planted in Co. Leitrim by the Forest Service from 176 hectares of land in 2010 to 536 hectares in 2017. The number of landholdings in 2017 was 70 and the average holding approved for planting planted was 7.7 hectares/19 acres (Figure 10.4). There has been a marked reduction in the number of applications approved since 2018., primarily as a result of the number of appeals brought against decisions. It should be qualified that Figure 10.3 relates to lands actually planted and should not be confused with the extent of lands licensed for afforestation by the Forest Service. For instance in 2021, 98 hectares of lands were planted for commercial forestry whilst 236 hectares of lands was licensed for planting. The license holder has 3 years from the date of a license to plant.

Of particular note from Figure 10.4 is that in 2015 marked a milestone in which the number of investors or non farmers who were approved to plant commercial forestry in Co. Leitrim exceeded the number of farmers who were approved to plant part of their own lands. This resulted from changes in the grant aid provided by the Department of Agriculture which now encouraged investors into the sector to assist in reaching the national target set out in the Forestry Programme. In each subsequent year since 2015, the number of investors or non farmers approved for planting has exceeded the number of farmers approved to plant their own lands. This may have included farmers from outside the county who have acquired lands in this county as an investment or as a means of offsetting carbon from their main farming activities. This level of information was not available to the Local Authority.

Notwithstanding the thrust of Government policy, the extensive volume of afforestation in Co. Leitrim raises some concerns. Once planted for forestry, land is unlikely ever to revert to alternative agricultural use, reducing the possibility of expanding or consolidating neighbouring farms. Extensive and dense tree planting can lead to an oppressive and featureless landscape, increasing the sense of isolation of remaining residents, while clear-felled forests leave an ugly scar on the landscape. The harvesting of timber which often necessitates the construction of extensive lengths of forest access roads can put great stress on the road network, with minor roads bearing loads far beyond their design capacity. It is argued by the haulage sector that the creation of forest access roads can have a far greater impact on the surface of local roads than the extraction of timber. The Department of Agriculture, Food and the Marine have indicated in their Forest Statistics Report (July 2022) that between 2011 -2021, the construction of 42.8km of private forest roads were grant aided in Co. Leitrim³. The Local Authority is left to rely on the provisions of the Roads Act 1993, as amended, to seek to recover the cost of damage to local roads but with very limited success.

However, it is important to recognise the value of forestry related employment with 560 jobs⁴ associated directly and indirectly with forestry/wood processing in Leitrim (2018). All elements of the commercial plantation forestry value chain are present in Co. Leitrim – forestry contractors and management companies, forest harvesting and haulage (McMorrows Haulage Ltd., Dowra), saw mills and manufacturing (Crowes, Mohill), firewood (McMorrows, Dowra) and manufacturing (Masonite, Drumsna and Merenda, Manorhamilton). It is also acknowledged that the lands planted with commercial plantations often replaces land that was previously farmed and that there is a potential displacement employment effect as a result of lands being planted. In addition to the socio economic costs, the impact of the loss of agricultural land on sustaining a rural farming population does need careful consideration at a national policy level. The results of the Census of Agriculture 2020 were not available to inform the preparation of the Draft Plan.

The Good Energy Alliance Ireland produced a Greenhouse Gas Emissions Baseline Report for Co. Leitrim

³ 'Forest Statistics Ireland 2022', Department of Agriculture, Food and the Marine (2022)

⁴ This figure was provided to the Local Authority by the Department of Agriculture, Food and the Marine

in December 2019. It is estimated that forestland removes over 190,000 tonnes of CO² equivalent from Leitrim in effect offsetting 44% of the CO² produced by our population. This has a monetary equivalent of just under €5m. Forests and forest products therefore play an important role in mitigating climate change by sequestering and storing atmospheric carbon dioxide (CO²). Fast growing Sitka Spruces perform better when it comes to removing carbon from the atmosphere, as opposed to native woodland, hence their utilization as a quick return climate mitigation policy tool. The carbon sequestration rate per hectare by forests in Co. Leitrim is deemed to be 12% higher than the national rate. About 45-50 hectares of forest are clear felled each year;

Of the total amount of commercial forestry that is clear felled each year (979 hectares licensed to be clear felled in 2021), 30% of the total tree volume is left on the forest floor after logging with the remaining 10% used for wood fuel. The remainder, 60% is processed, mainly for the construction industry. the CO² captured during the tree life remains locked in the wood until the product decays or is burnt. This excludes consideration to the clear felling and thinning of commercial forestry, transporting and processing the timber product and the burning of wood products for energy all of which causes emissions of carbon to the atmosphere whilst clear felling results in significant carbon losses from the soil.

The nature of commercial plantation forestry in Co. Leitrim is such that until a more detailed study is undertaken of the previous use of the lands planted / licensed to be planted regarding their former carbon sequestration function to include peatlands and the environmental cost of harvesting to include creation of extensive forest access roads that the true climate change mitigation impact is unquantified. Equally, there has to be an acknowledgement of the addition of carbon to the atmosphere from the burning of wood products.

1.6.3 Afforestation and the Planning System

Afforestation as a land use is, in the main, outside the control of the Planning Authority with the exception of the creation and material widening of accesses onto the national road system or when an Environmental Impact Assessment Report is required for planting of more than 50 hectares. Initial afforestation of lands is classified as exempted development which does not require planning permission. To date, no planning application lodged to this Authority for the planting of trees. Certain categories of consent applications to the Forestry Service, being part of the Department of Agriculture, Food and Marine, for planting or felling are referred to the Planning Authority for its observations but it is the Forest Service, as competent authority, who ultimately decides upon the submitted consent application and how much weight to attribute to the Planning Authority's comments. This Council would welcome a revision of the Planning legislative provision that would bring forestry plantations under the control of the planning system.

1.6.4 Afforestation and the Landscape

The Landscape Character Assessment (refer to Section 11.15) has identified forestry along with wind turbines as the greatest forces of change in altering the character of our landscape. Commercial forestry plantations tend to be a dominating landcover and have an eroding impact in scenic areas of the county including Lough Melvin. The original lakeside landscape character is much eroded as a result. The review noted an increase in commercial coniferous forestry especially apparent in the farmed lowlands south of Slieve Anierin and similar plantations of smaller scale occur in the uplands in particular the lower slopes of Dough Mountain. The Character Assessment states that the extent of additional forestry land use "is controversial due to the resultant change and negative impact on the County's landscapes". In Landscape Character Type 3 'Wooded Lakeside Farmland', the extent of the woody vegetation cover is such that the landscape is quite visually enclosed in many places. In Landscape Character Type 5 'Moorland Plateaus', patches of commercial coniferous forestry feature in this landscape and in some locations, these plantations dominate and have eroded the moorland

landscape character. The plantation of commercial coniferous forestry also tends to be highly visible at higher elevations. In Landscape Character Type 9 ‘Drumlin Farmland’, patches of commercial coniferous forestry are dispersed throughout this landscape, some areas being fairly extensive in size. The plantation of coniferous forest is indicated as being a frequent feature and has become influential in the local landscape character.

It is noted that there is an area of deciduous woodland at O’Donnell’s Rock which is one of only a few naturally developing woodlands on the Leitrim limestone mountains. This is of particular interest as it demonstrates the natural succession of this woodland type on steep ground.

In relation to landscape quality, condition and sensitivity, the Landscape Character Assessment indicates that the condition of the landscape is adversely affected in places by commercial coniferous forestry. Extensive areas of commercial coniferous forestry have resulted in the loss of hedgerows, pasture and field patterns and thus, key landscape characteristics have become eroded. Plantation of coniferous forestry also obscures stretches of the Black Pig’s Dyke and tree roots threaten delicate archaeological remains. Where large forestry blocks exist on undulating landform, large scale felling, leaves significant areas of the landscape scarred. In comparison, in areas where commercial coniferous forestry is absent, the landscape is in relatively good condition as evidenced by the strong field patterns defined by a dense hedgerow structure.

Following the completion of the review of the Landscape Character Assessment, of designated landscapes and of protected views and prospects, Leitrim County Council commissioned RPS to then undertake a landscape capacity assessment for future commercial forestry planting in Co. Leitrim. The purpose of the landscape capacity assessment is to inform the policy framework for forestry which will be contained in the Draft County Development Plan 2023-2029. The objective of the study is to determine the suitability or capacity of landscapes to accommodate further commercial forestry plantations. The assessment has been undertaken in order to provide clear guidance in the light of recent debate on the issue of commercial forestry in Co. Leitrim and the need to achieve a balance between the national policy arena, the demands for commercial forestry plantations and conservation of landscape character and visual amenity including residential visual amenity. This report titled ‘Landscape Capacity Study for Commercial Forestry - Co. Leitrim (March 2022) will form Appendix VI of the final Draft Plan when adopted.

The report primarily outlines a baseline for each Landscape Character Type (LCT) followed by a sensitivity assessment of each to commercial forestry. The capacity of each LCT to accommodate commercial forestry is outlined, along with design guidance.

The following table is extracted from the report and is considered the conclusion of the Capacity Study.

Table 10.2: Landscape Sensitivity - Study Findings

ID	LCT Name	Sensitivity	Capacity
LCT 1	Coastal Plain	Very High	None
LCT 2	Coastal Drumlin Farmland	High	Limited
LCT 3	Wooded Lakeside Farmland	High	Limited
LCT 4	Cliffed Uplands and Landslips	Very High	None
LCT 5	Moorland Plateau	Very High	None
LCT 6	Moorland Hills	High	Very limited capacity at higher elevations and on steep sided

			mountain slopes.
LCT 7	Upland Farmland and Foothills	Medium to High	Yes
LCT 8	Valley Farmland	Low	Yes
LCT 9	Drumlin Farmland	Low	Yes
LCT 10	Major Loughs	N/A	N/A
LCT 11	Drumlin Loughs and Stream Margins	Very High	None
LCT 12	River Floodplain	Very High	None
LCT 13	Low Limestone Outcrops	Very High	None
LCT 14	Drumlin Farmland with Peat Bogs	Low	Yes
LCT 15	Undulating Hill Farmland	Low	Yes
LCT 16	Steep Mountain Peaks	Very High	None
LCT 17	Tabular Hills	Very High	None

Note: Leitrim County Council are presently undertaking a landscape capacity assessment of the ability of the landscape to absorb further commercial forestry plantations. This may be finalised in time to inform the final County Development Plan before it is finalized.

1.6.5 Forestry Policy Framework

Leitrim County Council supports a transition away from the current monoculture coniferous forestry model dependent on clear felling to one that is consistent with climate change, biodiversity, enhances community life and supports the local economy. The Draft Plan aims to support the sustainable growth of forestry as an economic activity and as an effective **acknowledges its potential role as a** climate mitigation measure whilst affording maximum protection to the rural environment, **residential amenity** and **to the receiving** landscape. The Draft Plan will seek to maximise the employment creation potential of timber grown locally and also recognise the importance of the forestry value chain to our local economy. The development of woodchip production from thinnings, for alternative energy provision, will be encouraged as an on-farm scale activity.

The Council also recognises that forests and woodlands can have a significant recreational and amenity value in the local community such as Coillte's Glenfarne Demesne and Derrycarne forests. While walking is the most popular activity, forest recreation embraces other specialised activities including orienteering, mountain biking, horse riding and fishing. The Council are keen to further exploit opportunities in in this area. In line with Forest Service Guidelines, the Council will support the development of roads, tracks, rides, and purpose-built trail and cycle tracks in selected locations. The Council will also support and encourage the carbon neutral harvesting of forestry.

Equally, the protection of rural communities is also an integral part of the policy framework of this Plan including the protection of agriculture and of farming practices and livelihoods. The introduction of large-scale forestry into an area can have potentially negative impacts on visual, social and environmental grounds and thus must be appropriate in terms of their scale and location.

This Draft Plan cannot seek to remove a statutory entitlement, i.e. exempted development status of afforestation as it is beyond the ability of the **a development plan** to do so. The Draft Plan can however provide the **evidential** basis for the Planning Authority to **contribute to the forest consent process of**

the Forest Service through comment on forest consent applications that are referred by the Forest Service to the Council for comment and also give a commitment that the Local Authority intends to take a more proactive role over the life of the Draft Plan where a proposed forestry plantation is at variance with the policy framework contained therein.

Landscape capacity to accommodate further commercial plantations is a key consideration for Leitrim County Council in deciding whether or where forestry expansion occurs. The Council generally favours deciduous over coniferous planting on the basis that native species of deciduous trees sit more comfortably in the Co. Leitrim landscape and also have more benefits for biodiversity.

The Local Authority position will be informed by the recommendations contained in the Landscape Capacity Study for Commercial Forestry (March 2022) in our responses to all applications for Tree Planting and Tree Felling referred to the Local Authority by the Forest Service.

Responses from Leitrim County Council on Applications Submitted to the Forest Service for Tree Planting Applications

The following stated responses to consent applications to the Forest Service for Tree Planting by the Local Authority is qualified on the basis of such commercial plantations comprising primarily of coniferous plantations although it should not be assumed that no such concerns would arise for an exclusive broadleaf plantation.

In the Landscape Character Types which have been determined as having a very high or high sensitivity to further commercial forestry plantations and no capacity or very limited capacity for further plantations (LCT 1 Coastal Plain, LCT 4 Cluffed Uplands and Landslips, LCT 5 Moorland Plateau, LCT 6 Moorland Hills, LCT 8 Valley Farmland, LCT 11 Drumlin Loughs and Stream Margins, LCT 12 River Floodplain, LCT 13 Low Limestone Outcrops, LCT 16 Steep Mountain Peaks and LCT 17 Tabular Hills refers), the Local Authority will object to all further Tree Planting applications on the basis of potential adverse and cumulative impacts to the sensitive receiving landscape.

In the Landscape Character Types which have been determined as having a 'high' or 'medium to high' sensitivity to further commercial forestry plantations and very limited or limited capacity for further plantations (LCT 2 Coastal Drumlin Farmland and LCT 3 Wooded Lakeside Farmland refers), the Local Authority will object to such applications where the siting of such plantations is recommended for exclusion in Section 4.2.1.3 of the Landscape Capacity Study for Commercial Forestry on the basis of the determinantal impact to the sensitive receiving landscape.

For the remaining Landscape Character Types (LCT 7 Upland Farmland and Foothills, LCT 9 Drumlin Farmland, LCT 14 Drumlin Farmland with Peat Bogs and LCT 15 Undulating Hill Farmland refers) which have been determined as having a medium to low sensitivity to further commercial forestry plantations and capacity for further plantations, the Local Authority will object only to those limited areas therein where the siting of such plantations is recommended for avoidance in Section 4.2.1.3 in the Landscape Capacity Study for Commercial Forestry.

In all instances, regard will be given to the siting and design guidance for each Landscape Character Type which have been determined as having some level of capacity for further commercial plantations. Furthermore, any proposed commercial forestry plantation must not have a detrimental impact on a designated Protected View or Prospect identified in this Draft Plan.

Afforestation should be avoided on lands containing deep peat soils and where the land slope is steep, especially where the latter slopes towards a water body.

AGR POL 4 seeks to identify and protect from inappropriate forms of development areas of High Nature Value agricultural land in the county to include consideration of future climate scenarios and water quality and availability for agricultural purposes. The impact of forestry plantations on such identified areas of High Nature Value farmlands needs to be carefully considered.

