

Environmental Report: Addendum II

Environmental Consequences of Proposed Amendments to the Draft Sligo and Environs Development Plan 2010-2016

For:

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1 Introduction

1.1 Terms of Reference

This is the second addendum to the Environmental Report on the Sligo and Environs Development Plan 2010-2016 and Strategic Environmental Assessment (SEA) Environmental Report. This document identifies the environmental consequences of relevant proposed amendments to the Draft Plan 2010-2016.

Content of the Draft Plan which does not comprise policies or objectives is not within the scope of the SEA and therefore was not evaluated in the initial Environmental Report. Consequently proposed amendments to such content are not considered by this Addendum.

It should be noted that changes are not made to the original Environmental Report; this Addendum forms part of the documentation of the ongoing SEA/Plan-making process. It supplements and should be read in conjunction with the Environmental Report and Addendum I¹.

The findings of this report will be used to update the Environmental Report on adoption of the Plan. The updated Environmental Report will be made available to the public and accompany the Sligo and Environs Development Plan when adopted.

1.2 Process for making a new Development Plan for Sligo and Environs

The Proposed Amendments to the Draft Plan constitute a further stage in the process of making a new Development Plan for Sligo and Environs.

The Draft Plan and accompanying Environmental Report were put on public display. The Manager prepared a report on the submissions/observations received during this period and submitted it to the Elected Members for their consideration.

Having considered the Draft Plan, the Environmental Report and the Manager's Report, the Members of Sligo County Council and Sligo Borough Council, by resolution, resolved to amend the Draft Development Plan in accordance with the provisions set out in Section 12(6) of the Planning and Development Act 2000-2004.

The Proposed Amendments are required to be placed on public display for a period of not less than four weeks in accordance with Section 12(7) of the Planning and Development Act 2000-2006. Written submissions or observations with respect to the proposed amendments which are received will be taken into consideration by the Members (Councillors) of the Councils before the making of the amendments to the Draft Plan.

¹ Addendum I details responses to the submissions on the Environmental Report which were made during the first period of public display of the Draft Plan and the Environmental Report. Also provided are updates to the Environmental Report as a result of these submissions.

Note regarding text in the following section

As in the document that sets out Proposed Amendments to the Draft Sligo and Environs Development Plan:

The text in black is the text as contained in the Draft Sligo and Environs Development Plan 2010-2016, and is not changing;

Proposed new text is indicated in **blue** and where existing text is to be deleted, this is indicated in **red strikethrough**; and

Responses with regard to the environmental consequences of the changes are shown in **green**.

2 Environmental Consequences of Proposed Amendments

2.1 Chapter 5 Spatial Strategy

Objective LAP-O-6 Incorporate a Strategic Transport Assessment to inform land-use and access proposals as part of the preparation of all future Local Area Plans.

Although the outcome of the Strategic Transport Assessment is uncertain, this objective would be likely to have positive environmental effects with regard to minimising increases in travel related greenhouse emissions to air and reducing car dependency within the Plan area.

2.2 Chapter 6 The Economy

Policy R-RP-13 ~~Restrict~~ Confine retail warehouse developments to the sale of bulky goods or goods generally sold in bulk and ensure these developments are of appropriate scale. Maximum 20% of the net floor space may be used for the sale of comparison goods ancillary to the main bulky goods if the connection between the two types of goods can be clearly demonstrated, and if it can be shown that the city centre would not suffer adverse impacts.

This change would not change the assessment provided in the Environmental Report.

Policy NC-2 Promote the development of suburban, larger neighbourhood centres with a maximum net retail floor space of 2,750 sq.m. (~~maximum 250 sq.m. per individual unit and of which~~ up to 1750 sq.m. net floor space can be dedicated to convenience retail ~~development units~~, to allow for ~~one~~ small supermarket ~~of maximum 1,500 sq.m. provision~~) at the following locations:

Carrowroe
Lisnalurg

This change would not change the assessment provided in the Environmental Report.

Objective O-TOU-1 Explore the provision of fishing stands and other facilities (e.g. jetties) on the shores of Lough Gill, so as to enhance the attraction for fishermen, anglers, boating/rowing clubs etc., and concomitantly explore the provision or improvement of access, parking facilities and, where appropriate, boat access to these facilities.

