



Northern & Western  
Regional Assembly

# Regional Vacancy and Dereliction Analysis

17<sup>th</sup> January 2022



Rialtas  
na hÉireann  
Government  
of Ireland

Tionscadal Éireann  
Project Ireland

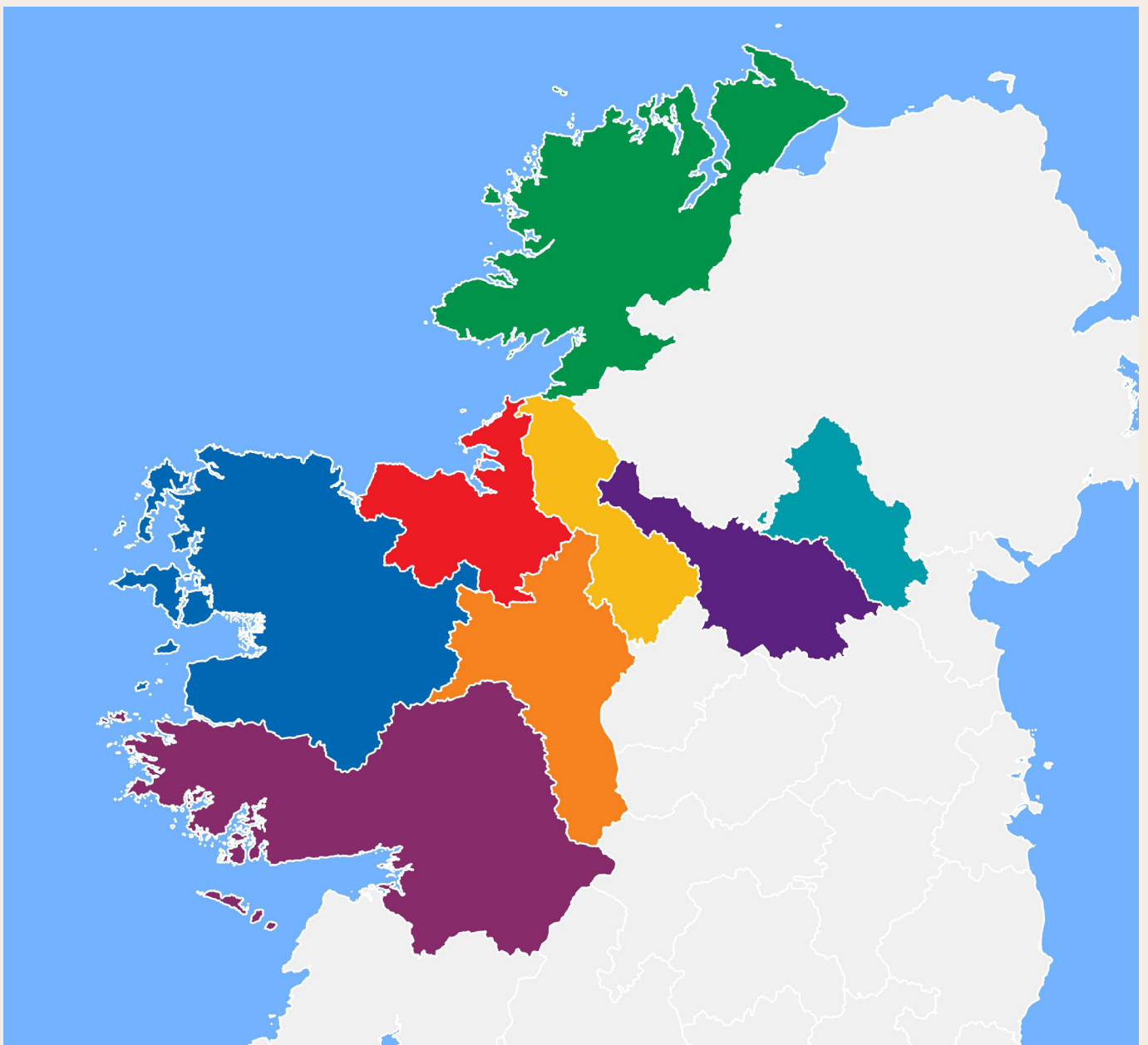
2040





# Contents

1. Foreword	1
2: Introduction	4
3: Commercial Vacancy Analysis	7
4: Residential Vacancy and Dereliction Analysis	13
5: Wastewater Capacity Analysis	19
6: Regional Recommendations	25
Appendix: Town and Village Tables and Maps	34



# 1: Foreword

The Regional Spatial and Economic Strategy (RSES) for the Northern and Western Region 2020-2032 identifies the regeneration of our towns and villages as a major priority action and that their future role needs to be re-imagined, addressing economic, physical and social decline and creating more liveable places that people want to live, work and spend time in.<sup>1</sup>

Too many of our towns and villages have been experiencing an unsustainable rate of economic, social, and physical decline over the past number of years. The revitalisation of our towns and villages is now firmly imbedded into the statutory frameworks of the National Planning Framework (NPF)<sup>2</sup> and the RSES for the Northern and Western Region.<sup>3</sup>

Although emerging trends in the low-carbon economy, digital technologies and the concept of remote working offer new and exciting opportunities to rejuvenate our towns and villages, the Northern and Western Regional Assembly firmly believes that the health of our towns and villages can also be considerably improved by activating and utilising existing vacant and derelict properties, brownfield and infill sites. Many of our towns and villages continue to experience high vacancy and dereliction rates along their main streets, with these empty residential and commercial properties providing extensive opportunities to improve housing supply, ensure our residents live closer to key public services and workplaces, reduce reliance on private car journeys and carbon emissions and support our towns and villages in becoming economic, social and cultural hubs for their wider communities. An ad-hoc approach will not deliver these benefits – therefore – there needs to be a co-ordinated approach that is evidence based and outcome focused.

Within this context, in advance of the upcoming “Town Centre First Policy”,<sup>4</sup> the Northern and Western Regional Assembly has prepared this “**Regional Vacancy and Dereliction Analysis**”. It is an extensive regional evidence base which provides a coherent and consistent approach in the identification and monitoring of the scale of housing vacancy and dereliction in towns and villages within the Northern and Western Region. It identifies vacancy and dereliction hotspots and can help inform priority areas for the setting of actions, objectives, and targets to address

vacancy and dereliction - implementing “Regional Policy Objective” 3.6 of the RSES. This approach will further assist the implementation of compact growth targets outlined in the RSES, support the Northern and Western Regional Operational Programme (2021-2027) – which will be co-funded by the European Regional Development Fund – and inform the distribution of funding and implementation of the forthcoming “Town Centre First Policy”; a policy which will be key to reducing the number of vacant and derelict properties in our towns and villages and making them vibrant places to live, work and spend time in.

Based on the findings of our “**Regional Vacancy and Dereliction Analysis**” it is clear that significant investment and support is needed in order to tackle this challenge, given the above average concentration of vacancy and dereliction rates in the Northern and Western Region. Notably, our “**Regional Vacancy and Dereliction Analysis**” – which provides results for each town and village in the Northern and Western Region with a CSO defined settlement boundary – found that:

- Of the 244 towns and villages – with a CSO defined settlement boundary based in the Northern and Western Region – 71.7 per cent or 175 towns and villages recorded a residential vacancy and dereliction rate above the State average of 4.9 per cent, in September 2020.
- Of the 244 towns and villages – with a CSO defined settlement boundary based in the Northern and Western Region – 59.4 per cent or 145 towns and villages registered a commercial vacancy rate above the State average of 11.4 per cent, in September 2020.
- As of September 2020, the Northern and Western Region accounted for 36.7 per cent of the total number of vacant and derelict properties and dwellings<sup>5</sup> in

<sup>1</sup> <https://www.nwra.ie/pdfs/NWRA-RSES-2020-2032.pdf>

<sup>2</sup> <https://npf.ie/wp-content/uploads/Project-Ireland-2040-NPF.pdf>

<sup>3</sup> <https://www.nwra.ie/pdfs/NWRA-RSES-2020-2032.pdf>

<sup>4</sup> <https://www.gov.ie/en/press-release/565f3-our-rural-future-minister-humphreys-announces-26-million-for-the-development-of-the-first-ever-town-centre-first-plans/>

<sup>5</sup> Total commercial and residential address points



Ireland – despite only accounting for 17.6 per cent<sup>6</sup> of the State's population in 2020 and 19.4 per cent<sup>7</sup> of the overall stock of properties and dwellings in September 2020<sup>8</sup> – highlighting the degree to which vacancy and dereliction is affecting the region.

- The residential vacancy and dereliction rate of Northern and Western Region was 10.1 per cent in 2020, which was twice as high as the State average of 4.9 per cent, while the commercial vacancy rate of Northern and Western Region was 13.3 per cent in 2020, which was higher than the State average of 11.4 per cent.

In addition to providing the evidence base that has been presented in this analysis, the Northern and Western Regional Assembly has also made a number of recommendations that should be considered as part of the development of the forthcoming “Town Centre First Policy” and other initiatives that will distribute financial resources that aim to redevelop or encourage the redevelopment of empty properties in towns and villages. Such recommendations should also inform the ongoing public discussion with respect to addressing the level of vacancy and dereliction in towns and villages in Ireland. These recommendations can be found below:

1. Funding resources that will implement the forthcoming “Town Centre First Policy” should “Positively Discriminate” towards the towns and villages of the Northern and Western Region, given the high number of vacant and derelict properties located in the region.
2. Ensure the forthcoming “Town Centre First Policy” encourages all public sector bodies, businesses and communities to put the health of towns and villages at the core of their decision making and embrace concepts such as “Town Partnerships” and “Business Improvement Districts”.
3. Deploy funding resources from the European Regional Development Fund (ERDF) to support the “Town Centre First Policy” through the Northern and Western Regional Operational Programme (2021-2027).
4. Funding resources from initiatives such as – but not limited to – the Town Centre First Policy, Croí Cónaithe (Town) Fund, Urban Regeneration Development Fund, Rural Regeneration Development Fund, Town and Village Renewal Scheme and the ERDF need to explicitly support the implementation of the population and compact growth targets outlined in the NPF and the RSES of the Northern and Western Region and regenerate towns and villages with an above average vacancy and dereliction rate.
5. Develop a steering group within the Department of

Housing, Local Government and Heritage which will bring together national, regional and local stakeholders to agree on a clear and common approach to identifying the number of vacant and derelict properties and sites in towns and villages across Ireland and examine the underlying factors causing vacancy and dereliction.

6. Provide resources to Local Authorities based in the Northern and Western Region to employ a team of full-time vacant and derelict officers, ensuring each Local Authority can identify, analyse and tackle the level of vacancy and dereliction within their administrative area.
7. Ensure the forthcoming “Residential Zoned Land Tax” is designed in a fair, proportionate and targeted manner and significantly penalizes the owners of vacant and derelict properties and sites that – without reasonable justification – fail to redevelop these properties and sites within towns and villages.
8. Using the Northern and Western Region as a case study, the Department of Housing, Local Government and Heritage should commission a study which examines the merits of utilising policy instruments – such as tax relief, subsidies, rebates, low-cost loans or other incentives – as a means of encouraging individuals to redevelop vacant and derelict properties in towns and villages.
9. Ensure sufficient funding is provided to address the wastewater treatment capacity of the Northern and Western Region's towns and villages that are operating above capacity or have no wastewater treatment plant, while providing adequate capacity to accommodate future population and employment growth in line with the RSES of the Northern and Western Region.

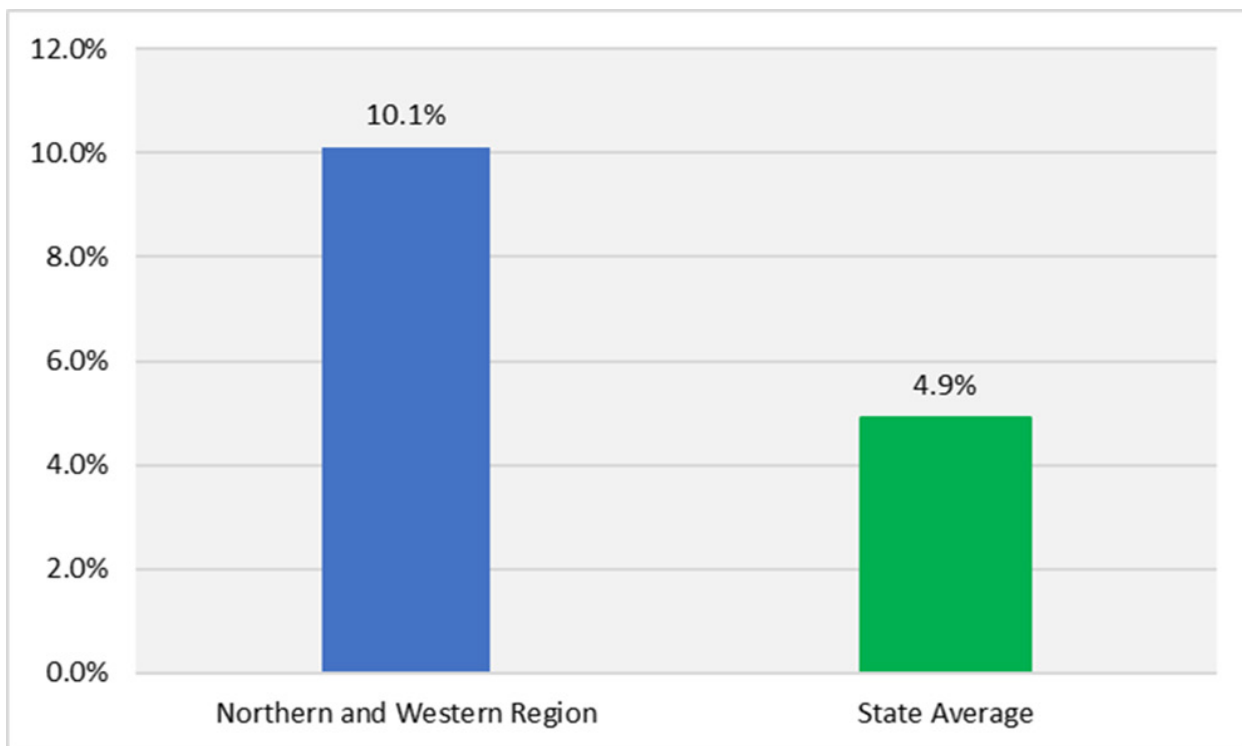


<sup>6</sup> <https://data.cso.ie/table/PEA04>

<sup>7</sup> Northern and Western Regional Assembly calculations using GeoDirectory residential and commercial database

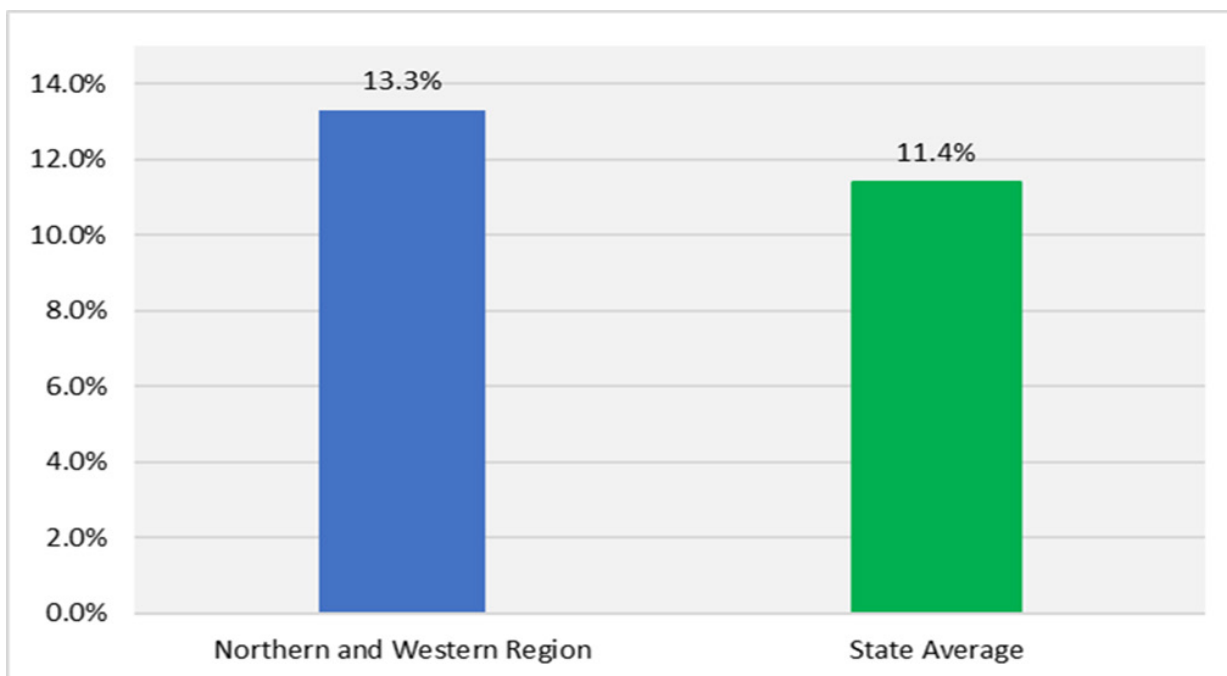
<sup>8</sup> Overall total includes both vacant and occupied residential and commercial address points

**Figure 1: Residential vacancy and dereliction rate for Northern and Western Region vs the State Average, September 2020**



Source: Northern and Western Regional Assembly calculations using the GeoDirectory residential database

**Figure 2: Commercial vacancy rate for Northern and Western Region vs the State Average, September 2020**



Source: Northern and Western Regional Assembly calculations using the GeoDirectory commercial database



## 2: Introduction

The Northern and Western Regional Assembly plays a key role in advocating for policies and preparing research that will support balanced regional development across Ireland. This involves providing advice and support to other appropriate public bodies of the regional implications of their policies and plans, with the Assembly's specific focus on planning and economic development in the Northern and Western Region. Under our remit – and in advance of the upcoming “Town Centre First Policy”<sup>9</sup> – the Northern and Western Regional Assembly is fully committed to utilising the potential benefits of our region's towns and villages as a means of revitalising our region's economy and supporting the population and compact growth targets outlined in the National Planning Framework (NPF)<sup>10</sup> and the Regional Spatial and Economic Strategy (RSES)<sup>11</sup> of the Northern and Western Region.

That said, the number of properties that are vacant or derelict within the Northern and Western Region's towns and villages represents a considerable challenge for the region, with these idle properties – amongst other factors – undermining the economic, social and cultural wellbeing of the region, while exasperating attempts to deliver sustainable settlement patterns in the region. Interlinked with this topic is the challenges associated with the wastewater capacity of the region's towns and villages, with some areas overloaded in terms of capacity or without a wastewater treatment plant; factors which are likely to limit their ability to accommodate future population and employment growth and are likely to be damaging the environment of the Northern and Western Region.

Notwithstanding the scale of these challenges, such issues also provide a significant opportunity for the region, with these empty residential and commercial properties providing the opportunity to improve housing supply in key locations across our region, deliver more sustainable settlement patterns, utilise existing wastewater infrastructure and to ensure our towns and villages can become economic, social and cultural hubs for their wider hinterlands.

