

# **Sligo County Development Plan 2005-2011**

## **Manager's Progress Report**

5 March 2009

Report prepared by the  
Development Planning Unit  
of Sligo County Council  
under Section 15 (2) of the  
Planning and Development Act, 2000



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# Introduction

## Legal background

Section 15 (2) of the Planning and Development Act, 2000, states that the manager of a planning authority shall, not more than two years after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives of the development plan. Due to resource constraints, this report has not been prepared within the stated two year period. Crucially however, the report is hereby presented in advance of the County Development Plan (CDP) review process, which is due to commence in April 2009.

## Report structure

Sligo County Development Plan 2005-2011 is divided into three parts:

- Part I outlines the Overall Strategy for the County, including Strategic Aims and the Settlement Strategy;
- Part II of the Plan outlines a number of policies and objectives in five chapters that focus on housing, economic development, infrastructure etc;
- Part III outlines additional Development Plan details, including Development Management Standards and information on Strategic Environmental Assessment (SEA).

In Part III, Chapter 11 includes objectives and policies related to individual settlements for which Mini-Plans have been prepared.

This report outlines the progress achieved on the various aims and objectives of the Development Plan. For ease of reference, the issues discussed in sections 2 to 11 of this report correspond with the topics addressed in Chapters 2 to 11 of the County Development Plan 2005-2011.

## Report recommendations

Objectives in the County Development Plan can be separated into two categories: those that are specific, and those that are considered to be of a general nature. Specific objectives are more easily measured and accordingly this report contains an assessment of progress on each of these individual objectives. General objectives however are more akin to policies, are sometimes aspirational, and are not easily measured. Accordingly, assessment is provided on the basis of a general commentary. In the next CDP, it is recommended that certain general objectives be renamed policies, as appropriate.

Where considered necessary, this report includes recommendations for policies and objectives to be contained in the next CDP.

## Implementation of the CDP

While the Planning Section is the key Section in the Council to oversee the implementation of the Development Plan, it is important to note that the Plan itself co-ordinates the work and objectives of a number of other key departments within the local authority, including – for example – Infrastructure, Community and Enterprise, and Housing. In some cases the body responsible for the implementation may be external, such as the National Roads Authority.

The large number of objectives included in the Plan is a significant challenge for the County Council.

However, many of the plan's objectives are set within a longer timeframe of 20-30 years. The Council acknowledged that it was important to identify some of these longer-term objectives when preparing the Plan, so as to ensure that no short-term development pressures would hinder the optimal performance of the County as a whole – economically, socially and environmentally.

# 1. Executive summary

## I. Strategic aims

The results of the 2006 Census indicate that the rate of population growth in the County has not been consistent with the targets set out under the 'Faster Growth' population model which was adopted in the CDP 2005 – 2011. The county's population growth rate of 4.6% is generally consistent with previous inter-censal periods, and is lower than all other counties in Connaught and the Border Region.

This relatively low rate of population growth can mainly be attributed to the following:

- the availability of relatively cheaper accommodation in adjoining counties, partly due to the Rural Renewal Tax Incentive Scheme;
- new residential and commercial development that was brought about by the designation of Sligo as a Gateway City and the adoption of land-use plans for various settlements did not begin to materialise until 2005 – 2006 onwards.

Whilst the growth rate in the County as a whole was relatively low, some settlements in rural parts of the County did experience significant growth rates.

In light of trends to date, together with current economic circumstances, it is recommended that the next CDP adopts a "high-growth" population change model (as set out in the Draft Sligo City and County Housing Strategy 2010–2017), taking into account any revised population targets for the county included in the forthcoming review of the Border Regional Guidelines and/or any DoEHLG recommendations.

The Plan should include a range of policies and objectives designed to adequately support this revised target.

## II. Settlement Strategy

The CDP settlement strategy is based upon the promotion and development of Sligo as a Gateway City, careful growth management in the Sligo Sub-Region, and the development of Key Support Towns to serve rural areas.

Although the 2006 census recorded that the population of Sligo Borough fell from 18,473 to 17,894 between 2002 and 2006 (a decrease of 3.1%), it is difficult to calculate a definitive population figure for the Sligo Gateway City area. The Draft Sligo and Environs Development Plan (SEDP) 2010 – 2016 estimates the total Gateway population to be 24,755. In any case, the rate of population growth in the Gateway has been lower than targeted. This has serious implications in relation to critical mass and the potential of Sligo to become a growth-driver for the North-West.

However, within settlements in the Sligo Sub-Region, in Key Support Towns and in other settlements within rural areas, the rates of growth have been significant. In the case of some settlements, this has negatively affected the growth of the Gateway and has also led to problems of infrastructure and service provision within these settlements.

The significant differential between growth rates in the Gateway and settlements in the rest of the County can be attributed to the following:

- the Rural Renewal Scheme provisions

- land availability and cost
- implications of Part V housing requirements
- excessive amount of land zoned for development in some locations.

In order to address issues in relation to the settlement strategy, it is recommended that the next CDP includes policies and objectives which aim to promote and develop the Gateway as a priority.

The next CDP should identify settlements where additional housing development should be more carefully managed. This should be achieved, inter alia, through the introduction of a housing trajectory approach as recommended in the Draft Sligo City and County Housing Strategy 2010 – 2017<sup>1</sup>.

The next CDP should include mini-plans for the fifteen settlements in the County identified in Section 3.7 of the CDP 2005–2011. In addition, mini-plans should also be prepared for nine other settlements where adequate wastewater treatment is or will be available in the near future.

The next CDP should omit the special provisions relating to the Rosses Point peninsula. No isolated sites should be zoned for development and one-off housing proposals should be considered under the same policies that relate to the rest of the County. The objective to prepare a Mini-plan for Rosses Point should be retained as per Schedule B (p. 24 of the CDP 2005-2011).

### **III. Providing housing and community facilities**

#### **Housing**

The extent of land zoned for housing in settlements has been significantly in excess of housing requirements. Taking into account developed land and permitted developments, there is still an excessive amount of zoned land. In future land-use plans this should be strictly managed, taking into account the estimated requirements and recommendations of the Draft Sligo City and County Housing Strategy 2010-2017.

Despite the relatively low rate of population growth in the County, actual housing unit completions have been in excess of targets. This points to a high rate of vacancies in the County, as also highlighted by the 2006 census which recorded a vacancy rate of approximately one in four. The preparation of the next CDP should include an assessment of vacancies and should incorporate policies and objectives to monitor and reduce this rate.

The rate of construction of local authority housing by SCC has been generally consistent with the targets set out in the Local Authority Housing Programme.

Part V housing unit acquisition targets have been significantly exceeded. This has been due to the completion of a number of land-use plans after 2004.

Housing delivery in the voluntary sector has experienced delays due to various problems. Discussions are ongoing on a number of projects and it is expected that progress will take place in the coming years.

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<sup>1</sup> The housing trajectory approach would involve setting a limit on the number of housing units to be permitted per year in each settlement. The limits would be based on the priorities for settlement growth as set out in the next CDP settlement strategy.

### **Traveller accommodation**

Some progress has been made on the targets contained in the Traveller Accommodation Programme 2005 – 2008. A new Traveller Accommodation Programme 2009-2013 is currently at draft stage.

### **Public-private partnerships**

Limited progress has been achieved with public-private partnerships (PPPs) to date. In light of current economic circumstances and trends, the expected contribution of PPPs towards housing provision should be reconsidered.

### **Student accommodation**

Student accommodation has been significantly improved with the provision of 72 units at St. Angela's College, Clogherevagh.

### **Rural housing policy**

The CDP 2005-2011 identifies two types of rural areas in relation to rural housing policy. These are rural areas in need of regeneration and rural areas under urban influence. This two-pronged approach to rural housing is working well and should be retained.

## **Community Facilities**

In support of housing, it is essential that adequate amounts of suitable land are reserved for the provision of community facilities. All land-use plans adopted since the introduction of CDP 2005-2011 have included the reservation of land for such uses, and also for use as open space and sports/recreation. It is important that the preparation of all future land-use plans include an assessment of the need for such uses, including education, burial grounds, play/recreation, childcare and healthcare requirements.

### **Burial grounds**

SCC has prepared a Burial Ground Policy 2006-2010. Its findings and recommendations should be incorporated into the next CDP.

### **Play policy**

SCC has also prepared a Play Policy. The findings and recommendations should be incorporated into the next CDP. Significant progress has been made with the opening of a number of new playgrounds in various settlements since 2005.

### **Development contributions**

SCC continues to provide financial assistance for community-based facilities. A Development Contribution Funding Policy has been prepared by SCC. This should be incorporated into the next CDP.

## **IV. Economic development**

### **Business, industry and enterprise**

All land-use plans adopted since the introduction of the CDP 2005-2011 have reserved land for industry and enterprise use. Consistent with national and regional trends however, most settlements have experienced little or no such development. This has been due to the concentration on housing construction, retail and small-scale office developments.

A significant amount of land was zoned for industry and enterprise development at Collooney. Whilst a lot of this land has been developed, provisions in the Collooney mini-plan have allowed the majority of this land to be developed for retail / retail warehousing uses.

Whilst future land-use plans should reserve land for industry and enterprise, appropriate policies should be included to restrict retail / retail warehousing development on such lands.

Another emerging trend has been an increase in cases of rural and/or home-based enterprises. The next CDP should include policies that clearly identify circumstances in which such developments are acceptable.

### **Retail development**

The main retail centres in the County have seen significant increases in retail floorspace since 2003. There is also a significant amount of retail developments permitted but not yet constructed. On this basis, the Joint Sligo City and County Retail Strategy 2020-2017 estimates some scope for additional retail floorspace in the County.

### **Tourism**

In relation to tourism, objectives in the Plan highlight the importance of protecting the built and natural heritage of the County. This has worked satisfactorily through strict policies operated by the Development Management and Heritage Sections of SCC.

Whilst some significant tourist accommodation developments have been permitted in the County, a flagship tourist-attraction project has yet to be realised. However, potential has been identified for such a development through the Green Fort Project in Sligo City.

SCC has facilitated the development of high-quality tourist facilities at Drumcliff, Rosses Point and Strandhill in 2007. Failte Ireland has also approved funding for three projects in 2008. SCC continues to actively pursue the development of eco-tourism and in particular the development of walking / cycling trails and improved access to natural amenities and national monuments.

### **Mineral resources**

Regarding mineral extraction, twelve existing quarries were registered with SCC under Section 261 of the Planning and Development Act 2000 (as amended). On the basis of mapping work to be completed by the Geological Survey of Ireland, the next CDP should identify areas of the county with potential for aggregate extraction.

## **V. Strengthening rural and coastal areas**

### **Rural land use**

Policies and objectives of the CDP seek to protect designated Sensitive Rural Landscapes and Visually Vulnerable Areas, and to ensure that physical development does not detract from the scenic quality of the County's landscapes. This approach is working satisfactorily through strict policies applied in the development management process.

### **Rural transport**

SCC has assisted community groups and agencies in setting up a county-wide Rural Transport Forum as part of the Rural Transport Initiative. Support for this work should be continued in the next CDP.

## **Broadband**

The Community and Enterprise section of SCC are currently finalising and mapping the results of a survey of broadband availability in the County.

## **Rural housing**

One-off housing development has continued to be facilitated in the County and this has helped to sustain rural communities.

## **Agricultural development**

A significant number of agricultural developments have been permitted in recent years due to the availability of grants from the Department of Agriculture. In conjunction with the Environment Section, the development management process has ensured compliance with relevant environmental standards. Employment in agriculture, forestry and fishing continues to decline however and therefore support for agricultural diversification should continue.

## **Coastal protection**

Improvement works have been carried out to piers at Raghly, Coney Island, Easkey and Enniscrone. Coastal protection works have also been carried out at Dunmorán-Ardnaglass and Mullaghmore.

# **VI. Conserving environmental quality**

SCC continues to conserve and manage areas of natural environmental value through strict policies applied by the Heritage Office and the development management process.

## **Environmental designations**

SCC continues to seek the designation of Inishmurray as a Special Amenity Area. A Conservation Plan for the island was prepared by SCC on behalf of Sligo Heritage Forum. The Plan will assist in supporting the SAA designation by helping to protect the island.

## **Biodiversity Plan**

A Draft Biodiversity Plan for County Sligo has been prepared and is expected to be presented for adoption in 2009.

## **Record of Protected Structures**

The Record of Protected Structures for the County is to be reviewed. The reviewed RPS will be incorporated into the next CDP. The built environment continues to be protected through the development management process.

## **Town and village streetscapes**

The preparation of village design statements for Ballysadare, Collooney and Grange has been followed by the inclusion in the respective mini-plans of tailored policies regarding the protection of traditional village character and the design of new development.

Similar sets of specific policies/objectives should be incorporated in all future mini-plans, backed up by a strengthened and expanded general policies/objectives section 7.4.4 Town and village streetscapes.

## **Bathing water protection**

Whilst the County had three Blue Flag Beaches in 2005 (Mullaghmore, Enniscrone and Rosses Point), Mullaghmore was the only beach to achieve this status in 2008.

## **Drinking water quality protection**

A number of plans and programmes with relevance to water quality in the County are currently under preparation. The findings and recommendations of the Source Protection Plans, Groundwater Protection Scheme and Western River Basin District Management Plan should be incorporated into the next CDP.

## **VII. Delivering improved infrastructure**

### **Private cars**

The general transportation objectives of the CDP focus on the integration of transport and land-use, and the promotion of development which reduces dependence on private car transport. There are concerns that the emerging settlement pattern, with significant population increases at various locations outside the Gateway, is imposing an unsustainable commuter lifestyle on Sligo residents. This unbalanced growth pattern should be addressed in the next CDP.

### **Rail transport**

SCC continues to support the reopening of the Western Rail Corridor (WRC). In settlements along the WRC, land has been reserved for the provision of rail-related facilities and services. These reservations should be retained.

The Sligo-Dublin rail service has already been upgraded in terms of frequency and quality of trains.

### **Road projects**

SCC continues to seek the completion of a number of national and non-national road projects. Progress on the various schemes is outlined in Appendix II.

A bypass route for Sligo City has not yet been selected. The preparation of the next CDP should include an assessment of the possibility that a route may need to be accommodated in the CDP area.

### **Regional airport**

Improved access to Sligo Regional Airport has been supported by the approval of a proposed new road in Strandhill under a Part 8 scheme. Construction is dependant on future funding however. A major planning application involving reconfiguration and improvement of the airport runway is currently under consideration.

### **Water and wastewater**

SCC continues to work towards the completion of a number of water and wastewater projects. Progress on the various schemes is outlined in Appendices III and IV.

### **Waste management**

A new Connaught Waste Management Plan has been adopted to cover the period of 2006-2011. The recommendations of this plan should be incorporated into the next CDP.

### **Power generation and transmission**

A major upgrading of electricity infrastructure in the County was carried out by the ESB in recent years. It is expected that this work will be completed in 2009.

Since 2005, planning permission has been granted for the construction of three separate windfarms with a total output capacity of 15.75 MW.

## **Telecommunications**

The current CDP incorporates a highly-restrictive “exclusion zone” policy in relation to the location of telecommunications infrastructure. In its decisions, An Bord Pleanála has consistently stated that the health-related basis of this policy should not be a material factor in evaluating the planning merits of such proposals.

## **VIII. Development management**

This Section (Section 9) of the Plan, which deals with development standards and guidelines, appears to have been working satisfactorily for the past four years.

SCC dealt with a total of 4,936 planning applications in the years 2005 to 2008.

During the same period, a total of 16,338,206 euro was collected by SCC under the Development Contributions Scheme.

## **IX. Strategic Environmental Assessment (SEA)**

Having commenced the Plan review and preparation in 2003, SCC was not legally required to carry out a full SEA of the CDP 2005-2011. However, the CDP includes an assessment of the likely significant effects on the environment of implementing the Plan.

The next CDP will be the subject of a full SEA, as legally required. In order to facilitate this assessment, the policies and objectives should be individually coded. A clear distinction should also be drawn between policies and objectives, and all objectives should be quantifiable or measurable.

As the CDP supersedes all local area plans (LAPs) within the County, it is recommended that the preparation of any LAP, or material amendment of any LAP (other than an extension of lifetime), is deferred until after the review of CDP is completed. The Environmental Report relating to the new Plan will identify the specific environmental issues necessary to be addressed at LAP level.

## **X. Mini-Plans**

In addition to the three mini-plans included in the CDP adopted in 2005 (Ballysadare, Collooney, Grange), a further three mini-plans were incorporated into the CDP via the development plan variation procedure in September 2006 (Carney, Coolaney-Rockfield, Dromore West).

### **Additional mini-plans**

It is recommended that additional mini-plans are prepared as part of the next CDP in accordance with Schedule B in Chapter 3 (p. 24) of the current CDP.

It is also recommended that mini-plans be prepared for settlements where wastewater treatment plants have been commissioned or are at planning/design/construction stage.

