

Draft Variation No. 1  
of Sligo County Development Plan  
2017-2023

**Strategic Environmental Assessment  
Screening Report**  
for public consultation



# Contents

1. Background to the SEA Screening Report	1
1.1 Legislative requirements	1
1.2 Sligo County Development Plan 2017-2023	2
1.3 Description of the Draft Variation No. 1	2
1.4 Appropriate Assessment	4
1.5 Flood Risk Assessment	4
1.6 Consultation with prescribed authorities	4
2. SEA screening using Schedule 2A criteria	5
2.1 The characteristics of the plan (variation)	5
2.2 The characteristics of the effects and of the area likely to be affected	7
3. Evaluation of individual Draft Amendments	9
3.1 Methodology	9
3.2 Determination of potential interactions	10
3.3 Evaluation of Draft Amendments	11



# 1. Background to the SEA Screening Report

Sligo County Council intends to vary its Development Plan 2017-2023 by introducing a range of changes arising from updated national and regional planning policy documents, i.e. the National Planning Framework (2018) and the Regional Spatial and Economic Strategy for the Northern and Western Region (2020). The Draft Variation No. 1 involves amendments to five chapters of the CDP.

## 1.1 Legislative requirements

The variation is proposed to be made under Section 13 of the Planning and Development Act 2000 (as amended). In accordance with Article (13K)(1) of the Planning and Development Regulations 2001 (as amended), Sligo County Council, in its capacity as a Planning Authority, is required to “consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A [of the Regulations]”.

SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or variation to a plan or programme, before a decision is made to adopt it. **Screening** is the process for determining whether a particular plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

A preliminary version of the Strategic Environmental Assessment (SEA) Screening Report was prepared in May 2020, in conjunction with the Draft Variation No. 1 to the Sligo County Development Plan 2017-2023, for initial consultation with the prescribed environmental authorities (those specified in Art. 13A(4) of the Regulations).

The present version of the Screening Report has been prepared for public consultation. The report should be read in conjunction with the text of the Draft Variation No. 1, the current Sligo County Development Plan 2017-2023 and its associated Strategic Environmental Assessment Report.

The CDP and associated documents are available for viewing and downloading from Sligo County Council’s website at [www.sligococo.ie/cdp](http://www.sligococo.ie/cdp).

The Draft Variation No. 1 can be viewed online and downloaded from the Council’s new consultation portal, [consult.sligococo.ie](http://consult.sligococo.ie), and from the Council’s website at <https://www.sligococo.ie/planning/DevelopmentPlans/CurrentPublicConsultations/>

### **Planning Authority’s SEA screening determination**

**As required by Art. 13K(1) of the Planning and Development Regulations 2001 (as amended), the Planning Authority has considered whether or not the Draft Variation would be likely to have significant effects on the environment, taking into account the relevant criteria set out in Schedule 2A of the Planning Regulations.**

**Following consideration under sub-article 13K(1) and preliminary consultation with prescribed environmental authorities, The Planning Authority has determined that the Draft Variation is NOT likely to have significant effects on the environment.**

## 1.2 Sligo County Development Plan 2017-2023

The Sligo County Development Plan (CDP) was adopted in July 2017 and came into force in August 2017. The Plan will remain operational for a period of maximum six years, to 2023.

The CDP underwent a full Strategic Environmental Assessment (SEA) and was subject to Appropriate Assessment, as part of its preparation. Both assessments have informed the policies and objectives of the Plan.

The Environmental Report documenting the SEA process concluded that the overall impact of implementing the policies and objectives of the Sligo CDP would be neutral or positive for the environment.

The Appropriate Assessment Screening Report indicated that there would be no significant effect on the qualifying interests of any Natura 2000 sites arising from the implementation of the CDP policies and objectives.

The Draft Variation No. 1, if made, would not change the conclusion of the SEA Environmental Report and that of the AA Screening Report.

