

11 May 2017

STRATEGIC ENVIRONMENTAL ASSESSMENT  
of the Draft Sligo County Development Plan 2017-2023

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**Addendum**  
to the Environmental Report  
**Assessment of Proposed Amendments**



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# 1. Background

## 1.1 Consultation on the Draft CDP

The Draft Sligo County Development Plan 2017-2023 and associated assessments were placed on public display from 21 September to 30 November 2016. The Second Chief Executive's Report, containing recommendations in relation to the 225 submissions received and some supplementary recommendations, was considered by the elected members of Sligo County Council at two meetings held on 27 March and 8 May 2017.

Following consideration of the Second Chief Executive's Report, the members, by resolution, proposed a number of amendments to the Draft Plan. If adopted, most proposed amendments would be material alterations of the original draft.

Amendments were proposed to Volume 1 (text, policies, objectives) and Volume 2 (text, objectives, zoning) of the Draft Plan, Environmental Report, Strategic Flood Risk Assessment, as well as to the Record of Protected Structures (for the County and for Sligo and Environs area) and to the associated *Proposed Additions and Deletions* document.

There are also several corrections to be made to Volume 1, Volume 2 and the RPS, as recommended by the Chief Executive.

## 1.2. Current stage in the SEA

SEA has been carried out in parallel with the preparation of the Draft Plan throughout 2015-2016. The Environmental Report (ER), published together with the Draft Plan, contains the findings of the assessment on the likely significant effects on the environment of the implementation of the Draft Plan.

The current stage of the SEA process consists of assessing the likelihood of significant effects on the environment as a result of introducing the proposed amendments.

Under the provisions of Article 6 of the Habitats Directive (92/43/EEC) the Draft Plan also underwent a Habitats Directive Assessment (HDA) which determined that a Stage 2 Appropriate Assessment was not required. The Habitats Directive Assessment of the proposed amendments is presented in a separate document.

The Mini-Plans included in the Draft Plan were subject to a Strategic Flood Risk Assessment (SFRA). An Addendum to the SFRA, included as Section 4 of this report, contains the flood risk assessment of the proposed amendments to Mini-Plans

**This document should be read in conjunction with the original Environmental Report and SFRA of the Draft Plan.**

### 1.3. Assessment of proposed amendments

Sections 2 and 3 of this Addendum present the assessment of the proposed amendments' interaction with the Strategic Environmental Objectives.

The proposed changes to the RPS and to the *Proposed Additions and Deletions* document are not assessed in this Addendum, because it is considered that there is no direct connection between the listing of a structure for protection and the conservation state of that structure. The 'Protected Structure' designation by itself does not ensure the protection or preservation of County Sligo's architectural heritage.

**Table 1 below (Table 7.2 in the original Environmental Report)** lists the SEOs developed from international and national policies which were used in the original Environmental Report.

**Table 1 (7.2 in the ER) Strategic Environmental Objectives (SEOs)**

SEO code	SEO
<b>B1</b>	To ensure compliance with the Habitats Directive with regard to the protection of Natura 2000 Sites and habitats and species listed under Annexes I and II of the Directive
<b>B2</b>	To ensure compliance with Article 10 of the Habitats Directive with regard to the protection of macro-corridors and contiguous areas of habitat which are important on a County level for wild fauna and flora and essential for the migration, dispersal and genetic exchange of wild species
<b>B3</b>	To sustain existing rural management practices - and the communities who support them - to ensure the continuation of long established managed landscapes and the flora and fauna that they contain
<b>P1</b>	Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands
<b>HH1</b>	To protect human health from hazards or nuisances arising from exposure to incompatible land uses
<b>S1</b>	To prevent pollution and contamination of soil
<b>W1</b>	To maintain and improve, where possible, the status of surface waters
<b>W2</b>	To prevent pollution and contamination of groundwater
<b>W3</b>	To comply with the provisions of the <i>Planning System and Flood Risk Management Guidelines for Planning Authorities</i> (DEHLG, 2009)
<b>M1</b>	To serve new development with appropriate wastewater treatment
<b>M2</b>	To serve growth areas with drinking water that is both wholesome and clean
<b>C1</b>	To reduce travel-related emissions and encourage sustainable forms of transport
<b>CH1</b>	To protect the archaeological heritage of the County including entries to the Record of Monuments and Places and their context
<b>CH2</b>	To preserve and protect the special interest and character of the County's architectural heritage
<b>L1</b>	To avoid significant adverse impacts on the landscape, especially with regard to landscapes which are most valuable and most sensitive to change – including seascapes and coastscapes – and protected views and routes

In Sections 2 and 3 of this Addendum, the proposed amendments to Volume 1 and Volume 2 of the Draft CDP are assessed with regard to their interactions, if any, with the SEOs, based on their potential to produce significant effects on specific components of the environment.

The criteria for assessment are shown below.

**Criteria for appraising the effect of proposed amendments on SEOs**

Likely to <b>improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs – unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs – likely to be mitigated	<b>No Likely</b> interaction with status of SEOs
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Where likely significant effects are identified, a **comment** placed below the proposed amendment explains the nature of the likely effects and specifies how these can be mitigated either through the application of existing Draft Plan policies or by adding mitigating text to the respective amendment.

**None of the proposed amendments has been assessed as ‘probably in conflict’ with the status of any SEOs, unlikely to be mitigated.**





## Section 2. Evaluation of Proposed Amendments to Volume 1 of the Draft Plan

The assessments outlined on the following pages relate to the **proposed amendments only**. Where it is indicated that there would be no likely interaction between the additional or text and the status of SEOs, or between the deletion of a paragraph and the status of SEO, it means that the initial evaluation of the relevant policy or objective remains unchanged, i.e. it is the same as indicated in the original Environmental Report.

Where there would be positive interactions, these will be cumulated with the original evaluation in the final ER, should the respective amendments be adopted.

Where there would be potential conflicts between a proposed additional paragraph or deletion of text and the status of SEOs, the **Comment** attached to the proposed amendment indicates which existing Draft CDP policies can ensure the avoidance or mitigation of any negative environmental impacts.

Text or description of proposed amendment or text of amended policy/objective	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>Throughout the Plan</b>				
<b>A-0-1</b> Throughout the final Plan, replace <i>'Habitats Directive Assessment'</i> with <a href="#">Appropriate Assessment</a> and <i>'Natura 2000 sites'</i> with <a href="#">European Sites</a> , where appropriate.				All SEOs
<b>Chapter 2. Strategic Environmental Assessment</b>				
<b>A-2-1</b> In the final Plan, change the name of <b>Chapter 2 (Strategic Environmental Assessment (SEA))</b> to <b>Chapter 2 (Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA))</b> , and insert a subsection summarising the appropriate assessment process and its conclusion.				
<b>A-2-2</b> In <b>Section 2.4</b> of the final Plan, include a brief summary of the EPA scoping submission received at pre-draft stage.				All SEOs
<b>A-2-3</b> 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.				