This change would not change the assessment provided in the Environmental Report.

Objective O-TOU-5 Encourage the refurbishment and re-usage of Hazelwood House, to provide a tourist, recreational, cultural and/or heritage attraction.

This change would not change the assessment provided in the Environmental Report.

2.3 Chapter 8 Community Facilities

Objective O-CF-1 Reserve a site at Carrowroe for the construction of a private hospital, respite home, GP unit, consultants' suites and ancillary facilities.

Although the construction of the development is uncertain, this change could potentially conflict with a number of environmental topics (including: protecting archaeological heritage, the landscape, architectural heritage, designated ecology, non-designated ecology, ecological connectivity, water resources, human health; maximising sustainable brownfield development; and, reducing flood risk) however these conflicts would be likely to be mitigated by other measures integrated into the Plan.

2.4 Chapter 9 The Value of Culture in Place-Making

~~P-CD-1 Support the cultural development of the Green Fort area. This includes the redevelopment of the *Model Arts and Niland Gallery* as a contemporary art centre with a dedicated gallery for showcasing the Niland Collection, together with the paintings of Jack B. Yeats. The space will also include a new state-of-the-art Regional Museum and a new civic space/Museum Square (refer to Chapter 12. Urban Design) linking the gallery and the museum, and comprising a mix of housing and commercial activity.~~

Identify cultural and/or heritage clusters and ensure the provision of appropriate linking infrastructure, including signage, pedestrian routes and heritage trails, to ensure that cultural and heritage buildings are linked to one another and to the wider public realm as part of a coherent spatial structure.

This change would be likely to have positive environmental effects with regard to protecting cultural heritage, minimising increases in travel related greenhouse emissions to air and reducing car dependency within the Plan area.

~~P-CD-2 Support the development of high-quality, imaginative solutions to public space linkages between Forthill Park and the Museum Square.~~

Ensure a high-quality public domain in the vicinity of cultural and heritage buildings and, where possible, ensure that such buildings are linked to public spaces and to the wider open space network. A priority of this plan will be to support the development of high-quality, imaginative solutions to public space linkages for Forthill Park, the Green Fort and the area of the Civic Space.

This change would be likely to have positive environmental effects with regard to protecting cultural heritage, minimising increases in travel related greenhouse emissions to air and reducing car dependency within the Plan area.

~~P-CD-3 Promote the development of specialist tourist shops, including arts and crafts, along The Mall.~~

Recognise the unique role of the city centre in providing a focus for the performing arts, including drama and music, and the extent to which these contribute to the vitality of the city centre. To this end, Sligo Borough Council will encourage and facilitate the development and retention of high-quality cultural amenities. Priorities of this plan include the redevelopment of *The Model Niland* as a contemporary art centre with a dedicated gallery for showcasing the Niland Collection. The space will also include the proposed new state of the art *Museum* and *Civic Space* which is intended to link the gallery and the museum and comprise a mix of housing and commercial activity. The buzz of creativity, innovation and entrepreneurialism generated by the *clustering* of cultural production and consumption in the Greenfort area will make Sligo a more attractive place for city living.

This change would be likely to have positive environmental effects with regard to minimising increases in travel related greenhouse emissions to air and reducing car dependency within the Plan area.

~~P-CD-4 Support the establishment of Sligo as a key destination for Yeats-related tourism.~~

Ensure that all of the city's residents have access to cultural amenities including the arts, theatre and music. Sligo Borough Council will actively encourage and support the provision of local arts initiatives in the four wards of Sligo city.

This change would be likely to have positive environmental effects with regard to minimising increases in travel related greenhouse emissions to air and reducing car dependency within the Plan area.

~~**P-CD-5** Support the regeneration of the Sligo Docklands through the provision of a cultural landmark building and the innovative reuse of former industrial buildings located in the area as workspace for creative enterprises and new community uses.~~

Add to the cultural diversity of the city by facilitating the provision of new spaces for artists to live, work and exhibit. In particular, support the regeneration of Sligo's Docklands area through the provision of a cultural landmark building and the innovative reuse of former industrial buildings located in the area for workspace for creative enterprises and new community uses.

This change would be likely to have potential short term adverse environmental effects which would be likely to be mitigated and positive long term effects with regard to protecting cultural heritage.

