



Comhairle Chontae Liatroma
Leitrim County Council



Comhairle Contae
Ros Comáin
Roscommon
County Council

Carrick-on-Shannon

Joint Local Area Plan

2025-2031



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Chapter 1

Introduction and Context



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1. Introduction

1.1 Overview

The aim of this Joint Carrick-on-Shannon Local Area Plan 2025 - 2031 (JLAP) is to establish a framework for the planned coordinated and sustainable development of Carrick-on-Shannon and Cortober. This JLAP has been prepared to deliver a collaborative and integrated framework for the future development of the town. It is the first such joint plan for the town and it has a strong focus on the development of both the Carrick-on-Shannon and Cortober areas of the town.

The JLAP sets out the overall strategy for the proper planning and sustainable development of Carrick-on-Shannon and will consist of a written statement and accompanying maps including Local Objectives specific to Carrick-on-Shannon. These Objectives will provide a framework for guiding the future development of housing, transportation, employment, heritage, tourism, and social and community infrastructure in the town. The Objectives included in this Plan should be read in conjunction with the relevant sections of Both the Leitrim and Roscommon County Development Plans.

It is the statutory land use plan regulating and managing development within the area boundary for the period of the plan 2025 – 2031.

Location

Carrick-on-Shannon is strategically located on the N4 Dublin to Sligo national primary road network and on the Sligo to Dublin rail line. The town straddles the River Shannon with the administrative area to the east of the river falling under the remit of Leitrim County Council and that to the west of the river (Cortober) falling under the remit of Roscommon County Council. Carrick-on-Shannon is the largest town in Leitrim and the County Town and has important administrative, commercial and service functions for the county of Leitrim. The settlement of Cortober, in Co.

Roscommon, forms part of the wider Carrick-on-Shannon settlement and it supports the overall future development of the town.

Demographic Profile of Carrick-on-Shannon

Reflecting the population growth trend in both County Leitrim and County Roscommon in Census 2022, the population of Carrick-on-Shannon has also increased. The total population (CSO 2022) for Carrick-on-Shannon is 4,743. While this would suggest a significant percentage increase of 16.8% on the CSO 2016 figure of 4,062, it is noted that in the CSO 2016, Carrick-on-Shannon was identified as a Settlement, while in 2022 it is identified as a Town with the boundaries changing accordingly. Allowing for the change in boundaries (and the resulting additional dwellings included in the increased boundary area in the 2022 figures) the population of Carrick-on-Shannon has increased by approximately 436 people between 2016 and 2022 giving a comparison population of 4,498 which is a population increase of 10.7%.

Figures provided in the Census 2022 outline that 33% of the population are aged between 0 and 24 while 53% are in the 25-65 age category. Census 2022 figures also show 19% of the population of Carrick-on-Shannon town are citizens of a country other than Ireland.

The JLAP provides a framework to deliver on a vision for Carrick-on-Shannon to:

Respond positively to the distinct setting and built form of the area and to continue to create an environment that the local community and visitors can relate to and identify with in terms of its scale and quality.



1.2 Statutory Context

This JLAP was prepared under the Planning and Development Act 2000 (as amended), particularly Sections 18-20 of the Act. As required by the legislative framework, this Plan must be consistent with the *National Planning Framework (NPF)*, the Northern and Western Regional Assembly's *Regional Spatial and Economic Strategy (RSES 2020-2032)* and the current County Development Plans as they relate to both Leitrim and Roscommon.

This JLAP reflects the population projections for Carrick-on-Shannon and Cortober as set out in the Core Strategies outlined in the Leitrim County Development Plan 2023-2029 and in the Roscommon County Development Plan 2022-2028. The JLAP will provide the statutory basis in conjunction with both the current Leitrim and Roscommon County Development Plans for the consideration by the relevant Council of applications for planning permission.

The JLAP consists of this Written Statement and attached Maps. It is essential that both be referred to in considering the proper planning and sustainable development of the town. The Written Statement takes precedence over the Maps should any discrepancy arise between them. This JLAP should be read in conjunction with the Leitrim County Development Plan 2023-2029 and the Roscommon County Development Plan 2022-2028, the provisions of which take precedence over this Plan. For the avoidance of duplication, policies/objectives as set out in Volume 1 (Written Statements) of both of the above-mentioned County Development Plans and the Development Management standards as set out in Chapter 13 of the Leitrim County Development Plan and Chapter 12 of the Roscommon County Development Plan have not been repeated. All development proposals put forward in accordance with the JLAP's provisions must also comply with the relevant County Development Plan.

The JLAP is informed and accompanied by a Strategic Environmental Assessment, Appropriate Assessment, Strategic Flood Risk Assessment, and a Local Transport Plan. Cognisance has also been taken of Climate Change responsibilities in the preparation of the JLAP.

While both Leitrim and Roscommon County Councils believe the Objectives set out in this JLAP are achievable, and are fully committed to implementing them, the JLAP should not be interpreted as binding the Councils to any particular investment or expenditure.



Fig 1.1 Hierarchy of Plans

1.2.1 National Planning Framework

The *National Planning Framework* (NPF) was adopted as part of Project Ireland 2040, and it sets out a high-level plan strategic vision for the future growth of Ireland and it outlines 10 National Strategic Outcomes for realizing the vision of the plan – refer to Figure 1.2 below. The NPF is the primary planning document on a national level and all regional and local planning policy is required to be consistent with the strategic objectives contained within it.



Fig 1.2 National Planning Framework – National Strategic Outcomes

1.2.2 The Northern and Western Regional Spatial and Economic Strategy

The Northern and Western Regional Assembly's Regional Spatial and Economic Strategy (RSES) was adopted in 2020 and comprises of the regional tier of planning policy relevant to both County Leitrim and County Roscommon. The primary aims of RSES is to support the delivery of Project Ireland 2040 i.e., the National Planning Framework and the National Development Plan 2018-2027. Local Authorities are required to align their plans with the strategic policies and objectives set out in RSES to ensure a unified approach to the proper planning and sustainable development of the region. The RSES promotes a compact growth approach to ensure sustainable growth of more compact urban and rural settlements, supported by jobs, houses, services and amenities. A place-based approach seeks to unlock the economic potential of towns and villages and create healthier and more sustainable environments. The strategy promotes accessible public spaces which promote both social and physical activity and cater for all demographics to ensure an inclusive society.

The RSES identifies Carrick-on-Shannon as a Key Town which plays a strategic role in the region. It identifies Carrick-on-Shannon as a strategic employment centre that can accommodate a significant level of population growth and employment through investment in infrastructure and placemaking. The RSES sets out the future priorities for Carrick-on-Shannon including the preparation of a Joint Local Area Plan between Leitrim and Roscommon to deliver a collaborative and integrated framework for the future development of the urban area of Carrick-on-Shannon.

1.2.3 County Development Plans

The Leitrim County Development Plan 2023-2029 and the Roscommon County Development Plan 2022-2028 set out the overall vision and strategy for delivering sustainable growth throughout the counties over the 6-year periods of the respective plans. The JLAP aligns with the overarching policies and objectives of both County Plans, including the Core Strategies and Settlement Strategies as set out in Volume 1, Chapter 2 of both plans.

Carrick-on-Shannon is the County town of Co. Leitrim and together with the Cortober area in Co. Roscommon it is regarded as a key town in the Region. The Leitrim County Development Plan sets out clear policies and objectives for the future growth and development of the town. As the county town it is recognised as having the largest settlement base and is a primary growth centre for the Region. Carrick-on-Shannon has the potential to accommodate a significant level of growth in population and employment through appropriate investment in infrastructure, support services and placemaking initiatives and this is recognised in the policies and objectives of both County Development Plans.

The importance of Carrick-on-Shannon is emphasised in the Settlement Hierarchy of the Leitrim County Development Plan 2023-2029 which designates Carrick-on-Shannon as the Tier 1 Key Town as identified in RSES. The population of Co. Leitrim could increase to 35,000-35,500 by 2026 and up to 37,000 by 2031 (based on the Implementation Roadmap for the NPF) and at least 30% of this population growth must be delivered in Carrick-on-Shannon as the key town.

The Leitrim County Development Plan and the Roscommon County Development Plan both contain a number of strategic aims which are applicable over the lifetime of the respective plans, with these aims also being applicable to the JLAP. The strategic aims of the respective County Plans, relative to both Carrick-on-Shannon and Cortober, are outlined below.

Leitrim

To guide the future development of Co. Leitrim in line with the principles and objectives provided in the NPF and in the RSES for our region including the population projections set out therein;

To promote and facilitate the development of the county in accordance with the provisions of the Core Strategy, including directing appropriate levels of residential development in line with the Settlement hierarchy;

To ensure that towns and villages grow at a sustainable and appropriate level whilst pursuing a compact growth policy and seeking to better integrate transport and land use planning at a level practicable to Co. Leitrim;

To develop Carrick-on-Shannon (Key Town) as a settlement of regional scale for accelerated population growth through the delivery of significant compact growth and developing identified derelict and underutilised sites, with an initial focus within the town core. Carrick-on-Shannon is also identified as a key driver of economic development in the county;

To deliver at least 30% of all new homes that are targeted in Carrick-on-Shannon, Ballinamore and Manorhamilton within the existing built-up footprints on infill and/or brownfield sites with a reduced target of 20% for the remaining lower tier settlements in the Settlement Hierarchy;

To promote Carrick-on-Shannon as the main retail centre in the county with the provision of retail in other centres commensurate with their roles;

To support the vitality and viability of existing town and village centres and facilitate a competitive and healthy environment for the retailing sector by ensuring that future growth in retail floorspace responds to the identified retail hierarchy, the sequential approach, and the needs of the projected population of the settlement areas;

To create the appropriate conditions necessary to foster a healthy and vibrant retail environment in the county;

Include objectives to support proposals for regeneration, rejuvenation of vacant and derelict sites, town and village centre renewal and public realm enhancement;

To support, in principle, development that addresses climate change in terms of adaptation and mitigation measures including increasing flood resilience, the promotion of sustainable transport options and the development of renewable energy technologies where possible to achieve a successful transition to a low carbon economy.

Roscommon

Achieve a transition to a competitive greener, low carbon, climate resilient and environmentally sustainable county, facilitated through reducing the need to travel, by integrating land use and sustainable modes of transport, by reducing the use of non-renewable resources and by promoting and facilitating renewal energy initiatives on a domestic and commercial scale.

Promote the highest quality living environment possible, in both urban and rural areas, for all inhabitants of County Roscommon to enjoy.

Promote the regeneration and renewal of towns and villages throughout County Roscommon, and create health placemaking by improving the attractiveness, quality, design, viability and vibrancy of towns and villages. This will be achieved in part through a focus on the redevelopment/development of/infill/brownfield lands within the existing built settlement footprints, in accordance with the principle of compact growth as set out in the NPF.

Promote the development of the towns and villages throughout County Roscommon to their full economic potential and enhance both the resident/hinterland community and economic and employment based and to enable towns and villages become self-sustaining, sustainable, and balanced.

Encourage and facilitate the provision of high quality housing, at density levels appropriate to its setting, located in optimum locations and aligned with adequate infrastructure, services and amenities. An appropriate mix of housing types and tenure will be encouraged in order to ensure that communities are enabled to grow and develop in an inclusive manner.

Develop and promote the towns and villages of the county as attractive residential alternatives to single dwellings in the open countryside.

Foster the creation of an attractive and competitive business environment by supporting economic development, job creation, tourism, and prosperity for all.

Ensure that the county is served by adequate community facilities and amenities, which add to the quality of life of the residents.

1.3 Climate Action

Climate change and its associated challenges are dealt with in detail in the respective County Development Plans. Mitigating and adapting to the effects of climate change is now largely accepted as the greatest societal challenge of our time and will remain the case for future generations to come.

Climate change is experienced across a range of occurrences such as increasing global temperatures, extreme weather events, rising sea levels, impact on air quality and air pollution, flooding, changes in the distribution and lifecycle of plant and animal species and the emergence of new pathogens and diseases. Both Leitrim County Council and Roscommon County Council have adopted and are implementing Climate Change Adaptation Strategies.

This JLAP is set in the context of full recognition of the need to address climate change and to reflect this as part of its overarching vision and policies objective for the development of Carrick-on-Shannon. A clear framework for sustainable development, aimed at delivering compact growth and best practice in low carbon planning, green energy and design is central to this JLAP. This JLAP incorporates a series of objectives across a number of development themes in which mitigation and adaptation of the effects of climate change are a key focus.

