

**PROPOSED
AMENDMENTS**
of the
**Draft Tobercurry
Local Area Plan
2015–2021**

**Sligo County Council
Development
Planning Unit**

31 August 2015

1. Introduction

The *Draft Tobercurry Local Area Plan 2015-2021* was on public display from 2 April to 15 May 2015. During the public consultation period, Sligo County Council received 15 submissions relating to a range of issues, including one submission from the Housing Section of Sligo County Council.

1.1 First Chief Executive's Report

The First Chief Executive's Report (formerly known as Manager's Report) on submissions and observations relating to the Draft LAP summarised all the issues raised and gave the Chief Executive's response to each one, including recommendations as to whether or not the Draft LAP should be modified.

On 26 June 2015, the First Chief Executive's Report was submitted to those members of Sligo County Council who are also members of the Ballymote-Tobercurry Municipal District.

1.2 The role of the elected members

Deciding whether to adopt or to propose amendments to the Draft LAP is a function reserved for the elected members of Sligo County Council / Municipal Districts. In the case of Tobercurry LAP, it is the members of the Ballymote-Tobercurry Municipal District Members who make decisions regarding the Tobercurry LAP.

On foot of the submissions received, and on review of the content of the Draft LAP, the Chief Executive recommended a number of changes to the Draft Plan, some of which would be material amendments to the Plan, if made.

It is the elected members' role to decide whether any other alterations should be made to the Draft Plan. At this stage, the members were required to consider all of the following:

- the Draft LAP;
- the SEA Screening Report and the Habitats Directive Assessment Screening Statement;
- the recommendations contained in the First Chief Executive's Report.

The Planning and Development Act 2000 (as amended) indicates the following in Section 20:

20. – (3) (d) (i) The members of a planning authority shall consider the proposal to make, amend or revoke a local area plan and the report of the manager under paragraph (c).

(ii) Following consideration of the manager's report under subparagraph (i), the local area plan shall be deemed to be made, amended or revoked, as appropriate, in accordance with the recommendations of the manager as set out in his or her report, 6 weeks after the furnishing of the report to all the members of the authority, unless the planning authority, by resolution—

(I) subject to paragraphs (e) to (r), decides to make or amend the plan otherwise than as recommended in the manager's report, or

(II) decides not to make, amend or revoke, as the case may be, the plan.

- (e) Where, following consideration of the manager's report, it appears to the members of the authority that the draft local area plan should be altered, and the proposed alteration would, if made be a material alteration of the draft local area plan concerned, subject to paragraphs (f) and (j), the planning authority shall, not later than 3 weeks after the passing of a resolution under paragraph (d)(ii) (inserted by section 9 of the Act of 2002), publish notice of the

proposed material alteration in one or more newspapers circulating in its area, and send notice of the proposed material alteration to the Minister, the Board and the prescribed authorities (enclosing where the authority considers it appropriate a copy of the proposed material alteration).

At the ordinary meeting on 13 July 2015, the members of the Ballymote-Tobercurry Municipal District considered the Draft LAP and the First Chief Executive's Report, and resolved to amend the Draft Plan. The resolutions are listed in Section 2 of this document.

The proposed amendments, if made, would be material alterations of the Draft LAP. Consequently, a further period of public consultation is necessary.

1.3 Proposed amendments to the Draft LAP

The Members passed four LAP-amending resolutions (refer to Section 2 of this document), which, together with those Chief Executive's recommendations which were accepted, would result in 22 amendments to the Draft LAP.

Pursuant to S. 20(3)(f) of the Planning and Development Act 2000 (as amended), the Planning Authority determined that strategic environmental assessment was required in respect of two proposed material alterations of the Draft LAP.

Therefore, the Planning Authority, in consultation with prescribed environmental authorities, has prepared an Addendum to the initial SEA Screening Report.

The Addendum accompanies the Proposed Amendments on public display and forms an integral part of the set of consultation documents.

The conclusion of the Addendum is reproduced below.

The majority of the proposed amendments, if adopted, would not change the conclusion of the initial SEA Screening Report.

However, the proposed amendments A-1, A-2 and A-3, resulting from the Members' resolution R-4 ("Propose to reject the Buffer Zone as proposed in the Tubbercurry Local Area Plan 2015.") have the potential to generate long-term or permanent effects on the rural area surrounding Tobercurry by allowing the continued proliferation of single houses along the regional and local roads.

This increased residential development would lead to:

- further encroachment of development onto rural areas, with consequent destruction or disturbance of habitats and reduction in biodiversity;
- increase in low-occupancy vehicle traffic and associated rise in emissions;
- accumulation of individual wastewater treatment systems, with a corresponding increased risk of groundwater and surface water pollution;
- undermining the development of housing on zoned lands within the development limit, where infrastructure and services can be provided with minimal environmental impact.