## 1.3 Description of the Draft Variation No. 1

Only five of the thirteen chapters in Volume 1 of the CDP require certain changes. These are:

- Chapter 1. Introduction
- Chapter 3. Core Strategy
- Chapter 4. Economic Development
- Chapter 5. Housing
- Chapter 8. Transport and Mobility

Apart from specific amendments to the above chapters, references to NSS, RPG and Gateway City need to be replaced by references to NPF, RSES and “Regional Growth Centre” throughout the CDP.

### 1.3.1 Main changes to the CDP Introduction (Chapter 1)

The introductory chapter of the CDP includes references to national and regional policies applicable to County Sligo. The changes summarize the main provisions of the NPF and RSES regarding the County and the Regional Growth Centre of Sligo.

### 1.3.2 Main changes to the Core Strategy (Chapter 3)

The Core Strategy of the CDP consists of a set of sectoral strategies and specifies population targets and corresponding amounts of land needed to be zoned for residential purposes.

The Core Strategy Map does not change.

The **Settlement Hierarchy** remains largely the same. The subsection focusing on the Gateway is replaced by a summary of the Regional Growth Centre provisions contained in the RSES.

Section **3.3 Rural settlement** includes additional provisions of the NPF, which strengthen the existing rural housing policies without introducing further restrictions.

In Section **3.4 Population and housing land**, population projections for the County and target for Sligo City are updated in accordance with the NPF and RSES. The new population figures are similar to the existing ones, only the timelines for achieving such targets are longer. The corresponding overall amounts of land zoned for housing in the County are adequate and do not need to be revised during the lifetime of the current CDP.

### **1.3.3 Main changes to Economic Development (Chapter 4)**

While the economic climate has changed radically in the first quarter of 2020, Sligo County Council's approach to economic development, as outlined in **Section 4.1** of the CDP, remains focused on supporting growth and facilitating the provision of essential infrastructure.

A new initiative is the Atlantic Economic Corridor, which seeks to build on the potential of large urban centres in the West, including Sligo.

It should be noted that there is no change proposed to the Tourism Development section or to the Retail Strategy.

### **1.3.4 Main changes to Housing (Chapter 5)**

Changes to **Section 5.1 Housing Strategy** include updated population figures, housing land requirements and equivalent housing units, to correspond with the Core Strategy tables A and B in Chapter 3 of the CDP.

The new **Section 5.1.1 Securing compact growth** seeks to implement the National and Regional Policy Objectives targeting the delivery of specific ratios of all new homes within the built-up footprint of settlements, in proportion to the settlement size.

Several additional strategic housing policies are also proposed, in order to support the implementation of the above-mentioned national and regional requirements.

### **1.3.5 Main changes to Transport and Mobility (Chapter 8)**

Changes to the **Transport and Mobility** chapter consist of updates regarding the timeframe for completing major projects for both national road improvements and urban road infrastructure.

## 1.4 Appropriate Assessment

The Habitats Directive (92/43/EEC) requires that proposed plans and programmes (including amendments or variations) undergo screening for likely or potential effects on European Sites (also Natura 2000 sites) arising from their implementation.

Section 13(13) of the Planning and Development Act 2000 (as amended), specifies that “An appropriate assessment of a draft variation of a development plan shall be carried out in accordance with Part XAB [of the Act]”.

The Draft Variation No. 1 has undergone screening for Appropriate Assessment. The screening process has determined that the implementation of the Plan, as modified by the Draft Amendments proposed as part of the Draft Variation, individually or in combination with other plans or projects, is not likely to adversely affect the integrity of any European Sites. Therefore, AA is not required.

Any proposed changes to the Draft Variation will be subject to further AA (and SEA) screening.

## 1.5 Flood Risk Assessment

As the land use zoning objectives contained in the existing Development Plan are not being affected by the Draft Variation No. 1, Strategic Flood Risk Assessment is not required to be undertaken in relation to the Variation.