Land use planning continues to play a critical role in balancing development with the protection of the environment. Land use planning is becoming increasingly prominent in mitigating and adapting to the effects of climate change, principally in influencing the reduction in Green House Gas emissions. It achieves this by providing for more compact forms of growth, mixed development uses, greater connectivity and more sustainable development. In recognizing the vital role green spaces play in urban settings both as carbon sinks and environments for biodiversity to existing, this JLAP also places a priority on both enhancing and protecting the biodiversity, natural heritage, and green spaces within the town of Carrick-on-Shannon. These are just some examples of the various development themes addressed in this JLAP with the overarching aim of facilitating a reduction in Green House Gas emissions, encouraging more sustainable forms of development, and protecting and enhancing critical natural resources and assets.

1.4 Environmental Assessments

1.4.1 Strategic Environmental Assessment (SEA)

This JLAP was subject to a Strategic Environmental Assessment, as required under the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended. SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The findings of the SEA process are included in the SEA Environmental Report that accompanies this Joint Local Area Plan. The outcomes of the SEA process have been fully incorporated into the preparation and making of this JLAP. The Environmental Report has been published as a separate document.

1.4.2 Appropriate Assessment (AA)

This JLAP has been prepared in accordance with the Appropriate Assessment (AA) requirements under EU Habitats Directive (43/92/EEC) and Section 177 of the Act. The Planning Authorities are required to ensure that any plan or programme and any projects that arise therefrom, individually or in combination with other plans or projects, are subject to Screening for AA to identify any likely significant impacts upon any European site from the Plan, either alone or in combination with other projects or plans.

A Screening for AA report was prepared and that has informed a Screening for AA Determination by the Councils. The conclusion is that the JLAP is not foreseen to have any likelihood for any significant effect on any European site, alone or in combination with other plans or projects – and any likelihood for significant effect to any European site as a result of implementing JLAP can be ruled out. Consequently, 'Stage Two AA' (which would include the preparation of a 'Natura Impact Report') is not required.

1.4.3 Strategic Flood Risk Assessment (SFRA)

Strategic Flood Risk Assessment is an assessment of flood risk and includes mapped boundaries for indicative flood risk zones, considering factors such as local knowledge, site walkovers and flood risk indicators. SFRA is required under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and the associated Department of the Environment, Community and Local Government Circular PL2/2014. All SFRA recommendations have been integrated into the Plan. The SFRA has been published as a separate document.

Chapter 2

Town Centre First and Regeneration



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2. Town Centre First and Regeneration

2.1 Town Centre Development

Carrick-on-Shannon in its role as an administrative, service and employment centre has a strong foundation to further develop its role as a Key Town in the region. The town has greatly expanded from its historical and more compact form to the town that exists today.

A focus of this JLAP is to provide a framework to encourage and facilitate new investment into the town, with a renewed emphasis on delivering a co-ordinated regeneration strategy for the town centre. A key objective of this JLAP is to steer growth as much as reasonably possible towards the town centre.



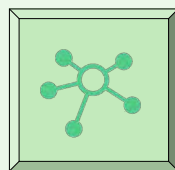
2.2 Town Centre First Plan

The Carrick-on-Shannon Town Centre First Plan was developed by Leitrim County Council and Carrick-on-Shannon's Town Team and was informed by an extensive programme of local community and stakeholder engagement.

National Policy as outlined in *Town Centre First: An Approach for Irish Towns* (2022) provides the key policy context and guidance for this plan under a series of themes and objectives. The themes that are identified for Carrick-on-Shannon have been informed by an understanding and appreciation of the towns historic, environmental, economic, social and policy context, and are underpinned by Town Centre First objectives.

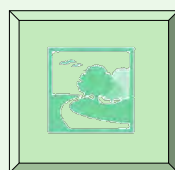
The themes and objectives provide a platform on which a range of more specific project opportunities have been identified through which these objectives will be delivered

as the plan is implemented. The more specific objectives and project opportunities are summarised under three primary goals, namely 1) Improving the connection to the river, 2) Improving arrival gateways and 3) Promoting town centre vitality and activity. While the Town Centre First Plan concentrated on the Leitrim portion of the town, the outcomes and goals can be applied in the Cortober area of the town also.



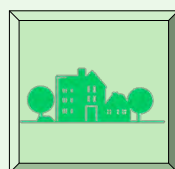
Improving the connection to the river

Rejuvenating the relationship with the Shannon to establish better connections, and create new spaces to enliven the town.



Improving arrival gateways

Creating a stronger experience of arrival through the provision of new, rich parkland areas, formal planting and green connections to the town centre.



Promoting town centre vitality and activity

Sowing the seeds of a successful and vibrant town centre with safe, attractive streets and spaces and opportunities for a diverse range of market, business and community spaces.

Fig 2.1 Primary Goals and opportunities of the Town Centre First Plan

Town Centre and Regeneration Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

TC 1

Support the implementation of the Town Centre First Plan for Carrick-on-Shannon, in collaboration with the local community and the Town Team, across the settlement as a whole and expand its objectives and goals to include the Cortober area of the town.

TC 2

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

TC 3

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



2.3 Placemaking

A compact and consolidated core with active street frontage is vital to ensure vibrancy and support existing businesses. The concept of compact development seeks to consolidate towns and villages and facilitate the sustainable revitalisation of the area.

In addition to achieving compact growth, it is important that a sense of place is created in the local environment that strengthens the connection between people and the place they live and work. This will improve the interaction people have with local amenities, create a local identity, thereby assisting in building and sustaining a local community.

Placemaking relates to the interrelationship and connection between people and the spaces they use. It includes how people move around places, the buildings and structures as well as the open space and landscape of an area and place. It requires a people-centred approach to the planning, design and management of settlements and the built environment.

This JLAP promotes the principles of placemaking and requires that development proposals should seek to enhance the character and special qualities of each area, whilst recognising the need to provide accessibility and inclusivity for all. This section aims to provide a pathway for promoting a vibrant town centre and in doing so, has identified opportunity areas which can facilitate opportunities for regeneration and repopulating of key sites in the town centre.

Town Centre and Regeneration Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

TC 4

Provide high-quality public realm and urban spaces in Carrick-on-Shannon through support for and the promotion of good urban design and placemaking that reinforces a people centred approach to the creation of the built environment.

TC 5

Ensure that all public and private development proposals make a positive contribution to the built environment of Carrick-on-Shannon, through adherence to the best practice principles for urban design and placemaking as outlined in Chapter 13 of the Leitrim County Development Plan 2023-2029 and in Chapter 12 of the Roscommon County Development Plan 2022-2028.

2.4 Active Land Management

Underutilised/Vacant/Derelict buildings and sites represent both a challenge and an opportunity for Carrick-on-Shannon. While such buildings and sites detract from the visual aesthetics and vibrancy of the joint urban area, they have the potential to be repurposed for additional housing, employment, cultural and other uses.

It is a policy of both Councils to collaborate with, and support landowners in using their vacant property thereby reducing vacancy and dereliction. There are a number of statutory provisions designed to activate the development of underused or vacant sites. The Council will continue to offer support to landowners through its planning, housing and local enterprise services and offer regeneration schemes such as the Commercial Vacancy Incentive Scheme, the Croí Cónaithe Scheme, the Repair and Lease Scheme, Buy and Renew Scheme, RRDF etc.

With regard to statutory land activation provisions such as the Residential Zoned Land Tax (RZLT) and the Derelict Site Levy, both Councils will seek to support and engage with landowners in order to incentivise development of these sites.

There is scope in the town centre to better use existing vacant space, particularly at upper floors of buildings. However, there are a number of costly and time-consuming barriers to the refurbishment of existing town centre premises. One such barrier is the uncertainty, cost, and delays associated with the multiple, separate statutory

permissions needed to bring a building back into use. The Council will, in conjunction with its Town Centre First programme, work with owners to support the occupation of upper floors and address commercial vacancy.

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

Town Centre and Regeneration Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

TC 6

Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.

TC 7

Support and facilitate the role of regeneration schemes in delivering the refurbishment of vacant properties in Carrick-on-Shannon for residential use and as a means of encouraging town centre living in the joint urban area, and subject to compliance with proper planning and environmental considerations.

TC 8

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

2.5 Opportunity Sites

The development goal of compact growth can be achieved where the focus for new development is within the existing built-up footprint of the town. To help achieve this goal, a number of Opportunity Sites have been identified.

The purpose of these sites is to encourage the regeneration, consolidation and improvement of these lands which are mostly located in the town core. Development proposals for these sites should be part of an integrated development

scheme so as to avoid piecemeal development which could inhibit the future potential of the area. It should be noted that the site boundaries identified are indicative in nature.

Town Centre and Regeneration Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

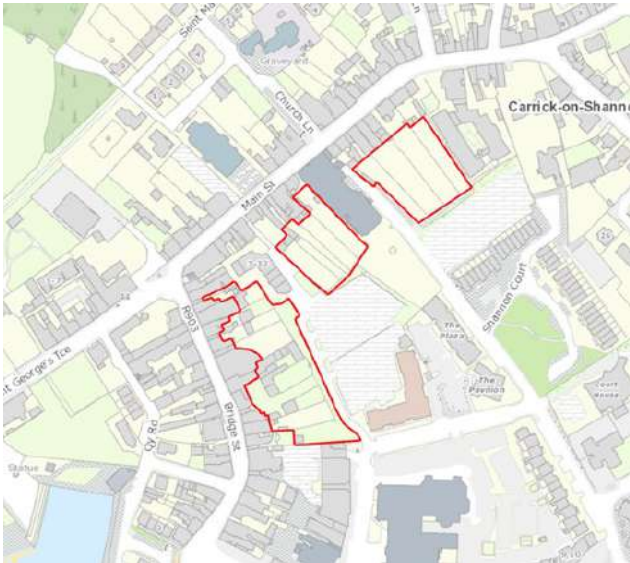
TC 9

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

TC 10

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

Opportunity Site 1: Lands to the rear of Bridge Street and Main Street



TC 11

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

Context:	Development Potential:
<ul style="list-style-type: none">– Lands zoned as Town Core.– Consists of lands to the rear of properties facing onto both Bridge Street and Main Street including a number of associated out buildings.– Pedestrian access exists to Main Street as part of the Public Realm project for the town centre.– Prime location adjacent to the town centre with opportunities for compact mixed tenure development, the provision of public realm, connectivity and permeability.	<ul style="list-style-type: none">– A comprehensive masterplan for each of the 3 identified blocks will be required to demonstrate a planned, integrated scheme for the re-development of the area to avoid piecemeal development, which could inhibit the future potential of the area.– The amalgamation of plots is encouraged.– Proposals should maximise the existing pedestrian access as well as providing additional pedestrian access in the existing laneways in the town.– Any development works shall take cognisance of flood risk and be supported by a site-specific Flood Risk Assessment.– The area to the rear of Main Street which has a boundary with the car park associated with the Bush Hotel would require the co-operation and agreement of the owners of the car park to facilitate such development potential along with an agreed treatment of the existing watercourse at this location.

Opportunity Site 2: Site Adjacent to Carrick-on-Shannon Post Office



Context:

- Lands zoned as Town Core.
- Consists of an existing carpark and access road to lands to the rear used as a telecoms exchange and telecommunications structure
- The lands form a gap in the streetscape where there was previously a 3 storey structure and there is an opportunity to continue the streetscape of Main Street.
- The existing use as a parking area associated with the Post Office could be easily relocated to a more peripheral location whilst retaining the service function within the town core.

Development Potential:

- Given its strategic location in relation to the core of the town, the site presents significant potential for reinforcing the use, function and character of the Town Centre.
- Site is a prime location proximate to the town centre with opportunities for redevelopment.
- Potential for a Landmark building given the prominence of the site.

Opportunity Site 3: Lands to the rear of Main Street, accessed off Church Lane



Context:

- Lands are zoned Town Core.
- Consists of lands to the rear of properties facing onto Main Street including a number of associated out buildings all in single ownership.
- Prime location adjacent to the town centre with opportunities for compact mixed tenure development, the provision of public realm, connectivity and permeability.

Development Potential:

- New mixed tenure residential neighbourhood appropriately designed to create a sense of place.
- Care should be given to strengthening and improving key street frontages to create better quality street edges and a more clearly defined public realm.
- Design brief required to guide the comprehensive development of this site having regard to sensitivity which present themselves. St. Mary's Close consists of a mature community, characterised by single storey houses with rear gardens backing onto the site. There is no overlooking presently of their rear amenity space. Opposite is St. George's Church of Ireland which is an important Protected Structure and whose setting and prominence.

Opportunity Site 4: Lands on Leitrim Road (adjacent to Leitrim Hardware)



Context:

- Lands are zoned Town Core.
- Lands consists of two storey residences, which have fallen into severe disrepair, and their associated private amenity areas.
- Site forms part of the northern approach to the town and plays an important role in defining the arrival to the town.

