



Sligo County Council
Comhairle Chontae Shligigh



Draft Variation No. 1

of Sligo CDP 2024-2030

Alignment with the “NPF Implementation:
Housing Growth Requirements”

(Guidelines for Planning Authorities issued in July 2025 under
Section 28 of the Planning and Development Act, 2000, as amended)

and rezoning of two sites
following determinations on RZLT submissions

Sligo County Council
**Development
Planning Unit**

6 February 2026

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Introduction

Reasons for the Draft variation

Sligo County Council intends to vary its County Development Plan 2024-2030 (CDP) to align the Plan with Ministerial Guidelines issued in 2025 in accordance with Section 28 of the Planning and Development Act 2000 (as amended), i.e. the *"National Planning Framework (NPF) Implementation: Housing Growth Requirements Guidelines for Planning Authorities"* (HGR Guidelines).

This would involve amendments to the narrative and to the Strategic Land Reserve policies in Volume 1 of the CDP. The background to these proposals is detailed in the Chief Executive's Report submitted to the Elected Members on 25 November 2025, which examined options and made recommendations regarding the manner of applying the HGR Guidelines. The Report, which was considered and approved by the Members during their ordinary meeting on 1st December 2025, is published on the Council's Consultation Portal alongside the Draft Variation and associated environmental reports.

Contents of the Draft Variation

This Draft Variation consists of four parts.

Parts I, II and III seek to give effect to the HGR Guidelines by updating the housing target and amending the Strategic Land Reserve (SLR) policies of the Development Plan..

Part IV addresses the zoning of two sites for which rezoning determinations have been made by Sligo County Council after public consultation on the Draft Residential Zoned Land Tax (RZLT) Map 2026.

The **Appendix** contains maps and tabular information showing the location of SLR sites, their infrastructure assessment (IA) and their scores assigned in the respective Settlement Capacity Audits (SCA).

Public consultation on the Draft Variation

The Draft Variation No. 1, the environmental screening reports and determinations can be inspected during office hours at City Hall, Quay Street, Sligo, on the Council's website (www.sligococo.ie/cdp) and on the Council's Consultation Portal, consult.sligococo.ie, for a period of 4 weeks, from 6 February to 6 March 2026.

Written submissions on the Draft Variation and the accompanying SEA and AA screening reports, made by 4 pm on 6 March 2026, will be taken into consideration before the making of the variation.

Submissions should be made through the Council's Consultation Portal at consult.sligococo.ie.

Although NOT recommended, submissions headed "Draft Variation No. 1 of Sligo CDP" may be e-mailed to cdp@sligococo.ie or posted to:

Ms. Aisling Smyth

Administrative Officer

Planning Section, Sligo County Council

City Hall, Quay Street, Sligo, F91 PP44

Please make your submission by one medium only, i.e. **EITHER** online **OR** in hard copy.

Report on consultation

Following public consultation, the Chief Executive must prepare a report summarising the issues raised in submissions and give a response to those issues. The Report will be submitted to the Elected Members for consideration during a Council meeting.

Consideration by Elected Members

After receiving the Chief Executive's Report, the Elected Members will have six weeks to consider the following:

- the Draft Variation;
- the environmental screening reports;
- the Chief Executive's recommendation on the manner of addressing issues raised in submissions.

At this stage, the Elected Members may pass a resolution to:

- make the variation, with or without further (minor) modifications OR
- refuse to make the variation.

The process ends if the Members decide to make the variation, which becomes effective immediately. This decision may be made in May 2026.

If the Members decide, by resolution, to make material modifications (i.e. propose amendments) to the Draft Variation, these proposed amendments must go on public display for a period of at least four weeks, but only after they are assessed for potential environmental impacts.

Incorporation of the Variation in the Development Plan

Once the Variation process is completed, the changes will be incorporated into the CDP, and a consolidated version will be prepared and published as soon as possible.

Any figures or references related to the modified narrative and policies will be updated. At the same time, relevant mentions of the National Planning Framework will be replaced with "National Planning Framework First Revision", to reflect the most significant development in national planning policy.

Where appropriate, the "National Planning Framework (NPF) Implementation: Housing Growth Requirements Guidelines for Planning Authorities" will also be referenced in the consolidated version of the CDP.

The CDP 2024-2030 will undergo further updates if/when the Minister for Housing, Local Government and Heritage (HLGL) issues his final Direction regarding the Development Plan, thus completing the process commenced on 8 November 2024 when the Council received a Draft Ministerial Direction which continues to affect the zoning of circa 55 ha of land throughout the County.