~~**P-CD-6** Support open air public events in parks and civic squares.~~

Promote the provision of public art, including temporary art and sculpture, through such mechanisms as the government-supported *Percent for Art* scheme and the development management process.

This change would be unlikely to have significant environmental effects.

P-CD-7 Promote the exhibition of sculpture and other works of art in parks, open spaces and other focal points in the city.

This change would be unlikely to have significant environmental effects.

P-CD-8 Facilitate street theatre and outdoor performance through the development or enhancement of appropriate public spaces with the necessary lighting, cabling, sufficient wall space for outdoor projection, surfaces etc.

This change would be likely to have potential adverse environmental effects which would be likely to be mitigated with regard to protecting cultural heritage.

P-CD-9 Meet the cultural needs of disabled and mobility-impaired persons.

This change would be unlikely to have significant environmental effects.

P-CD-10 Identify areas around the city where carnivals, circuses etc. can perform on an annual basis, thus adding variety and colour to the local area.

The environmental effects of this change would be uncertain as the locations involved are not identified. However, any conflicts would be likely to be mitigated by other measures integrated into the Plan.

~~**O-CD-1** Develop a vision for Sligo's Yeatsian legacy which will inform visitor and tourism strategy development. This vision should:~~

- ~~• leverage the unique cultural history and heritage of the Yeats family connection with Sligo;~~
- ~~• enrich the lives of local communities and enhance destination attractiveness to visitors;~~
- ~~• dovetail Tourism Ireland's promotional messaging strategy for Ireland as the island of "character and characters".~~
-

Examine, in conjunction with the Arts Council and other relevant bodies, the feasibility of:

- establishing live-work units and work spaces for artists;
- establishing a number of shared storage and rehearsal spaces for theatre, film, music and the visual arts in low-cost locations.

The environmental effects of this change would be uncertain as the locations involved are not identified. However, any conflicts would be likely to be mitigated by other measures integrated into the Plan.

O-CD-3 Provide a pedestrian trail along the north and south banks of the Garavogue and Lough Gill as part of an overall linear park system.

This change would be likely to have positive environmental effects with regard to minimising increases in travel related greenhouse emissions to air and reducing car dependency within the Plan area. This

change would also potentially conflict with the protection of biodiversity and flora and fauna and the landscape however these conflicts would be likely to be mitigated.

O-CD-34 Promote the development of a venue building and/or concert hall that could be used for a variety of live entertainment, music concerts, recitals, drama, comedy and dance, including events such as the Sligo Choral Festival. The development of such a facility could be provided as part of a public-private partnership project.

This change would not change the assessment provided in the Environmental Report.

O-CD-5 Improve and enhance access to Carrowmore Passage Tomb Cemetery by means of road improvements and co-ordinated signage from city centre and main approaches.

This change would be likely to have potential adverse environmental effects which would be likely to be mitigated with regard to protecting cultural heritage.

2.5 Chapter 10 Mobility - Effective Transport and Movement

Policy SP-MOB-10 Protect the carrying capacity, operational efficiency and safety of national roads by ensuring that development proposals accessing onto the N4, N15 and N16 are restricted in accordance with the National Roads Authority's publication *Policy Statement on Development Management and Access to National Roads*.

This policy would be likely to have positive environmental effects with regard to minimising increases in travel related greenhouse emissions to air and reducing car dependency within the Plan area.

Strategic Objective SO-MOB-1 Implement the relevant national policies ~~of the Department of Transport's Sustainable Transport Action Plan~~ in relation to sustainable transport and in particular the Department of Transport's policy document *Smarter Travel – A Sustainable Transport Future, A New Transport Policy for Ireland 1009 – 2020*.

This change would not change the assessment provided in the Environmental Report.

Strategic Objective SO-MOB-3 ~~Encourage and facilitate initiatives to change travel behaviour.~~ Develop a strategy to promote and facilitate greater use of sustainable modes of travel such as walking and cycling in line with the Department of Transport's Smarter Travel and Cycle Strategies.

This change would not change the assessment provided in the Environmental Report.