Within this context, the Northern and Western Regional Assembly has prepared the “**Regional Vacancy and Dereliction Analysis**”, which will:

1. Identify the number of commercial properties<sup>12</sup> that are vacant in each of the Northern and Western Region's towns and villages with a CSO defined settlement boundary, for 2015 and 2020, showing changes over time and its performance relative to the national average.
2. Identify the number of residential dwellings<sup>13</sup> that are classified as either vacant or derelict in each of the Northern and Western Region's towns and villages with a CSO defined settlement boundary, for 2015 and 2020, showing changes over time and its performance relative to the national average.
3. Identify the wastewater capacity of the Northern and Western Region's towns and villages with a CSO defined settlement boundary, seeing whether towns and villages are receiving loads above or below their designated capacities.
4. Provide recommendations as to how policymakers can encourage the redevelopment of vacant and derelict properties in the Northern and Western Region's towns and villages and inform public discussion on this topic.



<sup>9</sup> <https://www.gov.ie/en/press-release/565f3-our-rural-future-minister-humphreys-announces-26-million-for-the-development-of-the-first-ever-town-centre-first-plans/>

<sup>10</sup> <https://npf.ie/wp-content/uploads/Project-Ireland-2040-NPF.pdf>

<sup>11</sup> <https://www.nwra.ie/pdfs/NWRA-RSES-2020-2032.pdf>

<sup>12</sup> Address points in the GeoDirectory commercial database are referred to as commercial properties in this analysis

<sup>13</sup> Address points in the GeoDirectory residential database are referred to as residential dwellings in this analysis

The “Regional Vacancy and Dereliction Analysis” will inform policymakers that wish to tackle vacancy and dereliction in towns and villages across the Northern and Western Region, with such an analysis providing an extensive regional evidence base which will:

1. Support the implementation of “Regional Policy Objective” (RPO) 3.6 of the RSES, which aims to “Support a coherent and consistent approach in the identification and monitoring of the scale of housing vacancy within the region, identifying vacancy hotspots and informing the setting of actions, objectives and targets in Action Plans and identify how these might best be achieved.”
2. Provide an evidence base which will assist policymakers in implementing a number of RPOs relating to compact growth targets, regeneration and renewal which have been outlined in the RSES of the Northern and Western Region, specifically:
  - RPO 3.2 (b): *“Deliver at least 40% of all new housing targeted in the Regional Growth Centres, within the existing built-up footprint.”*<sup>14</sup>
  - RPO 3.2 (c): *“Deliver at least 30% of all new homes that are targeted in settlements with a population of at least 1,500 (other than the Galway MASP and the Regional Growth Centres), within the existing built-up footprints.”*<sup>15</sup>
  - RPO 3.3: *“Deliver at least 20% of all new housing in rural areas on brownfield sites.”*
  - RPO 3.4: *“Support the regeneration and renewal of small towns and villages in rural areas.”*
3. Support the implementation of the “Housing for All”<sup>16</sup> strategy; given that the three Regional Assemblies of Ireland – as the Managing Authorities of the European Regional Development Fund – are the lead bodies in implementing “Housing Policy Objective” 19.4 which aims to “Harness the European Regional Development Fund to tackle vacancy and dereliction in towns”.
4. Assist our regional and local stakeholders in developing policies and actions that aim to reduce the number of vacant and derelict properties within their respective areas and support our stakeholders in their requirements of the 2 year RSES monitoring report.
5. Inform implementation of the forthcoming “Town Centre First Policy” and provide evidence to the Government that the resources from such an initiative

need to “Positively Discriminate” towards the towns and villages of the Northern and Western Region, given that vacancy and dereliction rates are considerably high in this region.

The provision of this evidence base could not be more important in the context of the upcoming “Town Centre First Policy”, as it is clear that this initiative – along with the other schemes such as the Croí Cónaithe (Town) Fund, Rural Regeneration Development Fund, Urban Regeneration Development Fund, Town and Village Renewal Scheme and the European Regional Development Fund – will be key to reducing the number of vacant and derelict properties located within the towns and villages of the Northern and Western Region.

The evidence base itself was developed using September 2015 and 2020 data from GeoDirectory,<sup>17</sup> with this up-to-date data showing the number of vacant and derelict properties located within towns and villages with a CSO defined settlement boundary, while displaying how vacancy and dereliction rates have changed between 2015 and 2020. GeoDirectory – which is a branch of An Post – essentially provide databases on residential and commercial properties across Ireland, showing whether these properties are occupied, vacant or derelict while also displaying the geographical location of these properties. In this regard, GeoDirectory combines An Post’s resources with technology from the Ordnance Survey Ireland (OSI) to deliver a comprehensive database of properties located in Ireland,<sup>18</sup> with this information collected through the use of An Post’s postal services, Eircode addresses and the OSI’s technology, representing an innovative approach in collecting national, regional and local data on a regular basis.

In providing this evidence base, a greater level of data is made available in the public domain that may be complemented by future datasets and analysis on the region’s performance with respect to vacancy and dereliction. While other extensive datasets on this topic do exist in Ireland – such as the Census 2016<sup>19</sup> and the welcoming approach adopted through the Heritage Council’s “Collaborative Town Centre Health Check Programme”<sup>20</sup> – the Assembly believe that the GeoDirectory commercial and residential databases provide an up-to-date and wide-ranging indication of the level of vacant and derelict properties located across the Northern and Western Region, with this data available for all of our region’s towns and villages with a CSO defined settlement boundary; which

<sup>14</sup> RPO 3.2 (a) – which relates specifically to Galway City and Suburbs – has been excluded, considering the focus of this report is on towns and villages

<sup>15</sup> Built up footprint of settlement is that defined by the CSO

<sup>16</sup> <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>

<sup>17</sup> <https://www.geodirectory.ie/>

<sup>18</sup> <https://www.geodirectory.ie/knowledge-centre/faqs>

<sup>19</sup> <https://www.cso.ie/en/releasesandpublications/ep/p-cp1hii/cp1hii/vac/#:~:text=Census%202016%20results%20show%20that,2011%20were%20occupied%20in%202016.>

<sup>20</sup> <https://www.heritagecouncil.ie/projects/town-centre-health-check-programme>



– at this moment – is not available through the data that has been collected by other bodies.

Notwithstanding the fact that vacant data from the Census is available for all CSO defined settlements, such information is only available for 2016 and the Census data on vacant properties – based on analysis from GeoDirectory – seems to include properties that would not be normally classified as vacant, but represent more of a transition or temporary vacancy rate, namely properties for sale, properties for rent, properties empty because an owner is in a nursing home or hospital, renovation work underway on a property or the owner was away with relatives.<sup>21</sup> Although the Heritage Council’s “Collaborative Town Centre Health Check Programme” does provide extensive datasets on vacancy and dereliction rates in towns across Ireland, such information is currently not available for all CSO defined settlements in the Northern and Western Region and is not collected regularly on a systematic basis.

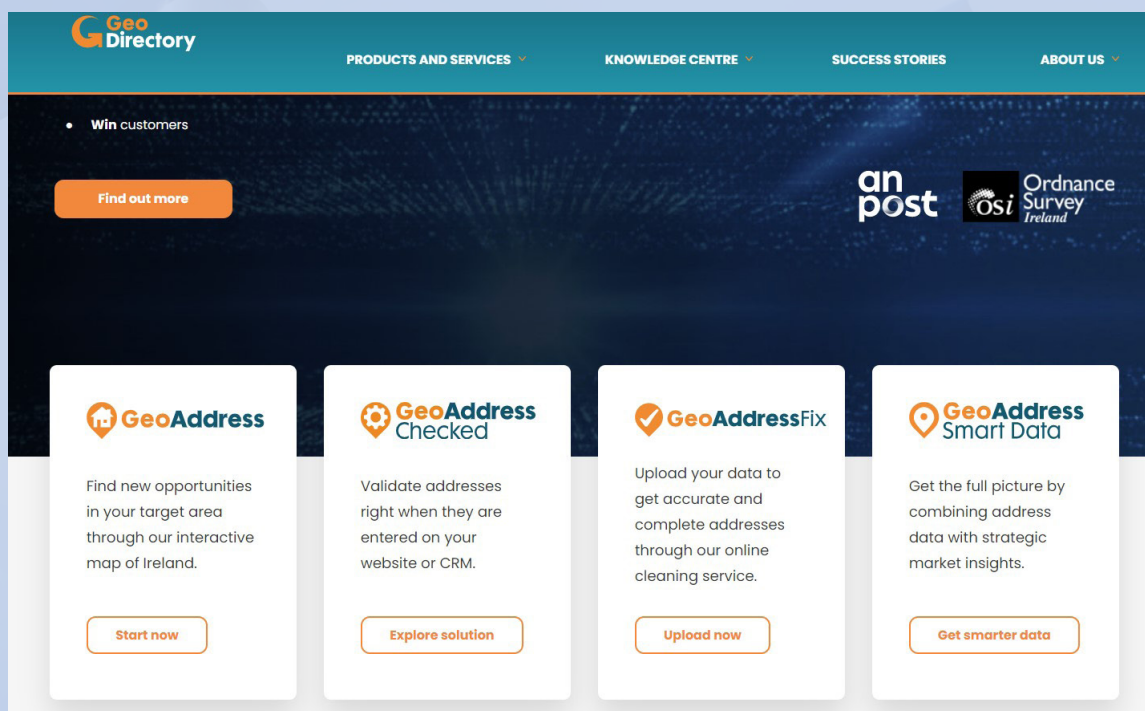
With this in mind, the GeoDirectory residential and commercial databases were selected primarily for six reasons, namely:

1. GeoDirectory’s dataset can be provided on a regular basis, allowing for up-to-date assessments of the number of vacant and derelict properties located in towns and villages in Ireland.
2. GeoDirectory’s dataset can be provided by NUTS 2 Region, county and for the settlement boundaries

used by the CSO, which is aligned to the approach adopted for the NPF and the RSES of the Northern and Western Region.

3. GeoDirectory’s dataset can be provided for geographical areas without a CSO defined settlement boundary.
4. GeoDirectory’s dataset is collected using a standardised methodology, allowing for comparable assessments between national, regional, county and local conditions.
5. GeoDirectory’s dataset on vacant and derelict properties can be broken down by commercial and residential properties.
6. Other data sources on vacant and derelict properties – at this moment – cannot show recent trends for all of the Northern and Western Region’s towns and villages with a CSO defined settlement boundary

Furthermore, it should be noted that a residential dwelling or commercial property – as defined by GeoDirectory – is defined as vacant when these properties are empty and ready to be inhabited based on whether the property does or does not receive post, are vacant and requires a small amount of repair work to make it habitable and the property is not a holiday home.<sup>22</sup> Based on consultations with GeoDirectory, and in the case of derelict residential dwellings, it was noted that a derelict residential dwelling is also vacant but it is considered in a state of disrepair and would require significant renovations and construction in order to make this dwelling habitable again. Data on derelict commercial properties was not available at this time.



<sup>21</sup> Page 9 of GeoDirectory analysis explains the difference between Census and GeoDirectory vacancy figures: [https://www.geodirectory.ie/Geodirectory/media/casestudies/CaseStudies/GeoDirectory-GeoView-Residential-Issue-7\\_Q2\\_17-pdf.pdf](https://www.geodirectory.ie/Geodirectory/media/casestudies/CaseStudies/GeoDirectory-GeoView-Residential-Issue-7_Q2_17-pdf.pdf)

<sup>22</sup> [https://www.geodirectory.ie/Geodirectory/media/casestudies/CaseStudies/GeoDirectory-GeoView-Residential-Issue-7\\_Q2\\_17-pdf.pdf](https://www.geodirectory.ie/Geodirectory/media/casestudies/CaseStudies/GeoDirectory-GeoView-Residential-Issue-7_Q2_17-pdf.pdf)

### 3: Commercial Vacancy Analysis

The economic vibrancy of towns and villages is – amongst other things – measured by the level of vacant commercial properties; with commercial vacancy representing a significant issue for many towns and villages across the Northern and Western Region. Reducing the level of vacant commercial properties within towns and villages will be a key component in revitalising our region's economy and implementing the population and compact growth targets outlined in the NPF and the RSES of the Northern and Western Region, with such targets central to delivering sustainable settlement patterns in the coming years.

Within this context, the Northern and Western Regional Assembly has been able to identify the number of commercial properties that were classified as vacant in the towns and villages of the Northern and Western Region, using 2015 and 2020 data from the GeoDirectory commercial database. This information focuses only on the counties of the Northern and Western Region and their towns and villages with a CSO defined settlement boundary.<sup>23</sup> For illustrative purposes and considering the high number of settlements located in each county within the Northern and Western Region, Tables 1 and 2 show this information for the higher level towns and villages that have been highlighted in the current set of county and city development plans that are either adopted or at draft stage. Such information is also available for all of the Northern and Western Region's towns and villages with a CSO defined settlement boundary by their respective county, and this data is provided in Tables 6 and 7 in the Appendix.

The data within these tables have been categorised by the sub-regions<sup>24</sup> of the Northern and Western Region – namely the “West” and the “Border” – with the towns and villages listed in alphabetical order and by their respective county. Specifically, these tables – for the towns and villages in question – display:

- The total vacant commercial stock as of September 2015
- The total vacant commercial stock as of September 2020
- The absolute change in vacant commercial stock between 2015 and 2020
- The percentage change in vacant commercial stock between 2015 and 2020
- The commercial vacancy rate as of 2020

It is important to note that the commercial vacancy rate of each town and village presented in Tables 1 and 2, and in the Appendix in Tables 6 and 7, can be compared to the corresponding State average of 11.4 per cent as of September 2020. Based on the findings of Tables 1 and 2 and for illustrative purposes, a small random sample of results have been provided for each county based in the Northern and Western Region, providing some sense of the trends that are evident from these tables and the detail that is available through the GeoDirectory databases. Purpose of this random sample is to show the scale of detail available in the tables, to highlight how wide-ranging this analysis is in terms of performance indicators and to show data that is normally unavailable outside of the Census, across settlements of different sizes and functions.

#### Galway

- The number of vacant commercial properties in Tuam has increased by 8.2% between 2015 and 2020.
- In 2020, above average commercial vacancy rates were registered in towns and villages such as – but not limited to – Ballinasloe, Tuam, Gort and Portumna.

#### Mayo

- In absolute terms, the number of vacant commercial properties in Westport increased by 11 between 2015 and 2020, despite being below the national commercial vacancy rate.
- Nearly one in five commercial properties are vacant in Ballina, Castlebar, Claremorris and Swinford.

#### Roscommon

- In absolute terms, 117 commercial properties were classified as vacant in Roscommon Town in 2020.
- The number of vacant commercial properties amounted to 63 in Ballaghaderreen, 36 in Boyle, 31 in Castlerea and 22 in Athlone (part of Roscommon) in 2020.

<sup>23</sup> As per the latest settlement boundaries which are as of 2016

<sup>24</sup> NUTS 3 Regions



## Cavan

- The number of vacant commercial properties in Cavan Town amounted to 94 in 2020.
- The number of vacant commercial properties in Bailieborough amounted to 32 in 2020.



## Donegal

- The number of vacant commercial properties in Donegal Town increased by 14 between 2015 and 2020.
- In 2020, above average commercial vacancy rates were found in towns and villages such as – but not limited to – Ballybofey-Stranorlar, Bundoran, Buncrana, Killybegs, Donegal Town and Letterkenny.

## Leitrim

- The absolute number of vacant commercial properties in Carrick-On-Shannon increased by 10, between 2015 and 2020.
- In 2020, commercial vacancy rates that were higher than 20% were evident in villages such as Mohill, Drumshanbo and Manorhamilton.



## Monaghan

- In 2020, there were 102 commercial properties that were categorised as vacant in Monaghan Town.
- In 2020, above average commercial vacancy rates were found in towns and villages such as – but not limited to – Monaghan Town, Castleblayney and Clones.

## Sligo

- Collooney recorded a commercial vacancy rate of 29.9% as of 2020, which was well above the State average of 11.4%
- In 2020, the number of vacant commercial properties amounted to 341 in Sligo Town, 46 in Collooney, 21 in Tubbercurry and 19 in Ballymote.

## Northern and Western Region

- The total number of vacant commercial properties in the region amounted to 5,870 in 2020, accounting for 25 per cent of the national total
- Between 2015 and 2020, the number of vacant commercial properties in the Northern and Western Region increased by 669 or 12.9%.

Greater detail of the towns and villages in question have been provided in Tables 1 and 2 below, while data relating to all CSO defined settlements based in the Northern and Western Region can be found in Tables 6 and 7 in the Appendix.



**Table 1: Vacant commercial stock in the West – namely Galway, Mayo and Roscommon – in September 2015 and 2020**

Geographical Area	Vacant Commercial Stock 2015	Vacant Commercial Stock 2020	Absolute Change (2015-2020)	% Change (2015-2020)	Commercial Vacancy Rate (2020)
<b>Galway (Total)</b>	<b>1,447</b>	<b>1,621</b>	<b>174</b>	<b>12.0%</b>	<b>13.4%</b>
An Cheathrú Rua	12	16	4	33.3%	18.4%
An Spidéal	8	6	-2	-25.0%	8.5%
Athenry	48	49	1	2.1%	18.1%
Baile Chláir	11	11	0	0.0%	14.1%
Ballinasloe	74	86	12	16.2%	19.0%
Ballygar	4	5	1	25.0%	8.8%
Bearna	10	14	4	40.0%	16.5%
Clifden	21	25	4	19.0%	10.0%
Dunmore	7	5	-2	-28.6%	8.1%
Galway city and suburbs <sup>25</sup>	602	690	88	14.6%	14.8%
Glenamaddy	12	12	0	0.0%	16.9%
Gort	46	40	-6	-13.0%	15.7%
Headford	13	23	10	76.9%	19.7%
Kinvara	6	10	4	66.7%	12.5%
Loughrea	58	45	-13	-22.4%	11.5%
Maigh Cuilinn	5	10	5	100.0%	8.7%
Moylough	5	5	0	0.0%	17.2%
Oranmore	33	26	-7	-21.2%	12.2%
Oughterard	16	18	2	12.5%	14.0%
Portumna	45	47	2	4.4%	26.4%
Tuam	85	92	7	8.2%	17.4%
<b>Mayo (Total)</b>	<b>836</b>	<b>952</b>	<b>116</b>	<b>13.9%</b>	<b>13.3%</b>
Béal An Mhuirthead	12	32	20	166.7%	17.9%
Balla	10	6	-4	-40.0%	13.6%
Ballina	161	163	2	1.2%	19.7%
Ballinrobe	29	43	14	48.3%	16.7%
Ballyhaunis	24	27	3	12.5%	12.9%
Castlebar	197	204	7	3.6%	19.0%
Charlestown-Bellahy	10	8	-2	-20.0%	9.5%
Claremorris	79	78	-1	-1.3%	19.7%
Crossmolina	22	26	4	18.2%	25.5%
Foxford	10	13	3	30.0%	14.4%
Killala	6	8	2	33.3%	13.6%
Kiltimagh	38	34	-4	-10.5%	21.4%

<sup>25</sup> For information purposes Galway City and Suburbs has been included.



