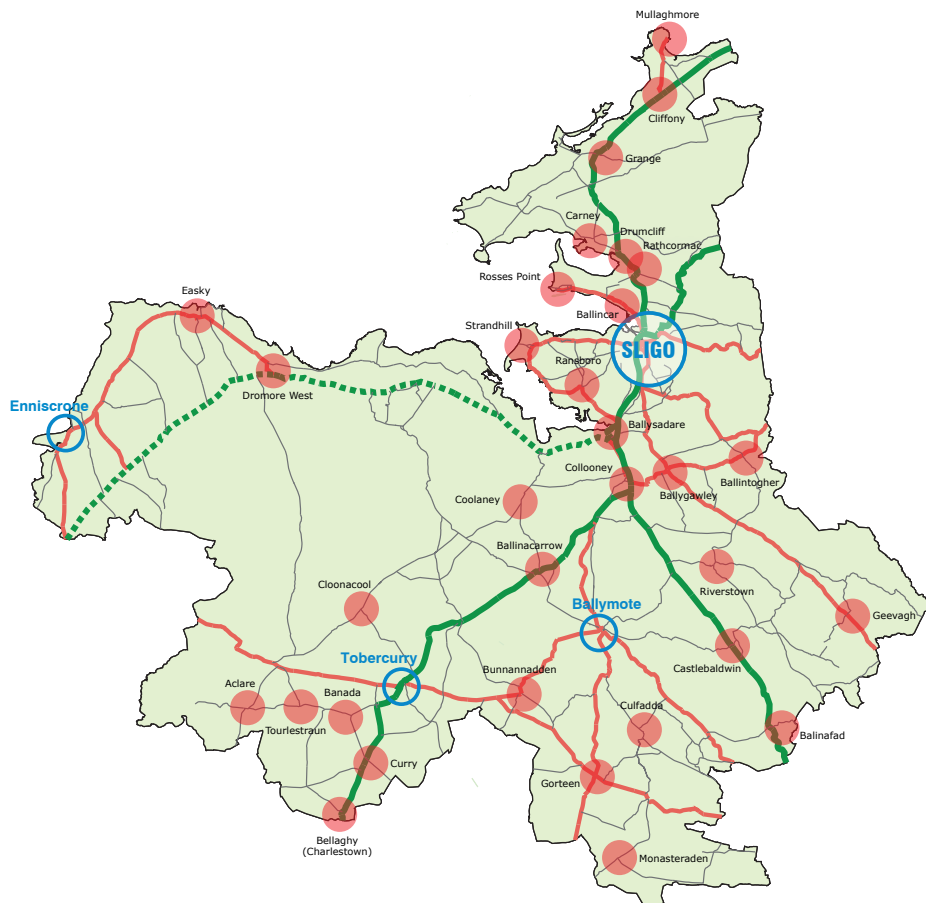


Sligo County Council

Review of Sligo County Development Plan 2011-2017
and preparation of a new CDP 2017-2023

Proposed Amendments

to the Draft CDP 2017-2023



Contents

1. Introduction	1
1.1 Second Chief Executive's Report	2
1.2 The role of the elected members	2
1.3 Proposed amendments to the Draft CDP	2
1.4 How this document is organised	3
1.5 SEA of the proposed amendments	3
1.6 Making submissions on the proposed amendments	3
2. Proposed amendments to Volume 1 of the Draft CDP	5
2.1 Proposed amendment to wording throughout the Plan	5
2.2 Proposed amendments to Chapter 2. SEA	5
2.3 Proposed amendments to Chapter 3. Core Strategy	6
2.4 Proposed amendments to Chapter 4. Economic development	9
2.5 Proposed amendments to Chapter 5. Housing	11
2.6 Proposed amendments to Chapter 6. Community facilities	15
2.7 Proposed amendments to Chapter 7. Heritage	18
2.8 Proposed amendments to Chapter 8. Transport	21
2.9 Proposed amendments to Chapter 9. Environmental infrastructure	24
2.10 Proposed amendments to Chapter 10. Environmental quality	27
2.11 Proposed amendments to Chapter 11. Energy and telecommunications	31
2.12 Proposed amendments to Chapter 13. Development standards	32
2.13 Proposed amendments to Volume 1 Appendices	41
2.14 Corrections to Volume 1	44
3. Proposed amendments to Volume 2 of the Draft CDP	45
<u>Ballymote-Tobercurry Municipal District</u>	
3.1 Proposed amendments to Chapter 3. Ballinacarrow Mini-Plan	45
3.2 Proposed amendments to Chapter 12. Curry Mini-Plan	45
3.3 Proposed amendments to Chapter 14. Easky Mini-Plan	46
3.4 Proposed amendments to Chapter 16. Gorteen Mini-Plan	46
3.5 Proposed amendments to Chapter 18. Riverstown Mini-Plan	46
3.6 Proposed amendments to Chapter 19. Tourlestraun Mini-Plan	47

<u>Sligo Municipal District</u>	
3.7 Proposed amendments to Chapter 20. Ballincar Mini-Plan	48
3.8 Proposed amendments to Chapter 21. Ballintogher Mini-Plan	49
3.9 Proposed amendments to Chapter 23. Ballysadare Mini-Plan	49
3.10 Proposed amendments to Chapter 24. Carney Mini-Plan	51
3.11 Proposed amendments to Chapter 25. Cliffoney Mini-Plan	51
3.12 Proposed amendments to Chapter 26. Collooney Mini-Plan	51
3.13 Proposed amendments to Chapter 27 Drumcliff Mini-Plan	52
3.14 Proposed amendments to Chapter 28. Grange Mini-Plan	52
3.15 Proposed amendments to Chapter 29. Mullaghmore Mini-Plan	53
3.16 Proposed amendments to Chapter 31. Rathcormac Mini-Plan	53
3.17 Proposed amendments to Chapter 32. Rosses Point Mini-Plan	54
3.18 Proposed amendments to Chapter 33. Strandhill Mini-Plan	55
3.19 Corrections to Volume 2	56
4. Proposed amendments to the Record of Protected Structures	57
<u>Ballymote-Tobercurry Municipal District</u>	
4.1 Proposed amendments to Co. Sligo RPS	57
4.2 Proposed amendments to Proposed Additions and Deletions document	58
<u>Sligo Municipal District</u>	
4.3 Proposed amendments to Co. Sligo RPS	59
4.4 Proposed amendments to Sligo & Environs RPS	62
4.5 Proposed amendments to Proposed Additions and Deletions document	63
5. Proposed changes to the SEA Environmental Report	65

This document is accompanied by a separate
Proposed Amendments Map Book (A3 format)

Section 1.

Introduction

The **Draft Sligo County Development Plan 2017-2023 (CDP)** was on public display from 21 September to 30 November 2016. The documentation included:

- Draft Volume 1 – Main written statement of policy
- Draft Volume 2 – Mini-Plans for 32 villages
- Housing Strategy
- County Sligo Retail Strategy
- Proposed additions and deletions from the Record of Protected Structures
- Strategic Flood Risk Assessment
- Environmental Report and Non-Technical Summary (SEA)
- Appropriate Assessment Screening Report

The Planning Section held three public information sessions, in Tobercurry (20 October 2016), Sligo (27 October 2016) and Ballymote (3 November 2016). Every Tuesday during the consultation period, planners were available to meet members of the public who had queries in relation to the Draft Plan.

By 30 November 2016, **a total of 176 submissions** and observations were received from the general public and from prescribed state bodies (Identical submissions received from different individuals are considered to be a single submission with multiple signatories).

Of these, 56 submissions covered a variety of general issues that affect the whole of County Sligo and 71 submissions were in relation to the mini-plans.

A further **49 submissions** were received in relation to the Record of Protected Structures.

Two submissions were received early, before 21 September 2016, and **four submissions** were received late, after 30 November 2016.

1.1 Second Chief Executive's Report

The **Second Chief Executive's Report** summarised the issues raised in submissions and gives the Chief Executive's response to each one, including recommendations as to whether or not the Draft Plan, Environmental Report or RPS should be modified. The Second Chief Executive's Report was submitted to the members of Sligo County Council on 3 March 2017.

1.2 The role of the elected members

Deciding whether to adopt or to propose amendments to the Draft Plan 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 CDP and Draft RPS, the Chief Executive 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 CDP;
- the Record of Protected Structures and *Proposed additions and deletions* document;
- the Environmental Report (SEA) and the Appropriate Assessment Screening Report
- the recommendations contained in the Second Chief Executive'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 their special meeting of 27 March 2017 and ordinary meeting of 8 May 2017, the members of Sligo County Council considered the Draft CDP and the Second Chief Executive's Report and resolved to make a number of amendments to the Draft Plan.

1.3 Proposed amendments to the Draft CDP

The Planning Authority considered that most of the proposed amendments, if made, would be material alterations of the Draft CDP. In accordance with the provisions of the Planning and Development Act 2000 (as amended), Sligo County Council is now making the proposed amendments available for public inspection for a period of **six weeks**.

The proposed amendments will be on public display from 11 May to 21 June 2017 (both dates included). During this period the public is invited to make written submissions or observations in relation to the proposed amendments.

All submissions received during this final public consultation stage will be summarized in the Third Chief Executive's Report, which will include the Chief Executive's opinion and recommendations on whether to accept the suggestions made in any particular submission relating to any of the proposed amendments. The Third Chief Executive's Report will include recommendations to adopt, omit or alter the proposed amendments.

After considering the proposed amendments and the Chief Executive's recommendations on the issues raised in submissions, the Members will then finally adopt the Development Plan subject to all, any or none of the proposed amendments, with or without minor modifications to the amendments, as they consider appropriate. The new CDP 2017-2023 will become operational four weeks after its adoption.

1.4 How this document is organised

The proposed amendments consist of changes to the text of the Draft CDP, modifications to mini-plan Zoning and Objectives maps, alterations to the Record of Protected Structures, the *Proposed additions and deletions* document and changes to the Environmental Report.

They are presented in four sections: amendments to Volume 1, amendments to Volume 2, amendments to the RPS and amendments to the Environmental Report and Strategic Flood Risk Assessment report.

The numbering of the amendments is by reference to the chapter which they would modify. Where additions to the text are proposed, they are shown **in blue**. Where deletions from the text are proposed, they are shown ~~in red strikethrough~~.

The Proposed Amendments Map Book (A3 format) shows the location of sites subject to zoning changes and objectives (e.g. walkways, site designations etc.) proposed to be included, altered or omitted.

This document should be read in conjunction with the associated Addendum to the SEA Environmental Report and the Natura Impact Report relating to the proposed amendments.

1.5 Strategic Environmental Assessment (SEA) of the proposed amendments

The proposed amendments have been assessed for potential environmental consequences by the Development Planning Unit. The impact of these amendments (if adopted) on the environment was found to be largely positive or neutral. In those instances where the impact was found potentially negative, it was considered that any conflicts were likely to be mitigated by policies already included in the Draft Plan or by minor additions to the proposed text or zoning objectives.

For details, please refer to the separate *Addendum to the Environmental Report*, which accompanies the Proposed Amendments document.

1.6 Making submissions or observations on the proposed amendments

The public is invited to comment **on the proposed amendments only**. The closing time/date for submissions and observations is **4 p.m. on 21 June 2017**.

All submissions and observations should be made in writing (hard copy or e-mail), headed “Proposed Amendments of the Draft Sligo County Development Plan (CDP) 2017–2023” and sent to:

Ms. Janet McNamara
Administrative Officer
Planning Section, Sligo County Council
City Hall, Quay Street, Sligo
Tel: 071 9114440

Submissions can be e-mailed to cdp@sligococo.ie

All submissions received by 4 p.m. on 21 June 2017 will be taken into consideration before the adoption of the Plan.

Section 2.

Proposed Amendments to Volume 1 of the Draft County Development Plan

2.1 Proposed amendment to wording throughout the Plan

A-0-1

Throughout the final Plan, replace '*Habitats Directive Assessment*' with [Appropriate Assessment](#) and '*Natura 2000 sites*' with [European Sites](#), where appropriate.

2.2 Proposed amendments to Chapter 2. Strategic Environmental Assessment

A-2-1

In the final Plan, change the name of **Chapter 2 (Strategic Environmental Assessment (SEA))** to **Chapter 2 (Strategic Environmental Assessment (SEA) and [Appropriate Assessment \(AA\)](#)**, and insert a subsection summarising the appropriate assessment process and its conclusion.

A-2-2

In **Section 2.4** of the final Plan, include a brief summary of the EPA scoping submission received at pre-draft stage.

A-2-3

In the final Plan, add a subsection summarising the key outputs from the SEA, [Appropriate Assessment](#) and Strategic Flood Risk Assessment processes which influenced the Plan policies and objectives.

2.3 Proposed amendments to Chapter 3. Core Strategy

A-3-1

In the introduction to **Chapter 3 County Sligo: Core Strategy**, insert and **highlight** the following text after the last paragraph on p. 15 of the Draft Plan:

All the policies and objectives for development contained in Volume 1 and Volume 2 of this Plan are subject to compliance with the requirements of the Habitats Directive and, where relevant, those of the Birds Directive, EIA directive and relevant national legislation.

A-3-2

In **Section 3.5 Local area plans** (p. 30 of the Draft Plan), include the following text:

Section 10(2)(h) of the Planning and Development Act 2000 (as amended by the Urban Regeneration and Housing Act 2015) specifies that a development plan shall include objectives for the development and renewal of areas that are in need of regeneration, in order to prevent—

- (i) adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
- (ii) urban blight and decay,
- (iii) anti-social behaviour, or
- (iv) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses;

While no such areas have been identified in the 32 mini-plans included in Volume 2 of this Plan, a number of areas have been designated for urban regeneration in the 2010 Sligo and Environs Development Plan. The number and extent of such areas will be revised as part of the preparation of Sligo and Environs Local Area Plan. Further such areas may be identified in the Key Support Towns of Ballymote, Enniscrone or Tobercurry when reviewing or preparing the respective local area plans.

Urban regeneration objective

It is an objective of Sligo County Council to:

- O-REG-1** Identify areas in need of regeneration in Sligo City and, if appropriate, in the Key Support Towns of Ballymote, Enniscrone and Tobercurry, as part of the process of review or preparation of the respective local area plans.

A-3-3

In **Section 3.6 Miscellaneous zoning provisions**, subsection **Strategic zoning policies** (p. 32 of the Draft CDP), modify **SP-Z-4** as follows:

- SP-Z-4** On lands included in the Strategic Land Reserve, permit the development of the following, insofar as they do not adversely impact on the potential for comprehensive and co-ordinated development of surrounding lands:
 - individual houses for landowners, including their sons and daughters, who wish to build a first home for their permanent occupation on the landholding associated with their principal family residence where they have lived for a minimum period of seven years;

- social and special-needs housing;
- community facilities and other non-residential developments compatible with residential uses;
- housing on residentially zoned lands adjacent to existing residential development within the Sligo and Environs Plan area where the land is adequately serviced;
- student accommodation.

A-3-4

In **Section 3.7 Implementation**, subsection **3.7.3 Bonds** (p. 34 of the Draft CDP), modify the text as follows:

3.7.3 Bonds

The Planning Authority will impose bonds or other forms of securities on private developers, as a condition of a particular planning permission, [in accordance with the requirements set out in the Department's Circular Letter PL 11.2013](#). These bonds are intended to ensure that all roads, footpaths, landscaping, lighting and other services within a development will be completed to an acceptable standard.

The amount of a bond or security will be based upon the estimated cost of the development works. ~~The A~~ bond or security will ~~remain in place~~ [continue to be required](#) until all prescribed works are satisfactorily completed or until the development is taken in charge by the local authority.

A-3-5

In **Section 3.7.5 Monitoring and reporting** of the final Plan (see renumbering indicated under **A 3-6**), include a reference to the monitoring measures described in Section 10 of the Environmental Report and summarised in Table 10.1 of the ER

A-3-6

In **Section 3.7 Implementation** (p. 34 of the Draft Plan), insert the following subsection:

3.7.4 Vacant site levy

The Urban Regeneration and Housing Act 2015 introduced the vacant site levy as a site activation measure, to ensure that vacant or underutilised land in urban areas is brought into beneficial use, while also ensuring a more efficient return on State investment in enabling infrastructure and helping to counter unsustainable urban sprawl.