Development Potential:

- Opportunities for high density forms of development should be explored along to ensure more efficient and effective use of land.
- Care should be given to strengthening and improving key street frontages to create better quality street edges and a more clearly defined public realm.
- Design brief required to guide the comprehensive development of this site and ensure that any rights of way to access adjoining properties is ensured.
- Any development works shall take cognisance of flood risk and be supported by a site-specific Flood Risk Assessment.



Opportunity Site 5: Lands adjacent to Carrick-on-Shannon Fire Station



Context:

- Lands are zoned Town Core.
- Lands currently being used as a Council depot for storage.

Development Potential:

- Opportunity to develop a trailhead for the Carrick-on-Shannon to Battlebridge Blueway project with dedicated cycle lanes and signage improvements.
- Any development works shall take cognisance of flood risk and be supported by a site-specific Flood Risk Assessment.

Opportunity Site 6: Former Factory Site, St. Patrick's Park



Context:

- Zoned as New Residential.
- Close to town centre and adjacent to existing residential developments.
- Site is a prime location with opportunities for compact mixed tenure development, the provision of public realm, connectivity and permeability.

Development Potential:

- Residential redevelopment opportunity on a brownfield site.
- Site is a prime location proximate to the town (600 metres to Main Street).
- A comprehensive design brief will be required to demonstrate a planned, integrated scheme for the re-development of the area to avoid piecemeal development, which could inhibit the future potential of the area whilst ensuring that the residential amenity of adjoining



Opportunity Site 7: Men's Shed Site and adjoining Dwelling House



Context:

- Lands zoned as Outer Core.
- Prime location on approach road to the town and in close proximity to sources of employment.

Development Potential:

- New mixed tenure residential neighbourhood appropriately designed to create a sense of place.
- Care should be given to strengthening and improving key street frontages to create better quality street edges and a more clearly defined public realm.
- Masterplan required to guide the comprehensive development of this site.
- Any proposal would have to deliver a relocation of the Men's Shed as part of the redevelopment proposal.



Chapter 3

Economic Development and Tourism



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3. Economic Development and Tourism

Carrick-on-Shannon is the main administrative and commercial service centre for County Leitrim and north County Roscommon. As a Key Town for the Region and the main urban centre of Co. Leitrim, it offers a range of economic and tourism facilities.

Its location and connection to major roads and rail networks mean that it is easy for people and businesses to connect with Dublin including its port and airport. This, along with its location along the River Shannon and its proximity to Ireland West Airport Knock, positions it as a well connected town from an enterprise and tourism development perspective. The RSES establishes that Carrick-on-Shannon has a significant role to play in the economic and tourism development of the region and surrounding counties.

Carrick-on-Shannon's economy has continued to strengthen with the location in and around the town of IDA supported industries and independent inward investments and the development of tourism. Arising from the *Draft 2020-2030 Economic Development Plan for Carrick-on-Shannon* one of the strategic aims identified is to ensure that Carrick-on-Shannon continues to grow as a regional hub for economic and tourism development. The need to expand the employment base within Carrick-on-Shannon and attract new employment opportunities and new and enhanced tourism infrastructure and facilities are key priorities for both Local Authorities.

This Plan provides the supporting framework to facilitate the key future priorities for Carrick-on-Shannon, relating to economic and tourism development as identified in the RSES.

To ensure Carrick-on-Shannon continues to grow as a regional hub for economic and tourism development in the region, the JLAP recognises the need to expand the employment base within Carrick-on-Shannon and attract new employment opportunities with new and enhanced tourism infrastructure and facilities. This is reflected in the supporting Objectives, along with the zoning framework which facilitates such growth.



3.1 Economic Development Strategy

The primary economic drivers for the town of Carrick-on-Shannon have been identified in the *Draft 2020-2030 Economic Development Plan for Carrick-on-Shannon*.

These drivers are:

- The strategic location including its location on the Atlantic Economic Corridor, accessibility from Dublin and Knock Airports
- The town is a regional gateway to the River Shannon and the associated inland waterways activity
- Quality infrastructure and image improvements to the riverfront
- Diverse architectural heritage and the historic character of the town
- A thriving arts and cultural scene in craft, design, and music
- Upper Shannon Erne Future Economy (USEFE) project (Blueway project)
- Its tourism sector and Fáilte Ireland's "Ireland's Hidden Heartlands" brand
- Sports and recreation
- Education

The key business supports in the town include the Leitrim Enterprise Office, the Chamber of Commerce, the Carrick Business Campus, INTREO and the Hive which provides enterprise support for digital technologies. The main employers in the town are across a range of sectors including the medical devices sector, the public sector, manufacturing, IT/software development, retail, education, and financial services.

The importance of ensuring that Carrick-on-Shannon continues to grow its employment base to ensure that it fulfils its role as an economic driver in the northern and western region is recognised in the JLAP. The JLAP will seek to facilitate the expansion of a broad range of economic and employment opportunities to both anchor existing businesses and attract new ones. Both Councils will continue to work with the relevant stakeholders such as the IDA, Enterprise Ireland and the Chamber of Commerce to facilitate job creation in the town.

An area 39 Ha of lands have been identified in the plan area for appropriate employment development. Lands zoned *Industrial and Enterprise* are located on the outskirts of the town, mainly to the eastern and western edges of the town. The areas identified are easily accessible to the N4. The zoning of land to the east of the town facilitates one of the key future priorities for the town of Carrick-on-Shannon as identified in the RSES which is facilitate the sustainable development of a new regionally significant opportunity site.

Phase 2 Industrial and Enterprise is included 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 Industrial and Enterprise are fully taken up before the end of this Plan in.

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

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

In terms of tourism the JLAP complies with the provision of RPO 3.13 which supports the role of towns such as Carrick-on-Shannon and recognises their importance in terms of service provision and employment for its catchment within the economic function of both counties. Through the zoning of lands and supporting policy objectives, this JLAP will ensure the town's attractiveness as a place for people to reside, to visit and for employment companies to locate in. Development proposals will be facilitated, provided they accord with the land use zoning objectives and the proper planning and sustainable development of the area.



The economic development strategy for Carrick-on-Shannon town as set out in this Plan aims to:

To support the delivery of the necessary infrastructure and provide a sufficient amount of appropriately zoned lands to attract and facilitate development which can support the economic growth of the town and also enable Carrick-on-Shannon, as a key town to provide a positive economic benefit for the wider catchment allowing it to continue to grow as the regional hub for economic and tourism development in the region.

To work with a range of local, regional, and national economic development agencies such as the IDA, Enterprise Ireland, Local Enterprise Office, Chamber of Commerce, Carrick Town Team in relation to the development of potential economic opportunities for Carrick-on-Shannon to grow the economy and increase the number of jobs in the town.

To ensure that Carrick-on-Shannon builds on its position as one of the main hire cruiser centres in Ireland increasing capacity, associated services and activities and the range of experiences available for people visiting or staying on the hire cruiser fleet.

To encourage enterprise and employment development to locate in brownfield sites or in existing unoccupied buildings, where appropriate, to ensure that vacancy rates in viable commercial floorspace within the town is kept to a minimum, to ensure that the vitality of the town is not undermined.

Continue to explore opportunities and funding mechanisms to enhance the town centre as a desirable location in which to develop new retail, hospitality, commercial, cultural and amenity opportunities and to enhance the various approaches into the town.

To ensure Carrick-on-Shannon continues to develop as the gateway to the River Shannon and Ireland's Hidden Heartlands tourism and activity offers.

Economic Development and Tourism Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

ED 1

Support and enhance the sustainable economic growth of Carrick-on-Shannon, consistent with its role as a Key Town through the provision of designated areas for high quality employment, through the expansion and protection of its tourism product and through the enhancement and expansion of its role as a retail destination.

ED 2

Promote and facilitate Carrick-on-Shannon town as a destination for enterprise and new economic growth opportunities in the town core and on appropriately zoned land and to cooperate with all relevant stakeholders, land-owners, and relevant agencies to attract investment.

ED 3

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

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

3.2 Retail

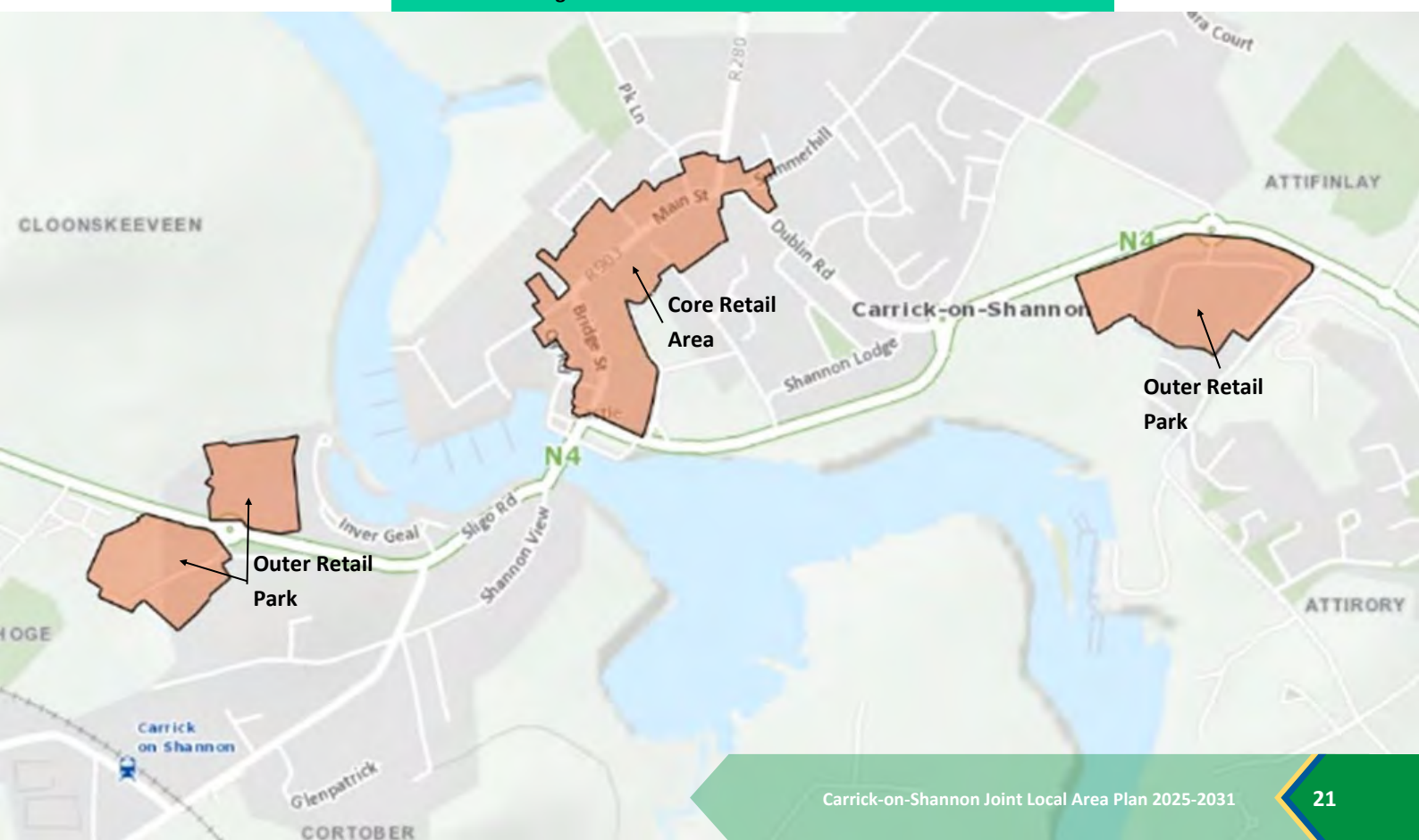
Carrick-on-Shannon is the focus for all types of retail development in Co. Leitrim and northern Co. Roscommon. Its role as a key town which is supported by Cortober in Co. Roscommon, can be strengthened through securing further appropriately located retail development for the town which will in return benefit a wider catchment area.

While there are some outliers, the main retail areas of the town (core retail area and outer retail parks) are identified on the Fig 3.1 below. The inner core retail area is essentially defined by Main Street and Bridge Street while the outer retail parks are the Rosebank Retail Park to the east of the town which includes a number of national/international retailers including Tesco and Woodies and that to the west of the town which includes Supervalu in the Carrick Retail and Business Park and Lidl located on lands opposite. The location of these outer retail parks reflects the changing demands and evolution in retail provision and larger floorspace requirements arising in the main from changing consumer patterns and consumer expectations. The main inner retail core contains several smaller independent traders such as hairdressers, beauty salons, pharmacy, and other small scale service providers along with restaurants, pubs and cafes forming many of the retail services in the inner core retail area while the outer retail parks generally serve the larger floorspace requirements of the larger convenience retail outlets and larger comparison and speciality retail outlets.

