

Draft Variation No. 1

of Sligo CDP 2024-2030

Appendix

Infrastructure Assessment and Settlement Capacity Audit scores of Strategic Land Reserve sites

This Appendix relates to those sites which constitute the Strategic Land Reserve (SLR) of the Sligo County Development Plan 2024-2030, with potential for residential and mixed uses. It contains maps and tabular information showing the location of these sites, their infrastructure assessment (IA) and their scores assigned in the respective Settlement Capacity Audits (SCA).

Most of these sites have been included in the SLR at the time of adopting the Sligo CDP 2024-2030. Some sites continue to retain their SLR designation from the previous CDP (2017-2023/24) as a consequence of the Draft Ministerial Direction (of 8 November 2024) which prevented the respective zoning objectives adopted in the CDP 2024-2030 from coming into effect (<https://www.sligococo.ie/cdp/DraftMinisterialDirection/>)

For ease of reading, the sites subject to the Draft Ministerial Direction are highlighted in colour in the IA and SCA tables, like this:



The SLR (RES) and SLR (MIX) sites, to which the Variation relates, are located in the following settlements:

- | | |
|--|----------|
| 1. Ballymote – two sites | p. 2-3 |
| 2. Ballysadare – three sites | p. 4-5 |
| 3. Enniscrone – four sites | p. 6-7 |
| 4. Grange – one site | p. 8-9 |
| 5. Mullaghmore – two sites | p. 10-11 |
| 6. Sligo Town – seventeen sites | p. 12-19 |
| 7. Strandhill – four sites | p. 20-21 |
| 8. Tobercurry – four sites | p. 22-23 |

The information has been extracted from the Appendix A (Infrastructural Assessment and Settlement Capacity Audits) of the adopted Sligo CDP 2024-2030 (www.sligococo.ie/cdp), which can be viewed by clicking on this link: [5. Appendix A - Infrastructural Assessment.pdf](#). The criteria and the methodology used in the assessment and audits can be found in the same Appendix (link above).

Minor adjustments were made where necessary, such as in the case of fragmented sites in Sligo Town, and where information received from Uisce Éireann in December 2025 indicated that certain sites are/have become serviced (both water supply and wastewater drainage networks are within 10 m of the respective sites).

[If you wish to print this Appendix, please use the following settings: A4 landscape, two-side printing, short-edge binding]

1. Ballymote: Two SLR (RES) sites

1.1 Site-specific infrastructure assessment

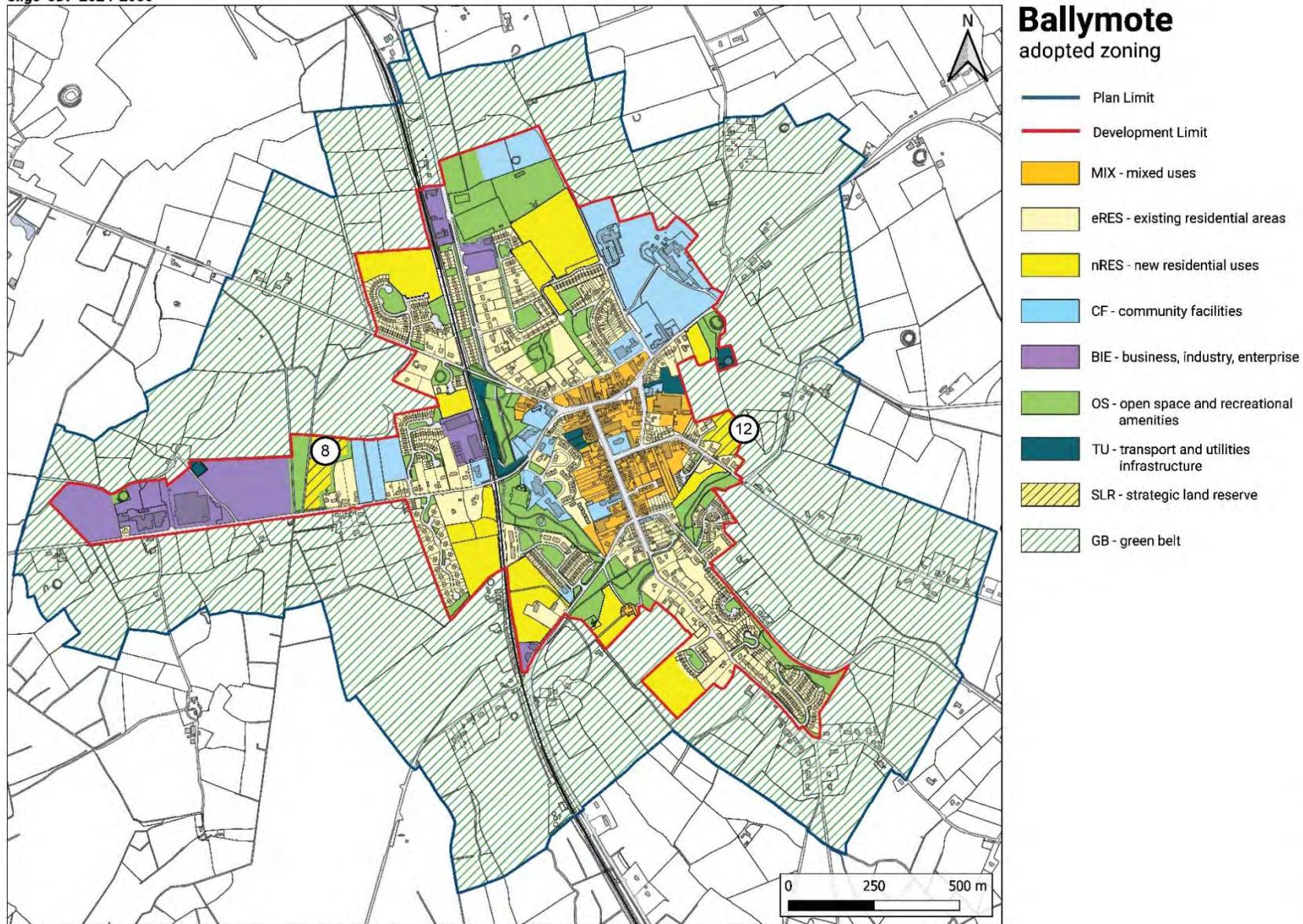
IA Site No.	Site area	Access to watermains	Access to foul sewer	Access to surface water drainage system	Access to public road(s)	Footpath present	Tier
8	1.54 ha	●	●	●	●	●	1
12	0.99 ha	●	●	●	●	●	1

1.2 Settlement Capacity Audit scores

Zoning			"Spatially sequential" test (max. 20 points)	Planning and environmental status (max. 50 points)			Total score (max. 70 points)
IA Site No.	Sligo CDP 2024-2030 zoning	Effective zoning (due to Draft Direction)	Proximity to town centre	Designation in HDAP or RSES	Flood risk	Planning history	Total points
8	SLR (RES)	n/a	5	0	10	0	15
12	SLR (RES)	n/a	10	0	10	0	20

