

Variation no. 2: Core Strategy of the Sligo and Environs Development Plan 2010-2016

Amendments to the text of the Plan

Part I – Amendments to Chapter 5:

new Section 5.4 inserted (in black type below)

5.4 Core Strategy - compliance with the P&D Act 2010

5.4.1 Legislative requirements

5.4.1.1 Planning and Development Act 2010

The Planning and Development Act 2010 introduced an important new requirement for development plans: the written statement must now include a **core strategy**. The core strategy should show that the development objectives contained in the plan are consistent with national and regional development objectives as set out in the National Spatial Strategy and the relevant Regional Planning Guidelines.

The *Guidance Notes on Core Strategies* (DoEHLG, November 2010) indicate that the purpose of a core strategy is “to articulate a medium to longer term quantitatively based strategy for the spatial development of the area of the planning authority”. This translates essentially in defining a settlement hierarchy (in the case of counties) and implementing this hierarchy by setting population targets (which are in fact maximum allocations) and associated housing land requirements.

Contents of a core strategy

Specifically, a core strategy must identify the quantum, location and phasing of development for the plan period in direct connection to regional population targets in the form prescribed by the Planning and Development Act 2010.

In the case of the development plan of a city or a town council, the core strategy must provide details of:

- (i) the city or town centre concerned,
- (ii) the areas designated for significant development during the period of the development plan, particularly areas for which it is intended to prepare a local area plan,
- (iii) the availability of public transport within the catchment of residential or commercial development, and
- (iv) retail centres in that city or town centre.

In respect of the area in the development plan already zoned for residential use or a mixture of residential and other uses, the core strategy must provide details of:

- the size of the area in hectares, and
- the proposed number of housing units to be included in the area.

Core Strategy table

The *Guidance Notes on Core Strategies* require that the information above is provided in the form of a table that should also indicate:

- how the amount of zoned land compares to the “previous zonings of such lands in the preceding development plan” and
- the “area or level of any shortfall or excess of lands or housing capacity”.

Lands surplus to requirements

The Department recommends three mechanisms for addressing the excess of zoned land:

1. prioritising or phasing of development, whereby surplus zoned lands are designated as “strategic reserve”, where no development can take place during the plan period;
2. alternative objectives, i.e. rezoning for other (non-residential) uses;
3. discontinuing the objective, i.e. de-zoning the lands.

The application of any or all of the options above must be informed by the principle of sequential approach to land-use zoning. Consideration must also be given to the need to consolidate urban settlements by keeping them as compact as possible.

Zoned lands considered “in excess” will not normally include major regeneration sites and strategic areas of Gateway cities.

Core strategy map

The Planning and Development Act 2010 requires the provision of a map depicting the key elements of the core strategy in a diagram or “other such visual representation”.

The *Guidance Notes on Core Strategies* advises urban planning authorities to outline in their core strategy map the following elements:

- town centre area
- retail centres
- areas where significant greenfield or brownfield development is anticipated during the plan period
- “how the above relates to the availability of public transport”.

5.4.1.2 Border Regional Planning Guidelines 2010 (RPGs)

The Border RPGs 2010 provide the following estimated and allocated population figures for the Gateway of Sligo:

19,402 persons in 2006

19,200 persons in 2010

21,200 persons in 2016

23,700 persons in 2022

For the period 2010-2016, the allocated additional population of 2000 would have a housing requirement of 1000 units (based on an average of 2 persons per household), with a corresponding land requirement of 40 hectares.

The population growth target of 2,000 additional persons by 2016 can be accommodated within existing zoned residential lands within Sligo and Environs.

It should be noted that the land requirement should be **43 hectares**, based on a residential density of 35 units per hectare, as stipulated in the RPGs Table 3.8 Potential Housing Demand and Residential Zoning Requirements in Key Urban Centres (p. 49 of the RPGs).

Table 5.1 Extract from Table 3.8 of the RPGs

Settlement	Population increase 2010 - 2016	Potential no. of residential units required over period 2010-2016	Total zoned housing land required over period 2010-2016 (incorporating 50% over zoning in accordance with DEHLG Development Plan Guidelines)
Sligo	2,000	1,000 (based on an average household size of 2.0 persons as per Sligo Housing Strategy 2010-2017)	40 ha (based on average housing density of 35 units per hectare) This figure should be 43 ha

It is important to specify that the RPGs consider that Sligo Gateway's boundaries are those of Sligo Borough and its Environs as defined by the 2006 census.