Adopting the Tobercurry Local Area Plan 2015-2021 without a buffer zone would conflict with the provisions of the CDP 2011-2017, Sections **3.2 Spatial Development Framework**, **3.4 Development Land Requirements** and related policies **SP-SD-6** and **SP-Z-8**.

The LAP would thus contravene Section 19(2) of the Planning and Development Act, which requires local area plans to be consistent with the Core Strategy of the development plan. (Any LAP which is not consistent with the CDP must be amended to restore consistency.)

It is therefore considered that the first-ever Local Area Plan for Tobercurry, when adopted, should be consistent with the Sligo County Development Plan 2011-2017 by including a buffer zone, as proposed in the Draft LAP.

1.4 Legal requirement for consistency of the Local Area Plan with the County Development Plan

The Planning and Development Act 2000 (as amended) indicates the following:

“A local area plan shall be consistent with the objectives of the development Plan, its core strategy, and any regional planning guidelines that apply to the area of the plan...” (S. 19 (2))

“Where any objective of a local area plan is no longer consistent with the objectives of a development plan for the area, the planning authority shall as soon as may be (and in any event not later than one year following the making of the development plan) amend the local area plan so that its objectives are consistent with the objectives of the development plan.” (S. 19 (2B))

“When performing their functions under this subsection, the members of the planning authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.” (S. 20 (3) (r))

1.5 What happens next?

The Proposed Amendments document will be placed on public display from 31 August to 28 September 2015 (both dates included). During this period, the public will have the opportunity to make submissions **relating to the proposed amendments only.**

After 28 September, the Second Chief Executive’s Report on submissions will be prepared and submitted to the members of the Ballymote-Tobercurry Municipal District, for consideration at their November meeting.

At that stage, the members will decide whether to adopt the new Tobercurry Local Area Plan 2015-2021 with or without any of the proposed amendments.

2. LAP-amending resolutions passed at the 13th July meeting

- R-1. “1) Extend the development limit to include the site marked 7B on the Submissions Map.
2) Change the zoning of the site from Buffer to Residential.
3) Amend the Zoning Map and Chapter 5 (Housing) to incorporate HO-3 on the Zoning Map; permit the construction of 2 houses.
4) Amend Map 4 (Residential phasing) to include the site as Infill.”

Note: The inclusion of this site as Infill would also involve corresponding amendments to Table 3D in Chapter 3 (Housing).

- R-2. “Reject the Chief Executive’s recommendation on Submission no. 15 and for the zoning on this site be retained for Transport and Parking Node.”

- R-3. “Page 72 – Transport and circulation objectives. Omit ‘one-way systems and access restrictions’. Reword objective TCO-5 to state: ‘Carry out traffic study and prepare and implement traffic management plan for town centre’”.

Note: The elimination of the one-way system reference in objective TCO-5 would also involve corresponding amendments to the text and illustrations of Chapter 8(Transport and Circulation) and an amendment to Map 11 (Transport and circulation objectives – detail).

- R-4. “Propose to reject the Buffer Zone as proposed in the Tubbercurry Local Area Plan 2015.”

Note: The elimination of the Buffer Zone would also involve corresponding amendments to the text and illustrations of Chapter 1 (Plan context), Chapter 3 (Core Strategy), Chapter 5 (Housing), Chapter 7 (Heritage), Map 2 (Zoning), Map 3 (Zoning detail) and the Strategic Flood Risk Assessment.

3. Proposed amendments

Amendments have been proposed to the text of the Draft LAP (narrative, several policies and objectives and also the legend of some maps and illustration) and also to the Zoning and Transport objectives maps.

The proposed amendments to the text of the LAP are shown as follows:

- in red, strikethrough type ~~like this~~ for text proposed to be deleted
- in blue type like this for text proposed to be inserted.

In the case of sites proposed to be zoned for residential uses and sports/playing fields, the amendments to the Zoning Map and Zoning Detail are indicated by a black outline and are accompanied by the number of the corresponding amendment.

The Buffer Zone proposed for elimination is shown as a grey-shaded area, instead of light green. The surrounding Plan Limit, which would also be eliminated, is shown as a black line, instead of blue.

The amendment to Map 11 (Transport and Circulation objectives – detail) is indicated in the legend, where objective TCO-5 (red line with arrows) is marked as “proposed for elimination”.

3.1 Proposal to eliminate the buffer zone

A-1 – resulting from Members’ resolution R-4

In **Section 1.2.1 Geography** (page 3 of the Draft LAP), amend the text by deleting all references to the buffer zone and Plan limit, including corresponding modifications to the title and contents of **Fig. 1.A The extent of the Plan area (inside the blue line) and the development zone (inside the red line)**.