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Sligo-CDP 2024-2030



11 November 2024

This map pertains to the Sligo.CDP.8680_8696 as adopted on 77.November.8680

2. Ballysadare: three SLR (RES) sites

2.1 Site-specific infrastructure assessment

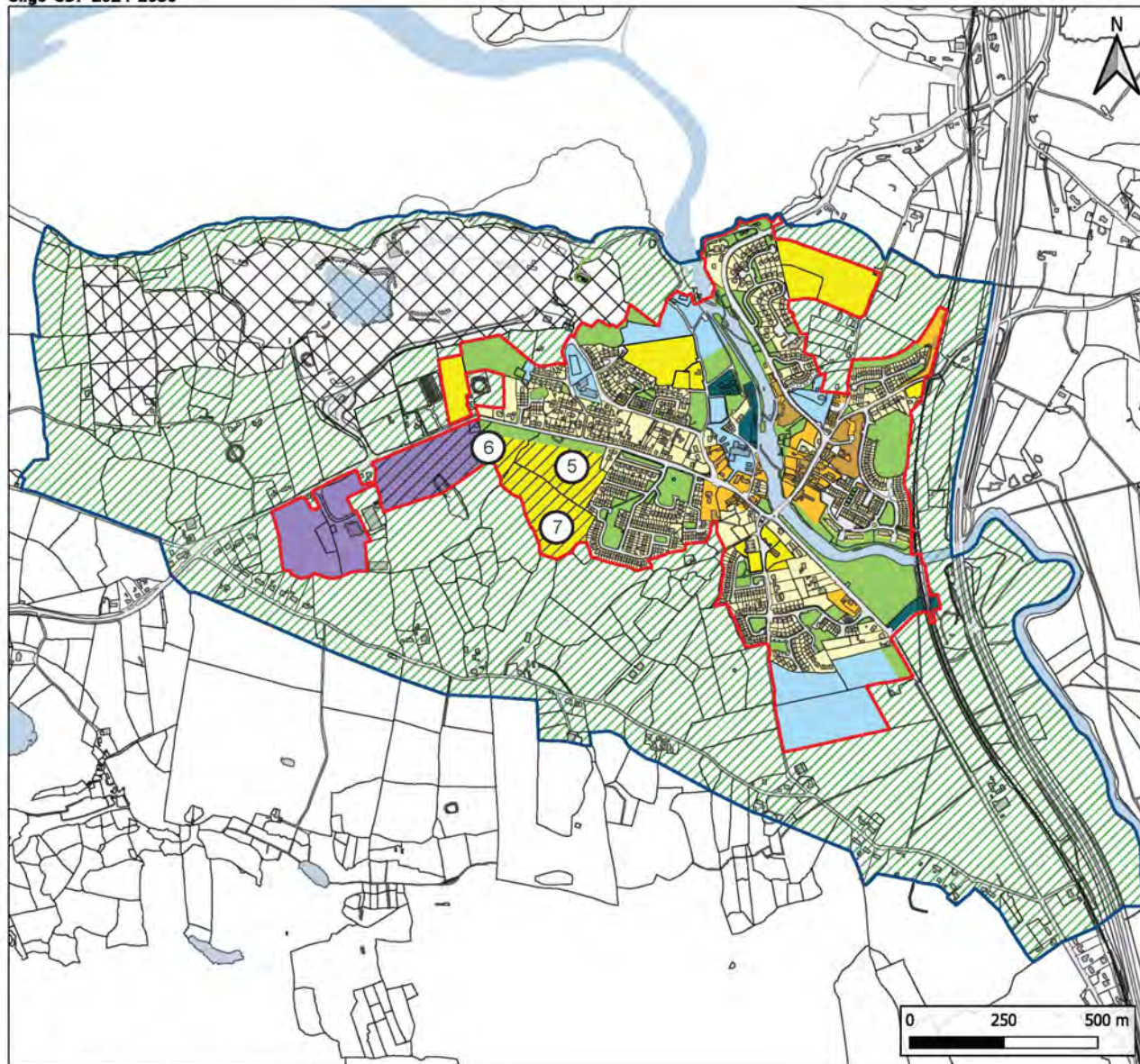
IA Site No.	Site area	Access to watermains	Access to foul sewer	Access to surface water drainage system	Access to public road(s)	Footpath present	Tier
5	2.44 ha	●	●	●	●	●	1
6	0.82 ha	●	●	●	●	●	1
7	3.04 ha	●	●	●	●	●	1

2.2 Settlement Capacity Audit scores

Zoning			"Spatially sequential" test (max. 20 points)	Planning and environmental status (max. 50 points)			Total score (max. 70 points)
IA Site No.	Sligo CDP 2024-2030 zoning	Effective zoning (due to Draft Direction)	Proximity to town centre	Designation in HDAP or RSES	Flood risk	Planning history	Total points
5	SLR (RES)	n/a	15	0	10	0	25
6	SLR (RES)	n/a	15	0	10	0	25
7	SLR (RES)	n/a	15	0	10	0	25

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Ballysadare adopted zoning

- Plan Limit
- Development Limit
- MIX - mixed uses
- eRES - existing residential areas
- nRES - new residential uses
- CF - community facilities
- BIE - business, industry, enterprise
- OS - open space and recreational amenities
- TU - transport and utilities infrastructure
- SLR - strategic land reserve
- SLR - BIE strategic land reserve
- GB - green belt
- NRR - natural resource reservation

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3. Enniscrone: four SLR (RES) sites

3.1 Site-specific infrastructure assessment

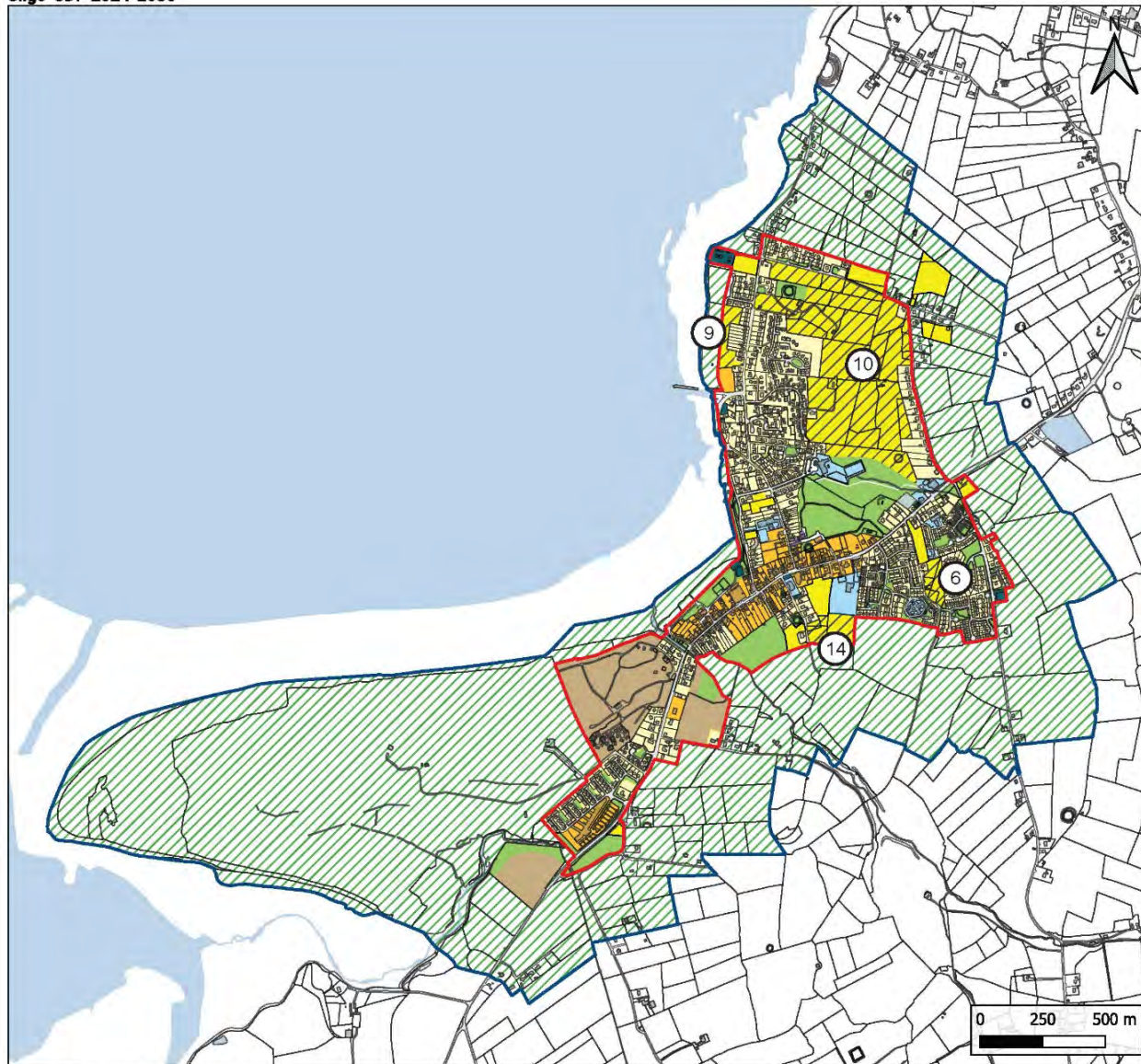
IA Site No.	Site area	Access to watermains	Access to foul sewer	Access to surface water drainage system	Access to public road(s)	Footpath present	Tier
6	1.23 ha	●	●	●	●	●	1
9	1.37 ha	●	●	●	●	●	1
10	29.37 ha	●	●	●	●	●	1
14	2.08 ha	●	●	●	●	●	Not fully serviced