The vacant site levy can be imposed by planning authorities under certain conditions in designated areas, i.e. where sites remain vacant and site owners/ developers fail to bring forward reasonable proposals, without good reason, for the development/reuse of such property in line with the provisions of the relevant local area or development plan.

For the purpose of the application of the vacant site levy, a site means "any area of land exceeding 0.05 hectares identified by a planning authority in its functional area but does not include any structure that is a person's home."

The levy shall be applied annually by a local authority at a rate of 3% of the market valuation of the vacant sites, exceeding 0.05 hectares in area, with reduced and zero rates applying in certain circumstances (0.05 hectares roughly equates to one-eighth of an acre or 500m²). The market valuation shall be determined by the local authority by authorising a suitably qualified person to estimate the price

which the unencumbered fee simple of the site would fetch if sold on the open market. The levy shall be payable by the registered owner(s) of the site.

Sligo County Council will implement the vacant site levy as provided for in the Urban Regeneration and Housing Act 2015 and in accordance with the requirements set out in the Department's Circular Letter PL 7/2016.

The subsection **3.7.4 Monitoring and reporting** will be renumbered as subsection **3.7.5 Monitoring and reporting**.

2.4 Proposed amendments to Chapter 4. Economic development

A-4-1

In **Section 4.3 Rural Development and enterprise**, subsection **Rural development and diversification policies** (p. 42 of the Draft Plan), include an additional **policy**, as follows:

- P-RDD-5** Encourage the growth or expansion of existing rural based small-scale industry and enterprise in rural County Sligo.

NOTE

This proposed amendment has been assessed as being **in potential conflict (likely to be mitigated)** with the following Strategic Environmental Objectives: B1 B2 B3 HH1 S1 W1 W2 W3 CH1 CH2 L1.

The expansion of existing rural-based small-scale enterprises could potentially have negative impacts on designated natural heritage sites (SACs, SPAs), on other important habitats, on human health and residential amenity, on archaeological and architectural heritage, on landscape, could involve loss of agricultural land, potential contamination of soil, surface waters and groundwater.

Existing enterprises that are not appropriate to a rural location would be encouraged to expand, with a potentially wide range of negative consequences, if this amendment is adopted in the proposed form.

The SEA Addendum that accompanies the Proposed Amendments recommends that, in the event of adopting the above amendment, the following mitigating wording should be added to the proposed policy P-RDD-5 (similar to the text included in policy P-RDD-1:

Where an existing rural-based enterprise proposes to expand in its current location, it will be necessary to demonstrate that such expansion can be accommodated without damage to the environment, natural or built heritage, human health, visual and residential amenity, and that it will not have a negative impact on the character of the area.

A-4-2

In **Section 4.4 Tourism**, subsection **Wild Atlantic Way Objectives** (p.53 of the Draft Plan), include an additional **objective**, as follows:

- O-WAW-4** Monitor the future development of the County's section of the Wild Atlantic Way touring route to ensure that the scenic and tourism value of this important amenity is maintained. This will be done in co-operation with state agencies, local community groups and other bodies interested in protecting the coastal environment and in improving access and visitor management to the Wild Atlantic Way.

A-4-3

In **Section 4.4. Tourism Development**, modify **Section 4.4.2 Trends and assumptions for the future** (p. 47 of the Draft Plan) as follows:

~~In 2014, the county had 127 accommodation units (of which 15 hotels), compared to 457 units in Co. Donegal (54 hotels) and 316 in Co. Mayo (45 hotels). There were 2,719 tourist beds in Sligo, compared to 6,813 in Donegal and 5,681 in Mayo~~

In 2015, the county had 61 accommodation premises (of which 14 hotels), compared to 137 in Co. Donegal (53 hotels) and 166 in Co. Mayo (44 hotels). There were 4,314 tourist beds in Sligo, compared to 10,288 in Donegal and 10,240 in Mayo.

A-4-4

Modify **Box 4.D** in **Section 4.4.5 Cultural tourism** (p. 50 of the Draft CDP) by adding the following text:

Potential project name	Description
Spanish Armada Visitor Centre	Conservation, management and interpretation of the Spanish Armada wrecks site at Streedagh and development of a visitor centre.

2.5 Proposed amendments to Chapter 5. Housing

A-5-1

In **Section 5.3 Housing in rural areas** (p. 72 of the Draft Plan), modify the text of subsection **5.3.1 Rural housing policy areas** as follows:

5.3.1 Rural housing policy areas

In Rural Areas in Need of Regeneration, the Planning Authority will facilitate one-off housing without requiring applicants to demonstrate a housing need. Persons living and working in either rural or urban areas, who seek to build a house, will generally be accommodated in these areas, [subject to normal planning considerations \(refer to Section 13.4 for details on normal planning considerations\)](#). *[See the Chief Executive's Supplementary Recommendations regarding modifications to Chapter 13]*

In Rural Areas under Urban Influence, the Planning Authority will accommodate those applicants with a **rural-generated housing need** – which is a demonstrated, genuine need to live in the respective rural areas – [subject to normal planning considerations](#).

In all rural areas, certain restrictions will apply in designated settlement green belts, along Scenic Routes, in Sensitive Rural Landscapes and in Visually Vulnerable Areas (for details on these designations, refer to **Section 7.4 Landscape character**).

[The main criterion for assessing application for single houses in all rural areas will be the suitability of the proposed development in the context of the broader and long-term proper planning and sustainable development of the area.](#)

A-5-2

In **Section 5.3 Housing in rural areas**, modify the text of the subsection on **Housing policy in Rural Areas under Urban Influence** (P.73 of the Draft Plan) as follows:

Housing policy in Rural Areas Under Urban Influence

It is the policy of Sligo County Council to:

P-RAUI-HOU-1 Accommodate proposals for one-off rural houses in **Rural Areas Under Urban Influence**, subject to normal planning considerations, including Habitats Directive Assessment and compliance with the guidance set out in **Section 13.4 Residential development in rural areas** (development management standards), where a housing need is demonstrated by the following categories of applicants:

- A.** landowners, including their sons and daughters, who wish to build a first home for their permanent occupation on the landholding associated with their principal family residence ~~where they have lived for a minimum period of seven years;~~

- B. persons whose primary employment is in a rural-based activity with a demonstrated genuine need to live in the locality of that employment base, for example, those working in agriculture, aquaculture, forestry, horticulture or other natural resource-based employment ~~and who can demonstrate that they have been engaged in this employment for over five years;~~
- C. persons who have no family lands but who wish to build their first home for their permanent occupation in the area, ~~on a site within a 5 km radius~~ of their original family home, within the rural community in which they have spent a substantial and continuous part of their lives (this provision does not apply in cases where the original family home is located in an area zoned for development in a town or a village);
- D. persons with a link to the rural community in which they wish to build a first home for their permanent occupation, by reason of having lived in this community ~~for a minimum period of seven years~~ or by the existence in this community of long-established ties with immediate family members;
- E. persons who are required to live in a rural area for exceptional reasons, including health reasons. Such applications must be accompanied by a specialist's report and recommendation outlining the reasons why it is necessary for the applicant to live in a rural area. The application should also be supported by a relevant disability organisation of which the applicant is a member, where applicable,

AND where such persons can demonstrate that the home they propose is in the interest of the proper planning and sustainable development of the area.

A-5-3

In **Section 5.3 Housing in rural areas**, modify the text of the subsection on **Housing policy in green belts and sensitive landscapes** as follows:

Housing policy in green belts and sensitive areas (Scenic Routes, Sensitive Rural Landscapes, Visually Vulnerable Areas)

It is the policy of Sligo County Council to:

P-GBSA-HOU-1 Accommodate proposals for one-off rural houses in the green belts and sensitive areas, subject to normal planning considerations including Habitats Directive Assessment and compliance with the guidance set out in **Section 13.4 Residential development in rural areas** (development management standards), where a housing need is demonstrated by the following categories of applicants:

- A. landowners, including their sons and daughters, who wish to build a first home for their

permanent occupation on the landholding associated with their principal family residence
~~where they have lived for a minimum period of seven years;~~

- B.** persons whose primary employment is in a rural-based activity with a demonstrated genuine need to live in the locality of that employment base, for example, those working in agriculture, aquaculture, forestry, horticulture or other natural resource-based employment ~~and who can demonstrate that they have been engaged in this employment for over five years.~~

AND where such persons can demonstrate that the home they propose is in the interests of the proper planning and sustainable development of the area.

A-5-4

Modify the title of **Section 5.5** (p.79 of the Draft Plan) as follows:

Section 5.5 ~~Special needs housing-~~ **Housing for persons with diverse needs**

A-5-5

Modify **Section 5.5.2** (p.79 of the Draft Plan) of the Draft Plan as follows:

The *National Housing Strategy for People with a Disability 2011–2016* sets out the government's approach to addressing the housing needs of people with disabilities. The Strategy uses the term 'disability' in reference to four categories of disability, i.e. sensory disability, mental health disability, physical disability and intellectual disability.

The *Strategic Plan for Housing People with a Disability 2016–2019*, prepared by the Housing and Disability Steering Group of Sligo County Council and the HSE in 2016, fulfils the requirements of the National Strategy. The *Strategic Plan* establishes a policy framework to guide the provision of housing for people with a disability by the local authority and by other housing providers.

~~Sligo County Council's 2013 Housing Needs Assessment identified 192 households on the housing list which required disability adapted accommodation. These needs can be met through direct provision of accommodation by the Council or in conjunction with the HSE or the voluntary sector.~~

A-5-6

In **Section 5.6 Miscellaneous housing provisions**, subsection **5.6.1 Holiday homes and second homes** (p. 81 of the Draft CDP), add the following policy:

- P-HSH-4** Ensure that new holiday home developments are constructed to the standards and specifications applicable to housing intended for permanent occupation. Exceptions may be made for specific types of holiday accommodation designed exclusively for short-term occupation by tourists (e.g. apart-hotels, chalets etc.)

A-5-7

In **Section 5.6 Miscellaneous housing provisions**, subsection **5.6.2 Derelict houses** (p. 82-83 of the Draft CDP), modify policy **P-DHOU-1** as follows:

- P-DHOU-1** Encourage the renovation and reuse of existing derelict houses and consider proposals for replacement houses on their merits. The structures proposed for replacement should generally be intact and exhibit the main characteristics of a dwelling. The location, siting and design of any such replacement house shall reflect those of the existing derelict dwelling. *Where historic or vernacular buildings are located on the site, consideration should be given to their retention or incorporation into any proposed development.*

2.6 Proposed amendments to Chapter 6. Community facilities

A-6-1

In **Section 6.4 Arts and cultural facilities** (p. 90 of the Draft Plan), modify the text as follows:

6.4 Arts and cultural facilities

Sligo County Council supports and promotes opportunities for everyone to participate in the cultural life of the county by facilitating the provision of well-managed, sustainable cultural infrastructure, suitable for all ages, and by adopting a flexible approach to the incorporation of cultural facilities in the development or refurbishment of community facilities.

Public art is commissioned and co-ordinated by the Public Art Officer (Sligo Arts Service) and carried out in line with the Council's public art policy. Commissions are funded through the government-supported *Percent For Art* scheme.

Libraries

Sligo County Council currently operates a central library in Sligo town, two community libraries, one part-time branch library, a mobile library, as well as a County Museum and County Archive service. These services play an important role in connecting and empowering communities.

The library service in County Sligo is undergoing a major change in the delivery of its core services as envisioned in the DHPCLG's policy document *Opportunities for All: Catalyst for Economic, Social, and Cultural Development – a Strategy for Public Libraries 2013 -2017*.

Public libraries in County Sligo are being upgraded as fully accessible, neutral spaces, with a view to facilitating communities to avail of arts, business and cultural activities and services.

Sligo County Council's *Library Services Development Plan 2017–2022* charts the future direction of Sligo's library service through strategies which aim to meet the demands of the evolving economic and community profile of the county.

A-6-2

In **Section 6.4 Arts and cultural facilities**, add the following policies:

- P-AC-3** Support the improvement of library facilities and services, particularly in those communities which have undergone rapid increases in population or designated for future development.
- P-AC-4** Support the delivery of the objectives and actions set out in the Sligo Library Service Plan 2017-2022 in providing community-based educational, cultural and lifelong learning centres.

A-6-3

In **Section 6.6. Healthcare facilities** (p. 92 of the Draft CDP), modify policy **P-HC-3** as follows:

- P-HC-3** Support the provision of healthcare services and universally accessible facilities for people with learning all types of disabilities and special needs, in accordance with the recommended standards set out in *Building for everyone – a Universal Design Approach (NDA, 2012)*.

A-6-4

In **Section 6.7 Outdoor recreation**, subsection **6.7.4 Outdoor recreational amenities** (p. 94 of the Draft CDP), add the following text and table under the heading **Public rights of way**:

6.7.4 Outdoor recreational amenities

Public rights of way

Public rights of way constitute an important recreational amenity for local people and visitors. They enable the enjoyment of landscape, natural and archaeological heritage, and provide links to valuable assets such as lakes, mountains, bogs and forests. A public right of way is a person's right of passage, established by usage or grant, along a road or path, even if the route is not in public ownership.

The Council recognises the importance of protecting existing public rights of way and will pursue the creation of additional ones, by agreement with landowners, to facilitate the development of walking trails in areas of high amenity value.

A public right of way will only be included in the Development Plan when the following criteria have been satisfied:

- There must be actual dedication by the landowner to the public use of the route in question or there must be sufficient evidence to show that such a dedication was intended;
- A public right of way must be open to the public and not just a class of persons or limited number of the public;
- A public right of way must start in and finish in a public area (i.e. it cannot terminate in private property);
- A public right of way cannot be obtained by stealth, by force or by licence i.e. it must be a route to which the public have a right of access as a right not by way of permission.
- The Council has identified six routes which are considered to fulfil the above criteria. These routes are listed in Table 6.A below and shown on a set of maps grouped in Appendix J.


Table 6.A Public rights of way within County Sligo

Reference no.	Location	Description
PROW 1	Lissadell	From the centre of the Bunbrennoige Bridge for a distance of 263 m west to the point where the former Lissadell House was situated along the coast
PROW 2	Ballysadare	Quarry walk from the existing road to the foreshore and Abbey
PROW 3	Rosses Point	From the public car park to the second beach
PROW 4	Enniscrone	Walk north from the Pier along the seashore, exiting 870 m north onto L-66018
PROW 5	Trawane Bay	From the road L-60043 to the shoreline of Trawane Bay
PROW 6	Mullaghmore / Cliffony	From the R-297 to the beach at Trawalua

It is important to note that this list is not an exhaustive. The omission of a right of way from this list shall not be taken as an indication that such a right of way is not a public right of way. Over the life of this plan, the Council will endeavour to add to this list where it has been established that the above criteria have been satisfied and having consulted with the communities and landowners involved.



PROW 1
Public right of way
number 1 at Lissadill

 Public right of way
to be preserved



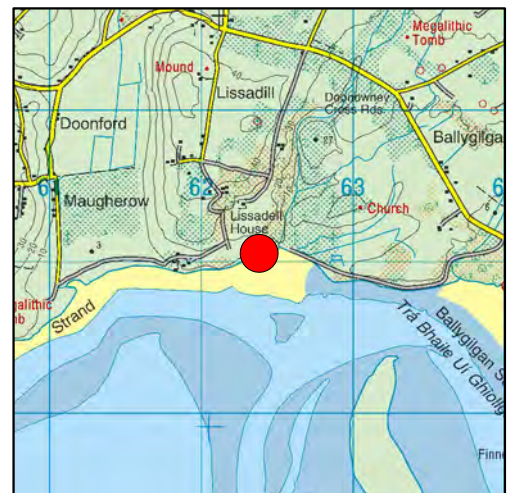
Notes:

Details shown on this map are for information purposes only. Further details on any item should be clarified with Sligo County Council.

This map has been produced by Sligo County Council with available Local Authority and Ordnance Survey Ireland base data.