Strategic Road Objective T1.1 Upgrade and realignment of the N4/N15 from Hughes Bridge to Sligo/Leitrim County boundary, including the upgrading of the N16 from the N4/N15 junction to the Duck Street roundabout on the N16. In order to improve traffic flows, the N16 shall also be upgraded from the N4/N15 junction to the Duck Street roundabout on the N16.

This change would not change the assessment provided in the Environmental Report.

Strategic road objective T1.4: It is proposed to realign and upgrade the existing N16 Sligo-Enniskillen Road. The proposal consists of realigning the N16 from the Sligo/Leitrim county border to intersect the existing N15 at Teesan and to connect with objective T1.1. ~~A preferred route has been selected.~~

This change would not change the assessment provided in the Environmental Report.

In **Section 10.2 Strategic Road Proposals**, insert the following text at the end of **Section 10.2.7 Objective T1.5.a – Western/City Bypass**: Addendum: That the City Bypass should be located **elsewhere** with a view to ensuring that the accepted negative impact on those people living west of the First Sea Road be prevented and the proposed route west of the Second Sea Road starting at the Carraroe interchange in the townland of Tonafortes, via Oakfield, Ballydoogan, Barnasrahy, Woodville Farm and the whole townland of Cummeen, via Gibraltar and Finisklin should not be adopted. It is accepted that the natural amenity of Gibraltar, the Special Area of Conservation at Cummeen, Carrowmore Megalithic Cemetery, the Ceremonial Enclosure RMP No Slo 14-052 CMC and the integrity of Woodville Farm should be protected for the people of Sligo and the proposed route west of the Second Sea Road should not be adopted.

This change would be likely to benefit the protection of biodiversity and flora and fauna, water resources, cultural heritage and the landscape in the areas that it excludes. The environmental effects on other areas would be uncertain.

Objective T2.11: ~~T2.11 A link between the R287 (old N4 between the Carrowroe roundabout and the Retail Park roundabout), east to Cairns Road (L-3602-0), with a link to the Green Road (L-36022-0), and from there north and east to Tonaphubble Road (L-36025-0).~~

This change would be likely to benefit the protection of biodiversity and flora and fauna, water resources, cultural heritage and the landscape.

Pedestrian priority objectives

It is the objective of Sligo Borough Council to:

O-PED-1 Pedestrianise O'Connell Street when the necessary funding to cover the costs of the pedestrianisation and enhancement of the street is provided by Government or other sources, and when the Borough Council by resolution deems it appropriate.

This policy would be likely to have positive environmental effects with regard to minimising increases in travel related greenhouse emissions to air and reducing car dependency within the Plan area.

O-PED-~~2~~ Continue the pedestrian prioritisation and environmental improvements of the City Centre to include ~~O'Connell Street~~, Castle Street, Grattan Street, Market Street, High street and John Street, when funding becomes available and when the Borough Council by resolution deems it appropriate.

This change would not change the assessment provided in the Environmental Report.

O-PED-~~3~~ Facilitate the provision of a waterfront walk from Kempten Promenade (Brewery Lane) to the J. Fallon footbridge.

O-PED-~~4~~ Require the construction of a waterfront walk along the river from Hyde Bridge to Hughes Bridge on the western side (any redevelopment of existing premises in this vicinity will be required to reserve space for such a walkway).

O-PED-~~5~~ Ensure the provision of a pedestrian link between Connaughton Road area and the Stephen Street/The Mall, as part of any redevelopment of the urban blocks bound by these streets.

O-PED-~~6~~ Encourage the provision of an additional pedestrian link between the Mall and the River Garavogue, approximately mid-way between Bridge Street and River Lane.

O-PED-~~7~~ Facilitate the provision of a dedicated pedestrian and cycle bridge linking Cleveragh to Hazelwood.

O-PED-~~8~~ Provide a pedestrian and cycle bridge or boardwalk on the east side of Markiewicz Bridge, linking Bridge Street to Thomas Street at Kempten Parade/JFK Parade.

O-PED-~~9~~ Encourage the provision of a pedestrian and cycle bridge over the IRR linking the Train Station to the proposed Adelaide Square.

These changes would not change the assessment provided in the Environmental Report.

Policy P-CY-1: Promote cycling as a mode of travel and implement relevant national policy in relation to cycling, including the Department of Transport's National Cycle Policy Framework 2009 – 2020.

