



# Proposed Variation no. 1 of the County Longford Development Plan 2021-2027

under Section 58 of the Planning and  
Development Act 2024 (as amended)

March 2026

## 1.0 Introduction

As per Section 58 of the Planning and Development Act 2024 (as amended) Longford County Council has prepared a Proposed Variation (No.1) of the Longford County Development Plan 2021 – 2027. The proposed Variation consists of the amendment to the '***Strategic Residential Reserve***' Zoning Objective text contained in Volume 2: Appendices.

## 2.0 Reason for Proposed Variation:

The First Revision of the National Planning Framework (NPF) (April 2025) sets out updated national and local population and housing targets to 2040. These targets anticipate a national population of 6.1 million by 2040, requiring the delivery of approximately 800,000 new homes, or 50,000 homes per annum. Projected population growth should be planned in accordance with NPF requirements. These requirements target a minimum of 30% of all new development on infill and brownfield sites within the existing built footprint of urban settlements of over 1,500, with a minimum of 20% of all development on infill and brownfield sites within the existing built footprint of rural settlements.

The reason for the Proposed Variation no. 1 is in light of the updated policy objectives and growth projections set out in the First Revision of the National Planning Framework (2025) and associated guidelines and acknowledging the constrained delivery of housing in recent years. As such the Proposed Variation of the Development Plan now seeks to facilitate appropriate development proposals on lands zoned '*Strategic Residential Reserve*'. Activation of these lands will be subject to the principles of infrastructure-led compact growth, as well as the environmental considerations that underpin the Development Plan

## 3.0 Proposed Variation

The '***Strategic Residential Reserve***' Zoning Objective text included in Volume 2: Appendices of the Longford County Development Plan 2021-2027 shall be amended to allow for consideration of planning applications for residential development on '*Strategic Residential Reserve*' zoned sites which are demonstrably serviced and where such development would also comply with Compact Growth policies of the CDP.

**The '*Strategic Residential Reserve*' Zoning Objective text in Volume 2: Appendices shall be amended as follows:**

**the text in blue strike through shall be deleted:**

**the text in red shall be added.**

## **Strategic Residential Reserve**

**To provide for the longer-term housing requirements of the town.**

~~Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan. (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods).~~ The following residential type of development may be considered acceptable:

1) Where there is a live permission for residential development that has not been activated. The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2000, as amended. ~~Proposals for new developments will not be considered over the lifetime of the current plan period.~~

2) A proposal for a single dwelling house may be considered under this zoning where:  
a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family.

b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future.  
c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.

3) ~~In exceptional circumstances, where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development,~~ consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular:

a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy.

~~b) The lands are being developed in a sequential manner.~~

~~c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.~~

**b) There is factual evidence that such lands are/have become fully serviced in terms of water supply, wastewater and transport infrastructure.**

**Any proposal for residential or mixed-use development (including residential) on such lands must have regard to the Core Strategy County Policy Objectives set out in Chapter 4 of the Development Plan.**

**The proposal must also demonstrate capability to deliver residential development within the lifetime of the Plan, thus facilitating progress towards the housing targets for the respective settlement.**

**Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.**