## 1.6 Consultation with prescribed authorities

In accordance with Art. 13K(3)(a), the following authorities (specified in Art. 13A(4)) have been consulted by the Planning Authority before making a determination under sub-article (2):

- A.** the Environmental Protection Agency (EPA)
- B.** the Minister for Housing, Planning and Local Government
- C.** Leitrim County Council
- D.** Mayo County Council
- E.** Roscommon County Council

Since the Draft Variation is not likely to affect fisheries, the marine environment, the architectural or archaeological heritage or nature conservation, it was not considered necessary to notify the Minister for Agriculture, Food and the Marine, the Minister for Communications, Climate Action and Environment or the Minister for Culture, Heritage and the Gaeltacht.

The prescribed environmental authorities were requested to make submission or observations in relation to whether or not the implementation of the development plan, as varied, would be likely to have significant effects on the environment. The deadline for making submissions or observations was 4 pm on Friday, 5 June 2020.

The EPA responded to the notification. In a letter dated 28 May, the EPA noted the Planning Authority’s proposed determination and recommended available SEA guidance and resources.

As no other comments were received from prescribed environmental authorities, the Planning Authority was able to confirm the determination that the Draft Variation No. 1, if made, is not likely to have any significant effects on the environment.



## 2. SEA Screening using Schedule 2A criteria

This section examines whether the Draft Variation No. 1 would be likely to have significant environmental effects (and thus would warrant the undertaking of full SEA).

The examination takes account of the relevant criteria set out in Schedule 2A *Criteria for determining whether a plan is likely to have significant effects on the environment* of the Planning and Development Regulations 2001, as amended.

### 2.1 The characteristics of the plan or programme

The Draft Variation No. 1 is examined below, having particular regard to the sub-criteria listed in Schedule 2A.

#### 2.1.1 The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources

The Sligo County Development Plan 2017-2023 (CDP) contains the Council's Core Strategy, policies and objectives for the proper planning and sustainable development of County Sligo.

The CDP sets out the framework for development projects by zoning land for specific purposes in various locations (as part of the Mini-Plans contained in Volume 2). It also provides guidance regarding the nature, location, and size and operating conditions for certain activities which involve physical interventions in the environment.

The Development Plan does not grant consent or pre-approval to any development project for which it might contain an objective or a relevant policy. All development projects must undergo a separate, development management process before planning permission can be granted or refused.

The Draft Variation does not involve the zoning of any additional land for development. The framework for projects and activities currently set in the CDP will not be substantially modified if the Plan is varied.

Any potential impacts on the environment are likely to be positive, if more homes are delivered on brownfield and infill lands, within the existing built-up footprint of settlements.

A good example is the Draft Amendment No. 49, which introduces a new **Section 5.1.1 Securing compact growth**. If properly implemented, this will reduce the amount of greenfield land needed for urban expansion.

#### 2.1.2 The degree to which the plan or programme influences other plans, including those in a hierarchy

The Draft Variation must be considered in the overall context of the CDP, which supersedes the local area plans (LAPs) made by the Council to date and will influence future LAPs.

The existing LAPs for Ballymote and Enniscrone will be reviewed or amended, if necessary, to ensure that they do not conflict with any provision of the CDP as varied. A draft LAP for Tobercurry, which failed to be adopted in 2015, will be revised and re-issued for public consultation in due course.

The Council intends to prepare a local area plan for Sligo City, which has been designated as a Regional Growth Centre in the Regional Spatial and Economic Strategy (RSES). The adoption of the Variation No. 1 is in fact a prerequisite for this forthcoming LAP.

If adopted, the Draft Variation will influence the zoning of lands and will result in the introduction of specific objectives in future local area plans.

In accordance with current planning legislation, such land-use plans will be subject to either full environmental impact assessment or SEA screening. Any potential impacts of those land-use plans on the environment will be assessed at that stage.

### **2.1.3 The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development**

The concept of sustainable development underpins the Core Strategy of the CDP, which was drafted in accordance with the national and regional planning policies in place in 2015-2017 (the National Spatial Strategy and the Border Regional Planning Guidelines).