Text or description of proposed amendment or text of amended policy/objective	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>Chapter 3. Core Strategy</b>				
<p><b>A-3-1</b> In the introduction to <b>Chapter 3 County Sligo: Core Strategy</b>, insert and <b>highlight</b> the following text after the last paragraph on p. 15 of the Draft Plan:</p> <p><b>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.</b></p>				All SEOs
<p><b>A-3-2</b> In <b>Section 3.5 Local area plans</b> (p. 30 of the Draft Plan), include additional text explaining the requirement to comply with Section 10(2) of the Planning and Development Act 2000 (as amended by the Urban Regeneration and Housing Act 2015) relating to areas in need of regeneration and insert the following:</p> <p><b>Urban regeneration objective</b></p> <p>It is an objective of Sligo County Council to:</p> <p><b>O-REG-1</b> 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.</p>	P1 C1 CH2			All other SEOs
<p><b>A-3-3</b> In <b>Section 3.6 Miscellaneous zoning provisions</b>, subsection <b>Strategic zoning policies</b> (p. 32 of the Draft CDP), modify <b>SP-Z-4</b> as follows:</p> <p><b>SP-Z-4</b> 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:</p> <ul style="list-style-type: none"> <li>– 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</li> </ul>	B3			All SEOs

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<p>their principal family residence where they have lived for a minimum period of seven years;</p> <ul style="list-style-type: none"> <li>- social and special-needs housing;</li> <li>- community facilities and other non-residential developments compatible with residential uses;</li> <li>- housing on residentially zoned lands adjacent to existing residential development within the Sligo and Environs Plan area where the land is adequately serviced;</li> <li>-- student accommodation.</li> </ul>				
<p><b>A-3-4</b> In <b>Section 3.7 Implementation</b>, subsection <b>3.7.3 Bonds</b> (p. 34 of the Draft CDP), modify the text to make it in accordance with the requirements set out in the Department's Circular Letter PL 11.2013.</p>				All SEOs
<p><b>A-3-5</b> In <b>Section 3.7.5 Monitoring and reporting</b> of the final Plan (see renumbering indicated under <b>A 3-6</b>), include a reference to the monitoring measures described in Section 10 of the Environmental Report and summarised in Table 10.1 of the ER</p>				All SEOs
<p><b>A-3-6</b> In <b>Section 3.7 Implementation</b> (p. 34 of the Draft Plan), insert a new subsection containing details on the vacant site levy.</p>				All SEOs

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<b>Chapter 4. Economic development</b>				
<p><b>A-4-1</b> In <b>Section 4.3 Rural Development and enterprise</b>, subsection <b>Rural development and diversification policies</b> (p. 42 of the Draft Plan), include an additional <b>policy</b>, as follows:</p> <p><b>P-RDD-5</b> Encourage the growth or expansion of existing rural based small-scale industry and enterprise in rural County Sligo.</p>	<b>P1 C1</b>		<b>B1 B2 B3 HH1 S1 W1 W2 W3 CH1 CH2 L1</b>	<b>M2 CH2</b>
<p><b>Comment:</b> 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.</p> <p>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.</p> <p><b>Recommendation:</b> In order to avoid or mitigate any potential negative impact on the environment, the following paragraph should be added to the proposed policy (similar to the text included in policy P-RDD-1):</p> <p>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.</p>				

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<p><b>A-4-2</b> In <b>Section 4.4 Tourism</b>, subsection <b>Wild Atlantic Way Objectives</b> (p. 53 of the Draft Plan), include an additional <b>objective</b>, as follows:</p> <p><b>O-WAW-4</b> 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.</p>	<p>B1 B2 B3 S1 W1 W2 L1</p>			<p>All other SEOs</p>
<p><b>A-4-3</b> In <b>Section 4.4. Tourism Development</b>, modify <b>Section 4.4.2 Trends and assumptions for the future</b> (p. 47 of the Draft Plan) by updating the numbers of tourist accommodation premises.</p>				<p>All SEOs</p>
<p><b>A-4-4</b> Modify <b>Box 4.D</b> in <b>Section 4.4.5 Cultural tourism</b> (p. 50 of the Draft CDP) by adding another potential project: <a href="#">Spanish Armada Visitor Centre - Conservation, management and interpretation of the Spanish Armada wrecks site at Streedagh</a> and development of a visitor centre.</p>			<p>B1 B2 S1 W2 L1</p>	<p>All other SEOs</p>
<p><b>Comment:</b> If built in an inappropriate location, this proposed visitor centre would have a negative impact on the integrity of Streedagh Point Dunes SAC, on other valuable habitats and on the visually vulnerable coastal landscape. Mitigation or complete avoidance of such negative impacts can be achieved through the selection of an appropriate location and strict application of nature conservation policies set out in Section 7.1 of the CDP (Vol. 1), landscape protection policies set out in Section 7.4 of the CDP (Vol. 1), wastewater, surface water drainage and waste management policies specified in Chapter 9 of Vol. 1 of the CDP. <b>No additional mitigation required.</b></p>				

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<b>Chapter 5. Housing</b>				
<b>A-5-1</b> In <b>Section 5.3 Housing in rural areas</b> (p. 72 of the Draft Plan), modify the text of subsection <b>5.3.1 Rural housing policy areas</b> by clarifying the criteria for assessing applications.				All SEOs
<b>A-5-2</b> In <b>Section 5.3 Housing in rural areas</b> , modify the text of the subsection on <b>Housing policy in Rural Areas under Urban Influence</b> (p. 73 of the Draft Plan) by removing temporal and spatial constraints and by adding “ <b>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</b> ”.	B3 P1 S1 W2		B1 B2 B3 S1 W2 M2 C1 CH1 L1	All other SEOs
<p><b>Comment:</b> The removal of temporal and spatial constraints from the housing policy applicable in Rural Areas under Urban Influence could lead to an increased number of applications for one-off houses and an associated higher number of grants of planning permission. The growing number of single houses in rural areas could have negative impacts on designated sites, other important habitats, soil, and groundwater, would lead to loss of agricultural land, additional demand on the limited potable water resource, could affect the landscape character and the archaeological heritage of County Sligo and would increase travel-related emissions.</p> <p>The above negative impacts can be largely avoided or mitigated through careful site selection and strict application of nature conservation policies set out in Section 7.1 of the CDP (Vol. 1), landscape protection policies set out in Section 7.4 of the CDP (Vol. 1), wastewater, surface water drainage and waste management policies specified in Chapter 9 of Vol. 1 of the CDP. <b>No additional mitigation is required.</b></p>				
<b>A-5-3</b> In <b>Section 5.3 Housing in rural areas</b> , modify the text of the subsection on <b>Housing policy in green belts and sensitive landscapes</b> by removing temporal and spatial constraints and by adding “ <b>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</b> ”.	B3 P1 S1 W2		B1 B2 B3 S1 W2 M2 C1 CH1 L1	All other SEOs
<p><b>Comment:</b> The removal of temporal and spatial constraints from the housing policy applicable in green belts and sensitive landscapes could lead to an increased number of applications for one-off houses and an associated higher number of grants of planning permission. The growing number of single houses in such areas could have negative impacts on designated sites, other important habitats, soil, groundwater, would lead to loss of agricultural land, additional demand on the limited potable water resource, could affect the landscape character and the archaeological heritage of County Sligo and would increase travel-related emissions.</p>				

