

Chapter 12. MAPS

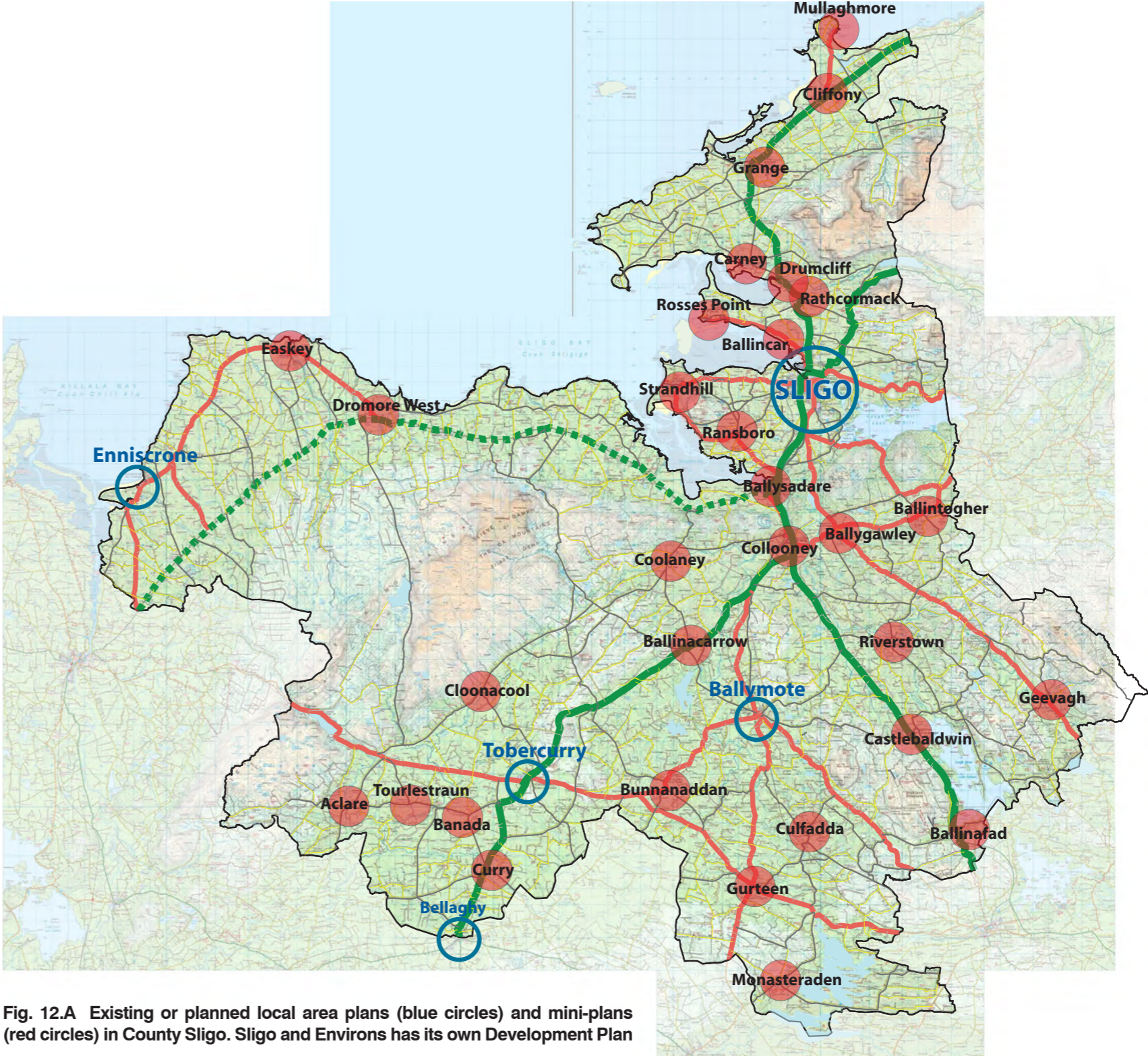
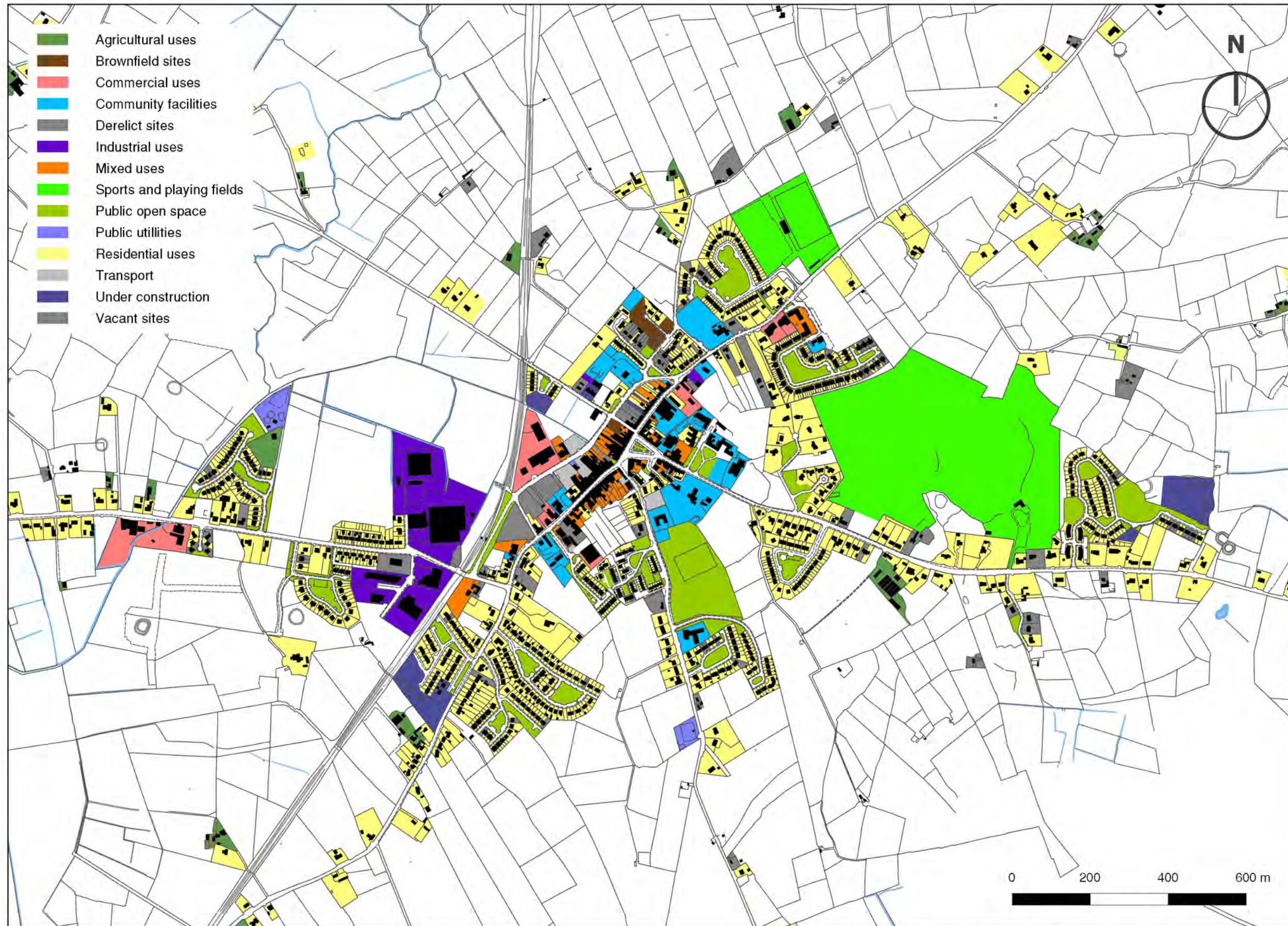


