

**PROPOSED
AMENDMENTS**
of the
**Draft BALLYMOTE
Local Area Plan
2012–2018**

**Sligo County Council
Development
Planning Unit**

17 July 2012

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1. Introduction

The *Draft Ballymote Local Area Plan 2012-2018* was on public display from 23 January to 5 March 2012. During the public consultation period, Sligo County Council received 13 submissions relating to a range of issues, including zoning.

First Manager's Report

The First Manager's Report on submission and observations relating to the Draft LAP summarised all the issues raised in the submissions and gave the Manager's response to each one, including recommendations as to whether or not the Draft LAP should be modified. The First Manager's Report was submitted to the members of Sligo County Council on 17 April 2012.

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.

On foot of the submissions received, and on review of the content of the Draft LAP, the Manager recommended a number of *material* (i.e. significant) alterations to the draft.

It was the members' role to decide whether these or other material 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;
- the Manager's recommendations contained in the First Manager's Report.

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

"Where, following the consideration of the draft development plan and the manager's report, it appears to the members that the draft should be accepted or amended ... they may, by resolution, accept or amend the draft and make the development plan accordingly" (S. 12 (6))

"In making the development plan ... the members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any minister of the Government." (S. 12 (11))

At the ordinary meeting of 14 May 2012, the members of Sligo County Council considered the Draft LAP and the First Manager's Report and resolved to make a number of amendments to the Draft Plan. The Planning Authority considered that most of the proposed amendments, if made, would be material alterations of the Draft CDP. Consequently, a further period of public consultation is necessary.

Proposed amendments to the Draft LAP

The members resolved to propose a total of 18 amendments to the Draft LAP. Of these, 17 are based on the Manager's recommendations made in the First Manager's Report. The additional amendment proposed by the members, conflicts with the Manager's recommendations.

Pursuant to S. 20(3)(f) of the Planning and Development Act 2000-2010, the Planning Authority has determined that strategic environmental assessment is required in respect of one proposed material alteration of the Draft LAP.

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

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

The conclusion of the Addendum indicates that the proposed amendment A-17 has the potential for significant effects on the archaeological monument located in the vicinity of the subject site, and this is confirmed by the Environmental Protection Agency and the Department of Arts, Heritage and the Gaeltacht.

What happens next?

The Proposed Amendments and the associated Addendum to the SEA Screening Report will be on public display from 18 July to 15 August (both dates included). During this period, the public will have the opportunity to make submission relating exclusively to the Proposed Amendments and SEA Addendum.

After the 15th of August, the Second Manager's Report on submissions will be prepared and submitted to the members of Sligo County Council, who will consider it at their ordinary meeting on the 3rd of September 2012. At that stage, the members will decide whether to adopt the new Ballymote Local Area Plan 2012-2018 with or without any of the proposed amendments.

2. 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.

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 amendment to the Transport Map is indicated as a **brown dotted line**.

The text in green under each proposed amendment represents the Planning Authority's assessment of the amendment's potential to change the conclusion of the initial SEA Screening Report relating to the Draft LAP. The assessment is based on the criteria specified in Schedule 2A of the SEA Regulations 2004.

2.1 Proposed amendments to the text

A-1

Modify **Section 4.2.2 Street market** (p. 24 of the Draft LAP) as follows:

Weekly markets are held every Thursday in Ballymote: several stalls are set up outside the Emlaghfad Church of Ireland on Lord Edward Street. The location of this casual trading area can cause traffic congestion in the town.

The area to the side of the Church, along Emmett Street, would be a more practical location from which to host this weekly event. Regular public car parking could be restricted in this area during the hours that the casual trading is taking place. Emmett Street does not experience the traffic volumes of Lord Edward Street. Any displaced parking could be accommodated in the proposed off-street car parking area to the rear of Lord Edward Street (see Map 9 Transport and mobility objectives, in Chapter 12). *It is also acknowledged that there may be suitable places, other than Emmett Street, for the relocation the casual trading area. All available options should be explored before making a decision in this regard.*

A-2

In Section **4.2 Retail Development** modify policy **P-RDO-4** (p. 25 of the Draft LAP) as follows:

RDO-4 Facilitate the provision of an additional supermarket in Ballymote, *or an extension of the existing grocery floor space*, with a net retail floor space of up to 1,500 sq.m. within the area zoned for mixed uses. The development shall take place on the basis of a masterplan for consolidated landholdings, to ensure the protection of neighbouring amenities and the creation of a high quality urban environment'.

A-3

In Section **4.2 Retail Development**, modify objective **RDO-3** (p. 25 of the Draft LAP) as follows:

RDO-3 Facilitate the relocation and expansion of the casual trading area to Emmett Street or another suitable place.

A-4

Change the heading of **Section 6.4** (p. 42 of the Draft Plan) from 'Health care and elderly care facilities' to 'Primary care, mental health and older persons' health care facilities'.