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<p>The above negative impacts can be largely avoided or mitigated through careful site selection and strict application of nature conservation policies set out in Section 7.1 of the CDP (Vol. 1), landscape protection policies set out in Section 7.4 of the CDP (Vol. 1), wastewater, surface water drainage and waste management policies specified in Chapter 9 of Vol. 1 of the CDP. No additional mitigation is required.</p>				
<p><b>A-5-4</b> Modify the title of <b>Section 5.5</b> (p.79 of the Draft Plan) as follows: <b>Section 5.5</b> <del>Special needs housing</del> <b>Housing for persons with diverse needs</b></p>				All SEOs
<p><b>A-5-5</b> Modify <b>Section 5.5.2</b> (p.79 of the Draft Plan) of the Draft Plan by updating the information on the Strategic Plan for Housing People with a Disability.</p>				All SEOs
<p><b>A-5-6</b> In <b>Section 5.6 Miscellaneous housing provisions</b>, subsection <b>5.6.1 Holiday homes and second homes</b> (p. 81 of the Draft CDP), add the following policy:  <b>P-HSH-4</b> 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.)</p>				All SEOs
<p><b>A-5-7</b> In <b>Section 5.6 Miscellaneous housing provisions</b>, subsection <b>5.6.2 Derelict houses</b> (p. 82-83 of the Draft CDP), modify policy <b>P-DHOU-1</b> as follows:  <b>P-DHOU-1</b> 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. <i>Where historic or vernacular buildings are located on the site, consideration should be given to their retention or incorporation into any proposed development.</i></p>	P1 CH2 L1			All other SEOs

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<b>Chapter 6. Community facilities</b>				
<b>A-6-1</b> In <b>Section 6.4 Arts and cultural facilities</b> (p. 90 of the Draft Plan), insert a subsection on public libraries.				All SEOs
<b>A-6-2</b> In <b>Section 6.4 Arts and cultural facilities</b> , add the following policies:  <b>P-AC-3</b> Support the improvement of library facilities and services, particularly in those communities which have undergone rapid increases in population or designated for future development.  <b>P-AC-4</b> 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.				All SEOs
<b>A-6-3</b> In <b>Section 6.6. Healthcare facilities</b> (p. 92 of the Draft CDP), modify policy <b>P-HC-3</b> as follows:  <b>P-HC-3</b> 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 <i>Building for everyone – a Universal Design Approach (NDA, 2012)</i> .				All SEOs
<b>A-6-4</b> In <b>Section 6.7 Outdoor recreation</b> , subsection <b>6.7.4 Outdoor recreational amenities</b> (p. 94 of the Draft CDP), add relevant text and a table under the heading <b>Public rights of way</b> .				All SEOs



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<p><b>A-6-5</b> In <b>Section 6.7 Outdoor recreation</b>, subsection <b>6.7.4 Outdoor recreational amenities</b> (p. 94-95 of the Draft Plan), insert a subsection explaining the nature of <b>Permissive Trails</b>.</p>				All SEOs
<p><b>A-6-6</b> In <b>Section 6.7 Outdoor recreation</b>, subsection <b>Section 6.7.4 Outdoor recreational policies</b> (p. 97 of the Draft CDP), amend <b>P-OR-14</b> as follows:</p> <p><b>P-OR-14</b> 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. <i>Where feasible, apply or support the application of universal design principles, as recommended in <a href="#">Building for everyone – a Universal Design Approach (NDA, 2012)</a>.</i></p>				All SEOs
<p><b>A-6-7</b> In <b>Section 6.7 Outdoor recreation</b>, subsection <b>6.7.4 Outdoor recreational amenities</b>, insert the following outdoor recreation policy after P-OR-14 (all subsequent policies will be renumbered in the final version of the CDP):</p> <p><b>P-OR-15</b> 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.</p>			B1 B2 B3 W1 L1	All other SEOs
<p><b>Comment:</b> The development of water-based leisure facilities has the potential to impact negatively on designated sites, other important habitats, surface water bodies and sensitive landscapes.</p> <p>The above negative impacts can be largely avoided or mitigated through appropriate location of development and strict application of nature conservation policies set out in Section 7.1 of the CDP (Vol. 1), landscape protection policies set out in Section 7.4 of the CDP (Vol. 1), wastewater, surface water drainage and waste management policies specified in Chapter 9 of Vol. 1 of the CDP. <b>No additional mitigation is required.</b></p>				

Text or description of proposed amendment or text of amended policy/objective	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>Chapter 7. Heritage</b>				
<p><b>A-7-1</b> In <b>Chapter 7 Heritage</b>, subsection <b>Heritage - general objectives</b>, add the following general heritage objective:</p> <p><b>O-H-3</b> Prepare and support the implementation of a Green Infrastructure Strategy for County Sligo, as resources allow.</p> <p>and insert a footnote including the definition of “green infrastructure”.</p>	<p>B1 B2 B3 W1 W2 W3 L1</p>			<p>All other SEOs</p>
<p><b>A-7-2</b> In <b>Section 7.1 Natural heritage and biodiversity</b>, subsection <b>7.1.1. Designated sites for nature conservation</b> (p. 103 of the Draft Plan), modify the text of policy <b>P-DSNC-3</b> as follows:</p> <p><b>P-DSNC-3</b> 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.</p>				<p>All SEOs</p>
<p><b>A-7-3</b> In <b>Section 7.1 Natural heritage and biodiversity</b>, subsection <b>7.1.5 Trees, woodlands and hedgerows</b> (p. 108-109 of the Draft CDP), make the following changes:</p> <p><b>7.1.5 Trees, woodlands and hedgerows</b></p> <p>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).</p>	<p>B1 B2 B3 L1</p>			<p>All other SEOs</p>

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<p><b>Woodlands, trees and hedgerows policies</b></p> <p>It is the policy of Sligo County Council to:</p> <p><b>P-WTH-1</b> 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> <p><b>P-WTH-2</b> 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> <p><b>P-WTH-3</b> Require the planting of native broadleaved species, and species of local provenance, in new developments.</p> <p><b>P-WTH-4</b> 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.</p>				
<p><b>A-7-4</b> In <b>Section 7.1 Natural heritage and biodiversity</b>, subsection <b>7.1.6 Inland waters</b>, add the following text to Inland waters policy <b>P-INW-1</b> (p. 110 of the Draft Plan):</p> <p><b>P-INW-1</b> 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.</p>	B1 B2 L1			All other SEOs
<p><b>A-7-5</b> In <b>Section 7.3 Architectural Heritage</b>, subsection <b>7.3.2 Protection of non-habitable structures</b> (p. 120 of the Draft CDP), insert additional text listing items of street furniture which are part of the built and cultural heritage.</p>				All SEOs