Part I – Replacement of Section 3.1.3 in Chapter 3

In Volume 1, Chapter 3 of the CDP (Core Strategy Statement), **Section 3.1.3 Consistency with national housing supply targets** shall be updated to reflect the replacement of the Housing Supply Target allocation (2020) with the new Housing Growth Requirements allocation (2025), as per the S. 28 HGR Guidelines, and to clearly indicate the new housing growth requirement for County Sligo.

The following subsection shall be deleted:

3.1.3 Consistency with national housing supply targets

The Core Strategy requirement is that each development plan must set out a clear housing supply target for the relevant six-year plan period calculated in accordance with the methodology prescribed in the Housing Supply Target Methodology Guidelines (HST Guidelines), which were issued by the DHLGH in 2020 under Section 28 of the Planning and Development Act 2000 (as amended).

For County Sligo, the total adjusted demand corresponding to the Plan period is **4,029 units**.

The calculations are detailed in **Chapter 5 Settlement Strategy, Table 5.2**.

The following subsection shall be inserted:

3.1.3 Consistency with national housing growth requirements

New guidance on the implementation of the NPF was published in July 2025 in the form of "*Housing Growth Requirements – Guidelines for Planning Authorities*" (HGR Guidelines). These are Section 28 Ministerial Guidelines in accordance with the Planning and Development Act 2000 (as amended).

The HGR Guidelines translate the national and regional projections contained in the NPF (First Revision 2025) to annual housing growth requirements for each county. The new annual housing growth requirement to 2034 for County Sligo is 672 units per year, i.e. 4,032 units for the six-year life of the current Development Plan.

It is a *Policy and Objective* of the HGR Guidelines that an additional provision of up to 50% be incorporated into the Development Plan over and above the new housing requirement for the Plan period. Applying the full 50% additional provision to the housing requirement for County Sligo results in an annual housing requirement of 1,008 units, i.e. 6,048 units over six years.

Part II – Deletion of Table 5.2 from Chapter 5

Table 5.2 Adjusted total housing demand in Co. Sligo during the Development Plan period shall be deleted from Chapter 5 Settlement Strategy (Vol. 1 of the CDP), because it has become redundant as a consequence of the 2025 Housing Growth Requirements Guidelines replacing the S. 28 Housing Supply Target Methodology Guidelines (2020).

The following table shall be deleted:

Table 5.2 Adjusted total housing demand in Co. Sligo during the Development Plan period

Plan period: Q3 2024 to Q3 2030 (1 July 2024 to 30 June 2030)		Annual average households	Total households
A	ESRI NPF scenario projected new household demand 2017 to Q2 2030 (end of Plan period)	896 p.a. (over the 6 years of the Plan)	5,381 (from ESRI research)
B	Actual new housing supply 2017 to Q4 2022 and estimated future delivery in 2023 and Q1-Q2 2024		1,345 (from CSO completions data and estimation of 2024 delivery)
C	Homeless households (latest data from January 2023 Homeless Report), and unmet demand as at Census 2016		59 (from DHLGH and Census) (was 43 originally)
D	Plan Housing Demand = Total (A-B+C) (Projected ESRI NPF demand - new completions) + Unmet demand	682 p.a.	4,095
E	Potential adjustment 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)	Mid-point between ESRI NPF and baseline scenarios to 2026 in lieu of A above	
E1	ESRI Baseline scenario projected new household demand 2017 to Q4 2026		4,056 (from ESRI research)
E2	ESRI NPF scenario projected new household demand 2027 to Q2 2030 (Plan end)		1,315 (from ESRI research)
E3	Mid-point between A-E2 (ESRI NPF and Baseline scenarios to Q4 2026)		4,000
E4	Adjusted Total Plan Demand calculation based on E2 + E3 in lieu of A above	671	4,029 (E2 + E3 - B + C = total)
F	<i>NOT APPLICABLE IN THIS EXAMPLE</i> <i>Potential adjustment 2 to end 2026 portion of plan period to facilitate convergence to NPF strategy, applicable where B exceeds or is close to D (where justified)</i>	<i>Mid-point between ESRI NPF and baseline scenarios to 2026 in lieu of A above, plus up to 25%</i>	

Part III – Amendments to Strategic Land Reserve policies

The **Strategic Land Reserve Policies** included in **CDP Volume 2, Chapter 10 Urban development principles** should be amended to allow for consideration of planning applications for residential development on SLR sites which are demonstrably serviced and where such development would also comply with Compact Growth policies of the CDP.