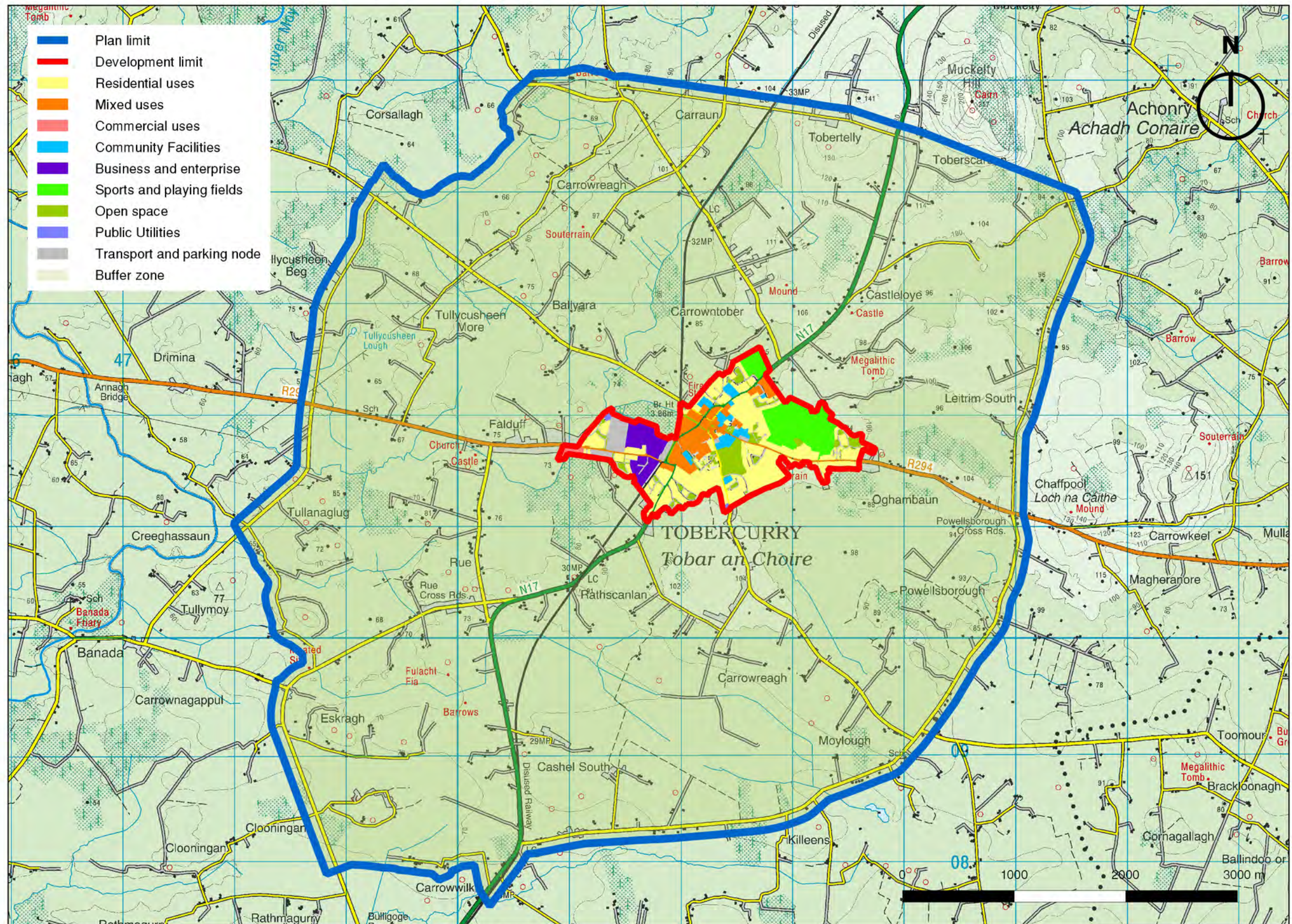
Fig. 12.A Existing or planned local area plans (blue circles) and mini-plans (red circles) in County Sligo. Sligo and Environs has its own Development Plan

Map 1. Existing land use (2015)



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Map 2. Zoning



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Zoning Matrix

Zoning categories

- RES** residential uses
- COM** commercial uses
- MIX** mixed uses
- CF** community facilities
- BUS** business and enterprise
- OS** open space
- SPF** sports and playing fields
- BUF** buffer zone
- TOU** tourism-related uses
- NR** natural resource reservation
- PU** public utilities
- TPN** transport and parking nodes

Symbols

- Normally permitted
- Normally not permitted
- ◐ Open to consideration

Note 1: The Zoning Matrix applies to the 31 mini-plans incorporated in the County Development Plan. It also applies to Ballymote, Enniscrone and Tobercurry.