Text or description of proposed amendment or text of amended policy/objective	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>A-7-6</b> In <b>Section 7.3 Architectural Heritage</b> , subsection <b>7.3.4 Town and village streetscapes</b> (p. 120 of the Draft CDP), insert additional text defining vernacular built heritage.				All SEOs
<b>A-7-7</b> In <b>Section 7.3 Architectural heritage</b> , add the following Architectural heritage policies:  <b>P-ARH-6</b> 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.  <b>P-ARH-7</b> 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.	P1 CH2 L1			All other SEOs
<b>A-7-8</b> In <b>Section 7.4 Landscape character</b> , subsection <b>7.4.3 Current knowledge and policy</b> (p. 124 of the Draft CDP), add clarifications to the definitions of Normal rural Landscapes and Scenic Routes.				All SEOs
<b>A-7-9</b> In <b>Section 7.4 Landscape character</b> , subsection <b>Landscape character assessment and protection policies</b> (p. 125 of the Draft CDP), amend policy <b>P-LCAP-1</b> as follows:  <b>P-LCAP-1</b> Protect the physical landscape, visual and scenic character of County Sligo and seek to preserve the County's landscape character. <del>by assessing all development proposals on the basis of the Landscape Characterisation Map.</del>  Planning applications that have the potential to impact significantly and adversely upon landscape character, <del>or scenic views</del> especially in <i>Sensitive Rural Landscapes, Visually Vulnerable Areas and along Scenic routes</i> , may be required to be accompanied by a visual impact assessment using agreed and appropriate viewing points and methods of assessment.	B3 L1			All other SEOs

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<p><b>A-7-10</b> In <b>Section 7.4 Landscape character</b>, subsection <b>Landscape character assessment and protection policies</b> (p. 125 of the Draft CDP), amend policy <b>P-LCAP-3</b> as follows:</p> <p><b>P-LCAP-3</b> Preserve the scenic views listed in <b>Appendix F and the distinctive visual character of designated <i>Scenic Routes</i></b> by controlling development along <del>designated Scenic</del> 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.</p> <p>In all cases, strict location, siting and design criteria shall apply, as set out in <b>Section 13.4 Residential development in rural areas</b> (development management standards).</p>	B3 L1			All other SEOs
<b>Chapter 8. Transport and mobility</b>				
<p><b>A-8-1</b> In <b>Section 8.1 National and regional transport policy</b> (p. 127 of the Draft Plan), insert reference to the <b>Spatial Planning and National Roads</b> guidance document.</p>				All SEOs
<p><b>A-8-2</b> In <b>Section 8.1 National and regional transport policy – Transport strategic policies</b>, add the following strategic transport policy (p. 129 of the Draft CDP):</p> <p><b>SP-TRA-8</b> Facilitate the roll-out of charging infrastructure for electric vehicles, in line with the <i>National Renewable Energy Action Plan's</i> target for 10% of Ireland's vehicles to be electric by 2020.</p>	HH1 C1			All other SEOs
<p><b>A-8-3</b> In <b>Section 8.1 National and regional transport policy</b>, modify the text of objective <b>SO-TRA-3</b> as follows (p. 130 of the Draft CDP):</p> <p><b>SO-TRA-3</b> Initiate the preparation of a <i>Transportation Study for Sligo City &amp; Environs</i> <del>by Transport Infrastructure Ireland (TII, previously NRA), the National Transportation Authority and the Department of Transport,</del> subject to available funding, and implement the recommendations of this Study subject to</p>				All SEOs

Text or description of proposed amendment or text of amended policy/objective	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
compliance with the Habitats Directive.				
<b>A-8-4</b> In <b>Section 8.2 Road network</b> , subsection <b>8.2.1 National primary and secondary roads</b> (p.132 of the Draft Plan), add clarification regarding national primary roads.				All SEOs
<p><b>A-8-5</b> In <b>Section 8.2 Road network</b>, subsection <b>8.2.1 National primary and secondary roads</b> (p.132 of the Draft Plan), introduce a specific set of policies entitled <b>National roads policies</b> as follows:</p> <p><b>P-NR-1</b> 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> <p><b>P-NR-2</b> 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> <p><b>P-NR-3</b> 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> <p><b>P-NR-4</b> Maintain the national road network in accordance with the TII Pavement Asset Management System.</p> <p><b>P-NR-5</b> Permit direct access to zoned lands along national roads inside the 50 km/h speed limit subject to normal planning considerations. Within <b>transitional zones</b> (between 50 km/h and 60 km/h speed limiting signs), access may be permitted, but</p>	P1 C1		B1 B2 B3 S1 W1 W2 CH1 L1	All other SEOs

Text or description of proposed amendment or text of amended policy/objective	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<p>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.</p>				
<p><b>Comment:</b> The construction and operation of new roads, as envisaged in policy P-NR-2, could have negative impacts on designated sites, other important habitats, soils, surface water, groundwater, archaeological heritage and sensitive landscapes.</p> <p>The above negative impacts can be largely avoided or mitigated through appropriate routing of future roads and strict application of nature conservation policies set out in Section 7.1 of the CDP (Vol. 1), archaeological heritage protection policies set out in Section 7. Of the CDP (Vol. 1), landscape protection policies set out in Section 7.4 of the CDP (Vol. 1), wastewater, surface water drainage and waste management policies specified in Chapter 9 of Vol. 1 of the CDP. <b>No additional mitigation is required.</b></p>				
<p><b>A-8-6</b> In subsection <b>National roads objectives</b> (p. 133 of the Draft CDP), delete objective O-NR-3 (now proposed to be included as a policy under the <b>National Roads policies</b>).</p>				All SEOs
<p><b>A-8-7</b> In subsection <b>Non-national roads and bridges policies</b> (p. 135 of the Draft CDP), add the following policy:</p> <p><b>P-NNR-5</b> 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.</p>				All SEOs
<p><b>A-8-8</b> In <b>Section 8.3 Cycle and pedestrian movements</b>, modify objective <b>O-CW-5</b> (p. 139 of the Draft Plan) as follows:</p> <p><b>O-CW-5</b> Seek the development of a footway and cycleway (greenway) on or alongside the <del>disused closed</del> railway line from <del>Claremorris to</del> 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'.</p>	C1 P1			All other SEOs

Text or description of proposed amendment or text of amended policy/objective	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>A-8-9</b> In <b>Section 8.3 Cycle and pedestrian movements</b> , modify the wording of <b>Objective O-CW-5</b> (p. 139 of the Draft Plan) by replacing “ <del>disused</del> railway line” with “closed railway line”.	C1 P1			All other SEOs
<b>Chapter 9. Environmental infrastructure</b>				
<b>A-9-1</b> In <b>Section 9.5 Waste management</b> (p. 161 of the Draft Plan) insert a new subsection detailing the location and the current state of <b>Historic landfills</b> in Co. Sligo.				All SEOs
<b>A-9-2</b> In subsection <b>Waste management policies</b> (p.164 of the Draft CDP), include three additional waste management policies as follows: <p><b>P-WM-6</b> Require any development proposals on known historic landfill sites or in their vicinity shall take into consideration the <i>EPA Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites (April 2007)</i>. Where landfills meet the definition of a ‘closed landfill’, as set out in the <i>Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008</i> (S.I. No 524 of 2008), there will be a requirement for authorisation of the landfill by the EPA under those regulations.</p> <p><b>P-WM-7</b> 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> <p><b>P-WM-8</b> 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.</p> <p>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.</p>	P1 S1 W1 W2			All other SEOs