The RPG definition does not coincide with the SEDP definition of the Gateway, which is the entire area inside the Plan limit – much larger than the Borough and Environs (refer to Fig 1.E on p. 3 of the SEDP). The entire population living within the SEDP boundaries was estimated at 24,755 persons in 2006, i.e. circa 5,000 more than the Census figures for Sligo and Environs.

5.4.2 County Sligo Core Strategy

The 34 City and County Councils are required to put core strategies in place by specific deadlines, within one year of the adoption of the relevant Regional Planning Guidelines. For County Sligo, the deadline is 29 September 2011. The *Guidance Notes on Core Strategies* indicate that core strategies for other development plans (e.g. town development plans) will need to be informed by the County Plans and will ultimately have to be delivered within the same one-year timeframe.

Sligo County Council adopted the Sligo County Development Plan 2011-2017 on 16 May 2011. The new CDP includes a Core Strategy prepared in accordance with the requirements of the Planning and Development Act 2010.

County Sligo's Core Strategy provides relevant information to demonstrate consistency with the NSS and RPGs and sets out core aims and strategic goals that, in turn, define and shape growth locations, population distribution and land use zoning for the County's settlements (except Sligo and Environs).

The Core Strategy for County Sligo is based on the high-growth scenario (preferred scenario) prepared in 2008 for the review of the SEDP. This scenario was considered fully compatible with the population targets for both the Gateway and the rest of County Sligo, as allocated in the Draft Border Regional Planning Guidelines 2009. As such, the Core Strategy accords with the population targets for both the Gateway and the rest of County Sligo.

However, the final RPGs (published in September 2010) clarified that the population targets are maximum allocations and not minimum population targets as specified in the Draft RPGs. This clarification has consequences for the future population levels in the Gateway, though not in the County as a whole.

The Core Strategy also defines the settlement hierarchy for County Sligo, in which the Gateway is the most important element. In allocating population to settlements in the hierarchy, the Core Strategy takes cognisance of the preferred population growth scenario prepared in 2008 for the review of the SEDP, thereby indicating a potential growth of circa 9,000 persons in the Gateway between 2006 and 2017 (see Table 3.B Summary of past and envisaged population distribution in County Sligo 2002 to 2017 in the CDP 2010-2017).

Given the changed economic and social circumstances, this scenario now appears too optimistic with regard to the potential growth in the Gateway, which was overestimated. At the same time, the existing and future population of Sligo's rural areas was probably underestimated.

It is acknowledged that the RPG allocation of 2,000 additional population to the Gateway between the years 2010 and 2016 seems more plausible than the original SEDP estimate.

5.4.3 Incorporation of the County Core Strategy in the Sligo and Environs Development Plan (SEDP)

The implementation of the Core Strategy for County Sligo is made possible by:

- the Spatial Development Framework for the County, which sets out strategic policies on the location of residential and employment-related development, transport framework and environmental quality;
- the Settlement Structure, which defines the settlement hierarchy and indicates how future population growth should be distributed throughout the County;
- the Development Land Requirements, which outline the principles and set out strategic policies regarding the zoning of land for residential and other uses.

The Sligo and Environs Development Plan already incorporates key elements of the County Core Strategy, such as:

- a set of strategic goals and broad aims (Sections 3.1 and 3.2 of the SEDP) designed to promote the development of the Gateway of Sligo in accordance with the provisions of the NSS, RPGs and CDP. These goals and aims are consistent with the Core Aims and Strategic Goals of the CDP 2011-2017;
- an acknowledgement of the Sligo City and County Settlement Strategy (as per CDP 2005-2011) – renamed Settlement Structure in the CDP 2011-2017 and unchanged in regards to the priority awarded to Gateway development;
- a Spatial Strategy that seeks to integrate land use and transport structure in the Sligo and its environs with the major transport links that cross the Gateway or originate from it.

The strategic goals and broad aims of the SEDP as well as its Spatial Strategy are fully consistent with the Core Strategy for County Sligo, which, in turn, is consistent with the NSS and RPGs.

The alignment of the Gateway's development land requirements with RPG-allocated population for the period 2010-2016 is a matter for the Sligo and Environs Development Plan, as stated in Section 3.1 Core Strategy Summary of the CDP 2011-2017.

5.4.4 SEDP Core Strategy

The previous sections in **Chapter 5 Spatial strategy** fulfil most of the requirements of the Planning and Development Act 2010 in relation to the contents of a core strategy. This is shown in subsections 5.4.4.1 to 5.4.4.4 below.