3.2 Settlement Capacity Audit scores

Zoning			"Spatially sequential" test (max. 20 points)	Planning and environmental status (max. 50 points)			Total score (max. 70 points)
IA Site No.	Sligo CDP 2024-2030 zoning	Effective zoning (due to Draft Direction)	Proximity to town centre	Designation in HDAP or RSES	Flood risk	Planning history	Total points
14	SLR (RES)	n/a	15	0	10	5	30
10	SLR (RES)	n/a	4	0	10	5	19
6	SLR (RES)	n/a	4	0	10	0	14
9	SLR (RES)	n/a	4	0	10	0	14

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Enniscrone adopted zoning

- Plan Limit
- Development Limit
- MIX - mixed uses
- eRES - existing residential areas
- nRES - new residential uses
- CF - community facilities
- BIE - business, industry, enterprise
- OS - open space and recreational amenities
- TU - transport and utilities infrastructure
- TOU - tourism
- SLR - strategic land reserve
- GB - green belt

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4 Grange: One (effective) SLR (RES) site

4.1 Site-specific infrastructure assessment

IA Site No.	Site area	Access to watermains	Access to foul sewer	Access to surface water drainage system	Access to public road(s)	Footpath present	Tier
4	0.81 ha	●	●	●	●	●	1
6	2.49 ha	●	●	●	●	●	Not fully serviced

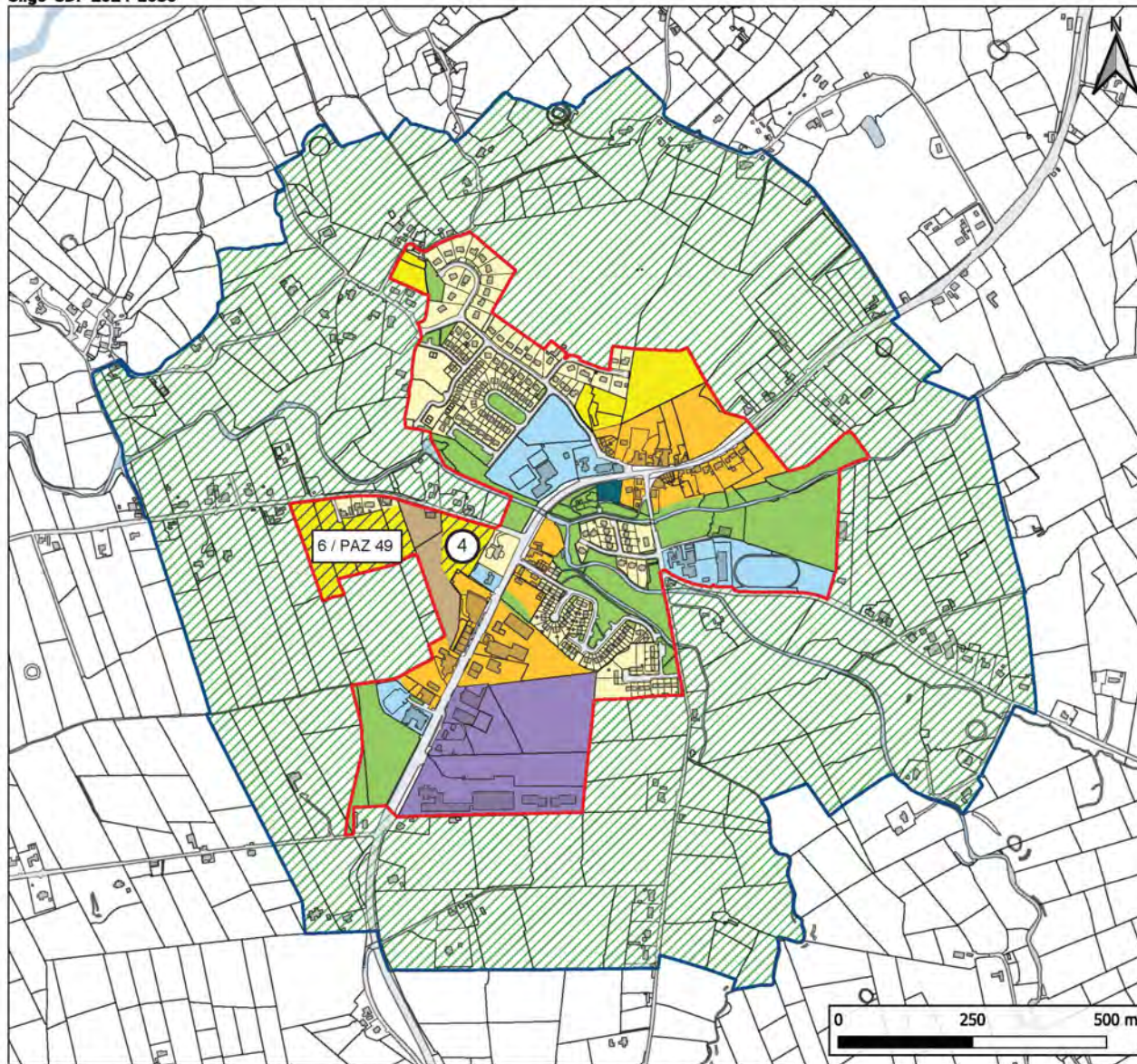
4.2 Settlement Capacity Audit scores

Zoning			"Spatially sequential" test (max. 20 points)	Planning and environmental status (max. 50 points)			Total score (max. 70 points)
IA Site No.	Sligo CDP 2024-2030 zoning	Effective zoning (due to Draft Direction)	Proximity to town centre	Designation in HDAP or RSES	Flood risk	Planning history	Total points
4	SLR (RES)	n/a	20	0	10	0	30
6	SLR (RES)	GB + TOU *	10	0	10	0	20

* The effective zoning objectives for two fragments of Site No. 6 are as set out in the CDP 2017-2023/24, i.e. "green belt" (GB) and "tourism" (TOU), because of the Draft Ministerial Direction affecting the site (identified as PAZ-49 in the Draft Direction).