### **Supply of zoned land**

A predominant feature in the case of all mini-plans to date has been the excessive extent of land zoned for residential development. Taking into account land already developed and land on which planning permission has been granted, there is still a substantial over-supply of land zoned for residential uses.

The over-zoning of land in such settlements has serious implications with regard to the development of an unbalanced settlement pattern, high vacancy rates, increased pressure on infrastructure, and a low rate of growth in the Gateway City.

In light of these concerns, the extent of land zoned for residential purposes in existing mini-plans should be reviewed.

## 2. Strategic aims

### 2.A Summary of aims

The strategic aims of the Development Plan are summarised as follows:

- to develop the full potential of each part of County Sligo – economically, socially and environmentally;
- to drive forward the County population towards a target of 75,000–80,000 by 2011 (Gateway Sligo City 35,000–40,000, remaining area of County Sligo 40,000);
- support the implementation of Gateway status for the City of Sligo;
- sustain rural communities in a way which complements the vibrancy of urban settlements;
- ensure that the natural and cultural heritage of Sligo is conserved and enhanced;
- build up the regional-level linkages between County Sligo and other parts of the Border Region and adjoining regions.

These high-level strategic aims are difficult to measure. They are essentially assessed in more detail throughout this report.

### 2.B Population growth

The County Development Plan adopted a “faster-growth” population change model, which assumed sustained growth in the Border Region’s national population share, along with increased growth in County Sligo’s share of regional growth.

The results of the 2006 Census indicate that the rate of population growth has not been sufficient to achieve the targets. During the period 2002-2006, the overall County population increased by 4.6% (from 58,200 – 60,894). This is similar to the County population growth rate from 1996 to 2002 (4.26%), and is lower than the national average rate of 8.1% between 2002 and 2006. The growth rate is also lower than all other counties in Connaught – Leitrim (11.8%), Galway (11%), Roscommon (9.3%), Mayo (5.4%) – and all other counties in the Border Region<sup>2</sup> – Donegal (7%), Cavan (13.2%), Monaghan (6.5%), and Louth (9.3%).

The relatively low rate of population growth in the County could be attributed to several factors. The availability of relatively cheaper accommodation in adjoining counties, such as Leitrim and Roscommon, probably caused some people to move out of County Sligo. A major factor influencing house prices in some surrounding areas was the Rural Renewal Tax Incentive Scheme. Whilst the Scheme covered most of the southern and eastern parts of County Sligo, it also covered nearby areas of County Roscommon and all of County Leitrim.

In particular it is noted that significant growth has occurred in nearby towns such as Carrick-on-Shannon (40.9% population gain between 2002 and 2006), Dromahair (61.2% gain), Kinlough (106% gain) and Manorhamilton (24.9% gain).

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<sup>2</sup> The Border Region consists of counties Donegal, Leitrim, Sligo, Cavan, Monaghan and Louth.

At the same time, new residential and commercial development brought about by Sligo's designation as a Gateway (2002), and the adoption of a variety of land-use Plans within the County since 2003, did not actually begin to materialise until 2005-2006. A significant proportion of County Sligo's recent residential development was also completed after the Census was carried out.

Although relatively low population growth was experienced in the County as a whole, some rural settlements experienced high rates of growth (See Section 3). While this trend has been encouraging in terms of promoting rural development, it has resulted in unbalanced growth that is not consistent with the CDP settlement hierarchy. This issue is discussed in further detail in the next section.

#### **Recommendation 1**

In light of trends to date, together with current economic circumstances, it is recommended that the next CDP adopts the High-Growth population change scenario as set out in the Draft Sligo and Environs Development Plan 2010-2016, taking into account any revised population targets for the county included in the forthcoming review of the Border Regional Guidelines and/or any DoEHLG recommendations.

The Plan should include a range of policies and objectives designed to adequately support this growth model.

## 3. Settlement Strategy

### 3.A Basis of the Settlement Strategy

The Development Plan sets out a settlement strategy for the County, based on the following principles:

- the promotion and development of Sligo as a Gateway City;
- careful growth management in the Sligo Sub-Region;
- development of Key Support Towns to serve rural areas.

### 3.B Development of Sligo as Gateway City

#### Lack of a Gateway definition

Census 2006 recorded that during the period 2002-2006, the population of Sligo Borough decreased from 18,473 to 17,894. This represents a loss of 3.1%, contrasting with a population gain of 3.9% from 1996-2002. It is important to note, however, that the 2006 census figure does not include a large area outside the Borough boundary, but within the boundaries of the Sligo and Environs Development Plan 2004-2010.

The Environs of Sligo, according to the Central Statistics Office (CSO), was accommodating 1,510 persons in 2006, an increase of 19.7% from 2002. It must be noted, however, that the 2006 Census enumerators' areas also did not coincide with the boundaries of Sligo and Environs Development Plan 2004-2010.

Having regard to these inconsistencies, it is difficult to establish a definitive population figure for the area covered by the Sligo and Environs Development Plan (i.e. the Gateway population). This figure would include the population of the Borough and Environs as enumerated by the Census, plus the population living in the suburban fringes and in the rural areas within the Plan limit.

#### Gateway population

The Draft Sligo and Environs Development Plan (SEDP) 2010–2016 estimates the total 2006 Gateway population to be 24,755. As Census figures for the entire Plan area are not available, the Gateway population is approximated by the total population of the Borough and the five adjoining Electoral Divisions (Calry, Drumcliff East, Drumcliff West, Kilmacowen and Knockaree) minus the population of Strandhill, Rosses Point, Ballincar, Rathcormack and Drumcliff (for the last two settlements estimates were used). Thus, the population of the Gateway was estimated at 24,755 in 2006 (a fall of 492 persons compared to 2002).

#### Negative impacts on Gateway growth

The Draft SEDP 2010 – 2016 and Draft Sligo City and County Housing Strategy 2010 – 2017 have clearly identified that population growth in the Gateway has suffered mainly as a result of the Rural Renewal Tax Incentive Scheme which, as discussed above, led to the availability of cheaper accommodation in surrounding areas of Leitrim, Roscommon and most notably southern and eastern parts of County Sligo.

The Gateway also had problems with the release of land and the high cost of land. Conversely, the cost and availability of land was less of an issue in many settlements in the Sub-Region and rural parts of County Sligo. In many cases, small towns and villages had no land zoned for residential use and accordingly Part V of the Planning and Development Act 2000 (as amended) did not apply, thereby making these settlements more attractive to developers.

The lack of progress in the growth of the Gateway City population has serious implications in relation to the achievement of critical mass and the city's potential to become a growth-driver for the North-West.

**Recommendation 2**

The next CDP should include stronger policies and objectives prioritising the promotion and development of the Sligo Gateway City.

**3.C Development in Sligo Subregion**

In the Sligo Subregion, the development of the 13 smaller settlements (Grange, Carney, Drumcliff, Rathcormack, Rosses Point, Ballincar, Calry, Strandhill, Ransboro, Ballysadare, Ballintogher, Ballygawley and Collooney) is to be carefully managed in accordance with CDP policy.

Census data on population growth in some of these settlements are outlined in Table 1 on page 18.

It should be noted that certain settlements have experienced significant population growth (e.g. Collooney 44.1%, Strandhill 41%, Grange 70.2%) which has been at the expense of Gateway growth. This has also contributed to an increased level of commuting, and in many cases has placed excessive demands on local services and infrastructure. As discussed in Section 3.B, it is also considered that these rapid growth levels have undermined the growth potential of the Sligo City Gateway.

Development in the rural areas around these settlements has been successfully managed however. A series of buffer zones/green belts continue to apply in the Subregion as per the Strandhill Local Area Plan, mini-plans for Collooney, Ballysadare, Grange and Carney, and the Sligo and Environs Development Plan.

The Subregion is largely consistent with the geographical extent of the Rural Areas Under Urban Influence, where strict control applies in relation to one-off housing. Since the adoption of the County Development Plan in April 2005, a total of 337 one-off houses have been permitted in the Rural Areas Under Urban Influence, out of a total of 1067 for the entire County area.

### Recommendation 3

The next CDP should include policies and objectives designed to strictly manage residential development within the Sligo Subregion. This should be achieved by restrictions on existing/proposed land-zoning and the introduction of a housing trajectory approach as recommended in the Draft Sligo City and County Housing Strategy 2010–2017.

Strict policies should continue to apply in relation to one-off housing development in the rural areas of Sligo Sub-Region.

### 3.D Development of the Key Support Towns and other settlements

It is an objective of the CDP to promote the development of the Key Support Towns of Enniscrone, Tobercurry and Ballymote, with an appropriate range of facilities capable of serving their rural catchments in the South and West.

The Plan also identifies other settlements under various headings, such as Key Satellite Villages and Settlements with Special Functions. These settlements, along with potential population growth figures, are listed in Fig 3.e of the Plan. A comparison of these figures with Census records is shown in Table 1 below. (Note – Census figures have not been published for all of these settlements).

**Table 1. CDP Settlement Hierarchy – potential and actual population growth**

Settlement	Potential population growth (as per CDP 2005 - 2011)	Actual population (as per Census 2006)	Population change 2002 - 2006
<b>Key Support Towns</b>			
Ballymote	2,500 – 4,000	1,229	+25.3%
Tobbercurry	2,500 – 4,000	1,421	+21.3%
Enniscrone	2,000 – 2,500	829	+24.1%
<b>Key Satellite Villages</b>			
Collooney	2,500 – 3,000	892	+44.1%
Ballysadare	2,000 – 2,500	971	+13.8%
Strandhill	2,000 – 2,500	1,413	+41.0%
Grange	1,000 – 1,500	383	+70.2%
Rosses Point	1,000 – 1,500	872	+12.7%
<b>Settlements with Special Functions</b>			
Easky	c. 500	240	+13.7%
Mullaghmore	c. 500	147	+7.3%

Settlement	Potential population growth (as per CDP 2005 - 2011)	Actual population (as per Census 2006)	Population change 2002 - 2006
<b>Settlements along the Western Rail Corridor</b>			
Coolaney	300 - 500	208	+24.6%
Bellaghy	200 - 300	115	+47.4%
<b>Other Settlements in the Subregion</b>			
Rathcormack	300 - 400	No figures published	N/A
Ballintogher	200 - 300	182	No figures published in
Ballygawley	200 - 300	186	No figures published in
Carney	200 - 300	219	No figures published in
Drumcliff	200 - 300	No figures published	N/A
Calry	150 - 200	No figures published	N/A
Ransboro	150 - 200	No figures published	N/A
<b>Other settlements in the County including Rural areas</b>	Up to 10,000	No figures published	N/A

Again, the significant growth experienced in many settlements is attributable to a combination of the effect of the Rural Renewal Tax Incentive Scheme, land availability / cost, the absence of Part V requirements, and the excessive zoning of land for residential uses. The accelerated growth of Key Support Towns and other settlements has created an issue of unbalanced growth and has led to associated problems with regard to services and infrastructure provision. The significant growth experienced has also been at the expense of Sligo City Gateway growth.

As indicated previously, the absence of zoned residential land and Part V requirements in many cases attracted significant levels of development to various settlements.

Mini-plans have been adopted for six settlements in the County (see Table 2 on page 20). Whilst the various benefits of such mini-plans are undoubted, and further such plans are envisaged for the remaining settlements, there are serious concerns regarding the extent of land already zoned for residential uses in all land-use plans to date.

As shown in Table 2, the amount of land zoned in all mini-plans/LAPs would provide for a population which is far in excess of that envisaged in the Development Plan.

This is particularly significant given that the CDP "potential" figures were considered long-term targets (20-30 years), and that the existing mini-plan/LAP capacities are calculated based on minimum gross residential densities.

**Table 2. Population potential as per CDP 2005-2011 versus existing capacity on lands zoned under mini-plans/local area plans**

Settlement	Potential population as per CDP 2005-2011	No. of hectares zoned residential/mixed uses (including residential)	Population capacity of zoned lands under mini-plans/LAPs*
Enniscrone	2,000 – 2,500	133.95	9,343
Strandhill	2,000 – 2,500	82.93	5,784
Ballymote	2,500 – 4,000	121.93	8,504
Carney	200 - 300	47.95	3,344
Dromore West	No figures stated	43.22	3,014
Coolaney - Rockfield	300-500	69.18	4,825
Ballysadare	2,000 – 2,500	64.41	4,492
Collooney	2,500 – 3,000	84.96	5,925
Grange	1,000 – 1,500	55.74	3,887
<b>Totals</b>	<b>12,500 – 16,800</b>	<b>704.2</b>	<b>49,118</b>

\* Based upon a **minimum** density of 25 units per hectare (as recommended in section 4.1.2 of CDP) and an average household size of 2.79 persons (as per Census 2006 figures for County).

It is evident from Table 2 above that the minimum residential capacity of the lands zoned under the nine existing LAPs/mini-plans is almost three times higher than the population targets set out in the CDP 2005-2011.

#### **Recommendation 4**

The next CDP should include policies and objectives designed to effectively manage residential development within all settlements in the County. This should be achieved, amongst other measures, by introducing a housing trajectory approach as recommended in the Joint Sligo City and County Housing Strategy 2010–2017.

In particular, the CDP should provide for a reduction in/reallocation of lands zoned for housing in cases where there is a clear excess (e.g. Carney, Coolaney, Dromore West), and should restrict additional zoning in cases where no demonstrable need exists (e.g. Grange, Ballysadare and Collooney).

The settlements currently covered by LAPs (Strandhill, Enniscrone and Ballymote) already have sufficient residential-zoned lands. Furthermore, the policies and objectives contained in these plans are sufficiently robust to continue to be applied for a longer timeframe. The forthcoming reviews of these Plans should therefore simply involve amending the LAPs to extend their lifetime.

### 3.E Preparation of further land-use plans

This excessive zoning of land for residential purposes should be avoided in future land-use plans. Section 3.7 of the Plan sets out a number of settlements for which local area plans or mini-plans are to be prepared, as resources permit. Table 3 below shows the progress achieved in this regard.

**Table 3. Progress achieved in the preparation of land-use plans**

Local area plan / mini-plan	Status
Ballymote Local Area Plan 2005-2011	Adopted December 2005
Tobercurry Local Area Plan	Pre-draft consultation completed SEA screening completed
Dromore West Mini-Plan	Adopted as a variation of the CDP 2005-2011 in September 2006
Coolaney–Rockfield Mini-Plan	Adopted as a variation of the CDP 2005-2011 in September 2006
Carney Mini-Plan	Adopted as a variation of the CDP 2005-2011 in September 2006
Aclare	Mini-plan to be prepared
Ballincar	Mini-plan to be prepared
Ballintogher	Mini-plan to be prepared
Ballygawley	Mini-plan to be prepared
Banada	Mini-plan to be prepared
Bellaghy	Bellaghy-Charlestown Local Area Plan now under preparation
Cliffony	Mini-plan to be prepared
Drumcliff	Mini-plan to be prepared
Easky	Mini-plan to be prepared
Gorteen	Mini-plan to be prepared
Mullaghmore	Mini-plan to be prepared
Ransboro	Mini-plan to be prepared
Rathcormack	Mini-plan to be prepared
Riverstown	Mini-plan to be prepared
Rosses Point	Mini-plan to be prepared
Tourlestrane	Mini-plan to be prepared

It is proposed to undertake the preparation of mini-plans for the fifteen settlements indicated in Schedule B (p. 24 of the CDP) in conjunction with the statutory review of the Plan, which is due to commence in April 2009.

### **Additional mini-plans**

Additional settlements should be included if essential infrastructure has been provided or is planned.

The following settlements have/will have wastewater treatment plants: Ballinacarrow, Ballinafad, Bunnanadden, Castlebaldwin, Cloonacool, Culfadda, Curry, Geevagh and Monasteraden.

These mini-plans will address issues such as planned infrastructure, sustainable growth and balanced development, and will incorporate provisions to ensure compliance with Part V requirements in respect of the provision of social and affordable housing. The mini-plans will have regard to the forthcoming Government Guidelines on Sustainable Residential Development in Urban areas, particularly with regard to the scale of new development in proportion to existing settlements.

### **Recommendation 5**

The next CDP should include mini-plans for the fifteen settlements identified in Table 3 and the additional **nine** settlements where adequate infrastructure is/will be in place.

### **3.F Special provisions for the Rosses Point Peninsula**

Section 3.8 of the Plan makes “special provisions for the Rosses Point Peninsula”. The objectives are as follows:

- a mini-plan for Rosses Point will be prepared as soon as possible;
- planning permissions for one-off housing for family members of residents of the area will be encouraged in the Cregg, Creggconnell, Kintogher, Ballyweelin and Rosses Point Road areas and planning applications in light of an area/mini-plan will not be considered premature;
- a site at Ballyweelin (identified on map in SCDP) is zoned for residential uses.

A mini-plan for Rosses Point has yet to be prepared. As stated above, it is envisaged that this will be incorporated into the new County Development Plan 2011-2017.