This change would not change the assessment provided in the Environmental Report.

Cycling objectives:

O-CY-1 Prepare a Cycling Strategy for Sligo with specific targets to develop a cycling network within and throughout Sligo, including bicycle parking, and to promote cycling as an alternative mode of transport.

This policy would be likely to have positive environmental effects with regard to minimising increases in travel related greenhouse emissions to air and reducing car dependency within the Plan area.

O-CY-~~2~~ Provide, improve and extend cycle routes on all existing roads, proposed roads, roads being upgraded and green corridors.

O-CY-~~3~~ Provide bicycle parking facilities at all car parks.

O-CY-34 Provide bicycle parking facilities in the city centre and at key institutional, educational, cultural, recreational and retail areas and at the Railway Station.

These changes would not change the assessment provided in the Environmental Report.

2.6 Chapter 11 Open Space

O-OS-28 Develop an urban square/pocket park of minimum 0.5 ha as part of any redevelopment that would include the site of the former orchard associated with the Ursuline Convent.

This change would be likely to have positive environmental effects with regard to protecting non-designated habitats.

2.7 Chapter 12 Urban Design

Policy GP-CC-1 ~~Ensure~~ Promote a vibrant mix of retail, service uses, employment uses, community and cultural facilities, natural features and civic buildings in the city centre.

This change would not change the assessment provided in the Environmental Report.

Policy GP-CC-9 Prevent the proliferation of ~~take-away~~ fast-food outlets in any particular area within the city centre.

This change would not change the assessment provided in the Environmental Report.

Policy GP-CC-12 ~~Promote~~ Require the installation of high-quality signage/shopfronts on commercial properties within the city centre and restrict the provision of internally illuminated signage.

This change would not change the assessment provided in the Environmental Report.

Policy GP-CC-13 Restrict new uses which do not present an active frontage to the street in the commercial core of the city centre and the centre block area.

This change would be likely to have positive long term environmental effects with regard to protecting the architectural heritage of the Town.

Policy GP-CC-14 Discourage the change of use of existing properties on the western half of Wine Street to retail use.

This change would be likely to have positive long term environmental effects with regard to protecting the architectural heritage of the Town.

Policy P-CC-CC-2 ~~Require~~ Promote active uses on the ground floor ~~in new developments and change of use proposals~~ of existing and proposed units which generate activity and contribute to the pedestrian realm.

This policy would be likely to have positive environmental effects with regard to protecting architectural heritage, minimising increases in travel related greenhouse emissions to air and reducing car dependency within the Plan area.

Policy P-CC-CB-3 Promote uses on the ground floors of existing and proposed units which generate activity and contribute to the enhancement of the pedestrian realm.

This policy would be likely to have positive environmental effects with regard to protecting architectural heritage, minimising increases in travel related greenhouse emissions to air and reducing car dependency within the Plan area.

Policy P-CC-CB-4 Promote the high-quality redevelopment of existing properties located between Wine Street and the Centre Block.

This change would be likely to have positive long term environmental effects with regard to protecting the architectural heritage of the Town.

2.8 Chapter 13 Heritage

Policy P-BH-1 Preserve, protect and enhance the architectural heritage of Sligo and Environs Plan area for future generations. The area's architectural heritage is of national and regional importance and is central to Sligo's ability to promote itself as a centre for cultural tourism.

This change would not change the assessment provided in the Environmental Report.

Policy P-ACA-MC-11 New development must respect historic rooflines; building heights are generally restricted to two- and three-storey buildings. ~~Four-storey buildings might be acceptable along Castle Street and Crattan Street, where due to ceiling heights a traditional three-storey building would equal a modern four-storey building's eave.~~

This change would not change the assessment provided in the Environmental Report.

In **Section 13.2.4.2 Courthouse ACA**, extend the ACA to include the whole of Chapel Street. In **Section 13.2.4.4 Wolfe Tone Street ACA**, modify the ACA boundary. In **Section 13.2.4.3 Cathedral ACA**, modify the ACA boundary to include Gilooly Hall and Upper John Street at the junction with the Inner Relief Road.

This change would not change the assessment provided in the Environmental Report.