The Leitrim County Development Plan recognises a 5-tier retail hierarchy in the county and recognises that Carrick-on-Shannon has the greatest capacity to accommodate a range of retail development types. It directs significant comparison retail development types into Carrick-on-Shannon and notes that any further convenience shopping to be carefully considered.

The JLAP encourages compact growth in the town centre and inner core retail area. It is recognised that the retail sector is pivotal to the continued vitality of the town centre the protection and enhancement of the built environment and the delivery of a high-quality public realm and sense of place. In this regard, the JLAP will encourage and support the re-use of existing buildings in the town centre (inner retail core area) for use as retail space subject to meeting all other standard planning requirements.

Fig 3.1 Main Retail Areas of Carrick-on-Shannon



The sequential approach to development will be applied to proposals for retail development in accordance with the Retail Planning Guidelines for Planning Authorities (DoEHLG 2012 and any replacement Guidelines). All new retail development shall be located within the town centre and in the main retail areas as identified in Fig 3.1 below unless it can be demonstrated, and the Planning Authority is satisfied that, there are no sites or potential sites within these areas thus requiring an alternative site. Only in exceptional circumstances where it can be demonstrated that there are no sites or potential sites available will an out-of-centre site be considered. The land use zoning map for Carrick-on-Shannon, identifies the town core and outer core to assist in the application of the sequential approach.

RPOs 4.45, 4.46 and 4.47 reflect the objectives of the Plan ensuring that retail in the town of Carrick-on-Shannon is supported through the sequential approach as provided within the Retail Guidelines and through the presumption in favour of the re-use and restoration of town centre buildings for use as retail space, subject to satisfying all other planning criteria and standards.

Economic Development and Tourism Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

ED 4

Encourage new retail and commercial enterprise proposals towards the town centre, with a focus on the uptake of vacant properties or brownfield sites .

ED 5

Ensure that the location of future retail development in the town is consistent with the key policy principles and order of priority as set out in the *Guidelines for Planning Authorities Retail Planning 2012* (and any updated/superseded document).



3.3 Tourism

Carrick-on-Shannon is a popular visitor destination with a vibrant tourism offer that forms part of the Ireland's Hidden Heartlands tourism brand. This presents an opportunity for Carrick-on-Shannon to further develop its ever-evolving tourism product with a particular focus on the River Shannon and the Shannon Masterplan providing a clear roadmap for the future tourism investment within Ireland's Hidden Heartlands.

3.3.1 Blueway Project

One of the projects highlighted in the Shannon Masterplan is the proposed Carrick-on-Shannon to Battlebridge Blueway project. Leitrim County Council is developing a proposed a 10km stretch of Blueway using a combination of land-based pathways and boardwalks that will connect Carrick-on-Shannon to both Leitrim Village and Battlebridge. The project will provide a high-quality cycling and pedestrian route connecting the town to the already well established Blueway to Lough Allen. The trailhead for the proposed project will be in Carrick-on-Shannon and will complement the public realm works already carried out. The investment in a quality Blueway trail will attract people to the town and enhance visitor numbers and will have a knock-on economic benefit/spin offs for the town and its immediate surrounds.

3.3.2 Greenway Project

The Carrick-on-Shannon to Lough Key Greenway is currently in the early stages of planning and it is a project that aims to create a scenic cycling and walking route connecting Carrick-on-Shannon to Lough Key Forest Park. The route is expected to traverse picturesque landscapes, including river views and woodland areas. It aims to promote active lifestyles, tourism, and economic development in the surrounding areas.



3.3.3 Public Realm Works

The Leitrim side of the town has recently benefited from a comprehensive programme of public realm improvements along the Main Street axis on the approach to the town from the east and extending along St George’s Terrace. The improvements also included the replacement of a private boardwalk with a public boardwalk and enhancement of facilities connecting the marina with the town centre. The objectives of the works were to consolidate and enhance Carrick-on-Shannon as a regional capital of significance, to develop the town centre, improve pedestrianisation and enhance accessibility to the town centre and to develop a solution capable of attracting footfall and tourism catering for growth in population. While works resulted in the displacement of some on-street parking capacity, the new Town Centre car park behind Main Street and Bridge Street has played a critical role in mitigating this loss and consolidating public town centre parking in one central and accessible location, known as Flynn’s Field. The works have been very successful not only in enhancing the visual attractiveness of the town centre but in improving the mobility and accessibility within the town.

Further investment under the Destination Towns initiative with the installation of Way Finding Signs throughout the town completed and improvements to the existing bus and coach stopping facilities and environs along the N4 (in the vicinity of the Landmark Hotel and the HSE Primary and Mental Health Care Centre). These investments provide a solid foundation for the plan in terms of investment in the environmental quality of the town centre.

Overall, the works as completed visually enhance the town of Carrick-on-Shannon and improve the visitor experience.

There is recognition from both Local Authorities that a continuation of the public realm works in the Cortober side of the town, particularly from the train station through to the Carrick-on-Shannon bridge would be of huge benefit to the town and would complement the work carried out in the Leitrim side of Carrick-on-Shannon. Policy objectives in this regard is dealt with in Chapter 2 Town Centre First and Regeneration.

3.3.4 Night-time economy

While the town has a long association with water-based activities such as boating and angling, it also has a strong hospitality services sector. The thriving night-time economy, which is bolstered by the stag and hen business, brings a strong economic benefit to the town as well as supporting other tourism initiatives. The provision of boutique type standard accommodation would further increase the attractiveness of the town and reduce the over reliance on the hen and stag market. It is notable that Carrick-on-Shannon has secured Purple Flag status for the past eight years running. This accolade is awarded to town centres that meet or surpass the standards of excellence in managing the evening and night-time economy.

The town’s programme of markets, the annual June Carrick Carnival, the July Regatta, as well as the wide variety of shops, cafes, restaurants, and bars across the town support this most important economic sector for the town.

Measures to actively encourage the development of tourist related uses in the town will be pursued by both Local Authorities including increased high end bed spaces and accommodation and leisure activities. The promotion of Carrick-on-Shannon as a gateway to slow adventure tourism in terms of blueways/greenways/water activities.

Economic Development and Tourism Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

ED 6

Support and facilitate the development of the Carrick-on-Shannon to Battlebridge Blueway to link into the network of National Blueway's.

ED 7

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

ED 8

Support and facilitate the development of the Carrick-on-Shannon to Lough Key Greenway.

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

ED 9

Facilitate the development of slow tourism activities such as walking/cycling, water-based activities, cultural and food tourism.

ED 10

Facilitate the development of new tourist facilities or the upgrading/extension of existing tourist facilities.

ED 11

Facilitate appropriate development along the riverside for leisure, amenity, and tourism related uses, subject to the protection of the environmental quality and ecological value of the river.

ED 12

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

Chapter 4

Homes and Communities



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4. Homes and Communities

4.1 Creating Sustainable Communities

Providing high quality affordable homes, in the right location, of the right type and size is a critical part of building and developing sustainable communities. New residential areas should be connected, attractive and well designed with a range of adaptable dwelling types and densities, creating a sense of place and a high-quality public realm.

Over its lifetime, this JLAP, as part of a larger multi-stakeholder social and economic framework, will help facilitate the development of sustainable and socially inclusive communities, where high-quality and age friendly housing is provided consistently, and integrated with the delivery of community and social infrastructure to support a high quality of life for the residents of the town.



Homes and Communities Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

HC 1

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

HC 2

Facilitate the provision of specific purpose-built housing for older people to facilitate 'downsizing' and assisted living accommodation.

HC 3

Require new residential development to be designed to have regard to 'Universal Design' and 'Age Friendly' principles.

4.2 Compliance with Core Strategies

The *Housing Supply Target Methodology for Development Planning* were published in December 2020 and have translated the projected population targets for each county into projected housing demand over the Development Plan period to ensure a standardised approach across the country.

The Core Strategies of both the Leitrim and Roscommon County Development Plans outline the housing allocation for each settlement in their respective administrative areas. The number of housing units allocated to both Carrick-on-Shannon and Cortober allow for approximately 430 new homes to be provided for in the town as a whole with approximately 130 units to be provided on infill/brownfield lands.

Settlement	New Residential Units	Proposed Density	Zoned Land Requirement	Units to be delivered on infill/ brown-field lands
Carrick-on-Shannon	362	15-30 Units/Ha (New Residential) 20 Units/Ha (Mixed Use) 10 Units/Ha (Low Density/	TBD	109
Cortober	64	35 units/Ha	1.8 Ha	19

Table 4.1 Core Strategy Allocations

The *Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities* (2024) contains updated guidance on residential densities for urban settlements. While Carrick-on-Shannon is identified as a *Key Town* in the RSES, it can also be categorised as a Small or Medium Sized Town due to its population being lower than 5,000. As such the density ranges for the town should take account of both categories. Section 3.4 of the Guidelines allows for the density ranges to be determined at a local level by Local Authorities. Accordingly, the density ranges outlined for both *Key Towns* and *Small or Medium Sized Towns* have been considered and refined with reference to location, accessibility to services and public transport, considerations of character, amenity and the natural environment.

There are many factors that could have a significant impact on the provision of residential units at appropriate densities. While lands that are zoned for residential purposes assume a general density, in some instances it may be necessary to adjust density levels to take account of the existing development patterns, thereby having the potential to lower the achievable density. This refinement of densities, in line with Section 3.4 of the Guidelines, allow for varying densities within the settlement while still maintaining a level of compliance with the respective Core Strategies of each County Development Plan.

Homes and Communities Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

HC 4

Require that an appropriate mix of housing type, tenure, density and size is provided to ensure the delivery of compact residential growth that aligns with the growth ambitions and density ranges for Carrick-on-Shannon, in accordance with the *Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities* (2024).

HC 5

Implement the land use zoning objectives, and standards in a manner which takes account of and is consistent with the Core Strategies in the Leitrim County Development Plan 2023-2029 and Roscommon County Development Plan 2022-2028, in order to deliver compact growth and sustainable development.

HC 6

Require all residential development proposals to demonstrate compliance with Chapter 13 (Development Management Standards) of the Leitrim County Development Plan 2023-2029 and Chapter 12 (Development Management Standards) of the Roscommon County Development Plan 2022-2028.

HC 7

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



4.3 Compact Growth

An efficient use of land is essential for sustainable development. The NPF acknowledges that the physical format of urban development is one of our greatest national development challenges and identifies compact growth as one of the National Strategic Outcomes.

This requires delivering a greater proportion of residential development and other development within existing built-up areas of towns and villages and moving away from a reliance on greenfield development to meet our future development needs. Creating more compact development has been traditionally more difficult to achieve than a continuous process of pushing development onto greenfield locations.

The development strategy for residential development advocated as part of this JLAP has been guided by the principles of compact growth. However it is important to take account of both the existing pattern of development as

well as the topographical nature of the lands in the environs of the town itself. Both Carrick-on-Shannon and Cortober are characterised by a series of upland areas which form part of Ireland's Drumlin Belt, and these higher lands pose significant challenges for development. Alongside this is the impact of the River Shannon and its catchment on the low lying lands in the town. As can be seen in the *Strategic Flood Risk Assessment* carried out as part of the JLAP, significant areas of centrally located lands are liable to flooding and as a result are not suitable for residential development. These factors are significant constraints and challenge when identifying suitable lands while striving to achieve compact growth.

Homes and Communities Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

HC 8

Implement active land management measures in the redevelopment of buildings and land in Carrick-on-Shannon identified as in need of regeneration, including the use of statutory powers available through the Derelicts Sites Act, Housing Act, Urban Regeneration and Housing Act, and Residential Zoned Land Tax, together with the role of the Town Centre First Policy, Town Regeneration Officers, Croí Cónaithe (Towns), and Vacant Homes Officers.

HC 9

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

HC 10

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

HC 11

Facilitate additional residential development in established residential areas, in keeping with the existing residential character of the area and adequately protecting the amenity of existing residential properties in the area.

HC 12

Encourage and facilitate the restoration and reoccupation of dilapidated and vacant dwellings and other suitable properties in this area, to deliver new housing and regeneration into the area.



4.4 Tiered Approach to Land Zoning

The National Planning Framework requires a tiered approach in the context of zoning lands to facilitate residential development on serviced/serviceable lands to be applied.

A *Settlement Capacity Audit* has been prepared alongside this JLAP to assess the suitability of lands for future development, included as Appendix 2, and has been carried out utilising a standardised Tier 1 and Tier 2 methodology termed in the NPF as a Tiered Approach to Zoning.

Together with the density ranges outlined in Section 4.2 above, this has resulted in a number of different sites around the town, with varying densities being applied, being zoned for residential purposes. There is a total of 21.05 Ha proposed for residential purposes on 12 sites and it is considered that there are sufficient lands zoned to meet the housing targets outlined in both Core Strategies. The indicative potential yield of these lands is outlined below, and it is considered that the development strategy advocated is generally compliant with national guidelines, represents a reasonable approach towards the provision of future residential development, and will enable appropriate levels of growth adjacent to the town centre areas as well as on residentially zoned lands a short distance from the town core.