Existing SLR policies in Chapter 10 (Urban development principles) (**the text in red shall be deleted**):

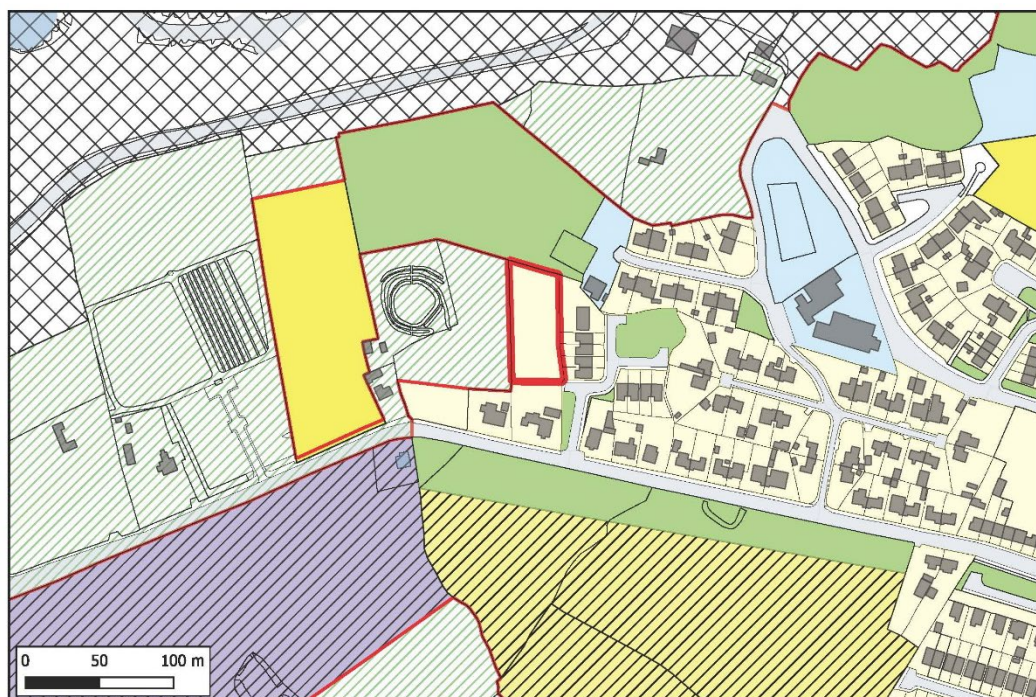
Strategic Land Reserve policies	
It is the policy of Sligo County Council to:	
P-SLR-1	Restrict development on lands included in the Strategic Land Reserve, which are shown on the Zoning Maps pertaining to the towns and villages plans contained in this CDP.
P-SLR-2	Release lands from the Strategic Land Reserve only in the following exceptional circumstances: A. The Planning Authority considers that the development of zoned lands is progressing faster than expected and a shortage of residential land may arise during the lifetime of the CDP, as a result of zoned land not coming forward for development due to demonstrable constraints. B. The lands have been identified for the provision of social and affordable housing as part of the Local Authority Housing Delivery Action Plan.
P-SLR-3	Any land release from the SLR shall be supported by factual evidence demonstrating that the lands proposed to be released are/have become fully serviced and can deliver residential development within the lifetime of the Plan, thus facilitating progress towards the housing targets for the respective settlement.
P-SLR-4	The land release shall be done using the development plan variation procedure.

Proposed amendments to SLR policies (**the text in blue shall be inserted**):

Strategic Land Reserve policies	
It is the policy of Sligo County Council to:	
P-SLR-1	Restrict development on lands included in the Strategic Land Reserve, which are shown on the Zoning Maps pertaining to the towns and villages plans contained in this CDP.
P-SLR-2	Exceptions to the above policy will only be considered in the following circumstances: A. The lands have been identified for the provision of social and affordable housing as part of the Local Authority Housing Delivery Action Plan OR B. There is factual evidence that such lands are/have become fully serviced in terms of water supply, wastewater and transport infrastructure. Any proposal for residential or mixed-use development (including residential) on such lands must have regard to the Compact Growth policies set out in Section 10.4, Chapter 10 (this chapter) of the Development Plan. The proposal must also demonstrate capability to deliver residential development within the lifetime of the Plan, thus facilitating progress towards the housing targets for the respective settlement.

Site RZLT 25-01

Extract from the Ballysadare Zoning Map showing the site RZLT 25-01 in red outline



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Site RZLT 25-02

The northern portion of the site (0.61 ha) located in Collooney shall be rezoned from **“new residential uses” (nRES)** to **“business, industry, enterprise” (BIE)**.



Map from submission RZLT 25-02

Extract from Collooney Zoning Map showing the site RZLT 25-02 in red outline

