



Comhairle Chontae Liatroma
Leitrim County Council



Comhairle Contae
Ros Comáin
Roscommon
County Council

Appendix 2: Settlement Capacity Audit



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Settlement Capacity Audit

This Settlement Capacity Audit (SCA) was prepared by Leitrim County Council, with assistance from Roscommon County Council for the purposes of informing the Joint Carrick-on-Shannon Local Area Plan 2024 – 2030 having regard to the requirements of Appendix 3 of the NPF and Section 4.5.2 Settlement Strategy of the Development Plan Guidelines for Planning Authorities 2022.

The purpose of this Settlement Capacity Audit (SCA) is to inform the serviced zoned lands and the serviceable zoned land for development for Carrick-on-Shannon.

The SCA will examine the lands that are able to connect to existing development services such as road and footpath access, foul sewer and water supply etc. and lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the plan.

It is a responsibility of both Leitrim and Roscommon Planning Authorities to ensure that lands zoned within the lifetime of the JLAP are consistent with the tiered approach to zoning under the National Planning Objective 72 a of the *National Planning Framework* (NPF).

National Policy Objective 72a - Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.

Appendix 3 of The National Planning Framework (NPF) sets out a two-tier approach to land zoning. Tier 1 comprising of lands that are able to connect to existing development services and for which there is available service capacity and so can accommodate new development and Tier 2 comprising of lands that are not currently sufficiently serviced to support new development but which have the potential to become fully serviced within the lifetime of the plan i.e. the lands that are currently constrained due to the need to deliver some or all development services required to support new development.

Generally the lands included in Tier 1 will be within the footprint of or spatially sequential within the identified boundaries of the settlement while the lands included in Tier 2 may be positioned within the existing built-up footprint of a settlement, or contiguous to existing developed lands or to Tier 1 zoned lands, where required to fulfil the spatially sequential approach to the location of the new development within the identified settlement. Where Tier 2 lands are identified, the potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the Planning Authorities at the time of publication of the draft and final local area plan.

The NPF defines development services as “road and footpath access including public lighting, foul sewer

drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development”.

This SCA sets out the sites identified for new residential development with respect to the availability of key infrastructure to ensure that these lands are developable over the lifetime of the plan. For the purposes of this SCA for Carrick-on-Shannon the development services categories comprised of the following:

- Road Access
- Footpath Access
- Public lighting
- Foul Sewerage Drainage
- Water Supply

The sites are also assessed having regard to Flood Risk and whether the site is an infill/brownfield site.

The lands have been assessed in terms of whether the above service categories are currently available or which have the potential to become fully serviced within the lifetime of the plan and arising from this review the lands in question have been identified as falling into either Tier 1 or Tier 2 lands.

The lands were further assessed and ranked in accordance with above infrastructure provision, flood risk and the suitability of the site for development based on location and topography.

Table 1 outlines the identified lands within the town of Carrick-on-Shannon and a breakdown is provided in relation to availability of or existence/access to the relevant service categories as outlined above thus identifying the lands as a Tier 1 or 2 lands. Table 2 outlines the ranking each site attained. Both Tables 1 and 2 should be read in conjunction with Figure 1 which identifies the location and general area of the sites.

Site ID	Road Access	Foot-paths	Public Lighting	Foul Sewer	Water Supply	Flood Risk	Infill/Brownfield	Comments	Tier
1	Yes	Yes	Yes	Yes	Yes	Partial	Infill	Located within 500m of the town centre adjacent to an operating industry. Good pedestrian access & serviced. Southern tip of site located within Flood Zone. Site is ideally suited to the expansion of the existing factory on site.	Tier 1
2	Yes	Yes	Yes	Yes	Yes	No	Brownfield	Located within 650m of town centre, brownfield site	Tier 1
3	Potential	No	Potential	Yes	Yes	No	Infill	Located within 600m of the town centre. Potential link via Autumn View Estate to road access.. Suitable for the potential expansion of educational facilities	Tier 1
4	Yes	No	Yes	Yes	Yes	Yes	Infill	Located within 700m of the town centre. Lands are included within the Flood Zone and are not suitable for zoning	N/A
5	Potential	No	Yes	Yes	Yes	No	Infill/Brownfield	Located within 700m of the town centre. While access exists it would need to be significantly improved to provide suitable access for multiple units.	Tier 2
6	Yes	Yes	Yes	Yes	Yes	Partial	Infill	Located within 900m of the town centre. Parts of the lands are within the Flood Zone and are not suitable.	Tier 1