The Council will also give consideration to the designation of North Leitrim, Sliabh an Iarainn and its hinterland as a Landscape Conservation Area in conjunction with **TOUR OBJ 3** which seeks to investigate the feasibility and potential of this area as a National Park/Recreational Area designation. The designation of this area as a Landscape Conservation Area may allow for exempted development to be brought under the control of the Local Authority subject to the prescription of the Minister of such development.

~~In certain Protected Landscapes, it would be the preference of this Local Authority if commercial planting was restricted or prohibited altogether. As such commercial forestry is exempted development, there is frustration within the Local Authority that this express objective cannot be realised.~~

~~This will be on the following basis:~~

~~On steep slopes above the 300m contour line, new afforestation will be strongly discouraged in the response of the Local Authority to any application to the Forest Service for tree planting and tree felling and it would be the objective of this Local Authority if the existing area under forestry was reduced, restructured and/or redesigned following clearance. This is considered particularly important around the flanks of Dough, Boleybrack and Sliabh an Iarainn, where forestry is most intrusive.~~

~~Elsewhere, particular attention will be paid to retaining (or restoring) views to the water and valley approaches to the hills. This applies particularly to the following areas:~~

- ~~• around the shores of Lough Melvin, Lough Gill, Lough Allen & the smaller loughs around Ballinamore.~~
- ~~• within the distinctive river corridor landscapes of the Shannon and the Cullies rivers, where open wetland areas and views to the water are key landscape characteristics.~~
- ~~• in Glenaniff, the Scardan and Owennayle valleys on the north and east of the Boleybrack uplands, and the Yellow River valleys north and south of Sliabh an Iarainn.~~

~~New woodland planting may be considered acceptable in:~~

- ~~1. Areas of marginal agricultural land on the fringes of the uplands below the 300m contour. These areas already have a distinctive wooded character, provided by strong hedgerows and natural woodland regeneration. They provide relatively good growing conditions for broadleaves. Such areas occur in all the northern glens and the lower hill slopes below the 300m contour line.~~
- ~~2. The drumlin landscapes of the central and southern lowlands, which have considerable further capacity to accommodate woodland expansion, provided that the underlying topography is not obscured by blanket planting over wide areas.~~
- ~~3. Other areas where there is scope to restore or enhance the landscape's distinctive character. These include abandoned farmland, amenity landscapes, the landscape settings to settlements and areas degraded by urban, industrial or infrastructural~~

development.

Areas of Low Capacity:

These include the county's mountain and moorland landscapes and steep slopes above and around 300m AOD. These are characteristically open landscapes. New woodlands are highly visible and seldom in keeping with moorlands character. Further afforestation in these areas will be strongly discouraged.

Policies

FOR POL 1 To seek the sustainable development of the forestry sector in Co. Leitrim ~~To encourage the development of sustainable forestry to a scale and in a manner which maximises its contribution to~~ **and does not detract from**, the economic and social wellbeing of the county, and which is compatible with the protection of the environment including the avoidance of likely significant effects on European Sites (SACs and SPAs) **and other designated and non-designated habitats and sensitive landscapes**

FOR POL 2 To encourage sustainable forestry development, which is ~~established~~ **planted**, managed and harvested in accordance with **national and European law and standards set by** the Forest Service, **Department of Agriculture, Food and the Marine** ~~Guidelines for landscape, forest harvesting, archaeology, biodiversity and water quality.~~

FOR POL 3 ~~To ensure forestry development is of appropriate scale and character whilst ensuring that the development does not have a negative visual impact on the countryside or cause pollution or degradation to wildlife habitats, natural waters or areas of ecological importance.~~ **To have regard to the recommendations contained in the Landscape Capacity Study for Commercial Forestry (March 2022) which forms Appendix VI to this Draft Plan in informing the responses submitted by the Local Authority to all relevant applications for Tree Planting and Tree Felling licenses to the Forest Service or subsequent appeals to the Forestry Appeals Committee. This will be in line with the content of Section 10.6.5.**

FOR POL 4 To encourage the provision of public access in conjunction with relevant stakeholders to new and existing forests through walking and bridle paths, recreational areas and other similar facilities.

FOR POL 5 ~~To reply to referrals from the Forest Service (Department of Agriculture, Food and the Marine) seeking to plant additional land for afforestation on the basis of the guidance provided Section 10.6.5 of the Draft Plan.~~

FOR POL 5 To actively participate in the consenting process by the Forest Service on applications seeking to plant additional land for afforestation or tree felling which mandates replanting in landscapes sensitive to commercial plantations or other environmental grounds to ensure that the policies and objectives contained in this Draft Plan are secured.

Objectives

FOR OBJ 1 To work in conjunction with the relevant key stakeholders to develop and expand suitable industries dependent on the considerable timber resource of the county such as fuel-wood production, sawmills and stake producing facilities.

FOR OBJ 2 To co-operate with the Forest Service of the Department of Agriculture, Food and the Marine to encourage and promote the preparation and implementation of an Indicative Forest Strategy for the county **consistent with the policy framework of this Draft Plan.**

FOR OBJ 3 ~~To undertake and adopt a landscape capacity assessment of the county to determine the suitability of landscapes to accommodate further commercial forestry plantations.~~ **To give consideration to the designation of North Leitrim, Sliabh an Iarainn and its hinterland as a Landscape Conservation Area in conjunction with TOUR OBJ 3 which seeks to investigate the feasibility and potential of this area as a National Park/Recreational Area designation.**

FOR OBJ 4 To actively participate in any Regional Fora established by the North West Regional Assembly to ensure sustainable ~~afforestation~~ **land management of the forested area of** across the region.

FOR OBJ 5 To actively make representations to the Department of Agriculture, Food and the Marine in the review of the Irish Forestry regime and the any subsequent development of a new national Forestry Strategy.

1.6.6 Trees and Hedgerows

Trees, woodlands and hedgerows are an important natural and landscape asset within the county and provide a biodiversity function in the provision of food, habitat and shelter in exposed areas, and also act as pollution filters and carbon sinks. Trees are valuable natural resources that improve the quality of life in our communities and make our neighbourhoods greener and more livable, while providing many other social and ecological benefits. With an increasing need for greener and more sustainable urban communities, there is also a growing awareness of the value of trees in settlements. There are only 2 no. Tree Preservation Orders (TPOs) adopted in the county. The Council will consult with the Department of Agriculture, Food and the Marine advisors regarding its recommendations on Tree Felling Licence applications.

Ash Dieback disease is caused by the *Chalara fraxinea* fungus. The disease causes leaf loss and crown dieback in affected trees, and it can lead to tree death. The disease was first identified in Ireland in a plantation in Co. Leitrim in Autumn 2012 on plants imported from continental Europe. The disease is now prevalent throughout most of the island of Ireland and is likely to cause the death of the majority of the ash trees over the next two decades. The decline poses a risk to landowners and others for both public safety and deterioration of woodland cover and the ecological, social and economic benefits these woodlands provide. Leitrim County Council supports the measures underway by the Department of Agriculture, Food and the Marine, Teagasc and Council for Forest Research and Development in the development of an ash breeding programme identifying and planting species of ash that are tolerant to the disease.

Hedgerows are a characteristic feature of the rural landscape and provide an important habitat for many species and act as a wildlife corridor for small mammals, birds and bat species. The removal of existing roadside boundaries, except to the extent that this is needed for a new entrance and traffic safety purposes, shall be resisted where at all possible. Where disruption is unavoidable the replacement with 'like for like' boundary hedges and trees will be required. Elaborate walls and gates in rural areas will be discouraged. The Council encourages the augmentation of existing hedgerows and stands of trees and the planting of new trees and hedgerows, using native broad leaf species, where possible of local provenance, at the boundaries of new housing developments and around new housing, to create shelter and help absorb/assimilate the new development into the receiving landscape.

Policies

TREE POL 1 To require the submission of landscape plans, where appropriate, to accompany

	<p>planning applications for rural development proposals prepared by competent professionals and to promote the use of native trees for boundary treatment and shelter belts.</p> <p>TREE POL 2 To retain and protect significant stands / lengths of existing trees/hedgerows/woodlands, and seek increased planting of native trees, where appropriate, in new developments.</p> <p>TREE POL 3 To protect and preserve existing hedgerows in new developments and where their removal is necessary to seek their replacement with new hedgerows of native species and of native provenance indigenous to the area.</p> <p>Objective</p> <p>TREE OBJ 1 To consider the use of Tree Preservation Orders for the preservation of any tree, trees or group of trees or woodland of special amenity or environmental value.</p> <p>TREE OBJ 2 To support the measures being undertaken by the Department of Agriculture, Food and the Marine, Teagasc, Council for Forest Research and Development (COFORD) dealing with the effects of Ash Dieback disease and in the development of an ash breeding programme identifying and planting species of ash that are tolerant to disease.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Gerry Dolan and resolved</p> <p>It was AGREED to amend Section 10.6 <i>Forestry</i> of Draft Plan, as per the additional text and amendments detailed above, and to include the report titled <i>Landscape Capacity Study for Commercial Forestry - Co. Leitrim (March 2022)</i> as Appendix VI of the final Draft Plan when adopted.</p>
114	<p>Delete Section 3.8.4 <i>Cultural Heritage</i> from Appendix IX – Part A – <i>Draft County Leitrim Renewable Energy Strategy</i> as follows and renumber subsequent sections as appropriate:</p> <p>3.8.4 Cultural Heritage</p> <p>Renewable energy developments should avoid adversely impacting the cultural heritage in the county. The architectural and archaeological protected structures, sites and areas within Leitrim have been identified and mapped. The National Monuments Act established a list of Recorded Monuments and Places (RMP) that are of historical and archaeological significance. These sites are scattered throughout the county, with higher concentrations in the larger urban areas. A number of buildings in Leitrim are included in the Register of Protected Structures (RPS) as being of special interest for historical, artistic or other cultural reasons. Buildings constructed after 1700 are included in the National Inventory of Architectural Heritage (NIAH). In all cases, consent must be obtained to carry out works on or near these sites and limitations may apply to the extent of retrofit possible for protected structures.</p> <p>Development within townlands may be constrained by designated Architectural Conservation Areas (ACAs) and the Zone of Architectural Potential surrounding recorded monuments. Where necessary, an Archaeological Assessment can be undertaken to determine the type and extent of impacts of a development on protected structures or monuments. The aim is to harness the renewable energy potential of the area while preserving the architectural and archaeological heritage.</p> <p>On the Proposal of Councillor Brendan Barry</p>

	<p style="text-align: center;">Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Delete Section 3.8.4 <i>Cultural Heritage</i> from Appendix IX – Part A – <i>Draft County Leitrim Renewable Energy Strategy</i> and renumber subsequent sections as appropriate:</p>
<p>115</p>	<p>Include the following additional policy objective in Volume I, Chapter 10 (Rural Development):</p> <p>AGG RES POL 8: To ensure that the extraction of minerals and aggregates protects to the maximum practicable extent the visual quality of the receiving landscape and do not adversely affect the environment or adjoining existing land uses.</p> <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Thomas Mulligan and resolved</p> <p>It was AGREED to Include the additional policy objective AGG RES POL 8, as detailed above, in Volume I, Chapter 10 (Rural Development):</p>
<p>116</p>	<p>Amend the Development Management Standards text relating to Extractive Industries (Volume I, Chapter 13, Section 13.18.2 (Extractive Industries), as follows:</p> <p>The Planning Authority will not facilitate the development of the extractive industry and permit such workings unless it has been shown that the following criteria can be met; having taken into account the reduced demand for aggregates that will come about through improved recycling of construction and demolition waste:</p> <ul style="list-style-type: none"> • The environment and the landscape will be safeguarded to the greatest possible extent during all life cycle stages of the process, • Such operations have good access to, or are within reasonable distance of, the national or regional road network and do not adversely affect the residential or tourism amenity of the area, • Satisfactory provision will be made for a beneficial after use of the land that does not conflict with other planning objectives for the area, • The working, landscaping, restoration and after care of the site will be carried out to the highest standards in accordance with the approved scheme. <p>The development, continuation of use or diversification of activities relating to the extractive industry will be assessed having regard to the <i>‘Quarrying and Ancillary Activities Guidelines’</i> (DoEHLG, 2004) (or any superseding national policy document), <i>‘Guidelines for Environmental Management in the Extractive Industry’</i> (EPA, 2006), <i>‘Guidance on Biodiversity in the Extractive Industry’</i> (NPWS), <i>‘Geological Heritage Guidelines for the Extractive Industry’</i> (GSI, 2008), the Archaeological Code of Practice (2009) and the Irish Concrete Federation Environmental Code (2005) and any other relevant superseding policy guidance.</p> <p>Applicants should submit the following information at application stage:</p> <ul style="list-style-type: none"> • Map showing total site area, highlighting area to be excavated, and any ancillary proposed development, nearest dwellings, or any other development (within 1 km of the site) • Description of the aggregate(s) to be extracted, method of extraction, any ancillary processes (such as crushing, concrete manufacture, etc.), equipment to be used, stockpiles, storage of soil

and overburden, storage of waste materials and proposed/existing settling ponds

- Total and annual tonnage of extracted aggregates, expected life of the extraction, maximum extent and depth of working and proposed phasing programme
- Description of development works (buildings, fixed and mobile plant, roads, fuel tanks, water supply and drainage, earth mounds, etc.)
- Description of water courses and water table depth, natural and cultural heritage, traffic impact and waste management
- Description of cumulative impact when taken together with other quarries in the vicinity
- Likely environmental effects including the preparation of an Environmental Impact Assessment Report where relevant
- Proposed mitigation measures
- Phased restoration and after-care proposals, and
- Proposals for surface water management and flood risk minimisation.

Where proposals for the working out of minerals and aggregates are submitted in the *Area of Outstanding Natural Beauty (AONB)* or an *Area of High Visual Amenity (AHVA)*, existing landscape quality shall remain the overriding priority and such proposals must illustrate that the benefits of the development will outweigh any adverse environmental consequences. The Planning Authority shall evaluate the need to conserve the environment, character and natural beauty of AONBs and AHVAs and the extent to which the proposed development would materially damage these qualities. It shall also examine the national need for that specific mineral or aggregate substance to be worked and the availability of the resource in less sensitive locations.

The Council may require the submission of an EIAR for sub-threshold development where it is considered that the development would be likely to have significant effects on the environment. The restoration of disused pits and quarries to productive agricultural use will be encouraged where appropriate having regard to all appropriate environmental considerations. Other possible post closure uses may be considered such as recreational facilities and natural habitat areas.

A condition requiring the lodgement of a financial bond will be included in any grant of permission to ensure the satisfactory reinstatement of the site following the completion of extraction. A Special Development Contribution in accordance with Section 48 of the Planning and Development Act, 2000 (as amended), may be imposed for the upgrade or maintenance of the local road network to facilitate the proposed development.

On the **Proposal** of Councillor Enda McGloin

Seconded by Councillor Thomas Mulligan and **resolved**

It was **AGREED** to Amend the Development Management Standards text, as detailed above, relating to Extractive Industries (Volume I, Chapter 13, Section 13.18.2 (Extractive Industries), as detailed above.

Submission No 4: Cllr Justin Warnock

Proposed Amendment 10 from Councillor Justin Warnock was considered in conjunction with recommendation No. 116.