It is important to note that this is not an exhaustive list and that the omission of a Right of Way from this list shall not be taken as an indication that such a Right of Way is not a Public Right of Way.

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PROW 2
Public right of way
number 2 at Ballysadare

 Public right of way
to be preserved



Notes:

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PROW 3
Public right of way
number 3 at Rosses Point

 Public right of way
to be preserved



Notes:

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PROW 4
Public right of way
number 4 at Enniscrone

 Public right of way
to be preserved



Notes:

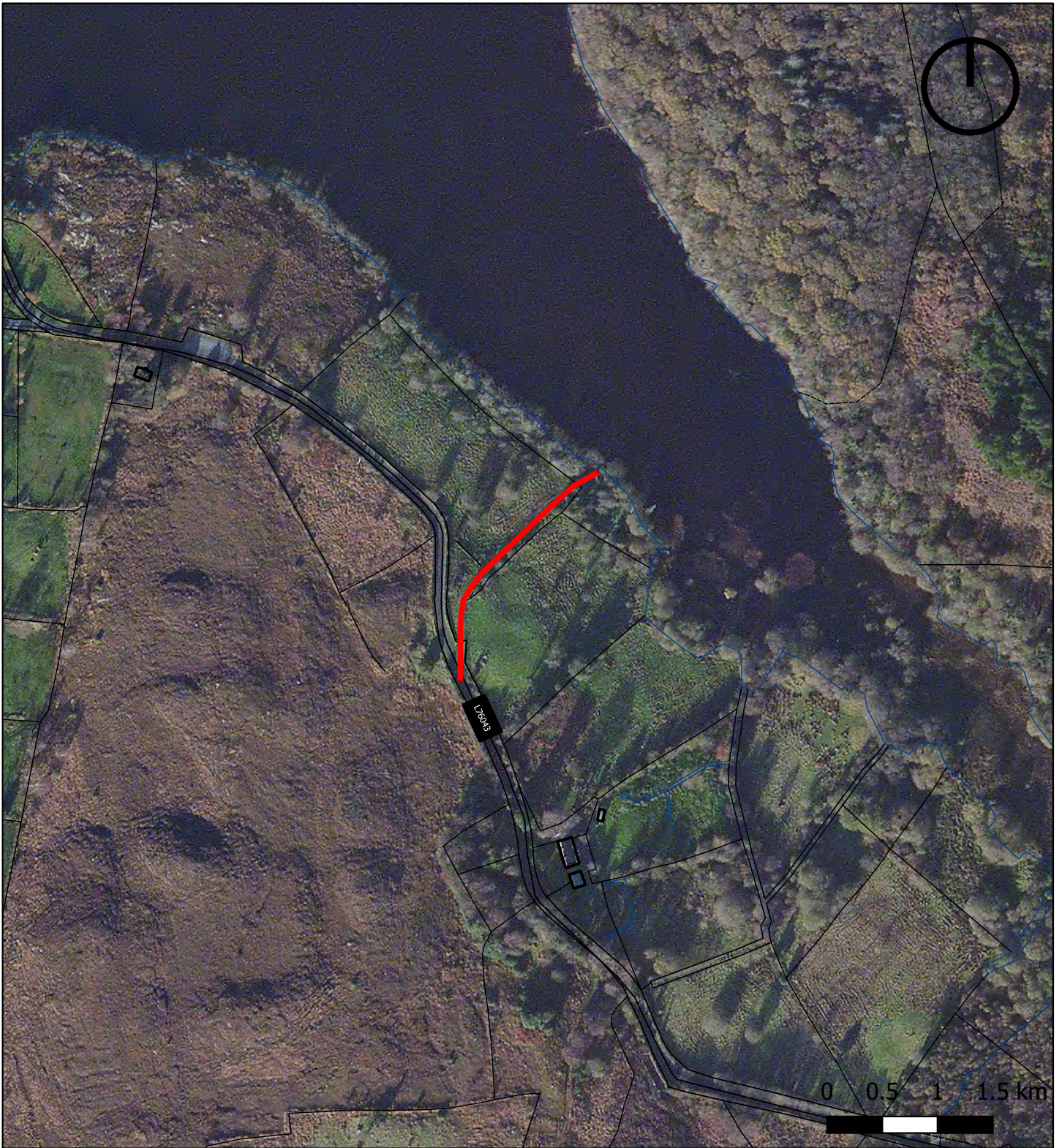
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PROW 5
Public right of way
number 5 at Trawane Bay

 Public right of way
to be preserved



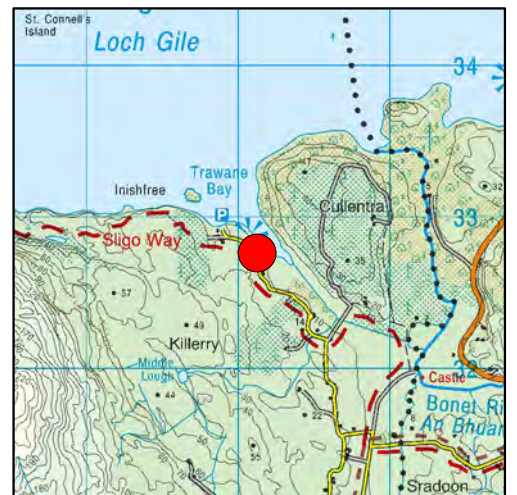
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PROW 6
Public right of way
number 6 at Trawalua
Strand

 **Public right of way**
to be preserved



Notes:

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A-6-5

In **Section 6.7 Outdoor recreation**, subsection **6.7.4 Outdoor recreational amenities** (p. 94-95 of the Draft Plan), insert the following subsection:

Permissive Trails

In contrast to public rights of way, many long-distance walking routes exist on a permissive access basis. The National Waymarked Way network is a particular category of walks which are created under the long-distance walking routes committee established in 1979. While they were labelled as National Waymarked Ways, they are not to be confused with designated public rights of way. As National Waymarked Ways are permissive in nature, consent can be withdrawn at any time by the landowner.

A-6-6

In **Section 6.7 Outdoor recreation**, subsection **Section 6.7.4 Outdoor recreational policies** (p. 97 of the Draft CDP), amend **P-OR-14** as follows:

- P-OR-14** Preserve and improve access for the public to lakes, beaches, coastal, riverside, upland and other areas that have traditionally been used for outdoor recreation, subject to compliance with the requirements of the Habitats Directive. *Where feasible, apply or support the application of universal design principles, as recommended in [Building for everyone – a Universal Design Approach \(NDA, 2012\)](#).*

A-6-7

In **Section 6.7 Outdoor recreation**, subsection **6.7.4 Outdoor recreational amenities**, insert the following outdoor recreation policy after P-OR-14 (all subsequent policies will be renumbered in the final version of the CDP):

- P-OR-15** Support the sustainable development of water-based leisure, tourism and related activities in County Sligo, subject to compliance with the requirements of the Habitats Directive.

2.7 Proposed amendments to Chapter 7. Heritage

A-7-1

In **Chapter 7 Heritage**, subsection **Heritage - general objectives**, add the following general heritage objective:

- O-H-3** Prepare and support the implementation of a Green Infrastructure Strategy for County Sligo, as resources allow.

With regard to the term “green infrastructure”, insert a footnote as follows:

Green Infrastructure can be broadly defined as a strategically planned network of high quality natural and semi-natural areas with other environmental features, which is designed and managed to deliver a wide range of ecosystem services and protect biodiversity in both rural and urban settings. (source: *Building a Green Infrastructure for Europe* – European Commission, 2013 – available at http://ec.europa.eu/environment/nature/ecosystems/docs/green_infrastructure_broc.pdf)

A-7-2

In **Section 7.1 Natural heritage and biodiversity**, subsection **7.1.1. Designated sites for nature conservation** (p. 103 of the Draft Plan), modify the text of policy **P-DSNC-3** as follows:

- P-DSNC-3** Carry out an appropriate level of assessment for all development plans, land-use plans and projects ~~that the Council~~ authorizes or proposes to undertake or adopt, to determine the potential for these plans/projects to impact on designated sites, or proposed designated sites, in accordance with the Habitats Directive. All appropriate assessments shall be in compliance with the provisions of Part XAB of the Planning and Development Act 2000.

A-7-3

In **Section 7.1 Natural heritage and biodiversity**, subsection **7.1.5 Trees, woodlands and hedgerows** (p. 108-109 of the Draft CDP), make the following changes:

7.1.5 Trees, woodlands and hedgerows

Hedgerows constitute an important natural and historic resource, given their contribution to landscape quality, their ecological importance as wildlife habitats, corridors between habitats and historical significance as townland and field boundaries. Hedgerows are afforded protection under the Wildlife (Amendment) Act, 2000, which prohibits the cutting of hedges during the bird nesting period (1st March to 1st September).

Woodlands, trees and hedgerows policies

It is the policy of Sligo County Council to:

- P-WTH-1** Protect trees, woodlands and hedgerows from development that would impact adversely upon them. Promote new tree and woodland planting and the enhancement of existing hedgerows by seeking increased coverage, in conjunction with new development using native species of local provenance, where possible.
- P-WTH-2** Discourage the felling of mature trees to facilitate development and, where appropriate, make use of tree preservation orders to protect important trees and groups of trees which may be at risk or have an important amenity or historic value.

- P-WTH-3** Require the planting of native broadleaved species, and species of local provenance, in new developments.
- P-WTH-4** Promote the planting of native tree and shrub species by committing to using native species (of local provenance wherever possible) in its landscaping works and on County Council property.

A-7-4

In **Section 7.1 Natural heritage and biodiversity**, subsection **7.1.6 Inland waters**, add the following text to Inland waters policy **P-INW-1** (p. 110 of the Draft Plan):

- P-INW-1** Protect rivers, streams and other water courses and their associated Core riparian Zones (CRZ) from inappropriate development and maintain them in an open state, capable of providing suitable habitats for fauna and flora. Structures (e.g. bridges) crossing fisheries waters shall be clear-span and shall be designed and built in consultation with Inland Fisheries Ireland.

A-7-5

In **Section 7.3 Architectural Heritage**, subsection **7.3.2 Protection of non-habitable structures** (p. 120 of the Draft CDP), insert the following text:

Items of street furniture are part of the built and cultural heritage, and can contribute to the character and interest of an area, whether designated an ACA or not. Such items include lamp standards, seats and benches, bollards, railings, street signs, free-standing or wall-mounted post boxes, telephone kiosks, horse troughs, water pumps, drinking fountains, jostle stones, milestones, paving, kerbstones, cobbles and setts, pavement lights, coal hole covers, statues, plaques, gates etc.

A-7-6

In **Section 7.3 Architectural Heritage**, subsection **7.3.4 Town and village streetscapes** (p. 120 of the Draft CDP), insert the following text immediately under the heading:

Sligo's vernacular built heritage consists of buildings created using local materials and following local traditions, to meet the needs of local people. These structures are often undervalued because they do not represent 'great architecture'.

A-7-7

In **Section 7.3 Architectural heritage**, add the following Architectural heritage policies (p. 121-122):

- P-ARH-6** Promote the retention and re-use of the vernacular built heritage through increasing public awareness of its potential for re-use and its adaptability to change.
- P-ARH-7** When considering proposals to adapt vernacular buildings to meet contemporary living standards and needs, require applicants to apply the conservation principles and guidelines set out in the ICOMOS Charter on the Built Vernacular Heritage (Mexico 1999) – refer to Appendix H of this Plan.

(Refer also to the related proposed amendment **A-A-1** at the end of this document.)

A-7-8

In **Section 7.4 Landscape character**, subsection **7.4.3 Current knowledge and policy** (p. 124 of the Draft CDP), make the following changes:

The LC Map classifies the County according to its visual sensitivity and capacity to absorb new development without compromising the scenic character of certain areas. It designates the following:

- **Normal Rural Landscapes:** areas with natural features (e.g. topography, vegetation) which generally have the capacity to absorb a wide range of new development forms – these are ~~the main~~ largely farming areas and cover most of the County. At the same time, certain areas located within normal rural landscapes may have superior visual qualities, due to their specific topography, vegetation pattern, the presence of traditional farming or residential structures. These areas may have limited capacity for development or may be able to absorb new development only if it is designed to integrate seamlessly with the existing environment.
- **Sensitive Rural Landscapes** (no change)
- **Visually Vulnerable Areas** (no change)
- **Scenic Routes:** public roads passing through or close to Sensitive Rural Landscapes, or in the vicinity of Visually Vulnerable Areas, and affording unique scenic views of distinctive natural features or vast open landscapes. In addition to remote views, scenic routes have often a distinctive visual character conferred by old road boundaries, such as stone walls, established hedgerows, lines of mature trees, adjoining cottages or farmyards together with their traditional, planted enclosures etc., all of which warrant protection.

A-7-9

In **Section 7.4 Landscape character**, subsection **Landscape character assessment and protection policies** (p. 125 of the Draft CDP), amend policy **P-LCAP-1** as follows:

- P-LCAP-1** Protect the physical landscape, visual and scenic character of County Sligo and seek to preserve the County's landscape character. ~~by assessing all development proposals on the basis of the Landscape Characterisation Map.~~

Planning applications that have the potential to impact significantly and adversely upon landscape character, ~~or scenic views~~ especially in *Sensitive Rural Landscapes, Visually Vulnerable Areas and along Scenic routes*, may be required to be accompanied by a visual impact assessment using agreed and appropriate viewing points and methods of assessment.

A-7-10

In **Section 7.4 Landscape character**, subsection **Landscape character assessment and protection policies** (p. 125 of the Draft CDP), amend policy **P-LCAP-3** as follows:

- P-LCAP-3** Preserve the scenic views listed in **Appendix F** and the distinctive visual character of designated *Scenic Routes* by controlling development along ~~designated Scenic~~ such Routes and other roads, while facilitating developments that may be tied to a specific location or to the demonstrated needs of applicants to reside in a particular area.

In all cases, strict location, siting and design criteria shall apply, as set out in **Section 13.4 Residential development in rural areas** (development management standards).

2.8 Proposed amendments to Chapter 8. Transport and mobility

A-8-1

In **Section 8.1 National and regional transport policy** (p. 127 of the Draft Plan), insert the following text shown in blue:

The designation of Sligo as a Gateway City in the National Spatial Strategy further emphasises the importance of strong transport links to urban centres in the Border Region, along the Atlantic Corridor, beyond regional and national boundaries. The Border Regional Planning Guidelines specifically support the development of a number of strategic routes, in order to ensure Sligo's success as a Gateway, including all national roads and rail links.

The national roads M-4/N-4 (Dublin to Sligo), the N-17 (Galway to Sligo), the N-15 (Sligo to Donegal) and the N-16 (Sligo to Northern Ireland) are identified as part of the EU's Trans-European Transport Networks TEN-T, which are a planned set of road, rail, air and water transport networks in the European Union.

The policy document **Investing in our Transport Future - Strategic Investment Framework for Land Transport**, published by the Department of Transport, Tourism and Sport (DTTAS) in 2015, emphasises the need for improved alignment of transport and spatial planning. The document states that effective and mutually supportive land use and transport planning policy, in the form of national and regional frameworks, are essential for the development of more sustainable communities.

The guidance document **Spatial Planning and National Roads**, published by the Department of Environment, Community & Local Government (DOECLG) in 2012, sets out planning policy considerations relating to developments affecting National Roads outside the 50 and 60 km/h zones. This document emphasises the importance of maintaining and protecting the strategic function of National Roads.

Government policy strongly promotes the move to more sustainable modes of transport and the policy document **Smarter Travel –A New Transport Policy for Ireland 2009-2020**, published by the Department of Transport (DOT), sets out Government policy objectives with respect to promoting a significant modal shift from private transport to sustainable transport modes over the period to 2020.

In accordance with the above, it is the aim of Sligo County Council to strengthen the County's strategic transport links. The Council will also support the creation of a pedestrian-friendly and cyclist-friendly environment in, and between the County's settlements, with a good provision of public transport, reduced congestion and attractive town and village centres which are not dominated by the car.

Footnote to be inserted:

The TEN-T networks are part of a wider system of [Trans-European Networks](#) (TENs), including a [telecommunications](#) network (eTEN) and a proposed energy network (TEN-E or Ten-Energy). TEN-T envisages coordinated improvements to primary roads, railways, inland waterways, airports, seaports, inland ports and traffic management systems, providing integrated and intermodal long-distance, high-speed routes.