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Grange adopted zoning

- Plan Limit
- Development Limit
- MIX - mixed uses
- eRES - existing residential areas
- nRES - new residential uses
- CF - community facilities
- BIE - business, industry, enterprise
- OS - open space and recreational amenities
- TU - transport and utilities infrastructure
- TOU - tourism
- SLR - strategic land reserve
- GB - green belt

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5. Mullaghmore: Two SLR (RES) sites

5.1 Site-specific infrastructure assessment

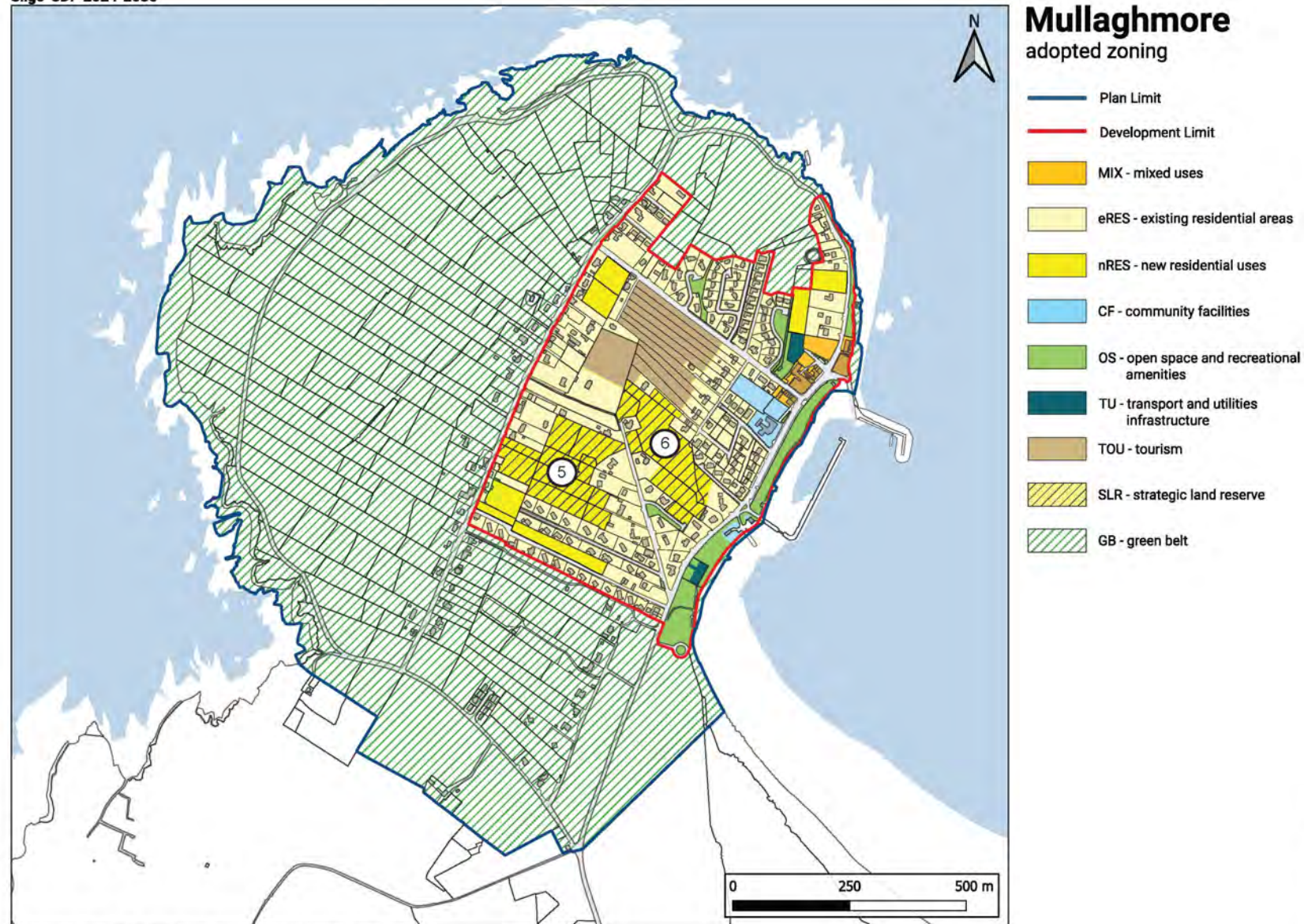
IA Site No.	Site area	Access to watermains	Access to foul sewer	Access to surface water drainage system	Access to public road(s)	Footpath present	Tier
5	3.37 ha	●	●	●	●	●	1
6	2.83 ha	●	●	●	●	●	1

5.2 Settlement Capacity Audit scores

Zoning			"Spatially sequential" test (max. 20 points)	Planning and environmental status (max. 50 points)			Total score (max. 70 points)
IA Site No.	Sligo CDP 2024-2030 zoning	Effective zoning (due to Draft Direction)	Proximity to town centre	Designation in HDAP or RSES	Flood risk	Planning history	Total points
5	SLR (RES)	n/a	5	0	10	0	15
6	SLR (RES)	n/a	5	0	10	0	15

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6.1 Sligo Town (N-W): one SLR (RES) site

6.1.1 Site-specific infrastructure assessment

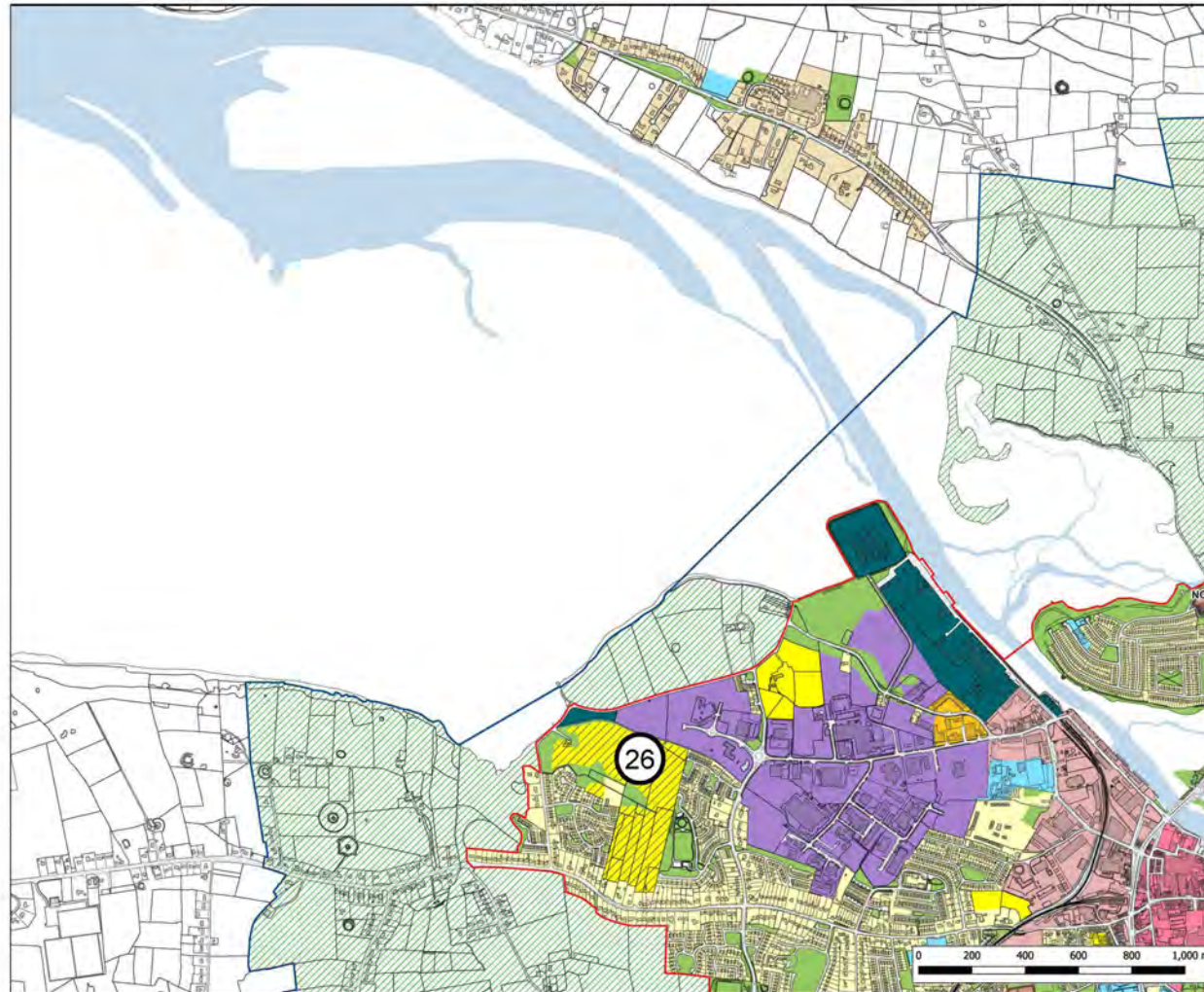
IA Site No.	Site area	Access to watermains	Access to foul sewer	Access to surface water drainage system	Access to public road(s)	Footpath present	Tier
26	12.49 ha*	●	●	●	●	●	1

* Remaining area following commencement of development on a portion of the SLR site.