Table 1: Settlement Capacity Audit

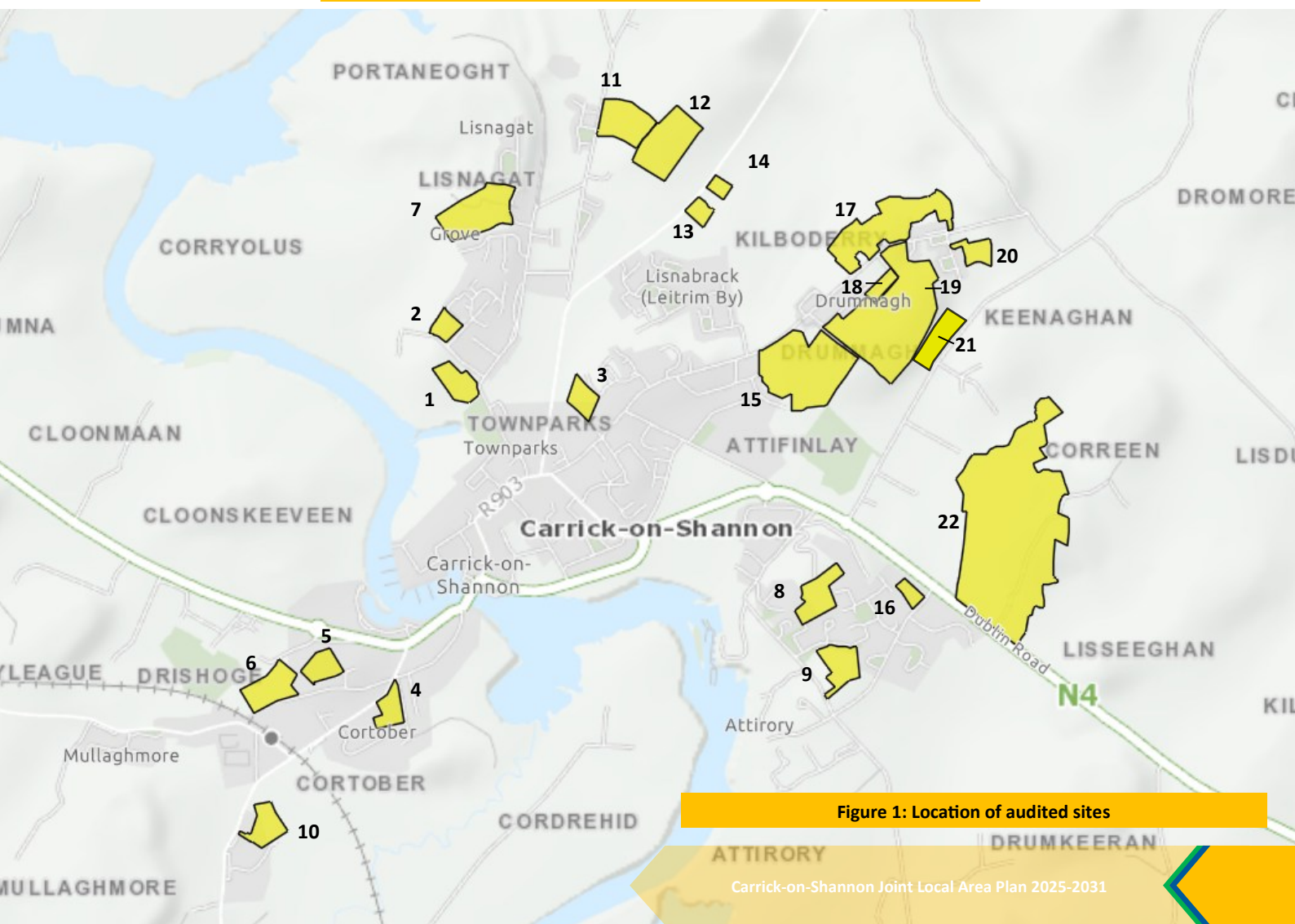


Figure 1: Location of audited sites

Site ID	Road Access	Footpaths	Public Lighting	Foul Sewer	Water Supply	Flood Risk	Infill/Brownfield	Comments	Tier
7	Yes	Yes	Yes	Yes	Yes	No	No	Located within 1.1km of the town centre, good pedestrian links to town centre & serviced	Tier 1
8	Potential	Potential	No	Yes	Yes	No	Infill	Located within 1.1km of the town centre, serviced, some improvements to pedestrian access required.	Tier 1
9	Yes	Yes	Yes	Yes	Yes	No	Infill	Located within 1.5km of the town centre, good pedestrian access and serviced	Tier 1
10	Yes	Yes	Yes	Yes	Yes	Partial	No	Located within 1.2m of the town centre. Parts of the lands along the south eastern boundary are within the flood zone.	Tier 1
11	Yes	Potential	Yes	Potential	Potential	No	No	Located within 1.5km of town centre, potential capacity available for water and wastewater but improvements are required. 2 No. recorded monuments - will require an archaeological assessment and may reduce development potential	Tier 2
12	No	No	Potential	Potential	Potential	No	No	Located within 1.5km of town centre potential capacity available for water and wastewater but improvements are required.	Tier 2
13	Yes	Yes	Yes	Potential	Potential	No	Brownfield	Located within 1.5km of town centre. Work required in relation to water and wastewater though there is potential capacity. Unfinished dwelling on site	Tier 2
14	Yes	Yes	Yes	Potential	Potential	No	Brownfield	Located within 1.5km of town centre. Work required in relation to water and wastewater though there is potential capacity. Unfinished dwelling on site	Tier 2
15	Yes	Yes	Yes	Yes	Yes	No	Infill	Located 1.2m from the town centre, adjacent to schools, good pedestrian access, fully serviced.	Tier 1
16	Yes	Yes	Yes	Yes	Yes	No	Infill	Located 1.7m of the town centre, good pedestrian access and serviced	Tier 1
17	Potential	Yes	Yes	Yes	Yes	No	No	Located in excess of 1.6km from the town centre, fully serviced.	Tier 2
18	Yes	Yes	Yes	Yes	Yes	No	Brownfield	Within 1.65 km of town centre. Fully serviced. Planning Permission granted for 20 dwellings under P.00/161, 8 constructed with some limited works carried out on remainder of site	Tier 1
