

# Guide to Draft Leitrim County Development Plan 2009 – 2015

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## 1. Land Use Strategy

The Plan introduces a framework regarding the further development of one-off housing in rural areas.

In this, 3 classification types for rural area are established:

### 1. High Capacity Areas


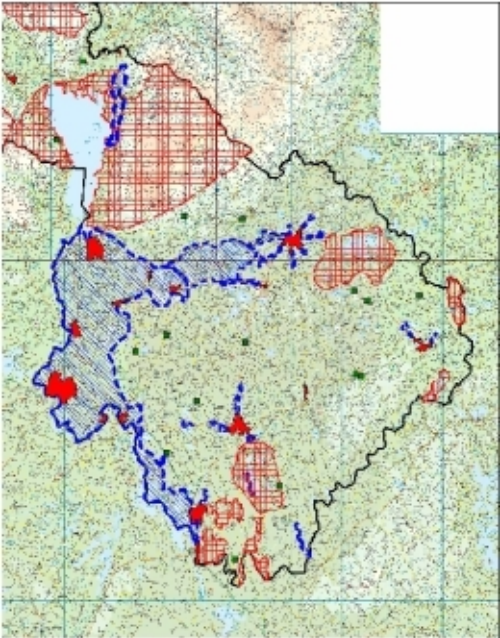
Areas where minimal development has occurred in the past, and where further development of one-off housing will be encouraged.

### 2. Medium Capacity Areas

Areas where a degree of development has occurred in the past, and where one-off housing will be considered subject to certain criteria.

### 3. Low Capacity Areas

Areas which have experienced rapid development in recent years, and where there are high vacancy rates, and where one-off housing will only be permitted subject to relatively stringent criteria. Major roads are included in this classification.

<b>North Leitrim</b> Green = High Capacity Red = Medium Capacity Blue = Low Capacity	<b>South Leitrim</b> Green = High Capacity Red = Medium Capacity Blue = Low Capacity
	

## **2. The establishment of Graigs**

The Plan identifies a series of small settlements which is refers to as Graigs. These settlements will be considered suitable for further development of small scale housing schemes and one-off houses, in order that they are sustained and reinforced.

The following Graigs have been identified:

### **Manorhamilton Area**

Askill  
Gurteen  
Largydonnell  
Leckaun/Newtownmanor  
Mullies

### **Ballinamore Area**

Aghavas 1 & 2  
Aughawillan  
Aughnasheelan  
Corrawaleen  
Drumeela  
Drumlea  
Garvagh

### **Dromahair Area**

Aghacashel  
Bellanagare/Carrowcrin  
Derrintawy/NewBridge  
Kilavoggy Tarmon  
Kilnagross  
Tarmon  
Tawneylea

### **Carrick on Shannon Area**

Effrinagh  
Eslinbridge  
Aghamore  
Gortlettragh  
Bornacoola

### **3. The tiering of towns and villages**

The Plan proposes to classify towns and villages in Tiers. Different types of land use zoning will apply to different tiers. In general, the application of zoning rules in respect of development will be less stringent in towns and villages in lower tiers, and more stringent in towns and villages in upper tiers. The objective of this is to facilitate more orderly development in larger towns and villages, and to strengthen the urban infrastructure in smaller towns and villages.

The Tiers are as follows:

#### **Tier 1**

Carrick on Shannon

#### **Tier 2**

Ballinamore, Mohill, Drumshanbo, Manorhamilton

#### **Tier 3**

Carrigallen, Dromahaire, Dromod, Drumkeerin, Kinlough, Leitrim and Tullaghan

#### **Tier 4**

Ballinaglera, Cloone, Dowra, Drumcong, Drumsna, Fenagh, Glenfarne, Jamestown, Keshcarrigan, Kilclare, Killarga, Kiltyclogher, Lurganboy, Newtowngore, Roosky and Rossinver

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The Plan also outlines a number of policies and objectives in respect of existing towns and villages:

#### **Policy 1.2**

It is the policy of the Council to promote the viability of these facilities by encouraging new residential development to locate within the development envelope of existing towns, villages and other centres where these services are available.

#### **Policy 1.3**

It is the policy of the Council to ensure that the scale, density, design, site layout and pattern of development within each of the Tier 2, 3 and 4 Centres shall respect, and where possible enhance, the inherent character of these centers in terms of their built form.

#### **Objective 1.3a**

It is an objective of the Council to ensure that development of one-off housing does not give rise to the coalescence of towns and villages and other centres.