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

Table 4.2 Potential Yields of Residentially Zoned Lands

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

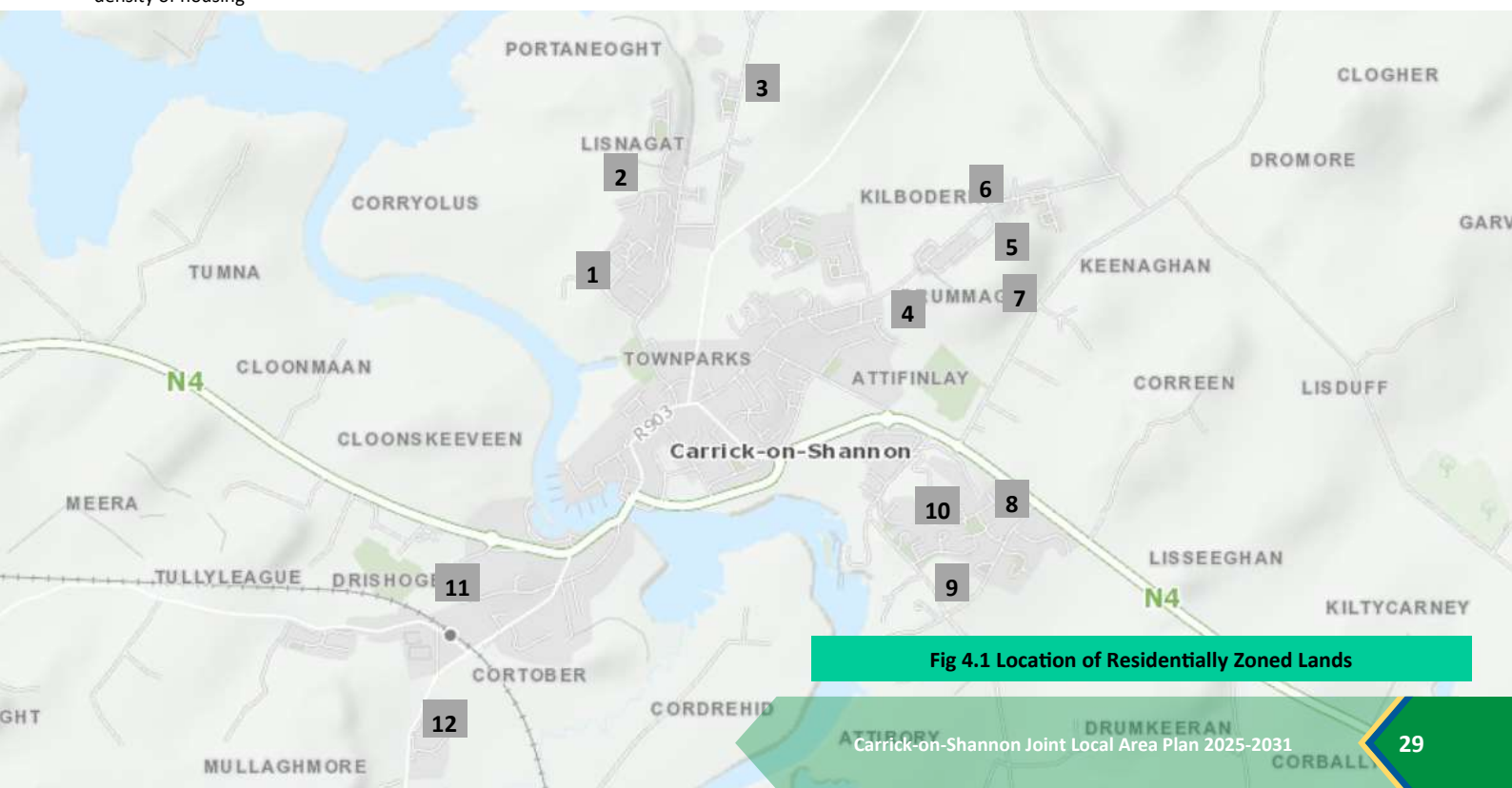


Fig 4.1 Location of Residentially Zoned Lands



Chapter 5

Climate Action and Flood Risk



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5. Climate Action and Flood Risk

5.1 Introduction

Mitigating and adapting to the effects of climate change is now largely accepted as the greatest societal challenge of our time and will remain the case for future generations to come. Climate change can be defined as the alterations to climate directly or indirectly attributed to human activities which release greenhouse gases (GHG) into the earth's atmosphere. Critical to combating the effects of climate change is the need to reduce GHG emissions to meet climate change commitments at international and national levels.

Climate action refers to a global recognition of the need to increase efforts to reduce greenhouse gas emissions and increase resilience and adaptability to climate-related hazards. Climate action is a central tenant of the NPF, as reflected in its National Strategic Outcome, which aims to transition Ireland to a low carbon, climate resilient society. Reducing greenhouse gas emissions and building climate resilience not only tackles climate change but also benefits residents, business, and visitors due to cleaner air, health benefits and more energy efficient buildings. There are also economic opportunities to be realised in tackling climate change through innovative and technological solutions such as renewable energy.

Both the Leitrim County Council *Climate Change Adaptation Strategy 2019-2024* Roscommon County Councils' *Climate Adaptation Strategy 2024-2029* reflect the national agenda to positively address rising temperatures, which are leading to adverse effects upon our built and natural environment. The Strategies represents a proactive approach by both Councils to ensure that climate change resilience is built into all functions of the Council. The Strategies also ensure that the Councils fulfil their role in contributing to and

meeting the national targets on climate change. Accordingly, climate action provisions are embedded throughout this JLAP and are reflected in the accompanying objectives, striving to make Carrick-on-Shannon a leader in climate adaptation and mitigation, and accelerate a transition to a low carbon, climate resilient and environmentally sustainable economy.

The aim of this chapter is to enable the transition of Carrick-on-Shannon to a low carbon and climate resilient town, with an emphasis on reduction in energy demand and GHG emissions, through a combination of effective mitigation and adaptation in responses to climate change.



5.2 Integrating Climate Action into Carrick-on-Shannon Town

Land use planning is becoming increasingly prominent in mitigating and adapting to the effects of climate change, principally in influencing the reduction in GHG emissions. It achieves this by providing for more compact forms of growth, mixed development uses, greater connectivity and more sustainable development.

The NPF, RSES and the Leitrim and Roscommon County Development Plans encourages compact growth and recognises the potential for such compact growth to facilitate the development of renewable and low carbon energy development. The development of local renewable and low carbon energy sources will be encouraged in Carrick-on-Shannon through both retrofitting and as part of new development proposals in accordance with both Local Authority's Renewable Energy Strategies and proper planning and sustainable development.



5.2.1 Carrick-on-Shannon Decarbonising Zone

A Decarbonising Zone is described as a “spatial area identified by the location authority, in which a range of climate mitigation, adaptation and biodiversity measures and action owners are identified to address local low carbon energy, greenhouse gas emissions and climate needs to contribute to national climate action targets” (Circular Letter *LGSM01-2021*, DoHLG). One of the Actions of the Government’s *Climate Action Plan 2019* required all Local Authorities to identify a Decarbonising Zone and an area around Carrick-on-Shannon has been identified as the designated Decarbonising Zone for the County.

Carrick-on-Shannon Decarbonising Zone will be a focus for sustainable place-based climate action opportunities including mitigation, adaptation and biodiversity enhancement, to deliver the National Climate Objective at local and community levels to provide a test bed of learning and understanding on the scale of the challenge, that can be applied elsewhere in County Leitrim (Leitrim County Council Climate Action Plan 2024-2029).

Leitrim’s *Climate Action Plan 2024-2029* has identified a range of quantifiable climate mitigation, adaptation, and biodiversity measures to address local low carbon energy, greenhouse gas emissions and climate needs. The successful implementation of these measures will in turn contribute to national climate action targets.

A number of decarbonisation opportunities have been identified for Carrick-on-Shannon which include:

- promoting Carrick-on-Shannon as a hub for greener tourism and natural heritage,
- harnessing blue infrastructure,
- transforming energy efficiency,
- promoting active travel and greener transport,
- encouraging green action among businesses,
- enhancing awareness among the community.

This JLAP aims to support both Council’s Climate Action Plans and provide the framework for the transition of Carrick-on-Shannon town towards a low carbon and climate resilient settlement as identified in Leitrim’s *Climate Action Plan 2024-2029*.



Climate Action and Flood Risk Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

CA 1

Support the designated Decarbonising Zone in Carrick-on-Shannon through the compact growth advocated and the recommendations outlined in the Local Transport Plan, to reduce Greenhouse Gas emissions and improve general environmental conditions in this area.

CA 2

Encourage, support and promote the wetlands surrounding Carrick-on-Shannon as a hub for nature-based tourism whilst ensuring that the biodiversity of the wetlands is both maintained and protected.

CA 3

Harness and protect the existing Blue Infrastructure in the town and the surrounding area and attract water-based recreation.

CA 4

Protect both existing natural and developed Green and Blue Infrastructure from inappropriate development which could negatively impact upon the quality of these areas.

CA 5

Encourage and promote the integration of energy efficient systems and renewable technologies in all new development proposals, as well as the retrofitting of existing developments (to include social housing units and commercial and public buildings), in order to increase energy efficiency throughout the built environment in accordance with proper planning and sustainable development.

CA 6

Encourage and promote the use of Blue and Green Infrastructure as a mechanism for surface water management and improving public realm.

CA 7

Facilitate and encourage the use of and provision of the necessary facilities to encourage public transport, cycling and walking in and around the town to encourage a healthier community.

CA 8

Facilitate the provision of additional Electric Vehicle charging stations in the town.

CA 9

Require new developments to incorporate best practice in low-carbon and energy efficient planning and techniques as reflected by the policies and objectives in the current Leitrim and Roscommon County Development Plans and this JLAP, and in accordance with both the Leitrim and Roscommon Climate Action Plans.

CA 10

Support and encourage sustainable compact growth and settlement patterns, integrate land use and transportation, and maximise opportunities through development location, form, layout and design to secure climate resilience and reduce carbon dioxide and greenhouse emissions.

CA 11

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

5.3 Flood Risk Management

The Planning Authorities undertook a Strategic Flood Risk Assessment (SFRA) as part of the preparation of the Plan, consistent with *The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)*.

The SFRA has informed land use zoning decisions in the JLAP to ensure that land uses sensitive to the effects of flooding are avoided in areas identified as being at risk of flooding. The SFRA is attached as a separate document accompanying the Plan and Map 3 in Appendix 1 identifies the extent of the Flood Zones in the Carrick-on-Shannon JLAP area.

The Development Framework of the Plan informed by the SFRA ensures a precautionary approach to flood risk management and greenfield lands at risk of flooding is zoned only for agricultural or open space & amenity purposes. The Councils will require all developments within areas identified to be at flood risk to comply with the requirements of *The Planning System and Flood Risk Assessment Guidelines (2009)*. Proposals for development where there is an identified or potential flood risk will be required to carry out a site-specific Flood Risk Assessment, and Justification Test in accordance with these guidelines and the standards of the respective County Development Plans. Such assessments shall apply the precautionary approach and shall consider climate change impacts and adaptation measures, including details of structural and non-structural flood risk management measures. The SFRA datasets and the most up to date CFRAM Programme climate scenario mapping, together with the allowances to be provided for future flood risk management provided in the OPW's (2019) Flood Risk Management Climate Change Sectoral Adaptation Plan and the guidance on potential future scenarios contained therein, should be consulted by prospective applicants for developments in this regard.

Applications for minor developments such as small-scale infill, small extensions to houses or the rebuilding of houses, and most changes of use of existing uses to existing buildings (residential, commercial or industrial) within flood risk areas will be supported, provided they do not:

- obstruct important flow paths;
- introduce a significant number of people into flood risk areas;
- entail the storage of hazardous substances;
- increase the risk of flooding elsewhere or
- have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.

Proposals of this nature shall be accompanied by a commensurate assessment of the risks of flooding in accordance with *The Planning Systems Flood Risk Management Guidelines 2009* and any future amendments

A Constrained Land Use Strategy is also being used to facilitate the appropriate management and sustainable use of flood risk areas while recognising that existing development uses within these zones may require modifications and/or extensions (Refer to Section 9.3 Constrained Land Use).

Climate Action and Flood Risk Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

CA 12

Protect the flood zones identified in Map 3 of this Local Area Plan from inappropriate development and direct developments/ land uses accordance with *The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)* and any revisions thereof.

CA 13

Manage flood risk in Carrick-on-Shannon in conjunction with the OPW and in accordance with the requirements of *The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)* document and any revisions thereof.

