

# Chapter 11. Sligo Town

Sligo Town is the largest urban centre in the North-West, with a population of 20,608 in 2022. The first Sligo and Environs Development Plan (SEDP) was jointly prepared in 2004 by Sligo Borough Council and Sligo County Council (which had jurisdiction over the Environs of Sligo Town). Having been reviewed in 2010, the SEDP was later incorporated into the County Development Plan 2017-2023 (extended to 2024).

## Sligo and Environs Local Area Plan

Under Section 19(b) of the Planning and Development Act 2000 (as amended), Sligo County Council is legally required to prepare a Local Area Plan for the Sligo and Environs area, which has a population above 5,000 persons.

While the zoning and strategic objectives for County Sligo's main urban centre are included in this chapter, the detailed policies, objectives and specific development standards regarding urban regeneration, mobility, design, community facilities, open space, recreation etc. will form part of the future Sligo and Environs Local Area Plan (LAP).

The formal preparation of the Sligo and Environs LAP will commence after the adoption of the Sligo County Development Plan 2024-2030.

## 11.1 Guiding Sligo Town's future development

### Sligo Public Realm Plan

The 2018 Public Realm Plan (PRP) addressed the refurbishment of Sligo Town in a consistent and coherent manner in order to maximise Sligo's potential to become a vibrant and attractive town in which people want to live, work and spend time.

The PRP identified a number of locations within the urban core where there are significant opportunities to create high-quality urban spaces: Stephen Street car park, Rockwood Parade and Quay Street car park. Sligo County Council will pursue the realisation of these proposals through the Urban Regeneration Development Fund. Further details will be set out in the forthcoming Local Area Plan.

### Sligo Local Transport Plan

The requirement for a Local Transport Plan (LTP) is set out in the NWRA's Regional Spatial and Economic Strategy through the Regional Policy Objective RPO 6.2 (p. 228 of the RSES). The LTP, prepared in consultation with the NTA and relevant stakeholders, supports the Core Strategy and informs the transport and active travel policies of the Development Plan.

The LTP recommends active travel and public transport measures that are necessary to meet future travel demand, while achieving a reduction in car dependency and a shift to sustainable modes of transport. The key measures proposed are the segregated cycling links from Sligo Town to villages in its hinterland. The forthcoming Local Area Plan for Sligo and Environs will contain objectives reflecting the recommendations of the LTP regarding Sligo Town.

## Wine Street Car Park Masterplan

The Wine Street car park is an underutilised area in the centre of Sligo Town. Its redevelopment is considered strategic for the future of Sligo. This masterplan replaces a previous one prepared in 1999 but never implemented.

The masterplan is based on a “preferred development option” for the area, selected from a number of possible options, having regard to factors such as land ownership, accessibility, urban design, pedestrian permeability etc. It demonstrates that a viable development could materialise, despite the various obstacles and business realities for the stakeholders involved. The ultimate objective of the masterplan is the creation of a mixed-use focal space in the heart of Sligo Town.

The Wine Street Car Park Masterplan is accompanying the CDP 2024-2030 as a separate document.

## Future Sligo Docklands Masterplan

The preparation of a masterplan for the Docklands Area has been an objective of the Council for over a decade. The Docklands Masterplan will seek to create regenerate the area via a mix of residential, employment and recreational uses, while retaining the functions of a fully operational Port.

## Other relevant non-statutory documents

Several other non-statutory planning and urban design documents have been prepared to advance the development of Sligo Town. These documents, which will guide urban regeneration, include:

- The Courthouse Block Urban Design Framework
- The Quay Quarter Urban Design Framework
- The Cranmore Regeneration Masterplan

The three documents mentioned above continue to be available on Sligo County Council’s website at [www.sligococo.ie](http://www.sligococo.ie)

## 11.2 Population and housing allocations

The potential yield of lands zoned for housing and mixed uses (including housing) in Sligo Town amounts to circa **4,477** units for the Plan period. The delivery of **all** these dwellings would facilitate a population increase between **10,300 and 11,200 residents** (based on a household size between 2.3 and 2.5 persons).