A-5

Change the heading of **Section 6.4.1** (p. 42 of the Draft Plan) from 'Health centre' to 'Primary Care Centre'.

A- 6

Modify the text in the second paragraph of **Section 6.4.1** (p. 42 of the Draft LAP) as follows:

The Rock Health Centre along Lord Edward Street provides a mental health day centre on behalf of the HSE. It also provides clinical accommodation for 11 staff working in Mental Health Services. The building was deemed unsuitable to meet the needs and it is now proposed that the Primary Care Centre would also accommodate these services. The building has been refurbished and this has improved the environment for patients, staff and the local community.

A- 7

Change the heading of **Section 6.4.2** (p. 42 of the Draft Plan) from 'Elderly care' to 'Older persons' care'.

A-8

Modify the text of **Section 6.4.2** (p. 42 of the Draft Plan) as follows:

The Sisters of St. John of God founded Ballymote's original Health Unit in 1953. The Ballymote Community Nursing Unit is now run as an independent company in conjunction with on behalf of the HSE. The nursing unit provides 25 beds and a number of facilities and services including outreach programmes, physiotherapy, wound care clinics, anti-natal classes, chiropody and day care centre.

St. Vincent de Paul provides elderly accommodation adjacent to the nursing unit. There are 28 units in total and home-help and meals on wheels are provided based on need of the inhabitants of these units by the HSE. If necessary, additional nursing care facilities can be accommodated either on lands zoned for community facilities or on lands zoned for residential uses.

A-9

Modify **Section 8.3.3 Car parking** (p. 60 of the Draft LAP) as follows:

There are public and private car-parking areas within Ballymote. The train station provides parking for up to 40 vehicles and the Roman Catholic Church also provides car-parking facilities for its patrons. Commercial businesses such as the hotel and supermarkets provide car-parking facilities to the rear of their premises. However, the majority of public car parking within Ballymote takes the form of on-street parking.

Traffic congestion along Teeling Street, Lord Edward Street and O'Connell Street has become a real problem in recent years, due to the haphazard manner in which parking takes place. Along Lord Edward Street and O'Connell Street, cars reverse out of parking spaces using both sides of the road while doing so. This obstructs on-coming traffic, which in turn causes delays in traffic flows.

The delineation of car-parking bays **parallel to the kerb** would have a positive effect on the public realm, by reducing the 'car clutter' on the street and re-organising it into a more orderly and manageable form. This would produce an overall improvement of the streetscape.

However, the implementation of the above measure would reduce the amount of car parking available in the town centre. Therefore additional car parking will need to be accommodated elsewhere in the town centre. Notwithstanding the above, additional car parking will need to be accommodated elsewhere in the town centre. Suitable lands have been identified for future car parking to the rear of the Cattle Mart (on days when the mart is not in operation) and to the rear of premises fronting onto Lord Edward Street. (See Map 9 - Objectives Map).

A-10

In **Chapter 8 Mobility and transport**, modify objective **TMO-4** (p. 64 of the Draft LAP) as follows:

TMO-4 Delineate **parallel** parking bays along Lord Edward & O'Connell Street.

A-11

In Chapter 12 Maps, modify **Note 2** (p. 90 of the Draft LAP) as follows:

Note 2: There is **no** commercial zoning (COM) and no natural resource reservation (NR) in Ballymote.

2.2 Proposed amendments to map legends

A-12

Omit the label '**commercial uses**' from the legend in **Fig. 3.D, 3.F**, on **Map 2 Zoning** and **Map 3 Zoning details**.

A-13

Amend the legends on **Map 2. Zoning** and **Map 3 Zoning Detail** by omitting ‘industrial uses’ and replacing it with ‘business and enterprise’.

A-14

Amend the legends on **Map 2. Zoning** and **Map 3. Zoning Detail** by modifying the label ‘public open space’ to read ‘open space’.

2.3 Proposed amendments to Maps 2 and 3 – Zoning Map/Detail

A-15

Change the zoning of the **site marked A-15** on the Proposed Amendments Map from ‘community facilities’ to ‘residential uses’ and include it in the Strategic Land Reserve.



A-16

Change the zoning of the **site marked A-16** on the Proposed Amendments Map from ‘buffer zone’ to ‘residential uses’ and include it in the Strategic Land Reserve.



A-17

Change the zoning of the **site marked A-17** on the Proposed Amendments Map from 'open space' to 'residential uses'.



2.4 Proposed amendment to Map 9 – Transport objectives

A-18

On **Map 9 Transport and mobility objectives**, extend the dotted line along Teeling Street to the point where the recent remedial works to the footpath have been carried out outside the library (refer to the Proposed Amendments Map).



Draft Ballymote LAP 2012-2018: Proposed zoning amendments