The main elements still required to allow Chapter 5 of the SEDP to perform the function of a Core Strategy for Sligo and Environs are:

- a. the recognition of the level of additional population allocated through the Regional Planning Guidelines for the period 2010-2016;
- b. an indication of the amount of land zoned for residential and mixed uses necessary to accommodate the allocated population.

The allocation of land for residential development is addressed in subsections **5.4.4.5 Land zoned for residential development** and **5.4.4.6 Strategic Land Reserve**.

It should be noted that in **Chapter 4 Growth model and key planning issues, Section 4.1 Revised population projections** is now outdated. The population growth figures are superseded by the RPG targets.

5.4.4.1 Details of the city or town centre

The city centre is defined essentially by the areas zoned C1 and C2 (shown on the Zoning Map). The areas are detailed in **Section 5.2.1 City structure**: see **Fig. 5.2 Zoning detail – City Centre and Inner City**, p. 15 of the SEDP.

Section 5.2.1 states that the centre's role as a hub of commercial activity must be retained and consolidated, especially by encouraging a diverse mix of uses, particularly of the retail and leisure type, complemented by residential and office uses. It is indicated that the centre's public realm quality will be substantially enhanced by pedestrianisation and enhancement/redesign of selected streets and squares.

Sections 6.5.2 to 6.5.5 as well as the general and city-centre retail planning policies (pages 25 to 30 of the SEDP) address the vitality and viability of the city centre in terms of retailing and associated activities.

Section 7.2.1 and the city centre housing policies (p. 35 of the SEDP) outline the Borough Council's intentions regarding existing and future residential accommodation in the centre of Sligo.

Chapter 9 The value of culture in place-making (p. 45 of the SEDP) includes the description of a significant cultural project (gallery, museum and associated activities) in the Greenfort area together with a map of arts- and culture-related places inside and outside the city centre.

Section 10.4 A pedestrian-friendly city centre indicates the planning authority's pedestrian priority objectives and the complementary policies and objectives for city-centre traffic management.

In **Chapter 12 Urban design, Sections 12.2 to 12.4** relate exclusively to the city centre, setting out policies and objectives for various character areas within the centre, but also for urban squares.

5.4.4.2 Areas designated for significant development

The areas designated for significant development during the period of the development plan are listed in the Spatial Strategy Chapter in Section 5.3 Local Area Plans.

Two such LAPs have already been prepared: the Hazelwood-Ballinode LAP and the North Fringe LAP. Three more are mentioned: Docklands LAP, Cranmore-Cleveragh LAP and Caltragh-Carrowroe LAP.

While the North Fringe LAP was destined to be a long-term plan from the start, the Hazelwood-Ballinode LAP has yet to be reviewed following the adoption of the SEDP 2010-2016 and its Variation No. 1 Eastern Bridge and Associated Roads Scheme.

The main priority of the current plan period will be the **Docklands LAP**, given that the local authorities consider the Docklands a strategic area for the the development of the Gateway.

The timeframe for preparing a LAP for the Cranmore-Cleveragh area depends on the availability of funding to produce a masterplan that would facilitate the social and physical regeneration of Cranmore. While it is highly desirable to prepare this LAP during the lifetime of the current SEDP, this objective may not be achieved given the ongoing economic crisis.

Regarding Caltragh-Carrowroe, the corresponding SEDP objective LAP-O-5 already indicates the intention to prepare it “in the long term”, i.e. beyond the current SEDP period.

The amended **Chapter 17 Implementation** outlines the reprioritisation of development and corresponding LAPs in accordance with the Core Strategy.

5.4.4.3 Availability of public transport

Public transport within the catchment of residential or commercial development of the Gateway consists essentially of bus and taxi services, while the rail link to Dublin also serves commuters to Sligo from Ballymote or farther away.

Section 10.6 Public transport gives the necessary details, outlines the plans for a transportation hub beside the railway station in Sligo and lists the planning authority’s public transport policies and objectives.

The successful operation of a public transport system depends on an effective urban road network. The proposals to complete and improve the existing road network are outlined in **Sections 10.2 Strategic road proposals and 10.3 Intra-urban roads**.

5.4.4.4 Retail centre(s)

As already indicated at 5.4.4.1 above, Sligo’s centre is also the retail centre for the Gateway. **Section 6.5 Retail strategy** (p. 25 of the SEDP) summarizes the contents of the Joint Sligo City and County Retail Planning Strategy 2010 and sets out the retail policies and objectives of the SEDP.