Text or description of proposed amendment or text of amended policy/objective	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<p>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.</p>				
<p><b>A-9-3</b> In <b>Section 9.5 Waste management</b> (p.161 of the Draft Plan), add the following waste management objective:</p> <p><b>O-WM-1</b> Ensure that the certification and remediation process of the known historic landfill at Finisklin is completed in accordance with the <i>EPA Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites (April 2007)</i>.</p>	<p>P1 S1 W1 W2</p>			<p>All other SEOs</p>
<p><b>A-9-4</b> Modify the text of <b>Table 9.C Wastewater treatment plants in County Sligo</b> (p. 151-157 of the Draft CDP) in accordance with the <b>updates</b> provided by Irish Water.</p>				<p>All SEOs</p>
<b>Chapter 10. Environmental quality</b>				
<p><b>A-10-1</b> In <b>Chapter 10 Environmental quality</b>, Section <b>10.2 Air quality</b> (p. 170 of the Draft Plan), insert an additional subsection containing information on <b>radon gas</b>.</p>				<p>All SEOs</p>
<p><b>A-10-2</b> In <b>Section 10.4 Coastal environment</b>, subsection <b>10.4.1 Coastal zone</b> (p.172 of the Draft Plan), modify the definition of the <b>coastal zone</b> and associated areas.</p>				<p>All SEOs</p>
<p><b>A-10-3</b> In <b>Section 10.4 Coastal environment</b>, subsection <b>10.4.4 Developments on the foreshore and nearshore</b> (p. 173 of the Draft Plan) replace the definition of the <b>foreshore</b> with an extended version.</p>				<p>All SEOs</p>
<p><b>A-10-4</b> In <b>Box 10.A Proposed coastal protection works</b> (p. 176 of the Draft Plan,) modify the description of proposed works at Pullaheeny.</p>	<p>L1</p>			<p>All other SEOs</p>

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<p><b>A-10-5</b> In <b>Section 10.4 Coastal environment</b>, subsection <b>10.4.6 Coastal protection</b>, modify policy <b>P-CP-2</b> (p. 176 of the Draft Plan) as follows:</p> <p><b>P-CP-2</b> 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.</p>	L1			All other SEOs
<p><b>A-10-6</b> In <b>Section 10.6 Climate Change</b>, subsection <b>10.6.2 Legislative Context</b> (p.179 -180 of the Draft Plan), modify the text to reflect the most up-to-date stage of the preparation of the National Mitigation Plan.</p>				All SEOs
<p><b>A-10-7</b> In <b>Section 10.6 Climate Change</b>, subsection <b>10.6.3 Role of the Local Authority</b> (p. 180-181), insert the text requiring the repair of old bridges in preference to replacement.</p>	P1 CH2			All other SEOs
<p><b>A-10-8</b> In <b>Section 10.6 Climate change</b>, subsection <b>Climate adaptation and mitigation policies</b> (p. 182 of the Draft Plan), insert the following additional policy:</p> <p><b>P-CAM-11</b> 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.</p>	P1 CH2			All other SEOs
<p><b>A-10-9</b> In <b>Section 10.7 Flood risk management</b> (p. 183 of the Draft Plan), insert minor references to aquifers and karst areas.</p>				All SEOs
<p><b>A-10-10</b> In <b>Section 10.7 Flood risk management</b>, subsection <b>10.7.2 Progress in flood risk assessment</b>, (p. 184 of the Draft Plan), update the text to reflect the current stage in the procedure for adopting the Flood risk Management Plans.</p>				All SEOs

Text or description of proposed amendment or text of amended policy/objective	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>Chapter 11. Energy and telecommunications</b>				
<b>A-11-1</b> In <b>Section 11.1 Energy</b> , subsection <b>11.1.7 Electricity transmission</b> (p. 191 of the Draft CDP), add text reflecting the current stage of preparation of Grid Development Strategy.				All SEOs
<b>A-11-2</b> In <b>Section 11.1 Energy</b> , subsection <b>Strategic energy objectives</b> (p. 193 of the Draft CDP), add the following objective:  <b>SO-EN-2</b> 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).	B1 B2 B3 CH1 L1			All other SEOs
<b>Chapter 13. Development management standards</b>				
<b>A-13-1</b> In <b>Section 13.2 General development standards</b> , subsection <b>13.2.14 Undergrounding of cables</b> (p. 218 of the Draft Plan), modify the first paragraph by adding reference to <a href="#">Architectural Conservation Areas</a> .	CH2			All other SEOs
<b>A-13-2</b> In <b>Section 13.2 General development standards</b> , subsection <b>13.2.15 Illumination and spread of light</b> (p. 218-219 of the Draft Plan) inserting additional details on external illumination and <a href="#">floodlighting</a> .				All SEOs
<b>A-13-3</b> In <b>Section 13.3 Residential development in urban areas</b> , subsection <b>13.3.15 Accommodation for dependent relatives</b> , make minor modifications to the text describing design requirements.				All SEOs
<b>A-13-4</b> In <b>Section 13.4 Residential development in rural areas</b> (p. 230 of the Draft CDP), modify the text by adding a subsection listing " <a href="#">normal planning considerations</a> ".				All SEOs

Text or description of proposed amendment or text of amended policy/objective	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>A-13-5</b> In <b>Section 13.4 Residential development in rural areas</b> , subsection <b>13.4.2 Site selection – locating a house in the landscape</b> (p. 230 – 231 of the Draft Plan), add clarifications regarding site characteristics for rural houses.				All SEOs
<b>A-13-6</b> In <b>Section 13.4 Residential development in rural areas</b> , delete <b>Table 13.A</b> which details some principles of vernacular rural house design.				All SEOs
<b>A-13-7</b> In <b>Section 13.4.3 Rural house design</b> , under the heading <b>Design Statement</b> (p. 233 of the Draft Plan), remove the paragraph recommending the employment of registered architects to build rural houses.				All SEOs
<b>A-13-8</b> In <b>Section 13.5 Retail development standards</b> , subsection <b>13.5.9 Shop fronts and signage</b> (p. 239 - 240 of the Draft Plan), add the two more standards to the existing list.				All SEOs
<b>A-13-9</b> In <b>Section 13.8 Transportation, roads and parking</b> , subsection <b>13.8.1 Access onto national roads</b> (p. 246 of the Draft Plan), delete the paragraph relating to exceptions from restriction of access onto national roads.				All SEOs
<b>A-13-10</b> In <b>Section 13.8 Transportation, roads and parking</b> , subsection <b>13.8.3 Entrances and sightlines</b> (p. 248 of the Draft Plan), modify the <b>Rural housing</b> subsection by inserting details relating to road safety and the preservation or replacement of roadside boundaries.	B3 P1 L1			All other SEOs
<b>A-13-11</b> In <b>Section 13.8 Transportation, roads and parking</b> , subsection <b>13.8.5 Car parking requirements, layout and design</b> (p. 249 of the Draft Plan), insert an additional subsection on charging points for <b>electric vehicles</b> .	C1			All other SEOs
<b>A-13-12</b> In <b>Section 13.8 Transportation, roads and parking</b> , subsection <b>Car parking standards</b> (p. 249 of the Draft Plan), modify <b>Table 13.B Car parking standards</b> by adding the words <b>“gross floor area”</b> where previously omitted.				All SEOs