In general, TEN-T projects are mostly funded by national or state governments. Other funding sources include: European Community funds ([ERDF](#), [Cohesion Funds](#), TEN-T budget), loans from international financial institutions (e.g. the [European Investment Bank](#)), and private funding.

A-8-2

In **Section 8.1 National and regional transport policy – Transport strategic policies**, add the following strategic transport policy (p. 129 of the Draft CDP):

SP-TRA-8 Facilitate the roll-out of charging infrastructure for electric vehicles, in line with the *National Renewable Energy Action Plans* target for 10% of Ireland's vehicles to be electric by 2020.

A-8-3

In **Section 8.1 National and regional transport policy**, modify the text of objective **SO-TRA-3** as follows (p. 130 of the Draft CDP):

SO-TRA-3 Initiate the preparation of a *Transportation Study for Sligo City & Environs* ~~by Transport Infrastructure Ireland (TII, previously NRA), the National Transportation Authority and the Department of Transport,~~ subject to available funding, and implement the recommendations of this Study subject to compliance with the Habitats Directive.

A-8-4

In **Section 8.2 Road network**, subsection **8.2.1 National primary and secondary roads** (p.132 of the Draft Plan), add the following text before the first paragraph:

There are five national primary roads and one national secondary road in County Sligo. Considering the critical importance of the Atlantic Corridor national road network for the Northern and Western Regions, their upgrade is vital not just for Sligo's future growth, but for the entire region.

A-8-5

In **Section 8.2 Road network**, subsection **8.2.1 National primary and secondary roads** (p.132 of the Draft Plan), introduce a specific set of policies entitled **National roads policies** as shown below.

Relocate **SP-TRA-5** from the section **Transport – strategic policies** to the new **National roads policies** section and rename it **P-NR-1**.

Insert new policies **P-NR-2**, **P-NR-3**, **P-NR-4** and **P-NR-5** as follows:

National roads policies	
It is a policy of Sligo County Council to:	
P-NR-1	Protect the traffic carrying capacity of national roads, the level of service they deliver and the period over which they continue to perform efficiently, by avoiding the creation of new access points or the generation of increased traffic from existing accesses onto the N-4, N-15, N-16, N-17 and N-59 outside the 50 km/h speed limit, in accordance with the DoECLG's publication Spatial Planning and National Roads -Guidelines for Planning Authorities (2012).
P-NR-2	Protect the route corridors necessary for the construction of new roads or the

upgrading of existing national roads in Sligo, in accordance with the DoECLG's publication Spatial Planning and National Roads -Guidelines for Planning Authorities (2012).

P-NR-3 Apply the provisions of the Design Manual for Urban Roads and Streets (DTTS, DECLG 2013) to all development along national roads inside the 60-km/h speed limit zones in towns and villages.

P-NR-4 Maintain the national road network in accordance with the TII Pavement Asset Management System.

P-NR-5 Permit direct access to zoned lands along national roads inside the 50 km/h speed limit subject to normal planning considerations. Within **transitional zones** (between 50 km/h and 60 km/h speed limiting signs), access may be permitted, but only in limited circumstances, where it is in the interest of facilitating orderly urban development, and subject to a road safety audit carried out in accordance with TII requirements.

A-8-6

In subsection **National roads objectives** (p. 133 of the Draft CDP), delete objective **O-NR-3** (now proposed to be included as a policy under the **National Roads policies** – refer to A-8-5 above):

~~**O-NR-3** — Maintain the national road bridge stock subject to compliance with the Habitats Directive.~~

A-8-7

In subsection **Non-national roads and bridges policies** (p. 135 of the Draft CDP), add the following policy:

P-NNR-5 Upgrade roads, footpaths, car-parking areas and junctions within the County's towns and villages in accordance with the provisions of the Design Manual for Urban Roads and Streets (DTTS, DECLG, 2013), subject to the availability of resources.

A-8-8

In **Section 8.3 Cycle and pedestrian movements**, modify objective **O-CW-5** (p. 139 of the Draft Plan) as follows:

O-CW-5 Seek the development of a footway and cycleway (greenway) on or alongside the ~~disused~~ closed railway line from ~~Claremorris to~~ Collooney to Bellaghy (Sligo/Mayo county boundary) insofar as such route does not compromise the reopening of the Western Rail Corridor, if reopening the railway line is deemed feasible'.

A-8-9

In **Section 8.3 Cycle and pedestrian movements**, modify the wording of **Objective O-CW-5** (p. 139 of the Draft Plan) by replacing “~~disused~~ railway line” with “closed railway line”.

2.9 Proposed amendments to Chapter 9. Environmental infrastructure

A-9-1

In **Section 9.5 Waste management** (p.161 of the Draft Plan) insert a new subsection as follows:

9.5.6 Historic landfills

Historic landfills are the landfills that were in operation in the period 1977-1997. Appendix F of the Waste Management Plan 2015-2021 for the Connacht-Ulster Region lists only three historic and legacy landfill sites in County Sligo: Finisklin (class A – high environmental risk) Marlow (class B – moderate environmental risk) and Tobercurry (Class C – low environmental risk). The sites at Finisklin and Marlow (near Ballymote) are known as former local authority landfills. The site at Tobercurry was never used by the local authority and its exact location and extent have not been established.

Finisklin

The former Finisklin landfill, located on the western edge of Sligo City, beside the Docklands area, was operated by Sligo County Council between 1958 and 1994.

In 2010-2011, Sligo County Council commissioned a preliminary assessment of the environmental contamination risks associated with the former Finisklin landfill site. The report concluded that there would be little or no restrictions on the type of development that could take place on the older parts of the former landfill, while the level of restrictions would increase significantly towards the northern areas, which were filled more recently.

The report also recommended that further landfill gas investigation and risk assessment should be undertaken prior to any site development works, depending on the sensitivity of the proposed development to potential landfill gas.

The final stage of the certification process and remediation of the Finisklin site, in accordance with the *EPA Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites (April 2007)*, is due to commence in 2017. Upon completion of this process, it may be necessary to formulate specific policies or objectives for inclusion in the Sligo and Environs Local Area Plan in relation to future development in the Finisklin area.

Marlow

The former landfill site at Marlow is located within the buffer zone/green belt established by the Ballymote Local Area Plan 2012-2018. A closure plan for Marlowe was put in place by the Local Authority before the publication of the relevant EPA Code of Practice. No further investigations are planned for the Marlowe site at this stage.

Having regard to the restricted range of land uses permissible in the buffer zone/green belt, it is considered that the zoning is appropriate to the potential sensitivities. In the event of a zoning change as part of the review of the Ballymote LAP, the CDP waste management policy P-WM-7 shall apply.

A-9-2

In subsection **Waste management policies** (p.164 of the Draft CDP), include three additional waste management policies as follows:

- P-WM-6** Require any development proposals on known historic landfill sites or in their vicinity shall take into consideration the *EPA Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites (April 2007)*. Where landfills meet the definition of a 'closed landfill', as set out in the *Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008* (S.I. No 524 of 2008), there will be a requirement for authorisation of the landfill by the EPA under those regulations.
- P-WM-7** Ensure that the zoning or the rezoning of known former landfill sites, as part of the preparation or review of local area plans, is the most appropriate having regard to the potential sensitivities of such lands.
- P-WM-8** Development proposals on brownfield sites – such as former petrol stations, fuel/chemical storage areas and similar sites – shall be required to undertake an assessment if the potential for contaminated materials, soils etc to be unearthed during demolition/construction works, and the associated environmental risks.

Where any environmental risk is identified, appropriate investigations shall be undertaken to determine the nature and extent of any materials or contaminated soils on the proposed development sites.

A site-specific remediation plan shall be prepared to ensure that the construction and operation phases of development do not result in risk to human health, water quality, biodiversity, fisheries, air quality etc.

A-9-3

In **Section 9.5 Waste management** (p.161 of the Draft Plan), add the following waste management objective:

- O-WM-1** Ensure that the certification and remediation process of the known historic landfill at Finisklin is completed in accordance with the *EPA Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites (April 2007)*.

A-9-4

Modify the text of **Table 9.C Wastewater treatment plants in County Sligo** (p. 151-157 of the Draft CDP) as follows:

Ballinacarrow

~~Irish Water Capital Investment Plan 2014–2016 (CIP) includes a proposal to upgrade the plant to a fully operating 250 PE capacity. IW considering upgrading the plant to 400 PE.~~

Upgrade works at the Ballinacarrow WWTP are progressing to tender stage (November 2016) and it is proposed to provide a 450 p.e. plant.

Ballinafad

~~Irish Water Capital Investment Plan 2014–2016 (CIP) includes a proposal to upgrade the plant to 200 PE capacity. This scheme has been bundled with the Tobercurry, Grange and Strandhill WWTPs (works are expected to commence in 2017).~~

Upgrade works at the Ballinafad WWTP are progressing to tender stage (November 2016) and it is proposed to provide a 400 p.e. plant.

Grange

~~IW's CIP 2014–2016 includes a proposal to upgrade the plant to 900 PE. This scheme has been bundled with the Tobercurry, Strandhill and Ballinafad WWTPs. Works are expected to commence in late Q4 2016 or early Q1 2017.~~

Upgrade works at the Grange WWTP are progressing to tender stage (November 2016) and will provide a 900 p.e. plant.

Mullaghmore

~~No works are proposed by IW in relation to this scheme.~~

Upgrade of the Mullaghmore WWTP is included in Irish Water's Investment plan 2017-2021 and the final design capacity is being investigated by Irish Water.

Rosses Point

~~IW is currently reviewing the Rosses Point WWTP scheme and is considering 2 options:~~

~~–on site treatment at the existing WWTP, or
–converting the WWTP into a pumping station and pumping effluent to the Teesan/Lisnalurg pumping station.~~

~~Neither option allows for connections to proposed mains (e.g. at Ballincar)~~

Sligo County Council, in conjunction with Irish Water, is considering the options available for the provision of wastewater services for the areas of Rosses Point and Cregg / Ballincar.

Tobercurry

~~IW's CIP 2014–2016 includes a proposal to upgrade the plant to 3,500 PE. This scheme has been bundled with the Grange, Strandhill and Ballinafad WWTP. Works are expected to commence in late Q4 2016 or early Q1 2017.~~

Upgrade works at the Tobercurry WWTP to provide a 3,500 p.e. plant are expected to begin in early 2017.

Strandhill

~~IW's CIP 2014–2016 includes a proposal to upgrade the plant to 3,700 PE. This scheme has been bundled with the Tobercurry, Grange and Ballinafad WWTPs. Works are expected to commence in late 2016 or early 2017.~~

Upgrade works at the Strandhill WWTP are progressing to tender stage (November 2016) and it is proposed to provide a 3,700 p.e. plant.

2.10 Proposed amendments to Chapter 10. Environmental quality

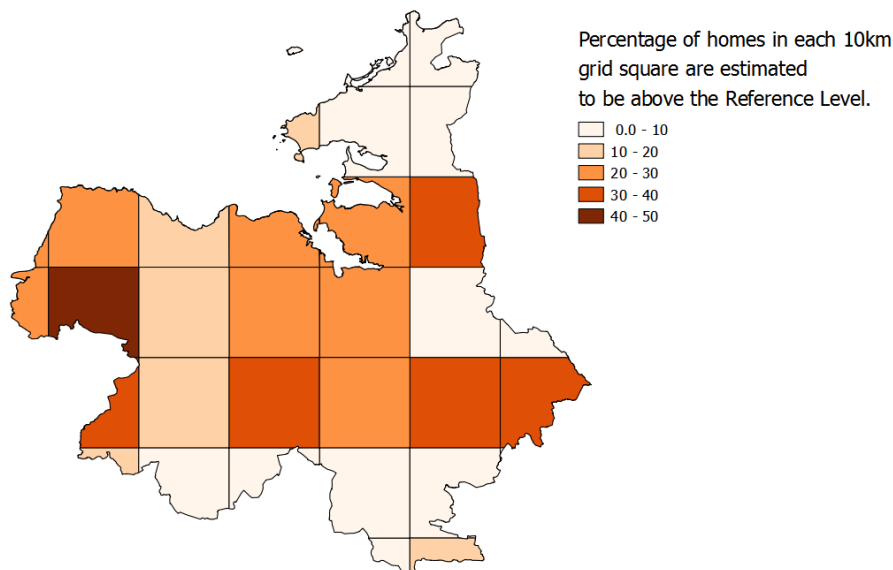
A-10-1

In Chapter 10 Environmental quality, Section 10.2 Air quality (p. 170 of the Draft Plan), insert an additional subsection as follows:

Radon gas

Radon is a naturally occurring radioactive gas, categorised by the World Health Organisation as a carcinogen, in the same group as asbestos and tobacco smoke. It has no taste, colour or smell. It can only be measured with special detectors. The acceptable level, or reference level, for homes in Ireland is 200 Becquerel per cubic metre (Bq/m³). For workplaces, the reference level is 400 Bq/m³.

Outside radon is diluted to very low levels. Radon can enter a home from the ground through small cracks in floors and through gaps around pipes or cables. Sligo has the highest incidence of homes with high radon levels in Ireland, with almost one in four homes measured in the county so far exceeding the acceptable level. Homes in some parts of County Sligo are more likely to have a radon problem. These parts of the county are called High Radon Areas. The EPA provides an interactive map at <http://www.epa.ie/radiation/radonmap> where people can see whether their homes are in a High Radon Area.



The darkest squares in the image above represent the areas with the highest radon levels. In the lightest squares, radon concentration was above the reference level in less than 10% of the houses tested.

Specific guidance on radon prevention measures for new homes is contained in the *Building Regulations, Technical Guidance Document C – site preparation and resistance to moisture* (DEHLG, 1997). The guidance specifies that all homes built after 1st July 1998 must be fitted with a standby radon sump which can be activated at a later stage to reduce any high radon concentrations subsequently found. For homes built in High Radon Areas, the installation of a radon barrier as well as a standby radon sump is required.

A-10-2

In **Section 10.4 Coastal environment**, subsection **10.4.1 Coastal zone** (p.172 of the Draft Plan), modify the text as follows:

For the purposes of this Development Plan, the coastal zone refers to the area between the **High Water Mark and the nearest scenic route or other** continuous road **parallel to the coast** ~~and the High Water Mark~~. However, the natural coastal systems and the areas in which human activities involve the use of coastal resources may extend **both** beyond such roads, many kilometres inland, **and into the sea**.

A-10-3

In **Section 10.4 Coastal environment**, subsection **10.4.4 Developments on the foreshore and nearshore** (p. 173 of the Draft Plan) replace the text in ~~red~~ with the text in **blue** below:

~~The foreshore is defined as the area below the high water mark of ordinary or medium tides to the 12 nautical mile limit.~~

The foreshore of Ireland is classed as the land and seabed between the high water of ordinary or medium tides (shown HWM on Ordnance Survey maps) and the twelve-mile limit (12 nautical miles equals approximately 22.24 kilometres). The foreshore also covers tidal areas of rivers particularly estuaries.

A-10-4

In **Box 10.A Proposed coastal protection works** (p. 176 of the Draft Plan,) modify the second row as follows:

Location	Proposed works
Pullaheeny	Coastal and river outfall protection

A-10-5

In **Section 10.4 Coastal environment**, subsection **10.4.6 Coastal protection**, modify policy **P-CP-2** (p. 176 of the Draft Plan) as follows:

P-CP-2 Require that any development within the coastal zone is appropriately sited **and designed** having regard to coastal flooding, future shoreline erosion, predicted sea level rise and OPW flood mapping.

A-10-6

In **Section 10.6 Climate Change**, subsection **10.6.2 Legislative Context** (p.179 -180 of the Draft Plan), modify the text as follows:

10.6.2 Legislative context

For 2050, EU leaders have endorsed the objective of cutting Europe's GHG emissions by 80-95% on 1990 levels. The Commission has indicated milestones for domestic reductions of 40% by 2030 and 60% by 2040.