6.1.2 Settlement Capacity Audit score

			"Spatially sequential" test (max. 60 points)			Availability of social infrastructure (max. 40 points)				Planning and environmental status (max. 50 points)			Score
IA Site No.	Sligo CDP 2024-2030 zoning	Effective zoning (Draft Direction)	Location (distance from town centre)	Contribution to consolidation (compact growth)	Access to public transport	Proximity to primary school	Proximity to grocery shop	Proximity to pharmacy	Proximity to recreational area or public open space	Designation in HDAP or RSES	Flood risk	Planning history	Total points
26	SLR (RES)	n/a	0	20	20	6	4	2	6	0	10	10	78

Sligo-CDP 2024-2030



Sligo Town adopted zoning

North-West
quadrant

- Plan Limit
- Development Limit
- TC1 - town centre uses
- TC2 - commercial and mixed uses
- MIX - mixed uses
- eRES - existing residential areas
- nRES - new residential uses
- NC - neighbourhood centres
- CF - community facilities
- RW - retail warehousing
- BIE - business, industry, enterprise
- TU - transport and utilities infrastructure
- OS - open space and recreational amenities
- SLR - Strategic Land Reserve
- SLR LT (RES) - Strategic Land Reserve
- long term strategic & sustainable
development sites (residential)
- SLR LT (MIX) - Strategic Land Reserve
- long term strategic & sustainable
development site (mixed use)
- GB - Green belt

11 November 2024

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6.2 Sligo Town (N-E): Six SLR (RES) sites

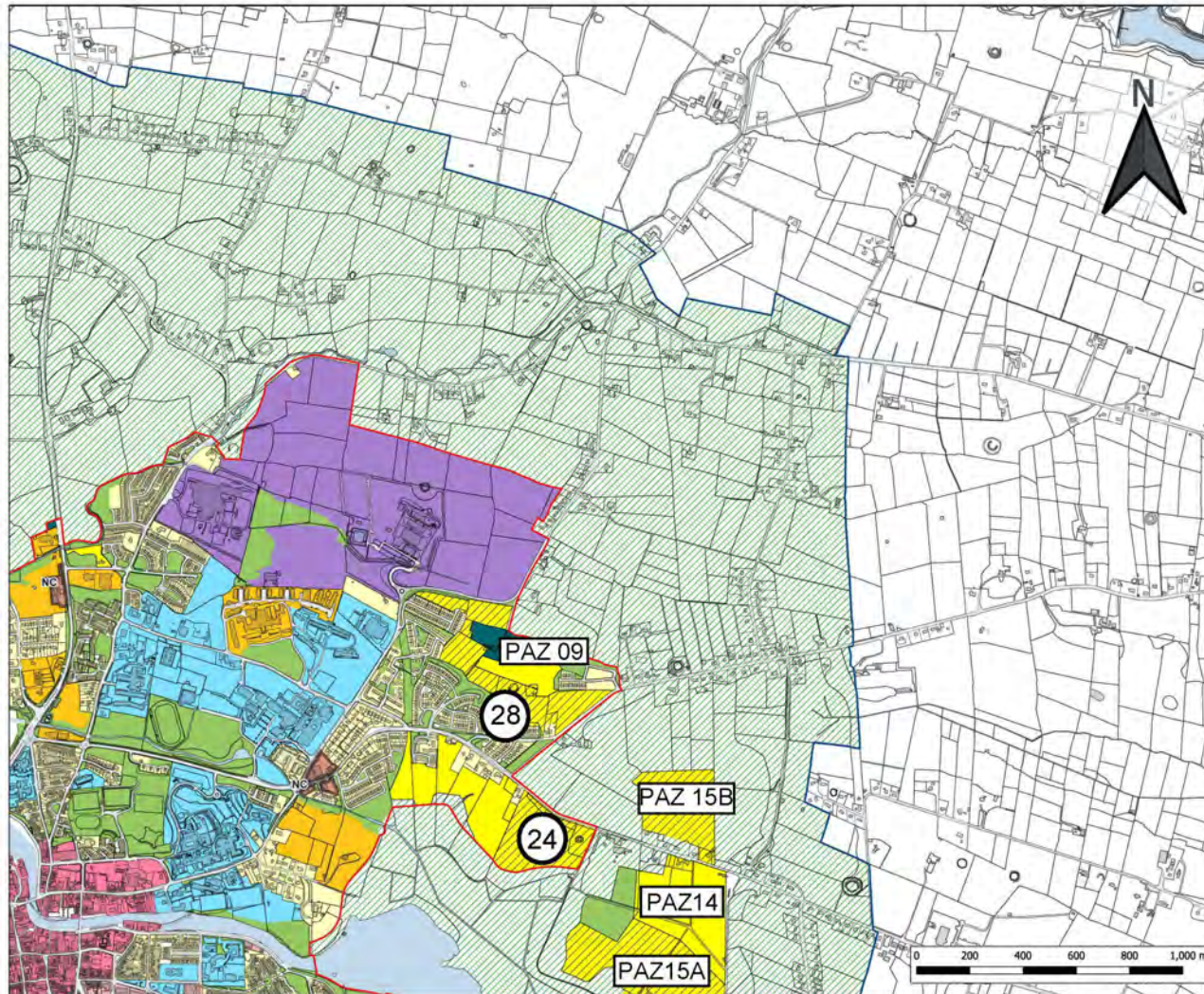
6.2.1 Site-specific infrastructure assessment

IA Site No.	Site area	Access to watermains	Access to foul sewer	Access to surface water drainage system	Access to public road(s)	Footpath present	Tier
24	6.97 ha	●	●	●	●	●	1
28	9.93 ha	●	●	●	●	●	1
PAZ-09 (part of 28)	2.48 ha	●	●	●	●	●	1
PAZ-14 (part of 44)	10.26 ha	●	●	●	●	●	Not fully serviced
PAZ-15A (part of 45)	15.7 ha	●	●	●	●	●	Not fully serviced
PAZ-15B (part of 44)	7.48 ha	●	●	●	●	●	Not fully serviced

6.2.2 Settlement Capacity Audit scores

			“Spatially sequential” test (max. 60 points)			Availability of social infrastructure (max. 40 points)				Planning and environmental status (max. 50 points)			Score
IA Site No.	Sligo CDP 2024-2030 zoning	Effective zoning (Draft Direction)	Location (distance from town centre)	Contribution to consolidation (compact growth)	Access to public transport	Proximity to primary school	Proximity to grocery shop	Proximity to pharmacy	Proximity to recreational area or public open space	Designation in HDAP or RSES	Flood risk	Planning history	Total points
24	SLR (R)	n/a	5	12	15	4	6	2	0	0	10	0	55
28	SLR (R)	n/a	0	12	20	6	6	4	0	0	10	5	64
PAZ-09 (part of 28)	nRES	SLR (R)	0	12	20	6	6	4	0	0	10	5	64
PAZ-14 (part of 44)	nRES	SLR (R)	0	12	5	2	4	0	0	0	10	5	38
PAZ-15B (part of 44)	SLR (R)	SLR (R)	0	12	5	2	4	0	0	0	10	5	38
PAZ-15A (part of 45)	SLR (R)	SLR (R)	0	12	0	0	2	0	0	0	10	5	29