CA 14

Minimise flood risk arising from surface water flooding in Carrick-on-Shannon by promoting the use of natural flood risk management measures including sustainable drainage systems (SuDS), minimising extent of hard surface/paving, and smart solutions such as innovative green infrastructure. (Refer also to Section 3.5 of the accompanying SFRA, "Sustainable Drainage Systems and Surface Water Guidance and Strategy")

CA 15

Require a site-specific Flood Risk Assessment (FRA) for all planning applications in areas at risk of flooding, including developments that may be appropriate to the particular Flood Zone in accordance with the requirements of *The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)* document and any revisions thereof.

CA 16

Support and co-operate with the OPW in delivering the Carrick-on-Shannon Flood Relief Scheme and ensure that development proposals support and do not impede or prevent the progression of this scheme'.



Chapter 6

Movement and Transport



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6. Movement and Transport

6.1 Land Use Planning and Transportation

The integration of land use planning and transportation is a fundamental element of both the Leitrim and Roscommon County Development Plans, and the co-ordination of these elements will play a pivotal role in the sustainable development of Carrick-on-Shannon.

It can also ensure a more efficient strategic transport system is implemented while encouraging people to utilise more active modes of travel. The importance of integrated land use and transport planning for the urban area is addressed in the *Local Transport Plan* (LTP) which accompanies this Draft JLAP.

Lands identified for residential development in the Land Use Zoning Strategy are located within the built-up area and are situated close to or within the core areas of the settlements in order to encourage the consolidation of the settlements and make active travel (walking and cycling) more viable. It is essential that supporting active travel orientated infrastructure such as dedicated walking, cycling / wheeling lanes are provided in order to encourage the community to adopt more sustainable and healthy lifestyle choices, especially for short journeys within and around the town.



6.2 Strategic Function of the N4

The N4 forms part of the Trans-European Transport Network (TEN-T) providing a strategic link between Dublin and Sligo, which was designated a regional centre in the 2018 National Development Plan and National Planning Framework.

It is a key aim of the JLAP to maintain and protect the safety, capacity and efficiency of national roads and associated junctions. Proposals for new development on or affecting national roads within the LAP area, including the implementation of specific objectives in the JLAP and Local Transport Plan, shall take account of the requirements of TII and the provisions of national and regional objectives in relation to spatial planning and national roads.

Movement and Transport Local Objectives

It is an objective of both Leitrim and Roscommon County

MT 1

Facilitate the Councils' Active Travel Teams in the promotion and delivery of sustainable and active travel infrastructure and options in Carrick-on-Shannon, including the provision of new and enhanced walking and cycling routes, widened footpaths, and pedestrian crossings.

MT 2

Identify the preferred means of providing access to lands zoned as Industrial and Enterprise to the east of Carrick-on-Shannon so as to develop a regionally scaled employment campus.

MT 3

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



6.3 N4 Carrick-on-Shannon Bypass & Traffic Management Project

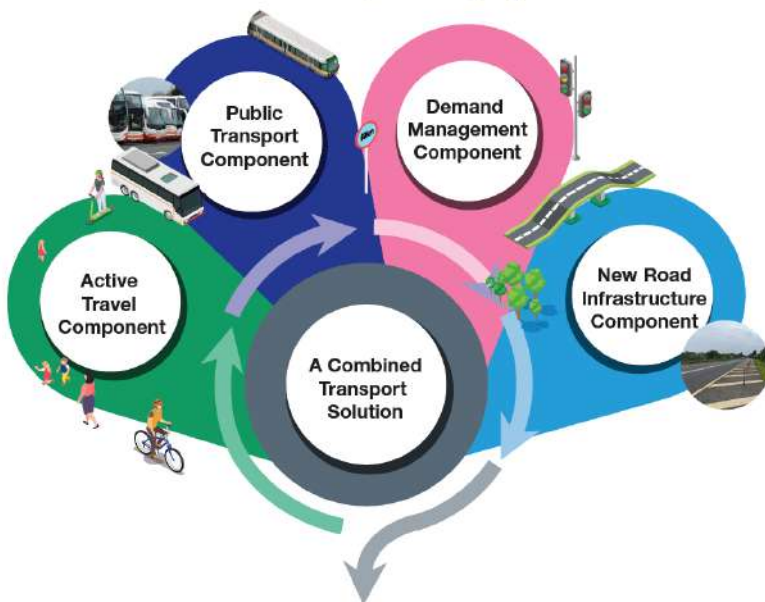
Leitrim and Roscommon County Councils are progressing the N4 Carrick-on-Shannon Bypass & Traffic Management Project to deliver a sustainable transportation solution for transportation problems identified in Carrick-on-Shannon, Cortober and the wider communities along the N4.

A key driver for the project is to ensure that all elements of transport (including public transport, walking, cycling) are working together to achieve a sustainable solution and to minimise the impact to the natural and built environment.

The need for the N4 Carrick-on-Shannon Bypass & Traffic Management Project is recognised in national, regional and local policy, including:

- Project Ireland 2040;
- The National Planning Framework (NPF);
- National Development Plan 2018–2027 (NDP);
- The Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly;
- The Leitrim and Roscommon County Development Plans.

The Transport Vision for the N4 Corridor
All elements of transport working together...



...to achieve an integrated sustainable solution.

Movement and Transport Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

MT 4

Support and facilitate the planning, design, and completion of the N4 Carrick-on-Shannon Bypass & Traffic Management Project including a new bridge crossing over the River Shannon.

MT 5

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

MT 6

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

MT 7

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

* This JLAP is not providing for the N4 Scheme and is merely reflecting the plans for it as part of a separate process.

6.4 Carrick-on-Shannon Local Transport Plan (LTP)

As part of the preparation of this JLAP, a *Local Transport Plan* (LTP) has been undertaken on behalf of Leitrim and Roscommon County Councils and in conjunction with the National Transport Authority (NTA).

The LTP, included as Appendix 5, has assisted in placing sustainable transport considerations to the forefront of land use planning decisions in the formulation of the Draft JLAP. It examines existing and proposed transport infrastructure for all modes of transport, including walking and cycling, and provides some insight into existing transport patterns and constraints.

The detail associated with new transport infrastructure projects referred to in this Plan and associated LTP, including locations and any associated mapping, that are not already permitted or provided for by existing plans / programmes / etc. is non-binding and indicative.

Such new projects shall be subject to feasibility assessment, taking into account the environmental constraints and the objectives of the Plan relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken for such projects where appropriate. Proposed interventions will be required to demonstrate that they are consistent with all relevant legislative requirements.

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

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

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

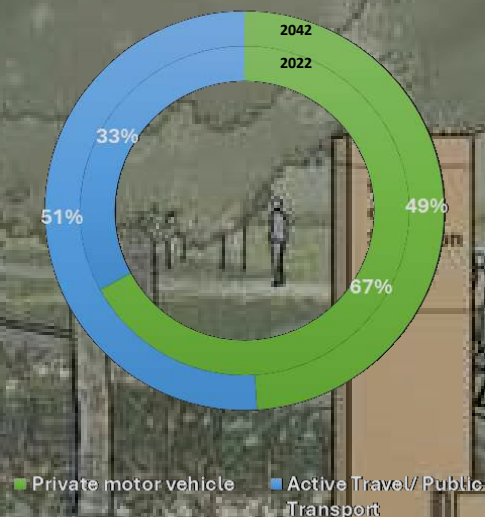


Fig 6.1 Mode Share Targets for 2042

Movement and Transport Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

MT 8

Progress the delivery of the appropriate measures and interventions as outlined in the Carrick-on-Shannon *Local Transport Plan* (LTP) on a phased basis and subject to the availability of funding, in order to support the shift towards sustainable travel and transport throughout the joint urban area and to accommodate anticipated transport demand due to planned population growth.

MT 9

Undertake a route selection process within the life of the JLAP which would seek to provide a link road connecting the Leitrim Road (R280) to the Summerhill Road (L-3413) and onto the Castlecara Road (L-3408). Following the completion of this route selection process, to progress the design of the link road through the statutory planning consent process and associated environmental assessments and when this has been completed, to reserve this route free from development and to seek to deliver this link road.

6.5 Public Transport

Future growth, both in terms of employment and residential development, must be developed on the basis of sustainable modes of transport to the maximum degree practicable.

The town is currently served by both rail and bus and the continuation and expansion of public transport services is supported along with the provision of additional public transport by both public and private sector operators.

To improve the public transport service provided, the expansion and improvement of car parking facilities at Carrick-on-Shannon train station is essential. This expansion could also make provision for additional taxi set down areas as well as a dedicated set down for bus operators.

Movement and Transport Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

MT 10

Progress the delivery, in conjunction with the NTA and the Department of Transport, a Public Transportation Hub in Carrick-on-Shannon to accommodate national, regional and local bus services.

MT 11

Seek the expansion and improvement of car parking, taxi and bus set down facilities at Carrick-on-Shannon train station.

MT 12

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

6.6 Water and Wastewater

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

Carrick-on-Shannon is served by the Carrick-on-Shannon Water Resource Zone (WRZ) in Leitrim and Boyle Regional WRZ in Roscommon. The latest water supply capacity register issued in 2023 indicates that capacity is available in both WRZs; however, improvements in the Carrick-on-Shannon WRZ will be required as demand increases. Leitrim

County Council will continue to engage with Uisce Éireann in relation to land acquisition required for any such upgrades.

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

Movement and Transport Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

MT 13

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

MT 14

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

BALLINAMORE

16

BOYLE

11

CARRIGALLEN

23

DRUMKEERAN

18

LONGFORD

22

MOHILL

11

KINLOUGH

43

M. HAMILTON

30

Chapter 7

Social and Community Infrastructure



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7. Social and Community Infrastructure

7.1 Introduction

Access to social and community infrastructure is intrinsic to providing a good quality of life for new and existing communities within the town of Carrick-on-Shannon.

Carrick-on-Shannon has many active community and voluntary/interest groups, the most notable of which are Carrick-on-Shannon Tidy Towns, the Carrick-on-Shannon Heritage Group, and the Carrick Town Team. These groups have been highly successful in delivering several projects, delivering physical and social infrastructure to support the continued development of a healthy, active, and liveable town which is a core aim of the plan and the Councils.

The forecasted population growth for Carrick-on-Shannon will require continued investment in social and community services and facilities into the future. This JLAP will support the delivery of social and community infrastructure to improve the quality of life for all in the town and for those in the wider environs that it serves, throughout the plan period.

One element of infrastructure which is essential for future needs is the provision of adequate educational facilities at all levels. While Local Authorities do not have a direct role in the provision of educational facilities, this Plan will support the provision and expansion/restructuring of schools in Carrick-on-Shannon as required to meet the educational needs of the residents of Carrick-on-Shannon and the wider catchment. It is considered that any potential future school can be provided for on the lands zoned for Social and Community uses at and adjacent to the St. Mary's Boys school site. These lands are centrally located and also offer potential access from the Leitrim Road as well as tying in with active travel measures.



7.2 Social and Community Infrastructure

Social and Community Infrastructure relate to the services and facilities available within the town of Carrick-on-Shannon which are accessed by the residents of the town and its surrounding rural catchment.

Social and Community infrastructure includes a wide range of services and facilities that contribute to quality of life. The provision of services and facilities which are crucial for health, wellbeing, and social development of a town/place.

A Social Infrastructure Audit was carried out as part of the plan preparation process to ascertain the level and type of existing services and facilities, the findings of which are contained in Appendix 4.

Carrick-on-Shannon offers its residents a range of social and community facilities and services from primary and secondary schools, creches, a medical centre, a community hospital, training centres, Garda station, Fire Station, Post Office service, public library, theatre, art gallery, play-grounds, various sports facilities, parks, and open space. The open spaces, linear parks/walkways and boardwalks provide valuable and accessible recreational areas for both visitors and existing residents. In addition to actual activity and function, social and community infrastructure facilities can provide a platform of community and social interaction which some residents may rely upon for personal wellbeing. The provision of the required levels within the area of Carrick-on-Shannon is therefore important to support the existing and planned residential base in both physical facilities and for social engagement.

The Social Infrastructure Audit found that while the town is considered to be well served with social and community facilities, there is a need for additional facilities particularly a community centre/town hall which the town is currently lacking, additional youth targeted publicly accessible recreational facilities, additional childcare facilities and with future needs relating to primary education.

Regional Sports Complex

The Regional Sports Complex is currently in the initial stages of construction and this facility will accommodate a wide range of sporting activities which will be a regional resource with enormous potential. The opportunities (both sporting and economic) will contribute to setting Carrick-on-Shannon apart from other towns while also addressing the needs of clubs and societies. The Complex will cater for both local and regional demand and will promote Carrick-on-Shannon as a destination to live and play and will attract visitors to the town.