Note 2: There is no tourism-related zoning (TOU) and no natural resource reservation (NR) in the Tobercurry LAP.

Zoning objectives

Up to twelve zoning categories are used in the County Development Plan and in the Ballymote, Enniscrone and Tobercurry Local Area Plans. Each category is linked to a zoning objective supported by policies, objectives and development management standards set out in the written statement.

The zoning objectives used in the County Development Plan and listed in the zoning matrix are detailed below. Most, but not all, appear on the zoning map for Ballymote.

MIX – mixed uses

Objective: Promote the development of a dynamic mix of uses able to create and sustain viable village centres. Commercial (including retail), residential, leisure, community, office and suitable enterprise uses are encouraged in the village centres, as well as high-amenity open space.

COM – commercial uses

Objective: Facilitate the development of commercial activities at appropriate locations within towns and villages.

Possible use	Zoning category	RES	COM	MIX	CF	BUS	OS	SPF	BUF	TOU	NR	PU	TPN
Abattoir		●	●	●	●	◐	●	●	◐	●	●	●	●
Advertisements and advertising structures		●	◐	◐	●	◐	●	●	◐	◐	●	●	◐
Agricultural buildings		●	●	●	●	●	●	●	○	●	◐	●	●
Allotments		◐	●	◐	◐	●	◐	●	◐	●	●	●	●
Amusement arcade		●	◐	◐	●	●	●	●	●	◐	●	●	●
Bank/building society		●	○	○	●	◐	●	●	●	●	●	●	●
Bed and breakfast		○	◐	○	●	●	●	●	◐	◐	●	●	●
Betting office		●	●	○	●	●	●	●	●	●	●	●	●
Boarding kennels		●	●	●	●	◐	●	●	◐	●	●	●	●
Buildings for the health, safety and welfare of the public		◐	○	○	○	◐	●	●	●	◐	◐	◐	◐
Camping and caravan park (holiday)		●	●	●	●	●	●	●	◐	◐	●	●	●
Car park		●	○	○	◐	◐	◐	◐	◐	◐	●	●	○
Casual trading		●	◐	◐	●	○	●	●	●	◐	●	●	◐
Cemetery		●	●	●	◐	●	●	●	◐	●	●	●	●
Community facility		◐	◐	○	○	◐	◐	◐	◐	◐	●	●	●
Crèche or nursery school		○	◐	○	○	○	●	◐	●	●	●	●	●
Dancehall		◐	◐	○	○	◐	●	●	●	◐	●	●	●
Discotheque or nightclub		●	◐	○	●	●	●	●	●	●	●	●	●
Doctor or dentist		◐	◐	○	○	◐	●	●	●	●	●	●	●
Education or training		◐	◐	○	○	◐	●	●	●	◐	●	●	●
Enterprise centre / unit		◐	◐	○	◐	○	●	●	●	◐	●	●	●
Enterprise – live/work units		◐	◐	◐	◐	◐	●	●	●	●	●	●	●
Enterprise – Science and technology		●	◐	◐	●	○	●	●	●	●	●	●	●
Extractive industry / associated activities		●	●	●	●	●	●	●	◐	●	○	●	●
Funeral home		●	◐	◐	◐	◐	●	●	●	●	●	●	●
Garage facilities – motor sales outlet		●	◐	◐	●	◐	●	●	●	●	●	●	●
Garage facilities – petrol station		●	◐	◐	●	○	●	●	●	●	●	●	●
Garage facilities – service garage		●	○	◐	●	◐	●	●	●	●	●	●	●
Garden centre		●	◐	◐	●	◐	●	●	◐	●	●	●	●
Golf course		●	●	●	●	●	◐	○	◐	◐	●	●	●
Guest house		◐	◐	○	●	●	●	●	◐	◐	●	●	●
Hair salon		◐	◐	○	●	◐	●	●	●	●	●	●	●
Health centre		◐	◐	○	○	◐	●	●	●	●	●	●	●
Heavy vehicle park		●	●	●	●	◐	●	●	●	●	◐	●	◐
Hotel or motel		●	○	○	●	●	●	●	●	○	●	●	●

Possible use	Zoning category	RES	COM	MIX	CF	BUS	OS	SPF	BUF	TOU	NR	PU	TPN
Household fuel depot		●	●	⦿	●	○	●	●	●	●	●	●	●
Industry – general		●	●	●	●	⦿	●	●	●	●	⦿	●	●
Industry – light		●	●	●	⦿	○	●	●	●	●	⦿	●	●
Industry – small-scale manufacturing		●	⦿	⦿	⦿	○	●	●	●	●	⦿	●	●
Offices – less than 100 m ²		●	○	○	⦿	○	●	●	●	●	●	●	●
Offices – 100 m ² and over		●	○	○	⦿	⦿	●	●	●	●	●	●	●
Place of public worship		⦿	⦿	⦿	⦿	●	●	●	●	●	●	●	●
Public house		●	○	○	●	●	●	●	●	⦿	●	●	●
Recreational buildings (commercial)		●	○	○	●	⦿	●	⦿	●	⦿	●	●	●
Recreational facility / sports club		⦿	●	○	○	⦿	⦿	○	⦿	⦿	●	●	●
Refuse transfer station		●	●	●	●	⦿	●	●	●	●	⦿	⦿	●
Residential		○	●	○	●	●	●	●	⦿	●	●	●	●
Residential – Traveller accommodation		○	⦿	⦿	⦿	⦿	●	●	⦿	●	●	●	●
Residential – institution or day care centre		○	●	○	⦿	●	●	●	●	●	●	●	●
Restaurant/café		●	○	○	●	⦿	●	⦿	●	⦿	●	●	●
Retail warehouse		●	●	●	●	●	●	●	●	●	●	●	●
Retail – shop		●	⦿	○	●	●	●	●	●	⦿	●	●	●
Retail – cash-and-carry or wholesale outlet		●	●	●	●	⦿	●	●	●	●	●	●	●
Retirement home or nursing home		⦿	●	⦿	○	●	●	●	●	●	●	●	●
Storage depot		●	●	●	●	○	●	●	●	●	●	●	●
Swimming pool		⦿	●	○	⦿	●	⦿	⦿	●	○	●	●	●
Take-away		●	⦿	○	●	●	●	●	●	●	●	●	●
Transport depot		●	●	⦿	⦿	⦿	●	●	●	●	●	●	○
Veterinary surgery		⦿	⦿	○	⦿	⦿	●	●	⦿	●	●	●	●
Warehousing		●	●	●	●	○	●	●	●	●	⦿	●	●
Waste recycling depot		●	●	●	⦿	⦿	●	●	⦿	●	⦿	○	●

RES – residential uses

Objective: Protect and enhance existing residential amenity, promote infill/backland development and, where appropriate, development of housing on greenfield lands.