Regarding the “encouragement” of one-off housing in the Cregg, Creggconnell, Kintogher, Ballyweelin and Rosses Point Road areas, it is noted that four such planning permissions have been granted since the adoption of the Plan. Rural-generated housing needs continue to be accommodated in these areas, which is consistent with the overall rural housing policy and Government Guidelines on Sustainable Rural Housing.

As the Planning Authority cannot “encourage” planning permissions, this objective is not warranted. The issue of one-off housing development in rural areas is already adequately covered under the Rural Housing policy section of the Plan.

The identified site at Ballyweelin was the subject of a planning application under PL 06/103. In relation to this application, there were six third-party submissions, along with one

prescribed body submission. In summary, planning permission was refused on the following grounds:

- the proposed development would constitute an excessive density of development in a rural area;
- the proposed development would be seriously injurious to the visual amenities of the area;
- the proposed development would result in a substandard level of residential amenity;
- the proposed development would endanger public safety by reason of a traffic hazard.

Notwithstanding the concerns outlined above, the haphazard zoning of isolated sites such as this is not recommended in principle – refer to the recently-published *Development Plans – Guidelines for Planning Authorities* (DoEHLG 2007).

It should be noted that this is the only site in County Sligo that has been zoned in isolation – in the absence of a land-use plan, at a location that is outside and unrelated to any existing settlement – and thereby represents an uncoordinated approach to planning for the future of the wider area.

**Recommendation 6**

- A. The next CDP should omit the section containing “special provisions for the Rosses Point peninsula”.
- B. The zoning of land should only be considered as part of the preparation of a co-ordinated mini-plan. The zoning of the identified site at Ballyweelin should not be retained in the next CDP.
- C. Planning applications for one-off houses in the Rosses Peninsula should be considered in accordance with the County's normal rural housing policy. No further specific policy should apply to such development proposals.

## 4. Providing housing and community facilities

### 4.A The Housing Strategy

The Housing Strategy 2005-2011 is an integral part of the Sligo County Development Plan 2005-2011. The Housing Strategy is a joint document which relates to both Sligo County Council and Sligo Borough Council areas. There are therefore inherent difficulties in reviewing the Strategy in the context of the County Development Plan only (i.e. excluding the Sligo and Environs area). Where overlap between these areas occurs, this report will attempt to highlight and clarify the matters involved.

#### 4.A.i Zoned land requirements

The Strategy identified the need to ensure that up to 250 hectares of land are zoned in various towns and villages in the County area to meet an estimated housing need of 5,672 housing units. The Strategy also provides that 20% of residential-zoned lands shall be set aside to meet social and affordable housing need.

As outlined in Section 3, additional land has been zoned as part of the local area plan/mini-plan preparation process. Table 4 (below) outlines the full extent of land zoned for residential and mixed uses in the County area, along with details of development progress on these lands.

**Table 4. Extent of land zoned for residential and mixed uses (including development pre-existing the plans) and development progress on these lands**

LAP/mini-plan	Amount of land zoned for residential uses or mixed uses (hectares)			Extent of these lands currently developed (December 2008)			Planning permission granted (not yet developed)	
	res.	mixed	total	Res.	mixed	total	Res.	mixed
Strandhill LAP*	66.27	16.66	82.93	56.23	4.93	61.16	1.85	2.12
Ballymote LAP	110.55	11.38	121.93	49.22	10.78	60.0	19.55	0
Enniscrone LAP*	121.60	12.35	133.95	57.62	11.78	69.4	9.98	0.58
Collooney Mini-Plan	78.53	6.43	84.96	38.37	5.46	43.83	5.66	0.97
Ballysadare Mini-Plan	56.45	7.96	64.41	39.85	7.44	47.29	0	0
Grange Mini-Plan	40.07	15.67	55.74	19.56	6.57	26.13	0	0
Carney Mini-Plan	40.29	7.66	47.95	10.3	1.0	11.3	6.26	2.19
Coolaney–Rockfield Mini-Plan	59.19	9.99	69.18	35.02	8.78	43.8	4.32	0.45
Dromore West Mini-Plan	36.59	6.63	43.22	8.29	2.41	10.7	9.94	0.96
<b>Totals</b>	<b>609.5</b>	<b>94.73</b>	<b>704.2</b>	<b>314.46</b>	<b>59.15</b>	<b>373.61</b>	<b>57.56</b>	<b>7.27</b>

\* Plans adopted prior to CDP adoption

As outlined above, there is a total of 704.2 hectares of land zoned for residential and mixed uses within the County, of which 248.3 ha represents development already in place at the time of zoning/adopting LAPs/mini-plans.

The greenfield zoning amounts to 455.9 ha, far in excess of the 250 hectares recommended in the Housing Strategy 2005–2011. This is particularly significant given that the figures only account for nine settlements and that land-use zoning is proposed for thirty additional settlements (excluding Tobercurry), currently not zoned.

Of the 455.9 hectares of greenfield land zoned, 125.3 hectares have been developed and planning permission has been granted on a further 64.83 hectares.

This leaves a total of 265.8 hectares of land for which no development proposal has been permitted or even submitted. It is therefore considered that there is an excessive amount of land zoned for residential development in existing land-use plans.

The zoning of land in future land-use plans should be restricted to an extent that is consistent with the revised population targets and consequent housing requirements of the relevant settlement.

#### **Recommendation 7**

The extent of land zoned for housing in existing and future land-use plans should be strictly managed. The Joint Sligo City and County Housing Strategy 2010-2017 has incorporated recommendations on the extent of zoned land that is required for settlements in the County and regard should be had to these recommendations.

#### **4.A.ii Housing unit requirements**

In relation to housing completions, it is noted that the 2005 Housing Strategy estimated a need for an additional 5,672 housing units between 2005 and 2011. The Joint Sligo City and County Housing Strategy 2010–2017 indicates that the targets for the years 2005–2007 have been significantly exceeded, as outlined in Table 5 below. It should be noted however that delivery seems to have peaked in 2006, with the significant downward trend experienced in 2007 expected to be reflected again in the coming years, given the declining housing market and economic uncertainty experienced.

**Table 5. Housing unit projections and delivery 2005–2007**

	2005	2006	2007
<b>Projections</b>	699	705	751
<b>Delivered</b>	1,164	2,164	1,269
<b>Differential</b>	+ 465	+ 1,459	+518

The significant positive differential between projections and deliveries does not appear to be consistent with the relatively low level of population growth in the County as evidenced by the 2006 Census. The vast majority of these units however were obviously not completed / occupied at the time of the 2006 census.

The Draft Sligo City and County Housing Strategy 2010–2017 also identified that a significant number of houses built each year cannot be directly correlated to a growth in the number of households.

There is also a significant number of second homes and unoccupied investment properties. The 2006 Census recorded that one house in four (24.8%) in County Sligo (including Sligo Borough area) was vacant. The current (2009) vacancy rate may actually be higher, considering the number of housing unit completed after April 2006.

#### **Recommendation 8**

The preparation of the next CDP should include an assessment of the number of vacant properties in settlements in the County (resources permitting). Together with restrictions on land-zoning and the housing trajectory approach, suitable policies should be designed to reduce the vacancy rate in the County.

#### **4.A.iii Local Authority Housing Programme**

The key elements of the 2005 Housing Strategy regarding the Local Authority Housing Programme (Sligo County Council and Sligo Borough Council) can be summarised as follows:

- of the total estimated demand for housing from 2005–2011 (5,672 units) it was estimated that 44% of households (2,522) would meet eligibility criteria for affordable/social housing schemes;
- it was estimated that 404 units would be provided under the terms of Part V of the Act; this would have left a shortfall of 2,118 units;
- over the period of the Strategy it was proposed to provide approximately 1,218 units under the Local Authorities Housing Programmes.

It should be noted that the Local Authority Housing Programme target of 1,218 units was based upon the *Social & Affordable Housing Action Plan 2004-2008*, which was also a joint document of the Local Authorities. The Action Plan did distinguish between Council and Borough housing targets however. Table 6 below sets out the progress made on targets for County Council housing starts (excluding Part V acquisitions) for the years 2005 to 2007. Apart from 2006, targets have been met or exceeded. In the first two quarters of 2008 there were a total of 30 housing unit starts, which was also consistent with the targets for the year.

**Table 6 – Progress made on Local Authority Housing Programme**

Year	No. of housing unit starts targeted	Actual no. of housing unit starts
2005	72	82
2006	54	30
2007	62	62

#### **4.A.iv Part V housing acquisitions**

The Housing Strategy includes targets for units to be provided under the terms of Part V of the Act. Again these figures are based on the Housing Action Plan, which sets out the figures for the County Council (see Table 7). Estimates of provision in the County area were at a low

level, as Part V would have not applied to the vast majority of new residential developments because of the scarcity of zoned lands at the time (2004).

As shown in Table 7 however, the targets were significantly exceeded in 2006 and 2007, probably due to the large extents of land zoned after 2004 in Ballysadare, Collooney, Grange, Carney, Dromore West, Coolaney–Rockfield and Ballymote.

**Table 7. Progress made on Part V acquisitions**

Year	No. of Part V units to be provided	Actual no. of Part V units provided
2005	8	0
2006	8	37
2007	10	42

#### 4.A.v Housing land bank

The Housing Strategy states that the Council will continue to provide social and affordable housing through the development of its land bank. Table 8 below shows an update on the development of the Council land bank as contained in the 2005 Housing Strategy (n.b. – excluding Borough Council lands at Ballinode).

**Table 8. Update on County Council land bank contained in 2005 Housing Strategy**

Location	Site area (acres)	Comment
Ballysadare	2.78	Now complete – 32 units
Ballintogher	2.85	
Ballintogher	3.5	Now complete – 28 units
Ballymote	15, 5.5 & 1.27	
Bunnanaddan	6.2	
Carney	5.29	
Coolaney	4.4	
Culfadda	5	Now complete – 18 units
Dromore West	8.2	
Easkey	2.9	
Grange	6.3 & 13.6	6.3 acre plot now complete – 54 units
Lisnalgur (Sligo Environs)	57	
Tobercurry	4.75	
Tourlestrane	0.5	
<b>Total</b>	<b>145.04 acres (58.7 ha)</b>	<b>17.58 acres (7.1 ha) completed</b>

Table 9 below sets out the current County Council land bank information provided by the Housing Section in December 2008.

**Table 9. Current situation of the County Council land bank**

Location	Site Area (hectares)	Comment
Ballinascarrow	0.51	
Ballintogher	1.15	
Ballymote	2.61	

Location	Site Area (hectares)	Comment
Ballymote	2.66	
Ballymote	n/a	Old Cinema Site
Bellaghy	Infill	Potential only for 1-2 houses
Bunnanadden	2.15	10 houses completed out of potential total of 28
Carney	2.14	PPP Project – Planning permission granted for mixed use development (including 59 residential units and 4 commercial units)
Coolaney	0.68	22 houses completed out of a potential total of 34 no. units
Drinaghan	0.80	
Dromore West	2.64	14 houses under construction out of a potential total of 77
Easky	0.55	19 houses constructed / under construction out of a potential total of 25
Gurteen	1.84	Planning permission granted
Grange	3.06	
Hazelwood	0.40	
Lisnalgur (Sligo Environs)	13	
Lisnalgur (Sligo Environs)	10.78	Owned by the National Building Agency
Tobercurry	0.18	
Tourlestrane	0.2	
<b>Total</b>	<b>45.35 (excluding sites at Ballymote cinema &amp; Bellaghy)</b>	

#### 4.A.vi Voluntary housing

While the Housing Strategy does not have any figures regarding the likely provision of additional voluntary housing over the period 2005–2011, it is stated that the Council will continue to support any viable proposition put forward from the voluntary sector in areas where a demand for social housing exists.

The Council has been working with a number of voluntary housing associations since the adoption of the Plan in 2005. In the period 2005–2007 discussions have taken place regarding the potential provision of 99 units as follows:

- Strandhill (Respond Housing Association) – 44 units
- Kilglass (Kilglass Housing Association) – 7 units
- Tobercurry (Sophia Housing Association) – 31 units
- Gurteen (Claddagh Housing Association) – 17 units

Discussions have centred on various cost/design concerns and some schemes will not proceed. The up-to-date position regarding the proposed voluntary housing schemes is now as follows:

- Strandhill (Respond Housing Association) – 44 social units and 8 affordable units to be done through Part 8 process;
- Tobercurry (Sophia Housing Association) – 57 units due to commence in mid-2008

- Cairns Hill, Sligo – 8 units
- Steer Housing Association – approximately 30 units at preliminary stages

Whilst delivery in the voluntary sector has been delayed by a number of issues, it is expected that this will improve in the coming years.

#### **4.A.vii Traveller accommodation**

The Sligo Local Authorities carried out an assessment of Traveller accommodation needs during 2003. Traveller family participation was quite low and it was necessary to estimate the needs of such persons based on previous correspondence and history files. A Traveller Accommodation Programme for the years 2005–2008 was incorporated into the Housing Strategy, and was based on the apparent needs for either group housing or standard / single instance houses. It was stated that this was dependent on suitable land being identified and acquired as the Council's land bank is exhausted in most of these areas. Progress in relation to the targets set out in the Housing Strategy is discussed below. It should be noted that these targets relate to the County area only, excluding the Borough area.

During the period 2005–2008, the Traveller Accommodation Programme identified the need for the provision of one transient halting site with six bays/hardstand areas. This work was completed on a site at Cloonamahon in 2006.

Regarding standard local authority housing/specific-instance housing, a total of eight units were to be provided in the period 2005 – 2008. A total of two units have been completed, with the housing of one Traveller family in Tobercurry in 2005, and one family in Collooney in 2006.

It was proposed to provide two group housing scheme units, with a unit at Ballinacarrow specifically mentioned for 2006, and another unit to be provided in 2008 subject to need. Whilst the Council attempted to purchase land at Ballinacarrow, the vendor withdrew from the sale in 2006. No group housing scheme units have therefore been provided.

A new Traveller Accommodation Programme 2009 – 2013 is currently at draft stage.

#### **4.A.viii Public-private partnerships**

The Housing Strategy identifies the involvement of public-private partnerships (PPPs) as one of the most significant changes in the way housing is provided, and concludes that the majority of local authority housing in future years will be derived from the voluntary and private sector.

Progress on PPPs has been limited however, with only one project proceeding past planning stage. Under this scheme, planning permission has been granted (PL 07/827) for a mixed-use development at Carney, including the provision of 59 residential units, four commercial units (total floor area 273 sq.m.) and a community play area.

In light of the limited progress achieved with PPPs to date, along with current economic circumstances and trends, the expected contribution of PPPs towards the provision of housing requires reconsideration and this is reflected in the Joint Sligo City and County Housing Strategy 2010–2017.

#### **4.A.ix Student accommodation**

There are two third-level institutions in the County. The Institute of Technology (IT) is situated in the Borough area and St Angela's College at Clogherevagh is located in the County area.

St Angela's College has continued to develop its educational programmes. Student accommodation facilities were greatly enhanced by the provision of 72 student accommodation units (mixture of three and four-bed units). Planning permission was granted for this development under PL 04/1287, which was just prior to the CDP coming into force on 16 May 2005.

#### **4.B Rural housing**

The County continues to experience pressure for one-off rural housing. Whilst this demand has generally been accommodated in the south, east and west of the county (i.e. in designated Rural Areas in Need of Regeneration), management of the demand has prevailed in the Sligo Subregion/North Sligo area (i.e. in designated Rural Areas Under Urban Influence).

The two-pronged rural housing policy has worked well, with significant numbers of new one-off houses contributing to the regeneration of the south, east and west, whilst rural-generated housing needs have been accommodated in the Rural Areas Under Urban Influence.

Since the adoption of the Plan, a total of 691 one-off houses have been permitted in the Rural Areas in need of Regeneration. A total of 337 houses have been permitted in the Rural Areas Under Urban Influence.

In CLAR areas, it is the policy of the Planning Authority to assist in sustaining rural communities and services. The vast majority of CLAR areas are located within the Rural Areas in need of Regeneration and, as outlined above, a significant extent of rural housing has been permitted to help support services in these rural communities.

#### **4.C Community facilities**

Along with the provision of housing, Section 4 of the Development Plan contains policies regarding the provision of community facilities. It is generally the Council's policy to assist and support the provision of community facilities through the reservation of suitable sites within serviced settlements.

Such identified facilities include the following:

- education facilities
- childcare facilities
- sports and recreation facilities
- open space
- healthcare facilities
- burial grounds

In this regard, as identified in Section 3, four land-use plans have been adopted since the coming into operation of the CDP in 2005. The four plans cover the settlements of Ballymote, Carney, Dromore West and Coolaney-Rockfield. These plans contain land-use zoning provisions and objectives reserving appropriate sites for uses such as community facilities, open space, and sports and playing fields.

Table 10 outlines the total amount of land in the County now reserved for these uses, including the two local area plans for Strandhill and Enniscrone (adopted prior to CDP).