Proposed Amendment 10

To include the paragraph below as part of AGG RES POL 8

It shall be and is hereby rebuttably presumed that any proposed processing operation located above or adjacent to surface or ground waters, or which could potentially impact such waters regardless of their location, that would use one or more of the following chemicals as a processing agent poses an unreasonable risk of environmental harm due to the toxicity of such chemicals and their demonstrated potential to cause damage to the environment: mercury, cyanide or cyanide compounds, breakdown products of cyanide, or sulfuric acid. Use of such chemicals shall not be permitted as part of any processing operation unless the project applicant can demonstrate, by substantial evidence, based on reliable scientific or engineering data, that the proposed use of such chemicals in a given project will not, under any reasonably foreseeable scenario, cause significant adverse environmental impacts. Scenarios considered shall include but not be limited to "best case," "average case," and "worse case" scenarios, taking into account any environmental contamination reasonably foreseeable over time from both natural and artificial causes, including but not limited to spills, leaks, and other releases or discharges resulting from potential design or construction flaws or miscalculations (if any), foreseeable errors or negligence (if any) of processing operators, as well as rainfall, snowfall, snow melt, floods, fires and other potential natural forces and events.

Mr Bernard Greene, Senior Planner responded to Cllr Warnock's submission as follows:

AGG RES POL 8 was proposed for inclusion in the Chief Executive's report following a large number of submissions relating to gold mining in the county and is as follows:

AGG RES POL 8: To ensure that the extraction of minerals and aggregates protects to the maximum practicable extent the visual quality of the receiving landscape and do not adversely affect the environment or adjoining existing land uses.

It is not considered appropriate to assess the environmental risk of certain processes in the content of a County Development Plan policy framework. The most appropriate avenue for such an assessment would be through an Environmental Impact Assessment of any proposed development by the Planning Authority assisted through the submission of an Environmental Impact Assessment Report.

Members should be mindful that the issuing of prospecting licences is a permit, issued by the Minister for Environment, Climate and Communications, which allows the holder to prospect for specified minerals in a defined geographic area. It is also important to note that a prospecting licence relates to the activity of exploring for minerals only and does not give the licence holder permission to mine or excavate material. The granting of such licenses is regulated by the Minerals Development Acts 1940 to 1999 and as such is not within the scope of the Planning and Development Act 2000 (as amended) and is considered outside the remit of a County Development Plan.

Should minerals be discovered during prospecting, there are three separate licences / consents that are required to allow mining to occur.

1. An integrated pollution control (IPC) licence from the Environmental Protection Agency (EPA). IPC licences aim to prevent or reduce emissions to air, water and land, reduce waste and use energy/resources efficiently. An IPC licence is a single integrated licence which covers all emissions from the facility and its environmental management.

2. Planning permission from the Local Authority (including a full environmental impact assessment).
3. A mining lease or licence from the Minister for Communications, Climate Action and Environment.

The Planning Authority is precluded by law from including any conditions relating to the control of emissions from a development which is regulated through an IPC licence issued by the EPA. Section 34 (2)(c) of the Planning and Development Act 2000, as amended, provides that

where an application under this section relates to development which comprises or is for the purposes of an activity for which an integrated pollution control licence or a waste licence is required, a Planning Authority shall take into consideration that the control of emissions arising from the activity is a function of the Environmental Protection Agency.

Emissions are defined in term under the Environmental Protection Agency Act of 1992, as amended;

- a) an emission into the atmosphere of a pollutant within the meaning of the Air Pollution Act, 1987,
- b) a discharge of polluting matter, sewage effluent or trade effluent within the meaning of the Local Government (Water Pollution) Act, 1977, to waters or sewers within the meaning of that Act,
- c) the disposal of waste, or
- d) noise;

It is therefore respectfully considered that this is not a matter within the remit of Leitrim County Council as a Local Authority to regulate and no conditions can be attached to a grant of planning permission in relations to emissions if the development is subject to an IPC license. This relates to the controlling of emissions from the operation of the activity, including the prevention, elimination, limitation, abatement, or reduction of those emissions.

It is considered that a minor amendment can be proposed to AGG RES POL 8 to reinforce the wording of the policy to provide further protection to the environment from such processing.

Recommendation:

Amend Policy **AGG RES POL 8** in Volume I, Chapter 10 (Rural Development) of the DLCDP 2023-2029 as follows:

AGG RES POL 8: To ensure that the extraction of minerals and aggregates **and associated processing** protects to the maximum practicable extent the visual and environmental quality of the receiving landscape and do not adversely affect the environment or adjoining existing land uses.

Following a discussion on Councillor Warnock's submission, the decision of the elected members was not to accept the recommendation of the Chief Executive on this submission. A discussion ensued between the executive and the elected members in which a position was reached that was agreeable to all, and the members approved the following amendment to the Draft County Development Plan 2023-2029:

On the **Proposal** of Councillor Justin Warnock
Seconded by Councillor Padraig Fallon and **resolved**

It was **AGREED** to include the following policy (**AGG RES POL 9**):

that the use of the following chemicals as a processing agent shall not be permitted as part of any proposed processing operation located above or adjacent to surface or ground waters, or which could potentially impact such waters regardless of their location - mercury, cyanide or cyanide compounds, breakdown products of cyanide, or sulfuric acid. These present an unreasonable risk of environmental harm due to the toxicity of such chemicals and their demonstrated potential to cause damage to the environment.

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Amend Table 2.6 as follows:

	Urban Centre	Household Allocation 2022-2028	% Allocation	A. New Residential (ha)	B. New Residential (Low Density/Infill) (ha)	C. Mixed Use (ha)	Yield A	Yield B	Yield C	Total Household Yield		
Tier 1							15-30 units/ha	10 units/ha	20 units/ha			
Key Town	Carrick-on-Shannon ^A	362	30	TBD	TBD	TBD	TBD	TBD	TBD	362		
Tier 2A							20 units/ha	10 units/ha	15 units/ha			
Sub Regional Growth Centres	Ballinamore	97	8	2.62	2.67	2.24	52	27	34	113		
	Manorhamilton	97	8	3.46	2.99	0	69	30	0	99		
					6.14			61		130		
Tier 2B							15 units/ha	10 units/ha	15 units/ha			
Support Towns	Dromahair ^B	48	4	2.71	0.3	0	41	3	0	44		
	Drumshanbo	48	4	2.81	2.37	3.29	42	5	14	47-56		
	Mohill ^C	48	4	0	1.07	4.49	0	11	67	78		
	Kinlough	48	4	2.54	1.15	0.3	38	63	12	5	55-80	
Tier 3												
Key Villages	Carrigallen	36	3	2.33	0.15	0.2	35	3	3	41		
	Dromod	24	2	2.09	3.56	0	31	53	0	31-53		
	Drumkeeran	36	3	2.05	0.49	0.8	31	5	12	48		
	Drumsna ^D	24	2	1.05	0.08	0	16	2	0	18		
	Leitrim	24	2	1.47	2.05	0.44	0	22	31	4	0	26-35
	Tullaghan ^E	24	2	0	3	1.035	0	12	16	28		
	Sub Total			22.9	15.05	8.03	388	134	642	38		
Tier 4 Villages	15 No.	86	7							85		
Tier 5 Graigs	25 No.	61	5							60		
Other	Rural Houses ^F	145	12							144		
	Total	1,208	100							1,319-1,415		

On the **Proposal** of Councillor Sean McGowan

Seconded by Councillor Justin Warnock and **resolved**

It was **AGREED** to Amend Table 2.6 as detailed above.

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Amend Section 3.17.5 as follows:

3.17.5 Restoration of Vernacular Dwellings and Replacement Houses in Rural Areas

Over the course of the previous County Development Plan, there is **was** a growing tendency to replace established rural dwellings rather than seeking to upgrade or modernise them. **Vernacular dwellings in the countryside reflect local traditional building forms and types and such structures contribute to the distinctive local character and built heritage of the county. Retaining, restoring and reusing such vernacular dwellings exemplifies sustainable development.** The Council encourages the restoration of **such vernacular houses dwellings** and other structures of note in the countryside, as opposed to their demolition and replacement. For this reason, there will be a presumption against the demolition of vernacular dwellings and structures where restoration or adaptation is considered by the Planning Authority to represent a feasible option.

Where it is proposed to demolish and replace an existing house which is considered to be a structure of ~~note~~ **distinctive local character** or a good example of vernacular architecture, a detailed and compelling justification for such a proposal shall be required to accompany a planning application. The refurbishment of derelict or abandoned buildings in the countryside is particularly favoured as being a sustainable response to revitalising rural areas. Proposals for restoration will **generally** be required to comply with the required standards for wastewater disposal and access.

A replacement house shall only be considered by the Planning Authority where the replacement house is **generally** contained within the curtilage of the previous house it is seeking to replace. **In this regard, 'curtilage' comprises of the footprint of the dwelling which the proposed replacement house seeks to replace as well as any immediate areas ancillary to the function of the original house including gardens, paths, driveways, yards, garages or sheds. Curtilage does not, however, extend to areas not ancillary to the function of the subject house, for example agricultural sheds or yards used for farming purposes.**

The Council shall assess applications for refurbishment and/or replacement of existing housing stock in rural areas, having regard to the criteria for residential development contained in Chapter 13, Development Management Standards.

In the assessment of whether a house which it is proposed to replace is habitable or not, the Council will rely on the definition contained in Section 2 (Interpretation) of the Planning & Development Act 2000 (as amended).

A "*Habitable House*" means a house which:

- a) is used as a dwelling,
- b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or,

was provided for use as a dwelling but has not been occupied.

On the **Proposal** of Councillor Frank Dolan

Seconded by Councillor Felim Gurn and **resolved**

It was **AGREED** to amend Section 3.17.5 as detailed above.

<p>119</p>	<p>Insert the following policy in Section 3.17 <i>Rural Settlement Strategy</i> of the Draft Plan with subsequent policies to be renumbered appropriately:</p> <p>RUR SET POL 10 To encourage the sensitive restoration of vernacular structures as an alternative to the construction of a one-off dwelling elsewhere subject to the following:</p> <ul style="list-style-type: none"> - The vernacular dwelling must be capable of being suitably restored to habitable accommodation in keeping with its original character without the necessity to demolish or significantly alter it. - The distinctive character and original historic fabric of the structure is retained using appropriate traditional construction methods and materials. - The development shall be subject to normal design requirements. - The applicant/occupant will not be required to comply with the criteria set out in policy RUR SET POL 3. <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Felim Gurn and resolved</p> <p>It was AGREED to Insert the policy RUR SET POL 10, as detailed above, in Section 3.17 <i>Rural Settlement Strategy</i> of the Draft Plan with subsequent policies to be renumbered appropriately:</p>
<p>120</p>	<p>Amend policy RUR SET POL 10 (or RUR SET POL 11 should Recommendation No. 119 be accepted) as follows:</p> <p>RUR SET POL 10 To facilitate the replacement of a habitable dwelling, other than a vernacular dwelling, in the countryside subject to the following:</p> <ol style="list-style-type: none"> a) The structure must have been last used as a dwelling and the internal and external walls and roof must be intact. b) A report from a suitably qualified competent person shall be submitted to verify that the house is habitable and that its replacement is the most sustainable option. c) The proposed replacement house shall generally be within the same curtilage of the existing house and the design of the replacement house shall be of a high standard whose scale and character is appropriate to the site, to existing development in the vicinity of the site and to the rural area generally. d) A condition requiring the demolition of the existing house will normally be included in any grant of permission. <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Felim Gurn and resolved</p> <p>It was AGREED to Amend policy RUR SET POL 10 (or RUR SET POL 11 should Recommendation No. 119 be accepted) as detailed above.</p>
<p>121</p>	<p>Insert the following policy in Section 3.17 <i>Rural Settlement Strategy</i> of the Draft Plan with subsequent policies to be renumbered appropriately:</p> <p>RUR SET POL 12 To facilitate, where it can be demonstrated by an applicant that a dwelling is no</p>

	<p>longer suitable for habitation (i.e. structure is in a ruinous or dangerous condition), its replacement with a new dwelling as an alternative to the construction of a new single dwelling elsewhere in the countryside. The development proposal, in terms of siting, scale, layout and design, shall be sympathetic to the character of the original structure and the site. Documentary evidence in the form of a structural survey and photographs shall be submitted in support of the application. All other normal siting and design requirements will be applied, and the applicant/occupant will not be required to comply with rural housing policy criteria.</p> <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Felim Gurn and resolved</p> <p>It was AGREED to Insert the policy RUR SET POL 12, as detailed above, in Section 3.17 <i>Rural Settlement Strategy</i> of the Draft Plan with subsequent policies to be renumbered appropriately:</p>
<p>122</p>	<p>Amend policy RUR SET POL 3 as follows:</p> <p>RUR SET POL 3 To accommodate demand from existing members of the rural community for permanent residential development in Low Capacity Areas who have strong links economic and social needs to the area and who are an intrinsic part of the rural community in which planning permission is being sought, subject to normal planning considerations and who satisfy the following criteria:</p> <ol style="list-style-type: none"> 1. Persons with a demonstrable social need to live in a particular local rural area: <ul style="list-style-type: none"> – Persons who have lived a substantial period of their lives in the local rural area⁵ (minimum 18 months 3 years) in which the house is proposed. 2. Persons with a demonstrable economic need to live in the particular local rural area: <ul style="list-style-type: none"> – Persons employed full-time in rural-based activity such as farming, horticulture, forestry, bloodstock or other rural-based activity in the area in which they wish to build or whose employment is intrinsically linked to the rural area in which they wish to build, such as teachers in rural schools or other persons who by the nature of their work have a functional need to reside permanently in the rural area close to their place of work, provided that they have never owned a house in a rural area. <p>All applicants for one-off rural housing will need to demonstrate compliance with the qualifying criteria of one of the above two categories unless otherwise specified as being located within an area where this Rural Housing Policy does not apply.</p> <p>Applicants relying on the economic need criteria involving part-time occupations in farming or natural resources-related activities, will be required to submit sufficient evidence to demonstrate same, for example (but not limited to) a herd number or hours of activity as a farmer. It should be noted that in such instances, any part-time occupation in farming or natural resources-related activities shall be the predominant occupation to any non-farming or non-natural resources-related incomes.</p> <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Felim Gurn and resolved</p> <p>It was AGREED to Amend policy RUR SET POL 3 as detailed above and including with the amendment proposed and seconded by the elected members to Recommendation No. 7 where the substantial period of time living in the local area has remained at a minimum of 18 months.</p>