While housing is the primary use in RES zones, recreational structures, crèches/playschools, educational facilities, community buildings, sheltered housing and live-work units will also be considered.

The introduction of other compatible or ancillary uses, redevelopment and regeneration may also be considered in these areas, as long as the dominant use remains residential.

CF – community facilities

Objective: Protect existing facilities or retain existing uses and provide for the establishment of new/additional community and institutional uses, such as schools, community centres, health centres etc. Cemeteries, church yards, allotments, playing fields/pitches and other compatible uses will be accommodated on lands zoned for community facilities.

BUS – business, enterprise and light industry

Objective: Promote the development of office-based businesses, workshops, small-scale warehousing, logistics/transport-related uses, waste management and light industrial units in dedicated areas.

TOU – tourism-related uses

Objective: Retain, enhance and encourage the development of tourism-related facilities, activities and uses.

OS – open space (public, private, natural/semi-natural, green corridors)

Objective: a. Ensure adequate provision and maintenance of public open space, to be developed and used for parks and playgrounds. Green areas associated with housing development become public open spaces only after they are taken in charge by the Local Authority.

b. Require the retention and maintenance of private green areas that have traditionally been open for public enjoyment, i.e. parks and gardens located on existing or former institutional lands, as well as gardens that make a significant contribution to the streetscape or character of the locality.

c. Require the protection and enhancement of natural/semi-natural green areas such as wetlands, forests, water-edge habitats, riparian zones and ensure that any development that may be permitted in such areas does not damage its surroundings.

d. Reserve sufficient land for the provision of pedestrian and cycle routes that will connect green areas (parks, playing fields, natural/semi-natural open space) with residential/community facilities and towns/village centres. The pedestrian/cycle corridors may be provided the County Council as well as by the private sector as part of new commercial or residential development.

SPF – sports and playing fields

Objective: Support the development of designated areas to be used primarily as playing fields, tennis courts, golf courses, bowling greens etc. These facilities can be provided either by the County Council or by other organisations such as sports clubs and associations.

NR – natural resource reservation

Objective: Protect all known unworked mineral deposits from development that might limit their scope for extraction. Within the NR zone, only extraction and associated activities will be permitted.

PU – public utilities

Objective: Facilitate the provision and improvement/upgrading of essential services/utilities such as power supply, telecommunications, water supply, wastewater treatment etc.

TPN – transport and parking nodes

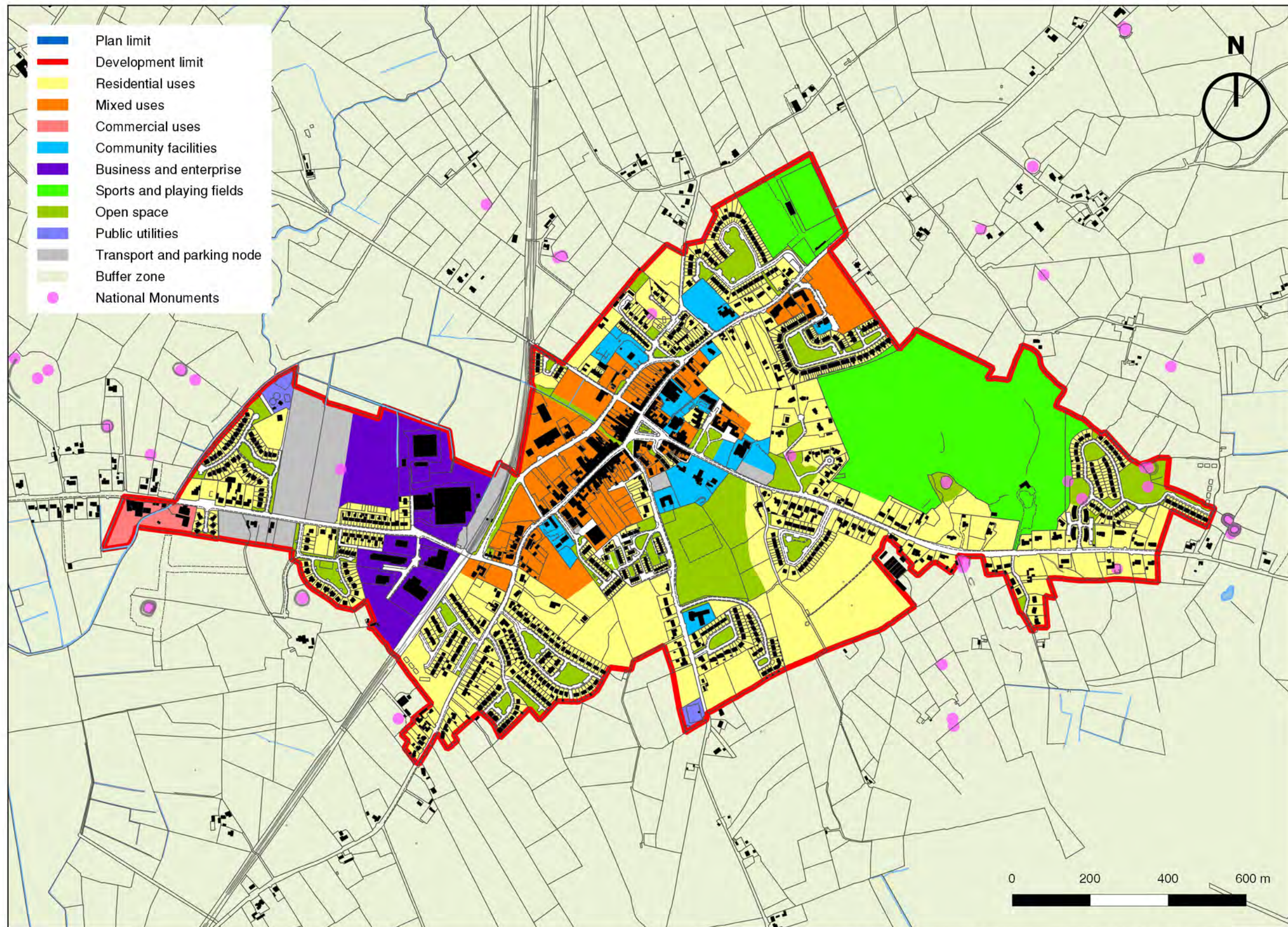
Objective: Provide park-and-ride facilities for commuters who use public transport.