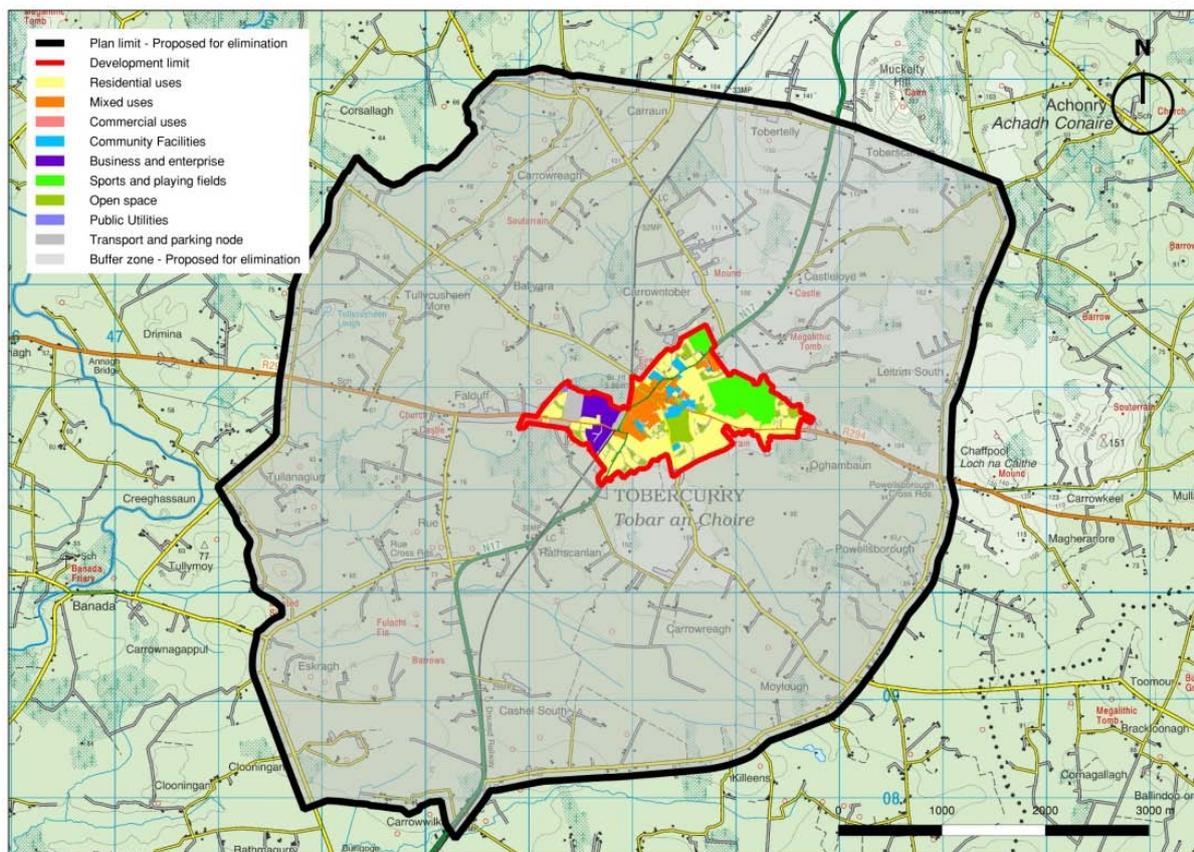
A-2 – resulting from Members’ resolution R-4

Delete the entire **Section 3.3.3 Development Limit and buffer zone** (pages 21 and 22 of the Draft LAP), including **Fig. 3.E Extent of the buffer zone outside the development limit of Tobercurry** and the **Buffer zone policies**.

A-3 – resulting from Members’ resolution R-4

On **Map 2 Zoning** and **Map 3 Zoning detail**, eliminate the Buffer Zone and the surrounding Plan Limit.

Map 2. Zoning



3.2 Other proposed amendments to the text

A-4 – recommended by the Chief Executive

Insert the following objective in **Section 4.4 Retail Development**:

RDO -1 No retail development shall be permitted on the site (marked RDO-1 on the Zoning Map) zoned for mixed uses adjoining the Sligo Road (N-17) at Tobercurry Td.

A-5 – recommended by the Chief Executive

Modify the final paragraph of **Section 5.3.9 Housing in the buffer zone** (p. 36 of the Draft LAP) as follows:

While development will be generally discouraged within the buffer zone, proposals for single houses may be accommodated subject to the Council's rural housing policies (Section 5.7 of the CDP), ~~and~~ the additional policies outlined in this chapter and the transport objective TCO-15 (refer to p. 73 in Chapter 8 Transport), which commits the Council to safeguarding the carrying capacity of the national primary road N-17, in accordance with the provisions of the *Spatial Planning and National Roads Guidelines for Planning Authorities* (DoECLG, 2012).