19	Yes	Yes	Yes	Yes	Yes	No	No	Located 1.7m from the town centre, fully serviced and good pedestrian access.	Tier 2
20	Yes	Yes	Yes	Yes	Yes	No	No	Located 2km from the town centre	Tier 2
21	Yes	No	Yes	Yes	Yes	No	No	Located 1.8km from the town centre. Footpath network to be potentially provided by adjacent development. Low density possible given topography and location.	Tier 2
22	Yes	No	Yes	Potential	Potential	No	No	Located in excess of 2km from the town centre potential capacity available for water and wastewater - improvements required.	Tier 2

Site ID	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Road Access	5	5	3	5	2	5	5	3	5	5	5	1	5	5	5	5	5	5	2	4	5	5
Footpath	5	4	1	2	1	5	5	3	5	5	4	1	5	5	5	5	3	5	5	3	3	1
Public Lighting	5	5	4	5	5	5	5	3	5	5	5	1	5	5	5	5	5	5	5	5	5	5
Foul Sewer	5	4	4	5	5	5	5	5	5	5	3	3	3	3	5	5	5	5	5	5	5	3
Water Supply	5	5	4	5	5	5	5	5	5	5	5	3	3	3	5	5	5	5	5	5	5	3
Flood Risk	1	5	5	0	5	1	5	5	5	1	5	5	5	5	5	5	5	5	5	5	5	5
Infill/Brownfield	5	5	5	5	5	5	1	5	5	1	1	1	4	4	5	5	1	5	1	1	1	1
Proximity to Town Centre	5	5	5	5	5	5	4	4	4	4	3	3	3	3	4	3	3	3	3	2	3	2
Suitability	1	3	4	0	1	3	5	4	5	4	5	3	1	1	5	5	5	5	3	3	3	1
Total	37	41	35	32	34	39	40	37	44	35	36	21	34	34	44	43	37	43	34	33	35	26
Rank	8	5	12	20	15	7	6	8	1	12	11	22	15	15	1	3	8	3	15	19	12	21

Table 2: Ranking Evaluation

Rank	Site	Site Description
1	9	Lands at Attirory
1	15	Lands at Summerhill
3	16	Infill site at Attifinlay
3	18	Elysian Meadows site
5	2	Former factory site at St. Patrick's Park
6	7	Lands at Lisnagat
7	6	Lands to rear of Lidl
8	1	Lands at St. Patrick's Park adjacent to DYR Electrical Factory
8	8	Lands to rear of Attirory Buiness Park
8	17	Lands at Kilboderry
11	11	Lands adjacent to St. Mary's Graveyard
12	3	Lands adjacent to Autumn View
12	10	Lands at Cortober
12	21	Lands at Castlecarra Road
15	5	Lands to the rear of Cortober Heights
15	13	Lands off the Leitrim Road
15	14	Lands off the Leitrim Road
15	19	Lands to the rear of Elysian Meadows
19	20	Lands adjacent to Ath na Rí
20	4	Lands at Cortober
21	22	Lands at Correen
22	12	Lands to the rear of St. Mary's Graveyard

Table 3: Site Ranking





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