BUF – buffer zone

Objective: Contain and consolidate the settlement, while safeguarding land for its future expansion and for the provision of strategic infrastructure.

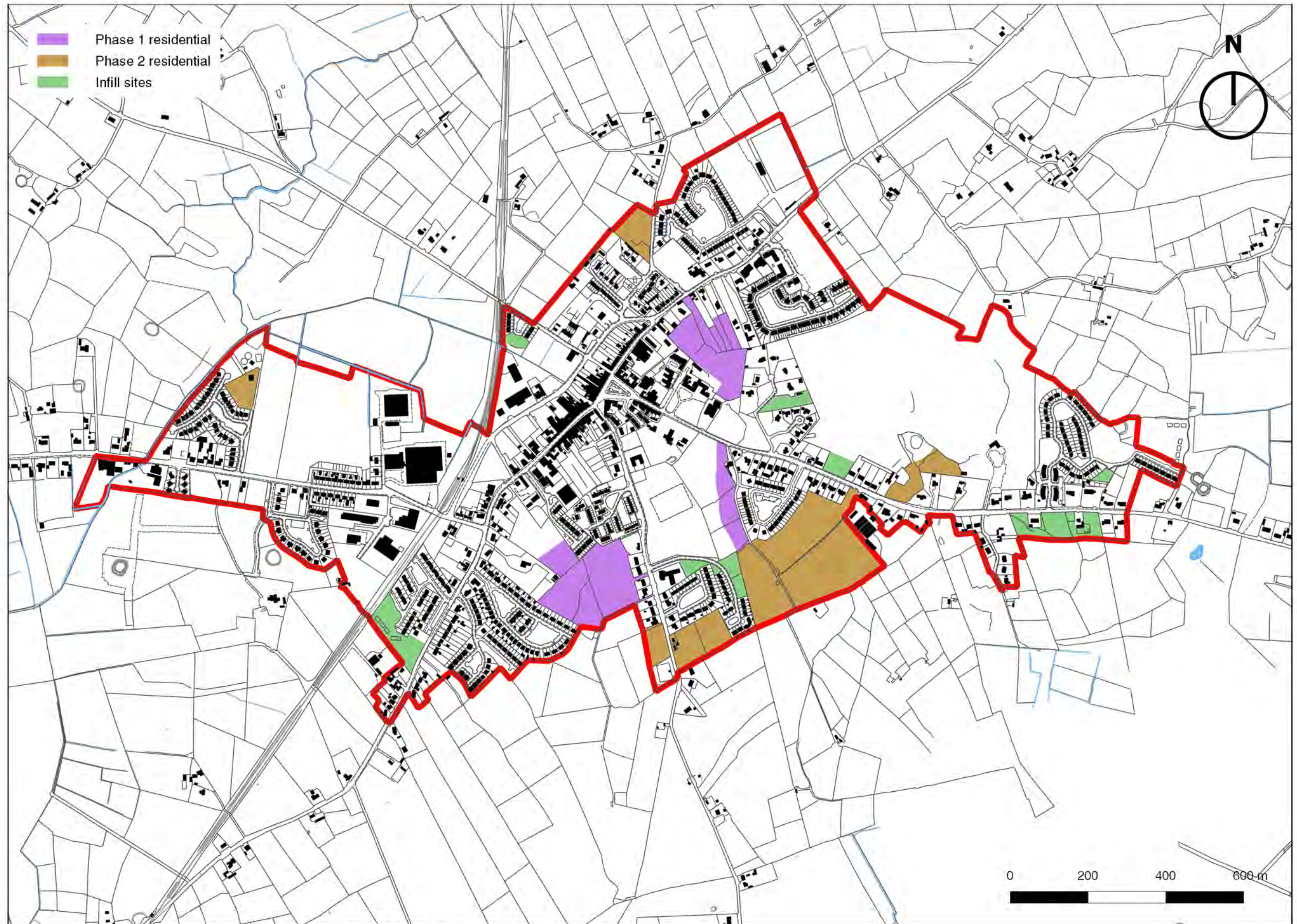
The buffer zone is to be used principally for agriculture. New roads and buildings should be constructed so as to minimise their visual and environmental impact. Proposals for one-off housing shall only be accommodated in cases of proven need, i.e. immediate family members of local families who wish to build on their own land and have no other suitable option on their holdings outside the buffer zone.