Social and Community Infrastructure Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

SC 1

Support and facilitate the provision of community, cultural, recreational, and social infrastructure facilities at a scale and range that meets the need of communities of all ages, cultures, and ethnic backgrounds in the town of Carrick-on-Shannon and its wider catchment.

SC 2

Support and facilitate the provision of civic spaces, performance spaces, green amenity areas and quality public realm that provide an attractive setting for future residents and visitors.

SC 3

Support the provision of recreational facilities (public and private) within the town, including active recreational facilities/areas such as playgrounds/outdoor gyms/skateboard park/MUGA, which are universally designed, in appropriate locations in the town.

SC 4

Promote optimum use of community and social infrastructure facilities and encourage shared/dual use of existing and future facilities.

SC 5

Support the development of a community centre/town hall to serve the residents of the town of Carrick-on-Shannon.

SC 6

Facilitate the continued provision and expansion/restructuring of schools in Carrick-on-Shannon as required to meet the educational needs of the residents of the town and the wider catchment.

SC 7

Facilitate the development of a new primary school on the lands zoned for Social and Community uses at and adjacent to the St. Mary's Boys school site to meet the educational needs of the residents of the town and the wider catchment.

SC 8

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

SC 9

Facilitate the development, expansion and improvement of childcare services and childcare providers in delivering high quality, accessible and affordable childcare in appropriate locations in Carrick-on-Shannon.

SC 10

Facilitate the development of an Atlantic Technological University (ATU) off campus building in Carrick-on-Shannon town to facilitate the delivery of third level courses.

SC 11

Facilitate the development, expansion, and improvement of additional healthcare facilities, where appropriate, to meet the needs of the town.

SC 12

Promote the development of good street designs that offers safe and attractive walking and cycling routes connecting residential developments to social and community facilities and public transport both within the Plan and the wider catchment.

SC 13

Provide a modern enhanced library facility with further investment and expansion of its services for the benefit of the residents of the town of Carrick-on-Shannon.

SC 14

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

Chapter 8

Built and Natural Heritage



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8. Built and Natural Heritage

8.1 Introduction

The protection and enhancement of our heritage (built and natural) is vital to the health, well-being and quality of life of our communities.

Built heritage refers to all features built by man including buildings and other structures such as bridges and archaeological sites.

Natural heritage, also referred to as biodiversity, is the relationship within species, between species and the relationship with their environment. It comprises all plants and animals (including humans), fungi, algae and micro-organisms, the habitat where they live and their genetic diversity. It also includes the physical and geological foundation that forms landscapes.

Carrick-on-Shannon's heritage also plays a key role in planning for climate change in both counties. It will be affected by changes in climate, and it also has the capacity to be part of our climate adaptation and resilience strategies.

Developments which are inappropriately located or designed have the potential to have a negative impact on our built and natural heritage and it's important to ensure that neither are negatively impacted.

It is important to recognise that our heritage (built and natural) has the potential to enhance a development setting rather than posing an obstacle to development.

Through its objectives, the Plan will promote increased awareness of the built and natural heritage of Carrick-on-Shannon and seek to manage our heritage and recognising its enormous potential to improve the overall well-being and quality of life of the town's residents and visitors alike whilst also providing critical economic and tourism opportunities.

The Plan should be read in conjunction with the current and future Heritage Plans of both counties and the current and future Biodiversity Actions Plans for both counties.

The JLAP will ensure that provision is made for appropriate green infrastructure and support of same in accordance with National Planning Objective 58, RPO 3.5, RPO 5.18, RPO 5.20, RPO 5.21, RPO 5.22 along with the protection and sustainable use of the Towns natural & built heritage in accordance with RPO 5.5, RPO 5.6, RPO 5.13 & RPO 5.17.

8.2 Built Heritage

Both Councils recognise the depth of heritage and heritage related buildings and structures in Carrick-on-Shannon and they actively support and encourage all involved in promoting and developing heritage related activities for the social, cultural and tourism betterment of the town.

The built heritage of the town of Carrick-on-Shannon (architectural and archaeological) is an important element in the character of the town. It is vital that as the town develops into the future that the buildings, particularly in the town core area, are appropriately protected while also ensuring that they can be adapted for modern day uses. The aim of this Plan is to safeguard and protect the architectural and archaeological heritage of the town.



8.1.1 Protected Structures & Sites & Monuments

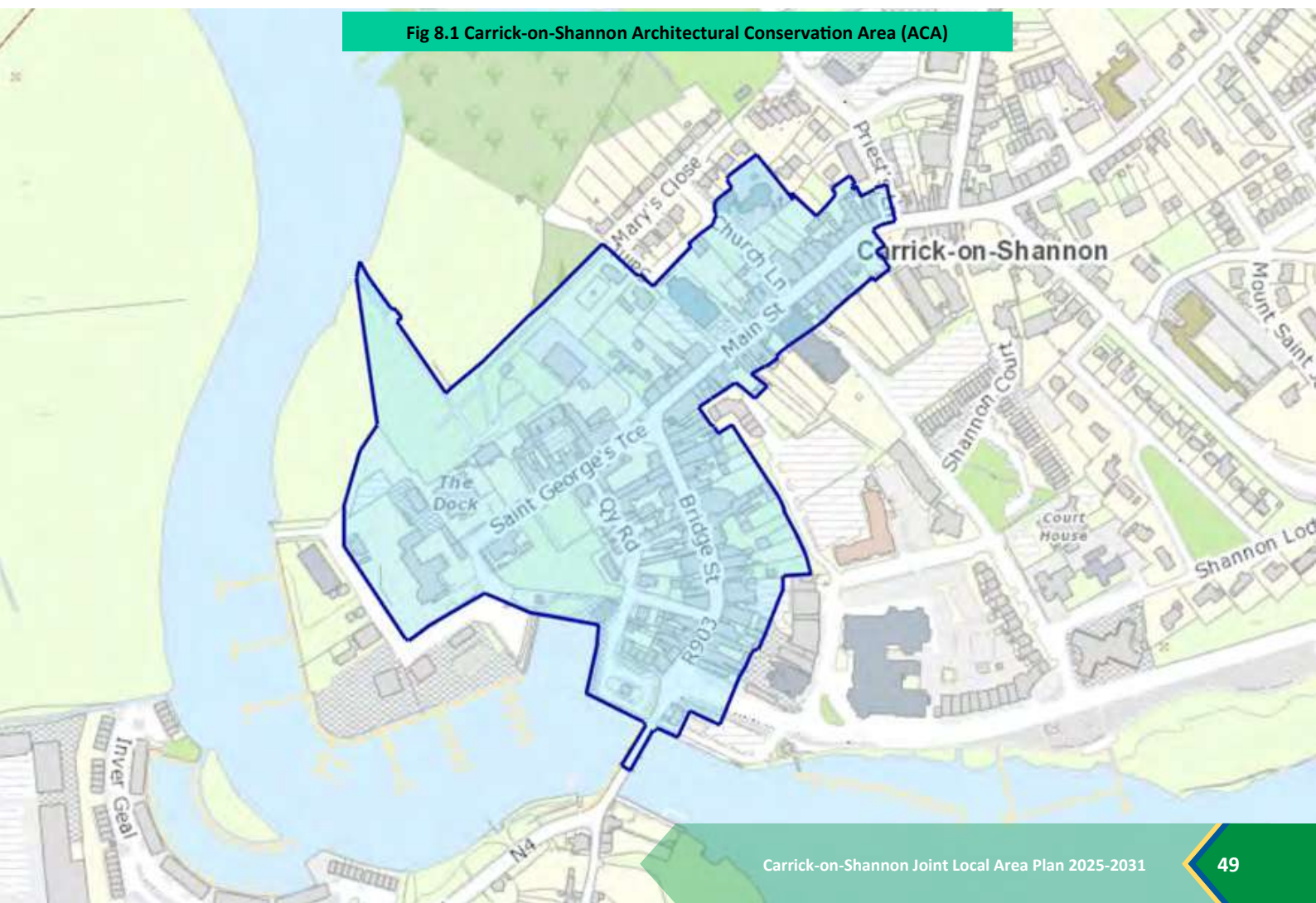
There are a total of 54 protected structures currently in the town (41 in Carrick-on-Shannon and 13 in Cortober). Refer to Appendix 3 for a full list of the Protected Structures. There are also a number of structures that are also listed on the National Inventory of Architectural Heritage (NIAH) due to significance on a national and regional level. These structures are protected due to their historical, architectural, cultural or other special significance and range from churches to post boxes. The protection afforded to a Protected Structure automatically includes all parts of the structure within the curtilage of the property and any other structures within its attendant grounds, including the interior and exterior of all structures, walls, gates and boundaries etc. While the sensitive repurposing of Protected Structures to meet the future needs is encouraged, any applications involving works to a Protected Structure or works in close proximity to a Protected Structure must respect the setting and character of the Protected Structure. Regard shall be had to the *Architectural Heritage Protection Guidelines for Planning Authorities* (2011), as amended.

In addition to the Protected Structures, there are 24 sites and monuments records in the town of Carrick-on-Shannon. The largest of these archaeological sites (LE031-005) is found in the town core, with most of the town core lying within a zone of archaeological potential.

8.1.2 Architectural Conservation Area

An Architectural Conservation Area (ACA) has been identified for Carrick-on-Shannon in the *Leitrim County Development Plan 2023-2029* – refer to Fig 8.1 below. The purpose of the ACA is to manage change, affording greater control over the form of development and reducing instances of inappropriate development and demolition. The character of the ACA is derived from the collective value of an area's buildings, their setting, landscape and other locally important features developed gradually over time. Within this area the priority will be to preserve and/or enhance those buildings, structures, trees, open spaces, archaeological remains, views and other elements, which contribute to the unique character of the area.

Fig 8.1 Carrick-on-Shannon Architectural Conservation Area (ACA)



Built and Natural Heritage Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

BNH 1

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

BNH 2

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

BNH 3

Require the use of expert conservation advice, best conservation practice, and the use of appropriately skilled and experienced contractors and specialists, for any works to protected structures (and vernacular buildings included in the National Inventory of Architectural Heritage) in accordance with the *Architectural Heritage Protection: Guidelines for Planning Authorities* Department of Arts, Heritage and the Gaeltacht, 2011) and their Advice Series on how best to repair and maintain historic buildings.

BNH 4

Support and promote the protection, appropriate management and sympathetic enhancement of the archaeological heritage within the JLAP area so as to avoid negative impacts on sites, monuments, features, or objects of significant historical or archaeological interest.

8.3 Natural Heritage

8.3.1 Designated Sites

Designated sites are Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas, of which there are none located within the JLAP area. The closest designated site to the town of Carrick-on-Shannon is Kilronan Mountain Bog NHA (Ref No.00617) which is located approximately 13km north of the town. All designated sites within the wider surrounding catchment of the town have been considered as part of the various environmental assessments carried out as part of the plan making process and the Councils will ensure the continued implementation of the requirements of the Habitats Directive to ensure that development proposals do not impact upon the integrity or conservation status of any surrounding designated sites.

8.3.2 Protected Species

Certain plant, animal and bird species are protected by law. This includes plant species listed in the Flora Protection Order, 1999 (or other such Orders) and animals and birds listed in the Wildlife Act, 1976 and subsequent statutory instruments, those listed in Annex IV of the Habitats Directive (92/43/EEC), and those listed in Annex I of the Birds Directive. Where appropriate, proposals for developments will require an assessment of the presence of bats and/or other protected species and ensure that suitable avoidance and/or mitigation measures are put in place accordingly.



8.3.3 Invasive Species

Invasive non-native plant and animal species are a major threat to biodiversity and prohibitions are in place in relation to the introduction or dispersal of certain invasive species. Invasive alien species can negatively impact on native species, transform habitats, and threaten whole ecosystems which can cause serious problems to the environment and the economy. There is potential for the spread of invasive species during excavation and construction works and for such species to be introduced into the environment via spreading from private gardens, boat users, horticulture etc. e.g. Japanese Knotweed. The Development Management process will ensure that suitable avoidance and/or mitigation measures are put in place to minimise the threat of the spread of such species.

8.3.4 Green Infrastructure

Green infrastructure is an interconnected network of green space that conserves natural ecosystem values and functions that also provides associated benefits to the human population. It provides economic, educational, ecological and social benefits and should be designed and managed to maximise these benefits.

Green infrastructure can include urban parks and gardens, urban water infrastructure, including ponds, rivers, amenity green spaces, woodland, peatlands, floodplains, cycling and walking routes, domestic gardens, and civic spaces. These features can be inter-connected to achieve a network that can be used for a wide range of outdoor recreation as well as act as a wildlife and biodiversity corridor. It maintains natural ecological processes and biodiversity, sustains air and water quality, and provides vital ecological, educational, amenity and recreational spaces for communities, thereby contributing to the quality of life and health of residents and visitors to Carrick-on-Shannon.