The updated national and regional policy frameworks (NPF and RSES) continue to promote sustainable development which appropriately integrates environmental considerations.

While the Draft Variation No. 1 reflects the recent national and regional policy updates, it is not relevant for the integration of environmental considerations in the Development Plan.

### **2.1.4 Environmental problems relevant to the plan or programme**

The environmental considerations relevant to the CDP have been addressed in the associated Strategic Environmental Assessment and presented in the resulting SEA/Environmental Report finalised in 2017. The Draft Variation, if adopted in its currently proposed form, will not change the assessment and conclusion of the Environmental Report of 2017.

### **2.1.5 The relevance of the plan or programme for the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection)**

The Draft Variation must be considered in the context of the Sligo CDP, which contains certain policies reflecting national legislation derived from EU legislation on the environment.

The Development Plan makes reference, where appropriate, to the EU Habitats Directive, the Birds Directive, the Water Framework Directive, the Bathing Water Directive, the Major Accidents Directive etc. However, the CDP sections dealing with the implementation of such Directives and corresponding national legislation are not being amended by the Draft Variation No. 1.

The Draft Variation, on its own, is not relevant for the implementation of EU (or national) legislation on the environment.

## **2.2 Characteristics of the effects and of the area likely to be affected**

The area potentially affected by Draft Variation is considered below, having regard to the sub-criteria specified in Schedule 2A of the Planning Regulations.

### **2.2.1 The probability, duration, frequency and reversibility of the effects**

The area likely to be affected by the CDP, as varied/amended by the Variation No. 1, is the entire County of Sligo.

The characteristics of the effects of the Draft Variation No.1 in terms of probability, duration, frequency and reversibility will be the same as those of the overall development plan.

While the probability of such effects is largely unknown, most potential effects of the Plan, as varied, are expected to be long-lasting and neutral or positive (as assessed in the SEA Environmental Report associated with the Plan).

### **2.2.2 The cumulative nature of the effects**

The Draft Variation introduces certain provisions supporting development on brownfield and infill lands in urban areas to a higher degree than currently specified in the CDP.

It is likely that this type of compact development, if implemented, would reduce urban sprawl into greenfield lands. Such urban growth would result in a lesser (if any) impact on the natural environment, compared to the situation where the existing CDP remains unchanged. The cumulated effect of existing and new policies would be largely positive.

### **2.2.3 The transboundary nature of the effects**

The purpose of the Draft Variation is to implement at County level relevant planning policies contained in national and regional strategies (NPF and RSES). As these strategies were not designed to have transboundary effects, the Draft Variation, if adopted, would not cause the Sligo CDP to have transboundary effects.

### **2.2.4 The risks to human health or the environment (e.g. due to accidents)**

As indicated above, the purpose of the Draft Variation is to implement at County level relevant planning policies contained in national and regional strategies (NPF and RSES).

It is not expected that the development plan, as varied, would pose any risk to human health or the environment.

## 2.2.5 The value and vulnerability of the area likely to be affected due to:

- (a) special natural characteristics or cultural heritage;
- (b) exceeded environmental quality standards or limit values;
- (c) intensive land-use

The Draft Variation does not include any changes to CDP policies or objectives related to natural or cultural heritage (Chapter 7), to environmental quality (Chapters 9 and 10) or to land use (Volume 2, Mini-Plans). There would be no negative effects on heritage, environment or land use arising from the CDP as varied.

## 2.2.6 The effects on areas or landscapes which have a recognised national, European Union or international protection status

As indicated above, the Draft Variation would not result in any negative effect on the environment, including EU-level or internationally protected areas or landscapes.

## 3. Evaluation of individual Draft Amendments

### 3.1 Methodology

The Development Plan's policies and objectives, including the adopted amendments arising from public consultation in 2017, were evaluated in the Environmental Report (2017) using a set of Strategic Environmental Objectives (SEOs).