Note: The elimination of the Buffer Zone (proposed amendments A-1, A-2 and A-3), if adopted, would also eliminate Section 5.3.9 Housing in the buffer zone. In this event, it would not be possible to adopt the proposed amendment A-5 (above).

A-6 – recommended by the Chief Executive

Insert the following objective in **Chapter 5 Housing** (Housing objectives, p. 37):

HO-2 On the site marked HO-2 on the Zoning Map, permit the construction of one house only, subject to archaeological assessment.

A-7 – resulting from Members' resolution R-1

Insert the following objective in **Chapter 5 Housing** (Housing objectives, p. 37):

HO-3 On the site marked HO-3 on the Zoning Map, permit the construction of two houses only.

A-8 – recommended by the Chief Executive

Modify the wording of **Section 8.2.1 The national road N-17** (p.64 of the Draft LAP) as follows:

In order to alleviate these problems, the National Roads Authority (NRA) approved the construction of a bypass for Tobercurry. ~~The bypass is part of a comprehensive realignment of the N-17 and other national roads as part of the Atlantic Road Corridor, as identified in Transport 21 (an infrastructure plan published by the government in 2005 and effectively cancelled in 2011 following the economic downturn.~~

The construction of the N-17 Tobercurry bypass will have a major positive impact on the nature and volume of traffic in the town. Through-traffic will be reduced significantly, creating a safer environment for pedestrians, cyclists and children.

There is a critical need to manage these assets in accordance with national policy, as outlined in *Smarter Travel* (DTTAS, 2009) and the provisions of the *Spatial Planning and National Roads Guidelines for Planning Authorities* (DoECLG, 2012).

A-9 – resulting from Members’ resolution R-3

In **Section 8.3 Traffic management** (p. 66 of the Draft LAP), delete the bullet point relating to **the introduction of a one-way system along Teeling Street**.

A-10 – resulting from Members’ resolution R-3

Delete the entire **Section 8.3.4 One-way systems** (p. 68 of the Draft LAP), including the corresponding illustration.

A-11 – resulting from Members’ resolution R-3

In **Chapter 8 Transport and circulation**, modify the Transport and circulation objectives (p. 72 of the Draft LAP) as follows:

- i. Omit the heading ~~Traffic Management Plan—one-way systems and access restrictions~~
- ii. Reword objective TCO-5 to state:

TCO-5 Carry out a traffic study, prepare and implement a traffic management plan for the town centre.

A-12 – recommended by the Chief Executive

In **Section 9.2 Water supply** (p. 75 of the Draft LAP), delete the following sentence from the second paragraph:

~~Currently the capacity of the plant is adequate, but according to the EPA, the treatment for Cryptosporidium is inadequate.~~

A-13 – recommended by the Chief Executive

In **Section 9.2 Water supply** (p. 75 of the Draft LAP), reword the last paragraph as follows:

~~At the time of writing (early 2015), Sligo County Council was pursuing the construction of a new water treatment plant with a capacity of 12,500 m³/day, storage reservoirs and intake works, in partnership with Irish Water (IW) as per the CIP. In parallel, the Council was discussing with IW the possibility of an interim upgrade of the water treatment plant.~~

At the time of writing (mid-2015), Irish Water and Sligo County Council are currently pursuing the installation of additional water treatment capacity at this plant. Separately, works are on-going to replace approximately 17 km of defective water mains through the scheme.

A-14 – recommended by the Chief Executive

Add the following sentence to the third paragraph of **Section 9.3 Wastewater treatment** (p. 76 of the Draft LAP):

The upgrade of the Tobercurry wastewater treatment plant is currently being progressed by Irish Water.

A-15 – recommended by the Chief Executive

In Section **9.3 Wastewater treatment**, modify the first paragraph of the subsection on **Storm Water** (page 77 of the Draft LAP) as follows:

Such flooding was mainly for short periods of time (1 to 2 days) and was caused by extensive rainfall together with limited **assimilation** capacity of the storm system within this area of Tobercurry.