The actual housing allocation for the Development Plan period is **2,649 units**, in accordance with the Core Strategy Table (refer to Chapter 3 in volume 1), while the targeted population increase by 2030 is 4,752 new residents.

**Section 11.2.1** below lists the sites which have been selected to contribute to the compact growth of Sligo and Environs, together with their potential housing and population yields.

**Section 11.2.2** indicates the sites that have been zoned by the Planning Authority in excess of the lands required to match the housing supply target for Sligo Town.

**Section 11.2.3** includes a table showing the total amount of land with residential potential, zoned in Sligo Town and its Environs for the period of this CDP (2024-2030).

### 11.2.1 Compact growth designations

A number of sites have been designated in Sligo as **Settlement Consolidation Sites** (SCS) and **Additional Provision sites** (AP), as recommended in the *Development Plan Guidelines* (2022), in order to give effect to the NPF requirements for compact growth. Several **Regeneration Sites** have also been designated in accordance with Section 10(2)(h) of the Planning Act.

## Regeneration sites

There are 14 brownfield sites designated for regeneration in Sligo town, of which nine are located in the town core and one, the largest site, incorporates the Docklands area. These sites have been identified as having the capacity to deliver regenerative, compact development, as they are fully serviced and located in the town centre or in edge-of centre areas.

However, activating these lands will be a significant challenge, requiring the displacement of existing uses, site assembly in some cases and the preparation of masterplans for the larger sites. Because there is no certainty regarding the potential housing yield of any redevelopment on these sites, they have not been included in the Core Strategy housing allocation.

**Table 11.1 Regeneration sites**

REG – Regeneration sites			
Site code	Location	Zoning	Site area (ha)
REG-1	Lands at Sligo Docklands bound by the estuary to the north-east and Finisklin Road to the south-west	TC2	11.9
REG-2	Site of the former office for Kilcawleys on the Strandhill Road	eRES	0.7
REG-3	Former Summerhill College (Western Section)	MIX	1.6
REG-4	Backland area to the west of Wolfe Tone Street	nRES	0.8
REG-5	Area bound by the Inner Relief Road, Lord Edward Street, Adelaide Street and Upper John Street	TC1	1.2
REG-6	Lands defined by Queens Stores Road, Custom House Quay and Lower Quay Street	TC1	1.0
REG-7	Lands defined by Wine Street, John Street and Adelaide Street including the existing car parks.	TC1	5.3
REG-8	The area bound by The Lungy, the rear of properties fronting Church Street & Dominic Street, Temple Street & Market Place	TC1	0.3
REG-9	Lands defined by Burton Street, Pearse Road and the rear of properties fronting onto Old Market Street	TC1	0.7
REG-10	Lands defined by Charlotte Street, Abbey Street, Teeling Street and Chapel Street including the Abbey	TC1	1.2
REG-11	Lands defined by Castle Street, Teeling Street, Old Market Street, High Street & Market Street	TC1	1.9
REG-12	Lands between Stephen Street, Holborn Street, Lake Isle Road and Connaughton Road	TC1	1.1
REG-13	Lands between Connaughton Road, The Mall & Lake Isle Road	TC1	3.2
REG-14	Former Fyffes & Mangans site, Mountshannon Road/Elm Gardens	MIX	1.4
<b>Total</b>			<b>32.3</b>

## Settlement Consolidation Sites (SCS), Infill sites, Additional Provision Sites (AP)

Lands designated as SCS and AP are zoned for residential (RES) or a mix of uses including residential (MIX). The potential housing yield of these lands has been calculated based on the following:

- the average residential density is 35 units per hectare, which is higher, but not excessive when compared to the density of existing housing estates in Sligo and Environs;
- the Council-owned site (SCS-5) included in the Housing Delivery Action Plan 2022-2026 site has a predetermined allocation of 62 houses for the period of the plan.
- sites zoned RES are presumed to be developed exclusively for housing;
- the residential component of sites zoned MIX is approximated to 50%;
- the average household size of future occupants of new housing is set at 2.5 persons.