Sligo-CDP 2024-2030



Sligo Town adopted zoning

North-East
quadrant

- Plan Limit
- Development Limit
- TC1 - town centre uses
- TC2 - commercial and mixed uses
- MIX - mixed uses
- eRES - existing residential areas
- nRES - new residential uses
- NC - neighbourhood centres
- CF - community facilities
- RW - retail warehousing
- BIE - business, industry, enterprise
- TU - transport and utilities infrastructure
- OS - open space and recreational amenities
- SLR - Strategic Land Reserve
- SLR LT (RES) - Strategic Land Reserve
- long term strategic & sustainable
development sites (residential)
- SLR LT (MIX) - Strategic Land Reserve
- long term strategic & sustainable
development site (mixed use)
- GB - Green belt

6.3 Sligo Town (S-W): three SLR (RES) and two SLR (MIX)

6.3.1 Site-specific infrastructure assessment

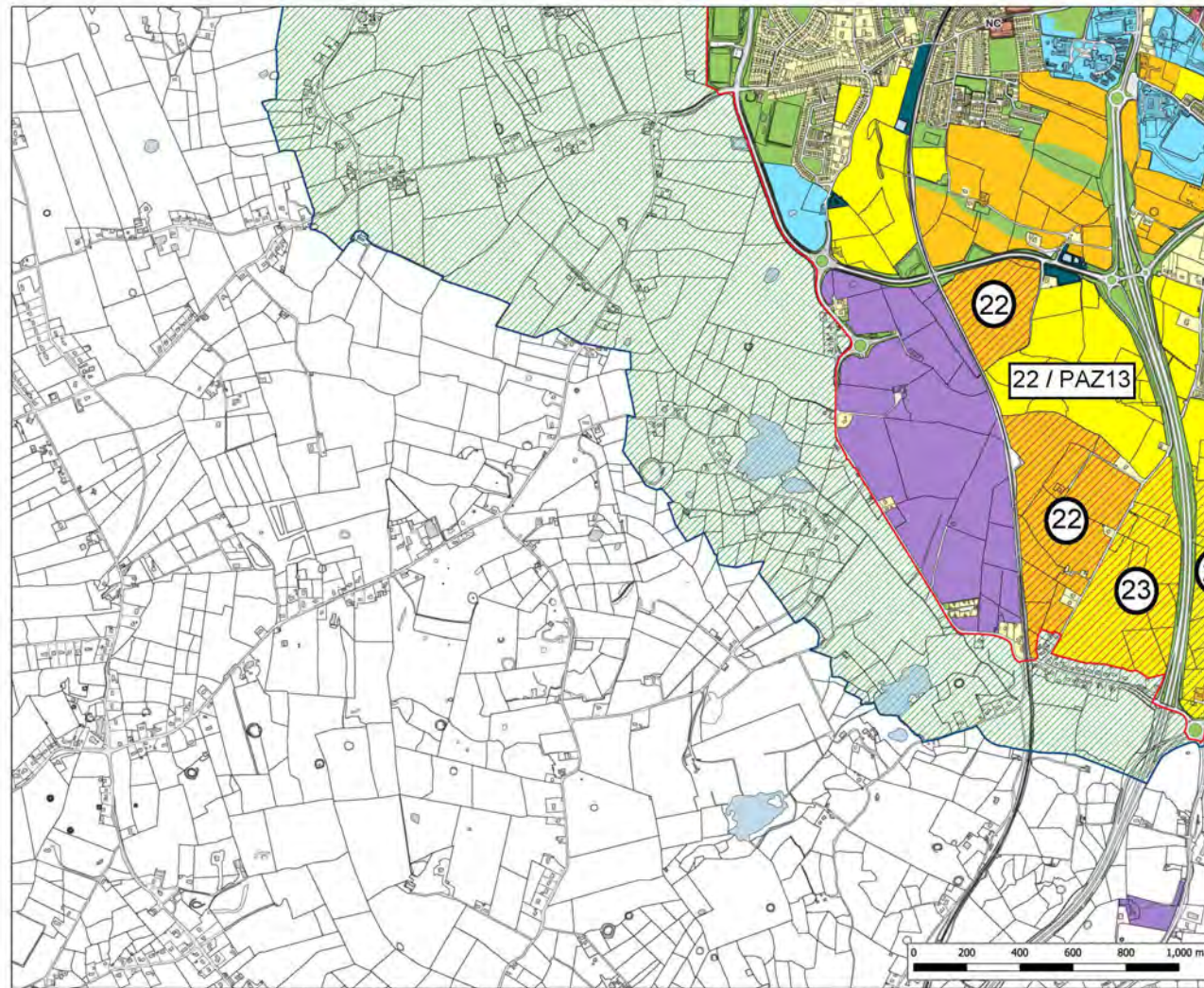
IA Site No.	Site area	Access to watermains	Access to foul sewer	Access to surface water drainage system	Access to public road(s)	Footpath present	Tier
22 (northern part)	10.17 ha	●	●	●	●	●	1
22 (southern part)	25.74 ha	●	●	●	●	●	1
PAZ-13 (part of 22)	27.08 ha	●	●	●	●	●	1
23	21.89 ha	●	●	●	●	●	Not fully serviced
29	9.03 ha	●	●	●	●	●	1

6.3.2 Settlement Capacity Audit scores

			“Spatially sequential” test (max. 60 points)			Availability of social infrastructure (max. 40 points)				Planning and environmental status (max. 50 points)			Score
IA Site No.	Sligo CDP 2024-2030 zoning	Effective zoning (Draft Direction)	Location (distance from town centre)	Contribution to consolidation (compact growth)	Access to public transport	Proximity to primary school	Proximity to grocery shop	Proximity to pharmacy	Proximity to recreational area or public open space	Designation in HDAP or RSES	Flood risk	Planning history	Total points
29	SLR (R)	n/a	0	12	10	10	8	8	0	0	10	0	59
PAZ-13 (part of 22)	nRES	SLR (RES)	5	5	15	6	8	4	2	0	10	0	55
22 (northern part)	SLR (M)	n/a	5	5	10	4	6	4	4	0	10	0	48
23	SLR (R)	n/a	0	20	10	2	8	2	0	0	10	0	52
22 (southern part)	SLR (M)	n/a	0	0	5	8	4	2	0	0	10	0	29

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Sligo Town

adopted zoning

South-West
quadrant

- Plan Limit
- Development Limit
- TC1 - town centre uses
- TC2 - commercial and mixed uses
- MIX - mixed uses
- eRES - existing residential areas
- nRES - new residential uses
- NC - neighbourhood centres
- CF - community facilities
- RW - retail warehousing
- BIE - business, industry, enterprise
- TU - transport and utilities infrastructure
- OS - open space and recreational amenities
- SLR - Strategic Land Reserve
- SLR LT (RES) - Strategic Land Reserve
- long term strategic & sustainable
development sites (residential)
- SLR LT (MIX) - Strategic Land Reserve
- long term strategic & sustainable
development site (mixed use)
- GB - Green belt

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6.4 Sligo Town (S-E): five SLR (RES) sites

