

### **3. Relevant Policies and Objectives**

The masterplan is covered by two administrative areas, namely Sligo Borough Council and Sligo County Council, and is subject to the requirements contained within Sligo and Environs Development Plan (2004-2010).

#### **3.1 Zoning**

There are seven main zoning provisions facilitated for on the site in the City and Environs Development Plan (2004-2010). These are outlined on Figure 4 and include:

- R1: Low Residential Density
- R2: Low-Medium Residential Density
- RE: To Protect and Enhance Existing Residential Amenity
- RS: Residential Development for Student Accommodation
- NC: Neighbourhood Centres
- CF: Community Facilities
- OS: Open Space/Green Links

Immediately outside the study area, bounding the area to the east, is a proposed Green Belt, the aim of which is to check the unrestricted sprawl of the city and to safeguard the countryside from urban encroachment.

#### **3.2 Development Objectives**

Specific development objectives contained within the Sligo and Environs Development Plan (2004-2010) are highlighted on Figure 5. These objectives are as follows:

- NC1: Promote and Facilitate a New Neighbourhood Centres at Hazelwood
- NC2: Reinforce and Encourage Consolidated Neighbourhood Development at Ballinode.
- OS7: Develop a system of linear parks and/or waterfront amenity areas with walkways and cycleways—along the north bank of the Garvogue River from Kempton Promenade to Hazelwood Demesne and along the stream course north of Duck Lane, Ash Lane and from there to the Hazelwood-Ballinode amenity area.
- NE2: Restrict development on all designated or proposed NHAs SPAs and SACs. Development infringements of these areas will only be considered where there is an over-riding public interest in doing so, associated with significant public infrastructure, where the development would not detract from the main attributes of the site and where adequate mitigation measures are put in place.
- E14: Maintain the Natural Wetland Characteristics of Lands, free from development, so that at a minimum, part of the lands continue to function as natural stormwater retention areas.
- E15: Incorporate Stormwater Retention Facilities, including possible reconstructed wet lands and ponds, in designated areas of open space, including the proposed open space that adjoins the alluvial woodlands at Hazelwood and Ballinode, so as not to alter the natural hydrological characteristics of the existing alluvial woodlands and maintain the water quality of Lough Gill.
- T1.3: An eastern bridge crossing the Garvogue River, from Riverside to Rathquarter, continuing north and turning west to connect with Ash Lane.
- T2.1: A link road from Objective T1.3 northwards to connect with the existing N16 at Yeat's Heights.
- T8.9: Provide Cycle Routes and Paths

There is only one structure in the area identified for protection on the Record of Protected Structures (RPS). This structure is in the western part of the study area, overlooking the Garvogue River and is identified as Reference Number 1012-07-49 at Ardaghowen. It is a detached double pile 4 bay 2 storey over basement house (c. 1820-1830), with stable yard comprising of former Wynne family dower house to the rear.

The most strategic development objective in terms of its impact on the future layout of the area, is the road proposals and in particular the proposed crossing of the Garvogue River (Objective T1.3). It is noted that in addition to these zoning policies and development objectives, the site is subject to specific national environmental designations and also by the National Record of Monuments and Places. These will be addressed in the following two sections.