Map 3. Zoning detail



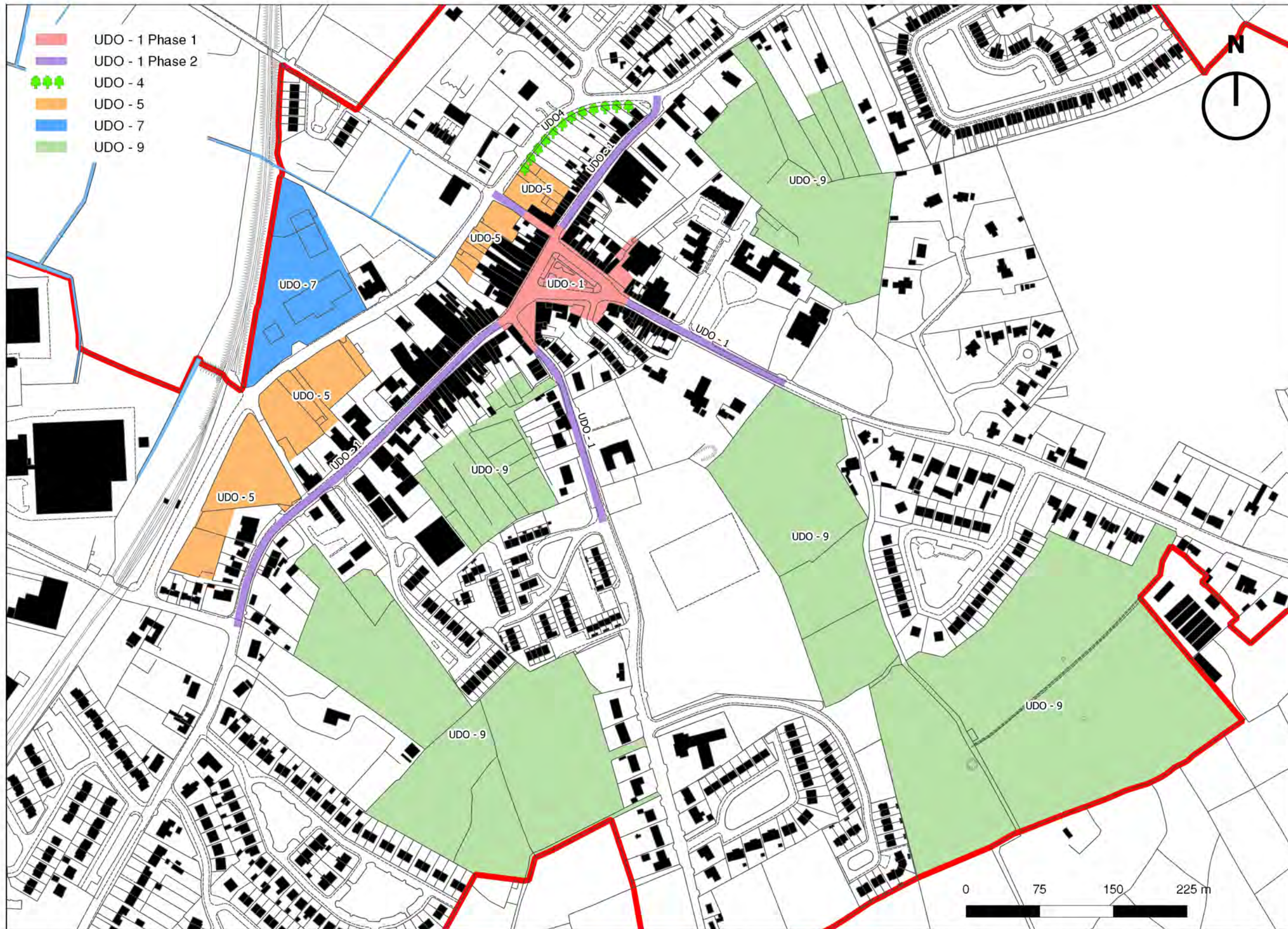
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Map 4. Residential phasing



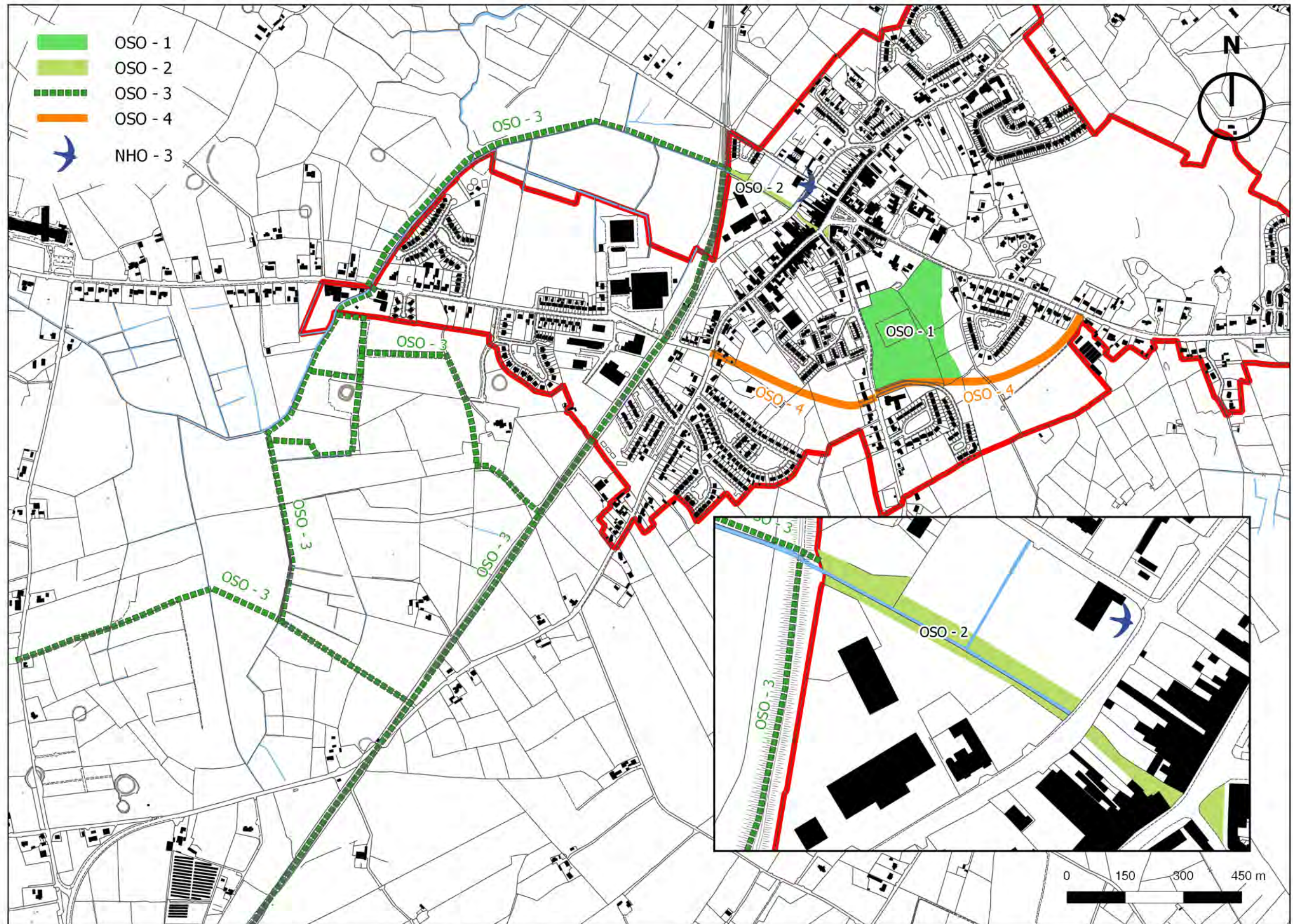
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Map 5. Urban design objectives