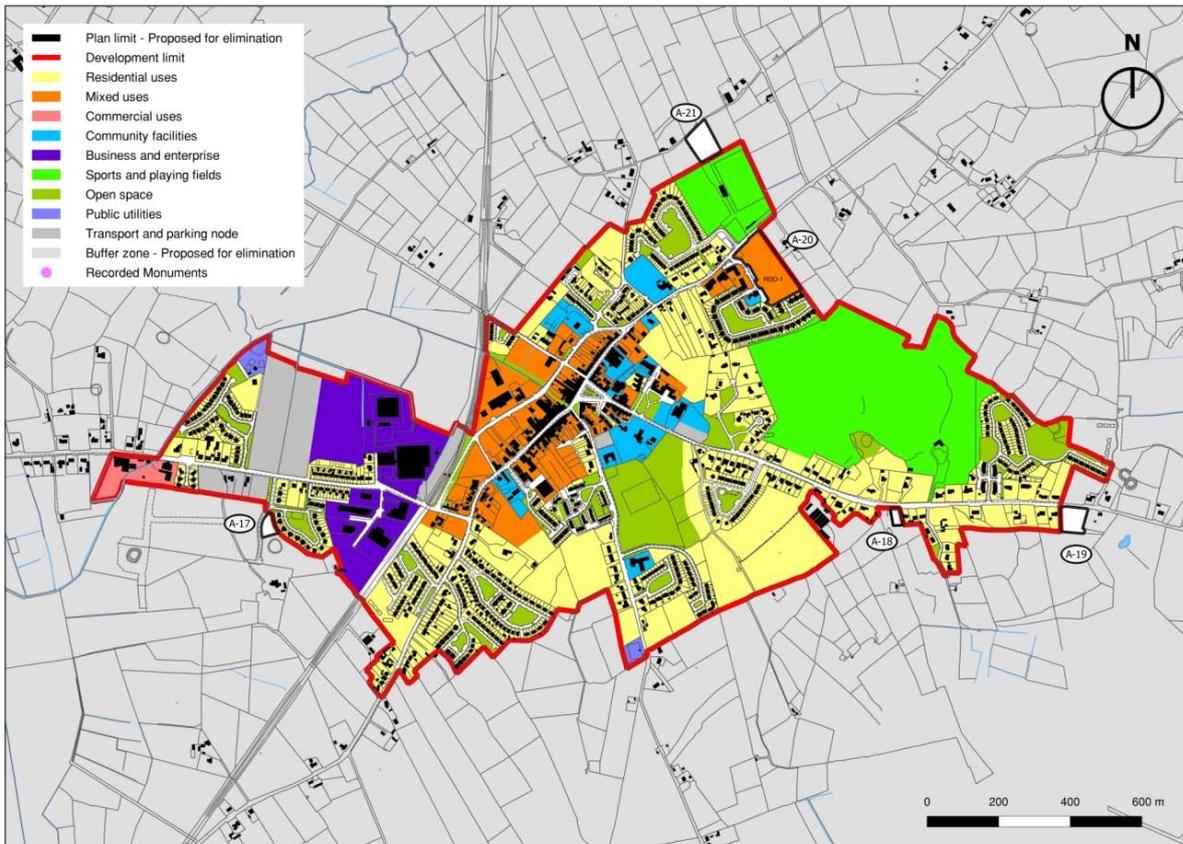
A-16 – recommended by the Chief Executive

Include an **Implementation and Infrastructure Delivery** section as an appendix to the Tobercurry LAP 2015-2021

(Note: see last section of this document – LAP Appendix proposed to be inserted under amendment A-16).