**Table 10. Extent of lands zoned for community uses**

Plan	Land zoned for community facilities (ha)	Land zoned for open space (ha)	Land zoned for sports & recreation (ha)
Strandhill	5.34	2.45	54.67 <sup>3</sup>
Ballymote	11.35	14.2	8.0
Enniscrone	4.81	20.53 <sup>4</sup>	20.53
Collooney	6.28	4.86	4.84
Ballysadare	10.24	21.92	9.41
Grange	8.04	4.67	6.14
Carney	1.99	1.69	8.41
Coolaney – Rockfield	5.56	6.05	4.06
Dromore West	2.08	1.47	5.18
<b>Total</b>	<b>55.69</b>	<b>77.84</b>	<b>121.24</b>

The Council continues to recognise the importance of community participation in the improvement of existing community facilities, and encourages increased involvement of local groups, independently and in association with the relevant statutory bodies, in the future development of the county.

**Recommendation 9**

The mini-plans contained in the next CDP and all other land-use plans should incorporate a suitable area of land zoned for community facilities and uses in each settlement.

At the same time, the next CDP should adopt a flexible and supportive approach towards the provision of community facilities on lands zoned for uses other than community facilities.

**4.D Education**

It should be noted that the Planning Authority exercises a significant degree of flexibility by considering the provision of educational facilities in a variety of land-use zoning categories. Land zoned for community facilities is however generally considered the most appropriate location for educational facilities.

Much of the 55.69 hectares of land zoned for community facilities represents sites reserved for the expansion of existing educational facilities. A total of 14.04 hectares have however been specifically reserved for the provision of new schools on greenfield sites (refer to Table 11 on the next page).

<sup>3</sup> Includes golf course of 43.47 hectares

<sup>4</sup> Relates to both open space & recreation, and includes Golf Course of 10.52 hectares

**Table 11. Extent of land specifically zoned for new schools**

Settlement	Proposed use	Area of land (hectares)
Ballysadare	Relocation of St Mary's College	6.34
Collooney	Site for school relocation	0.75
Carney	Land reserved for new school	1.75
Dromore West	Land reserved for possible school relocation and playing pitches	5.2
<b>Total</b>		<b>14.04</b>

In addition to this, on foot of PL 07/429, the old building at Dromore West Central National School whas been demolished and replaced with a modern primary school.

In respect of third-level education, St Angela's College continues to expand and develop. Significant developments include the construction of a new three-storey Nursing School in 2007, and the construction of four student residential blocks containing a total of 72 units (three- and four-bedroom) in 2006.

**Recommendation 10**

The mini-plans incorporated in the next CDP and all other land-use plans should adopt a flexible approach towards the accommodation of educational facilities in a variety of suitable land-use zoning classes. Where appropriate, particular sites should be reserved specifically for the provision of educational facilities.

**4.E Burial grounds**

It is an objective of the Plan to provide or assist in the provision of new burial grounds and extensions to existing burial grounds, by reserving sufficient land in suitable locations. The land in various settlements zoned for community facilities, as detailed in Table 10, could contribute to meeting such demands, subject to further investigation regarding suitability. In particular, the Collooney Mini-Plan includes land which is specifically designated as a site for burial ground extension.

The Community & Enterprise Section has developed a Burial Ground Policy 2006-2010. The policy followed on a survey of all burial grounds carried out in 2005, which identified ten grounds with potential space shortage. The policy sets out a blueprint for all matters relating to the provision and maintenance of burial grounds. The Programme of Works 2006–2010 is set out in Appendix I.

A revised Burial Ground Policy 2006-2010, which incorporates the National Monuments (Amendment) Act 2004, is currently in draft form. It is expected that the revised policy will be brought to the Council for approval in early 2009. In March 2008, the Councillors approved a loan to assist in achieving the objectives set out in the burial ground policy.

**Recommendation 11**

The preparation of mini-plans contained in the next CDP and all other land-use plans should include an assessment of burial grounds needs having regard to the findings of the Burial Ground Policy. An adequate amount of suitable land shall be reserved for such uses.

## 4.F Playgrounds, Play Policy, sports and recreation

The current CDP recognises the importance of play in childhood and the need to maximise opportunities for play, both within the natural and built environment. Objectives of the Development Plan include:

- develop a children's play policy that will include guidelines for appropriate play provision, including partnership arrangements with community organisations and potential funding sources;
- prepare a plan for the development of play provision in the County, in conjunction with the County Development Board and in consultation with children and young people;
- seek to maximise the range of play opportunities available to children, particularly children who are marginalised or disadvantaged or who have a disability.

The Development Plan also commits the Council to “ensure that adequate land is zoned for the development of accessible and affordable sporting and recreational facilities, particularly for the youth, the older adults and those who are disadvantaged or marginalised”. This includes the encouragement of the provision of sports and recreation infrastructure as an integral part of new residential schemes. Table 10 (in Section 4.C) outlines the extent of land in the County now zoned for such uses.

Sligo County Council and Sligo Borough Council have prepared policies and procedures on the provision of play areas for children, in accordance with the National Play Policy *Ready, Steady, Play*. Together with Sligo County Development Board, the local authorities have established a Local Play Advisory Forum with the dual role of developing a play policy for the local authorities and a County Play Plan. The forum consists of various departments within the local authority, external groups including the Community Forum, County Childcare Committee, the Sligo Sport and Recreation Partnership, Parents' Organisations and Councillors. The Play Policy, which includes objectives relevant to the CDP, was adopted by Sligo County Council in 2008.

There are currently 13 playgrounds in the County (including the Borough Area) - one playground for every 4,684 persons in the county. There are also two fee-paying playgrounds in Enniscrone, one of which is seasonal. Over half of these playgrounds have been developed since 2006 and only one pre-dates 2003. They feature modern, accessible equipment in lockable, fenced surroundings.

The eight facilities in the County Council area (i.e. excluding the five playgrounds in the Borough area) are described as follows:

### **Ballysadare**

Opened in 2007, this playground is located beside a park area and football pitch. Facilities include one large centre piece and three smaller pieces. It is mainly suitable for children under the age of eight. There are parking and picnic facilities.

### **Dromore West**

This playground, opened in 2005, is located on the grounds of Dromore West Community Centre in a village environment. It is suitable for a variety of age groups.

### **Coolaney**

Opened in August 2007, this playground is adjacent to a community building, recycling facilities and football pitch, located just off the Main Street. There is ample parking. There is a considerable amount of play equipment suitable for younger and older children.

### **Ballinacarrow**

Opened in late 2007, this facility is located adjacent to the primary school, on the grounds of the Community Centre in the centre of Ballinacarrow off the N17. It features a good variety of equipment including multi-activity centre pieces for younger and older children.

### **Riverstown**

Opened in 2006, the playground is close to the centre of the village. It features a MUGA (multi-use games area) and play equipment for a variety of age groups. It is approximately 500 metres from a primary school and close to a childcare facility.

### **Ballymote**

This playground is part of a larger amenity park, on the edge of the village but close to housing areas. The playground equipment is mainly suitable for smaller children.

### **Tobercurry Community Playground**

This playground is located next to a primary school and features swings, cable slide and a large centre piece. The facility is administered by Tobercurry Family Resource Centre (FRC) and supported by the Rural Social Scheme. The adjacent school is due to be demolished and replaced by new premises for Tobercurry FRC and childcare centre.

### **Skreen**

This playground is on the grounds of the Community Centre and GAA Pitch. It features a high level of play equipment suitable for different age groups. There is adequate parking.

#### **Recommendation 12**

The preparation of mini-plans contained in the next CDP and all other land-use plans should include an assessment of play / sports and recreation needs. An adequate amount of suitable land shall be reserved for such uses.

## **4.G Childcare**

Section 4.3.3.1 of the CDP states that it is an objective to support the implementation of the Sligo County Childcare Plan 2002–2006, and to encourage the provision of childcare facilities at appropriate locations.

The 2002-2006 Childcare Plan has now been superseded by the Sligo County Childcare Strategic Plan 2007–2010 prepared by Sligo County Childcare Committee (SCCC). The 2007–2010 Plan includes a review of the previous plan period and notes that significant progress has been made in childcare provision. This includes a dramatic increase in the number and range of childcare facilities, along with significant improvements in terms of membership / representation, quality of service, training, information, performance review and evaluation.

A mapping exercise has also been completed by the County Council, identifying all existing childcare facilities, as well as areas for future services provision in the County. The main points of note regarding the mapping exercise include the following:

- there are 78 childcare facilities in the County, including community-based, private and voluntary notified childminders (i.e. childminders caring for three or fewer children in their own home);
- the number of community-based and private facilities is divided evenly; however, community-based facilities tend to focus on sessional services in disadvantaged areas, whilst private providers focus on full-day care services in non-disadvantaged areas.
- private childcare provision in the south of the County is relatively poorer than in the north of the County and in Sligo City.

Having completed the mapping exercise, the County Council entered into consultation with a wide range of stakeholders in order to obtain feedback. The strategic aims and objectives for the 2007–2010 period were then formulated and incorporated into the 2007-2010 Strategic Plan. Aims and objectives include regular updating of the strategic mapping and local service needs.

#### **Recommendation 13**

The mini-plans incorporated in the next CDP and all other land-use plans should adopt a flexible approach towards the accommodation of childcare facilities in a variety of suitable land-use zoning categories. Plans shall also have regard to the findings of the SCCC Strategic Plan 2007-2010.

## **4.H Healthcare**

It is an objective of the CDP, as per Section 4.3.6.1, to encourage the integration of health services and facilities with new and existing community facilities, and to promote the location of health services and care facilities within existing settlements.

The County Council is currently in discussions with HSE-NW regarding the provision of a mixed-use development in Ballymote. It is envisaged that this would include a County-Council Public Service Centre, and that the HSE would provide a healthcare facility. Investigations and discussions are ongoing regarding the suitability of various sites.

Under PL 05/300, the HSE received planning permission for the construction of a primary healthcare centre (283 sq.m.) at Coolaney. Banada Development Agency also constructed a primary healthcare centre (220 sq.m.) in 2006, albeit on foot of PL 04/639 which was permitted prior to adoption of the current CDP.

#### **Recommendation 14**

The mini-plans incorporated in the next CDP and all other land-use plans should adopt a flexible approach towards the accommodation of healthcare facilities in a variety of suitable land-use zoning categories.

## 4.1 Funding for community, sports, recreational, tourism and cultural facilities

Sligo County Council has regularly provided financial assistance to communities to develop community, sports, recreational, cultural and tourism facilities in the county from funds received under the Development Contribution Scheme as well as from other funding sources.

Funds from the Development Contribution Scheme have been used in the past to contribute to the provision of playgrounds, community pitches, cultural facilities, community centres and tourism facilities in conjunction with other sources of funds e.g. PEACE II Programme, Fáilte Ireland or CLÁR. Community groups themselves also source funds from the Department of Arts, Sports & Tourism and the National Lottery.

It is acknowledged that the funds available for distribution from the Development Contribution Scheme in future years may be limited and that a policy to prioritise funding requests is required. The Community and Enterprise Section has therefore prepared a Policy on Development Contribution Funding for Community, Sports, Recreational, Tourism and Cultural Facilities (2008). The policy operates on the principle that major capital funding should be sought from Sports Capital Grant Schemes, National Lottery funds and any other relevant central capital fund. The policy was adopted by the County Council in July 2008.

The Programme for Government includes a commitment to complete a national audit of local sports facilities and to put in place a long-term strategic plan to ensure the development of such necessary facilities throughout the county. In April 2008, the DoEHLG issued details of the audit to be undertaken of Community, Sports and Arts Facilities, to be completed by 31<sup>st</sup> December 2008. Sligo County Council's funding policy will be reviewed to take account of the results of such an audit.

The policy gives a transparent and fair system for allocating funding to community / voluntary groups from the Community, Sports, Recreational, Tourism & Cultural Facilities Fund of the Development Contribution Scheme. Two general principles will apply:

1. funding available from Sligo County Council will be in the form of top-up funding; major capital funding should be sought from Sports Capital Grant Schemes, National Lottery Funds and other relevant central capital funds.
2. the Community, Sports, Recreational, Tourism & Cultural Facilities allocation from the Development Contribution Scheme will apply the following breakdown to the relevant categories:

Tourism projects	30%
Cultural Facilities and Community	70%
Sports & Recreation Facilities (including play areas)	

### Recommendation 15

The next CDP shall incorporate SCC's 'Policy on Development Contribution Funding for Community, Sports, Recreational, Tourism and Cultural Facilities, 2008', including any amendments made in the intervening period.

## 5. Economic development

### 5.A Industry and enterprise

It is an objective of the CDP that suitable land is reserved for new industry and enterprise development at key locations throughout the County, particularly in the Key Support Towns of Tobercurry, Ballymote and Enniscrone, and at Collooney and Strandhill.

Whilst the Tobercurry Local Area Plan is yet to be completed, land-use Plans have been adopted for all of the other settlements mentioned, and this has ensured that reservation of suitable sites for industry and enterprise has been achieved. The amount of land zoned for industry and enterprise is outlined in Table 12 below. Of particular note is the extent of land zoned in Collooney and this is discussed in more detail in Section 11.B.

**Table 12. Development progress on lands zoned for industry and enterprise**

Settlement	Amount of land zoned for industry & enterprise (hectares)	Development permitted since adoption of CDP (hectares)	Development completed since adoption of CDP (hectares)
Strandhill	20.33	0.22	1.7
Ballymote	10.71	0.84	2.45
Enniscrone	1.56	0	0
Collooney	51.18	27.61	23.57
Ballysadare	13.14	0	0
Grange	6.36	0	0
Carney	5.04	0	0
Coolaney – Rockfield	5.81	0	0
Dromore West	6.60	0	0
<b>Total</b>	<b>120.73</b>	<b>28.67</b>	<b>27.72</b>

It is clear that most of the small settlements have experienced little or no industrial or enterprise development in recent years. It would appear that, consistent with regional and national trends, indigenous enterprise has suffered due to the increased concentration of capital in the housing construction sector. The retail sector has also experienced significant growth as discussed in section 5.B below.

Predictably, and in keeping with the settlement strategy for the county, a lot of industry and enterprise development has also been concentrated in the Sligo Gateway. However, the unbalanced allocation of over 50 hectares of land for industry, business and enterprise in Collooney, and the subsequent development of these lands largely for retail/retail warehousing uses, is an issue of concern that warrants policy review.

Another emerging trend is the increasing number of rural and home-based industrial or enterprise developments. While such developments may be acceptable in appropriate circumstances, it should be noted that this trend has a negative impact on the viability and synergetic potential of appropriately zoned lands in serviced settlements.

It should also be noted that small-scale, service-based office developments have not been included in the above figures. These types of developments have also experienced growth in recent years, but are generally found in town/village centres or lands zoned for commercial uses.

### Recommendation 16

- A. The mini-plans incorporated in the next CDP and all other land-use plans should include the reservation of an adequate area of suitable land for industry and enterprise uses.
- B. Policies should be reviewed to restrict development of these lands to uses that are consistent with industry and enterprise, and to prevent the use of the lands as retail/retail warehousing, or any other uses deemed unsuitable.
- C. Policies should clearly define the limited cases whereby industry and enterprise development may be permitted in rural areas outside settlements.

## 5.B Retail development

The County Retail Strategy in the current CDP draws upon and complements the City and Environs Retail Strategy. While the dominance of Sligo City is recognised, this should not diminish the importance of the smaller retail centres in the County, particularly Tobercurry, Ballymote, Enniscrone, Grange and Collooney. It is an objective to support and encourage the role of retailing within such serviced settlements.

In mid-2008, as part of the preparing a new Joint Sligo City and County Retail Planning Strategy 2010-2017, a comprehensive survey of existing retail floorspace in the County was undertaken. The results for the five main retail centres in the County are outlined in Table 13.