All SCS, Infill and AP sites are located largely within the 2016 Census settlement boundary for Sligo and Environs. It is estimated that over 50% of the Core Strategy housing allocation can be delivered within the settlement's built-up footprint, which is in excess of the 40% requirement of RPO 3.7.39.

**Table 11.2 Settlement Consolidation Sites**

SCS - Settlement Consolidation Sites						
SCS Site no.	Location	Zoning	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
1	Ardaghowen - between The Mall and the proposed Eastern Garavogue Bridge link roads	MIX (50% RES)	7.50	3.75	131	328
2	Bellanode - backlands south of R-286 (Phase 1 - western section)	nRES	9.70	9.70	340	849
3	Magheraboy - lands between the Summerhill roundabout and existing residential areas to the west	MIX (50% RES)	7.80	3.90	137	341
4	Knocknaganny - lands located to the east of the N-4 and south of Summerhill College	MIX (50% RES)	6.50	3.25	114	284
5	Magheraboy - lands located to the west of the N-4 and to the north of the Western Distributor Road	MIX (50% RES)	23.80	11.90	417	1041
6	Magheraboy - site adjacent (east) of Sligo/Dublin railway line (SCC lands)	nRES	2.50	2.50	62	155
7	Oakfield - lands adjacent (west) of Sligo/Dublin railway line)	nRES	16.20	16.20	567	1418
<b>Total</b>			<b>74</b>	<b>51.2</b>	<b>1,767</b>	<b>4,416</b>

**Table 11.3 Infill Sites**

<b>INF – Infill sites</b>						
<b>INF Site no.</b>	<b>Location</b>	<b>Zoning</b>	<b>Site area (ha)</b>	<b>of which net residential</b>	<b>Potential housing yield</b>	<b>Potential no. of residents</b>
<b>1</b>	Finisklin - lands south of Finisklin Road (SCC lands)	nRES	6.30	6.30	221	551
<b>2</b>	Cornageeha, Pearse Road	nRES	3.19	3.19	112	279
<b>3</b>	Circular Road - lands to the east of former Summerhill College -eastern section	nRES	1.18	1.18	21	52
<b>4</b>	Cranmore Road, Cleveragh Demesne (Brown’s field)	MIX (50% RES)	5.30	2.65	46	116
<b>5</b>	Rathedmond/Orchard Rd, adjacent to (north-west of) Sligo/Dublin railway line	nRES	1.44	1.44	25	63
<b>6</b>	Lands between N-4 & Old Caltragh Road	nRES	5.70	5.70	200	499
<b>7</b>	Lands between the ‘Back Avenue’, Cleveragh Retail Park & IDA lands	MIX (50% RES)	2.17	1.09	38	95
<b>8</b>	Lands between N-15 & Ballytivnan Road, Cartron	MIX (50% RES)	1.68	0.84	29	74
<b>9</b>	Tullynagracken North, Lands South of Ard Cairn/west of The Hawthorns	nRES	2.15	2.15	105	263
<b>10</b>	Backland site to west of Oakfield Road	nRES	0.97	0.97	34	85
<b>Total</b>			<b>30.08</b>	<b>25.51</b>	<b>830</b>	<b>2,076</b>

**Table 11.4 Additional Provision Sites**

AP - Additional Provision sites						
AP Site no.	Location	Zoning	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
1	Lands between N-15 & R-291, Ballytivnan	MIX (50% RES)	2.66	1.33	47	116
2	Lands off Cairns Road, north of Woodtown Lodge housing estate	nRES	1.36	1.36	48	119
3	Lands south of between Caltragh Crescent, Cornageeha	nRES	6.44	6.44	225	564
4	Ballytivnan, lands at junction of N-15 and Mountshannon Road/Elm Gardens	nRES	0.54	0.54	19	47
<b>Total</b>			<b>11.00</b>	<b>9.67</b>	<b>338</b>	<b>846</b>

### Long-Term Strategic and Sustainable Development Sites

Two sites with a combined area of 54.45 hectares have potential for significant residential development to be built over a timescale greater than a single six-year development plan period. At the time of drafting this Development Plan (2023), site IA 22/LT(M)-1 was not served by a foul sewer, while site IA 23/LT(R)-2 was not served by watermain, foul sewer, footpath or cycleway.

