

26th May 2023

The Planning Department,
Leitrim County Council,
Áras an Chontae,
Carrick-on-Shannon,
Co. Leitrim,
N41 PF67.

Re: Adopted Leitrim County Development Plan 2023-2029

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Leitrim County Development Plan 2023-2029 (the Development Plan) by the members of Leitrim County Council on 7th February 2023. The Office also acknowledges receipt of your letter of 10th February 2023, further to section 31(AM)(6) of the *Planning and Development Act 2000*, as amended (the Act).

The Office has reviewed the adopted Development Plan in accordance with the legislative requirements set out in section 31(AM) of the Act and considers that the planning authority has substantially complied with its recommendations, or has otherwise satisfactorily justified or explained the approach taken in the Development Plan with regard to the matters raised under those recommendations.

The Office wishes to congratulate the planning authority on the delivery of a well presented Development Plan, including high-quality mapping, which provides a clear and relatively concise strategy for the proper planning and sustainable development of County Leitrim over the plan period.

Consistent with national and regional planning policy, the Development Plan provides a strong policy framework for compact growth and the regeneration of towns and rural villages, as well as driving economic growth and employment, and facilitating community development near to where people live. In addition, the Development Plan appropriately addresses climate action, renewable energy and the protection of the environment, heritage, and amenities.

In particular, the Office welcomes objective CS OBJ 9 of the Development Plan to prepare a Local Transport Plan (LTP) in consultation with the NTA, TII, and other stakeholders to inform the Joint Local Area Plan (JLAP) proposed for Carrick-on-Shannon and Cortober. The preparation of an LTP in accordance with the Area Based Transport Assessment methodology will help ensure that the combined settlement is planned in an integrated manner that will facilitate active travel and reduce greenhouse gas emissions.

The Office looks forward to engaging with Leitrim County Council during the forthcoming preparation of the Carrick-on-Shannon and Cortober JLAP which will provide an opportunity to further support sustainable development, economic growth and urban regeneration in the towns.

The Office also commends the planning authority for the approach taken to residential zoning in its towns and villages, including in Dromahair, Drumshanbo, Mohill, Carrigallen, Dromod, Drumkeeran, Drumsna, Leitrim and Tullaghan. Under the Development Plan, these towns and villages will be able to grow in a sustainable manner by providing homes within easy reach of services and amenities such as shops, schools, health care, and recreational facilities.

Regarding Kinlough, the Office is satisfied that the making of the Development Plan with minor modification of MA 114 provides an appropriate balance between commercial and residential growth in the village to support a vibrant and sustainable rural community.

The Office also acknowledges the detailed and evidence-based approach taken to developing renewable energy strategy for the county.

In conclusion, the Office welcomes the adoption of the Leitrim County Development Plan 2023-2029, and looks forward to continued engagement with Leitrim County Council in the implementation of national and regional policy at the local level.

Is mise le meas,



Anne Marie O'Connor
Deputy Planning Regulator and Director of Plans Evaluations