The interactions between the SEOs and the policies and objectives of the Plan determine the likely significant effects of implementing the Plan. These effects include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

It is considered appropriate to evaluate the individual amendments pertaining to the Draft Variation No. 1 in the same manner as the original Plan policies/objectives and the adopted amendments.

**Table 3.1** below (same as Table 8.1 in the Environmental Report of 2017) lists the SEOs developed from international, national and regional policies which generally govern environmental protection objectives.

**Table 3.1 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>	To 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

SEO Code	SEO
<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

## 3.2 Determination of potential interactions

The majority of the Draft Amendments represent changes to the narrative of the Development Plan, either updating information or describing the requirements of higher-level strategies, such as the NPF and RSES (both have been subject of SEA before their adoption). These Draft Amendments would have no interaction with the status of SEOs.

Certain amended Plan policies are evaluated as having a potentially positive interaction with the status of SEOs. These policies promote compact growth within existing settlements, an efficient use of existing infrastructure and development on brownfield/infill lands.

Only one amended policy (strategic settlement policy SP-S-4) is evaluated as potentially conflicting with most SEOs, but such conflicts are likely to be mitigated by a range of other Plan policies.

SP-S-4 relates to the construction of single houses in rural areas. The evaluation of this policy, as amended, does not differ from the evaluation of the original policy, because its effects remain unchanged (the amendment simply quotes the National Policy Objective 19, which does not differ from existing CDP requirements).

The interaction and environmental impacts, if any, will be determined by the nature and extent of individual projects or multiple projects, lower-tier plans and subsequent development, and site-specific environmental factors.

The impacts of any projects or LAPs will be evaluated through the development management process or as part of a lower-tier environmental assessment.

Avoidance of conflict is dependent upon the Council managing development in a way which does not conflict with the status of SEOs.

Provided that other Plan measures are complied with, conflicts with SEOs would be avoided or mitigated in full.

### 3.3 Evaluation of Draft Amendments (DA)

Description or text of the Draft Amendment	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 1. County Development Plan: Introduction</b>				
DA-1 In the introduction to <b>Section 1</b> , in relation to Sligo, replace Gateway City with Regional Growth Centre				All SEOs
DA-2 In <b>Section 1.1</b> , insert references to the National Planning Framework/Project Ireland 2040 and Regional Spatial and Economic Strategy for the Northern and Western Region				All SEOs
DA-3 In <b>Section 1.1(1)</b> , insert references to the National Planning Framework/Project Ireland 2040; delete references to the NSS and Gateway City.				All SEOs
DA-4 In <b>Section 1.1(2)</b> , delete references to the Border Regional Planning Guidelines and insert references to the Regional Spatial and Economic Strategy for the Northern and Western Region				All SEOs
DA-5 In <b>Section 1.1(3)</b> , in relation to Sligo, replace Gateway with Regional Centre				All SEOs
DA-6 In <b>Section 1.2.1</b> , delete references to the NSS, RPGs, Gateway City and insert references to the NPF, RSES and Regional Growth Centre				All SEOs
DA-7 In <b>Section 1.2.4</b> , in relation to Sligo, replace Gateway City with principal town				All SEOs

Description or text of the Draft Amendment	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
DA-8 In Section 1.3.2, replace Gateway (satellites) with (satellite) villages				All SEOs
DA-9 In Section 1.3.5, replace Gateway (satellites) with (satellite) villages				All SEOs
DA-10 In Section 1.4, in relation to Sligo, replace Gateway City with Regional Growth Centre				All SEOs
<b>Chapter 3. Core Strategy</b>				
DA-11 In the introductory section to Chapter 3, insert a brief description of main NPF and RSES provisions relating to Sligo as a Regional Growth Centre				All SEOs
DA-12 In Section 3.1, delete references to the NSS and RPGs and insert references to the NPF and RSES.				All SEOs
DA-13 In Section 3.1.1, delete references to the NSS and insert references to the NPF and RSES.				All SEOs
DA-14 In Section 3.1.2, delete references to the NSS and RPGs; insert references to the NPF and RSES; insert brief description of main NPF provisions relating to Sligo as a regional centre.				All SEOs
DA-15 In Section 3.1.2, delete references to the Gateway City; insert references to the RSES; insert brief description of main RSES provisions relating to Sligo as a Regional Growth Centre.				All SEOs