The Irish Government has **recently** passed the *Climate Action and Low Carbon Development Act 2015* to underpin its commitment to the 'national transition objective' and give a statutory foundation to the

necessary institutional arrangements. Departments with responsibility for key sectors have been tasked with the preparation of individual 2050 low-carbon roadmaps and the DoECLG will co-ordinate preparation of five-yearly National Mitigation Plans. In the light of Ireland's GHG emissions profile, most mitigation effort will be required in the sectors of agriculture, transport, energy and the built environment. Development plan policies will therefore need to be tailored accordingly.

In March 2017, the Minister for Communications, Climate Action and Environment launched a statutory public consultation on Ireland's first National Mitigation Plan (NMP). Prepared in accordance with the provisions of the Climate Action and Low Carbon Development Act 2015, the Plan contains measures to address the challenge to 2020 and to begin the development of medium- to long-term options.

The (draft) National Mitigation Plan includes four chapters, addressing the Electricity Generation, Built Environment, Transport and Agriculture, Forest and Land Use sectors. There will be formal preparation of successive NMPs at least once every five years, as provided for in the 2015 legislation.

Relevant aspects of the NMP may need to be incorporated in this development plan by means of a variation. Future development plan policies will conform to the revised NMPs.

A-10-7

In **Section 10.6 Climate Change**, subsection **10.6.3 Role of the Local Authority** (p. 180-181), insert the following text:

Having regard to current national policy and planning legislation, this Development Plan seeks to increase County Sligo's resilience to climate change by promoting sustainable development in general and through appropriate policies in relation to:

.....

- protection of wetlands, water bodies, forests, wildlife habitats, biodiversity, areas of natural heritage importance, natural features and green spaces in general (refer to Sections 7.1 Natural heritage, 10.1 Water quality and 10.4 Coastal environment).
- flood risk assessment and management, and protection against coastal flooding and erosion (refer to Section 10.4 Coastal environment and 10.7 Flood Risk Management).
- the repair of old bridges rather than their complete replacement, thereby enhancing the cultural and industrial heritage of the county and reducing the carbon footprint of such works.

A-10-8

In **Section 10.6 Climate change**, subsection **Climate adaptation and mitigation policies** (p. 182 of the Draft Plan), insert the following additional policy:

P-CAM-11 Support the repair of old structures where possible, in particular the repair of the stone arch bridge stock, in preference to replacement with high carbon materials.

A-10-9

In **Section 10.7 Flood risk management** (p. 183 of the Draft Plan), modify the text as follows:

Flooding from rivers and coastal waters is a natural phenomenon that cannot be entirely prevented. It occurs when the capacity of a watercourse to convey water through an area is exceeded. Flooding also

occurs in coastal areas, when sea water encroaches on land due to failure of coastal defences, exceptional climatic phenomena or other factors.

Probably the best known is flooding from the sea, **surcharged aquifers** and ~~from~~ rivers, but prolonged and intense rainfall can also cause flooding from overland flow, ponding in hollows and sewer flooding.

It is likely that climate change will have a significant impact on flood risk in Ireland, through sea level rise, increased number of heavy rainfall days per year and wetter winters, particularly in the west of the country, leading to higher groundwater flood risk associated with **aquifers and** turloughs.

These potential impacts could have serious consequences on settlements located on the coast, ~~or~~ beside rivers **and in karst limestone areas**. The man-made environment can exacerbate the consequences of flooding. Development in a flood plain, or building in areas where drainage infrastructure is inadequate, places property and people at risk. Flooding may impact on the economy, social well-being, public health and the environment. The impact on individuals and communities can be significant in terms of personal suffering and financial loss.

A-10-10

In **Section 10.7 Flood risk management**, subsection **10.7.2 Progress in flood risk assessment**, (p. 184 of the Draft Plan), replace the text in **red** with the text in **blue** below:

~~Of these, eight went forward in the process for further assessment and modelling – Sligo Town, Rathbraughan, Collooney, Riverstown, Ballymote, Gorteen, Coolaney and Ballysadare. Flood mapping (Zones A and B) has been produced for these areas (albeit in draft form and not yet in the public domain).~~

~~Only three of the above areas were deemed significant enough to require flood risk management plans – Coolaney, Sligo Town and Rathbraughan. At the time of writing (summer 2016), public consultation on the Draft Flood Risk Management Plan (FRMP) for the Sligo Bay Drowes Unit of Management (UoM 35) had not yet started.~~

Of these, eight Areas for Further Assessment (AFAs) went forward in the process for further assessment and modelling – Sligo Town, Rathbraughan, Collooney, Riverstown, Ballymote, Gorteen, Coolaney and Ballysadare. Flood mapping (Zones A and B) has been produced for these areas.

Following the assessment and modelling of the AFAs, a Flood Risk Management Plan (FRMP) for the Sligo Bay Drowes Unit, which is known as Unit of Management 35 (UoM 35), was prepared in draft form. Areas of Sligo also extend into UoM 34 (the Moy catchment) and UoM 36 (the Duff catchment).

The Draft FRMP sets out the proposed strategy, actions and measures that are considered to be the most appropriate at this stage of assessment for the eight AFAs. The Draft FRMP is based on detailed modelling and appraisal of possible options for the flood risk management measures.

The OPW is in the process of completing the statutory procedure for adopting the FRMPs. Public consultation on the Draft FRMPs was held in the last quarter of 2016. Sligo County Council submitted a number of comments and observations. The final FRMPs will be published in mid-2017, along with a report detailing all submissions received.

The final FRMP for the County is expected to indicate flood risk management measures based on a national list of prioritised measures across all FRMPs.

2.11 Proposed amendments to Chapter 11. Energy and telecommunications

A-11-1

In **Section 11.1 Energy**, subsection **11.1.7 Electricity transmission** (p. 191 of the Draft CDP), modify the text as follows:

11.1.7 Electricity transmission

The transmission network ...

A major investment in the high-voltage electricity transmission system is currently underway. Grid25, EirGrid's roadmap to upgrade the electricity transmission grid by 2025, ~~continues to be implemented so as to increase the capacity of the grid, to satisfy future demand and to help Ireland meet its target of 40% of electricity from renewable sources by 2020~~ was published in 2008 and is due for review. A draft strategy entitled "Your Grid, Your Views, Your Tomorrow" was published for consultation in March 2015, and a new Grid Development Strategy is to be published in 2017.

With regard to the Grid25 Implementation Programme, EirGrid is currently preparing a new Grid Implementation Plan.

The North-West region is rich in renewable energy resources (e.g. ocean and wind energy), which are concentrated along the western coastline. The existing transmission network is predominantly lower capacity (110 kV) with insufficient 220-kV and no 400-kV transmission infrastructure. Developing the grid will enable the transmission system to safely accommodate power flows from surplus regional generation and also to facilitate future growth in electricity demand.

The 2015 Energy White Paper recognises the need for the development and renewal of energy networks to meet economic and social goals and endorses the strategic programmes of energy infrastructure providers.

A-11-2

In **Section 11.1 Energy**, subsection **Strategic energy objectives** (p. 193 of the Draft CDP), add the following objective:

- SO-EN-2** Undertake an analysis of suitable areas for wind energy and prepare a map showing County Sligo's Landscape Suitability for Wind Energy Developments, in accordance with Section 3.5 of the Wind Energy Guidelines (2006).

2.12 Proposed amendments to Chapter 13. Development management standards

A-13-1

In **Section 13.2 General development standards**, subsection **13.2.14 Undergrounding of cables** (p. 218 of the Draft Plan), modify the first paragraph as follows:

The planning authority will seek to place underground all electricity, telephone and television cables in the urban built-up areas, especially within zones designated for residential development [and in Architectural Conservation Areas](#).

A-13-2

In **Section 13.2 General development standards**, modify subsection **Section 13.2.15 Illumination and spread of light** (p. 218-219 of the Draft Plan) as follows:

External illumination [shall be carefully and sensitively designed to minimise the incidence of light spillage or light pollution into the surrounding environment](#). The design shall [be minimised](#) to take into account the minimum required for security and health and safety. Therefore all external lighting:

- shall be properly cowled and directed away from the public roadway and shall also not be visible from any point more than 200 metres away from the light,
- shall not point upwards,
- shall be sensor controlled,
- should be energy efficient,
- shall be sensitive to protected species, where applicable.

[Floodlighting in rural areas and as part of advertising schemes in urban areas will be discouraged.](#)

A-13-3

In **Section 13.3 Residential development in urban areas**, subsection **13.3.15 Accommodation for dependent relatives**, modify the text as follows:

The provision of accommodation for dependent relatives by way of a new extension to the existing dwelling shall be subject to all of the following requirements:

- The accommodation shall generally not exceed a gross floor area of ~~50~~ 70 sq.m.
- It shall be attached [and linked internally](#) to the existing dwelling.
- ~~It shall be linked internally with the existing dwelling.~~
- The structure shall be in accordance with the guidance in [Section 13.3.14 House extensions](#).
- The accommodation and the main house shall remain in a single ownership.

A-13-4

In **Section 13.4 Residential development in rural areas** (p. 230 of the Draft CDP), modify the text as follows:

13.4 Residential development in rural areas

New development in rural areas should be absorbed and integrated successfully into the rural setting, i.e. development should harmonise or 'read' with the existing traditional pattern of development and not intrude on unspoilt landscapes.

The Council will ~~require new~~ accept either houses ~~to be~~ designed according to traditional or vernacular principles, ~~while accepting or~~ houses of high-quality, modern design, where suitable. "Suburban"-style houses design in rural areas ~~will be discouraged.~~ is not acceptable.

All applications will be assessed on the basis of normal planning considerations.

Normal planning considerations

The "normal planning and sustainable development considerations" used in assessing planning applications include the following criteria:

- How the proposal relates to the Core Strategy, general policies and specific objectives of the County Development Plan;
- Whether there are any archaeological or other heritage factors involved;
- Whether the site is in a sensitive area, e.g. adjoining a scenic road, located in a sensitive rural landscape, in a visually vulnerable area, in a coastal zone or in a known flood risk zone;
- Whether the site is in an exposed location where the proposed development would be visually obtrusive;
- The settlement pattern of the area and the potential for overdevelopment or ribbon development;
- Whether the siting, design and scale of the proposed structure are appropriate to the surrounding natural and built environment;
- Whether the proposed site entrance is on a dangerous or high-speed stretch of road;
- Whether a large number of mature trees or an excessive length of roadside hedgerow need to be removed to provide an entrance;
- Whether there are any sewage disposal, drainage or water supply concerns;
- Whether there are any pollution or other public safety concerns;
- Whether the proposed development would unduly affect other properties in the area (e.g. by overlooking or overshadowing)

The list of criteria given above is not exhaustive. Advice on specific development proposals can be obtained as part of pre-planning consultations offered daily at the County Council's planning office.

A-13-5

In Section 13.4 Residential development in rural areas, subsection 13.4.2 Site selection – locating a house in the landscape (p. 230 – 231 of the Draft Plan), modify the text as follows:

The placing of a house in the landscape is one of the most important aspects of building in the countryside. The Planning Authority will have regard to the following when considering a planning application for a dwelling in a rural area:

A. The Landscape Characterisation Map (refer to Section 7.4 Landscape Character)

Applications for single houses will be assessed based on the landscape's capacity to absorb new development. The proposed house must not have a visual impact that would negatively affect the character of the area. Visual impact will be assessed according to the landscape designations indicated on the Landscape Characterisation Map.

The location of new houses in designated Visually Vulnerable Areas, in Sensitive Landscapes or along Scenic Routes will generally be discouraged. Exceptions may be made in the case of applicants who can demonstrate a need to reside in a particular area, in accordance with the housing policy in green belts and sensitive areas (refer to Section 5.3.1). However, new development must not obstruct scenic views available from or to the area adjoining the development site.

B. Site Location

Those planning to build a house in the countryside should avoid elevated or exposed locations such as hill slopes, ridge lines or vast open landscapes where the new building would appear intrusive or break the skyline or the shoreline.

Instead of locating a house on an exposed site, the following types of site should be considered:

- sites that cluster with existing development (other houses, sheds or agricultural development such as traditional farm complexes);
- infill sites within existing ribbon development (in exceptional circumstances, sites at the end of ribbon development may be considered as an alternative to an exposed site);
- sites where the new house can “round off” scattered development.

A house should “nestle” into the site and not dominate the landscape or diminish the quality of scenic views of the surrounding countryside.

Sites should be sheltered, where possible, by topography and by established natural boundaries. Mature trees and hedgerows can offer shelter, screening or backdrop to new houses.

A-13-6

In Section 13.4 Residential development in rural areas, modify subsection 13.4.3 Rural house design as follows:

13.4.3 Rural house design

The Planning Authority welcomes innovative design, both contemporary and traditional. Buildings should be simple in terms of design and materials

All new rural housing designed in a traditional style should have regard to the principles of traditional rural design as set out in the Table 13.A below.

In the same section, delete **Table 13.A** (shown below):

~~Principles of vernacular rural design~~

Vernacular rural design	
Proportions	<ul style="list-style-type: none">• Ensure good roof to wall proportions and a high solid to void relationship (i.e. greater wall surface than windows and doors).• Composition of windows and doors should be simple and generally symmetrical.• Aim to minimise the distance between the top of the ground floor windows and the sill of the first floor windows to achieve good proportions.
Scale	<ul style="list-style-type: none">• A large house needs a large site to ensure effective integration into its surroundings (either immediately or in the future, through planned screening).• Larger houses (e.g. in excess of 200 m²) should be sub-divided into smaller elements of traditional form to avoid bulky structures.• Have regard to the scale of surrounding buildings.
Form	<ul style="list-style-type: none">• Use a simple plan form to give a clean roof shape — a long plan in preference to a deep plan. This will avoid the creation of a bulky shape.• Gable widths should generally not exceed 8 m, (recommended under 6.5 m for narrow plan form)• A traditional storey and a half house with a narrow plan form is preferable to a dormer style bungalow.• The form of a house affects the appearance of gable elevations. Gable elevations shall be simple and generally symmetrical.
Details	
Windows	<ul style="list-style-type: none">• The size and shape of windows should be uniform on all elevations. Windows should be well proportioned, with a vertical emphasis.• Dormer and bay windows are not vernacular features and should be used sparingly. These features may not be considered appropriate at prominent or scenic locations.• Roof lights are preferable to mid roof dormers.
Roof	<ul style="list-style-type: none">• Roof pitch should range from 35° to 42°• Natural slate or natural effect slate is preferable

Chimneys	<ul style="list-style-type: none"> • Chimneys should be placed centrally on the ridge and should have vernacular proportions (i.e. they should be c.1.2 m wide). • Chimneys at a gable end should be flush with the gable.
Eaves	<ul style="list-style-type: none"> • Roofs should be constructed without projecting soffit and barge at gable, and without boxed eaves detail. • Eaves should be flush with the wall, soffit omitted and slate should not project beyond the face of the wall. • Eaves lines should be kept simple.
Fascia	<ul style="list-style-type: none"> • An overhanging roof with a large fascia board adds bulk and clutter to a house. • Decorative fascias or white PVC fascias should be avoided.
Rainwater gutters/down pipes	<ul style="list-style-type: none"> • Rainwater gutters should be affixed to a corbelled eaves course of concrete, brick or stone (as appropriate). • Simple, black, round plastic rainwater gutters are recommended.
Doors	<ul style="list-style-type: none"> • Doors should be painted timber and simple in style. • PVC doors visible from the public road will not be permitted. • Doors should always reflect the shape of the opening. • A fan light above the door or a window to the side of the doorway is preferable to large glazed panels on the door.
Porches and Conservatories	<ul style="list-style-type: none"> • Porches and conservatories should be simple in design and in proportion to the building. • The use of mock classical type porches should be avoided.
External finishes	<ul style="list-style-type: none"> • Plastered or rendered walls are suitable finishes for a rural house. • Brick, random rubble stone and pebble dash are not traditional finishes for a rural dwelling and should be avoided.