<p>123</p>	<p>Amend policy EC DEV POL 4 as follows:</p> <p>EC DEV POL 4 To maximise opportunities to strengthen links with third higher level institutions and Sligo the Atlantic University (ATU) and investigate opportunities for employment creation in relation to climate change, biodiversity and developing a carbon neutral economy.</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Amend policy EC DEV POL 4 as detailed above.</p>																		
<p>124</p>	<p>Insert the following policy as EC DEV POL 5:</p> <p>EC DEV POL 5 To support and explore the potential development of a higher-level on-campus or off-campus facilities in the county, potentially in collaboration with the Atlantic Technological University (ATU), and to promote, and facilitate where possible, potential synergies between higher level education institutions such as ATU and enterprise sectors in Leitrim.</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Insert the policy as EC DEV POL 5 as detailed above.</p>																		
<p>125</p>	<p>Include the following structures on the RPS:</p> <table border="1" data-bbox="204 1126 1422 1787"> <thead> <tr> <th>RPS no.</th> <th>NIAH Reg. No.</th> <th>ITM</th> <th>Townland</th> <th>Description</th> <th>Detail</th> </tr> </thead> <tbody> <tr> <td>272</td> <td>30813019</td> <td>193787, 299550</td> <td>Townparks</td> <td>End-of-terrace two-bay three-storey house, built c.1840, with early-twentieth century shop and public house to ground floor.</td> <td>The modest façade of this terraced house and shop is enhanced by its doorcase with spoked fanlight. The dual function of both retail and public house, reflecting past tradition in Irish towns and villages.</td> </tr> <tr> <td>273</td> <td></td> <td>611964, 803961</td> <td>Cornagher</td> <td>3-arched masonry road bridge</td> <td></td> </tr> </tbody> </table> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Thomas Mulligan and resolved</p> <p>It was AGREED to Include the structures as detailed above on the RPS.</p>	RPS no.	NIAH Reg. No.	ITM	Townland	Description	Detail	272	30813019	193787, 299550	Townparks	End-of-terrace two-bay three-storey house, built c.1840, with early-twentieth century shop and public house to ground floor.	The modest façade of this terraced house and shop is enhanced by its doorcase with spoked fanlight. The dual function of both retail and public house, reflecting past tradition in Irish towns and villages.	273		611964, 803961	Cornagher	3-arched masonry road bridge	
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<p>126</p>	<p>Section 7.3 Manorhamilton – Zoning.</p> <p>Change the land use zoning objective of the lands between the public road and the Reservoir from <i>Agriculture</i> to <i>Utilities</i>.</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Change the land use zoning objective of the lands between the public road and the Reservoir from <i>Agriculture</i> to <i>Utilities</i></p>
<p>127</p>	<p>Section 7.3 Manorhamilton – Zoning.</p> <p>Insert the following objective into the Manorhamilton Settlement Plan in Section 3 of Volume II of the Draft Plan:</p> <p>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.</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Frank Dolan and resolved</p> <p>It was AGREED to Insert the objective MHN 21, as detailed above, into the Manorhamilton Settlement Plan in Section 3 of Volume II of the Draft Plan.</p>
<p>128</p>	<p>Section 7.3 Manorhamilton – Zoning.</p> <p>Amend the land use zoning objective from <i>Agriculture</i> to <i>Low Density Residential</i> on lands outlined in the submission.</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Pdraig Fallon and resolved</p> <p>It was AGREED to Amend the land use zoning objective from <i>Agriculture</i> to <i>Low Density Residential</i> on lands outlined in the submission.</p>
<p>129</p>	<p>Section 7.3 Manorhamilton – Zoning.</p> <p>Change the land use zone from <i>Agriculture</i> to <i>New Residential</i> on lands outlined in red on the map titled “Figure 1” submitted with the submission.</p> <p>On the Proposal of Councillor Felim Gurn Seconded by Councillor Frank Dolan and resolved</p> <p>It was AGREED to Change the land use zone from <i>Agriculture</i> to <i>New Residential</i> on lands outlined in red on the map titled “Figure 1” submitted with the submission.</p>

<p>130</p>	<p>Section 7.4 Dromahair – Zoning.</p> <p>Change the land use zone from <i>Mixed Use</i> to <i>Tourism</i> on lands adjoining the former Abbey Manor Hotel as outlined in the submission.</p> <p>On the Proposal of Councillor Frank Dolan Seconded by Councillor Felim Gurn and resolved</p> <p>It was AGREED to Change the land use zone from <i>Mixed Use</i> to <i>Tourism</i> on lands adjoining the former Abbey Manor Hotel as outlined in the submission.</p>
<p>131</p>	<p>Section 7.5 Drumshanbo – Zoning.</p> <p>Extend the settlement boundary to include the Mountain View development and zone these lands as <i>Existing Residential</i> and lands between this and the settlement boundary to be zoned as <i>Agriculture</i> and the graveyard as <i>Social and Community</i>.</p> <p>On the Proposal of Councillor Enda McGloin Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Extend the settlement boundary to include the Mountain View development and zone these lands as <i>Existing Residential</i> and lands between this and the settlement boundary to be zoned as <i>Agriculture</i> and the graveyard as <i>Social and Community</i>.</p>
<p>132</p>	<p>Section 7.5 Drumshanbo – Zoning.</p> <p>Insert the following objective into the Drumshanbo Settlement Plan in Section 5 of Volume II of the Draft Plan and renumber subsequent objectives accordingly:</p> <p>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.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Insert the objective DSO 24, as detailed above, into the Drumshanbo Settlement Plan in Section 5 of Volume II of the Draft Plan and renumber subsequent objectives accordingly.</p>
<p>133</p>	<p>Section 7.5 Drumshanbo – Zoning.</p> <p>Extend the settlement boundary and zone as <i>Low Density Residential</i> the lands outlined in the submission.</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Extend the settlement boundary and zone as <i>Low Density Residential</i> the lands outlined in the submission.</p>

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Section 7.5 Drumshanbo – Zoning.

Amend the zoning from *Existing Residential* to *Agriculture* on the lands to the north of the G.A.A. pitch.

On the **Proposal** of Councillor Enda McGloin

Seconded by Councillor Felim Gurn and **resolved**

It was **AGREED** to Amend the zoning from *Existing Residential* to *Agriculture* on the lands to the north of the G.A.A. pitch.

Submission No. 7 Cllr Enda McGloin

Proposed Amendment 28 from Councillor Enda McGloin was considered in conjunction with recommendation no. 134

Proposed Amendment 28

That Leitrim County Council consider on a 'like for like' basis, as requested in submission DLCDP-45 to the Draft Leitrim County Development Plan 2023-2029, the designation of the Existing Residential portion, as contained on Map No. 20 – Drumshanbo Land Use Zoning Objectives Map, to Social and Community, and the portion zoned as Social and Community to Low Density Residential.

Mr Bernard Greene, Senior Planner responded as follows:-

Members will be aware that the Chief Executive has responded directly to this item in the Chief Executive's Report on submissions received on the Draft Plan and the submission received under DLCDP-45 (pages 188-189 of the Chief Executive's Report).

In the aforementioned response, regard was had to the topography of the subject lands relative to the existing levels of Shane McGettigan Park GAA grounds, with the sloped nature of the subject lands considered to be a significant impediment to the potential expansion of the GAA grounds in this direction. Conversely, the lands to the south of Shane McGettigan Park provide for a gentler topography relative to the existing levels of the grounds and therefore a significantly more attractive and logical area for potential expansion of the GAA grounds.

It remains the view of the Executive that the proposed zoning of the lands to the south of Shane McGettigan Park as *Social & Community* is a more appropriate land use objective that supports a key community facility and organisation.

The response in the Chief Executive's Report also addresses the request in the DLCDP-45 submission for the inclusion of residentially zoned lands to the south of Shane McGettigan Park, similar to the above Notice of Motion. In this regard, the response outlines a potential housing yield of 74 no. residential units, even if a low-density residential zoning were applied to the subject lands, and cautions that such an approach (i.e. zoning the subject lands for residential purposes) would necessitate a re-allocation of housing units from the Core Strategy and result in the reduction of allocated housing to other towns, villages and rural areas of the county.

Moreover, the response provided in the Chief Executive's Report outlines an infrastructural assessment and land use evaluation of the subject lands for residential development based on a range of criteria including infrastructure availability/constraints, the proximity of the lands to existing services and

	<p>facilities, and any environmental constraints that may impede or restrict the development of the lands. In this regard, the subject lands are considered inferior to other lands within Drumshanbo for accommodating residential development from an infrastructural regard (i.e. roads, footpaths, water supply and wastewater) as well as from a policy perspective in contributing towards compact growth and coordinated development of the overall settlement.</p> <p>In conclusion, the quantum of residential land identified for development has to be aligned with the housing demand for each settlement as set out in the Core Strategy. The identification of any additional lands would result in the Plan being inconsistent with the Core Strategy and national and regional policy. The lands are not currently needed to satisfy residential land requirements. There is no justification therefore to zone the proposed lands for residential use within the Draft Plan. The proposed <i>Social & Community</i> zoning objective for the subject lands remains a more appropriate land use zoning objective.</p> <p>Recommendation No amendment to the Draft Development Plan is recommended on foot of this submission.</p> <p>Councillor Enda McGloin accepted the response given in relation to his submission.</p>
135	<p>Section 7.6 Kinlough – Zoning.</p> <p>Amend the zoning of lands contained within the Lough Melvin Forest Park unfinished housing development and adjoining brownfield lands from <i>Agricultural</i> to <i>New Residential</i> inclusive of a small area contained therein to the east which was zoned <i>Open Space and Amenity</i> in the Draft Plan.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Brendan Barry and resolved</p> <p>It was AGREED to Amend the zoning of lands contained within the Lough Melvin Forest Park unfinished housing development and adjoining brownfield lands from <i>Agricultural</i> to <i>New Residential</i> inclusive of a small area contained therein to the east which was zoned <i>Open Space and Amenity</i> in the Draft Plan.</p>
136	<p>Section 7.6 Kinlough – Zoning.</p> <p>Insert the following objective into the Kinlough Settlement Plan in Section 6 of Volume II of the Draft Plan and renumber subsequent objectives accordingly:</p> <p>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 '<i>New Residential</i>' will be considered on their individual merits within this context and guided by the Zoning Matrix.</p> <p>On the Proposal of Councillor Justin Warnock Seconded by Councillor Felim Gurn and resolved</p>

	<p>It was AGREED to Insert the objective KLN 14 as detailed above, into the Kinlough Settlement Plan in Section 6 of Volume II of the Draft Plan and renumber subsequent objectives accordingly.</p>
137	<p>Section 7.8 Dromod – Zoning.</p> <p>Extend the settlement boundary to include the Fairways development and zone the lands as follows:</p> <ul style="list-style-type: none"> • The existing dwellings within the Fairways housing development to be zoned as <i>Existing Residential</i> with the lands immediately to the west of same zoned as <i>Open Space</i>. • Lands to the west of the existing development to be zoned as <i>Residential</i> coinciding largely with the brownfield development lands associated with the former residential element of the composite development. • The lands of the former permitted hotel / golf club house and lands to the east / north of the Fairways housing development to be zoned for <i>Tourism</i> use. <p>On the Proposal of Councillor Des Guckian Seconded by Councillor Sean McGowan and resolved</p> <p>It was AGREED to Extend the settlement boundary to include the Fairways development and zone the lands as detailed above.</p>
138	<p>Section 7.10 Leitrim Village – Zoning.</p> <p>Extend the settlement boundary (Leitrim Village) to include the remainder of the field and zone as <i>New Residential</i>.</p> <p>On the Proposal of Councillor Paddy Farrell Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Extend the settlement boundary (Leitrim Village) to include the remainder of the field and zone as <i>New Residential</i>.</p>
139	<p>Section 7.12 Glenfarne – Zoning.</p> <p>Extend the settlement boundary (Glenfarne) to include the lands as outlined in the submission.</p> <p>On the Proposal of Councillor Sean McDermott Seconded by Councillor Frank Dolan and resolved</p> <p>It was AGREED to Extend the settlement boundary (Glenfarne) to include the lands as outlined in the submission.</p>
140	<p>Section 7.12 Glenfarne – Zoning.</p> <p>Amend Objective GE 1 of the Glenfarne Settlement Plan (Section 19 of Volume II – Settlement Plans) as follows:</p> <p>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</p>

	<p>this regard.</p> <p>On the Proposal of Councillor Sean McDermott Seconded by Councillor Frank Dolan and resolved</p> <p>It was AGREED to Amend Objective GE 1, as detailed above, of the Glenfarne Settlement Plan (Section 19 of Volume II – Settlement Plans)</p>										
<p>141</p>	<p>Section 7.12 Glenfarne – Zoning.</p> <p>Include Objective GE10 of the Glenfarne Settlement Plan (Volume II – Settlement Plans) as follows and renumber subsequent objectives accordingly:</p> <p>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.</p> <p>On the Proposal of Councillor Sean McDermott Seconded by Councillor Felim Gurn and resolved</p> <p>It was AGREED to Include Objective GE10, as detailed above, of the Glenfarne Settlement Plan (Volume II – Settlement Plans) as detailed above and renumber subsequent objectives accordingly.</p>										
<p>142</p>	<p>Section 7.13 Keshcarrigan – Zoning.</p> <p>Change of zoning of the lands identified in the submission from <i>Open Space and Amenity</i> to <i>General</i>. (Keshcarrigan)</p> <p>On the Proposal of Councillor Brendan Barry Seconded by Councillor Enda McGloin and resolved</p> <p>It was AGREED to Change of zoning of the lands identified in the submission from <i>Open Space and Amenity</i> to <i>General</i>. (Keshcarrigan)</p>										
<p>143</p>	<p>Amend Table 6.1 of Volume I of the Draft Plan as follows:</p> <p style="text-align: center;">Table 6.1: Land Use Zoning Objectives</p> <table border="1" data-bbox="209 1592 1425 2022"> <thead> <tr> <th data-bbox="209 1592 475 1659">Land Use Zoning</th> <th data-bbox="475 1592 1425 1659">Objective</th> </tr> </thead> <tbody> <tr> <td data-bbox="209 1659 475 1812">Town/Village Centre</td> <td data-bbox="475 1659 1425 1812">To maintain and enhance the vitality and viability of existing town and village centres through consolidation with an appropriate mix of retailing, commercial, cultural and residential activities.</td> </tr> <tr> <td data-bbox="209 1812 475 1872">Mixed Use</td> <td data-bbox="475 1812 1425 1872">To provide for a mixture of residential and compatible commercial uses.</td> </tr> <tr> <td data-bbox="209 1872 475 1968">Existing Residential</td> <td data-bbox="475 1872 1425 1968">To protect and enhance the established amenity of existing residential communities.</td> </tr> <tr> <td data-bbox="209 1968 475 2022">New Residential</td> <td data-bbox="475 1968 1425 2022">To provide primarily for new residential development and community</td> </tr> </tbody> </table>	Land Use Zoning	Objective	Town/Village Centre	To maintain and enhance the vitality and viability of existing town and village centres through consolidation with an appropriate mix of retailing, commercial, cultural and residential activities.	Mixed Use	To provide for a mixture of residential and compatible commercial uses.	Existing Residential	To protect and enhance the established amenity of existing residential communities.	New Residential	To provide primarily for new residential development and community
Land Use Zoning	Objective										
Town/Village Centre	To maintain and enhance the vitality and viability of existing town and village centres through consolidation with an appropriate mix of retailing, commercial, cultural and residential activities.										
Mixed Use	To provide for a mixture of residential and compatible commercial uses.										
Existing Residential	To protect and enhance the established amenity of existing residential communities.										
New Residential	To provide primarily for new residential development and community										

		services at appropriate densities for the positioning of the centre in the Settlement Hierarchy and with an emphasis on quality of design.
	Enterprise and Employment	To provide for enterprise and employment creation.
	General	To protect and promote the character of the Rural Village and promote a vibrant community appropriate to available physical and community infrastructure.
	Open Space and Amenity	To preserve, provide for and improve active and passive recreational public and private open space.
	Social and Community	To protect and provide for community, social, recreational and educational services and facilities.
	Tourism Related Development	To provide for and improve tourist amenities in the county. (See Note A)
	Utilities	To provide land for public infrastructure and public utilities.
	Agriculture	To provide for agriculture in a manner which protects the amenity of adjoining land uses.
	Constrained Land Use	To ensure the appropriate management and sustainable use of flood risk areas designated as 'Constrained Land Use' on Settlement Plans.