Geographical Area	Vacant Commercial Stock 2015	Vacant Commercial Stock 2020	Absolute Change (2015-2020)	% Change (2015-2020)	Commercial Vacancy Rate (2020)
Knock	9	13	4	44.4%	12.4%
Louisburgh	6	4	-2	-33.3%	7.8%
Newport	10	14	4	40.0%	16.9%
Swinford	28	30	2	7.1%	17.9%
Westport	44	55	11	25.0%	9.5%
<b>Roscommon (Total)</b>	<b>378</b>	<b>417</b>	<b>39</b>	<b>10.3%</b>	<b>13.1%</b>
Athlone (Roscommon)	20	22	2	10.0%	17.6%
Ballaghaderreen	50	63	13	26.0%	26.9%
Boyle	26	36	10	38.5%	13.2%
Carrick-On-Shannon (Roscommon)	22	15	-7	-31.8%	17.9%
Castlerea	31	31	0	0.0%	14.2%
Elphin	14	11	-3	-21.4%	17.2%
Roscommon Town	108	117	9	8.3%	18.6%
Strokestown	12	11	-1	-8.3%	10.3%
<b>Northern and Western Region (Total)</b>	<b>5,201</b>	<b>5,870</b>	<b>669</b>	<b>12.9%</b>	<b>13.3%</b>
<b>Ireland</b>	<b>22,204</b>	<b>23,460</b>	<b>1256</b>	<b>5.7%</b>	<b>11.4%</b>

Source: Northern and Western Regional Assembly calculations using GeoDirectory commercial data



**Table 2: Vacant commercial stock in the Border – namely Cavan, Donegal, Leitrim, Monaghan and Sligo – in September 2015 and 2020**

Geographical Area	Vacant Commercial Stock 2015	Vacant Commercial Stock 2020	Absolute Change (2015-2020)	% Change (2015-2020)	Commercial Vacancy Rate (2020)
<b>Cavan (Total)</b>	<b>361</b>	<b>395</b>	<b>34</b>	<b>9.4%</b>	<b>10.2%</b>
Bailieborough	21	32	11	52.4%	16.4%
Ballyconnell	22	17	-5	-22.7%	14.0%
Ballyjamesduff	6	13	7	116.7%	11.0%
Belturbet	23	21	-2	-8.7%	20.0%
Cavan Town	86	94	8	9.3%	13.6%
Cootehill	27	27	0	0.0%	13.8%
Kingscourt	18	20	2	11.1%	11.8%
Mullagh	2	4	2	100.0%	7.5%
Virginia	14	11	-3	-21.4%	7.7%
<b>Donegal (Total)</b>	<b>1,084</b>	<b>1,219</b>	<b>135</b>	<b>12.5%</b>	<b>14.2%</b>
Ailt An Chorráin	5	5	0	0.0%	22.7%
An Bun Beag-Doirí Beaga	38	45	7	18.4%	30.8%
An Charraig	1	1	0	0.0%	4.3%
An Fál Carrach	11	17	6	54.5%	18.1%
Ardara	9	12	3	33.3%	12.1%
Ballybofey-Stranorlar	76	69	-7	-9.2%	18.8%
Ballyliffin	5	4	-1	-20.0%	13.3%
Ballyshannon	56	59	3	5.4%	23.0%
Bridge End	16	12	-4	-25.0%	19.4%
Buncrana	44	61	17	38.6%	14.8%
Bundoran	31	33	2	6.5%	12.8%
Carndonagh	28	32	4	14.3%	13.3%
Donegal Town	38	52	14	36.8%	13.3%
Dunfanaghy	7	9	2	28.6%	12.2%
Glenties	8	16	8	100.0%	18.6%
Greencastle	4	3	-1	-25.0%	8.1%
Killybegs	34	42	8	23.5%	22.1%
Letterkenny	241	231	-10	-4.1%	17.9%
Lifford	13	9	-4	-30.8%	9.1%
Malin	2	4	2	100.0%	20.0%
Moville	16	11	-5	-31.3%	7.6%
Ramelton	15	10	-5	-33.3%	15.4%
Raphoe	11	14	3	27.3%	13.7%



Geographical Area	Vacant Commercial Stock 2015	Vacant Commercial Stock 2020	Absolute Change (2015-2020)	% Change (2015-2020)	Commercial Vacancy Rate (2020)
<b>Leitrim (Total)</b>	<b>224</b>	<b>248</b>	<b>24</b>	<b>10.7%</b>	<b>13.2%</b>
Ballinamore	24	26	2	8.3%	18.7%
Carrick-On-Shannon	39	49	10	25.6%	11.5%
Dromahair	6	6	0	0.0%	15.4%
Drumshanbo	31	28	-3	-9.7%	22.4%
Kinlough	3	3	0	0.0%	6.0%
Manorhamilton	26	35	9	34.6%	21.6%
Mohill	34	31	-3	-8.8%	22.8%
<b>Monaghan (Total)</b>	<b>382</b>	<b>417</b>	<b>35</b>	<b>9.2%</b>	<b>11.3%</b>
Ballybay	9	12	3	33.3%	10.1%
Carrickmacross	34	34	0	0.0%	8.2%
Castleblayney	61	59	-2	-3.3%	18.4%
Clones	42	39	-3	-7.1%	24.4%
Monaghan Town	99	102	3	3.0%	15.7%
<b>Sligo (Total)</b>	<b>489</b>	<b>601</b>	<b>112</b>	<b>22.9%</b>	<b>16.8%</b>
Ballisodare	4	7	3	75.0%	15.2%
Ballymote	16	19	3	18.8%	15.8%
Collooney	43	46	3	7.0%	29.9%
Coolaney	1	1	0	0.0%	4.0%
Grange	6	15	9	150.0%	30.0%
Inniscrone	8	9	1	12.5%	10.7%
Sligo Town	270	341	71	26.3%	21.6%
Strandhill	2	3	1	50.0%	6.4%
Tubbercurry	20	21	1	5.0%	12.4%
<b>Northern and Western Region (Total)</b>	<b>5,201</b>	<b>5,870</b>	<b>669</b>	<b>12.9%</b>	<b>13.3%</b>
<b>Ireland</b>	<b>22,204</b>	<b>23,460</b>	<b>1256</b>	<b>5.7%</b>	<b>11.4%</b>

Source: Northern and Western Regional Assembly calculations using GeoDirectory commercial data

## 4: Residential Vacancy and Dereliction Analysis

**Redeveloping vacant and derelict residential dwellings within towns and villages has the potential to make a considerable contribution in supporting the implementation of the population and compact growth targets outlined in the NPF and the RSES of the Northern and Western Region. Renovating and utilising empty residential dwellings within towns and villages will – amongst other things – improve housing supply, ensure our residents live closer to essential services and workplaces – which should reduce their reliance on private car journeys and their carbon footprint – and will assist these areas in becoming economic, social and cultural hubs for their wider communities.**

Using September 2015 and 2020 data from the GeoDirectory residential database, the Northern and Western Regional Assembly has identified the number of residential dwellings that were classified as either vacant or derelict in the towns and villages of the Northern and Western Region. As discussed in Section 1, a residential dwelling – in terms of the GeoDirectory database – is defined as vacant when these properties are empty and ready to be inhabited based on whether the property does or does not receive post, are vacant and requires a small amount of repair work to make it habitable and the property is not a holiday home.<sup>26</sup> In contrast, a derelict dwelling is also vacant but it is considered in a state of disrepair and would require significant renovations and construction in order to make this dwelling liveable again.

In line with the previous section, this information focuses only on the counties of the Northern and Western Region and their towns and villages with a CSO defined settlement boundary.<sup>27</sup> For illustrative purposes and considering the large number of settlements located in each county within the Northern and Western Region, Tables 3 and 4 show this information for the higher level towns and villages that have been highlighted in the current suite of county and city development plans that are either adopted or at draft stage. Such information is also available for all of the Northern and Western Region's towns and villages with a CSO defined settlement boundary, as evident from Tables 8 and 9 in the Appendix.

The data has also been categorised by the sub-regions<sup>28</sup> of the Northern and Western Region – namely the “West” and the “Border” – with the towns and villages listed in alphabetical order and by their respective county. Specifically, these tables – for the towns and villages in question – show:

- The total number of residential dwellings that are either vacant or derelict, as of September 2015
- The total number of residential dwellings that are either vacant or derelict, as of September 2020
- The absolute change in the number of residential dwellings that are either vacant or derelict, between 2015 and 2020
- The percentage change in the number of residential dwellings that are either vacant or derelict, between 2015 and 2020
- The residential vacancy and dereliction rate as of 2020

It is important to note that the residential vacancy and dereliction rate of each town and village can be evaluated relative to the State average of 4.9 per cent as of September 2020. Based on the findings of Tables 3 and 4 and for illustrative purposes, a small random sample of results have been provided for each county based in the Northern and Western Region, providing some sense of the trends that are evident from these tables and the detail that is available through the GeoDirectory databases. Purpose of this random sample is to show the scale of detail available in the tables, to highlight how wide-ranging this analysis is in terms of performance indicators and to show data that is normally unavailable outside of the Census, across settlements of different sizes and functions.

<sup>26</sup> [https://www.geodirectory.ie/Geodirectory/media/casestudies/CaseStudies/GeoDirectory-GeoView-Residential-Issue-7\\_Q2\\_17-pdf.pdf](https://www.geodirectory.ie/Geodirectory/media/casestudies/CaseStudies/GeoDirectory-GeoView-Residential-Issue-7_Q2_17-pdf.pdf)

<sup>27</sup> As per the latest settlement boundaries which are as of 2016

<sup>28</sup> NUTS 3 Regions



## Galway

- Above average residential vacancy and dereliction rates were registered in towns and villages – such as but not limited to – Gort, Headford and Portumna.
- In absolute terms, a total of 115 residential dwellings were either vacant or derelict in Loughrea in 2020.

## Mayo

- In absolute terms, the number of residential dwellings that were either vacant or derelict amounted to 295 in Ballina, 179 in Castlebar, 156 in Ballinrobe and 125 in Claremorris, as of 2020.
- Other towns and villages in Mayo to record a high number of vacant and derelict residential dwellings included Foxford at 124, Swinford at 108 and Knock at 90.

## Roscommon

- Some of the towns and villages in Roscommon to record an above average residential vacancy and dereliction rate included – but was not limited to – Boyle, Ballaghaderreen, Castlerea and Strokestown.
- Roscommon Town's residential vacancy and dereliction rate was 6.9% in 2020, which was above the State average of 4.9%.

## Cavan

- Ballyconnell's residential vacancy and dereliction rate amounted to 10.9% in 2020, which was considerably higher than the State average of 4.9%.
- The number of residential dwellings that were either vacant or derelict amounted to 164 in Cavan Town, 70 in Ballyconnell, 69 in Bailieborough and 56 in Cootehill.

## Donegal

- In 2020, above average residential vacancy and dereliction rates were recorded in towns and villages such as – but not limited to – Bundoran, Ballybofey-Stranorlar, Donegal Town, Glenties and Killybegs.
- In Letterkenny, there was a total of 366 residential dwellings classified as either vacant or derelict in 2020.

## Leitrim

- Ballinamore's residential vacancy and dereliction rate amounted to 13.4% in 2020, which was notably higher than the State average of 4.9%.
- In 2020, above average residential vacancy and dereliction rates were also recorded in towns and villages such as – but not limited to – Carrick-on-Shannon, Drumshanbo, Kinlough and Mohill.

## Monaghan

- In 2020, above average residential vacancy and dereliction rates were registered in towns and villages such as Clones and Ballybay.
- In Monaghan Town, a total of 91 residential dwellings were either vacant or derelict in 2020.

## Sligo

- The total number of residential dwellings that were either vacant or derelict amounted to 222 in Sligo Town in 2020
- The residential vacancy and dereliction rate of Ballisodare was 16% in 2020, which was well above the State average of 4.9%.

## Northern and Western Region

- The residential vacancy and dereliction rate of the Northern and Western Region was 10.1% in 2020, which was twice as high as the State average of 4.9%.
- In absolute terms, 39,035 residential dwellings were either vacant or derelict in the Northern and Western Region in 2020, accounting for 39.5 per cent of the national total.

Greater detail of the towns and villages in question have been provided in Tables 3 and 4 below, while data relating to all CSO defined settlements based in the Northern and Western Region can be found in Tables 8 and 9 in the Appendix.



**Table 3: Vacant and derelict residential stock in the West – namely Galway, Mayo and Roscommon – in September 2015 and 2020**

Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
<b>Galway (Total)</b>	<b>8,001</b>	<b>7,376</b>	<b>-625</b>	<b>-7.8%</b>	<b>6.8%</b>
An Cheathrú Rua	27	28	1	3.7%	6.8%
An Spidéal	19	11	-8	-42.1%	7.7%
Athenry	61	49	-12	-19.7%	2.6%
Baile Chláir	31	7	-24	-77.4%	1.2%
Ballinasloe	189	103	-86	-45.5%	3.5%
Ballygar	27	25	-2	-7.4%	8.3%
Bearna	21	24	3	14.3%	2.9%
Clifden	41	41	0	0.0%	4.8%
Dunmore	40	35	-5	-12.5%	10.3%
Galway city and suburbs	422	444	22	5.2%	1.3%
Glenamaddy	32	21	-11	-34.4%	8.5%
Gort	88	79	-9	-10.2%	5.6%
Headford	76	59	-17	-22.4%	11.6%
Kinvara	16	16	0	0.0%	4.7%
Loughrea	192	115	-77	-40.1%	4.0%
Maigh Cuilinn	24	17	-7	-29.2%	2.1%
Moylough	18	15	-3	-16.7%	6.3%
Oranmore	24	31	7	29.2%	1.3%
Oughterard	35	30	-5	-14.3%	4.7%
Portumna	157	124	-33	-21.0%	14.5%
Tuam	313	150	-163	-52.1%	3.5%
<b>Mayo (Total)</b>	<b>8,603</b>	<b>8,463</b>	<b>-140</b>	<b>-1.6%</b>	<b>13.8%</b>
Béal An Mhuirthead	36	43	7	19.4%	7.1%
Balla	47	13	-34	-72.3%	3.4%
Ballina	316	295	-21	-6.6%	6.0%
Ballinrobe	166	156	-10	-6.0%	11.2%
Ballyhaunis	89	75	-14	-15.7%	6.8%
Castlebar	268	179	-89	-33.2%	3.0%
Charlestown-Bellahy	95	54	-41	-43.2%	10.5%
Claremorris	178	125	-53	-29.8%	6.7%
Crossmolina	81	77	-4	-4.9%	12.6%
Foxford	137	124	-13	-9.5%	14.9%
Killala	73	68	-5	-6.8%	20.1%
Kiltimagh	48	39	-9	-18.8%	6.3%

Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
Knock	107	90	-17	-15.9%	14.1%
Louisburgh	41	44	3	7.3%	11.3%
Newport	56	34	-22	-39.3%	7.7%
Swinford	115	108	-7	-6.1%	12.8%
Westport	104	88	-16	-15.4%	2.9%
<b>Roscommon (Total)</b>	<b>4,554</b>	<b>4,090</b>	<b>-464</b>	<b>-10.2%</b>	<b>14.0%</b>
Athlone (Roscommon)	17	15	-2	-11.8%	0.9%
Ballaghaderreen	243	203	-40	-16.5%	17.0%
Boyle	176	163	-13	-7.4%	11.5%
Carrick-On-Shannon (Roscommon)	59	36	-23	-39.0%	8.3%
Castlerea	148	100	-48	-32.4%	8.4%
Elphin	45	41	-4	-8.9%	10.8%
Roscommon Town	224	184	-40	-17.9%	6.9%
Strokestown	93	67	-26	-28.0%	12.3%
<b>Northern and Western Region (Total)</b>	<b>42,927</b>	<b>39,035</b>	<b>-3,892</b>	<b>-9.1%</b>	<b>10.1%</b>
<b>Ireland</b>	<b>104,954</b>	<b>98,916</b>	<b>-6,038</b>	<b>-5.8%</b>	<b>4.9%</b>

Source: Northern and Western Regional Assembly calculations using GeoDirectory residential data





**Table 4: Vacant and derelict residential stock in the Border – namely Cavan, Donegal, Leitrim, Monaghan and Sligo – in September 2015 and 2020**

Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
<b>Cavan (Total)</b>	<b>3,951</b>	<b>2,958</b>	<b>-993</b>	<b>-25.1%</b>	<b>9.6%</b>
Bailieborough	105	69	-36	-34.3%	5.4%
Ballyconnell	113	70	-43	-38.1%	10.9%
Ballyjamesduff	49	30	-19	-38.8%	2.9%
Belturbet	156	67	-89	-57.1%	7.6%
Cavan Town	396	164	-232	-58.6%	3.4%
Cootehill	73	56	-17	-23.3%	5.5%
Kingscourt	80	38	-42	-52.5%	3.6%
Mullagh	37	13	-24	-64.9%	2.2%
Virginia	55	38	-17	-30.9%	3.0%
<b>Donegal (Total)</b>	<b>8,359</b>	<b>8,565</b>	<b>206</b>	<b>2.5%</b>	<b>10.3%</b>
Ailt An Chorráin	40	45	5	12.5%	19.8%
An Bun Beag-Doirí Beaga	163	185	22	13.5%	17.7%
An Charraig	36	37	1	2.8%	19.5%
An Fál Carrach	102	76	-26	-25.5%	14.8%
Ardara	68	51	-17	-25.0%	11.5%
Ballybofey-Stranorlar	233	203	-30	-12.9%	8.5%
Ballyliffin	46	45	-1	-2.2%	12.7%
Ballyshannon	198	116	-82	-41.4%	8.8%
Bridge End	2	8	6	300.0%	3.6%
Buncrana	168	159	-9	-5.4%	4.9%
Bundoran	344	246	-98	-28.5%	9.6%
Carndonagh	125	135	10	8.0%	10.1%
Donegal Town	88	88	0	0.0%	6.4%
Dunfanaghy	52	50	-2	-3.8%	11.4%
Glenties	53	53	0	0.0%	11.1%
Greencastle	26	25	-1	-3.8%	4.6%
Killybegs	53	81	28	52.8%	12.8%
Letterkenny	344	366	22	6.4%	3.8%
Lifford	48	60	12	25.0%	8.2%
Malin	16	11	-5	-31.3%	14.1%
Moville	73	72	-1	-1.4%	8.0%
Ramelton	88	62	-26	-29.5%	9.1%
Raphoe	89	76	-13	-14.6%	13.4%

Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
<b>Leitrim (Total)</b>	<b>3,272</b>	<b>2,741</b>	<b>-531</b>	<b>-16.2%</b>	<b>16.0%</b>
Ballinamore	99	77	-22	-22.2%	13.4%
Carrick-On-Shannon	223	149	-74	-33.2%	7.6%
Dromahair	40	45	5	12.5%	9.6%
Drumshanbo	92	53	-39	-42.4%	9.8%
Kinlough	91	50	-41	-45.1%	8.5%
Manorhamilton	81	66	-15	-18.5%	7.7%
Mohill	80	50	-30	-37.5%	9.9%
<b>Monaghan (Total)</b>	<b>2,416</b>	<b>1,562</b>	<b>-854</b>	<b>-35.3%</b>	<b>6.9%</b>
Ballybay	71	60	-11	-15.5%	9.3%
Carrickmacross	156	115	-41	-26.3%	4.8%
Castleblayney	72	34	-38	-52.8%	2.0%
Clones	96	53	-43	-44.8%	5.9%
Monaghan Town	150	91	-59	-39.3%	2.7%
<b>Sligo (Total)</b>	<b>3,771</b>	<b>3,280</b>	<b>-491</b>	<b>-13.0%</b>	<b>10.4%</b>
Ballisodare	275	143	-132	-48.0%	16.0%
Ballymote	125	97	-28	-22.4%	10.7%
Collooney	34	18	-16	-47.1%	2.3%
Coolaney	37	31	-6	-16.2%	6.6%
Grange	16	14	-2	-12.5%	5.9%
Inniscrone	119	83	-36	-30.3%	7.8%
Sligo Town	362	222	-140	-38.7%	2.3%
Strandhill	34	16	-18	-52.9%	1.9%
Tubbercurry	157	87	-70	-44.6%	7.8%
<b>Northern and Western Region (Total)</b>	<b>42,927</b>	<b>39,035</b>	<b>-3,892</b>	<b>-9.1%</b>	<b>10.1%</b>
<b>Ireland</b>	<b>104,954</b>	<b>98,916</b>	<b>-6,038</b>	<b>-5.8%</b>	<b>4.9%</b>

Source: Northern and Western Regional Assembly calculations using GeoDirectory residential data

## 5: Wastewater Capacity Analysis

In conjunction with analysing the number of vacant and derelict properties in towns and villages across the region, the Northern and Western Regional Assembly has also provided relevant information on the wastewater capacity of our region's CSO defined settlements, as per the latest information from Irish Water. The provision of adequate wastewater treatment capacity is a key component to supporting future population and employment growth in towns and villages across the Northern and Western Region. Whilst the availability of wastewater capacity may not be a barrier to the reuse of vacant or derelict property that has an established connection, it is nonetheless a key component to supporting future population and employment growth in towns and villages across the Northern and Western Region. Therefore, it is important that the availability of such infrastructural capacity is examined within the context of the evidence base presented in sections 3 and 4.