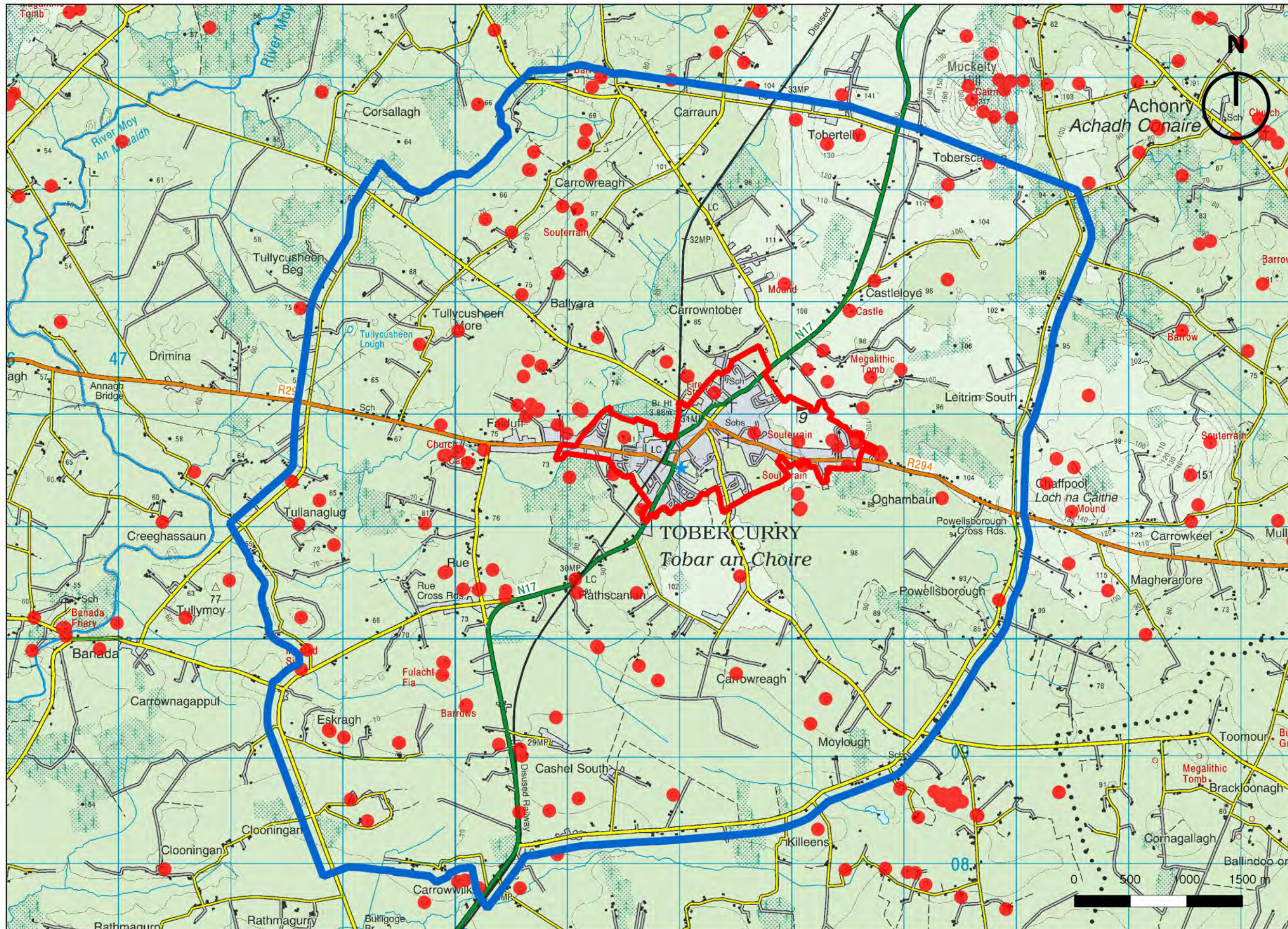


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Map 6. Open space and natural heritage objectives



Map 7. Archaeological sites and monuments



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Map 8. Record of Protected Structures in town centre