**Table 13. Existing retail floorspace in the County, 2008 (sq.m net)**

Settlement	Floor space (sq.m.)	No. of retail units	percentage of number of retail units	percentage of Floorspace
<b>Grange</b>				
Convenience	411	4	23.5%	24.1%
All Comparison:	815	4	23.5%	47.8%
<i>Mainstream Comparison</i>	39	2	11.8%	2.3%
<i>Bulky Comparison</i>	777	2	11.8%	45.6%
Retail Services	252	7	41.2%	14.8%
Vacant	227	2	11.8%	13.3%
TOTAL	1,705	17	100.0%	100.0%
<b>Enniscrone</b>				
Convenience	249	5	20.0%	19.5%
All Comparison:	252	8	32.0%	19.7%
<i>Mainstream Comparison</i>	170	7	28.0%	13.3%
<i>Bulky Comparison</i>	81	1	4.0%	6.4%
Retail Services	678	11	44.0%	53.0%
Vacant	101	1	4.0%	7.9%
TOTAL	1,279	25	100.0%	100.0%

<b>Tobercurry</b>				
Convenience	1,137	10	16.9%	18.2%
All Comparison:	2,665	14	23.7%	42.7%
<i>Mainstream Comparison</i>	385	9	15.3%	6.2%
<i>Bulky Comparison</i>	2,280	5	8.5%	36.5%
Retail Services	1,038	29	49.2%	16.6%
Vacant	1,402	6	10.2%	22.5%
TOTAL	6,241	59	100.0%	100.0%
<b>Ballymote</b>				
Convenience	1,436	4	6.9%	27.5%
All Comparison:	2,444	17	29.3%	46.8%
<i>Mainstream Comparison</i>	1,001	11	19.0%	19.2%
<i>Bulky Comparison</i>	1,443	6	10.3%	27.6%
Retail Services	959	28	48.3%	18.4%
Vacant	381	9	15.5%	7.3%
TOTAL	5,220	58	100.0%	100.0%
<b>Collooney</b>				
Convenience	743	6	17.1%	7.3%
All Comparison:	4,091	7	20.0%	40.4%
<i>Mainstream Comparison</i>	94	1	2.9%	0.9%
<i>Bulky Comparison</i>	3,997	6	17.1%	39.5%
Retail Services	506	14	40.0%	5.0%
Vacant	4,775	8	22.9%	47.2%
TOTAL	10,116	35	100.0%	100.0%

Source: Draft Sligo City and County Joint Retail Planning Strategy 2010-2017, Roger Tym & Partners, November 2008.

The CDP 2005-2011 outlined the total retail floorspace for each of these five settlements on the basis of a survey undertaken in 2003. The results of this survey are now compared with the 2008 survey in Table 14 overleaf. The figures show substantial increases in all cases, particularly with regards to Collooney (see section 11.B for more detail).

**Table 14. Total retail floorspace in 2003 and 2008 (sq.m. net)**

Settlement	Ballymote	Collooney	Enniscrone	Grange	Tobercurry	Total
2003	3,572	1,252	474	1,092	4,539	<b>10,929</b>
2008	5,220	10,116	1,279	1,705	6,241	<b>24,561</b>
Differential	+1,648	+8,864	+805	+613	+1,702	<b>+13,632</b>

In addition to this existing floorspace, there is also a significant amount of retail floorspace in the County area permitted but not yet developed (i.e. extant permissions). This is outlined in Table 15 below.

**Table 15. Permitted but undeveloped retail floorspace in the County area (excluding Sligo and Environs) (sq.m. net)**

Retail floorspace type	2005	2006	2007	2008	Total 2005 - 2008
Convenience	279	1,131	12	132	<b>1,553</b>
Mainstream Comparison	365	72	1,181	430	<b>2,048</b>
Bulky Comparison	1,774	0	3,701	263	<b>5,737</b>

To put this into perspective, Section 5.5.2 of the CDP estimated convenience floorspace requirements by 2008 to total 793 sq.m. Approximately twice this amount of convenience floorspace is now available in terms of extant permissions (1,553 sq.m), not to mention the retail floorspace already provided during the 2005–2008 period.

In this regard, the Draft Sligo City and County Retail Planning Strategy 2010–2017 estimates a limited requirement for additional convenience floorspace of 1,216 sq.m. in the CDP area by 2015, rising to 4,470 sq.m. by 2020.

**Recommendation 17**

The next CDP should incorporate appropriate retail planning policies having regard to the findings and recommendations of the Joint Sligo City and County Retail Planning Strategy 2010-2017.

The recommended retail floorspace requirements shall be incorporated into the relevant mini-plans in the next CDP and all other land-use plans.

**5.C Tourism**

The CDP includes a number of broad-ranging tourism objectives. Responsibility for implementing these objectives is largely shared between a number of sections within the County Council, in addition to other external bodies such as the Tourism Board, County Sligo Tourism and the Marketing Sligo Forum.

Many of these objectives relate to the protection and conservation of the natural, built and cultural heritage features that form the basis of the County's tourism industry. These types of objectives continue to be implemented through strict application of development management and heritage policies.

**Tourist accommodation**

It is an objective to promote the development of high-quality tourist accommodation, especially hotels and guesthouses, and to secure the establishment of a flagship visitor attraction in the County.

Significant tourist accommodation developments have been permitted at Enniscrone (PL 04/1501, 04/1351, 04/1485, PL 07/943 – a total of 77 holiday apartments/homes and a 47-bedroom hotel), Tobercurry (PL 04/1409 – a 40-bedroom aparthotel), Collooney (PL 04/1403 – a 41-bedroom hotel), Carrickglass (PL 04/1532 – extension to hotel and provision of 20 ancillary units), Rosses Point (PL 05/126 – a 13-bedroom hotel) and Strandhill (PL 06/1316 and 06/528 – a 13-bedroom hotel, a 61-unit aparthotel and 18 holiday apartments).

Whilst the benefits of the provision of quality tourist accommodation are undoubted, it must be recognised that there can also be problems associated with the over-supply of holiday home / apartment units.

### **Recommendation 18**

The preparation of the next CDP should include an assessment of holiday homes (including apartments) in the County in order to identify areas of over-supply and shortfall. Suitable policies should be included to address these issues.

### **Tourism initiatives**

Sligo County Council has availed of funding through the Department of Community, Rural and Gaeltacht Affairs and the Department of the Environment, channelled through Clar, and has expended significant funding on the Village and Urban Renewal Works programme. Benefits of this programme can be identified in a number of villages, including Coolaney and Ballysadare.

Sligo County Council continues to promote the development of tourism throughout the county by lending financial and human resources towards the achievement of tourism centres such as the Morrison and Coleman centres in Riverstown and Gurteen. It also contributes to the Sligo Marketing Forum and Failte Ireland North West. The County Council also facilitates the Western Development Commission with the LookWest advertising campaign.

### **Tourist facilities**

Sligo County Council has facilitated the development of high-quality tourist facilities at Drumcliff, Rosses Point and Strandhill in 2007 under the Tourism Development Supports, Infrastructure Fund as follows:

#### Drumcliffe Visitor Management Project ( Phase 1 ) (Environmental Management)

Phase 1 of the Drumcliffe Project was to prepare the location for the onset of increased visitor numbers through the enhancement of the area by improving parking facilities, implementing traffic control measures and the provision of soft landscaping. Phase 1 of the project aims to make the visitor's stay in Drumcliffe more appealing and to help to ensure more frequent return visits. The project is now fully complete and operational.

#### Rosses Point Promenade Enhancement Project (Phase 1) (National Coastal Walk)

The project, which was approved for funding in 2007, was Phase 1 of a two-phase development in Rosses Point. The aim of Phase 1 was to undertake the much needed physical enhancement works at the promenade in Rosses Point and to improve walkers' safety and comfort on this scenic coastal walking route. The project is now fully complete and operational.

### Strandhill Visitor Management Project (Environmental Management)

This project involved undertaking resurfacing works at the public car park located on Lower Buenos Ayres Drive. It introduced soft landscaping and attractive street lighting, thereby increasing the overall attractiveness, appeal and usage of this ample and previously under-utilized parking facility. This project was aimed at increasing length of stay and ensuring return visits of tourists to this popular seaside location. The project is now complete and operational.

### **Other tourism-related projects**

In 2008 Failte Ireland approved funding for three projects. Two of these projects ( Phase II of Rosses Point Coastal Walking Trail and Enniscrone Coastal Walking Trail) are proceeding to construction, while further discussions are being carried out in relation to a Darty Mountains Range project.

Sligo County Council continues to support the promotion and marketing of Sligo with financial and human resource contributions aimed towards the enhancement and development of a wide range of existing tourist attractions ranging from Knocknarea, Carrowmore, Waterpoint (Enniscrone) and Drumcliff.

The Council is actively pursuing the development of eco-tourism with the enhancement of National Monument sites around the County and the development of walking trails. For example, the development of the Sligo Way (part of North West Trails) has resulted in the completion of approximately 300 kilometres of walking trails. This has been achieved in conjunction with Failte Ireland and cross-border funding support. The Sligo Way, stretching from the Mayo Border to the Leitrim Border, runs along the Ox Mountains, both on and off-road with further opportunities to expand and develop spurs along the route.

The North West Trails cycling route from Donegal, through Drumcliff and along the shores of Lough Gill into County Leitrim is an excellent example of cross-border cooperation yielding many tourism benefits. Further proposals are currently being considered.

A flagship tourism project in the County has yet to be realised. However, potential has been identified for such a venture in the Green Fort Project planned for the north-east inner city of Sligo. There is an opportunity to explore the potential synergies between existing / proposed developments in the Green Fort area and to provide a "touchstone" or orientation point that will engage people with the landscape and culture of the City and County. Although this area is not actually covered by the CDP, it must be viewed in the wider County context both in terms of its links with the various tourist attractions throughout the County, and associated spin-offs as a result of these links.

## **5.D Mineral Extraction**

It is an objective of the CDP to identify and protect all mineral deposits and to safeguard their potential for future extraction, whilst ensuring that extraction and associated processes are carried out in a sustainable manner.

The Geological Survey of Ireland (GSI) is currently carrying out an Aggregate Potential Mapping (APM) exercise on a national basis. This project aims to identify in two maps – one for crushed rock aggregate and one for sand and gravel – areas which have greater or lesser potential for aggregates. This work is being carried out to assist the construction sector locate aggregates for various building projects; to assist in the prevention of sterilisation of

aggregate deposits through inappropriate development; and to assist local authorities in the discharge of some of their functions, e.g. planning and environmental.

The GSI intends to segment portions of the national map on a county basis for presentation to local authorities, and estimates that this work will be completed in 2011.

Under Section 261 of the Planning & Development Act 2000 (as amended), a total of twelve existing quarries have been registered in the County. Planning permission has also been sought for further extraction under PL 07/502 for 287 hectares at Geevagh (Granted by SCC, currently on appeal to An Bord Pleanala). The registration and development management processes have ensured that existing and proposed quarries will operate in a sustainable manner, with a commitment to good environmental management.

Planning permission has also been granted for an asphalt plant in the existing quarry at Ballysadare (Harington Concrete Ltd – PL 05/53).

It is an objective to seek the reuse of worked-out quarries for other uses, following appropriate restoration. In this regard, planning permission has also been granted for landfill/reinstatement of existing quarry areas at Ballysadare (PL 06/860 – 3.3 hectares) and at Tobbercurry (PL 06/1027 – 1 hectare ).

**Recommendation 19**

The next CDP should identify areas of potential for aggregates on the basis of information provided by the GSI Aggregate Potential Mapping (APM) exercise.

## 6. Strengthening rural and coastal areas

### 6.A Rural land use

Regarding land-use in rural areas, it is an objective to protect designated Sensitive Rural Landscapes and Visually Vulnerable Areas from intrusive development, and to ensure that physical development does not detract from the scenic quality of County Sligo's mountains, moorlands, coastline, lakeshores and mature woodland landscapes.

Through the Development Management process, this has been satisfactorily achieved through strict control measures, whilst suitable developments that have demonstrated a genuine need to locate in a particular area have been accommodated, subject to appropriate mitigation measures.

### 6.B Rural development

It is an objective of the CDP to promote the continuance of the Rural Transport Initiative as an essential service to people in rural areas, who would otherwise be excluded because transport is not available, accessible or affordable to them locally. The Community and Enterprise Section of SCC also reports that Action 5.6 of the County Development Board's Action Plan for Economic, Social and Cultural Development 2006-2008 is to develop an Integrated Rural Transport Policy for County Sligo.

The Rural Transport Programme has been mainstreamed by the Department of Transport. With funding increased to over €11m per annum, the Department has requested the submission of Strategic Plans for the period 2008-2010 from both Sligo LEADER Partnership Company (SLPCo) Rural Transport Programme, and the Community of Lough Arrow Social Programme (CLASP) Rural Transport Programme. As part of this process, both companies have been asked to form a county-wide Rural Transport Forum and are currently in the process of advancing this.

#### **Recommendation 20**

The next CDP should retain policies to support the continuance of the Rural Transport Initiative.

The Community and Enterprise Section of the County Council has undertaken a survey of broadband availability in the County. It is expected that the results of the survey will be presented in the near future.

It is an objective of the Plan to promote the development of appropriately-scaled second-home and holiday-home development as a contributor to a more diversified rural economy. It is considered that such development should be located in the coastal settlements of Mullaghmore, Rosses Point, Strandhill, Easkey and Enniscrone. As noted in the Section 5.C, planning permission has been granted for 77 holiday units in Enniscrone, and for 18 units in Strandhill.

One-off housing has been facilitated in CLAR areas, where it is likely that such development will help to sustain rural communities and result in net community benefit. The CLAR areas generally coincide with the area designated as the Rural Area in Need of Regeneration in the

CDP. It should be noted that 691 one-off houses have been permitted in this area between May 2005 and June 2008.

## 6.C Agriculture, forestry and fishing

Having regard to declining levels of activity in agriculture and other primary sectors, it is an objective of the Plan to promote rural diversification, while seeking to protect and maintain biodiversity, wildlife habitats and water quality, and to ensure nature conservation.

A significant number of agricultural developments have been permitted in recent years, due largely to financial grants which have been available from the Department of Agriculture. The Planning Section has worked closely with the Environment Section and Heritage Office in this regard to ensure that all new developments comply with relevant environmental standards.

It is an objective of the CDP to prepare an Indicative Forestry Strategy for the County, and to incorporate it into the County Development Plan. No progress has yet been made on this objective.

It is an objective of the CDP to support and facilitate the development of the existing fishing industry and to encourage the expansion of sport fishing. As outlined in Section 8.E, improvement works have been carried out to the piers at Raghly, Coney Island, Easky and Enniscrone.

The trend of declining activity in agriculture, forestry and fishing continues however. While these sectors accounted for 8% of the county's employment in 2002, this proportion had fallen to just under 5% according to the Census 2006.

### Recommendation 21

The next CDP should retain policies which support the development of agriculture and agricultural diversification.

## 6.D Coastal protection

The Development Plan outlines a number of coastal protection works projects. The current status of these projects is shown in Table 16 below.

**Table 16. Status of proposed coastal protection works**

Location	Project	Status
Dunmoran – Ardnaglass	River outfall structure	Complete, including footbridge
Lislary	Retaining wall repair	Funding not made available
Enniscrone Strand	Protection of riverbank, pumping station and lifeguard building; dune management	Funding not made available
Mullaghmore	Dune management	Phase 2 completed in 2005
Strandhill	Effluent treatment plant – protection works	Planning process to proceed in Spring 2009. Construction to proceed in late 2009, subject to funding.

Section 6.2.5.1 of the CDP states that it is an objective to examine existing beach bye-laws and make appropriate amendments, in the interest of protecting sand dunes from encroachment and damage. In 2007, new bye-laws covering the beaches at Strandhill, Enniscrone, Mullaghmore, Streedagh, Rosses Point, Dunmorán and Aughris were made by Sligo County Council. The bye-laws provide for improved protection of these beaches with regard to the use of various water/recreational crafts, fishing, control of animals and public events.

## 7. Conserving environmental quality

### 7.A Natural environment

It is an objective of the CDP to seek the conservation and wise management of areas of natural environmental value, and to protect and, where possible, enhance the plant and animal species and their habitats that have been identified under the EU Habitats Directive, EU Birds Directive, the Wildlife Act, and the Flora Protection Order. This objective is working satisfactorily through implementation by the Heritage Office and the development management planners.

### 7.B Nature conservation

It is an objective of the Plan to maintain, and where possible enhance, the conservation value of all proposed Natural Heritage Areas (pNHA), candidate Special Areas of Conservation (cSAC) and Special Protection Areas (SPA), and any other sites that may be proposed for designation during the lifetime of the Plan.

A number of cSAC river sites have been re-designated in 2006 as follows:

Site No. 001898 - Unshin River cSAC

Site No. 001976 - Lough Gill cSAC

Site No. 002298 - River Moy cSAC

In relation to SPAs, the Sligo/Leitrim Uplands (Chough Site – No. 004187) was changed in 2006, as was the Inishmurray SPA site in 2008.

It is an objective to seek the designation of Inishmurray Island as a Special Amenity Area. In this regard, a Conservation Plan for Inishmurray has been prepared by Sligo County Council on behalf of the Sligo Heritage Forum. The Plan reaffirms support for the designation of the Island as a Special Amenity Area. It is stated that the Plan should be an asset in pursuing this aim, by assisting in the protection of the island.

Sligo County Council's Heritage Office has worked in conjunction with consultants and the Heritage Council on the preparation of a Biodiversity Plan for County Sligo. This Draft Plan has been finalised and is expected to be presented to the Council for adoption in early 2009.

#### **Recommendation 22**

The next CDP should incorporate the revised boundaries of pNHAs, cSACs and SPAs, along with the recommendations of the Biodiversity Plan for County Sligo.

### 7.C Built environment

The Record of Protected Structures (RPS), as per Sligo County Development Plan, is to be reviewed.