To complement the retail core, the SEDP makes provision for the strengthening of existing neighbourhood centres and the creation of additional ones in parallel with the development of new residential areas. A parallel and similar set of neighbourhood centre objectives is included in Chapter 7 Housing, in **Section 7.2.4**.

The proposed new neighbourhood centres at Carrowroe, Lisnalurg, Cornageeha, Shannon Oughter, Finisklin, Ballytivnan, Hazelwood, Caltragh and Oakfield were meant to serve the residents of new developments at these locations.

As residential development on lands included in the Strategic Land Reserve (see 5.4.4.6 below) cannot take place before 2016, no neighbourhood centres will be constructed on such lands, as **Section 16.4.15** of the SEDP (p. 140) specifies that “the development of neighbourhood centres should not precede the surrounding residential development they are meant to serve. They should be developed in a phased manner”.

Accordingly, the convenience floor space allocated to relevant neighbourhood centres will not be provided during the current plan period. Thus, the implementation of the existing Retail Strategy will take place on a phased basis, without the need to review the Strategy before the next SEDP review.

5.4.4.5 Lands suitable for residential development

There are 582 hectares of greenfield land zoned for residential and mixed use within the development limit of the SEDP.

In order to comply with the Regional Planning Guidelines’ population and housing land allocations, it is necessary to limit the amount of land that can be developed during the lifetime of the SEDP 2010-2016. Table 5.J below indicates the areas zoned for each use type and the amount of land in each type of zoning that can be developed during the current plan period, together with the corresponding housing yields and population estimates.

Table 5.J Total zoned land, strategic land reserve, indicative housing and population yields of lands available for development by 2016

Zoning objective	Total area of land zoned in the SEDP 2010-2016 (includes developed and undeveloped lands)	Area of undeveloped lands (greenfield sites)	Strategic Land Reserve	Areas that can be developed during the current plan period (of which residential)	Nett area with residential potential (excluding 50% overhead)**	Indicative housing yield (at circa 35 units per hectare)	Estimated additional population (persons)
R-1	114.70 ha	86.5	86.5	0		0	0
R-2*	222.26 ha	212.74	206.04	6.7 ha (6.7)	4.46 ha	157 units	314
R-3*	114.7ha	110.14	92.94	17.2 ha (17.2)	11.46 ha	401 units	800
MIX-1*	176.75 ha	145.88	114.28	31.6 ha (15.8)	10.53 ha	369 units	738
MIX-2	8.7 ha	8.7	8.7	0		0	0
C-1	36.78 ha	0	0	0		0	0
C-2*	63.96 ha	11.7	0	11.7 ha (2.9)	1.94 ha	68 units	138
NC*	18.72 ha	6.66	5.96	0.7 ha (0.17)	0.12 ha	5 units	10
Totals	756.57	582.34	514.42	67.26 (43.77)	28.6	1000 units	2000

* The indicative proportions that may be used for housing are as follows: 100% for R-2 and R-3 sites; 50% for MIX-1 sites; 25% for C-2 and NC sites.

** The Regional Planning Guidelines make provision for 50% overhead (additional) zoning in order to allow for choice and the possible non-release of lands during the lifetime of the Plan.

The **Core Strategy Table** (Table 5.K below) provides the information required by the Planning and Development Act 2010 in the form recommended by the *Guidance Notes on Core Strategies*

Table 5.K Core Strategy Table

Settlement	Core Strategy population allocation ¹	Housing requirement ¹	Existing zoning ²	Remaining zoning ³	Housing yield (residential lands) ⁴	Housing yield (other lands) ⁵	Shortfall or excess ⁶
Sligo	2,000	1,000 units	582 ha	68 ha	557 units	443 units	none

Notes:

1. As per the Border Regional Planning Guidelines 2010
2. As per the Zoning Map adopted in 2009 by Sligo Borough and County Councils.
3. "Remaining zoning" represents the total amount of residential and mixed-use lands that can be developed during the remaining lifetime of the SEDP 2010-2016.
4. The housing yield of residential lands is calculated using an average gross density of 35 units per hectare. The amount of residential land zoned R2 and R3 is 24 hectares (which includes 8 hectares overhead).
5. The housing yield of mixed-use lands is calculated based on the nett area with residential potential (28.6 ha) using an average gross density of 35 units per hectare. The amount of mixed-use lands zoned MIX-1 is 16 hectares (which includes 5.3 hectares overhead). The amount of lands zoned for commercial/mixed-uses(C2) and Neighbourhood Centres (NC) is 3 hectares (which includes 1 hectare overhead).
6. It is assumed that the 791 housing units permitted under PD 08/33 and PL 08/231 will not be constructed during the lifetime of the SEDP 2010-2016, given the scarcity of demand and financing. The vacancy rate of 9.4%, resulting from a recent survey¹, appears to be related mostly to the rental market (especially apartments) and is, therefore, considered to be within the scope of the natural vacancy rate of a city like Sligo. Thus, the vacant units are not counted as excess housing.