A-13-7

In Section 13.4.3 Rural house design, under the heading **Design Statement** (p. 233 of the Draft Plan) remove the following paragraph:

~~The Planning Authority strongly recommends employing a registered architect when planning to build a rural house, especially when modern design is envisaged. A registered architect is an architect with a relevant qualification in certain approved universities and institutes, who is listed on the Royal Institute of Architects Ireland (RIAI) Register of Architects.~~

A-13-8

In Section 13.5 Retail development standards, subsection 13.5.9 Shop fronts and signage (p. 239 - 240 of the Draft Plan), add the following standards to the existing list (all subsequent items will be renumbered in the final version of the CDP):

Signage

- A. Signs should not clutter or dominate the façade of a building, nor the entire street frontage, and should not detract from or obscure architectural features of the building. **Projecting signs, banners and flagpoles will be limited in size and number to prevent clutter.**

.....

- I. Plastic or vinyl banner-type signs on the exterior of buildings will be discouraged. Only high-quality materials (e.g. wood, metal etc.) shall be used in Architectural Conservation Areas and other sensitive areas.
- J. Signs shall not be placed above eaves or parapet levels and shall not project above the roofline of buildings.

A-13-9

In **Section 13.8 Transportation, roads and parking**, subsection **13.8.1 Access onto national roads** (p. 246 of the Draft Plan), delete the following paragraph:

~~Exceptions to this approach may apply in the case of a development which is of national or regional strategic importance, which by its nature is most appropriately located outside urban areas, and where the location concerned has specific characteristics that make it particularly suitable for the development proposed.~~

~~Such an exception shall apply only if the proposed access can be shown not to cause a traffic hazard.~~

A-13-10

In **Section 13.8 Transportation, roads and parking**, subsection **13.8.3 Entrances and sightlines** (p. 248 of the Draft Plan), modify the **Rural housing** subsection as follows:

Rural housing

Proposed vehicular access points will be carefully considered by the Planning Authority with a view to minimising the impact of a safe access on the visual appearance and rural characteristics of the area. Road safety will take priority.

There may be circumstances where it is desirable to seek alternative access points or consider alternative sites in order to avoid excessive removal of good quality traditional roadside boundaries.

Hedgerows and other distinctive boundary treatment such as stone walls shall be retained insofar as is possible.

~~Front boundary treatments~~ Where the loss of the existing boundary is unavoidable as part of new development, the new roadside boundary shall consist of indigenous hedgerows, earth banks or dry stone walls, in character with the vernacular boundaries in the area.

The new hedgerows shall be planted with a double row of native species of local provenance, e.g. Hawthorn, holly, blackthorn, hazel etc.

New boundary walls shall be built in local vernacular style, using recovered stone from the old walls or other local stone. Block walls and the use of non-local finishes, such as bricks, will be discouraged.

A-13-11

In Section 13.8 Transportation, roads and parking, subsection 13.8.5 Car parking requirements, layout and design (p. 249 of the Draft Plan), insert the following additional subsection:

Electric vehicles (EV)

To support the use of electric vehicles (EV), in line with Council and national policy, all new developments and extensions to existing car parking areas will be required to provide at least one parking space equipped with a fully functional EV charging point installed in accordance with current ESB specifications.

- Residential developments with communal parking areas should provide minimum one car parking space equipped with an EV charging point, and at least one for every ten residential units.
- Non-residential developments with private car parking spaces (e.g. office developments, industrial units) should provide minimum one car parking space equipped with an EV charging point, and at least one for every ten car parking spaces.
- Developments with publicly accessible spaces (e.g. supermarket, cinema, hotel, service station, school, hospital etc.) should provide minimum one car parking space equipped with an EV charging point, and at least one for every ten car parking spaces.

The charging-point parking space(s) should be clearly marked as designated for EV charging. Appropriate signage indicating the presence of a charging point (or points) should also be installed.

All other parking spaces (including residential) should be constructed to be capable of accommodating future charging points as required.

A-13-12

In Section 13.8 Transportation, roads and parking, subsection Car parking standards (p. 249 of the Draft Plan), modify Table 13.B Car parking standards as follows:

Table 13.B Car parking standards

Class of development	Minimum car parking spaces	Bicycle parking
house	2 spaces per dwelling	1 per unit
apartment	1.5 spaces per apartment	1 per unit
guesthouse / B&B	1 space per bedroom	0.5 per bedroom
hostel	1 space per 10 beds	1 per 10 beds
retail unit	6 spaces per 100 sq.m gross floor area	1 per 75 sq. m gross floor area
supermarket	1 space per 18 sq.m. gross floor area	1 per 100 sq. m gross floor area
office	1 space per 25 sq.m.	1 per 5 employees
financial and professional services (including banks, building societies, estate agencies, betting shops)	1 space per 20 sq.m.	1 per 50 sq m

Class of development	Minimum car parking spaces	Bicycle parking
bar lounge	1 space per 2.5 sq.m of public area	1 per 75 sq. m of public area
restaurant	1 space per 4.5 sq.m of dining area	1 per 75 sq. m of dining area
take-away	1 space per 18 sq. m gross floor area	
nightclub / dance hall	1 space per 3 sq.m. of public area	1 per 100 sq. m of public area
hotel (excluding bars, restaurants and function rooms)	1 space per bedroom	1 per 20 beds
conference centre	1 space per 25 sq.m of public area	1 per 20 seats
manufacturing industry/light industry	1 space per 50 sq.m. of gross floor area	1 per 500 sq. m gross floor area
warehousing	1 space per 100 sq.m of gross floor area	1 per 500 sq. m gross floor area
retail warehousing	1 space per 35 sq.m. of gross floor area	1 per 150 sq. m gross floor area
garden centre	1 space per 25 sq.m. of gross floor area	1 per 150 sq. m gross floor area
car showrooms	1 space per 40 sq.m. of gross floor area	
garage and vehicle service	3 spaces per car service bay 3 spaces per lorry service bay 1 space per 30 sq.m gross floor area	
service stations (not including shop)	1 space per 30 sq.m. of gross floor area	
church / place of worship/ theatre/ cinema	1 space per 4 seats	1 per 15 seats
community hall	1 space per 5 sq.m of gross floor area	1 per 10 sq. m gross floor area
museum / gallery / library	5 spaces per 100 sq.m of gross floor area	1 per 50 sq. m gross floor area
funeral home	1 space per 10 sq.m. of public area	1 per 25 sq. m of public area
hospital/nursing home	1 space per bed	
clinics and group medical practices	1 space per consulting room	1 per consulting room

Class of development	Minimum car parking spaces	Bicycle parking
primary school	1.5 spaces per classroom	1 per 5 students
secondary school	2 spaces per classroom	1 per 4 students
third-level school	1 space per classroom + 1 space per 15 students	1 per 3 students
childcare, crèche, playschool	1 space per staff member + 1 space per 20 sq. m	1 per 5 staff members on duty
sports centre / swimming pool	1 space per 10 sq.m. of gross floor area	1 per 10 sq. m gross floor area
playing field	1space per field	5 per field
bowling alley	1 space per lane	2 per lane
tennis court	1 space per court	1 per court
golf / pitch and putt	1 space per hole	
golf driving range	1 space per bay	

2.13 Proposed amendments to Volume 1 Appendices

A-A-1

At the end of the final Plan, insert a new **Appendix H** with the following content:

Appendix H – ICOMOS Charter

Vernacular building is the traditional and natural way by which communities house themselves. It is a continuing process including necessary changes and continuous adaptation as a response to social and environmental constraints. The built vernacular heritage is the fundamental expression of the culture of a community, of its relationship with its territory.

The International Council of Monuments and Sites (ICOMOS) has ratified in 1999 a **Charter on the Built Vernacular Heritage**. The principles and guidelines contained in this Charter are set out below.

Principles of conservation

1. The conservation of the built vernacular heritage must be carried out by multidisciplinary expertise while recognising the inevitability of change and development, and the need to respect the community's established cultural identity.
2. Contemporary work on vernacular buildings, groups and settlements should respect their cultural values and their traditional character.
3. The vernacular is only seldom represented by single structures, and it is best conserved by maintaining and preserving groups and settlements of a representative character, region by region.
4. The built vernacular heritage is an integral part of the cultural landscape and this relationship must be taken into consideration in the development of conservation approaches.
5. The vernacular embraces not only the physical form and fabric of buildings, structures and spaces, but the ways in which they are used and understood, and the traditions and the intangible associations which attach to them.

Guidelines in practice

1. Research and documentation

Any physical work on a vernacular structure should be cautious and should be preceded by a full analysis of its form and structure. This document should be lodged in a publicly accessible archive.

2. Siting, landscape and groups of buildings

Interventions to vernacular structures should be carried out in a manner which will respect and maintain the integrity of the siting, the relationship to the physical and cultural landscape, and of one structure to another.

3. Traditional building systems

The continuity of traditional building systems and craft skills associated with the vernacular is fundamental for vernacular expression, and essential for the repair and restoration of these structures. Such skills should be retained, recorded and passed on to new generations of craftsmen and builders in education and training.

4. Replacement of materials and parts

Alterations which legitimately respond to the demands of contemporary use should be effected by the introduction of materials which maintain a consistency of expression, appearance, texture and form throughout the structure and a consistency of building materials.

5. Adaptation

Adaptation and reuse of vernacular structures should be carried out in a manner which will respect the integrity of the structure, its character and form while being compatible with acceptable standards of living. Where there is no break in the continuous utilisation of vernacular forms, a code of ethics within the community can serve as a tool of intervention.

6. Changes and period restoration

Changes over time should be appreciated and understood as important aspects of vernacular architecture. Conformity of all parts of a building to a single period will not normally be the goal of work on vernacular structures.

7. Training

In order to conserve the cultural values of vernacular expression, governments, responsible authorities, groups and organisations must place emphasis on the following:

- a) Education programmes for conservators in the principles of the vernacular;
- b) Training programmes to assist communities in maintaining traditional building systems, materials and craft skills;
- c) Information programmes which improve public awareness of the vernacular, especially amongst the younger generation.
- d) Regional networks on vernacular architecture to exchange expertise and experiences.

A-A-2

At the end of the final Plan, insert a new **Appendix I (capital i)** with the following content:

Appendix I – Sligo and Environs area

The Sligo and Environs Development Plan 2010–2016 (SEDP) covered the former Borough area of Sligo together with its urban and rural environs located outside the Borough. The SEDP has been incorporated into the Sligo County Development Plan 2011-2017, following the abolition of Sligo Borough Council in 2014 and the establishment of a single planning authority with jurisdiction over the entire county.

The written statement and the objectives maps pertaining to the SEDP have been appended to the Sligo County Development Plan 2017-2023. [The documents are available for viewing and download at Sligo County Council's website at <http://www.sligococo.ie/planning/DevelopmentPlans/SligoandEnvironsarea> and printed copies can be purchased from the Council's Planning Office (City Hall, Quay Street, Sligo)].

The policies and objectives of the SEDP will continue to apply to the Sligo and Environs area, unless they are superseded by any policy or objective contained in Chapters 1 to 12 of this Plan (CDP 2017-2023), until a Local Area Plan for Sligo and Environs is adopted.

Upon adoption of the Sligo and Environs Local Area Plan, this appendix will cease to apply and shall be removed from the CDP.

2.14 Corrections to Volume 1

The following corrections to Volume 1 of the Draft Plan shall be made before publishing the final version of the CDP 2017-2023:

- A.** In **Chapter 3 Core Strategy, Section 3.1.3** RPG population targets and housing land allocations, correct the sixth paragraph as follows

... the difference between the 2022 and the ~~2022~~ 2016 targets ...

- B.** In **Chapter 8 Transport**:

- In **Section 8.1.2 Provisions of the Regional Planning Guidelines** (p. 128 of the Draft CDP), correct the third paragraph as follows:

... Priorities for this route are the N-17 ~~Tobercurry~~ Bellaghy to Collooney section ...

- Modify the **Note** at the end of **Table 8.B National road projects** (p. 134 of the Draft CDP) as follows:

* Note: the timeframe for all projects is subject to TII approval **and available funding**

- C.** In **Section 10.4 Coastal environment** (p. 172 of the Draft Plan), correct the text as follows:

Increasingly, the coastal zone is coming under pressure from, for example:

- individuals seeking to build houses in scenic locations;
- tourism providers who may seek to exploit scenic views in the provision of accommodation or other facilities;
- mariculture developments;
- coastal protection works;
- wind farm operators who wish to avail of **exposed** coastal locations ~~with high wind speeds~~;

- D.** In **Section 10.4 Coastal environment**, subsection **10.4.5 Coastal Flooding and erosion** (p. 174 of the Draft Plan), replace the figure in **red** with the figure in **blue** below:

The storms that occurred ranged in severity from one-in-three-year to one-in-~~150~~250-years events. These storms could be driven by climate change or could be a consequence of a rare climatic event.

- E.** In **Chapter 12 Urban Design Policies**, correct Policy P-UD-5 (p. 205 of the Draft CDP) as follows:

... Require the retention and restoration of ~~original~~ historic windows ...

- F.** Ensure that all maps of designated nature conservation sites (SACs, SPAs, NHAs) in **Appendix A** show the up-to-date boundaries of these sites.

Section 3.

Proposed Amendments to Volume 2 of the Draft County Development Plan

Ballymote – Tobercurry Municipal District

3.1 Proposed amendment to Chapter 3. Ballinacarrow Mini-Plan

A-MP-3-1

In **Section 3.4 Village-centre mixed-use zone**, modify **Objective 3.4.E** (page 3. of the Draft Ballinacarrow Mini-Plan) by deleting the wording shown below in **red**:

Any development proposal on village centre site VC-3 should be based upon a masterplan approach that incorporates a well-designed and easily accessible public open space ~~(minimum 25% of total site area). To balance the provision of this open space, development on the remainder of this site may take place at a higher density, subject to suitable design and layout.~~

3.2 Proposed amendment to Chapter 12. Curry Mini-Plan

A-MP-12-1

Modify the **Curry Zoning Map** by changing the Mini-Plan Limit to exclude the site shown as **A-MP-12-1** from the green belt (as requested in Submission no. 33).

3.3 Proposed amendments to Chapter 14. Easky Mini-Plan

A-MP-14-1

Modify the **Easky Zoning Map** by changing the zoning of the site shown as **A-MP-14-1** from ‘community facilities’ to ‘**residential uses**’ (as requested in Submission no. 18).

A-MP-14-2

Modify the **Easky Zoning Map** by changing the zoning of the site shown as **A-MP-14-2** from ‘green belt’ to ‘**residential uses**’ (lands vis-à-vis the former Garda barracks at the western end of village).

A-MP-14-3

Modify the **Easky Zoning Map** by changing the zoning of the site shown as **A-MP-14-3** from ‘residential uses’ to ‘**green belt**’ (site of PL 10/92 – permission granted in 2011 for 42 houses, expired in 2016).

3.4 Proposed amendment to Chapter 16. Gorteen Mini-Plan

A-MP-16-1

Modify the **Gorteen Zoning Map** by changing the zoning of the site shown as **A-MP-16-1** from ‘residential uses’ to ‘**community facilities**’ (as requested in Submission no. 87).

3.5 Proposed amendment to Chapter 18. Riverstown Mini-Plan

A-MP-18-1

Modify the **Riverstown Objectives Map** by removing the “VC-1” designation from the location along Main Street and placing it on the site shown as **A-MP-18-1**.

3.6 Proposed amendments to Chapter 19. Tourlestraun Mini-Plan

A-MP-19-1

In the **Tourlestraun Mini-Plan text**, insert the previously omitted **Buildings of Note** section with the following contents:

BoN No. 1– Three-bay, two-storey house with shop



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- double barrell extension to rear;
- vertical emphasis windows.

This building makes a significant positive contribution to the village of Tourlestraun and is one of the few buildings linking the village to its historical function.

Recommendation: The replacement of the windows with timber sliding sash windows would greatly enhance the character of this building.

BoN No. 2 – Three-bay, two-storey house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- sliding sash windows
- flat roof bay windows and entrance porch.

This house has been sensitively restored and makes a positive contribution to the entrance of the village.

Recommendation: The vernacular features of this house should be retained.

A-MP-19-2

Modify the **Objectives Map** for Tourlestraun by removing the colour designation (map identification) from two buildings, shown as **A-MP-19-2**.