There are currently 253 protected structures in the County RPS, including 43 structures that are not listed in the National Inventory of Architectural Heritage (NIAH).

The NIAH recorded a total of 499 structures in the County, of which 239 are not currently included in the RPS. Overall, 155 of these 239 structures are expected to be added to the RPS. In addition to this, the NIAH has identified 51 structures within historic estates (e.g. Lissadell). Whilst the estates are already included within the RPS, an additional 50 specific structures within these estates are now expected to be included in the RPS.

The value of town and village streetscapes is also recognised and protected and this has been aided by more specific objectives contained in the Mini-Plans.

The preparation of village design statements for Ballysadare, Collooney and Grange has been followed by the inclusion in the respective mini-plans of tailored policies/objectives regarding the protection of traditional village character and the design of new development.

Similar sets of specific policies/objectives should be incorporated in all future mini-plans, backed up by a strengthened and expanded general policies/objectives section 7.4.4 Town and village streetscapes.

### **Recommendation 23**

The next CDP should incorporate a review of the Record of Protected Structures, and shall have regard to the recommendations of the NIAH.

Policies and objectives relating to town and village streetscapes should be retained and refined.

## **7.D Water quality**

It is an objective to achieve annual Blue Flag status on Sligo's three designated bathing water beaches at Rosses Point, Mullaghmore and Enniscrone. While this was achieved in 2005 and 2006, Enniscrone lost its Blue Flag status in 2007. Rosses Point also lost Blue Flag status in 2008. Mullaghmore is currently the only beach in the county with Blue Flag status.

It is an objective to prepare and enforce Source Protection Plans for drinking water catchments within the County. Three Source Protection Plans (Calry, Kilsellagh and Lough Talt) have been operational since 2007. A further three (Lough Arrow, Lough Easky and North Sligo) are in draft form. A working group from the Environment Strategic Policy Committee (SPC) has been set up to discuss and finalise these plans.

It is an objective to prepare a Groundwater Protection Scheme for the County in conjunction with the Geological Survey of Ireland (GSI). The Environment Section continues to assist the GSI in this regard, and a report is due in early 2009.

It is an objective to participate in the Western River Basin District project as part of the implementation of the EC Water Framework Directive. Galway County Council has been established as the lead authority for the Western River Basin District Project. A Project Steering Group and Project Management Group have been set up and a characterisation report has been prepared by consultants for the project, ESB International, indicating the main pressures and threats to achieving the required water quality status for all waters within the basin.

The draft management plan was put on public display at the end of 2008, with the final management plan due to be published in 2009. The plan will outline a programme of improvement and protection measures designed to achieve the required good status for all waters within the required timeframe.

**Recommendation 24**

The next CDP should incorporate the recommendations of all Water Source Protection Plans, the Groundwater Protection Scheme and the Western River Basin District Management Plan.

## 8. Delivering improved infrastructure

### 8.A General transportation

General transportation objectives for the County focus on the integration of transport and land use, the promotion of development which reduces dependence on private car transport, and the promotion of public transport and sustainable transport systems. This is to be achieved by encouraging and consolidating development within a network of existing serviced settlements.

In this regard, the development management process continues to direct new development into existing serviced settlements, and land-use plans have been adopted for a number of settlements to aid this process.

As outlined earlier however, there is concern in relation to the emerging settlement pattern with significant population increases outside the Sligo Gateway area potentially leading to unsustainable commuting patterns.

#### **Recommendation 25**

Policies and objectives in the next CDP should reflect the important relationship between transportation and land-use planning, particularly with regard to housing development. The currently unbalanced growth of settlements should be strictly managed through restrictions on land-use zoning and the introduction of the housing trajectory approach.

### 8.B Public transport

It is an objective to promote the growth and development of settlements on existing public transport routes and along the Western Rail Corridor, and to support the provision of public transport services by reserving land in suitable locations for such facilities.

The Planning Section continues to support this objective. The Coolaney–Rockfield, Ballysadare and Collooney Mini-Plans reserve land along the Western Rail Corridor for rail-related uses including transport nodes, new railway stations and car-parking. Initial preparatory work on the Tobbercurry and Charlestown-Bellaghy Local Area Plans would envisage that similar provisions will apply.

The Sligo – Dublin rail service has been upgraded with the provision of new trains and an increased frequency. According to information recently issued by Iarnrod Eireann, the Sligo – Dublin line has been the third busiest inter-city line in the country in 2008.

#### **Recommendation 26**

The next CDP should retain its support for the reopening of the Western Rail Corridor, for the promotion of settlements along this route, and for the reservation of land in these settlements for rail-related uses.

## 8.C Roads

It is an objective of the CDP to bring national roads up to appropriate standards, as resources become available, and to continue improvement works on non-national roads so as to develop a safe and comprehensive road system for the county. Progress on this continues, and details of various proposed projects (national and non-national roads) are set out in Appendix II.

In May 2008, it was proposed to introduce a Western Bypass Route into the Sligo and Environs Development Plan through the development plan variation procedure. The proposed variation was not adopted however, and further detailed consultation on this matter is expected. The bypass route may – or may not – cross areas outside the SEDP limit where CDP policies will apply. All potential route corridors should therefore be preserved.

### **Recommendation 27**

The next CDP should assess the possible need to accommodate a City Bypass on lands covered by the CDP (i.e. outside the SEDP area). Suitable policies should be incorporated to address the outcome of this assessment.

## 8.D Airports

It is an objective to promote and support improved access to, and expansion of, Sligo Regional and Knock International Airports. In this regard, a new road route, which eliminates the need to travel through the middle of Strandhill village, was identified in the Strandhill Local Area Plan 2003–2009. A design for this new road has been prepared and was approved under the Part 8 planning process in February 2008. The new road will have regional status. The most likely source of funding for this project would be a combination of development contributions and specific improvement grants from the Department of Transport. It is therefore envisaged that work will not progress until development commences on the surrounding lands.

There is a current planning application for significant reconfiguration of the runway at Sligo Airport (PL 08/632 – further information has been sought on this application on 30 September 2008). The proposed development provides for the alteration and extension of the existing runway in order to comply with International Civil Aviation Organisation standards, and to accommodate the take-off runway requirements of the “critical Code 2” aircraft. This would involve the extension of the runway to the east, by the creation of a 270-metre long platform into Dorrin’s Strand and diversion of the existing river channel at this location. It is also proposed to create runway safety areas at each end of the runway, along with associated runway lighting and security fencing. Under PL 08/591, further information has also been sought on an application for the provision of 69 additional car-parking spaces at the airport.

Improved access to Knock International Airport continues to be supported via proposals for the upgrading of the N17 Route, as outlined in Appendix II of this report.

### **Recommendation 28**

The next CDP should include policies in relation to the Regional Airport, taking into account the outcome of relevant planning application decisions in the intervening period.

## 8.E Ports and harbours

It is an objective to continue to support the development and operation of Sligo Port, and to improve road and rail access, in order to boost its viability as an international freight port. Sligo County Council took control of the Port and substantial tracts of land (former docklands) in 2005. The Inner Relief Road opened in September 2005 and this has improved road access to the Port. Sligo local authorities have also carried out some road maintenance in the area.

It is an objective to carry out improvement works on Coney Island Pier and at Raghly Harbour, and to maintain and improve other piers and harbours, as resources allow. The Raghly Harbour improvement works have now essentially been completed and the new harbour area is open. The Coney Island Pier extension has also been completed. Essential repairs have also been carried out to Easkey and Enniscrone piers.

### Recommendation 29

The next CDP should include policies and objectives in relation to the support of ports and harbours, including Sligo Port, taking into account the future role of the Port as set out in the SEDP 2010-2016.

## 8.F Water supply

It is an objective to provide Sligo County with an adequate and reliable water supply system – capable of accommodating an increase in domestic, commercial and industrial consumption – and to improve the quality and reliability of water supply schemes. As outlined previously, the Environment Section has made considerable progress on protecting water supplies through the preparation of Source Protection Plans. Significant progress has also been made on treatment of existing water supply schemes as indicated in Appendix III of this report.

It is an objective, as stated in section 8.2.1.4 of CDP, to facilitate the implementation of water conservation projects, and to promote public awareness and involvement in water conservation measures. In this regard, the County Council continues to advance the County Sligo Water Conservation and Network Management Project. Stage 1 of this project concerns the implementation of Water Management Systems which is now complete. Stage 2 (Active Leakage Control) has already achieved a reduction in water production of 5546 m<sup>3</sup>/day in the Sligo County and Borough areas. A detailed report on Stage 3 (Mains Rehabilitation) for the County area has been submitted to DoEHLG for approval. A Strategic Operational and Management Plan, which will further address this issue, is currently being prepared.

## 8.G Wastewater disposal

It is an objective of the CDP to ensure full compliance with the EU Urban Wastewater Treatment Directive with regard to sewage effluent and to strive to fully comply with the Directive by 2005.

The Plan also states that regard will be had to the findings of the National Urban Wastewater Study in relation to the County of Sligo. It is an objective to facilitate the development of towns and villages and provide the County with a cleaner environment by improving and extending the wastewater infrastructure serving these settlements.

Significant progress has been made on wastewater treatment works in various settlements, as outlined in Appendix IV of this report.

## 8.H Waste management

It is an objective of the CDP to implement the Connaught Waste Management Plan. A new Connaught Waste Management Plan has been prepared for the period 2006–2011 and the Environment Section is striving to implement it. A key objective in this regard is to provide, or assist the private sector in the provision of the necessary waste infrastructure as outlined in the Plan. The progress on this infrastructure is set out in Appendix V of this report.

### **Recommendation 30**

The next CDP shall incorporate the recommendations of the Connaught Waste Management Plan 2006-2011 and any successor documents.

## 8.I Energy and telecommunications

The Planning and Infrastructure Sections continue to facilitate the provision, maintenance and upgrading of electricity infrastructure throughout the County.

In 2002 and 2003 planning permission was granted to the ESB for major upgrading of infrastructure in Sligo and neighbouring counties. For County Sligo, this included the construction of a 220 kV line running from the south-east of the County to a new substation at Ballysumaghan, along with the construction of five 110 kV lines to serve the north and east of the County. Construction commenced in April 2004 and the substation at Ballysumaghan has now been completed. The 220 kV line is almost complete. In 2007, the Planning Authority consented to the extension of duration of this permission (until 31/10/09) to allow for completion of the outstanding works. An extension of duration was also granted for the completion of the 110 kV lines.

It is also an objective of the CDP to encourage the production of energy from renewable sources and, in particular, to facilitate wind farm developments in suitable locations. Since the adoption of the CDP in May 2005, planning permission has been granted to construct fifteen wind turbines, with a total output capacity of 15.75 MW. The turbines were permitted as follows:

PL 04/1315 & 06/136 – Orliven Limited – six turbines at Geevagh ( 5.1 MW )

PL 98/861 – Futurgen Limited – six turbines at Geevagh ( 8.1 MW )

PL 04/1010 – Aeropower Wind Energy Limited – three turbines at Aclare (2.55 MW )

It is an objective to support a programme of broadband connectivity throughout the County by liaising with telecommunication service providers and supporting a number of initiatives which target full coverage throughout the County. As outlined in Section 6.C, the Community and Enterprise Section of SCC is currently finalising a survey of broadband availability in the County. It is expected that the results of the survey will be presented in the near future.

### **Recommendation 31**

The next CDP should incorporate the findings and recommendations of the broadband survey.

It is an objective of the CDP to have regard to Government guidelines on telecommunications infrastructure, including *Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities 1996 (DoEHLG)*. It should be noted that Section 8.4.4 of the Plan states the following:

“As an immediate means of achieving reduced exposure, base stations and mobile phone telecommunications masts should not generally be constructed within one kilometre of smaller towns, villages, residential areas, schools, community facilities, hospitals, childcare centres or nursing homes, and not within 400 metres of private dwellings”.

The inclusion of this policy severely restricts the potential for improved provision of telecommunication infrastructure throughout most of the County. There has been a high incidence of decisions by Sligo County Council to refuse planning permission for such proposals on the basis of conflict with this policy.

These decisions have consistently been overturned, on appeal to An Bord Pleanala, on grounds that this “exclusion zone” policy is at variance with the Government guidelines mentioned above. The An Bord Pleanala decisions have been consistent in this regard. The Board considers that the issue of a perceived threat to health is not a material factor in evaluating the planning merits of such a proposal.

### **Recommendation 32**

In relation to telecommunications infrastructure, the next CDP should incorporate the recommendations of DoEHLG guidelines and should not include an “exclusion zone” policy on the grounds of a perceived threat to health.

## 9. Development management

In general, Chapter 9 of the Sligo and Environs Development Plan 2004-2010, dealing with Development Control standards and guidelines, appears to be working quite well.

The Planning Section dealt with a total of 1193 planning applications in 2005. This figure rose to 1407 in 2006, and was at 1325 in 2007. Consistent with the prevalent economic circumstances, the number of applications received in 2008 fell to 1,011.

### 9.A Issues for review

Development management encompasses a wide range of issues and policies. Practical experience accumulated since the adoption of the Plan would indicate that the following issues need to be addressed:

- Section 9.1.1, which deals with multiple housing development, should be updated to reflect the Guidelines issued by the DoEHLG – *Sustainable Urban Housing: Design Standards for New Apartments* and the *Guidelines for Sustainable Residential Development in Urban Areas*.
- The Plan contains some advice regarding housing design and layouts. This relates to both one-off rural housing and multiple housing developments in settlements. It is considered that more detailed design guidance would be helpful to applicants, agents and local authority planners. Such guidance could be incorporated into the next County Development Plan, resources permitting.
- Section 9.1.2 of the Plan contains policies which generally encourage the replacement and restoration of existing derelict houses. In many cases, this has led to the removal of unsightly dereliction in the countryside. More detail is required however in defining what actually constitutes a “derelict” dwelling house.
- Policies and controls continue to apply in relation to roads and transportation. In particular, strict controls apply in relation to development along national primary roads. Again, it is considered that clarity is required as to the particular circumstances under which development on a national primary roads can be permitted.
- It is considered that the car-parking standards should be reviewed in light of changing trends. The “classes” of development should also be expanded to incorporate a more comprehensive range of uses. For example, it is noted that there are no standards for retail warehousing or crèches.
- Advertising and signage continues to be in demand, and is an accepted part of business. The Planning Section has worked with the Environment and Roads Sections to finalise an Advertisement & Signage Policy. The key elements of this policy should be incorporated into the next Development Plan.

#### **Recommendation 33**

The preparation of the next CDP should include a comprehensive review and update of Development Management standards.

## 9.B Development Contributions Scheme

The Development Contributions Scheme for the County (prepared in accordance with Section 48 of the Planning & Development Act 2000, as amended) has consistently been reviewed and updated, the last review being on 1<sup>st</sup> July 2008.

Several special contributions schemes towards certain wastewater schemes have also been introduced and updated since the adoption of the Plan. These are outlined in Table 17 below.

**Table 17. Special Contribution Schemes adopted for wastewater projects**

Settlement	Amount per house (euro)	Date introduced	Date for review
Coolaney	5,791	25/5/2005	1/6/2009
Dromore West	5,791	25/5/2005	1/6/2009
Buninadden	6,000	10/4/2006	1/6/2009
Carney	6,107	23/6/2006	1/6/2009
Gurteen	6,213	18/9/2006	1/6/2009
Castlebaldwin	9,477	26/10/2007	November 2009
Ballintogher	9,477	26/10/2007	November 2009
Rockfield	2,920	4/2/2008	1/2/2009

The Enforcement Section has put systems in place in order to ensure that development contributions are paid. The total amounts of money received through development contributions (including Special Contribution Schemes) are outlined in Table 18 below for the years 2005 to 2008.

**Table 18. Development contributions received 2005 to 2008**

Year	Amount received (euro)
2005	4,212,085
2006	5,330,541
2007	4,651,164
2008	2,144,416
<b>Total</b>	<b>16,338,206</b>

## 10. Strategic Environmental Assessment (SEA)

### 10.A Legislative requirements

The Strategic Environmental Assessment (SEA) Directive 2001/42/EC was transposed into Irish legislation on the 1<sup>st</sup> of July 2004 through two Statutory Instruments, of which S.I. 435 of 2004, or the *SEA Regulations*, applies to land-use plans.

Having commenced the statutory development plan review process in May 2003, Sligo County Council was not required to carry out SEA of the County Development Plan 2005-2011, but had to comply with the requirements of the Planning and Development Act 2000, which states that “a development plan shall contain information on the likely significant effects on the environment of implementing the plan”.

In this regard, the key policies of the Plan were assessed against six strategic environmental aims (groups of strategic environmental objectives). The assessment indicated that, overall, the implementation of the Plan would have had a positive impact on the environment, with the majority of key policies having a potentially positive or neutral effect.

No particular mitigation measures were suggested, but monitoring was recommended with a view to adjusting/amending the Plan if deemed necessary. However, no formal monitoring system was subsequently put in place.