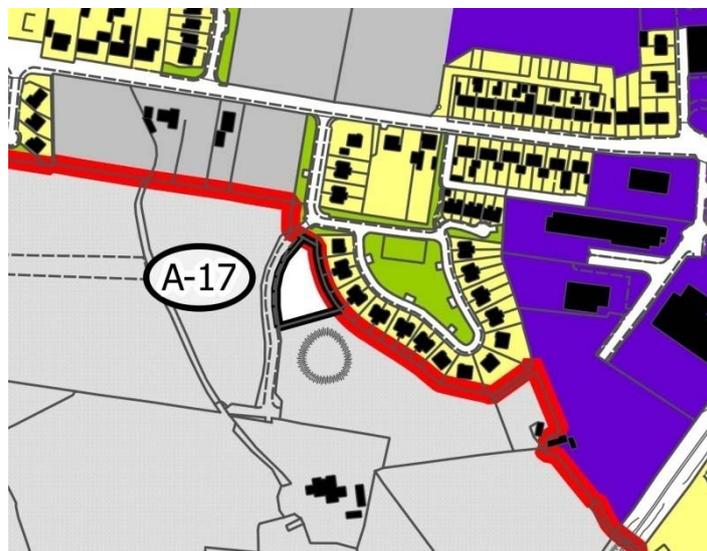
3.3 Other proposed amendments to zoning

Map 3. Zoning detail



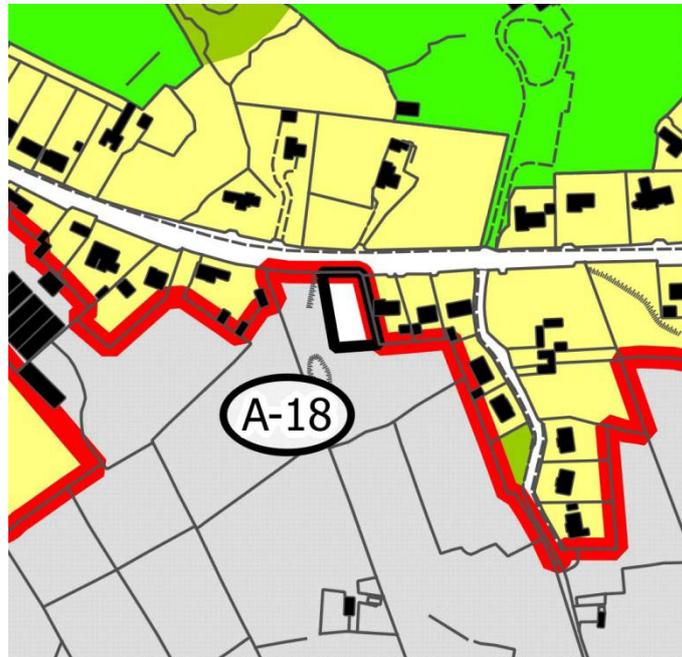
A-17 – recommended by the Chief Executive

- i. On **Map 2 (Zoning)** and **Map 3 (Zoning Detail)**, change the zoning of the **site marked 3** on the Submissions Map (submission by Roger and Patricia McCarrick) from buffer to residential and extend the development limit to incorporate the site.
- ii. Include the site on **Map 4 (Residential Phasing)** as Infill.



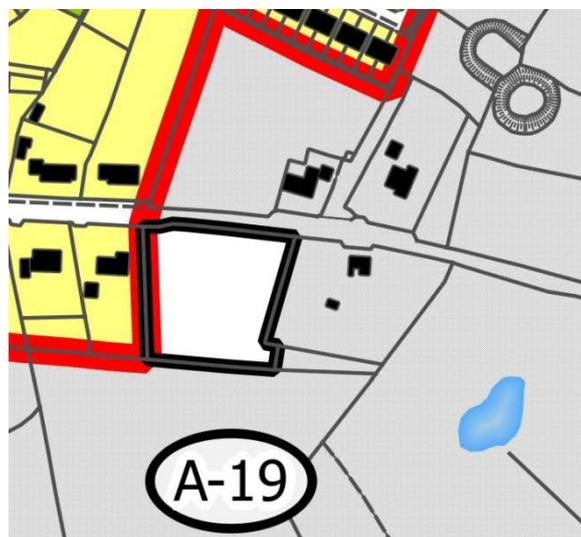
A-18 – recommended by the Chief Executive

- i. On **Map 2 (Zoning)** and **Map 3 (Zoning Detail)**, change the zoning of the site **marked 7A** on the Submissions Map (submission by Peter J Brennan) from buffer to **residential**, extend the development limit to incorporate the site and mark it **HO-2** (as per proposed amendment A-6).
- ii. Include the site on **Map 4 (Residential Phasing)** as Infill.



A-19 – resulting from Members' resolution R-1

- i. On **Map 2 (Zoning)** and **Map 3 (Zoning Detail)**, change the zoning of the site **marked 7B** on the Submissions Map (submission by Peter J Brennan) from buffer to **residential**, extend the development limit to incorporate the site and mark it **HO-3** (as per proposed amendment A-7).
- ii. Include the site on **Map 4 (Residential Phasing)** as Infill.



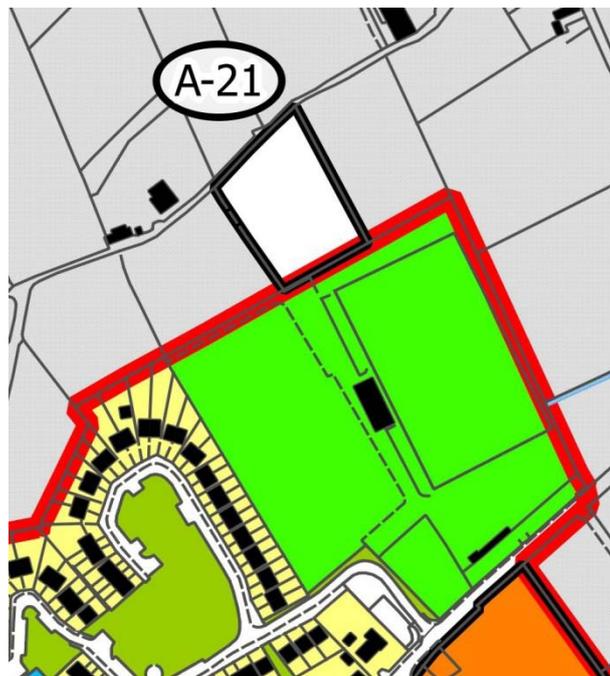
A-20 – recommended by the Chief Executive

On **Map 2 (Zoning Map)** mark the site of the specific objective **RDO-1** (no retail development to be permitted on this site, as per proposed amendment A-4)



A-21 – recommended by the Chief Executive

On **Map 2 (Zoning)** and **Map 3 (Zoning Detail)**, change the zoning of the site **marked 10** on the Submissions Map (submission on behalf of Tobercurry GAA Club) from buffer to **sports and playing fields** and extend the development limit to incorporate the site