Description or text of the Draft Amendment	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>DA-16</b> In Fig 3.A (Core Strategy Map), replace Gateway City with Regional Growth Centre and Gateway Satellites with Satellite Villages				All SEOs
<b>DA-17</b> In Section 3.1.3, replace references to the NSS / RPG population targets and housing land allocations with references to the NPF / RSES population projections and targets				All SEOs
<b>DA-18</b> Insert a new Section 3.1.4, detailing the NPF (Implementation Roadmap) population projections for the state, region and counties Donegal, Leitrim and Sligo				All SEOs
<b>DA-19</b> Insert a new Section 3.1.5, detailing the RSES population targets for Galway City and for the Regional Growth Centres Athlone, Letterkenny and Sligo				All SEOs
<b>DA-20</b> In Section 3.2, replace Gateway City with Regional Growth Centre and Gateway Satellites with Satellite Villages				All SEOs
<b>DA-21</b> In Section 3.2.1, replace Gateway City with Regional Growth Centre in the title, delete existing narrative and insert new narrative and map explaining the RSES provisions relating to the Sligo Regional Growth Centre.				All SEOs
<b>DA-22</b> In Section 3.2.2, replace references to Gateway City with Regional Growth Centre and Gateway Satellites with Satellite Villages				All SEOs
<b>DA-23</b> In Section 3.2.1, replace Gateway City with Regional Growth Centre				All SEOs
<b>DA-24</b> In Section 3.3, replace Gateway with Regional Growth Centre; introduce additional narrative regarding the NPF and RSES provisions in relation to rural housing.				All SEOs

Description or text of the Draft Amendment	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><b>DA-25</b> In Section 3.3.1, add narrative explaining the <a href="#">NPF/RSES distinction between rural areas</a> and <a href="#">quote relevant National Policy Objective 19</a> (related to housing in rural areas)</p>				All SEOs
<p><b>DA-26</b> In the set of <b>Strategic Settlement Policies</b> modify the Urban and Rural Settlement Policies SP-S-1 and SP-S-4 as follows:</p> <p><b>SP-S-1</b> Pursue the further development of Sligo as a <a href="#">Gateway City Regional Growth Centre</a> and economic driver for the North-West region.</p> <p><b>SP-S-4</b> Strengthen existing rural communities by facilitating sustainable rural settlement in accordance with the <a href="#">National Spatial Strategy and the Sustainable Rural Housing – Guidelines for Planning Authorities (DoEHLG, April 2005)</a> <a href="#">National Planning Framework</a> and the <a href="#">National Policy Objective 19</a>, which requires that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:</p> <p><b>A.</b> In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;</p> <p><b>B.</b> In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.</p>	B3		All other SEOs	