### 10.B Requirements for the next CDP

The next County Development Plan will be the subject of full SEA, as legally required.

In order to facilitate the assessment, the policies and objectives contained in the next CDP should be individually coded (similar to the Draft SEDP 2010-2016).

The detailed policy sections of the current CDP contain only “objectives”, some of which are in fact policies (statements of principles). There should be a clear difference between policies and objectives (indications of specific targets or courses of action).

Furthermore, the majority of objectives, if not all, should be quantifiable or measurable. This would facilitate the establishment of a monitoring system for relevant objectives, based on indicators (quantitative measures of trends and progress) and targets or thresholds.

Finally, as the development plan is superseding all local area plans within the county, the scoping of the SEA will have to identify specific environmental issues that would be appropriately addressed as part of LAP preparation. It is therefore recommended that any LAP preparation, or material amendment of a LAP (other than the extension of the lifetime of an existing LAP), be deferred until after the review of the CDP is completed.

**Recommendation 34**

The next CDP should incorporate the following principles:

- A. Each goal, policy and objective of the next CDP should be coded individually.
- B. There should be a clear difference between policies and objectives.
- C. Insofar as is feasible, objectives should be quantifiable or measurable.
- D. Any LAP preparation or material amendment of a LAP (other than the extension of the lifetime of an existing LAP) should be deferred until after the adoption of the new CDP.

## 11. Mini-plans

Under Section 11 of SCDP 2005 – 2011, mini-plans now apply for Ballysadare, Collooney, Grange, Coolaney–Rockfield, Carney and Dromore West. These plans follow a template consisting of objectives relating to landscape, natural heritage and open space, built heritage, streetscape and building design, transport, circulation and parking, village-centre-type mixed uses, community facilities, residential development, industrial development and buffer zone. These objectives continue to be applied successfully through the development management process.

The main objectives relating to each settlement, and progress achieved to date, are discussed in the following subsections.

### 11.A Ballysadare

#### Population growth

According to the Census, the population of Ballysadare stood at 971 in 2006. This represents an increase of 13.8% over the 2002 population. It should be noted however that there is a considerable amount of housing units in the village that would have been completed and occupied after the 2006 census.

The 2005 Housing Strategy stated that 473 housing units had been permitted in the period 2000–2005. An additional 325 units were permitted since the adoption of the CDP in 2005, of which 271 had commenced by mid–2008. It is therefore estimated that the current population may be higher than the 2006 Census figure, despite the fact that many of these units are still vacant.

Despite this significant level of growth, Ballysadare still has sufficient land zoned to cater for a minimum population of 4,492. The population target set by the current CDP Settlement Strategy is 2,000-2,500. There is therefore no need to zone additional lands for residential uses.

#### Transport and Circulation

The Plan identifies three road junctions which are to be realigned in the interests of traffic safety. Progress has been made on two of these junctions with the granting of planning permissions under PL 07/1083 (J1) and PL 06/884 (J3).

It is an objective to reserve sufficient land for a new train station with park-and-ride facilities to serve Ballysadare and commuters from west Sligo. No progress has been made on this objective, which should be retained in the next CDP / mini-plan.

#### Village Centre and Residential Development

The Plan includes a large area of land (64.41 Hectares) zoned for residential development, or a mixture of uses which includes residential. These lands are generally located in the village centre and its surrounds, and along the Ballysadare River. Notable objectives relate to encouraging the development of the backland areas at higher densities, whilst also protecting, enhancing, and improving access to the riverbank areas. Significant residential / mixed-use developments permitted directly contribute to the achievement of these riverside / backland objectives.

The developments are summarised as follows:

- ➔ PL 04/1449 (Declan O'Connor) – Mixed-use riverside development consisting of 30 residential units and approx 500 sq.m. of retail/restaurant floorspace, which also provides for the removal of caravans/mobile homes on this site, as specifically set out in objective 11.1.1 (G). Construction has not commenced on this project.
- ➔ PL 04/1457 (Mary Gilmartin) – Mixed-use riverside/backland development consisting of approximately 85 houses, 75 apartments, 6 retail units and a crèche. Construction completed.
- ➔ PL 04/1504 (Mary Gilmartin) – Mixed-use development consisting of 80 apartments, 9 retail/commercial units, 3 offices, leisure and community buildings. Construction completed.
- ➔ PL 04/1249 (Jim Callery) – Residential development of 12 apartments which includes provision of parking/viewing/picnic area as specifically set out in objective 11.1.1 (H). Construction completed.

The Draft Sligo City and County Joint Retail Planning Strategy 2010–2017 has identified that there is a total of 257 sq.m. extant retail floorspace permitted in the period 2005–2008.

### **Community**

Regarding land zoned for community facilities, it should be noted that planning permission was granted under PL 07/743 for a 141-sq.m. extension to the existing primary school. As stated in section 4.F of this report, a new playground also opened in the village in 2007.

### **Industry**

The quarry at Abbeytown continues to operate under the planning permission granted (including asphalt plant granted planning permission under PL 05/53). An Environmental Monitoring Committee, including members of the Environment Section of the County Council, seeks to ensure that the development is operating within the agreed terms and conditions. A new access road to the quarry has also been built off the N59, as specifically outlined in objective 11.1.7 (F) of the CDP/mini-plan.

### **Streetscape design**

The mini-plan identifies a number of key structures or sites that have the potential of enhancing the streetscape and acting as focal points or landmarks (objective 11.1.2 D). There has been progress on some of these sites as follows:

S5 – developed as part of PL 04/1457 (Mary Gilmartin)

S6 – developed as part of PL 04/1162 (Ashley Young)

S7 – permitted as part of PL 06/884 (SIPTU)

S8 – developed as part of PL 03/808 (Ashbrook Resources Ltd)

### **Water and wastewater**

The construction of a new wastewater treatment plant with a capacity of 4500 PE (population equivalent) was included as an objective and has now been completed.

### **Recommendation 35**

The extent of lands zoned for residential uses in Ballysadare should be reviewed in light of recent housing development, population growth, and revised population targets under the next CDP Settlement Strategy.

## **11.B Collooney**

### **Population growth**

As per the Census data for 2006, the population of Collooney stood at 892. This represents an increase of 44.1% from the 2002 Census figures.

The 2005 Housing Strategy stated that 303 housing units were permitted in the period 2000–2005. An additional total of 181 units were permitted since the adoption of the CDP in 2005, of which 160 had commenced by mid-2008. It is therefore estimated that the current population may be in excess of the 2006 Census figure.

Despite this significant level of growth, Collooney still has sufficient land zoned to cater for a minimum population of 5,925. The population target set by the current CDP Settlement Strategy is 2,500-3,000. There is therefore no need to zone additional lands for residential uses.

### **Transport and circulation**

Regarding the other detailed objectives of the Plan, it should be noted that, in accordance with objective 11.2.3 of the Plan, access was provided to the new GAA pitch via the existing built-up area under planning application PL 05/162.

It is an objective to promote the use of the existing car-park to the east of the railway station as a park-and-ride facility and to improve vehicular and pedestrian access to same. No progress has been made on these objectives, which should be retained in the next CDP.

### **Village centre and retail development**

The Draft Sligo City and County Joint Retail Planning Strategy 2010–2017 indicates that there is a total of 10,116 sq.m. of retail floorspace in Collooney, an increase of approximately 800% on 2003 survey figures.

The increase in retail floorspace has been almost exclusively in bulky comparison goods however, and has taken place on lands outside the village centre, in areas generally zoned for business, enterprise, light industry and commercial uses.

There is also a total of 6,163 sq.m. extant retail floorspace permitted in the period 2005 – 2008, along with 4,775 sq.m. of existing vacant units.

### **Community**

Regarding land zoned for community facilities, it should be noted that on foot of PL 06/354 a childcare facility (in excess of 613 sq.m.) and external play area have been completed. Permission was also granted under PL 06/220 for extensions and alterations to St Paul's National School.

## Industry

A significant feature of the Collooney Mini-Plan is the vast extent of lands zoned for a mixture of business, enterprise, light industry and commercial uses. These lands are generally located to the east of the N4 dual-carriageway and extend to approximately 51 hectares.

It should be noted that the total area of land zoned for such uses in the rest of the County (excluding the Sligo and Environs Area) amounts to circa 120 hectares. Collooney therefore accounts for 42% of such zoned lands in County Sligo.

According to the Zoning Matrix of this mini-plan, these lands can also generally accommodate a wide variety of commercial uses and, in particular, retail warehousing uses. This area has experienced significant development pressure in recent years with 46% of these lands being developed.

It is estimated that planning permission has been granted for almost 100,000 sq.m. of developments mainly consisting of warehousing, light industry and office floorspace. An emerging trend, however, is that many of these permitted developments have changed use to retail/retail warehousing, car showroom, leisure and recreation uses through a combination of "change of use" and "revised plans" planning applications. It is estimated that more than 20,000 sq.m. of floorspace has been granted planning permission for such retail uses.

There are concerns regarding the scale and type of development that has occurred at this location. In particular, it is considered that retail/retail warehousing development of this scale would be more appropriately located in the Sligo and Environs area. The extent of retail/retail warehousing permitted has also resulted in the loss of suitably-zoned land for industry and enterprise.

In contrast to the other lands, the IDA Park has remained in conventional industrial use.

### Built heritage and streetscape design

Planning permission was granted for restoration works to Glebe House, a protected structure, under PL 06/867 and PL 06/976.

It is also noted that progress has been made on some of the "key sites for streetscape design" (objective 11.2.2 B). Designated sites S1 and S6 have now been developed, albeit on foot of developments which were permitted prior to the adoption of the current SCDP.

### Water and wastewater

An objective is included to reserve land for the expansion of the existing wastewater treatment plant to cater for a 5000 PE. This land continues to be reserved and the proposed upgrade has progressed to procurement of Client's Representative stage.

#### Recommendation 36

- A. The extent of land zoned for residential uses in Collooney Mini-Plan should be reviewed in light of recent housing development, population growth, and revised population targets under the next CDP Settlement Strategy.
- B. Policies should be included to prevent any additional retail warehousing development.
- C. The extent of land zoned for industry and enterprise should be reviewed and the range of development considered permissible on these lands should be strictly controlled.

## 11.C Grange

### Population growth

In 2006, the population of Grange stood at 383 according to the Census. This represents an increase of 70.2% over the 2002 Census figure. This large proportional increase in population is correlated to housing developments which were permitted prior to the adoption of the current CDP. For example, in 2004 permission was granted under PL 04/20 (38 units) and PL 04/1070 (50 units).

Only 27 units have been permitted since the adoption of the CDP in 2005, 18 of which had commenced by mid-2008. It is likely that the 2006 census figure do not account for the occupants of units which were only permitted since 2004.

The Plan includes a total of approximately 40 hectares of land zoned for residential uses. Whilst approximately 4.9 hectares of this land has been developed under the aforementioned 2004 applications, there has been little development permitted on residential zoned lands since the adoption of the Plan. Grange still has sufficient land zoned to cater for a minimum population of 3,887. The population target set by the current CDP Settlement Strategy is 1,000-1,500. There is therefore no need to zone additional lands for residential uses.

### Transport and circulation

The Plan contains a number of new proposed roads / streets in an effort to improve circulation in the village. One of these routes includes a link between the N15 and the Streedagh road (objective 11.3.3 D). A section of this route, namely the envisaged junction with N15, has been secured as part of PL 06/1341 (currently under construction).

### Village centre and retail development

Development pressure has focused more on mixed-use developments since the adoption of the Plan. A significant feature of the Grange Plan is the extension of the existing village core to the north and east, and the creation of a separate new mixed-use zone in the southern area of the village. In this area, planning permission has been granted under PL 06/1341 for 18 residential units and 1,792 sq.m. retail floorspace (development commenced), and under PL 07/311 for 9 residential units and 2 retail units (not yet commenced).

There is also a current application under PL 08/619 for 34 residential units and 1179 sq.m. commercial floorspace. To the east of the traditional village core, planning permission was refused under PL 07/1176 for a mixed-use development consisting of 51 residential units and 1521 sq.m. commercial floor area.

In relation to the concept of two separate “village centre-type” areas, it should be noted that development has progressed further in the proposed new southern nucleus. Conversely, the further development of the traditional village core has experienced difficulties, largely due to traffic / circulation issues, difficult topography to the east, and problems associated with the assembly of the backlands to the north. It is considered important to retain and strengthen the vitality of the traditional village core, and therefore a sustainable balance should be maintained between the two centres. This situation should be monitored closely in the future.

The Draft Sligo City and County Joint Retail Planning Strategy 2010–2017 indicates that there is a total of approx 2,000 sq.m. of retail floorspace in Grange, an increase of approximately 400% on 2003 survey figures.

There is also a total of 536 sq.m. extant retail floorspace permitted in the period 2005–2008, along with 227 sq.m. of vacant units.

### **Community**

On land zoned for community facilities, permission was granted for a significant extension (approximately 600 sq.m.) of the existing secondary school under PL 07/284. Permission was also granted for a number of temporary prefabricated classrooms on the grounds of the existing primary school.

### **Streetscape design**

Regarding “key sites for streetscape design”, the mixed-use developments granted under PL 07/311 and PL 06/1341 will address the need for streetscape improvement in the areas designated as S1 and S2 (objectives 11.3.2 C & 11.3.4 C).

### **Water and wastewater**

An objective was included to provide new wastewater treatment works to increase capacity to 2,500 PE. Tenders have been received and contracts were expected to be signed before the end of 2008.

An objective was included to augment the existing water source for the North Sligo Regional Water Scheme. It is now noted that a review and upgrade of existing water treatment facility at Ardtrasna is also planned. A Preliminary Report is to be prepared in 2009. Temporary additional storage capacity has been installed and Part 8 planning for sludge holding tank is complete.

#### **Recommendation 37**

- A. The extent of lands zoned for residential uses should be reviewed in light of recent housing development, population growth, and revised population targets under the next CDP Settlement Strategy.
- B. The preparation of the Plan should involve an assessment of progress on the two ‘village centre type’ areas. Appropriate policies should be included to achieve a balanced village structure.

## **11.4 Carney**

Carney Mini-Plan was incorporated into the CDP through the development plan variation procedure in September 2006.

### **Population growth**

According to Census data, the population of Carney stood at 219 in 2006. No figures were provided for Carney village itself in the 2002 Census. The village is located within Lissadill East ED, which recorded a population growth of 25.2%, from 507 to 635 people, during the intercensal period 2002–2006. It is considered that this growth is largely attributable to the expansion of Carney village.

For example, developments granted in Carney under PL 00/115 & 01/382 (20 houses), and PL 01/1099 & 03/939 (39 houses) would have been completed during the period 2002–2006. It should also be noted that planning permission was granted for another housing

development under PL 04/699 & 05/491 (62 houses), which commenced construction in late 2005/early 2006. This development would not have been occupied at the time of the census in 2006, as it was still under construction and also included a planning condition preventing occupation before the upgrading of the wastewater treatment plant in Carney. These 62 units are now complete and partially occupied.

It is therefore considered that the actual population of Carney is higher than the 2006 census figure.

Since the adoption of the mini-plan, planning permission has been granted for a further development of 179 units, which has not yet commenced. Carney still has sufficient land zoned to cater for a minimum population of 3,344. The population target set by the current CDP Settlement Strategy is 200-300. There is therefore no need to zone additional lands for residential development.

### **Transport and circulation**

Planning permission granted under PL 06/2 involves the construction of a significant portion of a proposed road/street, contained in the Carney Mini-Plan (objective 11.4.3 A.iii), which will link the Lisadell and Cashelgarran roads. Development has not yet commenced on this site.

Under PL 07/827, planning permission has been granted for a public-private partnership mixed-use development consisting of 61 residential units and 4 commercial units (not yet commenced). The proposed development would achieve the construction of a portion of a proposed road/street linking the Oxfield and Cashelgarran roads (objective 11.4.3 Aii). The development also provides for vehicular and pedestrian / cycle access to land reserved for the provision of a new school to the north of the site (objective 11.4.3 B).

### **Village centre and retail development**

The PPP project is the only significant development permitted on lands zoned for village-centre uses, and will provide for an expansion of the traditional village core. Along with the 61 residential units, 4 commercial units will provide a floorspace of 273 sq.m.

Although permitted in 2004 under PL 04/547, a convenience retail store of 120 sq.m. was completed in the village centre after adoption of the CDP in 2005. A Chinese take-away outlet of 85 sq.m. was also permitted under PL 07/1116. Although limited in scale, these developments will help to sustain the vitality and viability of the village core.

### **Community**

Regarding land zoned for community facilities, it should be noted that the development permitted under PL 06/2 includes the provision of a crèche / community facility with a floor area over 300 sq.m. The lands identified as 'reserved for new school' continue to be so reserved. The permitted PPP development would also provide for vehicular, pedestrian and cycle access to these lands.

