EMMETT CORCORAN
ESTATE AGENT & EXPERT VALUER

COX & WALSH
ESTATE AGENTS DROMOD

# Dromod.

Main Street, Drumod More, Co. Leitrim




| 17 | 1.71 acres | Outline |
|---|---|---|
| Proposed new homes | Approx. 0.692 hectares | Permission granted |

## Price on application

Residential development site · For sale through Cox & Walsh

Review edition: existing dwelling treatment requires clarification. All renderings are for illustrative purposes only.

Firm PSRA 004516 | Agent PSRA 004516-011343

THE OPPORTUNITY

# A village setting. A new chapter.




An indicative residential streetscape. For illustrative purposes only.

## The property

A residential development opportunity on Main Street in Drumod More, Dromod. The supplied layout records a site area of 0.692 hectares, approximately 1.71 acres. The outline grant relates to 17 new two-storey homes and the overall layout.

Dromod’s harbour, village amenities and railway station on the Dublin-Sligo line provide the local setting. A purchaser can develop the detailed scheme through the next planning stage.

## The proposed housing mix

| | |
|---|---|
| 3 | Two-bedroom homes |
| 10 | Three-bedroom homes |
| 4 | Four-bedroom homes |

10 semi-detached homes and 7 terraced homes. This is a site sale; individual new homes are not being offered for reservation.



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PLANNING REFERENCE 26/60014

# The planning position.

### Outline permission granted: 4 August 2026

Notification dated 5 August 2026 · Leitrim County Council

## What happens next?

Condition 1 requires an application for permission consequent on the outline grant within three years beginning on the date of the grant. Development cannot start until that further permission is granted. Purchasers’ advisers should check the full grant, all time limits and any later amendments.

### Design, access and landscape

Detailed dwelling designs, siting, heights, servicing and access are required. The grant also addresses the road entrance, boundary treatment and landscaping (conditions 2, 7-9).

### Contributions and completion security

A development contribution and bond or cash deposit are to be determined at the consequent-permission stage (conditions 3-4).

### Water and wastewater

A connection agreement with Uisce Éireann is required before development starts. Check service capacity, sewer routing and related rights with the professional team (condition 6).

### Occupancy and construction

Condition 5 provides for a first-occupation agreement. Condition 10 requires a Construction Environmental Management Plan. Ask advisers to explain these obligations in full.

### Existing dwelling: clarification required

The supplied Rev A layout labels the existing dwelling for removal. The grant description refers to revised access to the existing dwelling. The selling solicitor and planning adviser should reconcile this before reliance. Neither the illustrations nor the 3D model resolve it.

Source: Leitrim County Council, notification of grant dated 5 August 2026, conditions 1-10.



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INFORMATION AND ENQUIRIES

# The next conversation.

## Sales and viewing enquiries


### Emmett Corcoran

Senior Partner, Sales and Valuations
Cox & Walsh

089 2044040

071 9658600

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The Property Exchange, Dromod,
Carrick-on-Shannon, Co. Leitrim


**Legal pack available on request**


### Claire Moran

Cathal L. Flynn & Co., Solicitors
St George’s Terrace
Carrick-on-Shannon
Co. Leitrim


Ask your solicitor to request and review the legal pack. Availability supplied by the selling agent.

## Documents in the accompanying pack

**Outline permission, ref. 26/60014**
7 pages · Grant 4 August 2026

**Site layout plan, Rev A**
1 original sheet · Revision 27 May 2026

**Appropriate Assessment screening report**
36 pages · North-West Ecology · 29 August 2025

**Archaeological testing, licence 26E0419**
17 pages · John Purcell Archaeological Consultancy · May 2026

## Read the evidence in context

The ecology consultant concludes that a Stage 2 Natura Impact Statement is not required for the proposal assessed. The archaeology report records no finds or features in testing and recommends no further archaeological input. These are the authors’ conclusions; read the complete reports and applicable conditions.

Particulars are guidance only and do not form part of a contract. Areas are approximate. Verify title, boundaries, access, servicing, planning status and obligations with independent advisers. No costs, future sale prices or completion date are promised. The technical pack is separate from the solicitor’s legal pack.

View online



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APPENDIX · THE LAYOUT

# A plan for the next stage.

The supplied marketing plan provides a readable overview. The original Rev A engineering drawing is included separately at its original sheet size in the document pack.




## Use the original documents for decisions

The Rev A drawing records 1,206 m² of proposed public open space and a site area of 0.692 hectares. Its layout and annotations must be read with the outline grant and the further-permission requirements. The marketing image is not a replacement for the technical drawing or legal mapping.

Existing dwelling treatment remains to be reconciled. Boundaries, architecture and landscaping shown in the illustrations are indicative. For illustrative purposes only.



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APPENDIX · CAMPAIGN ARTWORK

# We sell potential.




Supplied campaign poster, shown in full. For illustrative purposes only.



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