Sligo Municipal District

3.7 Proposed amendments to Chapter 20. Ballincar Mini-Plan

A-MP-20-1

In **Section 20.1 Natural Heritage and open space** delete **Objective 20.1.B** (p. 2 of the Draft Ballincar Mini-Plan), as shown below:

~~Support the improvement of access to the sea shore by encouraging the provision of walkways and open space (as indicated on the Objectives Map) and by requiring the provision of such links in conjunction with the development of adjoining lands, subject to Habitats Directive Assessment.~~

A-MP-20-2

Modify the **Ballincar Zoning Map** by changing the zoning of the site shown as **A-MP-20-2** from 'green belt' to '**residential uses**' and modify the development limit to include this site (as requested in Submission no. 25).

A-MP-20-3

Modify the **Ballincar Zoning Map** by changing the zoning of the site shown as **A-MP-20-3** from 'green belt' to '**commercial uses**' and modify the development limit to include this site (as requested in Submission no. 37).

A -MP-20-4

Modify the **Ballincar Objectives Map** by deleting the entire length of the proposed 'river walks, pedestrian and cycle links' route.

3.8 Proposed amendments to Chapter 21. Ballintogher Mini-Plan

A-MP-21-1

In **Section 21.6 Business and enterprise** (p. 3 of the Draft Ballintogher Mini-Plan), delete **Objective 21.6.B** (which refers to the site marked 'ENT-1') as shown below:

~~Reserve lands (ENT-1) to allow for the provision of additional enterprise units. Any development proposal on this site should:~~

- ~~• be accessed from the public road to the north;~~
- ~~• include a pedestrian access along the Main Street (south-eastern boundary);~~
- ~~• provide car parking to the rear (north) of the site;~~
- ~~• create a suitably designed frontage along the Main Street.~~

A-MP-21-2

Modify the **Ballintogher Zoning Map** by changing the zoning of the site shown as **A-MP-21-2** from 'business & enterprise' to '**mixed uses**' (as requested in Submission no. 96).

A-MP-21-3

Modify the **Ballintogher Objectives Map** by deleting the designation '**ENT-1**'.

3.9 Proposed amendments to Chapter 23. Ballysadare Mini-Plan

A-MP-23-1

In **subsection Community facilities** (p.1 of the Draft Ballysadare Mini-Plan), delete reference to the existence of 'a health centre' as follows:

Ballysadare has a wide range of community facilities: a primary school, a secondary school (St Mary's College), ~~a health centre~~, playing pitches, a playground, a viewing area adjacent to Ballysadare Bay, Avena leisure centre and several crèches.

A-MP-23-2

In **Section 23.7 Industrial Development**, add new **objective 23.7.B** as follows:

23.7.B Facilitate, subject to the detailed assessment of any planning application, the continued use of the existing block-making facility in Harrington's quarry in its current location, at the eastern end of the quarry, **on a temporary basis**. As the westward expansion of the quarry progresses, this facility shall be relocated and the area shall be restored and reserved for community facilities or uses.

A-MP-23-3

Modify the **Ballysadare Zoning Map** by changing the zoning of the sites shown as **A-MP-23-3** from ‘community facilities’ to ‘**open space**’ (as requested in Submission no. 116 – sites 116a and 116c).

A-MP-23-4

Modify the **Ballysadare Zoning Map** by changing the zoning of the site shown as **A-MP-23-4** from ‘open space’ to ‘**mixed uses**’ (as requested in Submissions no. 104 and 105).

NOTE

This proposed amendment has been assessed as being **in potential conflict (likely to be mitigated)** with the following Strategic Environmental Objectives: **B1 B2 P1 W1 W3**.

The subject lands are partly brownfield (portable cabins are stored between the river bank and the built-up area) and partly greenfield. The rezoning of the riverside lands from open space to mixed uses has the potential to negatively impact the Ballysadare River SAC, would conflict with nature conservation policies, set out in Section 7.1.1 of CDP (Vol. 1), with inland waters policies set out in Section 7.1.6 of CDP (Vol. 1) and with the flood risk management policies set out in Section 10.7 of CDP (Vol. 1).

The SEA Addendum that accompanies the Proposed Amendments recommends that this proposed amendment should not be adopted. In the event of adopting this proposed amendment, a mitigating objective should be included in the Ballysadare Mini-Plan in order to avoid negative impacts on the Ballysadare River SAC and conflict with the CDP policies listed above. **The Natura Impact Report also notes the conflict with the conservation objectives of the SAC and recommends that the proposed amendment be omitted.**

The Strategic Flood Risk Assessment of the Proposed Amendments (Section 4 in the SEA Addendum) also recommends that a supplementary mitigating objective should be included in the Ballysadare Mini-Plan. If **A-MP-23-4** is adopted, then the following objectives should be included in **Section 12.4** of the **Ballysadare Mini-Plan**:

- 12.4.I** The brownfield and greenfield lands located along the north-eastern banks of Ballysadare River, to the south-east of the bridge (marked on the Objectives Map), may be used exclusively for the purpose of providing open space for any development in the adjoining mixed-use zone.
- 12.4.J** Any application for development in the mixed use zone located along the north-eastern banks of Ballysadare River (to the south-east of the bridge) and including the lands subject to Objective 12.4.I shall be accompanied by a detailed site-specific flood risk assessment.

A-MP-23-5

Modify the **Ballysadare Zoning Map** by changing the zoning of the site shown as **A-MP-23-5** from ‘green belt’ to ‘**residential uses**’ (roadside portion of the lands requested to be rezoned in Submission no. 106).

A-MP-23-6

Modify the **Ballysadare Zoning Map** by changing the zoning of the site shown as **A-MP-23-6** from ‘residential uses’ to ‘**open space**’ (portion of the lands requested to be rezoned in Submission no. 106).

3.10 Proposed amendments to Chapter 24. Carney Mini-Plan

A-MP-24-1

Modify the **Carney Zoning Map** by changing the zoning of the sites shown as **A-MP-24-1** from ‘community facilities’ to ‘**residential uses**’ (as requested in Submission no. 94).

3.11 Proposed amendments to Chapter 25. Cliffoney Mini-Plan

A-MP-25-1

Modify the **Cliffoney Zoning Map** by changing the zoning of the site shown as **A-MP-25-1** from ‘green belt’ to ‘**residential uses**’ and modify the development limit to include the lands (as requested in Submission no. 20).

3.12 Proposed amendments to Chapter 26. Collooney Mini-Plan

A MP-26-1

Modify **subsection Community facilities** (p. 1 of the Draft Collooney Mini-Plan) to state that there are three primary schools and three churches as follows:

There is a wide range of community facilities in Collooney: ~~two~~ **three** primary schools, ~~two~~ **three** churches, an extended burial ground, a health centre, playing pitches and crèches.

A-MP-26-2

In **Section 26.8 Wastewater treatment** (p. 6 of the Draft Collooney Mini-Plan), delete **Objective 26.8.A** as follows:

~~Reserve land to facilitate the expansion of the existing treatment plant (see Zoning Map), in order to increase treatment capacity.~~

A-MP-26-3

Modify the **Collooney Zoning Map** by changing the zoning of the site shown as **A-MP-26-3** from ‘public utility’ to ‘**business and enterprise**’ (as requested in Submission no 45 – site 45b).

A-MP-26-4

Modify the **Collooney Zoning Map** by changing the zoning of the site shown as **A-MP-26-4** from ‘commercial uses’ to ‘**sports and playing fields**’ (as requested in Submission no. 69 – site 45c).

3.13 Proposed amendments to Chapter 27. Drumcliff Mini-Plan

A-MP-27-1

In **Section 27.2 Built Heritage** (p. 2 of the Draft Drumcliff Mini-Plan), add **Objective 27.2.C** as follows:

- 27.2.C** Prepare and implement a Conservation Plan for the monastic site at Drumcliff in partnership with relevant stakeholders and the local community, subject to the availability of resources.

A-MP-27-2

In **Section 27.3 Circulation and Parking** (p. 2-3 of the Draft Drumcliff Mini-Plan), modify **Objective 27.3.C** as follows:

- 27.3.C** Improve pedestrian and cycling links between Drumcliff Church and the village centre, enhance and extend the existing river walk and provide a pedestrian and cycle loop linking both river banks with Drumcliff Church and associated facilities (as indicated on the Objectives Map), subject to Habitats Directive Assessment. The provision of such facilities will be required in conjunction with the development of adjoining lands.

3.14 Proposed amendments to Chapter 28. Grange Mini-Plan

A-MP-28-1

Modify the **Grange Zoning Map** by changing the zoning of the site shown as **A-MP-28-1** from 'green belt' to 'tourism-related uses'. (sites subjects of Submissions no. 53 and 71).

3.15 Proposed amendments to Chapter 29. Mullaghmore Mini-Plan

A-MP-29-1

Modify the **Buildings of Note** section (p. 6 of the Draft Mullaghmore Mini-Plan) by adding the previously omitted description and recommendation for **BON-5** as follows:

BoN No. 5 – Three-bay, two-storey house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical emphasis windows;

This building is well proportioned and is important for its place in the terrace.

Recommendation: The reinstatement of timber sliding sash windows would greatly enhance the character of this building.

A-MP-29-2

Modify the **Mullaghmore Objectives Map** by indicating the lands shown as **A-MP-29-2** subject to the designation “ENT-1”.

3.16 Proposed amendments to Chapter 31. Rathcormac Mini-Plan

A- MP-31-1

In **subsection Infrastructure** (p. 2 of the Draft Rathcormac Mini-Plan), include the following text:

Rathcormac is well served by the N-15 Sligo-Donnegal road. It is proposed to bypass the village with the provision of a realigned N-15 to the west.

Water supply is provided through the Drum East Group Water Scheme. There is no public wastewater treatment facility in the village at present. *However, if the provision of a wastewater treatment facility is deemed feasible by Irish Water, the Planning Authority will endeavour to accommodate such a facility subject to detailed assessment.*

3.17 Proposed amendments to Chapter 32. Rosses Point Mini-Plan

A-MP-32-1

In subsection **Village profile** (p.1 of the Draft Rosses Point Mini-Plan), include the following text:

With its long and rich maritime tradition, Rosses Point is unique in the County of Sligo. Over the years, the village had produced many Master Mariners and its connections with the merchant navy continue today. Through the merchant families of Middleton and the Pollexfen, the Yeats brothers formed strong links with the village and referred to it often in their works. The maritime tradition continues today through the facilities for sailing, boating, sea angling, windsurfing, sea kayaking, open water swimming, sea scouting, and the annual International Sea Shanty Festival. Rosses Point is also the base for the RNLI's Sligo Bay Lifeboat Service.

A-MP-32-2

In **Section 32.3.Circulation and parking** (p. 3 of Draft Rosses Point Mini-Plan), modify **Objective 32.3.D** by adding the text:

Prepare a traffic management plan for Rosses Point in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS, 2013), as resources permit. The plan should address the issue of conflict between pedestrian and vehicular traffic along the old village road and should investigate the feasibility of restricting traffic movements along this road. **Facilities for pedestrians and cyclists should be prioritised.**

Traffic calming measures for the Promenade road should be investigated as part of an overall approach towards improving the environmental quality of the Promenade area and the adjoining open spaces and walkways.

Development proposals will be required to incorporate the recommendations contained in the traffic management plan.

A-MP-32-3

In **Section 32.5 Community facilities** (p. 4 of Draft Rosses Point Mini-Plan), modify **Section 32.5.C** by replacing **CF-2** with **CF-1**.

A MP-32-4

Modify the **Rosses Point Zoning Map** by changing the zoning of the site shown as **A-MP-32-4** from 'open space' to '**green belt**'. The development limit should be amended to exclude this site (subject of submission no. 58).

3.18 Proposed amendments to Chapter 33. Strandhill Mini-Plan

A-MP-33-1

In subsection **Community facilities** (p. 1-2 of Draft Strandhill Mini-Plan), add the following text:

Strandhill Golf Club includes an eighteen-hole links course, practice facilities, and a substantial Clubhouse.

A-MP-33-2

In **Section 33.3 Built Heritage** (p. 6 of Draft Strandhill Mini-Plan), add **Objective 33.3.D** as follows:

33.3.D Prepare a conservation report for Killaspugbrone Medieval Church and Graveyard, in partnership with the community, to inform future conservation works to the Church and graveyard, as resources allow.

A-MP-33-3

In **Section 33.6 Community facilities** (p. 8-9 of Draft Strandhill Mini-Plan), add **Objective 33.6.D** as follows:

33.6.D Support the improvement and further development of Strandhill Golf Course subject to compliance with the requirements of the EU Habitats Directive.

A-MP-33-4

Modify the **Buildings of Note** section (p. 10-12 of Draft Strandhill Mini-Plan) by adding the corresponding text, picture and indication on the **Objectives Map**:

BoN No. 9 – Three bay, two storey house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; bay windows;
- front boundary wall and pedestrian gate.

This building adds character and a sense of place to the village.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sash windows.

A-MP-33-5

Modify the **Strandhill Zoning Map** by changing the zoning of the site shown as **A-MP-33-5** from 'open space' to '**residential uses**' (as requested in Submission no. 67).

A-MP-33-6

Modify the **Strandhill Objectives Map** by adjusting the site marked ‘**OS-1**’ to reflect the reduced open space zoning at this location (as a consequence of proposed rezoning of site subject of Submission no. 67).

A-MP-33-7

Modify the **Strandhill Objectives Map** by adding an indicative pedestrian/cycle link between the upper car park to the seafront and proposed Maritime Centre site.

3.19 Corrections to Volume 2

The following corrections to Volume 2 of the Draft Plan shall be made before publishing the final version of the CDP 2017-2023:

- A. Correct or insert, as appropriate, the missing reference numbers of Proposed Protected Structures in the following Mini-Plans: **Ballinafad, Cloonacool, Coolaney, Culfadda, Curry, Easky, Collooney.**
- B. In the following Mini-Plans, insert an additional map, at an appropriate scale, showing the full extent of proposed walkways, scenic routes and the location of protected views within the green belts, where applicable:
Aclare, Ballinafad, Ballincar, Ballygawley, Ballysadare, Bellaghy, Bunnaddan, Carney, Castlebaldwin, Cliffony, Cloonacool, Collooney, Coolaney-Rockfield, Culfadda, Dromore West, Drumcliffe, Easky, Geevagh, Grange, Monasteraden, Mullaghmore, Ransboro, Rathcormac, Riverstown, Rossess Point, Strandhill, Tourlestraun
- C. In **Chapter 6 Bellaghy Mini-Plan**, correct the **Objectives Map** by inserting a **Buffer Zone** around the treatment plant.
- D. In **Chapter 19 Tourlestraun Mini-Plan**, correct the Protected Structure Reference number in Tourlestraun from ~~340~~ to 390.

Section 4.

Proposed amendments to the Record of Protected Structures and changes to the *Proposed Additions and Deletions* document

Ballymote-Tobercurry Municipal District

4.1 Proposed amendments to the County Sligo Record of Protected Structures

A-1-RPS

Delete item no. **53** (Doddy's Shop, Ballymote) from the final RPS.

A-2-RPS

Delete item no. **105** (former National School, Carrowcrory, Ballinafad) from the final RPS.

A-3-RPS

Delete item no. **112** (single-storey house, Carrowhubbuck South, Enniscrone) from the final RPS.

A-4-RPS

Delete item no. **139** (Roslea Cottage, Cloonagleavragh, Easky) from the final RPS.

A-5-RPS

Delete item no. **206** (Kesh Church, Fallougher, Kesh) from the final RPS.

A-6-RPS

Delete item no. **214** (Church View, Gorteen) from the final RPS.

A-7-RPS

Delete item no. **277** (Lisconny House Servants Quarter, Lisconny, Collooney) from the final RPS.

A-8-RPS

Amend item no. **328** (Thatched cottage, Parke, Enniscrone) to exclude the outbuildings from the final RPS to read as follows:

Thatched cottage (except rear flat roofed extension and outbuildings) ~~and its two-storey granary~~

A-9-RPS

Delete item no. **391** (House, Trotts, Enniscrone) from the final RPS.