3.4 Proposed amendments to Map 11 Transport and circulation objectives (detail)

A-22 – resulting from Members’ resolution R-3

On Map 11 (Transport and circulation objectives - detail), delete the red arrows marked as objective TCO-5 (as per proposed amendment A-11)

Map 11. Transport and circulation objectives



LAP Appendix proposed to be inserted under amendment A-16

Appendix VI Implementation and Infrastructure Delivery Schedule

B.1 Implementation of the LAP objectives

Section 6 of the DoECLG's document entitled *Local Area Plans – Guidelines for Local Authorities* (Guidelines) recommends that every local area plan include an "Implementation and infrastructure delivery schedule". Such a schedule would "require a planning authority to work closely with all relevant departments, agencies and stakeholders" involved in the implementation and monitoring of the LAP objectives.

According to the Guidelines, successful implementation of local area plans depends on the identification of delivery mechanisms and funding for the provision of the physical and social infrastructure identified in the plan as essential to achieving its objectives.

Planning authorities should therefore seek to implement the objectives of local area plans in a pro-active manner, harnessing all available public and private funding avenues.

In accordance with the Guideline's recommendation, this Appendix extracts the development objectives set out in the Tobercurry LAP; nominates the Council Sections and external agencies that have within their remit the responsibility to implement the LAP objectives. It also suggests interventions by other entities (e.g. community groups or business associations) which have the capacity to contribute to implementation, and specifies those objectives that can be achieved only through private sector involvement, supported by the development management process.

The achievement of certain objectives will be an ongoing process (e.g. monitoring of certain activities, protection of the natural and built heritage), while others require targeted interventions (by the Council and other public agencies) within a given timeframe, or individual development proposals (private initiative).

Timescales for the delivery of LAP objectives are categorised into three types (as per the Guidelines):

- short term – works which should proceed within two years;
- medium term – works which should commence within the lifetime of the Plan;
- long term – projects which may not happen within the lifetime of the LAP, but must be planned in advance.

The Council will co-operate with the Tobercurry Tidy Towns group and Chamber of Commerce, and with state agencies such as Irish Water, the National Roads Authority etc., with a view to delivering the key objectives set out in the LAP (subject to funding and resources).

B.2 Delivery of Housing objectives

Objective	Timescale	Implementation
HO-1 Monitor house completion and building	Ongoing	Planning Section

B.3 Delivery of Open space objectives

Objective	Timescale	Implementation
OSO-1 Reserve lands for a public park	Medium term	Planning, Community and Enterprise Section The eastern portion of this park should be provided in tandem with the development of adjacent land for housing (private initiative)
OSO-2 Reserve lands for a linear park alongside the Maiden River	Long term	Planning Section, Community and Enterprise Section
OSO-3 Examine the provision of a network of walkways around Tobercurry	Medium term	Community and Enterprise Section
OSO-4 New walkway along planned roads	Long term	Road Design, Community and Enterprise Sections The walkways should be provided in conjunction with the building of roads under objective TCO-1.

B.4 Delivery of Natural heritage objectives

Objective	Timescale	Implementation
NHO-1 Control of invasive species	Ongoing	Planning Section, Heritage Office, Road Design Section, private sector To be implemented through the development management process, during road construction works and as part of works carried out by private developers

Objective	Timescale	Implementation
NHO-2 Invasive species survey	Short term	Heritage Office
NHO-3 Protection of the swift colony off the L-8705-29	Ongoing	Planning Section, Heritage Office To be implemented through the development management process

B.5 Delivery of Architectural heritage objectives

Objective	Timescale	Implementation
ARO-1 Protection of buildings of note	Ongoing	Private initiative, Planning Section and Heritage Office To be implemented through the development management process
ARO-2 Preservation and enhancement of shop fronts	Ongoing	Private initiative, Planning Section and Heritage Office,
LCO-1 Keep Muckelty Hill free from development	Ongoing	Planning Section To be implemented through the development management process

B.6 Delivery of Transport objectives

Objective	Timescale	Implementation
TCO-1 Reserve corridors for three new roads to the south of Teeling Street	Long term	Planning Section, Road Design Section, private initiative The roads should be constructed in tandem with the provision of new residential development.
TCO-2 Reserve access points to backlands	Ongoing	Planning Section To be implemented through the development management process