Objective O-NH-4 Any plan or project not directly connected with or necessary to the management of the site (Natura 2000 sites) but likely to have significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment, in accordance with Article 6 of Council Directive 92/43/EEC, of its implications for the site in view of the site's conservation objectives."

This change would be likely to have positive environmental effects with regard to: protecting designated ecological sites, non-designated ecology, ecological connectivity, water resources and human health.

Policy P-NH-14 Seek the control and/or eradication of invasive species as appropriate within the Plan area as opportunities and resources allow. Targeted invasive species control to be informed by current distribution of species, degree of threat posed and resources available to control and/or eradicate them.

This change would be likely to have positive environmental effects with regard to: protecting designated ecological sites, non-designated ecology and ecological connectivity.

Objective O-NH-10 Undertake a study to quantify the extent of invasive species within the Plan area, with recommendations of priority species for control and /or eradication, the degree of threat posed and the resources required for effective management.

This change would be likely to have positive environmental effects with regard to: protecting designated ecological sites, non-designated ecology and ecological connectivity.

Policy P-NH-17 Protect and enhance biodiversity richness by protecting rivers and stream corridors and valleys by reserving land along their banks for ecological corridors, maintaining them free from inappropriate development, and discouraging culverting or realignment.

This change would not change the assessment provided in the Environmental Report.

2.9 Chapter 14 Environmental Infrastructure

Objective O-WS-5 Complete the Water Conservation Programme Stages 1 and 2 and commence Stage 3 Mains Rehabilitation in the Sligo and Environs area.

This change would not change the assessment provided in the Environmental Report.

Policy P-WS-3 Promote public awareness and involvement in water conservation measures and implement water demand management strategies for all developments.

This change would not change the assessment provided in the Environmental Report.

Policy P-WS-4 Implement the requirements of and provide the necessary water treatment infrastructure to achieve compliance with the EC (Drinking Water) (No 2) Regulations 2007.

This change would be likely to have positive environmental effects with regard to protecting water resources and providing for adequate waste water treatment infrastructure.

Objective O-WS-4 Implement the National Water Pricing Policy and not impose charges for the supply of water for domestic use.

This change would not change the assessment provided in the Environmental Report.

~~Objective O-WS-7 Enter into public private partnerships (PPPs) for the provision of necessary infrastructure, as appropriate.~~

This objective is to be removed from the Environmental Report.

Objective O-WS-8 Strive to address all water service deficits on zoned lands within the lifetime of the Plan.

This change would not change the assessment provided in the Environmental Report.

Objective O-WS-9 Strive to complete all the planned water schemes within the timeframe as indicated in Table 14.A.

This change would not change the assessment provided in the Environmental Report.

Policy P-WQ-8 Protect the quality of estuarine and coastal waters, including designated bathing areas and designated shellfish areas in Sligo Bay, by controlling land-based discharges to these areas. Any significant development in the catchment of a designated shellfish area will require an assessment of the likely impact on shellfish.

This change would not change the assessment provided in the Environmental Report.

Policy P- WQ-11 Ensure the measures set out in the Action Programmes/ Pollution Reduction Programmes for Shellfish Waters, currently being prepared, are taken into account when zoning /rezoning of lands and development proposals are being considered.

This change would be likely to have positive environmental effects with regard to protecting water quality, designated ecological sites, non-designated ecology, ecological connectivity and human health.

Objective O-WQ-5 ~~Enforce the measures~~ Implement the Programme of Measures detailed in the WRBDMP.

This change would not change the assessment provided in the Environmental Report.

Objective O-WQ-6 Ensure compliance with the relevant objectives and measures that will be set out in the Groundwater Protection Scheme for County Sligo.

This change would be likely to have positive environmental effects with regard to protecting water resources, biodiversity and flora and fauna and human health.

Policy P-WM-12 Have regard to the Environmental Protection Agency's *National Hazardous Waste Management Plan -2008-2012*.

This change would be likely to have positive environmental effects with regard to protecting human health.

Policy P-WM-13 Development proposals on brownfield sites – such former petrol stations, fuel/chemical storage areas and similar sites – shall be required to undertake an assessment of the potential for contaminated materials, soil, etc. to be unearthed during demolition/development works, and the associated environmental risks. Where any environmental risk is identified, appropriate investigations shall be undertaken to determine the nature and extent of any materials or contaminated soils on the proposed development site. A site specific “remediation plan” shall be prepared to ensure the construction and operation phases of development do not result in risk to human health, water quality, biodiversity, fisheries, air quality etc.