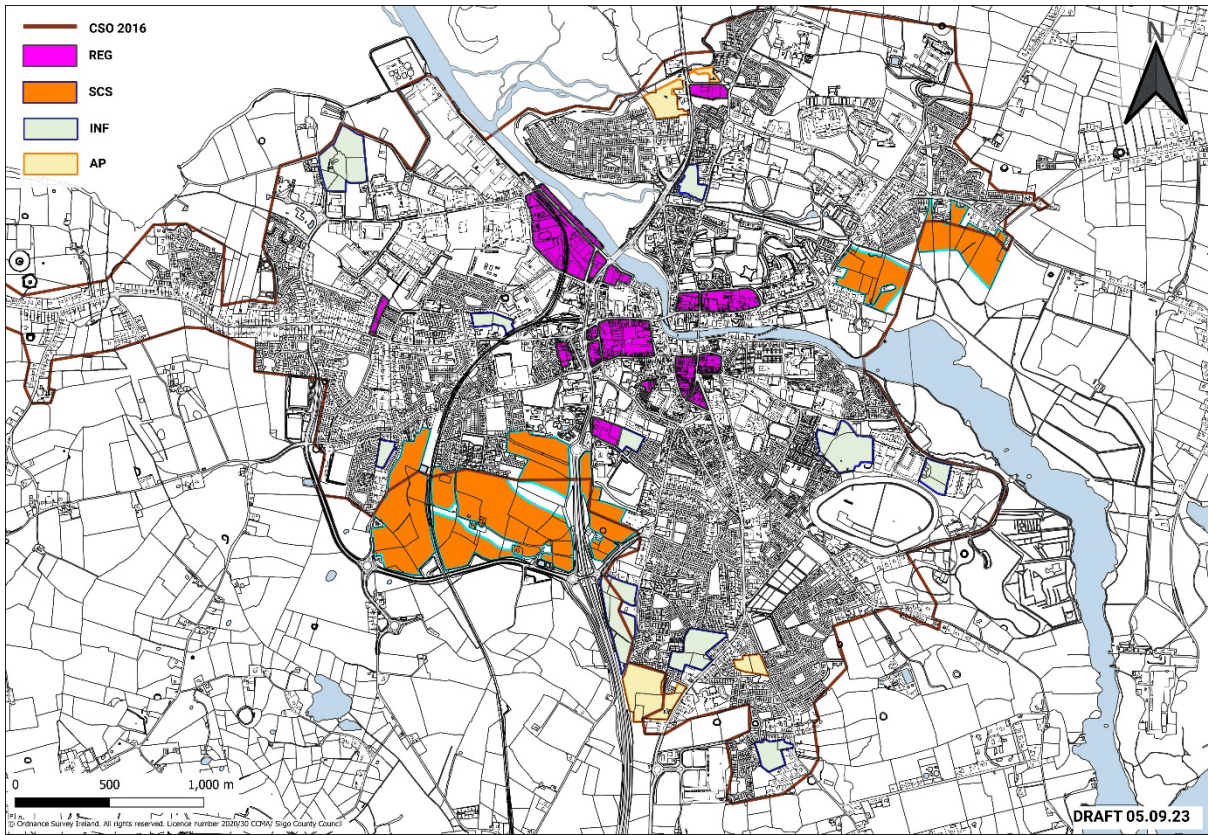
Given their strategic location and development potential, these lands are designated as Long-Term Strategic and Sustainable Development Sites (as recommended in Section 4.4.4 of the Development Plan Guidelines).

The sites are particularly suitable for the co-ordinated delivery of a large urban extension in tandem with all the necessary service infrastructure, due to their scale/size and joint location, between the Sligo-Dublin railway and the N-4 dual carriageway to the south of Sligo Town.