This information focuses only on the counties of the Northern and Western Region and their towns and villages with a CSO defined settlement boundary.<sup>29</sup> For illustrative purposes and considering the large number of settlements located in each county within the Northern and Western Region, Table 5 shows the 2019 wastewater capacity for the higher level towns and villages that have been highlighted in the current suite of county and city development plans that are either adopted or at draft plan stage – where they are currently undergoing review. Such information is also available for all of the Northern and Western Region's towns and villages with a CSO defined settlement boundary by their respective county, with this data presented in Table

10 in the Appendix. Specifically, these tables – for each of the towns and villages in question – show:

- Wastewater capacity, in terms of population equivalents,<sup>30</sup> as of 2019.
- The load, in terms of population equivalents, as of 2019.
- The wastewater capacity after upgrades, in terms of population equivalents.
- Expected year of completion

Furthermore, based on this information, Tables 5 and 10 will also show whether the towns and villages of the



<sup>29</sup> As per the latest settlement boundaries which are as of 2016

<sup>30</sup> Definition of "Population equivalents" included: <https://www.water.ie/iw-documents/our-projects/WSSP/WSSPGlossaryAppendices.pdf>



Northern and Western Region are operating under capacity – as indicated by a green label – or operating above their capacity, as noted by a red label. A black label will indicate where Irish Water indicated that a settlement had no public wastewater treatment plant.

Based on the findings of Table 5 and for illustrative purposes, a small sample of results have been provided for each county based in the Northern and Western Region, providing some sense of the trends that are evident from this table. Further findings are evident from the data presented in Table 5 and the information presented in Table 10 in the Appendix.

### Galway

- Glenamaddy and Ballygar were both operating above their wastewater capacity in terms of population equivalents in 2019, albeit additional capacity was planned through upgrades.

### Mayo

- Towns and villages such as – but not limited to – Ballina, Castlebar, Claremorris and Knock were found to be operating below their wastewater capacity.

### Roscommon

- Ballaghaderreen was found to be operating above its wastewater capacity in terms of population equivalents, albeit upgrades were noted to be in the pipeline.

### Cavan

- Cavan Town was operating at 17,380 population equivalents, with a design capacity of 30,000 population equivalents in 2019.

### Donegal

- Letterkenny was operating at 23,014 population equivalents, with a design capacity of 40,000 population equivalents in 2019.

### Leitrim

- Drumshanbo was operating at 1,654 population equivalents, with a design capacity of 4,000 population equivalents in 2019

### Monaghan

- Castleblayney was receiving a load of 6,356 population equivalents, with a design capacity of 12,960 population equivalents in 2019

### Sligo

- Strandhill was found to be operating above its wastewater capacity in terms of population equivalents, albeit upgrades were expected to take place in the coming years.



**Table 5: Wastewater capacity in the Northern and Western Region, in terms of population equivalents, as of 2019**

Settlement by County	Wastewater Capacity, population equivalents (2019)	Load (2019)	Capacity after expected works	Expected year of completion	Under Capacity (green) Over Capacity (red) Or no WWTP* (black)
<b>Cavan</b>					
Bailieborough	2,500	2,707	5,200	2023	108.28
Ballyconnell	3,000	1,693			56.43
Ballyjamesduff	2,200	3,265	6,600	2024	148.41
Belturbet	4,000	1,830			45.75
Cavan Town	30,000	17,380			57.93
Cootehill	2,756	2,516	4,800	2024	91.29
Kingscourt	2,355	2,947	5,300	2024	125.14
Mullagh	3,000	1,642			54.73
Virginia	3,800	3,503	6,000	2024	92.18
<b>Donegal</b>					
Ailt An Chorráin	2,400	1,490			62.08
An Bun Beag-Doirí Beaga					
An Charraig	260	483			185.77
An Fál Carrach		1,109	1,675	2023	
Ardara	2,350	969			41.23
Ballybofey-Stranorlar	4,000	5,973	9,200	2020	149.33
Ballyliffin	400	626	1,950	2024+	156.50
Ballyshannon	6,100	2,804			45.97
Bridge End	260	396	2,000	2024+	152.31
Buncrana	10,000	8,701	not determined	2024+	87.01
Bundoran	12,000	6,940			57.83
Carndonagh	5,833	5,634			96.59
Donegal Town	12,000	4,890			40.750
Dunfanaghy	900	2,271	3,600	2024+	252.33
Glenties	1,600	454			28.38
Greencastle					
Killybegs	4,200	2,252			53.62
Letterkenny	40,000	23,014			57.54
Lifford	1,550	1,774	3,000	2022	114.45
Malin					
Moville		1,843	3,500		
Ramelton		1,316	5,000		
Raphoe	800	1,727	2,500	2024+	215.88

Settlement by County	Wastewater Capacity, population equivalents (2019)	Load (2019)	Capacity after expected works	Expected year of completion	Under Capacity (green) Over Capacity (red) Or no WWTP* (black)
<b>Galway</b>					
An Cheathrú Rua		765	1,000	2023	
An Spidéal		306	1,000	2022	
Athenry	9,500	5,810			61.16
Baile Chláir	6,000	2,422			
Ballinasloe	13,500	8,531			63.19
Ballygar	360	677	1,000		188.06
Bearna	connected to Galway City WWTP at Mutton Island				
Clifden	6,000	2,684			44.73
Dunmore	3,000	781			26.03
Galway city and suburbs	170,000	102,278			60.16
Glenamaddy	300	522	700		174.00
Gort	4,310	3,450			80.05
Headford	3,000	1,387			46.23
Kinvara	2,050	680			33.17
Loughrea	9,500	7,160			75.37
Maigh Cuilinn	4,000	1,999			49.98
Moylough	1,000	540			54.00
Oranmore	connected to Galway City WWTP at Mutton Island				
Oughterard	2,400	1,506			62.75
Portumna	3,100	2,187			70.55
Tuam	24,834	10,909			43.93
<b>Leitrim</b>					
Ballinamore	2,000	1,373			68.65
Carrick-On-Shannon	11,500	5,783			50.29
Dromahair	2,200	1,127			51.23
Drumshanbo	4,000	1,654			41.35
Kinlough	2,100	1,422			67.71
Manorhamilton	2,600	2,170			83.46
Mohill	1,800	1,271			70.61



Settlement by County	Wastewater Capacity, population equivalents (2019)	Load (2019)	Capacity after expected works	Expected year of completion	Under Capacity (green) Over Capacity (red) Or no WWTP* (black)
<b>Mayo</b>					
Balla	1,200	871			72.58
Ballina	25,000	15,645			62.58
Ballinrobe	8,000	3,622			45.28
Ballyhaunis	4,000	2,972	5,100	2024+	74.30
Béal An Mhuirthead	2,500	1,383			55.32
Castlebar	28,000	16,161			57.72
Charlestown-Bellahy	1,200	1,314	3,250	2020	109.50
Claremorris	5,333	5,243	7,900	2023	98.31
Crossmolina	3,150	1,631			51.78
Foxford	1,360	2,041	3,500	2020	150.07
Killala		1,937	2,300	2020	
Kiltimagh	3,333	1,568			47.04
Knock	6,200	1,489			24.02
Louisburgh	1,000	1,098			109.80
Newport		1,018	1,800		
Swinford	6,500	2,071			31.86
Westport	15,042	9,773			64.97
<b>Monaghan</b>					
Ballybay	7,283	2,437			33.46
Carrickmacross	12,150	7,599			62.54
Castleblayney	12,960	6,356			49.04
Clones	4,500	2,379			52.87
Monaghan Town	20,000	11,594			57.97
<b>Roscommon</b>					
Athlone (Roscommon)	14,381	8,111			56.40
Ballaghaderreen	2,500	2,858	3,900		114.32
Boyle	6,000	3,524			58.73
Carrick-On-Shannon (Roscommon)					
Castlerea	4,590	3,580			78.00
Elphin	1,900	750			39.47
Roscommon Town	9,550	7,321			76.66
Strokestown	3,060	1,140			37.25

Settlement by County	Wastewater Capacity, population equivalents (2019)	Load (2019)	Capacity after expected works	Expected year of completion	Under Capacity (green) Over Capacity (red) Or no WWTP* (black)
<b>Sligo</b>					
Ballisodare	4,500	1,667			37.04
Ballymote	3,000	2,594	3,500		86.47
Collooney	1,400	1,868	2,500		133.43
Coolaney	2,500	1,188			47.52
Grange	280	759	1,000	2020	271.07
Inniscrone	5,000	3,329			66.58
Sligo Town	50,000	26,048			52.10
Strandhill	1,500	2,317	2,700		154.47
Tubbercurry	1,400	2,393	3,500	2020	170.93

Source: Irish Water. \*(WWTP) Wastewater Treatment Plant



## 6: Regional Recommendations

If policymakers can reduce the number of vacant and derelict properties in the towns and villages of the Northern and Western Region – while improving and utilising the existing wastewater capacity of these areas – significant progress can be made in delivering the population and compact growth targets outlined in the NPF and the RSES of the Northern and Western Region. In this regard, the redevelopment of vacant and derelict properties offers an array of opportunities for our region's towns and villages. Utilising existing vacant and derelict properties provides an opportunity to improve housing supply in our region, support local economies, allow our residents to live closer to essential services and workplaces while enabling our towns and villages to become economic, social and cultural hubs for their wider hinterlands.

The evidence base presented in Sections 3, 4 and 5 will help inform policymakers and stakeholders that wish to tackle the level of vacancy and dereliction in the towns and villages of the Northern and Western Region, with such an analysis providing an extensive regional evidence base which will:

- Support the implementation of RPO 3.6 of the RSES “Support a coherent and consistent approach in the identification and monitoring of the scale of housing vacancy within the region, identifying vacancy hotspots and informing the setting of actions, objectives and targets in Action Plans and identify how these might best be achieved.”
- Assist policymakers in implementing a number of RPOs relating to compact growth targets, regeneration and renewal which have been outlined in the RSES of the Northern and Western Region
- Support the implementation of the “Housing for All”<sup>31</sup> strategy; given that the three Regional Assemblies of Ireland are the lead bodies in implementing “Housing Policy Objective” 19.4 which aims to “Harness the European Regional Development Fund to tackle vacancy and dereliction in towns”.
- Assist our regional and local stakeholders in developing policies that aim to reduce the number of vacant and derelict properties within their respective areas and support our stakeholders in their requirements of the 2 year RSES monitoring report.
- Inform the implementation of the forthcoming “Town Centre First Policy” and provide evidence to the Government that the resources from such an initiative need to “Positively Discriminate” towards the towns and villages of the Northern and Western Region, given that vacancy and dereliction rates are considerably high in this region.

The provision of such data could not be more important in the context of the forthcoming “Town Centre First Policy”, as it is clear that this initiative – along with the other schemes such as the Croí Cónaithe (Town) Fund, Rural Regeneration Development Fund, Urban Regeneration Development Fund, Town and Village Renewal Scheme and the European Regional Development Fund – will be crucial in reducing the number of vacant and derelict properties within the towns and villages of the Northern and Western Region.

In addition to providing the evidence base that has been presented in this analysis, the Northern and Western Regional Assembly has also made a number of recommendations that should be considered as part of the implementation of the forthcoming “Town Centre First Policy” and other initiatives that will distribute financial resources that aim to redevelop or encourage the redevelopment of empty properties in towns and villages. Such recommendations should also inform the ongoing public discussion with respect to addressing the level of vacancy and dereliction in towns and villages in Ireland.



<sup>31</sup> <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>



## Recommendation 1

1. **Funding resources that will implement the forthcoming “Town Centre First Policy” should “Positively Discriminate” towards the towns and villages of the Northern and Western Region, given the high number of vacant and derelict properties located in the region:** The programme for government agreed to the development of a Town Centre First Policy<sup>32</sup> which would take a strategic approach to town centre regeneration by utilising existing buildings and unused lands for new development and promoting residential occupancy in our towns and villages. In this regard, the programme for government notes that such an initiative will expand the “Town and Village Renewal Scheme” to bring vacant and derelict buildings back into use, while providing seed capital to local authorities to deliver serviced sites at a cost in towns and villages.

Financial resources that will be directed to this “Town Centre First Policy” will be central to reducing the number of vacant and derelict properties in towns and villages across Ireland. As of September 2020, the Northern and Western Region accounted for 36.7 per cent of the total number of vacant and derelict properties and dwellings<sup>33</sup> in Ireland – despite only accounting for 17.6 per cent<sup>34</sup> of the State’s population in 2020 and 19.4 per cent<sup>35</sup> of the overall stock of residential and commercial properties and dwellings in September 2020<sup>36</sup> – highlighting the degree to which vacancy and dereliction is affecting the region.

Therefore, in order to apply “Positive Discrimination” towards the Northern and Western Region, the Assembly believes that more than 36.7 per cent of the financial resources that are provided towards the “Town Centre First Policy” should be used to regenerate towns and villages based in the region. Furthermore, there should be a role for the three Regional Assemblies of Ireland in managing and distributing such resources across their respective NUTS 2 Regions, given the knowledge of the Assemblies with respect to towns and villages that are experiencing high vacancy and dereliction rates and considering the Assemblies extensive experience as the Managing Authorities of the European Regional Development Fund (ERDF).

## Basis of Recommendation 1

- **Relative to the national norm, there is a considerably high number of vacant and derelict properties located in the Northern and Western Region:** According to the GeoDirectory database, a total of 5,870 commercial properties were classified as vacant in the Northern and Western Region, while 39,035 residential dwellings were classified as either being vacant or derelict in the region, as of September 2020. This implies that a total of 44,905 properties or dwellings were empty in the Northern and Western Region as of September 2020, accounting for 36.7 per cent of the corresponding national total.<sup>37</sup> This figure is considerably high relative to the Northern and Western Region’s share of Ireland’s population in 2020 – which was 17.6 per cent – and the region’s share of the overall stock of commercial and residential properties and dwellings as of September 2020, which was 19.4 per cent.<sup>38</sup>
  - **As of September 2020, the Northern and Western Region’s vacancy and dereliction rates were much higher than the State average:** The commercial vacancy rate of the Northern and Western Region was 13.3 per cent in 2020, which was higher than the State average of 11.4 per cent. Likewise, the residential vacancy and dereliction rate of Northern and Western Region was 10.1 per cent in 2020, which was significantly higher relative to the State average of 4.9 per cent.
  - **The Regional Assemblies of Ireland have extensive experience of being the Managing Authorities of the ERDF:** Between 2014 and 2020, there were two programmes co-funded by the ERDF in Ireland, namely the Southern and Eastern Regional Operational Programme – which was managed by the Southern Regional Assembly – and the Border, Midland and Western (BMW) Regional Operational Programme, which was managed by the Northern and Western Regional Assembly.
- For example, the Northern and Western Regional Assembly was responsible for preparing, managing and monitoring the BMW Regional Operational Programme, which was a funding package of €320 million from the ERDF, the Irish exchequer and Local Authorities. Investment that was managed by the Northern and Western Regional Assembly in this regard was concentrated on research and innovation, information and communication technologies, small and medium sized enterprises, a low-carbon economy and sustainable urban development. By

<sup>32</sup> <https://www.gov.ie/en/publication/7e05d-programme-for-government-our-shared-future/>

<sup>33</sup> Total commercial and residential address points

<sup>34</sup> <https://data.cso.ie/table/PEA04>

<sup>35</sup> Northern and Western Regional Assembly calculations using GeoDirectory residential and commercial database

<sup>36</sup> Overall total includes both vacant and occupied address points

<sup>37</sup> Both commercial and residential address points

<sup>38</sup> Northern and Western Regional Assembly calculations using GeoDirectory residential and commercial database

the end of 2020, a total of €225.2 million in public eligible expenditure was selected for support with €136.8 million declared by the beneficiaries to the Northern and Western Regional Assembly. For the funding period of 2021 to 2027, the Northern and Western Regional Assembly is the Managing Authority for the forthcoming Northern and Western Regional Operational Programme (2021-2027), which will be funded by the ERDF. Such experience highlights the ability of the Regional Assemblies of Ireland to support the distribution of any funding resources that could be used to reduce the number of vacant and derelict properties in towns and villages across the three NUTS 2 Regions of Ireland.



## Recommendation 2

2. **Ensure the forthcoming “Town Centre First Policy” encourages all public sector bodies, businesses and communities to put the health of towns and villages at the core of their decision making and embrace concepts such as “Town Partnerships” and “Business Improvement Districts”.** In line with the programme for government – and where feasible – the forthcoming “Town Centre First Policy” should be modelled on the “Town Centre First” scheme which was developed by the Scottish Government, with such a model supporting the development of “Town Partnerships” and “Business Improvement Schemes”.

### Basis of Recommendation 2

- **The “Town Centre First” scheme by the Scottish Government is considered a best practice model:** Scotland’s “Town Partnerships” has been noted to be very successful in their capacity to support town regeneration over the last number of years,<sup>39</sup> with these “Town Partnerships” being described as a key support agency for Scotland’s towns, acting as a hub for relevant resources, knowledge and good practice while raising the profile of Scottish towns.