Note A - Only water compatible tourism use will be considered on undeveloped lands in Flood Zone A.

On the **Proposal** of Councillor Brendan Barry
Seconded by Councillor Enda McGloin and **resolved**

It was **AGREED** to Amend Table 6.1 of Volume I of the Draft Plan as detailed above.

144 Amend Table 6.2 of Volume I of the Draft Plan as follows:

Table 6.2: Land Use Zoning Objectives Guidance

Land Use Zoning	Guidance
Town/Village Centre	The Council will encourage and facilitate the development of under-utilised land and brownfield sites creating a mix of uses to make the town and village centres attractive places to visit, shop and live in. The full use of upper floors in buildings, preferably for residential use, will be encouraged. The character of the town and village centres shall be protected and enhanced. Development proposals should provide a use, scale, form and design that accords with the role, function and size of the town or village centre. These areas require high levels of accessibility by all modes, including pedestrian, cyclist and public transport (where feasible).
Mixed Use	A diversity of uses for both day and evening are encouraged. These areas also require high levels of accessibility for all modes, including pedestrian, cyclists and public transport (where feasible).

	<p>Compatible uses within this zone includes residential, community buildings, civic buildings, entertainment, hotels, leisure and recreation, offices, professional/specialist services and restaurants.</p> <p>In determining the suitability of development within this zone, regard shall be given to the environmental impact of the proposed development on neighbouring uses.</p>
Existing Residential	<p>This zoning allows for the conservation and enhancement of the quality and character of existing residential areas, to protect residential amenities and to allow for infill development which is appropriate to the character and pattern of development in the area.</p> <p>This zone is intended primarily to protect established housing development but may include a range of other uses particularly those that have the potential to support the residential function of residential communities such as schools, crèches, small shops, doctor’s surgeries, amenities, etc.</p>
New Residential	<p>High-quality residential schemes are encouraged with convenient and safe access to local services and the creation of a safe and pleasant local environment. New housing and infill developments should be of sensitive design, which are complementary to their surroundings. Adequate undeveloped lands have been zoned in the Plan for residential use to meet the requirements for both public and private house building over the Plan period. The Council will strive towards the ideal of mixed residential neighbourhoods, where people of different social and economic backgrounds and of different ages can live in proximity and harmony to one another.</p> <p>This zone is intended primarily for housing development but may include a range of other uses particularly those that have the potential to foster the development of new residential communities The Planning Authority will therefore consider favourably other appropriate uses which support the overall residential function of the area. The range of uses identified above in ‘Existing Residential’ zones are also appropriate in ‘New Residential’ zones.</p>
Enterprise and Employment	<p>This zoning promotes the development of employment uses that reinforce the enterprise and employment function of the subject area and require high environmental and design standards. The identification of such lands has been chosen to cluster the heavier, traffic generating activities, associated with certain types of enterprise such as industrial uses or those which require a substantial footprint associated with their function, towards the edge of centres, with good road access while ensuring minimal impact on residential areas.</p> <p>Care will be exercised by the Planning Authority in the consideration of the appropriateness of proposals seeking to develop heavy industry with environmental emissions, including noise and odour with regard to the impact of such uses on adjoining more sensitive uses and on the form of established development within such zones. Where any industrial development adjoins other land uses, Leitrim County Council will require that a buffer zone is provided for and landscaped in accordance with the Development Management Standards of this Plan.</p> <p>Where employment is a high generator of traffic, the location of new employment at appropriate scale, density, type and location will be encouraged to reduce the</p>

	<p>demand for travel.</p> <p>Residential or retail uses (including retail warehousing) will not be acceptable in this zone other than retail ancillary to another use such as showrooms.</p>
General	<p>The '<i>General</i>' land use zoning objective is provided within the Tier 4 settlements, <i>Villages</i>, and defines the extent of the settlement. It is different therefore in nature to the land use zoning objectives contained in the settlements in higher tiers. The objective seeks to protect and promote established villages within the rural area where housing needs can be addressed relative to their catchment and local services and smaller scale rural enterprises are to be provided. Population/growth will be managed through the Core Strategy to ensure sustainable population levels without providing for growth beyond local need and unsustainable commuting patterns.</p> <p>This land use zoning objective therefore provides for a range of potential land uses that can be accommodated in such settlements, at a scale commensurate with the level of existing development within the respective settlement. Such lands uses can include residential, commercial activity and enterprise and employment uses. This land use zoning objective reflects the need for a degree of flexibility to be employed in the future development of these smaller-scale settlements.</p> <p>In determining the suitability of proposed development within this zoning designation, regard shall be had to the potential adverse impacts on the receiving environment, including existing or neighbouring uses, infrastructural capacity demands, as well as environmental, ecological and amenity considerations.</p> <p>Whilst allowing for residential land use, it is not considered that such lands would be considered to be within the scope of '<i>Residential</i>' or '<i>Mixed Use</i>' land use zoning to which the provisions of Residential Zoned Land Tax (provision of Part 22A of the Taxes Consolidation Act 1997) would apply.</p>
Open Space and Amenity	<p>The use of land shall include the provision of land for parks, public woodland, pedestrian routes and greenways, riparian zones, development incidental to the enjoyment of open space (including playgrounds, outdoor recreation centres and sports centres, civic/market square, village greens, landscaped areas, shelters, sanitary conveniences, play equipment, dressing rooms and similar facilities). It also provides for the use of such land or such facilities for games, educational and recreational purposes. High standards of accessibility are essential.</p> <p>The Council will not normally permit development that would result in a loss of existing open space.</p>
Social and Community	<p>In addition to identifying lands to safeguard their future provisions, these lands also contain existing community and social facilities such as community buildings, schools, hospitals and health centres, places of worship, football pitches and other generic or specific civic, social and community uses where the objective of the Planning Authority will be to protect such uses.</p>
Tourism Related Development	<p>These lands seek to provide for developments linked to tourism including all types of accommodation - guesthouses, hotels, hostels, holiday homes, etc, along with restaurants, pubs and other tourism related offerings.</p> <p>Note: Only water compatible tourism use will be considered on undeveloped</p>

	lands in Flood Zone A.
Utilities	This zoning primarily provides for and preserves land in the ownership of the Council or other bodies charged with the provision of services such as electricity, telecommunications, water, wastewater etc. to individual towns and villages.
Agriculture	These are lands within the development envelope for which there is no current need for an identifiable use or on the basis of their topography or risk of flooding are not considered appropriate for an alternative use. The lands are currently used for agriculture and can continue to be used for this purpose.
Constrained Land Use	See separate section below (Section 6.10.4)

On the **Proposal** of Councillor Brendan Barry
Seconded by Councillor Enda McGloin and **resolved**

It was **AGREED** to Amend Table 6.2 of Volume I of the Draft Plan as detailed above.

145 Amend Table 6.5 of Volume I of the Draft Plan as follows:

Table 6.5: Land Use Zoning Matrix

Land Use	Town/Village Centre	Mixed Use	Existing Residential	New Residential	Enterprise & Employment	General	Open Space & Amenity	Social & Community	Tourism-Related Development	Utilities	Agriculture
Allotments	N	O	O	O	N	O	O	Y	O	N	Y
Amusement Arcade	O	O	N	N	N	O	N	N	O	N	N
Builder Providers	N	O	N	N	Y	O	N	N	N	N	N
Business and Technology Units	N	O	N	O	Y	O	N	O	N	N	N
Care Home	O	Y	Y	Y	N	Y	N	O	N	N	N
Car Park	Y	Y	N	N	O	Y	O	O	O	O	N
Cattle Shed/Slatted Units	N	N	N	N	N	N	N	N	N	N	O
Cemetery	N	N	N	N	N	O	O	Y	N	N	O
Childcare Facilities	Y	Y	O	Y	O	Y	N	Y	N	N	N
Cinema/Dancehall	Y	Y	N	N	N	O	N	O	O	N	N
Civic and Public Building	Y	Y	O	O	N	Y	O	Y	O	N	N
Community Facilities	Y	Y	O	O	N	Y	O	Y	O	N	N
Cultural Uses/Library	Y	Y	Y	Y	N	Y	O	Y	O	N	N
Distribution Depot	N	O	N	N	Y	O	N	N	N	N	N
Dwelling	Y	O	Y	Y	N	O	N	O	N	N	O
Educational Facilities	Y	Y	O	O	N	Y	O	Y	N	N	O
Funeral Home	O	O	O	O	O	Y	N	Y	N	N	N
Garage/Car Repairs	N	O	N	N	Y	O	N	N	N	N	N
Guest House/Hotel/Hostel	Y	Y	Y	Y	N	Y	N	O	Y	N	N
Halting Site	N	N	O	Y	N	O	N	Y	N	N	O

Heavy Commercial Vehicle Park	N	N	N	N	Y	N	N	N	N	N	N	N
Heavy Industry	N	N	N	N	O	O	N	N	N	N	N	N
Hot Food Take-Away	Y	O	N	N	N	Y	N	N	O	N	N	N
Indoor Leisure	Y	Y	N	O	O	O	O	O	O	N	N	N
Light Industry	N	O	O	O	Y	O	N	N	N	N	N	N
Medical Services/Health Centre	Y	Y	O	O	N	Y	N	O	N	N	N	N
Motor Sales/Car Showroom	O	O	N	N	Y	O	N	N	N	N	N	N
Off Licence	Y	Y	O	O	N	Y	N	N	O	N	N	N
Office	Y	Y	O	O	O	Y	N	O	O	N	N	N
Outdoor Sport/Recreation	O	O	Y	Y	N	Y	Y	Y	Y	N	O	O
Park/Playground	Y	Y	Y	Y	N	Y	Y	Y	Y	N	O	O
Place of Worship	Y	Y	Y	Y	O	Y	O	Y	N	N	N	N
Public House	Y	Y	O	O	N	Y	N	N	Y	N	N	N
Public Utility/Infrastructure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational Buildings/Marina	Y	Y	O	O	Y	Y	Y	Y	Y	N	N	N
Repository Store Depot	N	O	N	N	Y	O	N	N	N	N	N	N
Restaurant	Y	Y	O	O	N	Y	N	O	Y	N	N	N
Retail Warehouse	N	O	N	N	N	Y	N	N	N	N	N	N
Retirement/Nursing Home	O	Y	Y	Y	N	Y	N	O	N	N	N	N
Service Station	O	O	O	Y	Y	O	N	N	N	N	N	N
Shop (Comparison)	Y	Y	N	N	N	Y	N	N	N	N	N	N
Shop (Convenience)	Y	Y	Y	Y	O	Y	N	N	O	N	N	N
Solar Energy Development	N	O	N	O	Y	O	N	O	O	Y	O	O
Stables/Stable Yard	N	N	O	O	N	O	O	N	N	N	N	O
Telecommunication Structure	O	O	O	O	Y	O	O	O	O	Y	O	O
Tourism Development	Y	Y	O	O	N	Y	Y	O	Y	N	O	O
Tourist Camping/Caravan Park	N	N	O	O	N	Y	O	O	Y	N	O	O
Warehouse (Wholesale)	N	O	N	N	Y	O	N	N	N	N	N	N
Workshop	O	O	O	O	Y	O	N	O	O	N	O	O

Bernard Greene, Senior Planner, outlined that there was an error in the table as submitted in the Chief Executive's report. A dwelling should be 'open for consideration' rather than 'acceptable in principle' in the 'General' land use zoning objective column.

On the **Proposal** of Councillor Sean McGowan
Seconded by Councillor Justin Warnock and **resolved**

It was **AGREED** to Amend Table 6.5 of Volume I of the Draft Plan as detailed above.

Submission No. 1: Cllr. Felim Gurn

Proposed Amendment 1

That when housing developments are taking place that we include some bungalow type houses in developments as there is demand for such houses from HSE and conscious of ageing population.

On the **Proposal** of Councillor Felim Gurn
Seconded by Councillor Paddy Farrell

Mr Bernard Greene, Senior Planner responded as follows: -

Section 13.9, Vol I, of the Draft Leitrim County Development Plan 2023-2029 (DLCDP 2023-2029) outlines the general development management standards that will be applied in the assessment of proposals submitted for planning permission. Within this section, further guidance is given in relation to the layout of residential developments in urban areas specifically in *Section 13.10.2 Layout*, which outlines the requirement of new residential developments to include a suitable mix and typology of residential units.

There is further policy support for such a mixture of units outlined in Chapter 3 of the DLCDP 2023-2029 and in particular the following policies: HOUS POL 5, HOUS POL 8 and HOUS POL 10 which support a mixture of house types as well as the provision of purpose-built accommodation for older people that would allow for independent and semi-independent living.

There is no higher level policy requirement or evidential basis contained in the Housing Strategy to support the inclusion of such a specific requirement in all housing development proposals.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Councillor Felim Gurn noted the response to his submission and withdrew his proposed amendment following a discussion.

Proposed Amendment 2

That standard type 3 bedroom houses have 3 decent size bedrooms and not two big bedrooms and a box room which is not fit for purpose.

On the **Proposal** of Councillor Felim Gurn
Seconded by Councillor Paddy O'Rourke

Mr Bernard Greene, Senior Planner responded as follows: -

Guidance in relation to quantitative design standards is set out in *'The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas'*, DEHLG, (2009). In these guidelines there is no minimum size requirement for bedrooms. It is only in relation to apartment type developments where there are minimum size areas for internal rooms included. The minimum standards for apartments are outlined below.

Minimum bedroom floor areas/widths*

Type	Minimum width	Minimum floor area
Studio	4m**	30 m ² **
Single bedroom	2.1 m	7.1 m ²
Double bedroom	2.8 m	11.4 m ²
Twin bedroom	2.8 m	13 m ²

Source: Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)

Note:

* Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas

** Combined living/dining/bedspace

In all instances, minimum floor areas exclude built-in storage presses that are contributing to storage space requirements.

Whilst the minimum floor areas of bedrooms contained in the Apartment Guidelines could be referred to, it would be considered highly unlikely that the box room in a standard 3 bedroom semi detached dwelling would be less than a single bedroom size i.e. 7.1 m².

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Councillor Felim Gurn noted the response to his submission and withdrew his submission.

Proposed Amendment 3

That development of houses have garden spaces at back of houses and not one big communal garden.

On the **Proposal** of Councillor Felim Gurn

Seconded by Councillor Paddy O'Rourke

Mr Bernard Greene, Senior Planner responded as follows: -

Section 13.10.5 Private Open Space Requirements for Dwelling Houses, of the DLCDP 2023-2029 outlines the minimum private open space requirements for different dwelling house types as follows:

Unit Type (Dwelling House)	Minimum Area of Private Open Space Required
One/Two Bedroom	55 m ²
Three Bedroom	60 m ²

Four Bedroom or more

75 m²

It is considered that the recommendation of the Elected Member has already been adhered to in the Draft Plan.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Councillor Felim Gurn accepted the response to this submission

On the **Proposal** of Councillor Felim Gurn

Seconded by Councillor Paddy O'Rourke and **resolved**

It was **AGREED** that there is no amendment to the draft County Development Plan 2023 – 2029 on foot of this submission.