Description or text of the Draft Amendment	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>DA-27</b> In Section 3.4, replace references to <b>RPG population targets</b> with references to <b>NPF population projections</b> and <b>RSES population targets</b>				All SEOs
<b>DA-28</b> In Section 3.4.1, replace population considerations derived from the <b>RPG population targets</b> with an updated narrative reflecting the <b>NPF population projections</b> and <b>RSES population targets</b>				All SEOs
<b>DA-29</b> In Section 3.4.1, replace Table 3.1. The amended table includes changes to the last two columns, relating to past and envisaged population distribution in County Sligo, to incorporate <b>RSES targets / NPF projections</b>				All SEOs
<b>DA-30</b> In Section 3.4.2, update information on housing land availability in the Sligo and Environs area				All SEOs
<b>DA-31</b> In Section 3.4.3, replace <b>Gateway City</b> with <b>Regional Growth Centre</b> and <b>NSS and RPGs Satellites</b> with <b>NPF and RSES</b>				All SEOs
<b>DA-32</b> In Section 3.4.4, insert narrative detailing the housing land requirements in the forthcoming Sligo and Environs LAP, as derived from the relevant provisions of the <b>RSES</b>				All SEOs
<b>DA-33</b> In Section 3.4.5, insert narrative detailing the housing land requirements in the County, as derived from the relevant provisions of the <b>NPF</b> ; replace <b>Gateway</b> with <b>Sligo and Environs</b> ; replace <b>RPGs</b> with <b>NPF and RSES</b> ;				All SEOs
<b>DA-34</b> In Section 3.4., replace the Core Strategy Table A. The amended table contains changes to the last four columns, relating to housing land and corresponding number of dwellings, as per <b>RSES targets</b> .				All SEOs

Description or text of the Draft Amendment	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>DA-35</b> In Section 3.4, amend the Core Strategy Table B by replacing Gateway City with Sligo and Environs area				All SEOs
<b>DA-36</b> In Section 3.5, replace Gateway City with Sligo and Environs area				All SEOs
<b>DA-37</b> In Section 3.5.1, insert narrative recommending a ten-year life for the forthcoming Sligo and Environs LAP				All SEOs
<b>DA-38</b> Insert a new Section 3.6.3, containing details on infrastructural assessment of land zoning in local area plans, in accordance with NPO 72 and Appendix 3 of the NPF.				All SEOs
<p><b>DA-39</b> In the set of Strategic Zoning Policies modify policies SP-Z-1 to SP-Z-4 as follows:</p> <p><b>SP-Z-1</b> Use zoning to promote the sustainable development of the Gateway City of Sligo Regional Growth Centre and a hierarchy of compact, attractive, pedestrian-friendly settlements, with vital commercial cores and adequate economic bases. No lands shall be zoned for development in isolation, outside the development limits of settlements.</p> <p><b>SP-Z-2</b> Ensure that the amount of land zoned for residential uses in the County is consistent with the requirements of the Core Strategy as set out in Section 3.4 of this Plan, as derived from the recommendations of the Border Regional Planning Guidelines 2010.</p> <p>Any land proposed for zoning in excess of the above Core Strategy requirements (refer to Core Strategy Tables A and B) shall be included in a Strategic Reserve for potential development after the lifetime of this Plan.</p> <p><b>SP-Z-3</b> Revise the housing land allocation for Sligo County and for Sligo City (as part of the preparation of the Sligo and Environs LAP), if required by the Regional Spatial and Economic Strategy due to replace the Border Regional Planning Guidelines.</p>	<p>B3 P1 S1 C1 M1 M2</p>			All other SEOs

Description or text of the Draft Amendment	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>When zoning or rezoning lands for development in Local Area Plans and Mini-Plans, implement the National Policy Objective 72, which requires the following:</p> <p>A. <i>Apply a standardised, tiered approach to differentiate between (i) zoned land that is serviced and (ii) zoned land that is serviceable within the life of the plan.</i></p> <p>B. <i>When considering zoning lands for development purposes that require investment in service infrastructure, make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages.</i></p> <p>C. <i>When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development.</i></p> <p><b>SP-Z-4</b> On serviced or serviceable 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 their principal family residence where they have lived for a minimum period of seven years;</li> <li>- social and special-needs housing;</li> <li>- community facilities and other non-residential developments compatible with residential uses;</li> <li>- student accommodation.</li> </ul> <p>Etc. ....</p>				