**Table 11.5 Long-Term Strategic and Sustainable Development Sites**

LT-SSDS Long-Term Strategic and Sustainable Development Sites				
Site no.	Location	Zoning	Site area (ha)	Housing yield
LT(M)-1	Maugheraboy/Caltragh/Ballyfree, Lands between N4 and Sligo/Dublin rail line	SLR-LT(MIX)	32.57	No allocation
LT(R)-2	Carrowroe, Lands between N4 and Caltragh Road	SLR-LT(RES)	21.88	No allocation
<b>Total</b>			<b>54.45</b>	

**Fig. 11.A Compact growth designations in Sligo Town (and Environs)  
in the context of the 2016 Census settlement boundary (CSO)**



## 11.2.2 Supplementary sites with housing potential

The **Development Plan Guidelines (2022), Section 4.4.3 Ensuring sufficient provision of housing lands/sites**, specify that in certain instances, a planning authority may “provide zoned residential sites in addition to those required to meet the settlement housing supply target”. The purpose of zoning additional lands is “to ensure sufficient choice for development potential”.

### Excess zoned land (2024)

In accordance with the Guidelines, the Planning Authority may determine “the precise extent to which zoned lands and sites in excess of that required to match the agreed housing supply target are provided”.

Upon adopting the present CDP, the Elected Members have determined that **44.06 ha** of zoned housing land should be provided in addition to the **86.85 ha** with residential potential needed to deliver the housing supply target for Sligo Town.

The **Supplementary Sites** are listed in **Table 11.6** below, which also indicates the zoning objective, area and potential housing yield of each site.

**Table 11.6 Supplementary Sites with housing potential**

Supplementary Sites						
Site no.	Location	Zoning	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
PAZ-4	Lands located off Oakfield Road, Maugheraboy	nRES	0.38	0.38	13	33
PAZ-9	Lands at Farranacardy, west of unfinished housing development	nRES	2.48	2.48	87	217
PAZ-11	Lands at Cairns Hill, Tonaphubble, north of Fox’s Den reservoir	nRES	2.46	2.46	86	215
PAZ-12	Lands located at Carns, along the L-3602 (Cairns Road)	nRES	1.4	1.4	49	122
PAZ-13	Lands at Caltragh between the N4 and the railway line	nRES	27.08	27.08	948	2,370
PAZ-14	Lands at Hazelwood along the R-286		10.26	10.26	359	898
<b>Total</b>			<b>44.06</b>	<b>44.06</b>	<b>1,542</b>	<b>3,855</b>



### 11.2.3 Summary of population, housing and residential zoning

The housing allocation for Sligo Town is 2,649 units, as set out in the Core Strategy. The potential yield of lands zoned nRES (new residential uses) and MIX (a mix of uses including residential uses) is 4,500 units.

While the additional population envisaged by the Core Strategy is 4,752 residents, the complete development of lands with housing potential would be able to accommodate at circa 11,250 new residents (assuming an average household size of 2.5 persons).

The table below provides settlement-level information that has been aggregated in the main Core Strategy Table included in **Chapter 3 (Vol. 1)**.

**Table 11.7 Population, housing allocation and housing land in Sligo Town (and Environs)**

1	2	3	4	5	6	7
<b>Population 2022 and percentage of County population*</b>	<b>Population target 2030 and percentage of County population projection**</b>	<b>Housing allocation 2030 and percentage of County housing demand***</b>	<b>Minimum area required to deliver the housing allocation</b>	<b>Area zoned for RES and MIX uses (2024)</b> <small>(only lands with housing potential)</small>	<b>Potential housing yield of RES and MIX zoned lands (2024)</b>	<b>Excess zoned land (2024)</b>
20,608 (29.3%)	25,360 (33.12%)	2,649 (65.74%)	75.68 ha	130.91	4,477	55.23 ha