Scotland’s “Town Partnerships” also oversee the “Business Improvement Districts” of participating Scottish towns. A “Business Improvement District” is part of a town, tourism area, commercial district, or specific industry theme in which businesses work together to invest in local area improvements.<sup>40</sup> Such districts only can be created if they get support from a clear majority of local businesses in a vote and they are managed and paid for by businesses through a compulsory “Business Improvement District” levy. It has been noted that “Business Improvement Districts” can cover almost any service or activity that businesses agree would be of benefit and worth funding, as long as these are additional to the services provided by the statutory authorities. For example, the resources raised through the “Business Improvement District” levy can tackle local issues such as access, safety and security, cleaning and waste, environmental improvements, marketing, hospitality and events, improved asset management, digitalisation, tourism, skills and employment.<sup>41</sup>

- **Modelling the “Town Centre First Policy” on the Scottish “Town Centre First” scheme is in line with the programme for government:** The programme for government commits to the development of a “Town Centre First Policy”, which is modelled on the scheme developed by the Scottish Government.

<sup>39</sup> <https://www.gov.ie/en/publication/86215-the-town-centre-living-initiative/>

<sup>40</sup> <https://www.gov.scot/policies/regeneration/business-improvement-districts-bids/>

<sup>41</sup> <https://improvementdistricts.scot/wp-content/uploads/2018/09/About-Improvement-Districts.pdf>



## Recommendation 3

3. **Deploy funding resources from the ERDF to support the “Town Centre First Policy” through the Northern and Western Regional Operational Programme (2021-2027).** Financial resources that are available through the ERDF should be used to support the implementation of the “Town Centre First Policy”, particularly since such a policy would be aligned with Policy Objective (PO) 5 “A Europe closer to its citizens”, as per the Common Provision Regulations.<sup>42</sup>

### Basis of Recommendation 3

- **Resources from the ERDF can be directed towards initiatives such as the “Town Centre First Policy” since it is aligned with PO 5 “A Europe closer to its citizens”:** As per the Common Provision Regulations, PO 5 aims to achieve a Europe which is closer to its citizens by fostering the sustainable and integrated development of all types of territories and local initiatives, including urban and non-urban settings; which would be in line with the objectives of the “Town Centre First Policy”, as per the programme for government. Therefore, resources from the ERDF – through the Northern and Western Regional Operational Programme (2021-2027) – could be utilised to support sustainable settlement patterns by redeveloping vacant and derelict properties that are located within towns and villages in the region; provided this is agreeable between the relevant bodies involved in the management and distribution of such funds.
- **The scale of financial resources that can be provided from the ERDF can be quite significant and offer an opportunity to support town and village regeneration:** For example, the scale of resources available through this funding scheme is evident from the previous BMW Regional Operational Programme, which represented a funding package of €320 million from the ERDF, the Irish exchequer and Local Authorities. Based on the latest available figures,<sup>43</sup> Ireland is expected to receive around €395 million, with about €130 million earmarked specifically for the Northern and Western Region. Notwithstanding the fact that much of this investment must be allocated towards PO 1 and PO 2, it should be acknowledged that a minimum of 8 per cent of such resources – at a national level – needs to be committed to PO5 “A Europe closer to its citizens”, highlighting the potential to use these resources to regenerate towns and villages by redeveloping vacant and derelict properties within these areas.

- **The Northern and Western Region is classified as a “Transition Region”, therefore it will have a more favourable co-financing rate relative to the other NUTS 2 Regions of Ireland:** Based on the latest evaluation period from the European Commission, the Northern and Western Region has been downgraded from its previously held status as a “More Developed Region” to a “Transition Region” for the EU funding period of 2021 to 2027, as opposed to the Southern and Eastern and Midland Regions which remain as “More Developed Regions” for this funding period.<sup>44</sup>

Notwithstanding the clear economic challenges associated with such a designation, it should be noted that “Transition Regions” – such as the Northern and Western Region – can receive relatively more favourable EU co-financing rates for selected projects under the ERDF. For example, as “More Developed Regions”, projects that are based in the Southern and the Eastern and Midlands Regions will receive 40 per cent in EU co-financing under the ERDF, whereas projects based in the Northern and Western Region – as a transition region – will receive 60 per cent in EU co-financing; highlighting the potential value for money in supporting town centre first projects located in the Northern and Western Region.<sup>45</sup>



<sup>42</sup> <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32021R1058>

<sup>43</sup> Information sourced internally through the Regional Assemblies of Ireland

<sup>44</sup> <https://www.gov.ie/en/press-release/17e02-minister-mcgrath-appoints-regional-assemblies-to-erdf-managing-authority-roles/>

<sup>45</sup> <https://eufunds.ie/european-social-fund/operational-programmes/esf-2021-2027/>



## Recommendation 4

4. **Funding resources from initiatives such as – but not limited to – the Town Centre First Policy, Croí Cónaithe (Town) Fund, Urban Regeneration Development Fund, Rural Regeneration Development Fund, Town and Village Renewal Scheme and the ERDF need to explicitly support the implementation of the population and compact growth targets outlined in the NPF and the RSES of the Northern and Western Region and regenerate towns and villages with an above average vacancy and dereliction rate.** Financial resources from these schemes need to regenerate empty properties in our towns and villages, improve housing supply, grow our local economies and ensure our residents live closer to essential services and workplaces; all of which will assist in supporting the delivering of the population and compact growth targets outlined in the NPF and the RSES of the Northern and Western Region. Furthermore, and based on residential and commercial market conditions as of September 2020, towns and villages that either recorded a commercial vacancy rate above the State average of 11.4 per cent or registered a residential vacancy and dereliction rate above the State average of 4.9 per cent, should be prioritised in terms of the allocation of funding in this regard.

### Basis of Recommendation 4

- **The NPF and the RSES is a statutory framework and the redevelopment of vacant and derelict properties within towns and villages will be key to delivering a number of “Regional Policy Objectives”:** The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 – the National Planning Framework and National Development Plan and the economic policies of the Government – by providing a long-term strategic planning and economic framework for the development of the three NUTS 2 Regions of Ireland. Thereafter, it is a statutory requirement for local authorities and public bodies – including the Departments that manage the previously mentioned schemes – to consult with the Regional Assemblies when preparing its strategies, plans and programmes so as to ensure they are consistent with the RSES (footnote to s22A of Planning and Development Act 2000 as amended). Within this context, it is imperative that such schemes explicitly support the region’s designated population and compact growth targets which have been outlined within the RSES of the Northern and Western Region.
- **The Northern and Western Region – per head of population – received a below average allocation of funding in terms of the URDF and the RRDF, as of 2021:** <sup>46</sup>Local Authorities based in the Northern and Western Region collectively received €353 per head of population in terms of Project Ireland 2040 funds – namely the URDF and the RRDF – which was below the State average of €370 per head of population. In contrast, Local Authorities based in the Southern Region collectively received €516 per head of population in terms of Project Ireland 2040 funds. Such funds will play a key role in reducing the number of vacant and derelict properties in our regions. Considering the performance of the Northern and Western Region’s economy and given the high number of empty properties located in the region, the Northern and Western Regional Assembly believes that an above average allocation of Project Ireland 2040 funds – per head of population – should be provided to the Local Authorities based in the Northern and Western Region.
- **The “Housing for All” strategy states that the ERDF and the Croí Cónaithe (Town) Fund should be utilised to reduce the number of vacant and derelict properties in towns and villages in Ireland:** As per “Housing Policy Objective” 19.4, the “Housing for All” strategy aims to “Harness the European Regional Development Fund to tackle vacancy and dereliction in towns”, while “Housing Policy Objective” 19.11 aims to establish a Croí Cónaithe (Towns) Fund focused on towns and villages in order to address housing vacancy. On this basis, forthcoming schemes such as the Croí Cónaithe (Town) Fund and the ERDF should be utilised in a manner which supports the delivery of population and compact growth targets in the Northern and Western Region by redeveloping vacant and derelict properties located within towns and villages across the region.
- **As of September 2020, the Northern and Western Region’s vacancy and dereliction rates were much higher than the State average:** The commercial vacancy rate of Northern and Western Region was 13.3 per cent in 2020, which was higher compared to the State average of 11.4 per cent. Likewise, the residential vacancy and dereliction rate of Northern and Western Region was 10.1 per cent in 2020, which was significantly higher relative to the State average of 4.9 per cent.

<sup>46</sup> RRDF data as of October 2021 and URDF data as of March 2021. Per head of population ratios calculated using CSO population estimate as of April 2021.

## Recommendation 5 and 6

5. **Develop a steering group within the Department of Housing, Local Government and Heritage which will bring together national, regional and local stakeholders to agree a clear and common approach to identifying the number of vacant and derelict properties and sites in towns and villages across Ireland and examine the underlying factors causing vacancy and dereliction.** Currently, there is a lack of up-to-date data on the number of vacant and derelict properties that are located in towns and villages across Ireland, with some organisations and commentators relying on data from the CSO and GeoDirectory, while other bodies – using various types of methodologies – have collected their own data on the number of vacant and derelict properties in their geographical areas.

Depending on the methodologies that have been applied in these data gathering exercises, significant differences have been found between the estimates provided by the Census, GeoDirectory and other datasets that have been collected. For example, this issue was acutely evident in the development of the Waterford City and County Council's "Vacant Homes Action Plan"<sup>47</sup>, with the Census's estimate on the number of vacant properties in Waterford notably higher compared to GeoDirectory's estimate or the estimate obtained from data gathering exercises from the staff of Waterford City and County Council.

To overcome this issue, the Department of Housing, Local Government and Heritage needs to establish a steering group – which includes national, regional and local stakeholders – in order to agree a common and clear approach in identifying the number of vacant and derelict properties and sites in towns and villages across Ireland, while examining the underlying reasons causing properties to become vacant and derelict. The Northern and Western Regional Assembly believes that the GeoDirectory commercial and residential databases – at this moment – provides a realistic estimate on the number of vacant and derelict properties at a national level, and which is comparable at a regional, county and settlement level.

6. **Provide resources to Local Authorities based in the Northern and Western Region to employ a team of full-time vacant and derelict officers, ensuring each Local Authority can identify, analyse and tackle the level of vacancy and dereliction within their administrative area.** In line with the "National Vacant Housing Reuse Strategy 2018",<sup>48</sup> it is imperative that sufficient resources are provided to Local Authorities

in order to hire an appropriate number of full-time vacant and derelict officers who can drive and co-ordinate actions at a national, regional and local level and support data collection and analysis on this topic. Such officers should be informed of the findings of any potential steering group that agrees a clear and common approach to identifying the number of vacant and derelict properties in Ireland.

### Basis of Recommendation 5 and 6

- **Stakeholders have noted that there is a lack of up-to-date data on the number of vacant and derelict properties in Ireland and – with appropriate resources – Local Authorities could be used to identify vacant and derelict properties on an ongoing basis:** In December 2021,<sup>49</sup> stakeholders addressing the Oireachtas Committee on Housing, Local Government and Heritage, noted that Ireland has a lack of data relating to its built environment and that the State needs to collect more data with respect vacant and derelict properties.

Within this context, the Northern and Western Regional Assembly believes that Local Authorities – with a higher level of financial resources from the Department of Housing, Local Government and Heritage – can identify the number and causes of vacant and derelict properties in their respective areas on a regular basis. At the moment, each Local Authority can receive €50,000 annually to fund a full-time vacant homes officer position but considering the scale of this challenge the Assembly believes that additional resources should be provided to ensure Local Authorities can hire a full-time team of officers to not only identify the number of vacant and derelict properties on a regular basis but to also deliver solutions, which may include providing design and project management advice to property owners. The need for data collection and analysis is in line with the views of key stakeholders given at the Oireachtas Committee on Housing, Local Government and Heritage who noted that Local Authorities need to hire more vacant home officers for data collection and analysis.<sup>50</sup>

- **The Northern and Western Regional Assembly believes that there are several advantages to utilising the GeoDirectory database:** As noted in Section 1, GeoDirectory's datasets can be provided on a regular basis – allowing for up-to-date assessments of the number of vacant and derelict properties across towns and villages in Ireland – can be provided by NUTS 2 Region, county and for the settlement boundaries used

<sup>47</sup> <https://www.waterfordcouncil.ie/media/housing/Vacant%20Homes%20Action%20Plan.pdf>

<sup>48</sup> <https://www.gov.ie/en/publication/9f259-national-vacant-housing-reuse-strategy/>

<sup>49</sup> [https://data.oireachtas.ie/ie/oireachtas/committee/dail/33/joint\\_committee\\_on\\_housing\\_local\\_government\\_and\\_heritage/submissions/2021/2021-12-14\\_opening-statement-dr-frank-o-connor-and-jude-sherry-co-directors-anois\\_en.pdf](https://data.oireachtas.ie/ie/oireachtas/committee/dail/33/joint_committee_on_housing_local_government_and_heritage/submissions/2021/2021-12-14_opening-statement-dr-frank-o-connor-and-jude-sherry-co-directors-anois_en.pdf)

<sup>50</sup> [https://data.oireachtas.ie/ie/oireachtas/committee/dail/33/joint\\_committee\\_on\\_housing\\_local\\_government\\_and\\_heritage/submissions/2021/2021-12-14\\_opening-statement-dr-frank-o-connor-and-jude-sherry-co-directors-anois\\_en.pdf](https://data.oireachtas.ie/ie/oireachtas/committee/dail/33/joint_committee_on_housing_local_government_and_heritage/submissions/2021/2021-12-14_opening-statement-dr-frank-o-connor-and-jude-sherry-co-directors-anois_en.pdf)

by the CSO – which is aligned to the approach adopted for the NPF and the RSES of the Northern and Western Region – while GeoDirectory uses a standardised methodology across Ireland, allowing for comparable assessments between national, regional, county and local conditions. Furthermore, GeoDirectory’s dataset on vacant and derelict properties can be broken down by commercial and residential properties and dwellings.

- **Hiring full-time vacant home officers is in line with Housing Policy Objective 19.6 in the “Housing for All” strategy:** Housing Policy Objective 19.6 aims to ensure that vacant homes officers that are hired by Local Authorities are employed on a full-time basis.



## Recommendation 7

7. **Ensure the forthcoming “Residential Zoned Land Tax” is designed in a fair, proportionate and targeted manner and significantly penalizes the owners of vacant and derelict properties and sites that – without reasonable justification – fail to redevelop these properties and sites within towns and villages.** The primary purpose of this annual tax should be to stimulate the redevelopment of empty properties and sites within towns and villages, by penalising the owners of idle properties and sites that – without reasonable justification – fail to renovate these vacant and derelict assets. Reasonable justification in this case could relate to the health and wellbeing of the owner or other factors which restrict genuine efforts to redevelop the properties or sites in question. Furthermore, the proposed “Residential Zoned Land Tax” should be levied at a rate which is higher than the annual rate of land inflation in the geographical area in question.

## Basis of Recommendation 7

- **A tax – such as the “Residential Zoned Land Tax” – is designed to replace the existing “Vacant Site Levy”, which is in line with Housing Policy Objective 15.2 in the “Housing for All” strategy:** Housing Policy Objective 15.2 aims to introduce a new tax to activate vacant land for residential purposes, with the view of replacing the current “Vacant Site Levy”. The Department of Finance noted that the “Residential Zoned Land Tax” is intended to replace the existing “Vacant Site Levy”.<sup>51</sup>
- **Taxes are commonly used to encourage the redevelopment of vacant properties and sites:** According to the World Bank,<sup>52</sup> a common policy instrument that is used to discourage speculation and encourage the redevelopment of vacant and derelict properties is taxation, with many governments around the world using taxation as a means to encourage the private sector to redevelop idle assets.

<sup>51</sup> <https://www.rte.ie/news/budget-2022/2021/1012/1253227-housing/>

<sup>52</sup> <https://urban-regeneration.worldbank.org/node/38#void>



## Recommendation 8

8. Using the Northern and Western Region as a case study, the Department of Housing, Local Government and Heritage should commission a study which examines the merits of utilising policy instruments – such as tax relief, subsidies, rebates, low cost loans or other incentives – as a means of encouraging individuals to redevelop vacant and derelict properties in towns and villages. To what degree these types of policy instruments encourage the redevelopment of vacant and derelict properties and sites – in an Irish context – remains to be seen. Therefore, the Department of Housing, Local Government and Heritage should examine the merits of these policy instruments in encouraging the redevelopment of vacant and derelict properties and whether such measures provide value for money to the exchequer. Considering the high number of vacant and derelict properties located in the region, the Department's research should use towns and villages within the Northern and Western Region as a case study.

### Basis of Recommendation 8

- This recommendation would be in line with “Suggested Action 6 and 8” of the Town Centre Living Initiative.<sup>53</sup> The Town Centre Living Initiative was a pilot scheme managed by the Department of Rural and Community Development where up to €100,000 was provided to participating towns to develop innovative proposals that encourage the reuse of vacant and underused buildings in town centres. Several suggested actions arose from this pilot scheme. For example, “Suggested Action 6” – namely incentivise the reuse of vacant buildings through taxation strategies – advocated for measures that will reduce the cost of redevelopment through reduced VAT on construction costs and professional fees, reduced regulatory fees, tax relief on income tax, exemption from stamp duty, or reduced local property tax for a designated period. Furthermore, “Suggested Action 8” – namely explore alternative models for access to finance for the adaptive reuse of vacant buildings – advocated for the creation of a working group that explored and progressed the design and implementation of ‘alternative’ development models and financial incentives for the adaptive reuse of vacant properties. On this basis, the Northern and Western Regional Assembly believes that there is merit in commissioning a study which would examine the benefits of utilising policy instruments – such as tax credits, subsidies, rebates, low cost loans or other incentives – as a means of encouraging individuals to

redevelop a vacant or derelict property within towns and villages.

- Studies have found that – in some cases – the cost of redevelopment can explain why a vacant property has not been redeveloped by the owner: Several studies on vacant land in London noted that the reason for land remaining vacant was not as a result of owners holding it for speculative purposes, but rather such land was remaining vacant due to the fact that the cost of redevelopment was often too high for the owner in question.<sup>54</sup> This would suggest that there may be merit in providing additional and enhanced policy instruments for individuals that wish to redevelop vacant and derelict properties and sites; reinforcing the need for a study to examine this issue.



<sup>53</sup> <https://www.gov.ie/en/publication/86215-the-town-centre-living-initiative/>

<sup>54</sup> [https://www.theigc.org/wp-content/uploads/2017/07/201707TaxationVacantLandPolicyNote\\_Final.pdf](https://www.theigc.org/wp-content/uploads/2017/07/201707TaxationVacantLandPolicyNote_Final.pdf)

## Recommendation 9

9. **Ensure sufficient funding is provided to address the wastewater treatment capacity of the Northern and Western Region's towns and villages that are operating above capacity or have no wastewater treatment plant, while providing adequate capacity to accommodate future population and employment growth in line with the RSES of the Northern and Western Region.** The provision of adequate wastewater treatment capacity is a key component to supporting future population and employment growth in towns and villages across the Northern and Western Region, while ensuring the resultant growth doesn't affect our region's natural assets and environment.