This ecological infrastructural network provides not only for a habitat for the maintenance and protection of wildlife, it also delivers environmental services such as sustainable water drainage as well as addressing issues such as climate

change adaptation and flood management. There are opportunities throughout the town to expand and strengthen the existing green infrastructure network and to further explore the integration of green infrastructure into both public and private developments in the future. Investments in projects have significant potential to strengthen regional and urban development, including the creation of jobs.

8.3.4 Urban Habitats

Urban settlements are often located near biodiversity hotspots, such as rivers, wetlands and flood plains. In urban areas, artificial habitats such as parks and water features also support wildlife, and this can be enhanced through improved wildlife-friendly management.

Private gardens also encourage wildlife and buildings can be designed to incorporate biodiversity with features, such as green roofs, and they can play an important role in supporting biodiversity in urban areas. They provide important habitats and wildlife corridors and enhance both the public realm and quality of life in urban areas.

Built and Natural Heritage Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

BNH 5

Protect and conserve the ecological and biodiversity value of the River Shannon, and associated tributaries, and ensure that all development proposals within or adjacent to the River Shannon do not negatively impact on water quality and river access.

BNH 6

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

BNH 7

Support and work with all relevant bodies/stakeholders/local communities in the development of and protection of Green Infrastructure in the town.

BNH 8

Ensure that any proposals for the lighting/flood lighting of waterways infrastructure, buildings or pedestrian/cycling routes along waterways within the Plan area incorporate bat friendly lighting schemes as set out in *Bats and Lighting, Guidance Notes for: Planners, engineers, architects, and developers* (Bat Conservation Ireland, December 2010).

BNH 9

Highlight in the course of pre-planning discussions, where appropriate, the need to identify, protect and enhance ecological features by making provision for local biodiversity (e.g. through provision of swift boxes, bat roost sites, green roofs, etc.) as part of development management proposals.

BNH 10

Explore the potential for the development of a new wetland ecology park off the Leitrim Road, Carrick-on-Shannon.

BNH 11

Require, where the presence of invasive species is identified on any proposed development site, that robust treatment measures are detailed to demonstrate how these species will be appropriately managed and controlled.



Chapter 9

Land Use Strategy



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9. Land Use Strategy

9.1 Land Use Zoning

The purpose of land use zoning is to guide development to the right location and ensure that development takes place in a co-ordinated manner.

The land use zoning objectives included in this JLAP give spatial effect to the Core Strategies of both the Leitrim and Roscommon County Development Plans and is guided by the Settlement Capacity Audit (Appendix 2) which outlines a tiered approach to zoning in accordance with the NPF requirements and is in turn informed by the *Development Plan Guidelines for Planning Authorities* (DHLGH, 2022). The JLAP promotes the development of compact growth in a sequential manner working from the centre outwards, seeks the appropriate redevelopment of brownfield sites within the town core and seeks to ensure that appropriate locations are identified for new forms of development.

9.2 Land Use Zoning Objectives

Table 9.1 (across) sets out the land use zoning objectives which can be read in conjunction with the Land Use Zoning Map.



Land Use Zoning	Objective and Description
Town Core	<p>Objective: To maintain and enhance the vitality and viability of the existing town centre through consolidation with an appropriate mix of retailing, commercial, cultural and residential activities.</p> <p>Encourage and facilitate the development of under-utilised land and brownfield sites creating a mix of uses to make the town centre an attractive place 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 centre 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. The zoning emphasises compact growth objectives and priority for public transport, pedestrians and cyclists while minimising the impact of private car-based traffic.</p>
Outer Core	<p>Objective: To provide for a mixture of residential and compatible commercial uses.</p> <p>Facilitate opportunities for an appropriate scale of development and a mix of uses in the outer town core. The 'Outer Core' zone will seek to provide an appropriate level of development, which will serve to provide a range of land uses, services and amenities which are easily accessible and compliment rather than detract from the vitality of the town core.</p>
New Residential	<p>Objective: To provide primarily for new residential development and community services at appropriate densities with an emphasis on quality of design.</p> <p>This zoning 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. Proposals within this zone shall provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.</p>
Existing Residential	<p>Objective: To protect and enhance the established amenity of existing residential communities.</p> <p>Existing residential amenity will be protected while allowing appropriate infill development. The quality of the area will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor's surgeries, playing fields etc.</p>
Industrial and Enterprise	<p>Objective: To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism.</p> <p>Promote the development of employment uses that reinforce the enterprise and employment function of the area.</p> <p>Care will be exercised in the consideration of the appropriateness of proposals seeking to develop heavy industry with environmental emissions, including noise and odour with regard to the impact of such uses on adjoining more sensitive uses and on the form of established development within such zonings.</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 demand for travel. Trip intensive commercial development will only be considered under this zoning where more sequentially appropriate sites are not available.</p> <p>Residential or retail uses (including retail warehousing) will not be acceptable in this zoning other than retail ancillary to another use such as showrooms.</p> <p><i>Phase 2 Industrial and Enterprise</i> lands will be suitable for development when:</p> <p>a) All lands zoned <i>Industrial and Enterprise</i> have been developed; or b) A development proposal for the entire lands to be developed as part of a single planning application.</p>
Open Space and Amenity	<p>Objective: To preserve, provide for and improve active and passive recreational public and private open space.</p> <p>Provide for active and passive recreational resources including parks, sports and leisure facilities and amenities. The Council will not normally permit development that would result in a substantial loss of open space.##</p> <p>This land use zone also encompasses greenfield lands lying within identified flood zones, and which is unsuitable for new development.</p>
Agriculture	<p>Objective: To provide for agriculture in a manner which protects the amenity of adjoining land uses.</p> <p>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.</p>
Riverside Development	<p>Objective: To provide for leisure, amenity and tourism related uses associated with the River Shannon.</p> <p>These lands seek to provide for developments linked to the River Shannon including marina related activities, leisure related activities requiring river access and associated tourism related offerings. Developments on such lands will only be acceptable if they enhance the amenity value of the river, do not unduly impact on habitats or impede river navigation.</p> <p>Note: Only water compatible development will be considered on lands in Flood Zone A.</p>
Utilities	<p>Objective: To provide land for public infrastructure and public utilities.</p> <p>Provide for and preserve land for the provision of services such as electricity and gas networks, telecommunications, the treatment of water and wastewater etc.</p>
Social and Community	<p>Objective: To protect and provide for community, social, recreational and educational services and facilities.</p> <p>Facilitate sustainable development of community infrastructure and create an inclusive high quality of life. This land use will provide for community facilities, healthcare services, childcare, religious, social and civic infrastructure, ancillary purpose-built accommodation, such as residential care or institutions to support the main use only, and other facilities.</p>
Constrained Land Use	<p>Objective: To ensure the appropriate management and sustainable use of flood risk areas designated as 'Constrained Land Use'.</p> <p><i>See Section 9.3 below</i></p>

Table 9.1: Land Use Zoning Objectives

9.3 Constrained Land Use

The Constrained Land Use Zoning Strategy aims to facilitate the appropriate management and sustainable use of flood risk areas while recognising that existing development uses within these zones may require modifications and/or extensions.

The constrained land use zoning derives from the recommendations set out in the Strategic Flood Risk Assessment (SFRA) undertaken for this JLAP.

The constrained land use zoning limits new development but provides an opportunity to facilitate small scale expansion of existing premises. Such proposals arising within the constrained land use zone may be acceptable provided that it has been demonstrated to the satisfaction of the Planning Authority that the development will not give rise to significant flooding issues, will not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

There are a number of instances where Flood Risk Zones A and B overlap with a variety of land-use zoning objectives (apart from where the Plan level Justification Test outlined

in the accompanying SFRA has been passed or where the uses comprise minor developments in existing developed areas, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014 – see Section 5.3), including Open Space and Amenity and Agriculture. Uses under all zoning objectives shall be limited to water compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B. Detailed, site specific Flood Risk Assessment will be required in these areas. This limitation shall take primacy over any other provision relating to these land use zoning objectives. The Justification Test has been passed for the following land use zoning:

- Lands zoned Town Core in the town centre bounded by the N4/River Shannon to the south, St. George's Terrace, Main Street and Priests lane to the north (see map at Justification Test No. 1 in the accompanying SFRA Report).

9.4 Land Use Zoning Matrix

The land use zoning matrix details general land use types that are permitted in principle, open for consideration or not normally permitted in each land use zone.

The approach to various types of developments is determined by the zoning objective for the area in which the site is located. This approach is set out in the following Land Use Zoning Matrix and should be read in tandem with the Land Use Zoning Map.

Acceptable in Principle

Land uses indicated under each land use zoning objective as 'Acceptable in Principle' are generally permissible in the relevant use, subject to compliance with the relevant policies, standards and requirements set out in the JLAP.

Open for Consideration

A use open for consideration is one which the Council may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with existing uses or the proper planning and sustainable development of the area.

Not Acceptable

A use incompatible with the zoning policies or objectives for the area, would conflict with the permitted/ existing uses and would be contrary to the proper planning and sustainable development of the area. The expansion of established and approved uses not conforming to land use zoning objectives will be considered on their individual merits.

Non-Conforming Uses

The Plan acknowledges the existence of existing established uses that do not conform with the primary land use zoning objective for the area but have been legally established by continuous use for the same purpose prior to 1 October 1964 or by a planning permission. Where extensions or improvements of premises accommodating these uses are proposed, each shall be considered on its merits in accordance with the proper planning and sustainable development of the area and where such development would not seriously injure the amenities of the area. A reasonable expansion of non-conforming uses will generally be accepted notwithstanding the zoning objectives which may apply. The intensification of a non-conforming use will be considered with regard to zoning objectives as well as general planning considerations.

Other Uses

Where a use is not listed in the matrix, development proposals will be assessed on their merits in accordance with the general guidance provided for the land use zoning objective, having regard to the principles of proper planning and sustainable development of the area and compliance with the relevant policies and objectives, standards and requirements as set out in the JLAP.

Land Use	Town Core	Outer Core	New Residential	Existing Residential ¹	Industrial and Enterprise	Open Space and Amenity	Agriculture ²	Riverside Development	Utilities	Social and Community
Single residential unit										
Multi-unit residential development										
Retail ³										
Commercial ⁴										
Community ³										
Cultural ³										
Recreation and Leisure										
Light Industry										
Heavy Industry										
Infrastructure and Utilities										

¹ Existing communal open space shall remain undeveloped.

² The provision of a dwelling on these lands is subject to the applicant being involved in farming the lands.

³ The vitality of the Town Core shall not be comprised. Retail proposals arising outside the Town Core must demonstrate adherence to the sequential approach to retail development, in accordance with the *Retail Planning Guidelines for Planning Authorities* (DECLG, 2012). This does not preclude the expansion of existing facilities.

⁴ Open for consideration based on the provision of local services.

Table 9.2: Land Use Zoning Matrix

9.5 Development Management Standards

Development Management Standards are set out in Chapter 13 of the Leitrim County Development Plan and Chapter 12 of the Roscommon County Development Plan.

For the avoidance of duplication, the Development Management standards as set out in Chapter 13 of the Leitrim County Development Plan and Chapter 12 of the Roscommon County Development Plan have not been repeated. All development proposals put forward in accordance with the JLAP's provisions must also comply with the relevant County Development Plan and the respective set of Development Management Standards.



Chapter 10

Implementation and Monitoring



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10. Implementation and Monitoring

The implementation and delivery of this JLAP will be a key objective of both Leitrim and Roscommon County Councils.

The delivery of some elements which are key to achieving the objectives of the JLAP are the responsibility of both Councils, however, there are also elements which will be delivered by the other sectors and their successful implementation will require an ongoing collaborative approach with a range of agencies and stakeholders, including local communities, governmental and non-governmental bodies and agencies.

Throughout the lifetime of this JLAP, it is envisaged that the Forward Planning Teams of both Councils will collaboratively monitor and report on the progress of the Objectives included in the JLAP. This monitoring programme will be supported by procedural, information technology and operational supports that will enable ease of measurement and will be developed in line with Section 1.8 of the *Leitrim County Development Plan 2023-2029* and Section 1.7 of the *Roscommon County Development Plan 2022-2028*. SEA monitoring will also be carried out in line with the SEA Directive and dovetailing with both County Development Plan's SEA monitoring.

Implementation and Monitoring Local Objectives

It is an objective of both Leitrim and Roscommon County Councils to:

IM 1

Develop and undertake a programme of monitoring and evaluation of the JLAP over its lifetime in accordance with the monitoring framework and methodology prepared for the *Leitrim County Development Plan 2023-2029* and the *Roscommon County Development Plan 2022-2028*.





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