Objective	Timescale	Implementation
<p>TCO-3 Upgrade <i>town centre zone</i>.</p> <p>TCO-4 Designate and upgrade <i>transition zones</i></p>	Medium term	Road Design Section
<p>TCO-5 One-way system through the town centre</p>	Medium term	Road Design Section
<p>TCO-6 Occasional/ temporary closure of Wolfe Tone Square to through-traffic</p>	On days of specific events (e.g.festivals, fairs)	Roads Section
<p>TCO-7 Creation of car park of minimum 60 spaces to the south of Teeling St.</p>	Medium-long term	Private development (in conjunction with the development of the site zoned for mixed uses), supported by the Planning Section through the development management process
<p>TCO-8 Public car park off Circular Road</p>	Medium-long term	Private development (in conjunction with the development of the site zoned for mixed uses), supported by the Planning Section through the development management process
<p>TCO-9 Car parking at Holy Family National School</p>	Short term	Department of Education/HSE
<p>TCO-10 Restriction of on-street parking</p>	Medium term	Roads Section The implementation of this objective depends on the provision of alternative parking areas in Tobercurry
<p>TCO-11 Provision of pedestrian links between Teeling Street and Circular Road</p>	Medium term	Roads Section
<p>TCO-12 Enhancement of link between Teach Laighne and Wolfe Tone Square</p>	Medium term	The development should be provided through private initiative supported by the Roads Section and the Planning Section through the development management process

Objective	Timescale	Implementation
TCO-13 Reservation of an area for a transport and parking node on lands adjoining the disused railway	Long term	The development should be provided through private initiative with the co-operation of Irish Rail/landowner(s), supported by the Planning Section through the development management process
TCO-14 Bus stops at Circular Road	Short term	Road Design, Bus Eireann
TCO-15 Safeguard the carrying capacity of the N-17	Ongoing	Planning Section To be implemented through the development management process
TCO-16 Land reservation for the N-17 Tobercurry Bypass	Ongoing	Planning Section To be implemented through the development management process

B.7 Delivery of Water quality objectives

Objective	Timescale	Implementation
WQO-1 Implement the measures contained in the Western River Basin District Management Plan	Ongoing	Environment Section
WQO-2 Monitoring and reviewing of water quality	Ongoing	Environment Section

B.8 Delivery of Flood risk management objective

Objective	Timescale	Implementation
FRMO-1 Requirement for flood risk assessment on site zoned for mixed uses at Tobercurry Td on the N-17	As required	Planning Section To be implemented through the development management process

B.9 Delivery of Urban design objectives

Objective	Timescale	Implementation
UDO-1 Refurbishment of the town centre in two phases	Medium-long term	Roads Section, Community and Enterprise
UDO-2 Facilitate the relocation of the petrol station/garage from Wolfe Tone Square to a more suitable site	Medium-long term	Private initiative supported by the Planning Section through the development management process
UDO-3 Identify owners of derelict sites and work with them to address the problem of dereliction	Ongoing	Planning Section
UDO-4 Landscaping scheme for backlands of Humbert St.	Short term	Tobercurry Tidy Towns group or similar local organisations
UDO-5 Redevelopment of sites along Circular Road	Medium-long term	Private initiative supported by the Planning Section through the development management process
UDO-6 Promote the creation of a new streetscape along Circular Road by requiring new developments to provide active frontage	Ongoing	Planning Section
UDO-7 Encourage the redevelopment of the site on the north-western side of Circular Road (currently occupied by warehouses)	Medium-long term	Private initiative supported by the Planning Section through the development management process
UDO-8 Prepare a short-term strategy for improving the visual appearance of properties fronting onto Circular Road	Medium term	Local business community and Tobercurry Tidy Towns group with the support of the Planning Section
UDO-9 Development of certain sites on the basis of masterplans	Medium-long term	Private initiative supported by the Planning Section through the development management process

Objective	Timescale	Implementation
UDO-10 Require Design Statement for all the sites marked on Map 5	Ongoing	Planning Section
UDO-11 Preparation of Public Realm Strategy	Medium term	Planning Section, Tobercurry Tidy Towns, external consultants subject to resources

B.10 Funding

The achievement of the LAP's objectives depends on the availability of funding from one or more of the following sources:

- Sligo County Council (including development contributions);
- central government;
- other public agencies;
- private sector funding.

Infrastructure facilities and services that benefit the development of the area will in many cases be dependent on funding through the current Development Contribution Scheme (2011) or its successors.

Special contributions may also be levied under Section 48(2)(c) of the Planning and Development Act, which allows planning authorities to require additional payments "where specific exceptional costs not covered by a scheme" are incurred in respect of public infrastructure and facilities which benefit the proposed development.

Central government funding for infrastructure will be sought, where appropriate, from the relevant government departments.

The private sector will play a key role in the delivery of development and infrastructure through direct investment.

B.11 Monitoring and review

The Council will monitor the implementation of the LAP objectives.

A full report on the progress made in implementing the objectives of the Plan will be prepared in 2020, before the LAP is due to be reviewed in 2021.

This report will highlight any difficulties that may have arisen in the achievement of the LAP objectives and will provide an opportunity to recommend the review of certain objectives, as appropriate.