This change would be likely to have positive environmental effects with regard to protecting water quality, biodiversity and flora and fauna, air quality and human health.

Policy P-WM-14 Ensure that the known waste disposal site at Finisklin is assessed and an appropriate remediation plan is developed and implemented in order to reduce the environmental risk associate with the former landfill.

This change would be likely to have positive environmental effects with regard to protecting water quality, biodiversity and flora and fauna, air quality and human health.

2.10 Chapter 15 Energy and Telecommunications

Policy P-EN-2 Support national and international initiatives for limiting emissions of greenhouse gases and encourage the development of renewable energy resources in an appropriate and sustainable manner.

By providing for development under this policy in a sustainable manner, this change would be likely to mitigate any potential adverse effects which would have otherwise been presented by this policy.

Policy P-TEL-2 Protect areas of significant landscape, habitats and species importance from the visual and physical intrusion of large-scale telecommunications infrastructure.

This change would be likely to have positive environmental effects with regard to protectiong biodiversity and flora and fauna.

2.11 Other Proposed Amendments

Include the term “sustainable” in the following policies and objectives:

- Broad aims BA-1a
- Strategic zoning policies SP-Z-7
- Tourism policies P-TOU-6
- Agriculture policy P-AG-1
- Natural resource policies P-NR-8
- Strategic housing policies SP-HOU-2
- Energy policies P-EN-2, P-EN-4

By providing for sustainable development, these changes would be likely to mitigate any potential adverse effects which would have otherwise been presented by the policies.

2.12 Zoning Matrix, Map 3 Open Space Objectives, North Fringe LAP and Quay Quarter UDF and Chapter 17 Implementation

These changes would not change the assessment provided in the Environmental Report.

2.13 Record of Protected Structures

The beneficial impacts upon the protection of architectural heritage which result from enlistment on the Record of Protected Structures would not be provided by deleting entries from the Record of Protected Structures 2010-2016. Deleting entries could have beneficial impacts on the maximisation of brownfield development.

2.14 Map 1 Zoning Map

Submission no. 2 (Dolan) – Zone the lands (marked 2 on the Proposed Amendments Map) as **R1 – low-density residential area** and **OS/open space** (a narrow strip at the extreme north) instead of R2 – low/medium-density residential area.

This change would not be likely to have significant environmental effects.

Submission no. 4 (Rathedmond Residents' Association) – Zone the site (marked 4 on the Proposed Amendments Map) as **R2 – low/medium-density residential uses** instead of R3 – medium/high-density residential uses.

This change would not be likely to have significant environmental effects.

Submission no. 9 (IT Sligo) – Zone the subject site (marked 9 on the Proposed Amendments Map) as **CF/community facilities** instead of OS/open space.

This change would potentially conflict with protecting water resources, protecting the landscape, minimising flood risk and protecting non-designated flora and fauna however these conflicts would be likely to be mitigated.

Submission no. 15 (IDA) – Zone the subject lands (marked 15A on the Proposed Amendments Map) as **BITP/business, industry and technology park** instead of C2 – commercial and mixed uses. Extend this zoning to the eastern boundary of the overall site, in addition to the extent of lands indicated on the map submitted.

This change would not be likely to have significant environmental effects.

Submission no. 32 (Declan O'Connor) – Zone the site indicated by the members of Sligo County Council (marked 32A on the Proposed Amendments Map) as **WILT/waste management, industry, logistics and transport-related uses** instead of WILT+OS/open space.

This change would potentially conflict with protecting water resources, protecting the landscape, minimising flood risk and protecting non-designated flora and fauna however these conflicts would be likely to be mitigated.

Submission no. 33 (John Armstrong) – Zone the subject land (marked 33 on the Proposed Amendments Map) as **R1/low-density residential areas** instead of OS/open space.

This change would potentially conflict with protecting water resources, protecting the landscape, minimising flood risk and protecting non-designated flora and fauna however these conflicts would be likely to be mitigated.