5.4.4.6 Designation of Strategic Land Reserve

There are three mechanisms recommended by the DoEHLG to be used when dealing with land surplus to requirements: prioritising (phasing), rezoning and de-zoning.

Sligo Borough and County Councils have opted for the first one, i.e. phasing of development over a longer period. This means that certain lands are to be included in a Strategic Land Reserve (SLR).

When selecting lands that would remain developable during the current plan period, the Planning Authorities had regard to the principle of sequential development (see Box 5.E on p. 15 of the SEDP) and to the strategic zoning policies included in Section 5.2.2 Zoning principles of the SEDP.

Thus, a total area of **68 ha** of lands (of which 43 ha available for housing) is to be retained for development during the current plan period. These are lands where residential and mixed-use development would contribute to the growth of a compact city, would strengthen the retail core and the economic base of the Gateway.

In addition to the above, sites designated for urban regeneration (see Section 12.8 – p. 88 of the SEDP) and small brownfield and infill sites – where development would make a significant contribution to the amenity of the surrounding area – will be allowed to develop during the lifetime of the current SEDP.

¹ The survey carried out in April-May 2011 counted a total of 9,788 dwelling units within the development limit of the SEDP, of which 8,869 were occupied and 919 were vacant.

Criteria for inclusion of lands in the SLR

Approximately 514 ha of residential and mixed-use zoned land are included in the SLR. The main criteria used for including lands in the SLR are as follows:

- peripheral location, at a longer distance from the city centre, where development would generate more car trips to work and other facilities;
- limited accessibility, location removed from public transport routes;
- vicinity of designated nature conservation sites, landscape, archaeology, valuable natural amenity areas, water and natural resources;
- deficiencies in infrastructure including water and wastewater, roads, footpaths, public lighting etc;
- absence of community facilities and social infrastructure including childcare, healthcare, schools and recreational facilities;
- location potentially at risk from flooding.

Strategic Land Reserve policies

It is the policy of Sligo Borough and County Councils to:

- P-SLR-1** Designate and maintain as Strategic Land Reserve (SLR) the lands marked accordingly on the (Amended) Zoning Map pertaining to the SEDP.
- P-SLR-2** Restrict residential development on lands included in the SLR during the lifetime of the SEDP 2010-2016, except for one-off rural housing in cases of genuine rural-generated housing need which comply with the criteria set out in section 7.2.5 of the Plan.
- P-SLR-3** On lands included in the SLR, permit the development of community facilities and other non-residential developments compatible with residential uses insofar as they do not adversely impact on the potential for comprehensive and co-ordinated development of surrounding lands.
- P-SLR-4** Release lands from the Strategic Land Reserve only in exceptional circumstances, i.e. if the supply of residential land proves insufficient during the lifetime of the SEDP. Any land release shall be supported by factual evidence and shall conform with the strategic zoning policies outlined in Section 5.2.2 of the SEDP. The land release shall be done using the development plan variation procedure.
- P-SLR-5** Notwithstanding the policies, objectives and any other provisions contained in Chapters 6 to 16 of the SEDP, no development will be permitted if it conflicts with the Core Strategy.

5.4.4.7 Core Strategy Map

Section 5.2 Future city form (p. 14 of the SEDP) includes **Fig. 5.C Future city structure**. This is a diagrammatic representation of the Gateway’s structure and dominant development directions. It indicates the location of the city centre, existing and future residential, recreational and business/industrial areas, the main transport axes and the desired “economic spine”.

It is considered that this diagram is an adequate illustration of the long-term Core Strategy for Sligo and Environs.

Part II – Amendments to Chapter 17: **changes to Sections 17.2, 17.3 and 17.4**

The changes to the text are indicated as follows:

- deletions are shown in ~~red strikethrough type~~
- additions are shown in blue type

17.2 Local Area Plans

An important element of the development plan strategy is to bring policies to a more detailed local level through local area plans. The strategic and broad-ranging policies of the SEDP provide a general framework but not necessarily the detailed treatment required for significant proposals in certain areas.