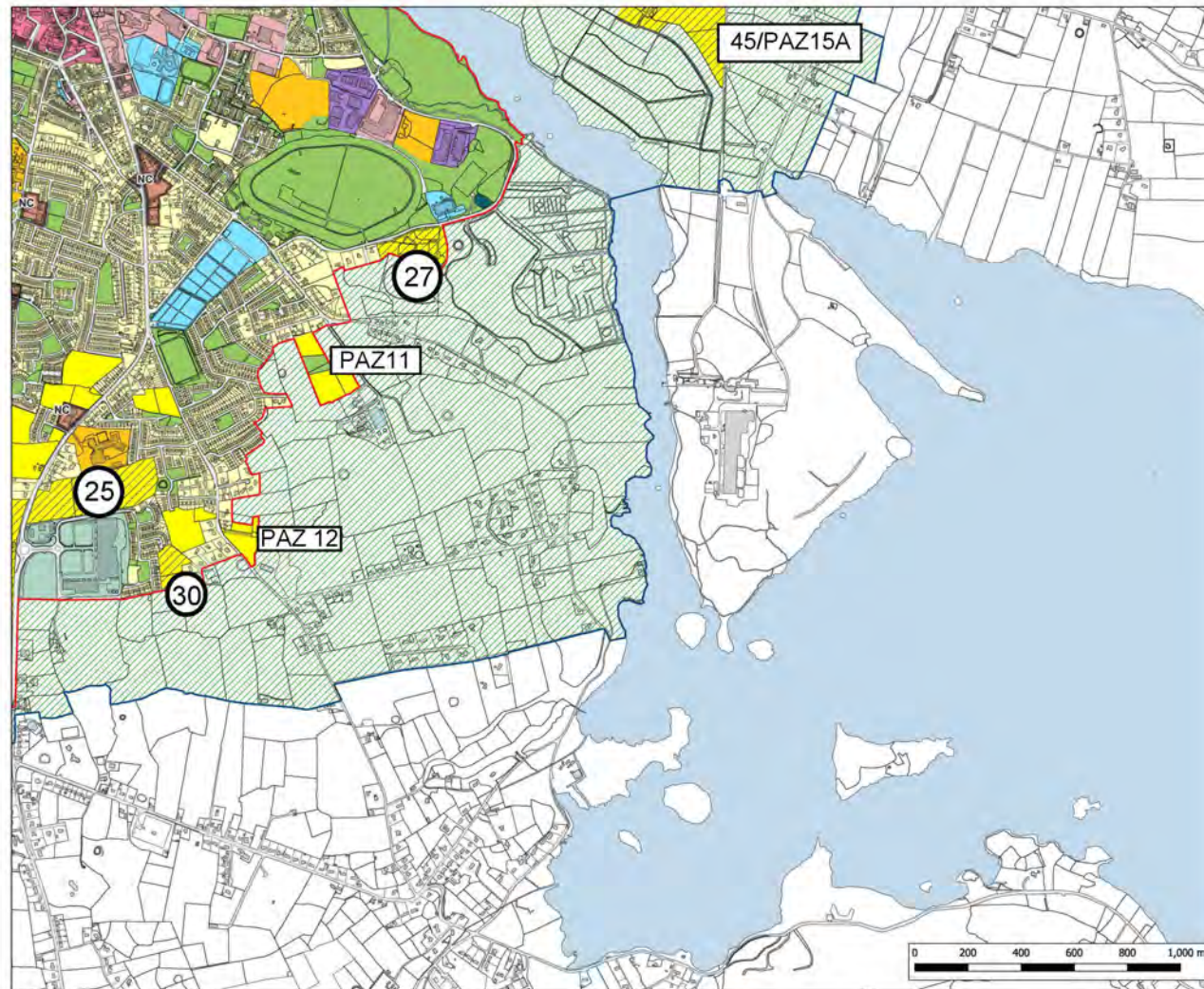
6.4.1 Site-specific infrastructure assessment

IA Site No.	Site area	Access to watermains	Access to foul sewer	Access to surface water drainage system	Access to public road(s)	Footpath present	Tier
25	6.81 ha	●	●	●	●	●	1
27	2.77 ha	●	●	●	●	●	1
30	1.27 ha	●	●	●	●	●	1
PAZ-11 (no IA site no.)	2.46 ha	●	●	●	●	●	Not fully serviced
PAZ-12 (no IA site no.)	1.4 ha	●	●	●	●	●	1

6.4.2 Settlement Capacity Audit scores

			“Spatially sequential” test (max. 60 points)			Availability of social infrastructure (max. 40 points)				Planning and environmental status (max. 50 points)			Score
IA Site No.	Sligo CDP 2024-2030 zoning	Effective zoning (Draft Direction)	Location (distance from town centre)	Contribution to consolidation (compact growth)	Access to public transport	Proximity to primary school	Proximity to grocery shop	Proximity to pharmacy	Proximity to recreational area or public open space	Designation in HDAP or RSES	Flood risk	Planning history	Total points
25	SLR (R)	n/a	0	18	20	8	10	10	2	0	10	0	78
27	SLR (R)	n/a	0	12	15	4	6	4	10	0	10	0	62
30	SLR (R)	n/a	0	20	20	6	6	6	0	0	10	0	68
PAZ-11 (no IA site no.)		SLR (R)	5	15	15	6	8	6	6	0	10	0	71
PAZ-12 (no IA site no.)		SLR (R)	0	5	20	4	6	6	2	0	10	5	58

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Sligo Town adopted zoning

South-East
quadrant

- Plan Limit
- Development Limit
- TC1 - town centre uses
- TC2 - commercial and mixed uses
- MIX - mixed uses
- eRES - existing residential areas
- nRES - new residential uses
- NC - neighbourhood centres
- CF - community facilities
- RW - retail warehousing
- BIE - business, industry, enterprise
- TU - transport and utilities infrastructure
- OS - open space and recreational amenities
- SLR - Strategic Land Reserve
- SLR LT (RES) - Strategic Land Reserve
- long term strategic & sustainable
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- SLR LT (MIX) - Strategic Land Reserve
- long term strategic & sustainable
development site (mixed use)
- GB - Green belt

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7. Strandhill: four SLR (RES) sites