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<b>Appendices</b>				
<b>A-A-1</b> At the end of the final Plan, insert a new <b>Appendix H</b> containing the ICOMOS Charter.				All SEOs
<b>A-A-2</b> At the end of the final Plan, insert a new <b>Appendix I (capital i)</b> explaining the status of the policies and objectives contained in the SEDP 2010.				All SEOs
<b>Corrections</b>				
Minor text corrections are to be made to five chapters and map corrections are to be made to Appendix A.				All SEOs



## Section 3. Evaluation of Proposed Amendments to Volume 2 of the Draft Plan

The assessments outlined in this Section relate to the **proposed amendments only**. Where it is indicated that there would be no likely interaction between the additional or deleted text / change of zoning / change of objective and the status of SEOs, it means that the initial evaluation of the relevant Mini-Plan remains unchanged, i.e. it is the same as indicated in the original Environmental Report.

Where there would be positive interactions / likely improvements in the status of SEOs, these will be cumulated with the original evaluation of the Mini-Plans in the final ER, should the respective amendments be adopted.

Where there would be potential conflicts between a proposed additional paragraph, deletion of text, rezoning or change of objective and the status of SEOs, the **Comment** attached the proposed amendment indicates which existing Draft CDP policies can ensure the avoidance or mitigation of any negative environmental impacts.

Where required, the **Comment** includes **Recommendations** for additional text to be attached to the proposed amendment, in order to ensure avoidance or mitigation of any potential negative environmental impacts.

Text or description of proposed amendment to the narrative, policies, objectives, Zoning Maps or Objectives Maps in mini-plans	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>Chapter 3. Ballinacarrow Mini-Plan</b>				
<b>A-MP-3-1</b> In <b>Section 3.4 Village-centre mixed-use zone</b> , modify <b>Objective 3.4.E</b> by deleting reference to minimum requirements for open space and density.				All SEOs
<b>Chapter 12. Curry Mini-Plan</b>				
<b>A-MP-12-1</b> Modify the <b>Curry Zoning Map</b> by changing the Mini-Plan Limit to exclude the site shown as <b>A-MP-12-1</b> from the green belt.			<b>B3 S1 W2</b>	All other SEOs
<p><b>Comment:</b> The exclusion of the site from the green belt, as requested in Submission no. 33, would facilitate the construction of a dwelling. This would involve loss of agricultural land, potential contamination of soil and groundwater. While the loss of agricultural land would be insignificant, any negative impacts on soil and groundwater can be avoided through a strict application of the wastewater, surface water drainage and waste management policies specified in Chapter 9 of Vol. 1 of the CDP. <b>No additional mitigation required.</b></p>				

Text or description of proposed amendment to the narrative, policies, objectives, Zoning Maps or Objectives Maps in mini-plans	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>Chapter 14. Easky Mini-Plan</b>				
<b>A-MP-14-1</b> Modify the <b>Easky Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-14-1</b> from 'community facilities' to ' <b>residential uses</b> '.				All SEOs
<b>A-MP-14-2</b> Modify the <b>Easky Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-14-2</b> from 'green belt' to ' <b>residential uses</b> '.			<b>B3 S1 W2</b>	All other SEOs
<p><b>Comment:</b> The exclusion of the site from the green belt would facilitate the construction of a small housing scheme. This would involve loss of agricultural land, potential contamination of soil and groundwater. While the loss of agricultural land would not be substantial, any negative impacts on soil and groundwater can be avoided through a strict application of the wastewater, surface water drainage and waste management policies specified in Chapter 9 of Vol. 1 of the CDP. <b>No additional mitigation required.</b></p>				
<b>A-MP-14-3</b> Modify the <b>Easky Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-14-3</b> from 'residential uses' to ' <b>green belt</b> '.	<b>B2 B3 P1 S1 W2 L1</b>			All other SEOs
<b>Chapter 16. Gorteen Mini-Plan</b>				
<b>A-MP-16-1</b> Modify the <b>Gorteen Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-16-1</b> from 'residential uses' to ' <b>community facilities</b> '.				All SEOs
<b>Chapter 18. Riverstown Mini-Plan</b>				
<b>A-MP-18-1</b> Modify the <b>Riverstown Objectives Map</b> by removing the "VC-1" designation from the location along Main Street and placing it on the site shown as <b>A-MP-18-1</b> .				All SEOs



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<b>Chapter 19. Tourlestraun Mini-Plan</b>				
<b>A-MP-19-1</b> In the <b>Tourlestraun Mini-Plan text</b> , insert the previously omitted <b>Buildings of Note</b> section (containing images, information and recommendations on two buildings)	CH2			All other SEOs
<b>A-MP-19-2</b> Modify the <b>Objectives Map</b> for Tourlestraun by removing the colour designation from two of the four Buildings of Note (shown as <b>A-MP-19-2</b> ).				All SEOs
<b>Chapter 20. Ballincar Mini-Plan</b>				
<b>A-MP-20-1</b> In <b>Section 20.1 Natural Heritage and open space</b> delete <b>Objective 20.1.B</b> (p. 2 of the Draft Ballincar Mini-Plan) which promotes to access to the sea shore.	B1 B2 W1 L1			All other SEOs
<b>A-MP-20-2</b> Modify the <b>Ballincar Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-20-2</b> from 'green belt' to ' <b>residential uses</b> ' and modify the development limit to include this site.			B3 S1 W2	All other SEOs
<b>Comment:</b> The exclusion of the site from the green belt would facilitate the construction of at least one house. This would involve loss of agricultural land, potential contamination of soil and groundwater. While the loss of agricultural land would not be substantial, any negative impacts on soil and groundwater can be avoided through a strict application of the wastewater, surface water drainage and waste management policies specified in Chapter 9 of Vol. 1 of the CDP. <b>No additional mitigation required.</b>				
<b>A-MP-20-3</b> Modify the <b>Ballincar Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-20-3</b> from 'green belt' to ' <b>commercial uses</b> ' and modify the development limit to include this site.			B3 S1 W2	All other SEOs
<b>Comment:</b> The exclusion of the site from the green belt would facilitate the extension of the adjoining hotel complex, involving loss of agricultural land, potential contamination of soil and groundwater. The loss of agricultural land would not be substantial. Negative impacts on soil and groundwater can be avoided through a strict application of the wastewater, surface water drainage and waste management policies specified in Chapter 9 (Vol. 1) of the CDP. <b>No additional mitigation required.</b>				