### **Streetscape Design**

The PPP project is located on an important site at the junction of the Oxfield and Cashelgarran Roads, near the centre of the village. The site includes the objectives S2 and S3 – "key sites for streetscape design" (objective 11.4.2 C), and the permitted development provides an appropriate response to these objectives.

## **Water and wastewater**

The new wastewater treatment plant is now complete and fully operational with a capacity of 2,500 PE.

### **Recommendation 38**

The extent of lands zoned for residential development should be reviewed in light of recent housing development, population growth, and revised population targets under the next CDP Settlement Strategy.

## **11.5 Coolaney–Rockfield**

Coolaney-Rockfield Mini-Plan was incorporated into the CDP through the development plan variation procedure in September 2006.

### **Population growth**

As per the Census data for 2006, the population of Coolaney stood at 208. This represents a 24.6% increase on 2002 figures. While this is a substantial increase, it is not considered that the figure accurately reflects existing development in Coolaney–Rockfield. For example, at least 376 housing units have been permitted and developed in the area since 2000. In the same period, planning permission has been granted for a further 39 units which have not been developed.

It is estimated considered that the actual population of Coolaney-Rockfield is significantly larger than the 2006 census figures. It should be noted that the Rockfield area was not included in the census figures. There were also housing units completed / occupied after the census was carried out.

Despite the significant number of houses constructed in recent years, Coolaney-Rockfield still has sufficient land zoned to cater for a minimum population of 4,825. The population target set by the current CDP Settlement Strategy is 300-500. Whilst the growth potential of settlements along the Western Rail Corridor should be acknowledged, there is still a significant excess of zoned land. There is therefore no requirement for additional lands to be zoned for residential uses.

### **Transport and circulation**

The Plan includes an objective to improve the junction identified as J1 in the Mini-Plan. Under PL 06/466, a mixed-use development was constructed at this junction, involving improvements to the junction with provision of setbacks, footpaths etc.

Land was reserved for a new train station with adequate access and parking facilities. This objective should be retained in the next CDP.

### **Village centre and retail development**

On lands zoned for village centre development, it is noted that the mixed-use development permitted under PL 06/466 has provided six retail units with a total floor area of 763 sq.m.

The Draft Sligo City and County Retail Planning Strategy 2010–2017 indicates that there is a total of 609 sq.m. of extant retail floorspace permitted.

## Community

On land zoned for community facilities, the development permitted under PL 05/300 provided a primary healthcare centre of 283 sq.m.

The Community Park has also been improved, including the provision of six floodlights as permitted under PL 06/1190. A new playground was also opened at this location in 2007 as discussed in section 4.F of this report.

## Streetscape design

The Plan identifies a number of key structures or sites that should enhance the streetscape and act as focal points or landmarks (objective 11.5.2 F). There has been progress on some of these sites as follows:

S1 – Permitted as part of PL 07/732

S3 – Permitted as part of PL 07/818

S5 – Developed as part of PL 06/466

## Water and wastewater

Objectives were included in the Plan for the expansion of the sewage treatment plant at Rockfield and for additional capacity of up to 2,500 PE to be provided by the new wastewater treatment works in Coolaney. Both wastewater treatment projects are now fully complete and operational.

### Recommendation 39

The extent of lands zoned for residential uses in Coolaney-Rockfield Mini-Plan should be reviewed in light of recent housing development, population growth, and revised population targets under the next CDP County Settlement Strategy.

## 11.6 Dromore West

Dromore West Mini-Plan was incorporated into the CDP through the development plan variation procedure in September 2006.

### Population growth

There is no Census / population data available for Dromore West village itself. The Mini-Plan states that the population of the village was estimated at circa 250 persons in November 2005. At that time there were approximately 90 residential units permitted but not constructed. It is noted that construction has still not yet commenced on these projects. Construction has however commenced on a local authority housing development of 77 units.

Census information for the Dromore electoral division (ED) states that the population rose from 308 to 445 persons in the intercensal period of 2002–2006. This represents a 44.5% population increase, which is considered to be largely attributable to the growth of Dromore West village itself.

Dromore West has sufficient land zoned to cater for a minimum population of 3,014. Whilst there is no population target for the village in the current CDP, it is considered that there is no requirement for additional zoned lands.

### **Transport and circulation**

The Mini-Plan includes a number of objectives regarding the improvement of junctions and the provision of new roads / streets. The only substantial progress achieved in this regard has been the commencement of a SCC housing development which will provide access to the backlands from the Easkey Road (R297) as specifically identified under Section 11.6.3 A (i).

### **Village centre and retail development**

On lands zoned for village centre development, the mixed-use development permitted under PL 07/553 provides for two retail units with a total floor area of approximately 160 sq.m. Planning permission granted under PL 03/73 also provides for four retail units with a total floor area of approximately 200 sq.m.

### **Community**

On foot of PL 07/429, Dromore West Central National School has now been replaced with a modern 1140 sq.m. school with six classrooms. This development also involved improvement to associated access and play facilities.

A crèche development was permitted under PL 05/509. Construction has not yet commenced on this proposal.

### **Streetscape design**

The Plan identifies a number of key structures or sites that should enhance the streetscape and act as focal points or landmarks (objective 11.6.2 G). There has been progress in the vicinity of the S2 and S3 sites where development has been permitted under PL 07/553 (Construction commenced).

### **Water and wastewater**

An objective was included in the Plan for additional capacity of up to 2,500 PE to be provided by the new wastewater treatment works. The wastewater treatment project is fully complete and operational.

#### **Recommendation 40**

The extent of lands zoned for residential uses in Dromore West should be reviewed in light of recent housing development, population growth, and revised population targets under the next CDP Settlement Strategy.

As a new school has already been provided, alternative uses for the land currently reserved for "possible school relocation" should be considered.

## Appendix I

### Burial grounds, proposed programme of works 2006-2010

Electoral Area	Name	Plots Remaining at 31/12/05	Proposed Solution	Progress Made
Sligo	Aghamlish (Grange)	3	Council land available in Grange  Private lands available in Grange	This site was found to be unsuitable. Landowner has been approached and negotiations are ongoing
Enniscrone	Easkey	1	Private lands available if Council agrees to grant a way leave for access to a new private housing development	Right of way approved at Council meeting.  Contract documents being prepared by solicitors
Sligo	Carrigans, Maugherow	4	Council to consider the purchase of private lands beside existing burial ground	Trial holes completed and negotiations ongoing with landowner
Sligo	Keelagues, Ballintrillick	0	Council to consider the purchase of private land beside existing burial ground	Negotiations ongoing with one landowner
Ballymote	Knockbrack (Culfadda)	8	Council land available for further development within burial ground	Cost estimates were prepared for budget 2006
Sligo	Kilmacowen	0	Suitable site has been identified	Burial Ground Committee is actively seeking land to extend site
Enniscrone	Dromard	11	Council to consider the purchase of available private lands opposite existing burial ground	Landowner approached but negotiations were unsuccessful. Area office to clear some scrub land which will provide an additional 13 spaces
Ballymote	Killery (Ballintogher)	0	Need to identify suitable site	Ongoing
Tubbercurry	Court Abbey (Achony)	12	Need to identify suitable site	Landowner approached, heritage issues need to be resolved
Tubbercurry	Mount Irwin	0	Private land available for extension	Trial holes completed, cost estimates prepared.

## Appendix II

### Update on national and non-national road projects

#### Strategic road proposals - national road network

Road Number	Route	Description of Work	Current status / estimated completion date*
N4	Cloonamahon to Castlebaldwin	Realignment & upgrading	Preliminary design ongoing. Estimated completion date 2014 - 2015
N17	Tobercurry By-Pass	Construction	Preliminary design ongoing. Estimated completion date 2014 - 2015
N17	Collooney to Charlestown (including by-pass at Bellaghy / Charlestown)	Realignment	Preliminary design ongoing. Estimated completion date 2014 - 2015
N15	Sligo City to Leitrim County boundary	Realignment	Preliminary design ongoing. Estimated completion date 2014 - 2015
N16	Sligo City to Leitrim County boundary	Realignment	Route Selected.
N59	Ballysadare to Mayo County boundary	Improvements	Ongoing
N4 / N15	Sligo City western by-pass	New Route	Feasibility study complete. Route selection yet to be completed.
Western Distributor Road		New Route	Part VIII Planning secured. CPO in 2009 for phase II. Construction Phase I to start in early 2009. Estimated completion date 2011.
Eastern Garavogue Bridge & Distributor road		New Route	EIS & CPO submitted – An Bord Pleanála decision pending. Detailed design in 2009. Construction to Commence in 2010. Estimated Completion date 2012.

\* Note - All estimated timeframes given are subject to approval / funding.

## Schedule of non-national road improvements

Road Number	Route	Status
R284	Carrowroe to Roscommon County boundary	Realignment of Drumaskibbole to Ballygawley ongoing
R287 & R290	Rathrippon to Ballygawley, Ballintogher to Dromahair (serving Lough Gill)	Yet to commence
R292	Entire length from Sligo City to Ballydrehid, including realignment of the junction of Burma Road and the R292 in Strandhill	Realignment from Borough Boundary to Knappaghmore complete. Realignment at Tully complete. Realignment of Burma Road junction & strengthening of embankment at Tully complete.
R293	Ballymote to Castlerea (serving Gorteen)	Yet to commence
R294	Cloonloo to Tobercurry to Lough Talt (on the Ballina to Boyle Road, also serving Gorteen).	Realignment ongoing at Mullaghroe
R296	Ballymote to Bunnannaddan to R294	Yet to commence
R297	Dromore West to Enniscrone to Sligo County boundary (Linking the N59)	Realignment at Muckduff complete. Part 8 at Castletown complete and construction to commence in 2009.
R286	Molloway Hill to Hazelwood	Realignment complete in Borough area. Realignment ongoing at Hazelwood. Junction of R286 & R278 Realigned.
R291	R291 / N15 junction to Ballincar	Yet to commence

## Schedule of bridge improvements completed on non-national roads

Grant scheme	Bridge
Specific improvement grants 2005	Muckduff Bridge Cully Bridge
Specific improvement grants 2006	Annaghcloy Bridge
Specific improvement grants 2007	Ragwood Bridge, Pullaheeneey Bridge Carrownagilty Bridge, Derry Bridge Markievicz Bridge Study
Specific improvement grants 2008	Cartronplank Bridge, Rinn Bridge Mullanabreena Bridge, Annaskeetagh Bridge Leekfield Bridge

## Appendix III

### Water supply schemes update

Scheme	Proposed improvements as per SCDP 2005 - 2011	Current Status*
Ballymote regional scheme	Served by Lough Talt regional supply scheme at time of Plan	No change
Lough Easky regional scheme	None	Improvement works were carried out and an overall review is ongoing to determine future requirements
Lough Talt regional Scheme	Upgrading of treatment works and storage reservoirs	Preliminary report completed. Currently in consultation regarding the requirement for EIS. A proposal has also been submitted to DEHLG to proceed with construction of new WTP.
North Sligo regional Scheme	Mullaghmore water supply construct reservoir and new delivery main.	Preliminary report approved and Part 8 planning process for reservoir is complete. New delivery main under construction. Reservoir construction is to commence in 2009.  Review and upgrade of existing water treatment facility at Ardtrasna also planned. Consultants to be engaged in 2009 to prepare Preliminary Report. Temporary additional storage capacity has been installed and Part 8 planning for sludge holding tank is complete and tank has been constructed.
Cairns Hill water supply scheme	None	No change
Foxes Den water supply scheme	None	Monitoring demand for a project involving the upsizing of the throughput capacity at the treatment works.
Kilsellagh water supply scheme	Upgrading of dam at Kilsellagh, new pipelines from Kilsellagh to Farranacardy and proposed water treatment plant at Kilsellagh	Upgrading of dam and new pipelines are complete. Expecting approval to award DBO contract for Treatment Plant in Q1 2009. Contract period is 15 months.
South Sligo regional	None	No change
Calry water supply	None	No change
Rosses Point water	Supply from Kilsellagh reservoir is being increased as part of Sligo Environs Scheme	See details above in relation to Kilsellagh
Riverstown	None	No change

\*Note - All estimated timeframes given are subject to approval / funding.

## Appendix IV

### Wastewater treatment schemes update

Town / scheme	Comments / proposed works as per SCDP	New design PE	Current status*
Aclare	New treatment works proposed	750	Completed
Ballinacarrow	New Treatment works proposed	1500	Preliminary Report complete.
Ballinafad	None	350	New WWTP now proposed with 350 PE. Contracts to be signed in 2009. Temporary Plant upgrade has been put in place.
Ballincar / Cregg / Rosses Point	Proposal to pump wastewater to Sligo Main Drainage	5000	Site investigations completed and contract documents are being prepared. Land negotiations ongoing. Part 8 planning to be completed in Q1 2009.
Hazelwood / Ballinode	None	N/A	No change
Ballintogher	Developer-driven scheme	1500	Special Contributions Scheme put in place for new wastewater treatment works scheme. Anticipated that Part 8 planning and procurement will proceed in 2009 subject to agreement with SCC & developer
Ballygawley	New treatment works proposed	N/A	Preliminary Report complete.
Ballymote	None	N/A	Review and upgrade of existing scheme planned. At procurement of client representative stage.
Ballysadare	Construction of new treatment works	4,500	Complete
Bunannaddan	Developer-driven scheme	350-700	Anticipated that construction will commence in 2009 subject to funding and agreement with SCC.
Carney	New treatment works proposed	2500	Completed
Carrowroe	None	N/A	Stage 1 - (Carrowroe–Belladrihid area) now to be funded entirely from Development Contributions and involves procurement of collection and pumping system. Preliminary report complete. Part 8 process to be completed in Q1 2009.  Stage 2 – Work on a revised preliminary report with a reduced study area will be completed in 2009.
Castlebaldwin	Developer–driven scheme	1000	Special Contributions Scheme put in place for new wastewater treatment works scheme. Anticipated that Part 8 planning and procurement will proceed in 2009 subject to agreement with SCC & developer
Cliffoney	New treatment works	1500	Preliminary report complete.
Cloonacool	New treatment works proposed	500	Completed
Collooney	From 2007-2012	5,000	Review and upgrade of existing scheme planned. At procurement of clients representative stage.
Coolaney	New treatment works proposed (PPP)	2,500	Completed
Culfadda	None	N/A	No change

Town / scheme	Comments / proposed works as per SCDP	New design PE	Current status*
Cummeen	Proposal to pump wastewater from Cummeen to Sligo Main Drainage	N/A	Proposed to install collection system to serve existing development, and to purchase existing infrastructure. Design review report ongoing.
Curry	None	N/A	No change
Dromore West	New treatment works proposed (PPP)	2500	Complete
Drumcliff	None	N/A	No change
Easky	None	N/A	No change
Enniscrone	Upgrade of existing wastewater treatment works	5000	Construction complete.
Geevagh	None	N/A	Refurbishment of existing plant to be completed in Q1 2009.
Grange	New Treatment Works proposed	2500	Tenders received and expected to sign contracts in 2009.
Gorteen	New treatment works proposed	2500	Development Levy-funded scheme commissioned and now operational.
Monasterredan	None	N/A	No change
Mullaghmore	New Treatment Works Proposed	3000	At preliminary report stage
Riverstown	None	N/A	No change
Rockfield	Developer-driven scheme	250	SCC has undertaken completion of upgrade of existing plant as a result of default by developer. Substantially complete and fully operational.
Rosses Point	Proposal to pump wastewater to Sligo Main Drainage	5000	Site investigations completed and contract documents are being prepared. Land negotiations ongoing. Part 8 planning to be completed in Q1 2009.
Sligo Main Drainage	New wastewater treatment plant at Finisklin	50000	Commenced operation in mid-2008, final commissioning in Q1 2009.
Strandhill	Upgrade of existing wastewater treatment works	4500	Tenders received and expected to sign contracts in 2009.
Teesan / Lisnalurg	Proposal to pump wastewater from Teesan / Lisnalurg to Sligo Main Drainage	5500	Construction commenced in April 2008, completion expected in Q1 2009.
Tobercurry	Upgrade of existing treatment works	5000	Tenders received and expected to sign contracts in 2009.

\*Note - All estimated timeframes given are subject to approval / funding.

## Appendix V

### Update on proposed waste management facilities

Proposed Works	Status
Provision of a waste recycling centre within Sligo City	It was decided that the existing private sector waste recycling centre was sufficient to serve Sligo area
Introduce a source-separated organic kitchen waste collection system in accordance with the Waste Management Plan for the Connacht Region	A third organic waste bin (brown bin) is to be introduced by the end of 2009 by private sector collectors.
Provision of a green waste composting facility in Sligo in accordance with the Waste Management Plan for the Connacht Region	Facility now operational at Young's Quarry, Ballysadare
Provision of a biological treatment centre for organic kitchen waste in Sligo	The private sector will provide this facility for Sligo
Provision of a construction and demolition waste facility	A permit was issued for the operation of a facility at Ballysadare (Harrington's Quarry)