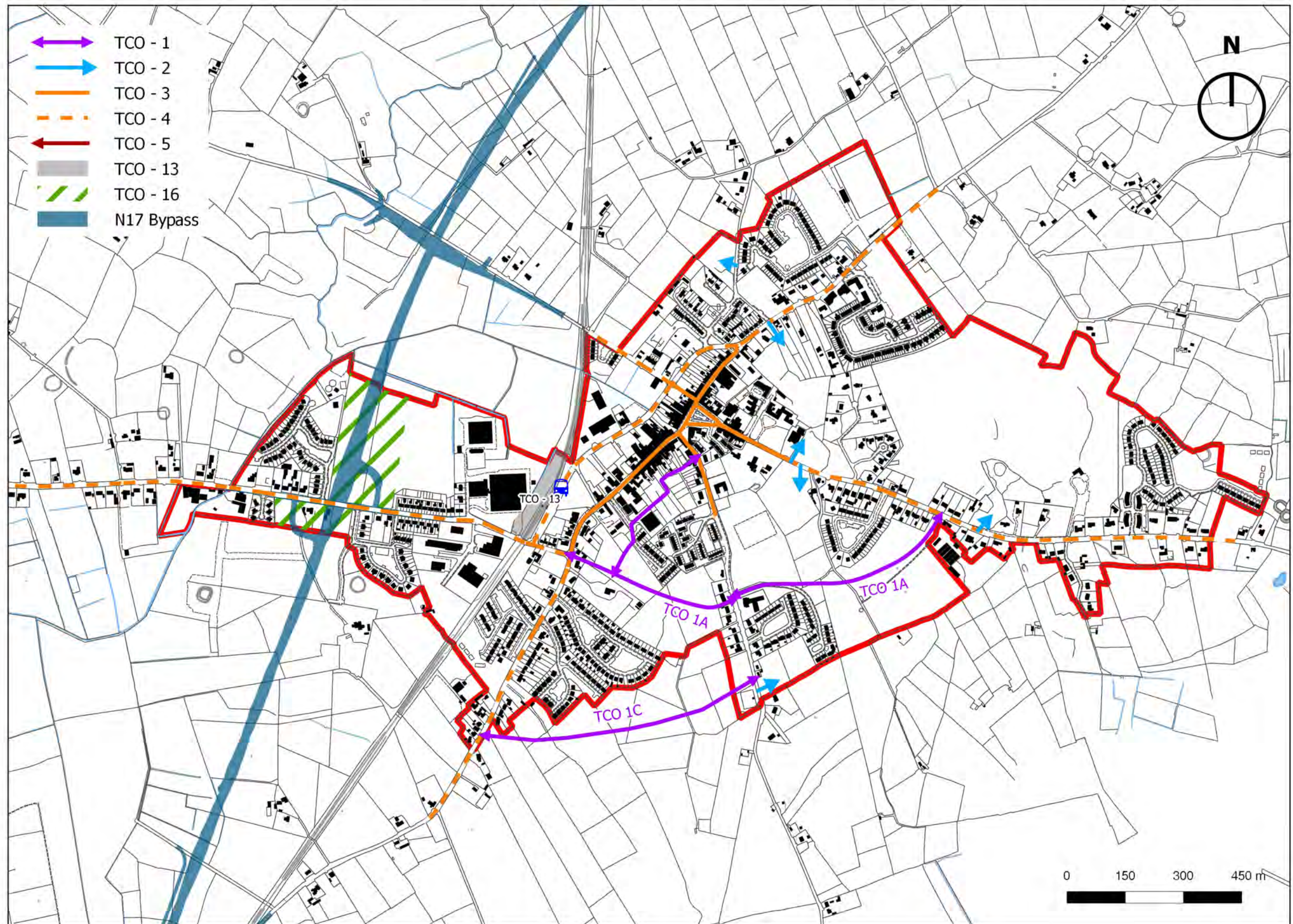


Map 9. Buildings of note



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Map 10. Transport and circulation objectives

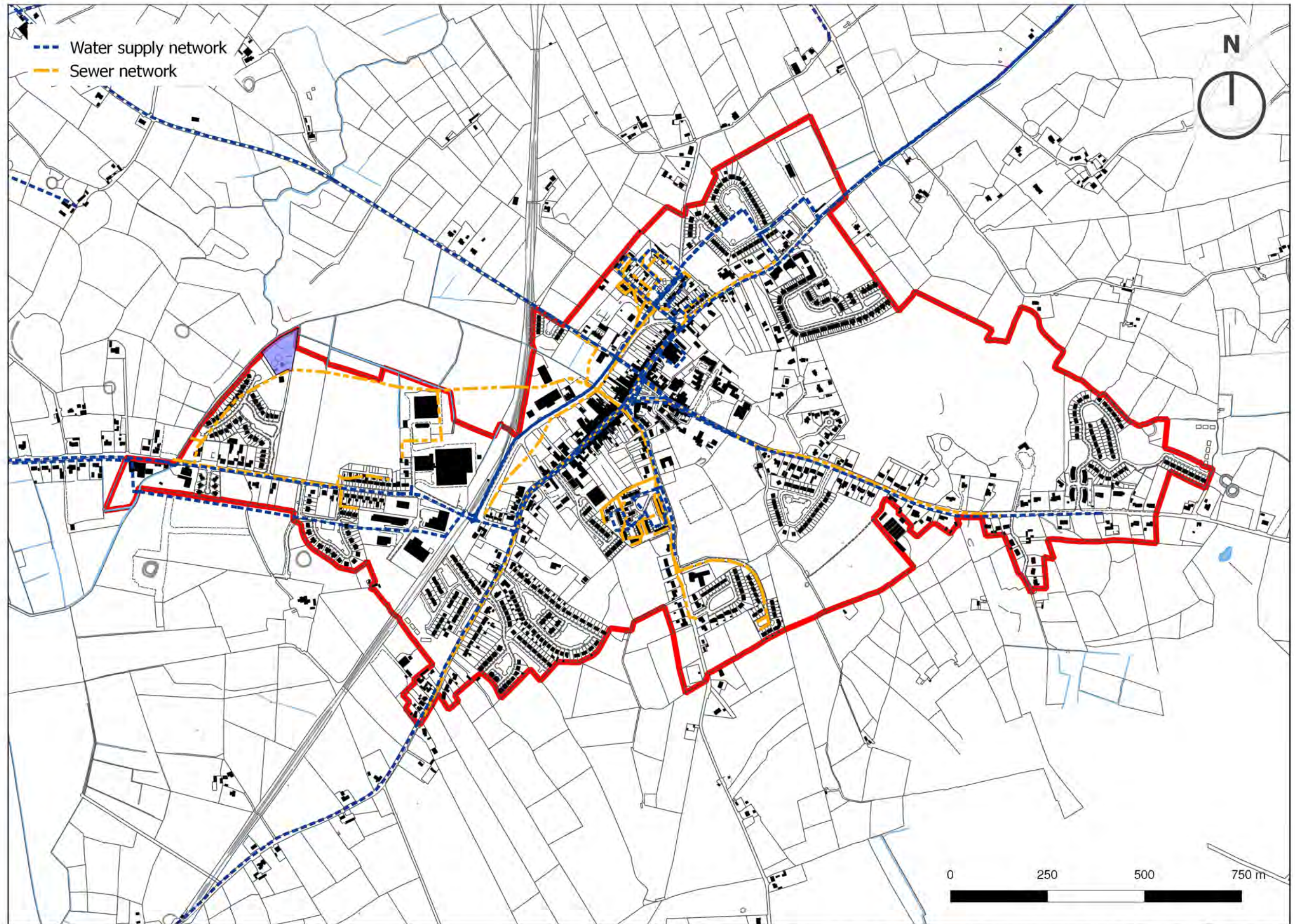


Map 11. Transport and circulation objectives



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Map 12. Water supply and sewerage networks



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