4.2 Proposed amendments to the *Proposed Additions and Deletions* document

A-10-RPS

Do not include item no. **P-22** (St. Mary's Church, Main Street, Enniscrone) in the final RPS.

A-11-RPS

Do not include item no. **P-23** (The South Lodge, Enniscrone) in the final RPS.

A-12-RPS

Do not include item no. **P-24** (Springmount, Carrowtober, Tobercurry) in the final RPS.

A-13-RPS

Do not include item no. **P-25** (Glenburne House, Ballymeeny Armstrong, Dromore West) in the final RPS.

A-14-RPS

Do not include item no. **P-26** (House, Ballymeeny Armstrong, Dromore West) in the final RPS.

A-15-RPS

Amend item no. **P-29** (Glebe House, Emlaghfad, Ballymote) as follows

~~Glebe House~~ Former Church Warden's house

A-16-RPS

Amend item no. **P-42** (Woodfield Bridge, Woodfield) by replacing the existing photo with the following photograph:



Sligo Municipal District

4.3 Proposed amendments to the County Sligo Record of Protected Structures

A-17-RPS

Amend the entry for item no. **137** as follows:

Clogherevagh House and ~~two~~ Gate Lodges

A-18-PS

Omit item no. **213** (Thatched cottage, Gorteen, Ballintrillick) from the final RPS.

A-19-RPS

Amend the entry for item no. **283** (Lissadell House and associated features and structures, Lissadell, Carney) by deleting the NIAH registration number **32400804**

A-20-RPS

Amend the entry for item no. **336** (House, Rathcarrick, Strandhill) as follows:

House Two cottages

A-21-RPS

Add a new item, **Holywell Gate Lodge**, to the final RPS (a reference number will be allocated when the amended RPS is finalised):

[Holywell Gate Lodge](#), Clogherevagh, Hazelwood, 1860 – 1900, NIAH Reg. No. 32401510



A-22-RPS

Add a new item to the final RPS (a reference number will be allocated when the amended RPS is finalised):

[Former saw mill](#), Lissadell, Carney, 1870 – 1910, NIAH Reg. No. 32400804



A-23-RPS

Add a new item to the final RPS (a reference number will be allocated when the amended RPS is finalised):

Pilot's watch house, Rosses Upper, Rosses Point, Not included in the NIAH



A-24-RPS

Add a new item to the final RPS (a reference number will be allocated when the amended RPS is finalised):

Pilot's house, Rosses Upper, Rosses Point, Not included in the NIAH



4.4 Proposed amendments to the Sligo and Environs Record of Protected Structures

A-25-RPS

Amend the entry item no. 76 (Fatima House, 47 John Street) as follows:

~~Fatima House~~ House

A-26-RPS

Amend item no. 162 (ACC Bank, 1 Teeling Street) as follows:

(former) ACC Bank (façade only)

A-27-RPS

Omit item no. 229 (Two-storey building with shop-front and carriage arch, Wine Street) from the final RPS.

A-28-RPS

Omit item no. 294 (Rathbraghan Farm, Rathbraghan) from the final RPS.

A-29-RPS

Add a new item to the final RPS:

Three-storey stone structure, Lower Quay Street, Sligo, No NIAH reference



4.5 Proposed amendments to the *Proposed additions and deletions* document

A-30-RPS

Amend the description of item no. **P-15** (Railway Bridge over railway, Bleachgreen, Collooney) as follows:

~~This is a rare, possibly unique bridge which supports a disused railway line (the Collooney to Claremorris line) over another former railway line (the Collooney to Enniskillen line).~~

This bridge, constructed in 1895, is the only grade-separated rail-over-rail crossing in Connacht. The bridge accommodates the Sligo-Dublin railway over the track bed of the former link between the closed Waterford, Limerick & Western Railway Line (closed 1975) & the Sligo, Leitrim & Northern Counties Railway Line (closed 1957).

Section 5.

Proposed amendments to the SEA Environmental Report and to the Strategic Flood Risk Assessment

5.1 Proposed amendments to the SEA Environmental Report

A-ER-1

In the final version of the **Non-Technical Summary**, include a summary of the SFRA process, **Map 40 (Overlay of Environmental Sensitivities)** and **Table 10.1 (Indicators and targets)** of the ER.

A-ER-2

In **Section 5.4 Relationships with other plans and programmes** of the final **Environmental Report**, insert an additional subsection as follows:

Other plans, policies and programmes

At Draft Plan consultation stage, the EPA has indicated that the following national plans, policies and programmes would have been relevant to consider:

— ***National Bioenergy Plan*** (Draft 2014, Department of Communications, Energy and Natural Resources, now DCCA) recognises that meeting the demand for biomass from indigenous sources could deliver significant economic and employment benefits. This document has been reviewed and considered not directly relevant to the Draft CDP 2017-2023.

— ***Renewable Electricity Policy and Development Framework*** (DCCA) – this document has not been published yet, not even in draft form.

— ***National Mitigation Plan*** (Draft 2017, DCCA)

This document was not available during the preparation of the Draft CDP or the Second Chief Executive's Report, which contained recommendations for amendments. Upon review of the *Draft National Mitigation Plan*, published in March 2017, it was noted that the implications for the County Development Plan have been largely addressed in the Draft CDP.

— ***National Alternative Fuels Infrastructure for the Transport Sector*** (Draft 2016, DTTAS) – this document was not available during the preparation of the Draft CDP. Upon review of the *Draft National Alternative Fuels Infrastructure for the Transport Sector*, published in November 2016, it was noted that the recommendations regarding siting criteria for future alternative fuels infrastructure developments are adequately covered in the provisions of the Draft CDP.

— *Food Wise 2025* (Department of Agriculture, Food and the Marine, 2015) is a 10-year strategic plan that identifies a number of actions that will facilitate the growth of the agri-food industry and addresses these areas specifically under the headings of human capital, competitiveness, market development and innovation.

This document has been reviewed and is not considered directly relevant for the County Development Plan. Any land-use or infrastructure development issues can be adequately addressed under the provisions of the Draft CDP 2017-2023 regarding agricultural developments, the rural economy and resource-based enterprises.

— *The National Peatland Strategy 2015-2025* (National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht, 2015) aims to provide a long-term framework within which all of the peatlands within the State can be managed responsibly in order to optimise their social, environmental and economic contribution to the well-being of the population.

The purpose behind the Strategy is to set down clear principles which will guide Government policy in relation to all Irish peatlands. These principles will be applied through their incorporation into the more detailed sectoral plans, policies and actions adopted and undertaken for each policy area.

This document has been reviewed and is not considered directly relevant for the County Development Plan. Any issues related to peatlands can be adequately addressed under the provisions of the Draft CDP 2017-2023 regarding the protection of natural heritage, habitats and water quality.

— *Forestry Programme 2014-2020* (Forest Service, Department of Agriculture, Food and the Marine, 2015) represents Ireland's proposals for 100% State aid funding for a new Forestry Programme for the period 2014 – 2020. This document has been reviewed and is not considered directly relevant for the County Development Plan. Any issues relating to forestry will continue to be addressed through responses to referrals received from the Forest Service or through the development management process, as appropriate.

— *Forests, products and people – Ireland's forest policy – a renewed vision* (Department of Agriculture, Food and the Marine, 2014) sets out an updated national forest policy strategy which reflects and takes account of the substantial changes that have occurred in Irish forestry since the previous similar publication in 1996.

This document has been reviewed and is not considered directly relevant for the County Development Plan. Any issues relating to forestry will continue to be addressed through responses to referrals received from the Forest Service or through the development management process, as appropriate.

A-ER-3

In the final **Environmental Report**, include a subsection on radon gas in **Section 3.3.2 Human health** as follows:

Radon gas

Radon is a naturally occurring radioactive gas, categorised by the World Health Organisation as a carcinogen, in the same group as asbestos and tobacco smoke. It has no taste, colour or smell. It can only be measured with special detectors. The acceptable level, or reference level, for homes in Ireland is 200 Becquerel per cubic metre (Bq/m³). For workplaces, the reference level is 400 Bq/m³.

Outside radon is diluted to very low levels. Radon can enter a home from the ground through small cracks in floors and through gaps around pipes or cables. Sligo has the highest incidence of homes with high radon levels in Ireland, with almost one in four homes measured in the county so far exceeding the acceptable level. Homes in some parts of County Sligo are more likely to have a radon problem. These parts of the county are called High Radon Areas. The EPA provides an [interactive map](http://www.epa.ie/radiation/radonmap) at <http://www.epa.ie/radiation/radonmap> where people can see whether their homes are in a High Radon Area.

Specific guidance on radon prevention measures for new homes is contained the *Building Regulations, Technical Guidance Document C – site preparation and resistance to moisture* (DEHLG, 1997). The guidance specifies that all homes built after 1st July 1998 must be fitted with a standby radon sump which can be activated at a later stage to reduce any high radon concentrations subsequently found. For homes built in High Radon Areas, the installation of a radon barrier as well as a standby radon sump is required.

The radon levels cannot be influenced by the Development Plan. The existence or the absence of a Plan would make no difference regarding such levels. However, the Plan can bring this information to the attention of people who may wish to have their dwellings tested for radon, or to build new homes with adequate protection.

A-ER-4

Include the previously omitted **Table 10.1 Indicators and targets** in the Environmental Report.

Table 10.1 Selected indicators, targets and monitoring sources

Environmental component	Selected indicator(s)	Selected target(s)	Source
Biodiversity, flora and fauna	<p>B1: Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive.</p> <p>B2: Percentage loss of functional connectivity to macro-corridors and contiguous areas of habitat which are important on a County level without remediation as a result of implementation of the Plan.</p> <p>B3: Population of the County involved in land management.</p>	<p>B1: Maintenance of favourable conservation status for all habitats and species protected under national and international legislation.</p> <p>B2: No significant macro-corridors and contiguous areas of habitat or parts thereof, which are important on a County level and which provide functional connectivity, to be lost without remediation as a result of implementation of the Plan.</p> <p>B3: Sustain the population of the County involved in land management.</p>	<p>National Parks and Wildlife Service's report on the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive</p> <p>CORINE mapping resurvey, consultation with the National Parks and Wildlife Service and the Development Management process in the Council's Planning Section</p> <p>Central Statistics Office</p>
Population and human health	P1: Area of brownfield lands developed over the	P1: Reduced availability of brownfield land	The Development Management process in

Environmental component	Selected indicator(s)	Selected target(s)	Source
	<p>Development Plan's lifespan.</p> <p>HH1: Occurrence (any) of a spatially concentrated deterioration in human health arising from environmental factors as identified by the Health Service Executive and Environmental Protection Agency.</p>	<p>(subject to availability on the open market, the demand for such land and the ability for such lands to be sustainably re-used) at the end of the Development Plan lifespan.</p> <p>HH1: No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan.</p>	<p>the Council's Planning Section</p> <p>EPA and HSE</p>
Soil	S1: Number of instances of pollution and contamination of soil	S1: No significant instances of pollution and contamination	EPA
Water	<p>W1i: Classification of Overall Status (comprised of ecological and chemical status) under the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009)</p> <p>W1ii: Mandatory and guide values as set by the EU Bathing Water Directive and transposing Bathing Water Quality Regulations (SI No. 79 of 2008)</p> <p>W2: Groundwater quality standards and threshold values under Directive 2006/118/EC</p> <p>W3: Number of developments granted permission on lands where a significant flood risk has been identified.</p>	<p>W1i: To achieve 'good' status in all bodies of surface waters by 2015 and to not knowingly allow deterioration in the status of any surface water</p> <p>W1ii: To achieve – as a minimum– mandatory values and, where possible, to achieve guide values as set by the EU Bathing Water Directive and transposing Bathing Water Quality Regulations (SI No. 79 of 2008)</p> <p>W2: Compliance with groundwater quality standards and threshold values under Directive 2006/118/EC</p> <p>W3: Minimise developments granted permission on lands where a significant flood risk has been identified, in compliance with the Flood Risk Management Guidelines for Planning Authorities.</p>	<p>EPA</p> <p>EPA</p> <p>EPA</p> <p>The Development Management process in the Council's Planning Section</p>

Environmental component	Selected indicator(s)	Selected target(s)	Source
Material assets	<p>M1: Number of new developments granted permission which can be adequately served with wastewater treatment over the lifetime of the Plan.</p> <p>M2: Number of non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health, as a result of implementing the Plan.</p>	<p>M1: All new developments granted permission to be connected to and adequately served by wastewater treatment over the lifetime of the Plan</p> <p>M2: Absence of non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health, as a result of implementing the Plan.</p>	<p>The Development Management process in the Council's Planning Section</p> <p>EPA Remedial Action List and Sligo County Council's Environment Section</p>
Air and climatic factors	C1: Percentage of population within the County travelling to work or school by public transport or non-motorised means.	C1: An increase in the percentage of the population travelling to work or school by public transport or non-motorised means	Central Statistics Office
Cultural heritage	<p>CH1: Percentage of protected entries to the Record of Monuments and Places, including Zones of Archaeological Potential, and their context within the surrounding landscape, where relevant)</p> <p>CH2i: Percentage of protected entries to the Record of Protected Structures (and/or their context within the surrounding landscape, where relevant)</p> <p>CH2ii: Number of additions to the Record of Protected Structures and the number of additional ACAs</p>	<p>CH1: Protect entries to the Record of Monuments and Places, including Zones of Archaeological Potential, and their context within the surrounding landscape, where relevant</p> <p>CH2i: Protect entries to the Record of Protected Structures (and/or their context within the surrounding landscape, where relevant)</p> <p>CH2ii: Add entries to the Record of Protected Structures and make additional ACAs, where appropriate</p>	<p>The Development Management and Enforcement processes in the Council's Planning Section</p> <p>The Development Management and Enforcement processes in the Council's Planning Section</p> <p>Sligo County Council's Planning and Heritage Section</p>
Landscape	L1: Number of complaints received from statutory consultees regarding avoidable impacts on the landscape resulting from development granted permission under the Plan.	L1: No avoidable impacts on the landscape resulting from development granted permission under the Plan.	The Development Management and Enforcement processes in the Council's Planning Section; complaints from statutory consultees

5.2 Proposed amendments to the Strategic Flood Risk Assessment

A-SFRA-1

In Section 3.1.2 CFRAM programme (p. 9 of the SFRA document), starting from the fifth paragraph, modify the text as follows:

~~Of these, eight went forward in the process for further assessment and modelling – Sligo Town, Rathbraughan, Collooney, Riverstown, Ballymote, Gorteen, Coolaney and Ballysadare. Flood mapping (Zones A and B) has been produced for these areas (albeit in draft form and not yet in the public domain).~~

~~Only three of the above areas were deemed significant enough to require flood risk management plans – Coolaney, Sligo Town and Rathbraughan. At the time of writing (summer 2016), public consultation on the Draft Flood Risk Management Plan (FRMP) for the Sligo Bay Drowes Unit of Management (UoM 35) had not yet started.~~

Of these, eight Areas for Further Assessment (AFAs) went forward in the process for further assessment and modelling – Sligo Town, Rathbraughan, Collooney, Riverstown, Ballymote, Gorteen, Coolaney and Ballysadare. Flood mapping (Zones A and B) has been produced for these areas.

Following the assessment and modelling of the AFAs, a Flood Risk Management Plan (FRMP) for the Sligo Bay Drowes Unit, which is known as Unit of Management 35 (UoM 35), was prepared in draft form. Areas of Sligo also extend into UoM 34 (the Moy catchment) and UoM 36 (the Duff catchment).

The Draft FRMP sets out the proposed strategy, actions and measures that are considered to be the most appropriate at this stage of assessment for the eight AFAs. The Draft FRMP is based on detailed modelling and appraisal of possible options for the flood risk management measures.

The OPW is in the process of completing the statutory procedure for adopting the FRMPs. Public consultation on the Draft FRMPs was held in the last quarter of 2016. Sligo County Council submitted a number of comments and observations. The final FRMPs will be published in mid-2017, along with a report detailing all submissions received.

The final FRMP for the County is expected to indicate flood risk management measures based on a national list of prioritised measures across all FRMPs.

Note: the text above is identical to the one proposed under **A-10-12** (proposed amendments to Chapter 10 in Volume 1 of the Draft CDP).