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<b>DA-40</b> In Section 3.7, insert narrative detailing the national regeneration funding provisions relevant to the CDP, i.e. the <a href="#">Urban Regeneration and Development Fund (URDF)</a> and the <a href="#">Rural Regeneration and Development Fund (RRDF)</a> .				All SEOs
<b>DA-41</b> In Section 3.7.1, replace <a href="#">Gateway City</a> with <a href="#">Sligo City</a> and insert updated narrative relating to the <a href="#">Sligo and Environs LAP</a> .				All SEOs
<b>DA-42</b> In Section 3.7.4, replace the percentage value of the vacant site levy ( <a href="#">7%</a> instead of <a href="#">3%</a> ) and delete outdated information.				All SEOs
<b>Chapter 4. Economic development</b>				
<b>DA-43</b> In the introduction to Chapter 4, replace narrative regarding economic growth forecasts in accordance with the most recent ESRI Quarterly Economic Commentary.				All SEOs
<b>DA-44</b> In Section 4.1, insert narrative regarding the <a href="#">NPF and RSES support of the Atlantic Economic Corridor</a>				All SEOs
<b>DA-45</b> In Section 4.2.3, replace <a href="#">Gateway City</a> with <a href="#">Regional Growth Centre</a>				All SEOs
<b>DA-46</b> In Section 4.4.2, replace <a href="#">Border Regional Planning Guidelines 2010</a> with <a href="#">NWRA Regional Spatial and Economic Strategy 2020</a>				All SEOs
<b>DA-47</b> In Section 4.5.1, replace <a href="#">Gateway City</a> with <a href="#">Sligo City</a> and delete outdated references to <a href="#">NSS Gateways and Hubs</a>				All SEOs

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DA-48 In Section 4.5.2, replace Gateway City with Sligo City				All SEOs
<p>DA-49 In the set of Retail Planning Policies modify policy P-RP-7 as follows:</p> <p><b>P-RP-7</b> Promote initiatives or programmes to enhance the character and urban design quality of the Key Support Towns (Tobercurry, Ballymote, Enniscrone) and Gateway Satellites Villages (Ballysadare, Collooney, Coolaney, Grange and Strandhill), to ensure that they become and remain attractive for investment in commerce and retailing.</p>				All SEOs
<b>Chapter 5. Housing</b>				
DA-50 In Section 5.1, insert narrative detailing the amended County population projections as per the NPF and delete outdated references to 50% overhead zoning of land for housing; replace Gateway City with Regional Growth Centre				All SEOs
DA-51 Insert new Section 5.1.1 Securing Compact growth, detailing the requirements of National Policy Objectives 31, 3b and 3c, as well as those of Regional Policy Objectives 3.2 and 3.3	B3 P1 C1 L1 M1 M2 S1 W2			All other SEOs
<p>DA-52 In the set of Strategic Housing Policies, insert three additional policies as follows:</p> <p><b>SP-HOU-4</b> Promote the delivery of at least 40% of all new housing targeted in the Regional Growth Centre within the existing built-up footprint of Sligo and Environs (census boundary).</p> <p><b>SP-HOU-5</b> Support the delivery of at least 30% of all new homes that are targeted in settlements other than the Regional Growth Centre within their existing built-up footprints (census boundaries).</p>	B1 P1 C1 L1 M1 M2 S1 W2			All other SEOs

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<b>SP-HOU-6</b> Encourage the delivery of at least 20% of all new housing in rural areas on brownfield sites.				
<b>DA-53</b> Modify the numbering of <b>Section 5.1.2</b> (former 5.1.1) and delete redundant information regarding the Sligo and Environs LAP.				All SEOs
<b>Chapter 8. Transport and mobility</b>				
<b>DA-54</b> In <b>Section 8.1</b> , insert additional narrative regarding <b>NPF requirements for improved accessibility along the Atlantic Economic Corridor</b> .				All SEOs
<b>DA-55</b> In <b>Section 8.1.1</b> , insert additional narrative outlining <b>RSES provisions</b> regarding all types of <b>transport infrastructure</b> serving the County.				All SEOs
<b>DA-56</b> In <b>Section 8.1.2</b> , insert additional narrative outlining <b>NPF provisions regarding national roads</b> serving the County.				All SEOs