### Basis of Recommendation 9

- **The Northern and Western Region will experience significant population and employment growth in the coming years:** By 2040, the overall population of the Northern and Western Region is expected to grow by 180,000 people, with an employment uplift of 115,000.<sup>55</sup> As noted in Tables 3 and 4 of the RSES of the Northern and Western Region, the designated key settlements of the region have been earmarked for significant population growth in the coming years, with Galway City and Suburbs expected to grow between 50 and 55 per cent, Sligo Town, Letterkenny and Athlone expected to grow by 40 per cent and the Key Towns of the region expected to grow by 30 per cent by 2040. Ensuring such growth is accommodated in a sustainable manner will require the provision of adequate wastewater treatment capacity throughout the towns and villages of the Northern and Western Region.
- **Several towns and villages within the Northern and Western Region are operating above their wastewater capacity or no wastewater treatment plant, as of 2019:** As evident from the results presented in Tables 5 and 10, several towns and villages in the Northern and Western Region were found to be operating above their wastewater capacity in terms of population equivalents or had no wastewater treatment plan; a factor which is likely to restrict their ability to accommodate additional population and employment growth in the coming years and is likely to impact the environment in a negative manner.



<sup>55</sup> Relative to 2016 population: <https://www.nwra.ie/pdfs/NWRA-RSES-2020-2032.pdf>



## Appendix: Town and Village Tables and Maps

**Table 6: Vacant Commercial Stock in the West – namely Galway, Mayo and Roscommon – in September 2015 and 2020**

Geographical Area	Vacant Commercial Stock 2015	Vacant Commercial Stock 2020	Absolute Change (2015-2020)	% Change (2015-2020)	Commercial Vacancy Rate (2020)
<b>Galway (Total)</b>	<b>1,447</b>	<b>1,621</b>	<b>174</b>	<b>12.0%</b>	<b>13.4%</b>
Abbeyknockmoy	0	0	0	N/A	0.0%
Ahascragh	5	6	1	20.0%	21.4%
An Cheathrú Rua	12	16	4	33.3%	18.4%
An Spidéal	8	6	-2	-25.0%	8.5%
Annaghdown	0	0	0	N/A	0.0%
Athenry	48	49	1	2.1%	18.1%
Baile Chláir	11	11	0	0.0%	14.1%
Ballinasloe	74	86	12	16.2%	19.0%
Ballinderreen	1	1	0	0.0%	8.3%
Ballygar	4	5	1	25.0%	8.8%
Bearna	10	14	4	40.0%	16.5%
Cill Rónáin	4	6	2	50.0%	11.5%
Clarinbridge	8	8	0	0.0%	17.8%
Clifden	21	25	4	19.0%	10.0%
Cluain BÃfÃº	0	0	0	N/A	0.0%
Conga	0	0	0	N/A	0.0%
Corrandulla	0	0	0	N/A	0.0%
Corrofin	0	0	0	N/A	0.0%
Craughwell	6	6	0	0.0%	11.8%
Dunmore	7	5	-2	-28.6%	8.1%
Eyrecoort	3	5	2	66.7%	19.2%
Galway city and suburbs	602	690	88	14.6%	14.8%
Glenamaddy	12	12	0	0.0%	16.9%
Gort	46	40	-6	-13.0%	15.7%
Headford	13	23	10	76.9%	19.7%
Kilcolgan	2	4	2	100.0%	22.2%
Killimor	3	4	1	33.3%	10.5%
Kinvara	6	10	4	66.7%	12.5%
Lackaghbeg	1		-1	-100.0%	0.0%
Loughrea	58	45	-13	-22.4%	11.5%
Maigh Cuilinn	5	10	5	100.0%	8.7%
Milltown	3	5	2	66.7%	22.7%
Monivea	8	7	-1	-12.5%	25.0%
Mountbellew	6	5	-1	-16.7%	5.1%
Moylough	5	5	0	0.0%	17.2%
Na Forbacha	5	4	-1	-20.0%	11.1%
Oranmore	33	26	-7	-21.2%	12.2%
Oughterard	16	18	2	12.5%	14.0%
Portumna	45	47	2	4.4%	26.4%
Rosscahill	0	1	1	N/A	14.3%



Geographical Area	Vacant Commercial Stock 2015	Vacant Commercial Stock 2020	Absolute Change (2015-2020)	% Change (2015-2020)	Commercial Vacancy Rate (2020)
Roundstone	3	4	1	33.3%	10.5%
Tuam	85	92	7	8.2%	17.4%
Turloughmore	1		-1	-100.0%	0.0%
Williamstown	2	3	1	50.0%	11.1%
Woodford	5	3	-2	-40.0%	13.0%
<b>Areas in Galway without a settlement boundary</b>	<b>260</b>	<b>314</b>	<b>54</b>	<b>20.8%</b>	<b>9.5%</b>
<b>Mayo (Total)</b>	<b>836</b>	<b>952</b>	<b>116</b>	<b>13.9%</b>	<b>13.3%</b>
Beal An Mhuirthead	12	32	20	166.7%	17.9%
Balla	10	6	-4	-40.0%	13.6%
Ballina	161	163	2	1.2%	19.7%
Ballindine	5	6	1	20.0%	16.7%
Ballinrobe	29	43	14	48.3%	16.7%
Ballycastle	4	5	1	25.0%	17.9%
Ballyhaunis	24	27	3	12.5%	12.9%
Bangor Erris	8	9	1	12.5%	22.5%
Belcarra	0	1	1	N/A	5.9%
Bellavary	0	1	1	N/A	7.1%
Bohola	0	0	0	N/A	0.0%
Bunnyconnellan West	0	0	0	N/A	0.0%
Castlebar	197	204	7	3.6%	19.0%
Charlestown-Bellahy	10	8	-2	-20.0%	9.5%
Claremorris	79	78	-1	-1.3%	19.7%
Conga	3	2	-1	-33.3%	5.1%
Crossmolina	22	26	4	18.2%	25.5%
Dumha Thuama	0	0	0	N/A	0.0%
Foxford	10	13	3	30.0%	14.4%
Gob An Choire	4	2	-2	-50.0%	4.2%
Irishtown	1	1	0	0.0%	11.1%
Keel-Dooagh	1	0	-1	-100.0%	0.0%
Kilkelly	5	5	0	0.0%	15.6%
Killala	6	8	2	33.3%	13.6%
Kilmaine	0	2	2	N/A	11.8%
Kiltimagh	38	34	-4	-10.5%	21.4%
Knock	9	13	4	44.4%	12.4%
Lahardane	1	2	1	100.0%	11.8%
Louisburgh	6	4	-2	-33.3%	7.8%
Mulranny	0	0	0	N/A	0.0%
Newport	10	14	4	40.0%	16.9%
Shrule	1	1	0	0.0%	4.5%
Swinford	28	30	2	7.1%	17.9%
Turlough	0	0	0	N/A	0.0%
Westport	44	55	11	25.0%	9.5%
<b>Areas in Mayo without a settlement boundary</b>	<b>108</b>	<b>157</b>	<b>49</b>	<b>45.4%</b>	<b>7.0%</b>

Geographical Area	Vacant Commercial Stock 2015	Vacant Commercial Stock 2020	Absolute Change (2015-2020)	% Change (2015-2020)	Commercial Vacancy Rate (2020)
<b>Roscommon (Total)</b>	<b>378</b>	<b>417</b>	<b>39</b>	<b>10.3%</b>	<b>13.1%</b>
Athleague	3	5	2	66.7%	16.7%
Athlone (Roscommon)	20	22	2	10.0%	17.6%
Ballaghaderreen	50	63	13	26.0%	26.9%
Ballinameen	1	1	0	0.0%	10.0%
Ballinasloe	1	1	0	0.0%	12.5%
Ballinlough	10	7	-3	-30.0%	14.9%
Ballintober	0	1	1	N/A	9.1%
Ballyfarnan	3	2	-1	-33.3%	9.5%
Ballyforan	3	3	0	0.0%	16.7%
Bellanagare	2	1	-1	-50.0%	8.3%
Boyle	26	36	10	38.5%	13.2%
Carrick-On-Shannon (Roscommon)	22	15	-7	-31.8%	17.9%
Castlerea	31	31	0	0.0%	14.2%
Clontuskert	0	1	1	N/A	50.0%
Cloonfad	0	1	1	N/A	5.3%
Cootehall	4	4	0	0.0%	57.1%
Elphin	14	11	-3	-21.4%	17.2%
Frenchpark	0	0	0	N/A	0.0%
Keadew	1	1	0	0.0%	7.1%
Knockcroghery	2	3	1	50.0%	17.6%
Lanesborough-Ballyleague	5	6	1	20.0%	26.1%
Loughglinn	2	1	-1	-50.0%	7.7%
Roosky	4	3	-1	-25.0%	10.3%
Roscommon Town	108	117	9	8.3%	18.6%
Strokestown	12	11	-1	-8.3%	10.3%
Termonbarry	1	1	0	0.0%	5.9%
Tulsk	0	4	4	N/A	17.4%
<b>Areas in Roscommon without a settlement boundary</b>	<b>53</b>	<b>65</b>	<b>12</b>	<b>22.6%</b>	<b>5.9%</b>
<b>Northern and Western Region (Total)</b>	<b>5,201</b>	<b>5,870</b>	<b>669</b>	<b>12.9%</b>	<b>13.3%</b>
<b>Ireland</b>	<b>22,204</b>	<b>23,460</b>	<b>1256</b>	<b>5.7%</b>	<b>11.4%</b>

Source: Northern and Western Regional Assembly calculations using GeoDirectory commercial data

**Table 7: Vacant Commercial Stock in the Border – namely Cavan, Donegal, Leitrim, Monaghan and Sligo – in September 2015 and 2020**

Geographical Area	Commercial Vacancy Rate (2015)	Commercial Vacancy Rate (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Commercial Vacancy Rate (2020)
<b>Cavan (Total)</b>	<b>361</b>	<b>395</b>	<b>34</b>	<b>9.4%</b>	<b>10.2%</b>
Arva	17	14	-3	-17.6%	18.7%
Bailieborough	21	32	11	52.4%	16.4%
Ballinagh	3	3	0	0.0%	4.9%
Ballyconnell	22	17	-5	-22.7%	14.0%
Ballyhaise			0	N/A	0.0%
Ballyjamesduff	6	13	7	116.7%	11.0%
Belturbet	23	21	-2	-8.7%	20.0%
Blacklion	13	12	-1	-7.7%	34.3%
Butlersbridge			0	N/A	0.0%
Cavan Town	86	94	8	9.3%	13.6%
Cootehill	27	27	0	0.0%	13.8%
Killeshandra	9	9	0	0.0%	14.5%
Kilnaleck	2	5	3	150.0%	9.4%
Kingscourt	18	20	2	11.1%	11.8%
Lough Gowna	2	2	0	0.0%	7.7%
Mullagh	2	4	2	100.0%	7.5%
Shercock	1	4	3	300.0%	7.8%
Swanlinbar	5	4	-1	-20.0%	8.5%
Virginia	14	11	-3	-21.4%	7.7%
<b>Areas in Cavan without a settlement boundary</b>	<b>90</b>	<b>103</b>	<b>13</b>	<b>14.4%</b>	<b>6.3%</b>
<b>Donegal (Total)</b>	<b>1,084</b>	<b>1,219</b>	<b>135</b>	<b>12.5%</b>	<b>14.2%</b>
Ailt An Chorráin	5	5	0	0.0%	22.7%
An Bun Beag-Doirí Beaga	38	45	7	18.4%	30.8%
An Charraig	1	1	0	0.0%	4.3%
An Clochán Liath	42	34	-8	-19.0%	17.7%
An Fál Carrach	11	17	6	54.5%	18.1%
Anagaire	5	8	3	60.0%	21.1%
Ardara	9	12	3	33.3%	12.1%
Ballindrait	0	0	0	N/A	0.0%
Ballintra	2	2	0	0.0%	8.0%
Ballybofey-Stranorlar	76	69	-7	-9.2%	18.8%
Ballyliffin	5	4	-1	-20.0%	13.3%
Ballyshannon	56	59	3	5.4%	23.0%
Bridge End	16	12	-4	-25.0%	19.4%
Bun Na Leaca	0	2	2	N/A	22.2%
Buncrana	44	61	17	38.6%	14.8%
Bundoran	31	33	2	6.5%	12.8%
Burnfoot	2	9	7	350.0%	29.0%
Carndonagh	28	32	4	14.3%	13.3%
Carraig Airt	3	1	-2	-66.7%	3.1%



Geographical Area	Commercial Vacancy Rate (2015)	Commercial Vacancy Rate (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Commercial Vacancy Rate (2020)
Carrigans	7	3	-4	-57.1%	10.3%
Carrowkeel	2	1	-1	-50.0%	3.6%
Castlefin	7	9	2	28.6%	19.6%
Cill Charthaigh	1	4	3	300.0%	15.4%
Clonmany	4	3	-1	-25.0%	8.3%
Cnoc Na Muirleog	3	3	0	0.0%	8.3%
Convoy	22	24	2	9.1%	28.6%
Creelough	5	6	1	20.0%	18.8%
Culdaff	2	5	3	150.0%	17.9%
Donegal Town	38	52	14	36.8%	13.3%
Drumkeen	0	1	1	N/A	12.5%
Dunfanaghy	7	9	2	28.6%	12.2%
Dunkineely	2	5	3	150.0%	12.8%
Fahan	0		0	N/A	0.0%
Gleann Cholm Cille	4	4	0	0.0%	13.3%
Gleneely	3	4	1	33.3%	30.8%
Glenties	8	16	8	100.0%	18.6%
Gort An Choirce	5	10	5	100.0%	35.7%
Greencastle	4	3	-1	-25.0%	8.1%
Kildrum	4	3	-1	-25.0%	15.8%
Killybegs	34	42	8	23.5%	22.1%
Killygordan	6	5	-1	-16.7%	21.7%
Kilmacrennan	4	4	0	0.0%	12.9%
Laghy	1	4	3	300.0%	18.2%
Letterkenny	241	231	-10	-4.1%	17.9%
Lifford	13	9	-4	-30.8%	9.1%
Loch An Iúir	0	0	0	N/A	0.0%
Mín Lárach	0	2	2	N/A	13.3%
Malin	2	4	2	100.0%	20.0%
Manorcunningham	7	7	0	0.0%	28.0%
Milford	15	16	1	6.7%	19.3%
Mountcharles	3	4	1	33.3%	9.5%
Moville	16	11	-5	-31.3%	7.6%
Muff	6	6	0	0.0%	9.1%
Newtowncunningham	9	11	2	22.2%	17.2%
Pettigo	5	6	1	20.0%	20.0%
Quigleys Point	0	2	2	N/A	11.8%
Ramelton	15	10	-5	-33.3%	15.4%
Rann Na Feirste	0	0	0	N/A	0.0%
Raphoe	11	14	3	27.3%	13.7%
Rathmullen	6	6	0	0.0%	16.7%
St. Johnston	6	6	0	0.0%	16.2%
Tievebane	4	3	-1	-25.0%	15.8%
<b>Donegal areas without a settlement boundary</b>	<b>178</b>	<b>245</b>	<b>67</b>	<b>37.6%</b>	<b>9.1%</b>

Geographical Area	Commercial Vacancy Rate (2015)	Commercial Vacancy Rate (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Commercial Vacancy Rate (2020)
<b>Leitrim (Total)</b>	<b>224</b>	<b>248</b>	<b>24</b>	<b>10.7%</b>	<b>13.2%</b>
Ballinamore	24	26	2	8.3%	18.7%
Carrick-On-Shannon	39	49	10	25.6%	11.5%
Carrigallen	3	3	0	0.0%	6.1%
Dromahair	6	6	0	0.0%	15.4%
Drumkeeran	7	7	0	0.0%	22.6%
Drumod	3	1	-2	-66.7%	4.0%
Drumshanbo	31	28	-3	-9.7%	22.4%
Drumsna	1	2	1	100.0%	8.7%
Keshcarrigan	3	2	-1	-33.3%	33.3%
Kinlough	3	3	0	0.0%	6.0%
Leitrim Village	0	0	0	N/A	0.0%
Manorhamilton	26	35	9	34.6%	21.6%
Mohill	34	31	-3	-8.8%	22.8%
Roosky	2	3	1	50.0%	33.3%
Tullaghan	0	0	0	N/A	0.0%
<b>Areas without a settlement boundary</b>	<b>42</b>	<b>52</b>	<b>10</b>	<b>23.8%</b>	<b>8.4%</b>
<b>Monaghan (Total)</b>	<b>382</b>	<b>417</b>	<b>35</b>	<b>9.2%</b>	<b>11.3%</b>
Annayalla	0	0	0	N/A	0.0%
Ballybay	9	12	3	33.3%	10.1%
Bellanode	1	2	1	100.0%	8.3%
Cabragh	0	0	0	N/A	0.0%
Carrickmacross	34	34	0	0.0%	8.2%
Castleblayney	61	59	-2	-3.3%	18.4%
Clones	42	39	-3	-7.1%	24.4%
Clontibret			0	N/A	0.0%
Doomhamlat	1		-1	-100.0%	0.0%
Emyvale	7	6	-1	-14.3%	13.3%
Glasslough	1	1	0	0.0%	4.5%
Inniskeen	2	2	0	0.0%	7.4%
Monaghan Town	99	102	3	3.0%	15.7%
Newbliss	5	6	1	20.0%	26.1%
Oram	0	0	0	N/A	0.0%
Rockcorry	8	11	3	37.5%	42.3%
Scotshouse	0	0	0	N/A	0.0%
Scotstown	2	5	3	150.0%	13.5%
Smithborough	1	2	1	100.0%	9.1%
<b>Areas without a settlement boundary</b>	<b>109</b>	<b>136</b>	<b>27</b>	<b>24.8%</b>	<b>7.7%</b>

Geographical Area	Commercial Vacancy Rate (2015)	Commercial Vacancy Rate (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Commercial Vacancy Rate (2020)
<b>Sligo (Total)</b>	<b>489</b>	<b>601</b>	<b>112</b>	<b>22.9%</b>	<b>16.8%</b>
Ballinacarrow	1	1	0	0.0%	14.3%
Ballincar	1	1	0	0.0%	6.3%
Ballintogher	8	8	0	0.0%	42.1%
Ballisodare	4	7	3	75.0%	15.2%
Ballygawley	0	0	0	N/A	0.0%
Ballymote	16	19	3	18.8%	15.8%
Carney	1	1	0	0.0%	14.3%
Charlestown-Bellahy	1	1	0	0.0%	8.3%
Cliffoney	1	2	1	100.0%	10.5%
Collooney	43	46	3	7.0%	29.9%
Coolaney	1	1	0	0.0%	4.0%
Dromore West	1	1	0	0.0%	4.8%
Easky	4	4	0	0.0%	12.1%
Grange	6	15	9	150.0%	30.0%
Gurteen	3	6	3	100.0%	18.2%
Inniscrone	8	9	1	12.5%	10.7%
Mullaghmore	1	1	0	0.0%	5.6%
Riverstown	1	2	1	100.0%	5.4%
Rosses Point	2	1	-1	-50.0%	4.2%
Sligo Town	270	341	71	26.3%	21.6%
Strandhill	2	3	1	50.0%	6.4%
Tubbercurry	20	21	1	5.0%	12.4%
<b>Areas without a settlement boundary</b>	<b>94</b>	<b>110</b>	<b>16</b>	<b>17.0%</b>	<b>10.5%</b>
<b>Northern and Western Region (Total)</b>	<b>5,201</b>	<b>5,870</b>	<b>669</b>	<b>12.9%</b>	<b>13.3%</b>
<b>Ireland</b>	<b>22,204</b>	<b>23,460</b>	<b>1256</b>	<b>5.7%</b>	<b>11.4%</b>