Text or description of proposed amendment to the narrative, policies, objectives, Zoning Maps or Objectives Maps in mini-plans	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>A-MP-20-4</b> Modify the <b>Ballincar Objectives Map</b> by deleting the entire length of the proposed 'river walks, pedestrian and cycle links' route.	B1 B2 W1 L1			All other SEOs
<b>Chapter 21. Ballintogher Mini-Plan</b>				
<b>A-MP-21-1</b> In <b>Section 21.6 Business and enterprise</b> (p. 3 of the Draft Ballintogher Mini-Plan), delete <b>Objective 21.6.B</b> (which refers to the site marked 'ENT-1')				All SEOs
<b>A-MP-21-2</b> Modify the <b>Ballintogher Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-21-2</b> from 'business & enterprise' to 'mixed uses'.				All SEOs
<b>A-MP-21-3</b> Modify the <b>Ballintogher Objectives Map</b> by deleting the designation 'ENT-1'.				All SEOs
<b>Chapter 23. Ballysadare Mini-Plan</b>				
<b>A-MP-23-1</b> In <b>subsection Community facilities</b> (p.1 of the Draft Ballysadare Mini-Plan), delete reference to the existence of a health centre.				All SEOs
<b>A-MP-23-2</b> In <b>Section 23.7 Industrial Development</b> , add new <b>objective 23.7.B</b> to 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.	P1		HH1	All other SEOs
<p><b>Comment:</b> Facilitating the continued operation of the block-making facility in its current location, relatively close to a residential area, would potentially cause or perpetuate noise and other emissions. The requirement for a new planning application ensures that appropriate conditions can be imposed with regard to the protection of human health, in accordance with CDP policies contained in Chapter 10 of Volume 1. <b>No additional mitigation required.</b></p>				

Text or description of proposed amendment to the narrative, policies, objectives, Zoning Maps or Objectives Maps in mini-plans	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>A-MP-23-3</b> Modify the <b>Ballysadare Zoning Map</b> by changing the zoning of the sites shown as <b>A-MP-23-3</b> from 'community facilities' to ' <b>open space</b> '.	<b>B2 HH1 W2</b>			<b>All other SEOs</b>
<b>A-MP-23-4</b> Modify the <b>Ballysadare Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-23-4</b> from 'open space' to ' <b>mixed uses</b> '.			<b>B1 B2 P1</b>  <b>W1 W3</b>	<b>All other SEOs</b>
<p><b>Comment:</b> 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).</p> <p><b>The proposed amendment A-MP-23-4 should not be adopted.</b></p> <p>In the event that this proposed amendment is adopted, <b>additional mitigation will be required</b> in order to avoid negative impacts on the Ballysadare River SAC and conflict with the CDP policies listed above.</p> <p><b>Recommendation:</b> If <b>A-MP-23-4</b> is adopted, then the following objective should be included in <b>Section 12.4</b> of the <b>Ballysadare Mini-Plan</b>:</p> <p><b>12.4.I</b> 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, subject to compliance with the requirements of the EU Habitats Directive and with the nature conservation policies, inland waters policies and flood risk management policies set out in Volume 1 of the CDP.</p>				
<b>A-MP-23-5</b> Modify the <b>Ballysadare Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-23-5</b> from 'green belt' to ' <b>residential uses</b> '.			<b>B3 S1 W2</b>	<b>All other SEOs</b>
<p><b>Comment:</b> The exclusion of the site from the green belt would facilitate the construction of at least one house. This would involve loss of agricultural land, potential contamination of soil and groundwater. While the loss of agricultural land would not be substantial, any negative impacts on soil and groundwater can be avoided through a strict application of the wastewater, surface water drainage and waste management policies specified in Chapter 9 of Vol. 1 of the CDP. <b>No additional mitigation is required.</b></p>				

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<b>A-MP-23-6</b> Modify the <b>Ballysadare Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-23-6</b> from 'residential uses' to 'open space'.				All SEOs
<b>Chapter 24. Carney Mini-Plan</b>				
<b>A-MP-24-1</b> Modify the <b>Carney Zoning Map</b> by changing the zoning of the sites shown as <b>A-MP-24-1</b> from 'community facilities' to 'residential uses'.				All SEOs
<b>Chapter 25. Cliffony Mini-Plan</b>				
<b>A-MP-24-1</b> Modify the <b>Cliffoney Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-25-1</b> from 'green belt' to 'residential uses' and modify the 'development limit' to include the sites.			B3	All other SEOs
<p><b>Comment:</b> The exclusion of the site from the green belt would facilitate the construction of a small housing scheme. This would involve loss of agricultural land, potential contamination of soil and groundwater. While the loss of agricultural land would not be substantial, any negative impacts on soil and groundwater can be avoided through a strict application of the wastewater, surface water drainage and waste management policies specified in Chapter 9 of Vol. 1 of the CDP. No additional mitigation required.</p>				
<b>Chapter 26. Collooney Mini-Plan</b>				
<b>A-MP-26-1</b> Modify subsection <b>Community facilities</b> (p. 1 of the Draft Collooney Mini-Plan) to state that there are three primary schools and three churches.				All SEOs

Text or description of proposed amendment to the narrative, policies, objectives, Zoning Maps or Objectives Maps in mini-plans	Likely to Improve the status of SEOs	Probable conflict with status of SEOs, unlikely to be mitigated	Potential conflict with status of SEOs, likely to be mitigated	No likely interaction with status of SEOs
<b>A-MP-26-2</b> In <b>Section 26.8 Wastewater treatment</b> (p. 6 of the Draft Collooney Mini-Plan), delete <b>Objective 26.8.A</b> (relating to lands for expanding the treatment plant)				All SEOs
<b>A-MP-26-3</b> Modify the <b>Collooney Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-26-3</b> from 'public utility' to ' <b>business and enterprise</b> '.				All SEOs
<b>A-MP-26-4</b> Modify the <b>Collooney Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-26-4</b> from 'commercial uses' to ' <b>sports and playing fields</b> '.				All SEOs
<b>Chapter 27. Drumcliff Mini-Plan</b>				
<b>A-MP-27-1</b> In <b>Section 27.2 Built Heritage</b> (p. 2 of the Draft Drumcliff Mini-Plan), add <b>Objective 27.2.C</b> as follows:  <b>27.2.C</b> 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.	CH1 CH2			All other SEOs
<b>A-MP-27-2</b> In <b>Section 27.3 Circulation and Parking</b> (p. 2-3 of the Draft Drumcliff Mini-Plan), modify <b>Objective 27.3.C</b> by inserting references to cycling.				All SEOs
<b>Chapter 28. Grange Mini-Plan</b>				
<b>A-MP-28-1</b> Modify the <b>Grange Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-28-1</b> from 'green belt' to ' <b>tourism-related uses</b> '.			B3 S1 W2	All other SEOs