\* County population 2022 = 70,198; \*\* County population projection = 76,560 (estimated from the NPF Implementation Roadmap plus additional Sligo Town population derived from RSES) \*\*\* Total adjusted housing demand = 4,029 units (calculated as per HSTM)

**Notes on Table 11.7**

- **Column 4** – the minimum area required to deliver the Core Strategy housing allocation at an average density of 35 units/ha.
- **Column 5** – the undeveloped lands taken into consideration are 100% of site areas in the case of nRES zoning and 50% of site areas in the case of MIX zoning; lands nRES or MIX, which are also designated as Regeneration Sites, are not included.
- **Column 6** – the sum of housing yields from the lands designated as Settlement Consolidation Sites, Infill Sites, Additional Provision and Supplementary Sites (refer to Tables 11.2, 11.3, 11.4 and 11.6).
- **Column 7** – the difference between the total amount of zoned land with housing potential (Column 5) and the minimum amount of land required to deliver the housing allocation (Column 4).

## 11.3 Strategic objectives

The Sligo RGC Strategic Plan section of the RSES sets out the main directions for the development of County Sligo's main urban centre, in the form of RPOs and other strategic provisions. The majority of these are addressed in Chapter 4 (Sligo RGC) of this Plan, which contains a number of strategic objectives supporting development in the Regional Growth Centre which would influence the RGC Strategic Plan area.

The following sections set out additional objectives of a strategic nature which support development in the short-term and guide the preparation of the Sligo and Environs Local Area Plan.

### 11.3.1 Transport and mobility

As Sligo grows, it will be necessary to ensure that adequate links are provided between different parts of the town, north and south, east and west. This section identifies the strategic urban roads necessary to complete the transport network in Sligo Town. More detail on these routes will be contained in the forthcoming Local Area Plan for Sligo.

#### Strategic objectives – urban roads

It is an objective of Sligo County Council to:

- SO-UR-1** Continue the upgrading and realignment of the N4/N15 from Hughes Bridge northwards to the County Boundary. **[PA-44]**
- SO-UR-2** Complete the Eastern Garavogue Bridge and Approach Roads scheme. **[PA-45]**
- SO-UR-3** Upgrade and realign the N-16 from Yeats Heights/Abbvie Roundabout northwards to the County Boundary.
- SO-UR-4** Reserve indicative corridors for the construction of the following roads:
  - A.** From the *Eastern Garavogue Bridge and Approach Roads* northwards to connect with the N-16 at Yeats Heights/Abbvie Roundabout.
  - B.** From Tonafortes/Ballyfree northwards to the Summerhill Roundabout.
  - C.** From Pearse Road (R-287), adjacent to the proposed Neighbourhood Centre at Cornageeha (in the vicinity of Sligo Park Hotel), to Newtownholmes Road.
  - D.** From the junction of Burton Street / Pearse Road to the junction of Mail Coach Road / Connolly Street.
  - E.** From Temple Street / Flynn's Terrace to Ray MacSharry Road.

### 11.3.2 Green corridors

An integrated trail and greenway system for walking, cycling and jogging will be created as part of the development of Sligo Town’s park and open space network. Development proposals on lands crossed by green corridors will be required to make adequate provision for their construction and facilitate access to these corridors, as appropriate.

#### Strategic objectives – green corridors

- SO-GC-1** It is an objective of Sligo County Council to develop a walking, cycling and jogging network, including the following green corridors:
- a. Doorly Park to Holy Well
  - b. Hazelwood to Ballinode
  - c. Gibraltar to Finisklin
  - d. Oakfield to Carraroe
  - e. Markiewicz Road to Standalone Point corridor (along the foreshore at Cartron)
  - f. Hyde Bridge to Hughes Bridge and Ballast Quay
  - g. Cleveragh River Way: Bridge Street to Hazelwood (northern Garavogue banks) and J. Fallon footbridge to Cleveragh Park (southern river banks)
  - h. Along the stream at Duck Lane and Ash Lane to Ballinode and Hazelwood
  - i. Oakfield Road to Summerhill Roundabout.