Submission No. 2 - Cllr. Paddy O'Rourke

Proposed Amendment 4

An amendment to the land use zoning map for Carrigallen that the lands opposite St. Mary's Church (Folio No. LM13446F), comprising of some 2.57ha registered in the name of a Mr. Joseph Grimes and which were felled from forestry some years ago, would be identified for social and community use in the event that the lands available at the existing vocational school are not deemed to be suitable by the Department of Education to accommodate the proposed extension. If such a use is not deemed to be required within the lifetime of this Development Plan that the lands would be considered for residential use.

On the **Proposal** of Councillor Paddy O'Rourke

Seconded by Councillor Enda McGloin

Mr Bernard Greene, Senior Planner responded as follows:-

The Planning Authority welcomes the funding awarded by the Department of Education for the expansion of Carrigallen Vocational School. This decision serves as a positive endorsement of the current and future role of the Vocational School as a key educational and community asset for Carrigallen and the wider catchment area it serves. Notwithstanding, the Planning Authority acknowledges that the current school site may have difficulties in accommodating any potential expansion of its facilities owing to constraints on the extent of its own landholding and may need to acquire additional lands from third parties to accommodate any such expansion.

While the Draft Plan has proposed to zone a significant portion of lands adjacent to the existing Vocational School as *Social & Community*, in anticipation of further expansion of the existing site, this is, of course, predicated on agreement being reached with the adjoining landowners in facilitating any such development. Where any such agreements are not forthcoming or where the topography of the adjoining lands render such construction prohibitive, this may undermine the

potential expansion of the Vocational School at this location and therefore alternative lands may need to be identified in the settlement in such an event.

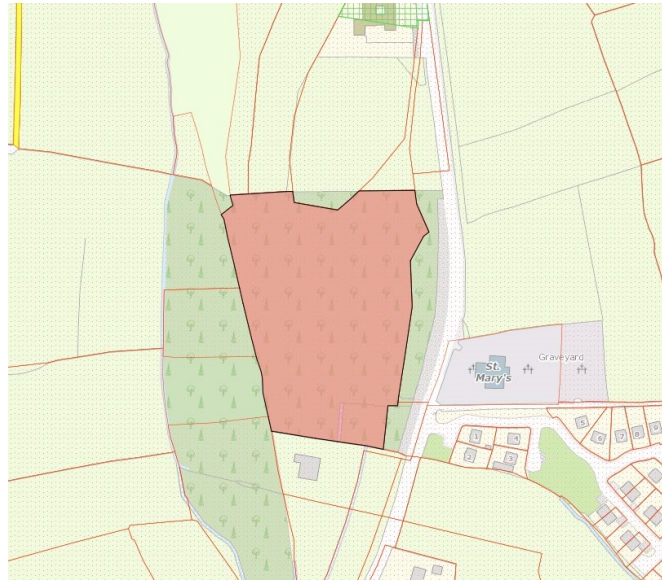


Figure 1: Extent of Lands identified from Folio No. LM13446F (Landdirect.ie, 2022)

In this regard, the Planning Authority is amenable to the first element of the proposal in zoning the subject lands with a *Social & Community* land use zoning objective. However, it is considered necessary that any such zoning be qualified by a specific site objective on the subject lands restricting any development of the lands for the purposes of accommodating expansion of the Carrigallen Vocational School and contingent on the current site and adjoining lands being deemed unsuitable by the Department of Education in accommodating the proposed expansion of the school facilities.

In relation to the second element of the proposal, regarding the consideration of residential development on the subject lands in the event that the proposed expansion of school facilities on the subject lands is not deemed to be required, the Planning Authority has certain reservations on this matter.

As Members will be aware, Carrigallen has been identified by Irish Water in its submission on the Draft Plan as having considerable constraints in accommodating additional development, with no headroom capacity available currently at the Carrigallen wastewater treatment plant (WWTP). Whilst the submission from Irish Water anticipates that such WWTP capacity constraints will be addressed over the lifetime of the Plan, such provisions are continually subject to the availability of capital resources. In any event, any such improvement works are not anticipated until the latter stages of the new Plan and not in the immediate future.

Moreover, the housing allocation for Carrigallen over the lifetime of the Plan (36 no. units) can be accommodated on lands already proposed to be zoned *New Residential* relating to 3 no. parcels of lands within the settlement. The Planning Authority also has concerns that the subject lands do not adequately contribute to the achievement of compact growth and sequential, coordinated development of the overall settlement given their peripheral location.

Notwithstanding, in recognition of the levels of infrastructure investment within the area in terms of the provision of footpaths, street lighting, the public watermain and foul sewer servicing the lands,

as well as the close proximity of key social and community infrastructure assets such as the National School, Church and nearby childcare facilities, some consideration to the potential for residential development can be afforded with respect to the subject lands. Any such consideration would be heavily qualified in the form of a site-specific objective whereby a number of caveats would need to be met before any application for residential development would be considered:

1. Confirmation from the Department of Education that the subject lands are not deemed required in accommodating the proposed expansion of the Carrigallen Vocational School.
2. The completion of any upgrade of the Carrigallen Wastewater Treatment Plant (WWTP) to increase headroom capacity within the settlement to the satisfaction of Irish Water with sufficient capacity to accommodate any residential development on the subject lands.
3. Any potential development of the lands for residential development would be limited to 20 no. units within the life of this Development Plan.

The Planning Authority also notes that the folio number referenced in the Notice of Motion (LM13446F), as depicted in Figure 1 above, does not appear to have direct access to the Longford Road, with the intervening lands seemingly under the control of separate landowners. As a result, it is recommended that the proposed rezoning of the subject lands to *Social & Community*, as well as the aforementioned site-specific objectives, be applied to these intervening lands also.

Recommendation:

To zone the lands outlined in Figure 2 below as *Social & Community*.



Figure 2: Extent of lands proposed to be zoned *Social & Community* on foot of this recommendation (Source: OSi GeoHive, 2022).

Insert the following Objectives into Section 8.2 of the Carrigallen Settlement Plan in Volume II of the DLCDP 2023-2029:

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.

On the **Proposal** of Councillor Paddy O'Rourke

Seconded by Councillor Enda McGloin and **resolved**

It was **AGREED** To zone the lands detailed above, and to insert the objectives, CN 8 and CN 9, also as detailed above, into Section 8.2 of the Carrigallen Settlement Plan in Volume II of the DLCDP 2023-2029.

Submission No. 3: Cllr. Sean McDermott

Proposed Amendment 5

I propose an amendment to the Draft County Development Plan to ensure that a range of accommodation opportunities in Glenfarne to support the considerable tourist assets in the area e.g. Self-Catering Accommodation, B&B, Clamping, Pod Accommodation.

On the **Proposal** of Councillor Sean McDermott

Seconded by Councillor Pdraig Fallon

Mr Bernard Greene, Senior Planner responded as follows:-

Objective GE 4 in Volume II of the DLCDP 2023-2029 supports and promotes the further development of Glenfarne's tourism potential and it is considered that there is strong policy support for the village of Glenfarne to provide various types of accommodation to facilitate the further expansion of the tourism sector locally. The proposals to introduce a policy to promote specific tourism initiatives are not considered appropriate in the context of a County Development Plan as the 'General' land use zoning objective applicable to both Brockagh Lower and Sranagross indicates that uses such as guest house / hotel / hostels are acceptable in principle within the accompanying

zoning matrix. Other accommodation options such as camping / glamping pods would similarly be acceptable in principle within the development envelopes. Any such proposals on lands outside of the respective development envelopes would be considered on their merits with the notable exception of facility developments which require a new entrance onto the N16 national primary road.

It is considered that the concern of the Elected Member has already been adhered to in the Draft Plan.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission

Cllr Sean McDermott accepted the response given to his submission as detailed above.

On the **Proposal** of Councillor Sean McDermott

Seconded by Councillor Padraig Fallon and **resolved**

It was **AGREED** that there is no amendment to the draft County Development Plan 2023 – 2029 on foot of this submission.

Submission No. 4: Cllr. Justin Warnock

Proposed Amendment 6

To include a specific objective in the Kinlough Settlement Plan 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 will also require the widening of the adjoining bridge.

On the **Proposal** of Councillor Justin Warnock

Seconded by Councillor Enda McGloin

Mr Bernard Greene, Senior Planner responded as follows:-

The Planning Authority has no objection to the proposed amendment.

Recommendation:

To insert the following objective (**KLN 21**) in Section 6.8 Infrastructure (Volume II) of the DLCDP 2023-2029:

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.

On the **Proposal** of Councillor Justin Warnock
Seconded by Councillor Enda McGloin and **resolved**

It was **AGREED** to insert the objective **KLN 21**, as detailed above, in Section 6.8 Infrastructure (Volume II) of the DLCDP 2023-2029:

Proposed Amendment 7

To include an objective in the Kinlough Settlement Plan to extend the foul waste water system to serve the Eco Park

On the **Proposal** of Councillor Justin Warnock
Seconded by Councillor Padraig Fallon

Mr Bernard Greene, Senior Planner responded as follows:

In relation to extending existing services, Leitrim County Council will continue to work with Irish Water in relation to the upgrade of infrastructure in areas where they are needed. However, the Local Authority have no role in the extension of the foul sewer network in Kinlough, or any other centre, which is the responsibility of Irish Water. The facilitation of such a connection would be supported by the Local Authority and does not need policy support through the County Development Plan. It is considered that the most realistic possibility of a foul sewer connection to serve the Eco Park on the Rossinver Road would be through the completion of the former Lough Melvin Forest Park which may be suitable to provide a connection. This could be included as an objective in the Kinlough Written Statement.

Recommendation:

To further amend objective KLN 14 (Recommendation 137 of Chief Executive's Report) to include the following sentence:

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.

On the **Proposal** of Councillor Justin Warnock
Seconded by Councillor Padraig Fallon and **resolved**

It was **AGREED** to further amend objective KLN 14 (as per Recommendation 137 of Chief Executive's Report) to include the sentence as detailed above.

Proposed Amendment 8

To include an objective in the Kinlough Settlement Plan to identify and develop a central Open Space and Amenity area for people who have mobility issues.

On the **Proposal** of Councillor Justin Warnock
Seconded by Councillor Brendan Barry

Mr Bernard Greene, Senior Planner responded as follows:-

Objective KLN 5 in Volume II of the DLCDP 2023-2029 supports the undertaking of public realm enhancement works within the Main Street area of the town. The Planning Authority has no objection to amending this Objective to include references relating to people with mobility issues. The previous recommendation has also included a requirement for the completion of the former Lough Melvin Forest Park to give consideration for the provision of an area of open space and amenity for the wider community.

Recommendation:

Amend Objective **KLN 5** in Section 6.3 Infrastructure (Volume II) of the DLCDP 2023-2029 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.**

On the **Proposal** of Councillor Justin Warnock
Seconded by Councillor Brendan Barry and **resolved**

It was **AGREED** to Amend Objective **KLN 5, as detailed above**, in Section 6.3 Infrastructure (Volume II) of the DLCDP 2023-2029 as outlined above.

Proposed Amendment 9

To include an objective in the Kinlough Settlement Plan to deliver a public building for multi-faceted missions – i.e. library, adult education, translation and literacy programmes, literacy and visual art venue, etc.

On the **Proposal** of Councillor Justin Warnock
Seconded by Councillor Frank Dolan

Mr Bernard Greene, Senior Planner responded as follows:-

Section 7.8.6, Vol I, of DLCDP 2023-2029 outlines the support for the further development and enhancement of library services in the county and as such it is considered that there is sufficient policy support in the existing DLCDP 2023-2029 should the Library Plan propose a new library facility for Kinlough. None of the individual Settlement Plans propose the development of such public buildings other than in Dromahair where there is an objective to repurpose the former Garda station for public use. In that instance, the Planning Authority was aware that the Dromahair Development Association had applied for funding under the Town and Village Scheme seeking the redevelopment of the former Garda Station as a community resource centre for the village. It is an objective to repurpose or reuse vacant and under utilised properties in town centres for such community and

civic uses generally. It would be considered more appropriate to propose such an objective through the Local Economic and Community Plan noting that the land use zoning objectives are flexible to accommodate such a proposal for a public building.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Cllr Justin Warnock accepted the response given to his submission as detailed above.

On the **Proposal** of Councillor Justin Warnock

Seconded by Councillor Frank Dolan and **resolved**

It was **AGREED** that there is no amendment to the draft County Development Plan 2023 – 2029 on foot of this submission.

Submission No. 5: Cllr. Des Guckian

Proposed Amendment 11

P. 10 - Motion - That at least 30% of Leitrim's population growth must be delivered in Carrick-on-Shannon, I propose we oppose this as not in the best interests of this County.

Mr Bernard Greene, Senior Planner responded as follows:-

In determining the level of growth for the county and in particular the Key Town of Carrick-on-Shannon, the Draft Plan was guided by the NPF and RSES, which require certain levels of growth to be targeted to certain specified centres. The target of 30% of population growth being targeted in Carrick-on-Shannon is in line with the requirements outlined in the NPF and RSES.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 12

P. 11 - Motion - I propose that permissions to build in rural areas be liberalised and that the whole idea of forcing those looking for planning permissions to employ specialists like archaeologists, geologists etc. be reviewed.

Mr Bernard Greene, Senior Planner responded as follows:-

Residential development in the county is guided by the Core Strategy which includes a household allocation for rural areas. The requirement to employ specialists to prepare reports to accompany planning applications is only required in specific cases due to specific requirements on certain sites

and is done so in an effort to protect heritage interests, groundwater, etc. It allows a more informed decision to be made by the Planning Authority and ensures that our Corporate responsibilities are adhered to.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 13

P. 13 & 14 - Motion - Considering the Review of economic strategy 2015 to 2021 and the decline that is listed, I propose that a much stronger strategy be put forward likely to lead to more positive outcomes.

Mr Bernard Greene, Senior Planner responded as follows:-

It is clearly stated in Section 4.1 of the DLCDP 2023-2029 that the primary focus of the Development Plan is spatial planning. The role of the Development Plan is to facilitate the delivery of both the economic and community elements of the Local Economic and Community Plan (LECP) in a manner consistent with the proper planning and sustainable development of the county. A review of the existing Economic Strategy is a matter for the review of the LECP.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 14

P. 17 Rural Development : Motion - Considering the wishy-washy nature of Realising our Rural Potential (2017), that it is time to re-write this to include office people working from home and that there be positive discrimination to help all areas where services have closed and schools etc. have dwindling numbers.

Mr Bernard Greene, Senior Planner responded as follows:-

'Realising our Rural Potential: Action Plan for Rural Development' (2017) aims to unlock the potential of rural areas through a framework of supports at national and local level which will ensure that people who live in rural areas have increased opportunities for employment locally, access to public services and social networks that support a high quality of life. This is referenced in a number of sections of the Draft Plan. It is not the role of the County Development Plan to rewrite a national action plan but to have regard to same in the formulation of relevant policies and objectives. In particular, there is strong policy support in the DLCDP 2023-2029 for remote working, e.g. EC DEV POL 2 and ENT EMPL POL 10, around the county. The rural housing policy generally does not seek to

restrict potential applicants from building homes in rural areas other than within the defined commuter areas around Carrick-on-Shannon and Sligo. It is not considered that the proposed amendment relates to the Draft County Development Plan.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 15

P. 17: Extractive Industries. Motion - That we stand opposed to Fracking and to any attempts to mine for gold in Co Leitrim.