Source: Northern and Western Regional Assembly calculations using GeoDirectory commercial data



**Table 8: Vacant and Derelict Residential Stock in the West – namely Galway, Mayo and Roscommon – in September 2015 and 2020**

Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
<b>Galway (Total)</b>	<b>8,001</b>	<b>7,376</b>	<b>-625</b>	<b>-7.8%</b>	<b>6.8%</b>
Abbeyknockmoy	8	5	-3	-37.5%	4.9%
Ahascragh	25	35	10	40.0%	32.4%
An Cheathrú Rua	27	28	1	3.7%	6.8%
An Spidéal	19	11	-8	-42.1%	7.7%
Annaghdown	4	3	-1	-25.0%	3.6%
Athenry	61	49	-12	-19.7%	2.6%
Baile Chláir	31	7	-24	-77.4%	1.2%
Ballinasloe	189	103	-86	-45.5%	3.5%
Ballinderreen	9	2	-7	-77.8%	1.2%
Ballygar	27	25	-2	-7.4%	8.3%
Bearna	21	24	3	14.3%	2.9%
Cill Rónáin	18	15	-3	-16.7%	11.0%
Clarinbridge	7	3	-4	-57.1%	1.9%
Clifden	41	41	0	0.0%	4.8%
Cluain BÃfÃe	11	12	1	9.1%	8.2%
Conga	2	1	-1	-50.0%	4.3%
Corrandulla	3	3	0	0.0%	3.8%
Corrofin	9	4	-5	-55.6%	1.7%
Craughwell	16	18	2	12.5%	6.1%
Dunmore	40	35	-5	-12.5%	10.3%
Eyrecourt	13	13	0	0.0%	9.4%
Galway city and suburbs	422	444	22	5.2%	1.3%
Glenamaddy	32	21	-11	-34.4%	8.5%
Gort	88	79	-9	-10.2%	5.6%
Headford	76	59	-17	-22.4%	11.6%
Kilcolgan	1	1	0	0.0%	1.6%
Killimor	12	12	0	0.0%	8.2%
Kinvara	16	16	0	0.0%	4.7%
Lackaghbeg	5	5	0	0.0%	2.7%
Loughrea	192	115	-77	-40.1%	4.0%
Maigh Cuilinn	24	17	-7	-29.2%	2.1%
Milltown	4	5	1	25.0%	4.5%
Monivea	14	6	-8	-57.1%	4.4%
Mountbellew	25	8	-17	-68.0%	2.5%
Moylough	18	15	-3	-16.7%	6.3%
Na Forbacha	11	6	-5	-45.5%	3.5%
Oranmore	24	31	7	29.2%	1.3%
Oughterard	35	30	-5	-14.3%	4.7%
Portumna	157	124	-33	-21.0%	14.5%
Rosscahill	5	3	-2	-40.0%	2.9%
Roundstone	15	14	-1	-6.7%	5.6%

Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
Tuam	313	150	-163	-52.1%	3.5%
Turloughmore	7	8	1	14.3%	10.3%
Williamstown	32	20	-12	-37.5%	21.7%
Woodford	23	13	-10	-43.5%	10.2%
<b>Areas in Galway without a settlement boundary</b>	<b>5869</b>	<b>5737</b>	<b>-132</b>	<b>-2.2%</b>	<b>12.1%</b>
<b>Mayo (Total)</b>	<b>8,603</b>	<b>8,463</b>	<b>-140</b>	<b>-1.6%</b>	<b>13.8%</b>
Beal An Mhuirthead	36	43	7	19.4%	7.1%
Balla	47	13	-34	-72.3%	3.4%
Ballina	316	295	-21	-6.6%	6.0%
Ballindine	53	25	-28	-52.8%	12.6%
Ballinrobe	166	156	-10	-6.0%	11.2%
Ballycastle	21	21	0	0.0%	13.4%
Ballyhaunis	89	75	-14	-15.7%	6.8%
Bangor Erris	26	27	1	3.8%	14.0%
Belcarra	14	12	-2	-14.3%	12.8%
Bellavary	8	7	-1	-12.5%	8.5%
Bohola	9	1	-8	-88.9%	1.0%
Bunnyconnellan West	9	7	-2	-22.2%	6.4%
Castlebar	268	179	-89	-33.2%	3.0%
Charlestown-Bellahy	95	54	-41	-43.2%	10.5%
Claremorris	178	125	-53	-29.8%	6.7%
Conga	12	8	-4	-33.3%	14.3%
Crossmolina	81	77	-4	-4.9%	12.6%
Dumha Thuama	9	6	-3	-33.3%	11.5%
Foxford	137	124	-13	-9.5%	14.9%
Gob An Choire	34	34	0	0.0%	18.2%
Irishtown	8	6	-2	-25.0%	8.1%
Keel-Dooagh	65	71	6	9.2%	12.9%
Kilkelly	26	22	-4	-15.4%	9.8%
Killala	73	68	-5	-6.8%	20.1%
Kilmaine	15	8	-7	-46.7%	10.5%
Kiltimagh	48	39	-9	-18.8%	6.3%
Knock	107	90	-17	-15.9%	14.1%
Lahardane	18	15	-3	-16.7%	14.2%
Louisburgh	41	44	3	7.3%	11.3%
Mulranny	9	10	1	11.1%	4.9%
Newport	56	34	-22	-39.3%	7.7%
Shrule	20	14	-6	-30.0%	7.4%
Swinford	115	108	-7	-6.1%	12.8%
Turlough	7	10	3	42.9%	7.8%
Westport	104	88	-16	-15.4%	2.9%
<b>Areas in Mayo without a settlement boundary</b>	<b>6283</b>	<b>6547</b>	<b>264</b>	<b>4.2%</b>	<b>19.2%</b>

Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
<b>Roscommon (Total)</b>	<b>4,554</b>	<b>4,090</b>	<b>-464</b>	<b>-10.2%</b>	<b>14.0%</b>
Athleague	13	10	-3	-23.1%	8.1%
Athlone (Roscommon)	17	15	-2	-11.8%	0.9%
Ballaghaderreen	243	203	-40	-16.5%	17.0%
Ballinameen	12	7	-5	-41.7%	6.4%
Ballinasloe	1	2	1	100.0%	5.4%
Ballinlough	50	43	-7	-14.0%	19.5%
Ballintober	7	4	-3	-42.9%	4.4%
Ballyfarnan	8	12	4	50.0%	10.6%
Ballyforan	9	0	-9	-100.0%	0.0%
Bellanagare	15	12	-3	-20.0%	12.9%
Boyle	176	163	-13	-7.4%	11.5%
Carrick-On-Shannon (Roscommon)	59	36	-23	-39.0%	8.3%
Castlerea	148	100	-48	-32.4%	8.4%
Clontuskert	8	6	-2	-25.0%	6.3%
Cloonfad	32	23	-9	-28.1%	13.9%
Cootehall	14	4	-10	-71.4%	4.3%
Elphin	45	41	-4	-8.9%	10.8%
Frenchpark	62	33	-29	-46.8%	10.9%
Keadew	12	10	-2	-16.7%	11.6%
Knockcroghery	6	6	0	0.0%	4.5%
Lanesborough-Ballyleague	16	13	-3	-18.8%	3.9%
Loughglinn	40	28	-12	-30.0%	19.7%
Roosky	47	26	-21	-44.7%	10.9%
Roscommon Town	224	184	-40	-17.9%	6.9%
Strokestown	93	67	-26	-28.0%	12.3%
Termonbarry	44	42	-2	-4.5%	15.1%
Tulsk	43	9	-34	-79.1%	6.3%
<b>Areas in Roscommon without a settlement boundary</b>	<b>3110</b>	<b>2991</b>	<b>-119</b>	<b>-3.8%</b>	<b>17.8%</b>

Source: Northern and Western Regional Assembly calculations using GeoDirectory residential data



**Table 9: Vacant and Derelict Residential Stock in the Border – namely Cavan, Donegal, Leitrim, Monaghan and Sligo – in September 2015 and 2020**

Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
<b>Cavan (Total)</b>	<b>3,951</b>	<b>2,958</b>	<b>-993</b>	<b>-25.1%</b>	<b>9.6%</b>
Arva	42	37	-5	-11.9%	16.7%
Bailieborough	105	69	-36	-34.3%	5.4%
Ballinagh	41	25	-16	-39.0%	6.0%
Ballyconnell	113	70	-43	-38.1%	10.9%
Ballyhaise	22	16	-6	-27.3%	5.2%
Ballyjamesduff	49	30	-19	-38.8%	2.9%
Belturbet	156	67	-89	-57.1%	7.6%
Blacklion	63	22	-41	-65.1%	12.8%
Butlersbridge	16	14	-2	-12.5%	10.1%
Cavan Town	396	164	-232	-58.6%	3.4%
Cootehill	73	56	-17	-23.3%	5.5%
Killeshandra	41	33	-8	-19.5%	15.3%
Kilnaleck	12	9	-3	-25.0%	4.5%
Kingscourt	80	38	-42	-52.5%	3.6%
Lough Gowna	30	19	-11	-36.7%	15.7%
Mullagh	37	13	-24	-64.9%	2.2%
Shercock	25	11	-14	-56.0%	4.2%
Swanlinbar	36	24	-12	-33.3%	18.3%
Virginia	55	38	-17	-30.9%	3.0%
<b>Areas in Cavan without a settlement boundary</b>	<b>2559</b>	<b>2203</b>	<b>-356</b>	<b>-13.9%</b>	<b>13.7%</b>
<b>Donegal (Total)</b>	<b>8,359</b>	<b>8,565</b>	<b>206</b>	<b>2.5%</b>	<b>10.3%</b>
Ailt An Chorráin	40	45	5	12.5%	19.8%
An Bun Beag-Doirí Beaga	163	185	22	13.5%	17.7%
An Charraig	36	37	1	2.8%	19.5%
An Clochán Liath	33	22	-11	-33.3%	3.2%
An Fál Carrach	102	76	-26	-25.5%	14.8%
Anagaire	29	29	0	0.0%	18.1%
Ardara	68	51	-17	-25.0%	11.5%
Ballindrait	2	2	0	0.0%	2.7%
Ballintra	5	27	22	440.0%	22.5%
Ballybofey-Stranorlar	233	203	-30	-12.9%	8.5%
Ballyliffin	46	45	-1	-2.2%	12.7%
Ballyshannon	198	116	-82	-41.4%	8.8%
Bridge End	2	8	6	300.0%	3.6%
Bun Na Leaca	32	39	7	21.9%	13.1%
Buncrana	168	159	-9	-5.4%	4.9%
Bundoran	344	246	-98	-28.5%	9.6%
Burnfoot	16	28	12	75.0%	12.8%
Carndonagh	125	135	10	8.0%	10.1%
Carraig Airt	10	9	-1	-10.0%	7.3%

Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
Carrigans	12	15	3	25.0%	9.1%
Carrowkeel	6	7	1	16.7%	3.4%
Castlefin	23	32	9	39.1%	8.6%
Cill Charthaigh	24	22	-2	-8.3%	14.8%
Clonmany	9	12	3	33.3%	5.5%
Cnoc Na Muirleog	28	29	1	3.6%	5.6%
Convoy	124	123	-1	-0.8%	16.9%
Creeshlough	22	23	1	4.5%	8.1%
Culdaff	6	4	-2	-33.3%	1.5%
Donegal Town	88	88	0	0.0%	6.4%
Drumkeen	7	4	-3	-42.9%	4.8%
Dunfanaghy	52	50	-2	-3.8%	11.4%
Dunkineely	19	14	-5	-26.3%	7.3%
Fahan	19	18	-1	-5.3%	5.2%
Gleann Cholm Cille	23	28	5	21.7%	16.5%
Gleneely	13	10	-3	-23.1%	7.9%
Glenties	53	53	0	0.0%	11.1%
Gort An Choirce	21	15	-6	-28.6%	12.2%
Greencastle	26	25	-1	-3.8%	4.6%
Kildrum	11	16	5	45.5%	6.7%
Killybegs	53	81	28	52.8%	12.8%
Killygordan	14	15	1	7.1%	5.1%
Kilmacrennan	31	27	-4	-12.9%	7.3%
Laghy	10	7	-3	-30.0%	7.7%
Letterkenny	344	366	22	6.4%	3.8%
Lifford	48	60	12	25.0%	8.2%
Loch An Iúir	18	22	4	22.2%	12.3%
Mín Lárach	25	45	20	80.0%	15.0%
Malin	16	11	-5	-31.3%	14.1%
Manorcunningham	28	25	-3	-10.7%	7.8%
Milford	88	64	-24	-27.3%	11.3%
Mountcharles	38	47	9	23.7%	16.9%
Moville	73	72	-1	-1.4%	8.0%
Muff	62	39	-23	-37.1%	6.5%
Newtowncunningham	28	40	12	42.9%	9.0%
Pettigo	37	35	-2	-5.4%	23.5%
Quigleys Point	8	9	1	12.5%	8.8%
Ramelton	88	62	-26	-29.5%	9.1%
Rann Na Feirste	28	34	6	21.4%	16.5%
Raphoe	89	76	-13	-14.6%	13.4%
Rathmullen	65	57	-8	-12.3%	10.3%
St. Johnston	35	26	-9	-25.7%	9.8%
Tievebane	16	19	3	18.8%	14.8%
<b>Donegal areas without a settlement boundary</b>	<b>4879</b>	<b>5276</b>	<b>397</b>	<b>8.1%</b>	<b>12.4%</b>

Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
<b>Leitrim (Total)</b>	<b>3,272</b>	<b>2,741</b>	<b>-531</b>	<b>-16.2%</b>	<b>16.0%</b>
Ballinamore	99	77	-22	-22.2%	13.4%
Carrick-On-Shannon	223	149	-74	-33.2%	7.6%
Carrigallen	15	22	7	46.7%	10.7%
Dromahair	40	45	5	12.5%	9.6%
Drumkeeran	21	15	-6	-28.6%	8.5%
Drumod	60	42	-18	-30.0%	9.8%
Drumshanbo	92	53	-39	-42.4%	9.8%
Drumsna	18	13	-5	-27.8%	10.1%
Keshcarrigan	36	12	-24	-66.7%	9.2%
Kinlough	91	50	-41	-45.1%	8.5%
Leitrim Village	108	38	-70	-64.8%	10.4%
Manorhamilton	81	66	-15	-18.5%	7.7%
Mohill	80	50	-30	-37.5%	9.9%
Roosky	78	28	-50	-64.1%	21.4%
Tullaghan	40	18	-22	-55.0%	8.3%
<b>Areas without a settlement boundary</b>	<b>2190</b>	<b>2063</b>	<b>-127</b>	<b>-5.8%</b>	<b>21.0%</b>
<b>Monaghan (Total)</b>	<b>2,416</b>	<b>1,562</b>	<b>-854</b>	<b>-35.3%</b>	<b>6.9%</b>
Annayalla	3	1	-2	-66.7%	1.2%
Ballybay	71	60	-11	-15.5%	9.3%
Bellanode	9	13	4	44.4%	6.5%
Cabragh	5	3	-2	-40.0%	4.5%
Carrickmacross	156	115	-41	-26.3%	4.8%
Castleblayney	72	34	-38	-52.8%	2.0%
Clones	96	53	-43	-44.8%	5.9%
Clontibret	2	3	1	50.0%	5.0%
Doohamlat	4	5	1	25.0%	5.4%
Emyvale	17	12	-5	-29.4%	4.1%
Glasslough	6	9	3	50.0%	4.7%
Inniskeen	6	3	-3	-50.0%	2.2%
Monaghan Town	150	91	-59	-39.3%	2.7%
Newbliss	21	15	-6	-28.6%	9.4%
Oram	8	0	-8	-100.0%	0.0%
Rockcorry	24	20	-4	-16.7%	13.2%
Scotshouse	10	4	-6	-60.0%	4.1%
Scotstown	16	10	-6	-37.5%	6.6%
Smithborough	23	12	-11	-47.8%	6.7%
<b>Areas without a settlement boundary</b>	<b>1717</b>	<b>1099</b>	<b>-618</b>	<b>-36.0%</b>	<b>9.4%</b>



Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
<b>Sligo (Total)</b>	<b>3,771</b>	<b>3,280</b>	<b>-491</b>	<b>-13.0%</b>	<b>10.4%</b>
Ballinacarrow	10	7	-3	-30.0%	8.9%
Ballincar	3	2	-1	-33.3%	1.5%
Ballintogher	20	9	-11	-55.0%	6.6%
Ballisodare	275	143	-132	-48.0%	16.0%
Ballygawley	23	24	1	4.3%	15.7%
Ballymote	125	97	-28	-22.4%	10.7%
Carney	7	1	-6	-85.7%	0.7%
Charlestown-Bellahy	38	26	-12	-31.6%	22.4%
Cliffoney	27	22	-5	-18.5%	7.9%
Collooney	34	18	-16	-47.1%	2.3%
Coolaney	37	31	-6	-16.2%	6.6%
Dromore West	16	13	-3	-18.8%	10.7%
Easky	16	17	1	6.3%	9.8%
Grange	16	14	-2	-12.5%	5.9%
Gurteen	47	40	-7	-14.9%	18.3%
Inniscrone	119	83	-36	-30.3%	7.8%
Mullaghmore	11	11	0	0.0%	4.5%
Riverstown	15	18	3	20.0%	9.9%
Rosses Point	34	28	-6	-17.6%	5.9%
Sligo Town	362	222	-140	-38.7%	2.3%
Strandhill	34	16	-18	-52.9%	1.9%
Tubbercurry	157	87	-70	-44.6%	7.8%
<b>Areas without a settlement boundary</b>	<b>2345</b>	<b>2351</b>	<b>6</b>	<b>0.3%</b>	<b>18.0%</b>

Source: Northern and Western Regional Assembly calculations using GeoDirectory commercial data

**Table 10: Wastewater capacity by the Northern and Western Region's towns and villages with a CSO defined settlement boundary, in terms of population equivalents, as of 2019**