Submission no. 50 (Noel Elliott, Mary Gilmartin, Peter Martin) – Zone the site indicated by the members of Sligo County Council (marked 50A on the Proposed Amendments Map) as **CF/community facilities** instead of BUF/buffer zone.

This change would potentially conflict with minimising increases in greenhouse gas emissions, reducing car dependency, protecting water resources, minimising flood risk and protecting non-designated flora and fauna however these conflicts would be likely to be mitigated.

Submission no. 80 (Ursuline) – Zone the site (marked 80 on the Proposed Amendments Map) as **C2/commercial and mixed land uses** instead of CF/community facilities.

This change would not be likely to have significant environmental effects.

Submission no. 81 (Summerhill College) – Zone the site (marked 81 on the Proposed Amendments Map) as **C2/commercial and mixed land uses** instead of CF/community facilities.

This change would not be likely to have significant environmental effects.

Submission no. 88 (Close Care) - Zone the site of the former orchard (marked 88 on the Proposed Amendments Map) as **C2/commercial and mixed land uses** instead of OS/open space. (See also to the Proposed Amendment no. 28)

This change would potentially conflict with minimising flood risk and protecting non-designated flora and fauna however these conflicts would be likely to be mitigated.

Submission no. 95 (Tom Kenny) – Zone a piece of land (marked 95A on the Proposed Amendments Map) as **BITP/business, industry and technology park** instead of R2 – low/medium-density residential areas.

This change would not be likely to have significant environmental effects.

Submission no. 104 (Tesco) – Zone the subject site (marked 104 on the Proposed Amendments Map) as **MIX-2/mixed uses (optional retail warehousing)** instead of MIX-1/commercial and mixed uses (non-retail).

This change would not be likely to have significant environmental effects.

Submission no. 130 (Dick Chambers) – Zone the subject site (marked 130 on the Proposed Amendments Map) as **R1/low-density residential areas**, except for a 3-m buffer zone along the Rathbraughan river, which is to remain OS/open space. The site should be marked “one house only”.

This change would potentially conflict with protecting water resources, protecting the landscape, minimising flood risk and protecting non-designated flora and fauna however these conflicts would be likely to be mitigated.

Submission no. 141 (NRA) - Reserve a **buffer zone** between the preferred route of the N16 realignment and the northern extremity of the indicative long-term development objectives to the north of the North Fringe LAP area. This shall be achieved by moving the northern boundary of these long-term objectives further south.

This change would not be likely to have significant environmental effects.

North Fringe LAP – Remove the RP/retail park zoning in the North Fringe LAP (marked NF on the Proposed Amendments Map) and zone this area as **MIX-1/commercial and mixed uses (non-retail)**.

This change would not be likely to have significant environmental effects.

Manager’s supplementary recommendation no. 6 - Zone all the lands at the Clarion Hotel/Village and surrounds (marked MSR6 on the Proposed Amendments Map) as **MIX-1 – mixed uses (non-retail)** instead of C2/commercial and mixed uses.

This change would not be likely to have significant environmental effects.

2.15 Map 2 Transport Objectives

Remove the line corresponding to **Objective T1.5 between Carrowroe and Oakfield**.

This change would be likely to benefit the protection of biodiversity and flora and fauna, water resources, cultural heritage and the landscape.

Remove the line corresponding to **Objective T2.11**.

This change would be likely to benefit the protection of biodiversity and flora and fauna, water resources, cultural heritage and the landscape.

Modify the line corresponding to **Objective T2.16/North Fringe Avenue** as shown in the revised North Fringe Development Framework (see Appendix 3 of this document).

This change would not be likely to have significant environmental effects.

2.16 Map 4 General Objectives

Submission no. 50 – Indicate the objective **O-CF-1** (see proposed amendment no. 11) as attached to the site marked 50A on the Proposed Amendments Map.

This change would not be likely to have significant environmental effects.

Submission no. 51 (Cordil Construction) – Relocate the tall building objective **F Northern Gateway/Lisnalurg** to the south of the junction of L-3410 and N15.

This change would not be likely to have significant environmental effects.

Submission no. 139 (EPA) – Show the Natura 2000 sites (SACs and SPAs) and proposed Natural Heritage Sites (pNHAs) on the General Objectives Map.

This change would not be likely to have significant environmental effects.