Mr Bernard Greene, Senior Planner responded as follows:-

With regard to “fracking”, Section 10.7.1 *Unconventional Gas Exploration and Extraction*, of Vol I in the DLCDP 2023-2029 clearly outlines that such practice is against national policy. No further amendment is considered necessary in this regard.

With regard to gold mining, this is classed as an extractive industry and the policies and objectives relating to this type of development are outlined in Section 10.7, *Extractive Industry and Building Materials Production* of the DLCDP 2023-2029. The CE’s report on Submissions received on the Draft Plan includes additional policy support and development management standards in relation to this.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Cllr Des Guckian referenced the submission made by Cllr. Justin Warnock in relation to gold mining and discussed in conjunction with recommendation no. 116. On foot of the amendment made following Cllr. Warnock’s submission, Cllr Guckian withdrew this submission.

Proposed Amendment 16

P. 18 : Transport and Infrastructure : Motion - That the MGWRailway be used to transport more freight. This would take some of the burden off our major roads. Also, that the extension of the Dromod-Roskey Bypass from Faulties to Carrick be reviewed and that the existing N4 road be counted as adequate for our present and future needs. Also, that the Rural Link bus idea be greatly expanded in order to help people living in rural areas and to save on transport fuels.

Mr Bernard Greene, Senior Planner responded as follows:-

It is considered that the provision of freight services is a matter for Irish Rail noting that freight trains from Sligo stopped when the final trains carrying logs from Sligo ceased in December 2008.

Iarnród Éireann Irish Rail Freight 2040 aims to achieve:

- A five-fold increase in the number of rail freight services, to include over 100 new weekly services across the rail network
- A resulting reduction of 25,000 tonnes of CO² emissions annually, with rail freight emissions per unit as little as 16 % of HGV emissions
- Avoiding the requirement for 140,000 HGV journeys on our roads annually

The strategy includes a plan to develop a network of intermodal freight facilities in collaboration with the freight and logistics industry, starting with strategic terminals in Limerick and Dublin, extending over time with smaller tactical terminals in Cork, Galway and Sligo. In collaboration with road operators, these terminals will expand the reach of rail freight and provide sustainable intermodal freight options to businesses across the regions. There are no proposals to extend such facilities to Carrick-on-Shannon or Dromod having regard to their positioning in the NPF.

It is not considered a matter for the County Development Plan to decide on the manner in which the Dromod to Carrick-on-Shannon project is brought through design. The overall sustainable transport solution includes a new roads infrastructure component. Public Display No. 3 on the Preferred Transport Solution closed on 10th June 2022. This consisted in summary of using the existing N4 with a bypass of Carrick-on-Shannon.

The County Development Plan acknowledges that the further development of Local Link and other similar public transport services is essential to provide a modal shift to public transport in the rural parts of the county. Leitrim County Council will work with public transport providers to improve and expand the public bus services within the county and strengthen linkages to other areas outside of the county.

It is considered that the DLCDP 2023-2029 already provides the required policy support in relation to the further expansion of the Local Link service by the National Transport Authority.

PT POL 8 To support the National Transport Authority in the provision of and expansion of Local Link through encouraging further integration with other public transport services; ensuring fully accessible vehicles operate on all services; increasing patronage among children and young people; encouraging innovation in the service as a means of reducing social isolation and as a viable long-term sustainable public transport option

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

On the **Proposal** of Councillor Des Guckian

Seconded by Councillor Enda McGloin and **resolved**

It was **AGREED** to write to Irish Rail calling for the Sligo – Dublin be used to transport more freight. This would take some of the burden off our major roads.

Proposed Amendment 17

P. 19 : Renewable Energy : Motion - That we already have far too many wind farms on our mountains and that no more be allowed. There are a number of rivers that could be harnessed for hydro power. Also, that the development of geo-thermal energy be investigated.

Mr Bernard Greene responded as follows:-

The proposal to allow no further wind farm developments in the county is contrary to national policy. A detailed Renewable Energy Strategy has been prepared as part of the DLCDP 2023-2029. This in turn was informed by a Landscape Capacity Assessment prepared by RPS Group to provide an objective view of the capacity of the Co. Leitrim landscape to accommodate further wind energy proposals. The resultant policy framework is therefore considered consistent with national policy and guidelines whilst grounded on an evidential assessment of the landscape capacity and of other sensitivity receptors to identify areas where wind energy proposals are considered open to consideration. With regard to hydro and geo-thermal energy, there is existing policy support in the DLCDP 2023-2029, including the Renewable Energy Strategy, for such developments.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 18

P. 19 : Wastewater : Motion - That the plant at Carrick-on-Shannon be expanded to process waste from rural septic tanks.

Mr Bernard Greene, Senior Planner responded as follows:-

This is not considered a matter for the County Development Plan.

A septic tank functions as a two-stage primary sedimentation tank, removing most of the suspended solids from the wastewater, thus providing '*primary*' treatment. This removal is accompanied by a limited amount of anaerobic digestion. The infiltration/treatment area provides most of the '*secondary*' and '*tertiary*' treatment from such systems in the percolation trenches or intermittent filter bed and the underlying subsoil.

The septic tank must be de-sludged at intervals appropriate to the tank capacity and the number of persons resident in the premises connected to it or as recommended by the system's manufacturer. De-sludging must be carried out by a contractor authorised under the Waste Management (Collection Permit) Regulations 2007 as amended by the Waste Management (Collection Permit) (Amendment) Regulations 2008 and contents disposed of in accordance with all relevant national legislative requirements or directions pertaining at the time. The desludging of the tank at more regular intervals than recommended by the system's manufacturer would affect the performance of the system.

Irish Water need to establish a policy platform and protocol to deal with this matter on a national level. There are a series of licenced contractors operating throughout the county who perform this service of de-sludging septic tanks for rural dwellers.

The wastewater treatment plant in Carrick-on-Shannon is vested in the ownership and control of Irish Water. It is also developed and operated on the basis of Design Build and Operate (DBO). As a result, it is not within the scope of Leitrim County Council to accede to such a proposal as set out in this submission. It is a matter for Irish Water and the DBO operator to determine whether waste collection permits are granted accepting sludge from a septic tank whilst ensuring that the performance level of the wastewater treatment plant is not affected. Presently, no such licenses are granted for the Carrickon-Shannon wastewater treatment plant.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 20

P. 23 : Heritage : We have an excellent Heritage Officer, but I feel The Heritage Council and the Dept are not facing up to the reality of our heritage sites being covered by conservation orders and then abandoned to decay. Motion – That we demand that the Dept of Heritage make sufficiently large grants available to Leitrim Co Council to take over and to develop the site of Annaduff ancient Abbey and Mohill Abbey. Also that we cease to allow speculator companies to take over our Natural Heritage, like mountain tops and to place very ugly and destructive wind farms on their tops. Also, where a building is listed there should immediately be a grant put in place to cover its full refurbishment.

Mr Bernard Greene, Senior Planner responded as follows:-

The proposal to demand funding from the Department of Housing, Local Government and Heritage to acquire and develop former abbeys or similar structures is outside the remit of the CDP.

It is considered that the matter of wind energy proposals has been dealt with extensively in the consideration of individual submissions as contained in the Chief Executive’s report and in response to Proposed Amendment No. 17.

With regard to funding, there are a number of existing grant schemes available to support appropriate restoration works to Protected Structures e.g. *Built Heritage Investment Scheme* and the *Historic Structures Fund* with the Community Monuments Fund in place to providing capital funding for projects involving (i) Archaeological monuments that are included in the Record of Monuments and Places (RMP) under the National Monuments Act 1930 (as amended) and (ii) Archaeological monuments included in the Sites and Monuments Record (SMR) as compiled by the National Monuments Service. Projects may be proposed which are not in public ownership by the owners of such monuments. Leitrim County Council administer such grants on behalf of the Department of Housing, Local Government and Heritage. It is not considered that the provision of grants in the manner outlined are a consideration for the County Development Plan. The Council does not have the resources to accede to this request.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 21

P. 25 : Regeneration & Placemaking : Motion - That all plans to regenerate our town centres be reviewed as the plans published to date , such as Public Realm improvements, drawn up by firms that know nothing of our towns, are in grave danger of changing the essential old character of the towns and instead are trying to impose on us town centres like those in Mediterranean Europe.

Mr Bernard Greene responded as follows:-

It is not considered that the proposed amendment is an appropriate consideration for the County Development Plan. All of the public realm improvement schemes have been approved through the required Part 8 public consultation process and enjoy the presumption of validity. The schemes have all been approved by the Elected Members of this Council on the recommendation of the Chief Executive.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 22

P. 27 : Community Development : Motion – That each community or parish in Co Leitrim be provided with a community hall, a community sports field, an internet hub and a swimming pool in the nearest town.

Mr Bernard Greene, Senior Planner responded as follows:-

There is policy support for the provision and the maintenance of community facilities in the county included in Section 7.8, *Community Facilities*, of Vol I in the DLCDP 2023-2029. The inclusion of objectives in a Development Plan must be realistic and deliverable within the life of the Development Plan. It is not considered that the proposed amendment meets this requirement. It is also considered that the identification of the required community infrastructure would be a matter for the Local Economic and Community Plan with regard given to how such facilities would be funded and managed when provided.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 23

P. 28 : Nursing Homes : Motion – That in light of the current difficulties experienced by nursing home providers, that state-run and Council-run homes like St Patrick’s in Carrick, be greatly expanded.

Mr Bernard Greene, Senior Planner responded as follows:-

The Council have no role in the running of St. Patrick’s Hospital or in the provision of nursing homes other than ensuring that adequate lands are identified for such a use which has been included in the DLCDP 2023-2029. Specific objectives have been included in certain centres e.g. Ballinamore (BNE 18) and Dromahair (DMR 20) for such a use and have been included in their respective Settlement Plans contained in Volume II of the DLCDP 2023-2029. Further consideration will be given to this issue in the context of the forthcoming Carrick on Shannon Local Area Plan noting that there is planning permission for 2 no. nursing homes in the town, one of which is by the HSE to replace St. Patrick’s hospital.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 24

P. 30 : Flooding. I cannot understand why major flooding of our rivers is allowed , when all that is needed is to clear out debris , fallen trees etc. which act as barriers. Such blind policy must be reversed. Motion – That we agree that all of our rivers be kept from flooding in a destructive manner, by regular clearance of obstacles.

Mr Bernard Greene, Senior Planner responded as follows:-

Leitrim County Council has responsibility for maintaining 6 no. drainage schemes known as Drainage Districts as follows:

(in all instances, it refers to individual rivers, plus tributaries and streams)

1. Rinn and Black River (including Cloone River)
2. Ballinamore and Ballyconnell Canal (includes Shannon Erne Canal, Woodford River, Bawnboy River and River Blackwater)
3. Eslin River (to the point of discharge into the River Shannon at Rooskey)
4. Lough Oughter, Gowna and River Erne
5. Headford (includes Gortconnella Lough up to where they discharge into the River Shannon at Drumsna)
6. Drumcliff (from Glencar Lough to where it discharges into the sea at Drumcliff)

These Drainage Districts include approximately 241km of river channel. There is a limited budget of €20,000 per annum included in the adopted budget for maintenance of the Drainage Districts in Co. Leitrim. The Council could only include an objective in the Development Plan in relation to the above rivers which are their direct responsibility to maintain. In reality, this requires a more substantial budget (estimated in 2016 at €150,000 per annum) to undertake this work on an agreed cyclical basis.

The Arterial Drainage Schemes in the country are maintained by the Office of Public Works. The following Arterial Drainage Schemes are located in Co. Leitrim:

1. Bonet - includes the River Bonet, River Shanvaus & River Owenmore up to where they discharge into Lough Gill
2. Duff - includes the River Duff up to where they discharge into the Atlantic.
3. Kilcoo - includes the County River up to where they discharge into Lough Melvin.

Maintenance of all other rivers and streams are the responsibility of the riparian owners who are the people who have control over access to the watercourse and are responsible for maintenance under the common law.

On balance, it is not considered that the proposed amendment is an appropriate consideration for the County Development Plan.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 25

CFRAMS : Motion - There was enormous flooding on the Shannon in Nov/Dec 2009. I have always been of the opinion that the best way to prevent a recurrence is to keep the water flowing quickly at all times and that pinch points be removed and dredging be employed in certain places. In light of this alternative, the whole of the CFRAMS proposals be urgently reviewed in terms of costs and ability to deliver before another such disastrous flood hits again.

Mr Bernard Greene, Senior Planner responded as follows:-

The Office of Public Works (OPW) is the lead State body responsible for the coordination and implementation of Government policy on the management of flood risk in Ireland. The OPW, in conjunction with Leitrim and other County Councils, undertook the National Catchment-based Flood Risk Assessment and Management (CFRAM) Programme, through which Flood Risk Management Plans (FRMPs) and flood maps were prepared.

In 2018, the OPW published 29 Flood Risk Management Plans to address flood risk in Ireland. These plans include 4 additional Flood Relief Schemes in Co. Leitrim, namely Carrick-on-Shannon/Cortober, Leitrim Village, Mohill and Dromod. Leitrim County Council have appointed consultants to prepare the schemes in Carrick-on-Shannon and Leitrim Village.

To clarify for the Council, the interventions included in the resultant schemes do not comprise only of flood defences. The interventions consist of flow reductions (consisting of creating additional storage and holding back of water volume), conveyance measures are undertaken to remove pinch points / restrictions and flow diversion measures, where possible. When these measures do not protect existing properties within the identified urban centres, flood defences are required.

It is not therefore considered that any amendment to the policy framework contained in the Draft Development Plan is required.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Proposed Amendment 26

Local Property Tax in rural areas : Motion – That we oppose the discrimination against people who live in rural areas who are forced to pay LPT though they get no services for their money. Instead, they should be allowed to write off their LPT against any match-funding demanded for surfacing their rural lanes and against charges for internet provision.

Mr Bernard Greene, Senior Planner responded as follows:-

The LPT is outside the remit of the County Development Plan.

Recommendation:

No amendment to the Draft Development Plan is recommended on foot of this submission.

Leas Cathaoirleach, Councillor Sean McDermott sought a seconder for the submission and as the submission was not seconded, he proceeded to the next item.

Submission No. 6 - Cllr. Sean McGowan

Proposed Amendment 27

With regard to submission no. DLCDP - 35 in the name of Eugene Cox, I propose that the lands identified as Open Space in the Draft Dromod Land use Zoning Map be identified for Tourism purposes. This will allow some form of development to take place having regard to the existing planning permission in place to build a nursing home.

On the **Proposal** of Councillor Sean McGowan
Seconded by Councillor Thomas Mulligan

Mr Bernard Greene, Senior Planner responded as follows:-

The majority of the lands in question coincide with an area identified as being Flood Zone A, with such areas attributing the highest probability of flooding (greater than 1% of 1 in 100 for river flooding). This has been confirmed by the Strategic Flood Risk Assessment (SFRA) undertaken to inform the preparation of the Draft Plan (see Figure 3 below), as well as flood risk mapping undertaken as part of the national Catchment Flood Risk Assessment and Management (CFRAM) programme which delivers on the core components of the National Flood Policy and on the requirements of the EU Floods Directive 2007/60/EC (see Figure 4 below).