Settlement by County	Wastewater Capacity, population equivalents (2019)	Load (2019)	Capacity after expected works	Expected year of completion	Under Capacity (green) Over Capacity (red) Or no WWTP* (black)
<b>Cavan</b>					
Arva	1,200	402			33.50
Bailieborough	2,500	2,707	5,200	2023	108.28
Ballinagh	1,800	1,044			58.00
Ballyconnell	3,000	1,693			56.43
Ballyhaise	905	734			81.10
Ballyjamesduff	2,200	3,265	6,600	2024	148.41
Belturbet	4,000	1,830			45.75
Blacklion	1,025	500			48.78
Butlersbridge	452	257			56.86
Cavan	30,000	17,380			57.93
Cootehill	2,756	2,516	4,800	2024	91.29
Killeshandra	1,000	516			51.60
Kilnaleck	1,000	375			37.50
Kingscourt	2,355	2,947	5,300	2024	125.14
Lough Gowna	450	193			42.89
Mullagh	3,000	1,642			54.73
Shercock	1,000	648			64.80
Swanlinbar	350	202			57.71
Virginia	3,800	3,503	6,000	2024	92.18
<b>Donegal</b>					
Ailt An Chorráin	2,400	1,490			62.08
An Bun Beag-Doirí Beaga					
An Charraig	260	483			185.77
An Clochán Liath	2,400	1,490			62.08
An Fál Carrach		1,109	1,675	2023	
Anagaire	500	271			54.20
Ardara	2,350	969			41.23
Ballindrait					
Ballintra	420	201			47.86
Ballybofey-Stranorlar	4,000	5,973	9,200	2020	149.33
Ballyliffin	400	626	1,950	2024+	156.50
Ballyshannon	6,100	2,804			45.97

Settlement by County	Wastewater Capacity, population equivalents (2019)	Load (2019)	Capacity after expected works	Expected year of completion	Under Capacity (green) Over Capacity (red) Or no WWTP* (black)
Bridge End	260	396	2,000	2024+	152.31
Bun Na Leaca					
Buncrana	10,000	8,701	not determined	2024+	87.01
Bundoran	12,000	6,940			57.83
Burnfoot	180	318	2,000	2024+	176.67
Carndonagh	5,833	5,634			96.59
Carraig Airt	450	383	500	2022	85.11
Carrigans	280	363			129.64
Carrowkeel					
Castlefin	600	824	not determined	2024+	137.33
Cill Charthaigh		1,440	1,800	2023	
Clonmany	450	332	not determined	2024+	73.78
Cnoc Na Muirleog	1,000	2,047			204.70
Convoy	3,500	1,752			50.06
Creeshlough	300	551	not determined	2024+	183.67
Culdaff	181	546			301.66
Donegal Town	12,000	4,890			40.75
Drumkeen	250	175			70.00
Dunfanaghy	900	2,271	3,600	2024+	252.33
Dunkineely	470	208			44.26
Fahan	800	819	1,000	2024+	102.38
Gleann Cholm Cille	1,000	76			7.60
Gleneely	350	229			65.43
Glenties	1,600	454			28.38
Gort An Choirce	380	255			67.11
Greencastle					
Kildrum	800	257	800		32.13
Killybegs	4,200	2,252			53.62
Killygordan	600	341			56.83
Kilmacrennan	500	825	1,000	2022	165.00
Laghy					
Letterkenny	40,000	23,014			57.54
Lifford	1,550	1,774	3,000	2022	114.45
Loch An Iúir					
Mín Lárach					



Settlement by County	Wastewater Capacity, population equivalents (2019)	Load (2019)	Capacity after expected works	Expected year of completion	Under Capacity (green) Over Capacity (red) Or no WWTP* (black)
Malin					
Manorcunningham	1,000	772			77.20
Milford	920	1,678	5,500	2024	182.39
Mountcharles	380	579	1,000		152.37
Moville		1,843	3,500		
Muff					
Newtowncunningham	600	1,265	not determined	2024+	210.83
Pettigo	450	194			43.11
Quigleys Point					
Ramelton		1,316	5,000		
Rann Na Feirste					
Raphoe	800	1,727	2,500	2024+	215.88
Rathmullen	215	1,100	5,500	2024	511.63
St. Johnston	1,050	334			31.81
Tievebane					
<b>Galway</b>					
Abbeyknockmoy					
Ahascragh		201	500	2022	
An Cheathrú Rua		765	1,000	2023	
An Spidéal		306	1,000	2024	
Annaghdown					
Athenry	9,500	5,810			61.16
Baile Chláir	6,000	2,422			40.37
Ballinasloe	13,500	8,531			63.19
Ballinderreen					
Ballygar	360	677	1,000		188.06
Bearna	connected to Galway City WWTP at Mutton Island				
Cill Rónáin	36	18			50.00
Clarinbridge					
Clifden	6,000	2,684			44.73
Cluain Bú					
Conga					See Mayo
Corrandulla					
Corrofin					
Craughwell					
Dunmore	3,000	781			26.03
EyreCourt	325	259	500	2024	79.69
Galway city and suburbs	170,000	102,278			60.16
Glenamaddy	300	522	700		174.00
Gort	4,310	3,450			80.05

Settlement by County	Wastewater Capacity, population equivalents (2019)	Load (2019)	Capacity after expected works	Expected year of completion	Under Capacity (green) Over Capacity (red) Or no WWTP* (black)
Headford	3,000	1,387			46.23
Kilcolgan					
Killimor	1,000	376			37.60
Kinvara	2,050	680			33.17
Lackaghbeg					
Loughrea	9,500	7,160			75.37
Maigh Cuilinn	4,000	1,999			49.98
Milltown	1,400	481			34.36
Monivea					
Mountbellew	700	1,034	1,600		147.71
Moylough	1,000	540			54.00
Na Forbacha					
Oranmore	connected to Galway City WWTP at Mutton Island				
Oughterard	2,400	1,506			62.75
Portumna	3,100	2,187			70.55
Rosscahill					
Roundstone		394	1,000		
Tuam	24,834	10,909			43.93
Turloughmore					
Williamstown	400	193			48.25
Woodford	370	274			74.05
<b>Leitrim</b>					
Ballinamore	2,000	1,373			68.65
Carrick-On-Shannon	11,500	5,783			50.29
Carrigallen	600	686			114.33
Dromahair	2,200	1,127			51.23
Drumkeeran	750	278			37.07
Drumod	1,500	847			56.47
Drumshanbo	4,000	1,654			41.35
Drumsna	1,000	272			27.20
Keshcarrigan	250	257			102.80
Kinlough	2,100	1,422			67.71
Leitrim	1,000	863			86.30
Manorhamilton	2,600	2,170			83.46
Mohill	1,800	1,271			70.61
Roosky					See Roscommon
Tullaghan	200	371	700	2021	185.50
<b>Mayo</b>					
Balla	1,200	871			72.58
Ballina	25,000	15,645			62.58
Ballindine	730	548			75.07
Ballinrobe	8,000	3,622			45.28
Ballycastle	600	252			42.00

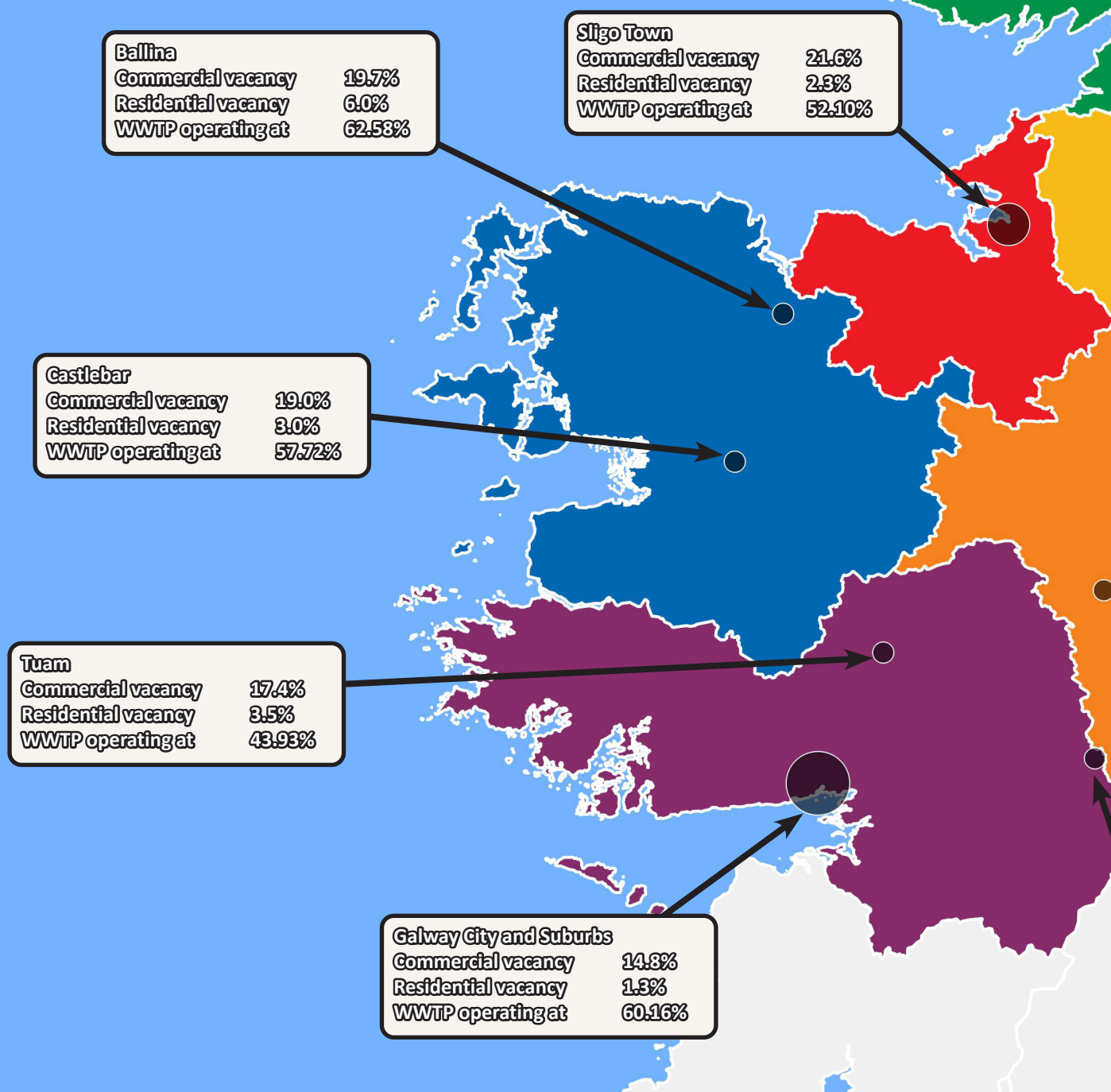
Settlement by County	Wastewater Capacity, population equivalents (2019)	Load (2019)	Capacity after expected works	Expected year of completion	Under Capacity (green) Over Capacity (red) Or no WWTP* (black)
Ballyhaunis	4,000	2,972	5,100	2024+	74.30
Bangor Erris	1,080	411			38.06
Béal An Mhuirthead	2,500	1,383			55.32
Belcarra	500	269			53.80
Bellavary	400	92			23.00
Bohola	650	229			35.23
Bunnyconnellan West	350	230			65.71
Castlebar	28,000	16,161			57.72
Charlestown-Bellahy	1,200	1,314	3,250	2020	109.50
Claremorris	5,333	5,243	7,900	2023	98.31
Conga	2,026	811			40.03
Crossmolina	3,150	1,631			51.78
Dumha Thuama					
Foxford	1,360	2,041	3,500	2020	150.07
Gob An Choire	1,200	511			42.58
Irishtown	400	194			48.50
Keel-Dooagh	4,000	1,162			29.05
Kilkelly	900	418			46.44
Killala		1,937	2,300	2020	
Kilmaine	800	175			21.88
Kiltimagh	3,333	1,568			47.04
Knock	6,200	1,489			24.02
Lahardane	500	239			47.80
Louisburgh	1,000	1,098			109.80
Mulranny	1,017	667			65.59
Newport		1,018	1,800		
Shrule	600	331			55.17
Swinford	6,500	2,071			31.86
Turlough	600	380			63.33
Westport	15,042	9,773			64.97
<b>Monaghan</b>					
Annayalla	600	237			39.50
Ballybay	7,283	2,437			33.46
Bellanode	1,000	427			42.70
Cabragh	250	157			62.80
Carrickmacross	12,150	7,599			62.54
Castleblayney	12,960	6,356			49.04
Clones	4,500	2,379			52.87
Clontibret	150	244			162.67
Doohamlat	600	247			41.17
Emyvale	2,150	839			39.02
Glasslough	1,850	466			25.19
Inniskeen	1,800	432			24.00

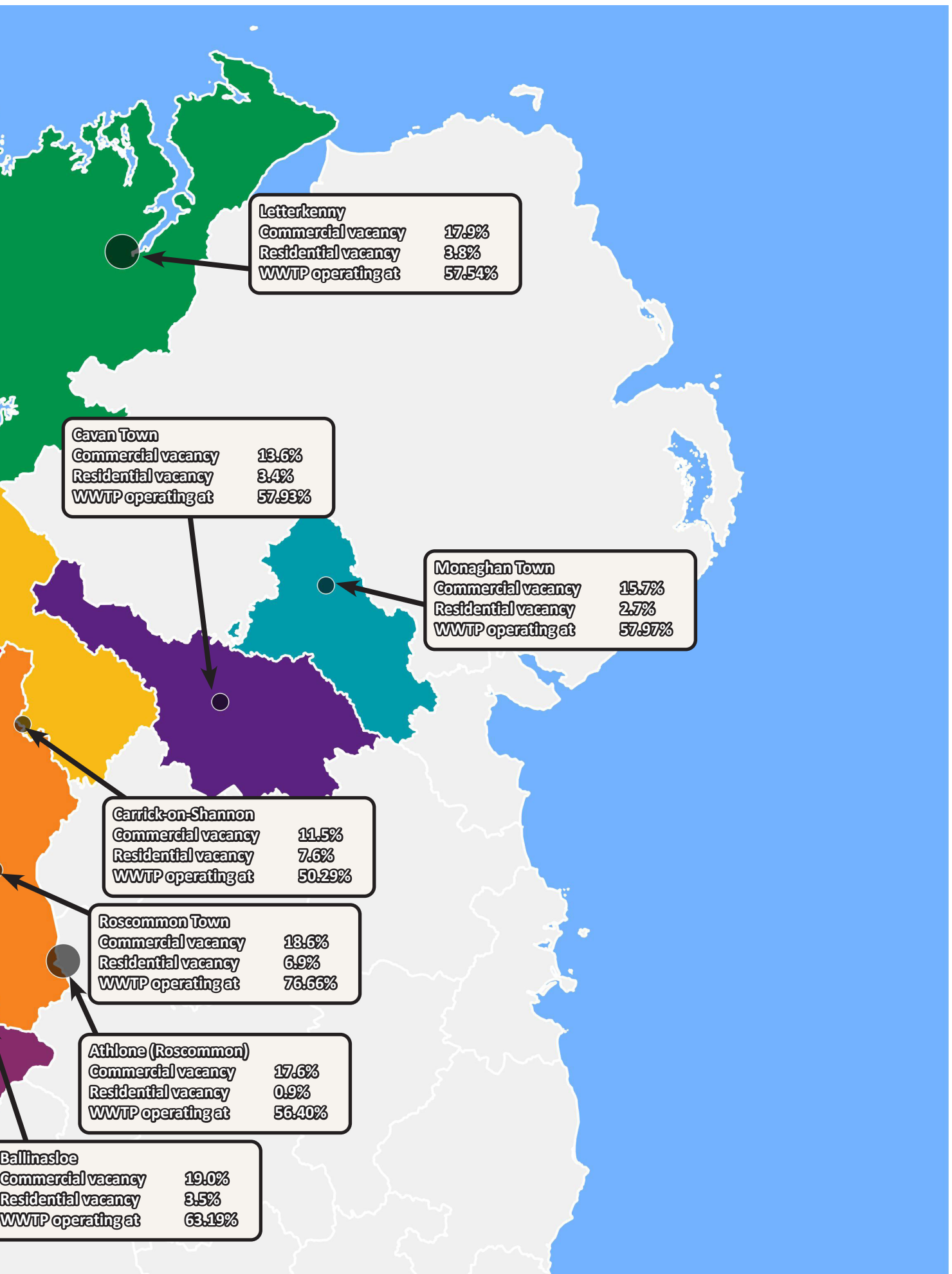


Settlement by County	Wastewater Capacity, population equivalents (2019)	Load (2019)	Capacity after expected works	Expected year of completion	Under Capacity (green) Over Capacity (red) Or no WWTP* (black)
Monaghan	20,000	11,594			57.97
Newbliss	1,000	329			32.90
Oram	150	179			119.33
Rockcorry	1,000	330			33.00
Scotshouse	600	291			48.50
Scotstown	1,000	379			37.90
Smithborough	750	505			67.33
<b>Roscommon</b>					
Athleague	568	258			45.42
Athlone	14,381	8,111			56.40
Ballaghaderreen	2,500	2,858	3,900		114.32
Ballinameen	247	245			99.19
Ballinasloe					See Galway
Ballinlough	800	327			40.88
Ballintober	300	183			61.00
Ballyfarnan	700	173			24.71
Ballyforan	475	228			48.00
Bellanagare	300	183			61.00
Boyle	6,000	3,524			58.73
Carrick-On-Shannon					See Leitrim
Castlerea	4,590	3,580			78.00
Clontuskert	connected to the Lanesborough-Ballyleague WWTP				
Cloonfad	800	355			44.38
Cootehall	940	328			34.89
Elphin	1,900	750			39.47
Frenchpark	1,500	496			33.07
Keadew	800	156			19.50
Knockcroghery	2,000	429			21.45
Lanesborough-Ballyleague	3,200	1,862			58.19
Loughglinn	700	211			30.14
Roosky	2,600	689			26.50
Roscommon Town	9,550	7,321			76.66
Strokestown	3,060	1,140			37.25
Termonbarry	1,350	659			48.81
Tulsk	820	264			32.20
<b>Sligo</b>					
Ballinacarrow	250	227			90.80
Ballincar					
Ballintogher	200	328			164.00
Ballisodare	4,500	1,667			37.04
Ballygawley					
Ballymote	3,000	2,594	3,500		86.47
Carney	2,500	463			18.52

Settlement by County	Wastewater Capacity, population equivalents (2019)	Load (2019)	Capacity after expected works	Expected year of completion	Under Capacity (green) Over Capacity (red) Or no WWTP* (black)
Charlestown-Bellahy					See Mayo
Cliffoney	800	486			60.75
Collooney	1,400	1,868	2,500		133.43
Coolaney	2,500	1,188			47.52
Dromore West	2,500	259			10.36
Easky	500	367			73.40
Grange	280	759	1,000	2020	271.07
Gurteen	2,500	447			17.88
Inniscrone	5,000	3,329			66.58
Mullaghmore	320	769	1,500	2024+	240.31
Riverstown	600	353			58.83
Rosses Point	1,500	1,568	2,500	2023	104.53
Sligo Town	50,000	26,048			52.10
Strandhill	1,500	2,317	2,700		154.47
Tubbercurry	1,400	2,393	3,500	2020	170.93

Source: Irish Water. \*(WWTP) Wastewater Treatment Plant









## Northern & Western Regional Assembly

Northern & Western Regional Assembly

The Square, Ballaghaderreen, Co. Roscommon

☎ +353 (0)94 9862970

🖨 +353 (0)94 9862973

✉ info@nwra.ie

[www.nwra.ie](http://www.nwra.ie)



Rialtas  
na hÉireann  
Government  
of Ireland

Tionscadal Éireann  
Project Ireland  
**2040**