1. The first local area plan within the SEDP area was adopted for Hazelwood–Ballinode on the 1st of November 2004. The LAP will be reviewed or amended ~~before the end of its six-year lifetime, in 2010~~ to reflect the changes introduced by the SEDP 2010-2016, its Variation No. 1 (Eastern Bridge and Associated Roads Scheme) and its Variation No. 2 (Core Strategy).
2. The second LAP, for the North Fringe area, has been prepared in parallel with the SEDP 2010-2016 and ~~will~~ **may** be reviewed or amended as/if necessary, within the six years from 2010 to 2016. While it is recognised that this is a long-term plan, it was considered important to prepare it at this stage, in order to clarify the proposed roads network and offer a degree of certainty to landowners and developers interested in the future of the area.
3. The Docklands LAP is the next priority, **as it concerns an area of strategic importance for the Gateway.** ~~with~~ Pre-draft consultation ~~due to commence in 2010, after the adoption of the SEDP 2010-2016~~ **was carried out in Spring 2011.**
4. Cranmore-Cleveragh LAP will be required to integrate a number of projects, such as Cleveragh Regional Park, the masterplan-based regeneration of Cranmore housing estate, the retention of the Racecourse lands as Open Space. Preliminary work has been going on for a number of years in relation to these projects, whose funding depends essentially on allocations from the national budget, including – potentially – in the form of Gateway Innovation Fund allocations. The preparation of the Cranmore-Cleveragh LAP should ideally take place before the next review of the SEDP in 2016.
5. The Caltragh-Carrowroe LAP is a longer-term project. It is anticipated that this LAP will be prepared only after the next review of the SEDP in 2016.

In addition to statutory local area plans, the local authorities may prepare, or require the preparation of additional urban design frameworks, masterplans or site development briefs as necessary, especially for substantial development proposals within city-centre and edge-of-centre areas.

All local area plans, urban design frameworks and masterplans prepared by or on behalf of the local authorities will involve extensive public consultation.

17.3 Prioritising development

Phasing of development is a generally-accepted practice whereby planning authorities indicate in their development plan that particular areas cannot be released for development until a later stage in the Plan's life or unless particular circumstances arise.

Complementarily, the planning authorities can give a clear indication on where development should take place sooner rather than later during the Plan period.

A rational approach to phasing would require that essential infrastructure (roads, water and wastewater networks) is put in place before or at the same time as the area is developed.

All zoned areas are or will be served by wastewater drainage schemes. Certain lands have scope for developer-led schemes or can be serviced under the Service Land Initiative.

Within the development limit of Sligo and Environs Development Plan, the areas where development will be encouraged during the life of the SEDP 2010-2016 are:

- A. the City Centre (consolidation) and edge-of-centre (expansion), particularly the eastern portion of the Docklands – mainly commercial development;
- B. the Economic Spine ~~between the Southern and Northern City Gateways~~ – mixed-use development;
- C. the combined Developing Areas of Hazelwood–Ballinode (western portion) and Cranmore – mainly residential and related community-facility development;
- D. the ~~four~~ two larger neighbourhood centres at Ballinode and Cleveragh, ~~Carrowroe and Lisnalurg~~ and lands zoned for residential use in the vicinity of these centres;
- E. the BITP-zoned lands at Oakfield.

Once development has been substantially completed in the priority areas listed above, development will become permissible in further zoned areas.

However, appropriate allowance will be made for a reasonable degree of choice and flexibility, in order to ensure that the market will work effectively.

17.4 North Fringe LAP

The North Fringe LAP aims to provide a long-term, integrated development and design framework, which will accommodate the future urban expansion of Sligo into the rural areas to the north of the City. The ~~anticipated~~ ~~estimated~~ timeframe for the development of this area is ~~10-20 years, i.e.~~ beyond the lifetime of the SEDP 2010-2016. Development should occur on an incremental basis, in parallel with the upgrading of the road network and the provision of environmental infrastructure.

The North Fringe is intended to become a well-planned and designed, high-quality urban extension of Sligo City, with its own Central Avenue, neighbourhood centre, primary and secondary schools, linear park, shopping and employment areas and good connections to the national roads network and the city centre. As a new urban quarter, it will have its own identity and character, different from that of the existing rural areas, but incorporating essential elements such as existing residences, topographical features and views of the surrounding landscape.

It should be noted that the layout shown on the Development Framework map is indicative only and should not be used for a detailed assessment of impacts on existing properties. All development proposals in the area will be the subject of detailed assessment at planning application stage. Any interested third parties will also have the opportunity to make detailed comments on planning applications at that stage.