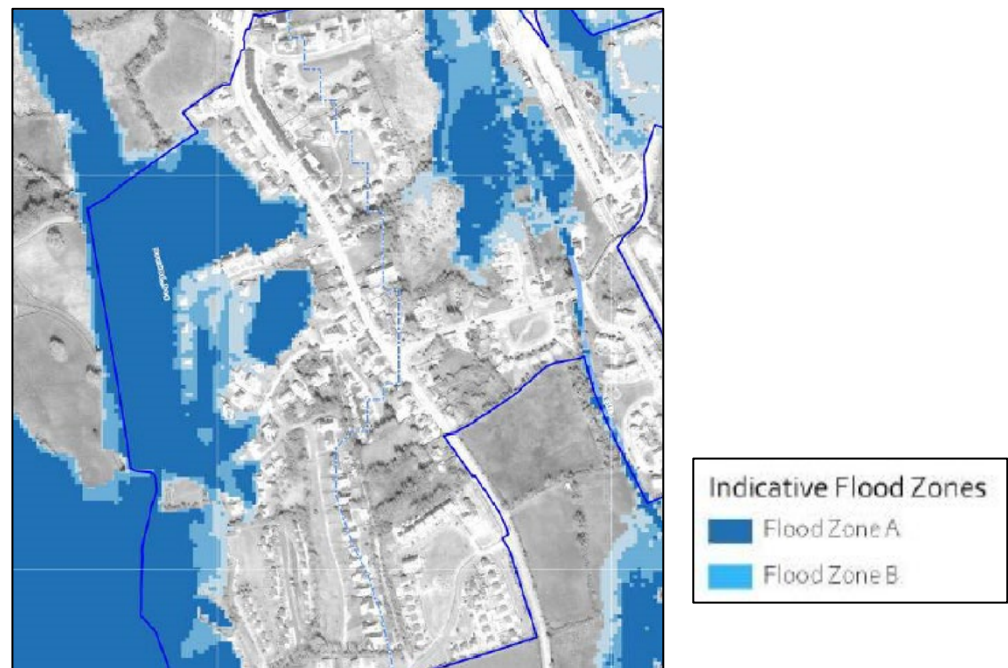


Figure 3: Extract of the Dromod Indicative Flood Zone Map for Dromod produced as part of the SFRA for the Draft Leitrim County Development Plan 2023-2029 (2022)

As Members will be aware, the Planning Authority has to have regard to Section 28 guidance issued by the Minister in relation to the performance of its functions, including the preparation of the Development Plan. In relation to flood risk management, *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* (2009) remains the pertinent Section 28 guidance and emphasises that in areas designated as Flood Zone A, only “*water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone*”.

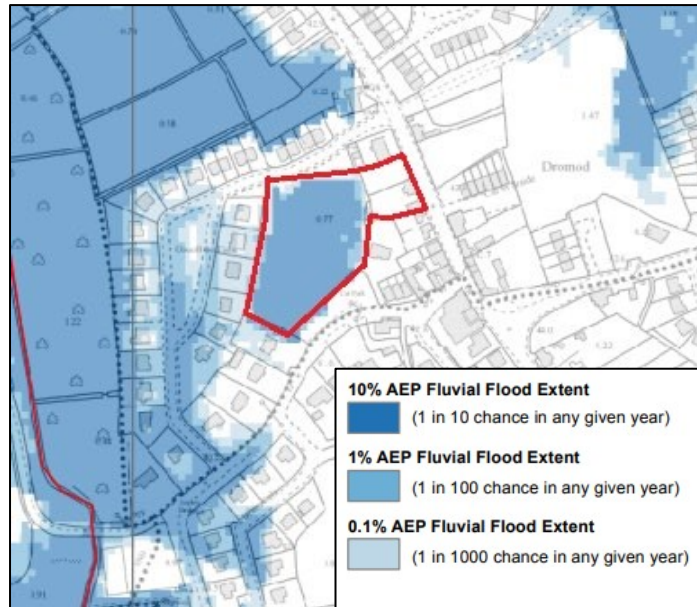


Figure 4: Extract of Flood Risk Mapping for Dromod produced by the CFRAM Programme (2016) with subject lands outlined in red.

The Guidelines establish a set of key principles of flood risk management which include:

- Avoiding development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible;
- Substituting less vulnerable uses, where avoidance is not possible; and
- Mitigating and managing the risk, where avoidance and substitution are not possible.

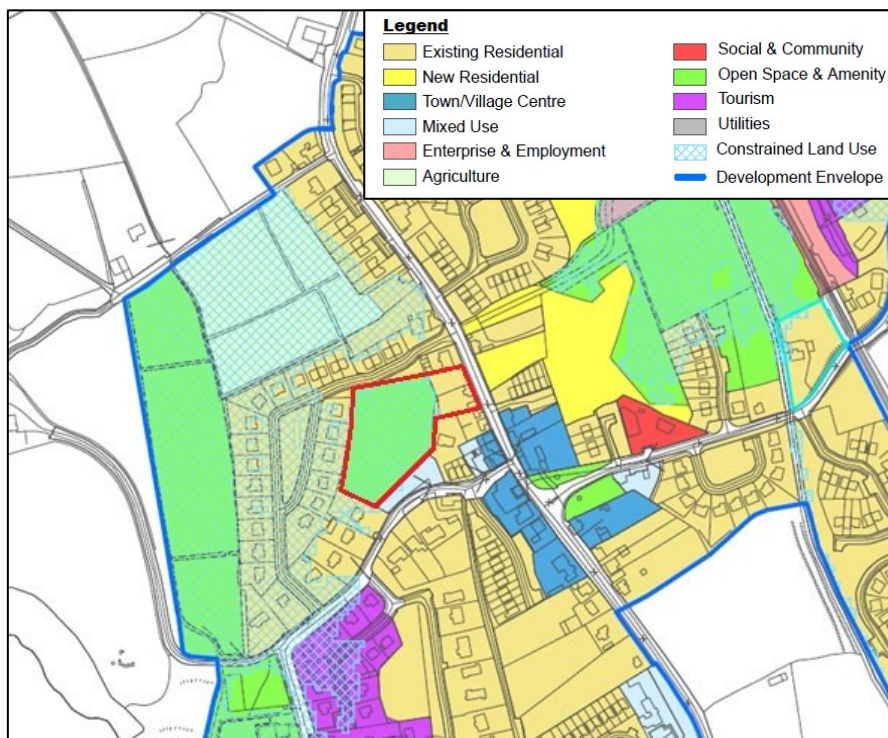


Figure 5: Extract of Dromod Land Use Zoning Objectives Map (Draft Leitrim County Development Plan 2023-2029) with subject lands outlined in red.

In the case of the referenced lands which coincide with the Flood Zone A area, the Draft Plan has proposed the less vulnerable land use objective of *Open Space & Amenity* in accordance with *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* (2009) (see Figure 5).

Note: Where evidence of flood risk has been identified in the SFRA, a *Constrained Land Use* zoning objective which seeks to ensure the appropriate management and sustainable use of flood risk areas is applied, with this designation frequently coinciding with additional land use zoning designations such as *Open Space & Amenity* or *Agriculture* reflecting appropriate, less vulnerable uses in such lands which are undeveloped as is the case with the subject lands in Dromod.

The proposal to re-zone the subject lands from *Open Space & Amenity* to *Tourism* is not considered to be in accordance with the Section 28 guidelines and introduces a more vulnerable land use into an area identified as being of the highest probability of flooding. Such a proposed zoning could facilitate, in principle at least, the development of more vulnerable uses such as tourism accommodation and even temporary tourism accommodation such as camping or caravan parking. Such vulnerable land uses would be highly inappropriate for the subject lands given their indicative potential for flooding and in the absence of a compelling argument justifying the inclusion of additional *Tourism* zoned lands, in a settlement that has a significant extent of *Tourism* zoned lands already proposed, by means of a Justification Test. Notwithstanding, the zoning of the subject lands coinciding with the area of Flood Zone A to a vulnerable land use such as *Tourism* may give rise to a direction under Section 31 of the Planning and Development Act 2000, as amended, from the Minister to zone the subject lands to a less vulnerable land use objective.

Accordingly, it remains the view of the Planning Authority that the proposed zoning of the subject lands as *Open Space & Amenity* provides for a more appropriate and less vulnerable land use objective of the lands in question.

Recommendation

No amendment to the Draft Development Plan is recommended on foot of this submission.

Councillor Sean McGowan expressed his disappointment with the recommendation and said he would not like to see this prime site in the heart of Dromod village being left undeveloped and abandoned. He proposed that a carpark/caravan carpark be facilitated at this site. The Executive outlined that a carpark could be facilitated but there would be a concern with any such development at this location. Compensation may have to be paid by the Local Authority if flooding took place that impacted another property, given that the Local Authority were aware that the site was liable to flooding when the draft County Development Plan was being adopted. The development of a car park would be allowed within the proposed 'Open Space' land use zoning objective.

On the **Proposal** of Councillor Sean McGowan

Seconded by Councillor Thomas Mulligan and **resolved**

It was **AGREED** that there is no amendment to the draft County Development Plan 2023 – 2029 on foot of this submission”.

Submission No. 8 - Cllr. Brendan Barry

Proposed Amendment 29

Request that the Flood Risk Zones for Keshcarrigan be based on the best, most up-to-date and available information and are supported by in-field visits and ground truthing by professionals and that the current flood risk zone be amended.

On the **Proposal** of Councillor Brendan Barry
Seconded by Councillor Enda McGloin

Mr Bernard Greene, Senior Planner responded as follows:

The preparation of the DLCDP 2023-2029 has been informed by a series of environmental assessments including a Strategic Flood Risk Assessment (SFRA) which has been prepared by the appointed consultants, CAAS Ltd., in accordance with '*The Planning System and Flood Risk Management - Guidelines for Planning Authorities*' (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Department of the Environment, Community and Local Government Circular PL 2/2014.

The SFRA provides an assessment of flood risk and includes mapped boundaries for Flood Risk Zones to enable compliance with the Flood Risk Management Guidelines. The SFRA, and its associated flood risk mapping, forms part of the overall Draft Plan suite of documents.

As documented in Section 1.5 of the Strategic Flood Risk Assessment Main Report, the SFRA has been based on emerging and best available data at the time of preparing the assessment including Flood Risk Management Plans, which will be updated on a cyclical basis as part of the national Catchment Flood Risk Assessment and Management (CFRAM) programme which delivers on the core components of the National Flood Policy and on the requirements of the EU Floods Directive 2007/60/EC.

The SFRA has been informed by a series of plans and datasets including Flood Risk Management Plans for the locality, previous SFRA's in County Leitrim, the Regional Flood Risk Assessment for the Northern and Western Region (2020) as well as a series of flood risk indicators categorised as historical flood risk indicators and predictive flood risk indicators.

Historical flood risk indicators are, as the name suggests, indicators based on recorded flood events from the Office of Public Works (OPW) or information derived from datasets such as mapping associated with alluvium soils, benefitting lands and district drainage schemes, as well as historical groundwater flood mapping available from the Geological Survey Ireland (GSI).

Predictive flood risk indicators are derived from computational modelling of predicted flooding associated with fluvial, pluvial and groundwater flooding extents, including data derived from the recent National Indicative Fluvial Mapping (NIFM) (2021), which represents a second-generation indicative fluvial flood spatial data that are of a higher quality and accuracy to those produced for the first cycle Preliminary Flood Risk Assessment mapping produced in 2012.

The SFRA was also informed by desk and in-field studies undertaken by CAAS Ltd. which took into account the following factors:

- OPW's CFRAMS fluvial flood extent mapping (2016) and other predictive indicators;
- Historical indicators of flood risk;
- Aerial photography;
- Documented Council knowledge of lands;
- Local knowledge;
- The potential source and direction of flood paths from the sea and rivers and streams;
- Vegetation indicative of flood risk; and
- The locations of topographic/built features that coincide with the flood indicator related
- Boundaries/topographical survey.

The resultant SFRA and its associated flood risk mapping have been used to inform and support planning policy in the Draft Plan including appropriate land use zoning objectives in the various settlement Land Use Zoning Objectives maps contained within Volume III of the Draft Plan. In each settlement, where evidence of flood risk has been identified in the SFRA, a *Constrained Land Use* zoning objective which seeks to ensure the appropriate management and sustainable use of flood risk areas is applied, with this designation frequently coinciding with additional land use zoning designations such as *Agriculture or Open Space & Amenity* reflecting appropriate, less vulnerable uses in such lands which are undeveloped.

This approach has been consistently employed across the settlements of the county, including Keshcarrigan, and is in accordance with compliance with the 2009 Ministerial Guidelines on Flood Risk Assessment and appropriate provisions have been included in the Draft Plan to contribute towards flood risk management. Submissions have been received by the Office of the Planning Regulator (OPR) and the Office of Public Works (OPW) in relation to this. The OPR submission states the Office supports the objectives and policies included in the Draft Plan in respect of flooding, which are considered appropriate.

As outlined above, the identification of Flood Risk Zones in the various settlements of the county, including Keshcarrigan, have been informed by the most up-to-date available information and survey work conducted by suitably qualified professionals to inform the Draft Plan. Moreover, it should be noted that the approach outlined in the accompanying SFRA documentation has been endorsed by the lead national agency for flood risk management, the OPW, in its submission on the Draft Plan. Accordingly, it is recommended that Flood Risk Zones identified in Keshcarrigan, or any other settlement in the County, should not be amended.

Recommendation

No amendment to the Draft Development Plan is recommended on foot of this submission.

Following a discussion, the decision of the elected members was not to accept the recommendation of the Chief Executive. A discussion ensued between the executive and the elected members in which a position was reached that was agreeable to all, and the members approved the following amendment to the Draft County Development Plan 2023-2029:

On the **Proposal** of Councillor Brendan Barry

Seconded by Councillor Enda McGloin and **resolved**

It was **AGREED** that the development envelop for Keshcarrigan would be extended westward to include the land identified in submission no. DLCDP-39 by Mel Heeran. The extent of flooding contained in Flood Zone A & B affecting this site would be overlain on top of the General land use zoning objective and the lands would be identified as a constrained land use. This would require the inclusion of a similar objective in relation to constrained lands as applicable to Fenagh.

Having considered all the recommendations in the Chief Executive’s report and the submissions received by the Elected Members, Leas Cathaoirleach, Cllr Sean McDermott sought approval from the members to put the Draft County Development Plan on public display.

On the **Proposal** of Councillor Felim Gurn
Seconded by Councillor Brendan Barry and **resolved**

“It was **AGREED** to approve that the material amendments to the Draft County Development Plan 2023-2029 be put on public display in accordance with section 11(5)(c) of the Planning and Development Act 2000 (as amended)”.

Leas Cathaoirleach, Councillor Sean McDermott thanked all members for their attendance and participation at the meeting.

Mr Lar Power, Chief Executive thanked all the Members and Executive for their assistance and engagement with the preparation of the Draft County Development Plan 2023- 2029.

This concluded the business of the meeting at 18.50 pm.

Signed:

Cllr Ita Reynolds Flynn
Cathaoirleach

Kieran Brett
Meetings Administrator

Dated: **Monday, 7th November 2022**