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<p><b>Comment:</b> The exclusion of the site from the green belt would facilitate the provision of tourist-related facilities, such as a camping/caravan park, tourist information office or visitor/interpretive centre for attractions in the area. This would involve loss of agricultural land, potential contamination of soil and groundwater. While the loss of agricultural land would not be substantial, any negative impacts on soil and groundwater can be avoided through a strict application of the wastewater, surface water drainage and waste management policies specified in Chapter 9 of Vol. 1 of the CDP. <b>No additional mitigation required.</b></p>				
<b>Chapter 29. Mullaghmore Mini-Plan</b>				
<b>A-MP-29-1</b> Modify the <b>Buildings of Note section</b> (p. 6 of the Draft Mullaghmore Mini-Plan) by adding the previously omitted description and recommendation for <b>BON-5</b> .	CH2			All other SEOs
<b>A-MP-29-2</b> Modify the <b>Mullaghmore Objectives Map</b> by indicating the lands shown as <b>A-MP-29-2</b> subject to the designation “ENT-1”.				All SEOs
<b>Chapter 31. Rathcormac Mini-Plan</b>				
<b>A-MP-31-1</b> In <b>subsection Infrastructure</b> (p. 2 of the Draft Rathcormac Mini-Plan), include commitment to facilitate a wastewater treatment plant in Rathcormac.	W1 W2 M1			All other SEOs
<b>Chapter 32. Rosses Point Mini-Plan</b>				
<b>A-MP-32-1</b> In <b>subsection Village profile</b> (p.1 of the Draft Rosses Point Mini-Plan), include references to the maritime tradition of Rosses Point.				All SEOs
<b>A-MP-32-2</b> In <b>Section 32.3.Circulation and parking</b> (p. 3 of Draft Rosses Point Mini-Plan), modify <b>Objective 32.3.D</b> by adding reference to traffic calming measures and facilities for pedestrians and cyclists.	C1			All other SEOs

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<b>A-MP-32-3</b> In <b>Section 32.5 Community facilities</b> (p.4 of Draft Rosses Point Mini-Plan), modify <b>Section 32.5.C</b> by replacing <b>CF-2</b> with <b>CF-1</b> .				All SEOs
<b>A-MP-32-4</b> Modify the <b>Rosses Point Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-32-4</b> from 'open space' to ' <b>green belt</b> '. The development limit should be amended to exclude this site.				All SEOs
<b>Chapter 33. Strandhill Mini-Plan</b>				
<b>A-MP-33-1</b> In subsection <b>Community facilities</b> (p. 1-2 of Draft Strandhill Mini-Plan), add a reference to Strandhill Golf Club.				All SEOs
<b>A-MP-33-2</b> In <b>Section 33.3 Built Heritage</b> (p. 6 of Draft Strandhill Mini-Plan), add <b>Objective 33.3.D</b> as follows:  <b>33.3.D</b> 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.	CH1 CH2			All other SEOs
<b>A-MP-33-3</b> In <b>Section 33.6 Community facilities</b> (p. 8-9 of Draft Strandhill Mini-Plan), add <b>Objective 33.6.D</b> as follows:  <b>33.6.D</b> Support the improvement and further development of Strandhill Golf Course subject to compliance with the requirements of the EU Habitats Directive.			B3 L1	All other SEOs
<b>Comment:</b> The expansion of the golf course has the potential to impact negatively on the integrity of the Ballysadare Bay SAC/SPA and on the coastal landscape. Any proposal for expansion must comply with the nature conservation policies set out in Section 7.1 of the CDP (Vol. 1) and with the landscape protection policies set out in Section 7.4 of the CDP (Vol. 1). <b>No further mitigation is required.</b>				

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<b>A-MP-33-4</b> In the <b>Buildings of Note</b> section (p. 10-12 of Draft Strandhill Mini-Plan), insert an additional Building of Note – <b>BoN no. 9</b> (including photo, assessment and recommendations) and insert the corresponding indication on the <b>Objectives Map</b> .	CH2			All other SEOs
<b>A-MP-33-5</b> Modify the <b>Strandhill Zoning Map</b> by changing the zoning of the site shown as <b>A-MP-33-5</b> from 'open space' to ' <b>residential uses</b> '.				All SEOs
<b>A-MP-33-6</b> Modify the <b>Strandhill Objectives Map</b> by adjusting the site marked ' <b>OS-1</b> ' to reflect the reduced open space zoning at this location.				All SEOs
<b>A-MP-33-6</b> Modify the <b>Strandhill Objectives Map</b> by adding an indicative pedestrian/cycle link between the upper car park to the seafront and proposed Maritime Centre site.	C1			All other SEOs
<b>Corrections</b>				
<p>The following corrections are to be made:</p> <ul style="list-style-type: none"> <li>- insertion of correct reference numbers of Proposed Protected Structures in eight mini-plans;</li> <li>- insertion of appropriately-scaled maps showing the full extent of proposed walkways, scenic routes and the location of protected views within the green belts in 27 mini-plans;</li> <li>- insertion of a buffer zone around the treatment plant in one mini-plan (Bellaghy).</li> </ul>				All SEOs



## Section 4.

# Addendum to the Strategic Flood Risk Assessment of the Draft CDP 2017-2023

Strategic Flood Risk Assessment of the Proposed Amendments to Volume 2 of the  
Draft Sligo County Development Plan 2017-2023

## 4.1 Flood Risk Assessment Screening

A total of 45 amendments are proposed to 18 of the 32 mini-plans contained in Volume 2 of the Draft CDP. Of these, 19 represent changes to the draft zoning in a Mini-Plan.

Zoning changes are proposed in Curry, Easky, Gorteen, Ballincar, Ballintogher, Ballysadare, Carney, Cliffoney, Collooney, Grange, Rossess Point and Strandhill.

A screening exercise was carried out to consider the vulnerability of the proposed zonings to flood risk, in order to determine the requirement or otherwise for a justification test.

Such a test is only applied where lands zoned for development are within flood risk areas that would be defined as inappropriate according to Table 3.2 of the Flood Risk Management Guidelines (DoE, 2009).

A review of all the proposed zoning changes, together with the available flood risk information for the particular sites, has highlighted only one proposed amendment which would potentially conflict with the findings of the initial SFRA prepared for the County.

All the other sites subject to proposed zoning changes are located in Flood Zone C. Accordingly, there is no potential for conflict between the proposed land use zoning and flood risk management.

## 4.2 Proposed amendment A-MP-23-4

This proposed amendment relates to the rezoning of a strip of land in Ballysadare, adjacent to the Ballysadare River, from 'open space' to 'mixed uses'. The subject lands are partly brownfield (portable cabins are stored between the river bank and the built-up area) and partly greenfield. The lands are partly in Flood Zone A and partly in Flood Zone B, according to the CFRAM modelling of the Ballysadare River (OPW, 2015).

In the event that this proposed amendment is adopted, additional mitigation will be required in order to minimise or avoid the risk of flood damage to any future development on the subject lands.

In order to mitigate potential conflict between development and flood risk, it is recommended that specific objectives be included in the Ballysadare Mini-Plan in relation to this site.

## 4.3 Recommendation

If the proposed amendment **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.