7.1 Site-specific infrastructure assessment

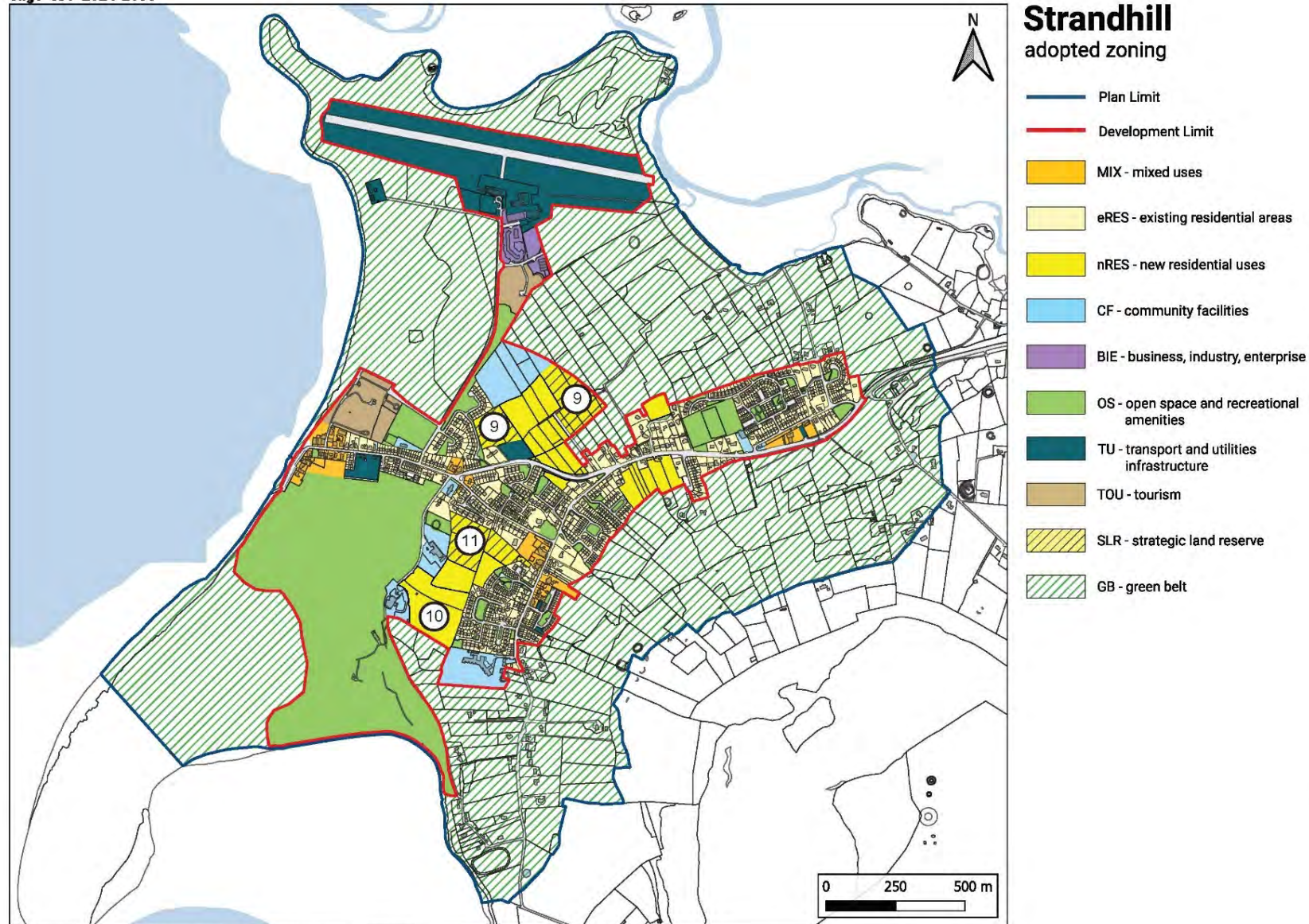
IA Site No.	Site area	Access to watermains	Access to foul sewer	Access to surface water drainage system	Access to public road(s)	Footpath present	Tier
9 (western part)	1.60 ha	●	●	●	●	●	1
9 (eastern part)	2.96 ha	●	●	●	●	●	1
10 (incl. PAZ-57)	4.02 ha	●	●	●	●	●	1
11	3.17 ha	●	●	●	●	●	1

7.2 Settlement Capacity Audit scores

Zoning			"Spatially sequential" test (max. 20 points)	Planning and environmental status (max. 50 points)			Total score (max. 70 points)
IA Site No.	Sligo CDP 2024-2030 zoning	Effective zoning (due to Draft Direction)	Proximity to town centre	Designation in HDAP or RSES	Flood risk	Planning history	Total points
9 (western part)	SLR (RES)	n/a	15	0	10	5	30
9 (eastern part)	SLR (RES)	n/a	15	0	10	0	25
10 (incl. PAZ-57)	nRES	SLR (RES)*	15	0	10	0	25
11	SLR (RES)	n/a	15	0	10	0	25

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8. Tobercurry:

8.1 Site-specific infrastructure assessment

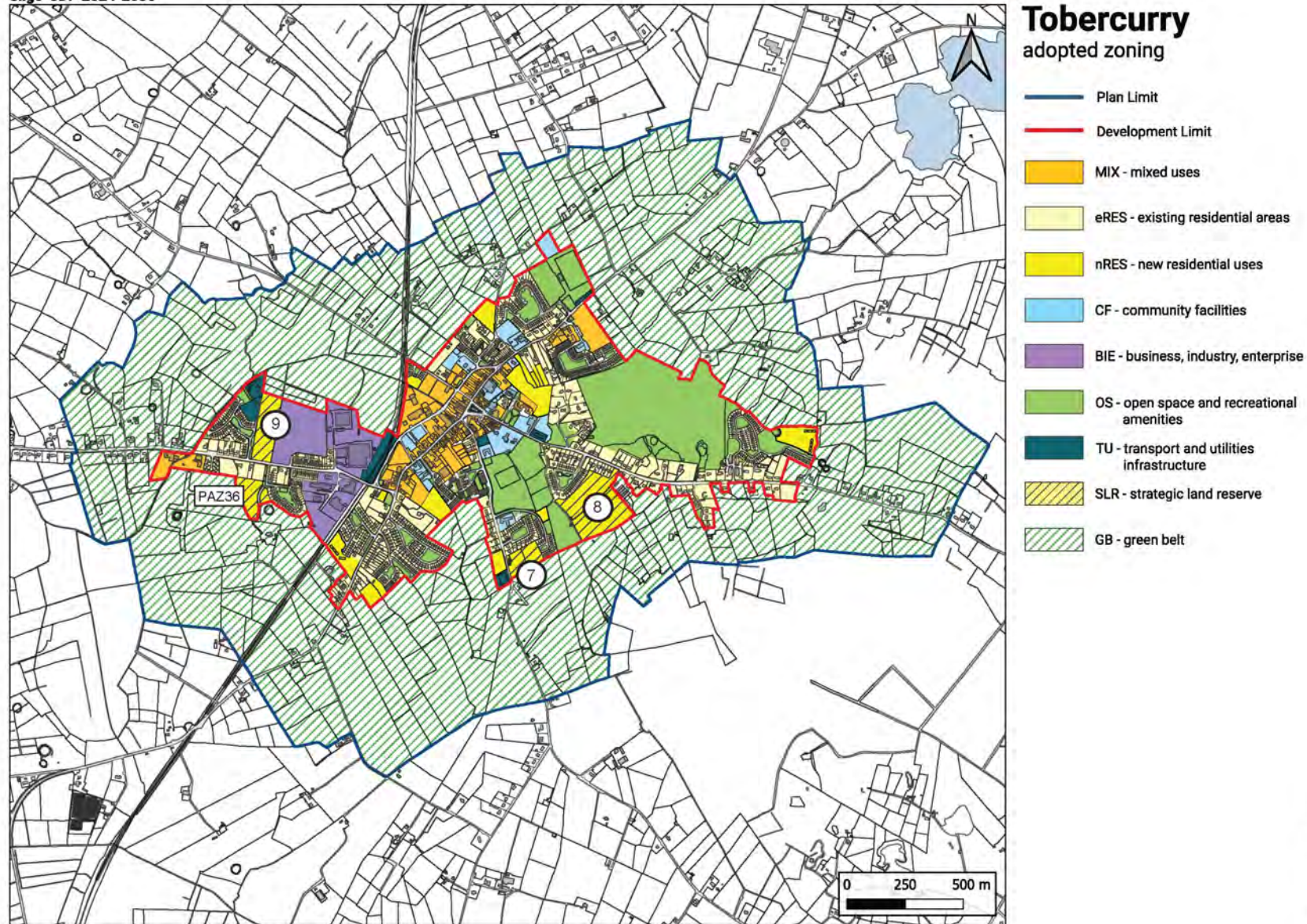
IA Site No.	Site area	Access to watermains	Access to foul sewer	Access to surface water drainage system	Access to public road(s)	Footpath present	Tier
7	1.43 ha	●	●	●	●	●	1
8	5.56 ha	●	●	●	●	●	1
9	2.51 ha	●	●	●	●	●	1
PAZ-36 (no IA no.)	1.60 ha	●	●	●	●	●	1

8.2 Settlement Capacity Audit scores

Zoning			"Spatially sequential" test (max. 20 points)	Planning and environmental status (max. 50 points)			Total score (max. 70 points)
IA Site No.	Sligo CDP 2024-2030 zoning	Effective zoning (due to Draft Direction)	Proximity to town centre	Designation in HDAP or RSES	Flood risk	Planning history	Total points
7	SLR (RES)	n/a	10	30	10	0	50
8	SLR (RES)	n/a	10	0	10	0	20
9	SLR (RES)	n/a	10	0	10	0	20
PAZ-36 (no IA no.)	SLR (RES)	n/a	0	0	10	0	10

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