

APPENDICES

CONTENTS

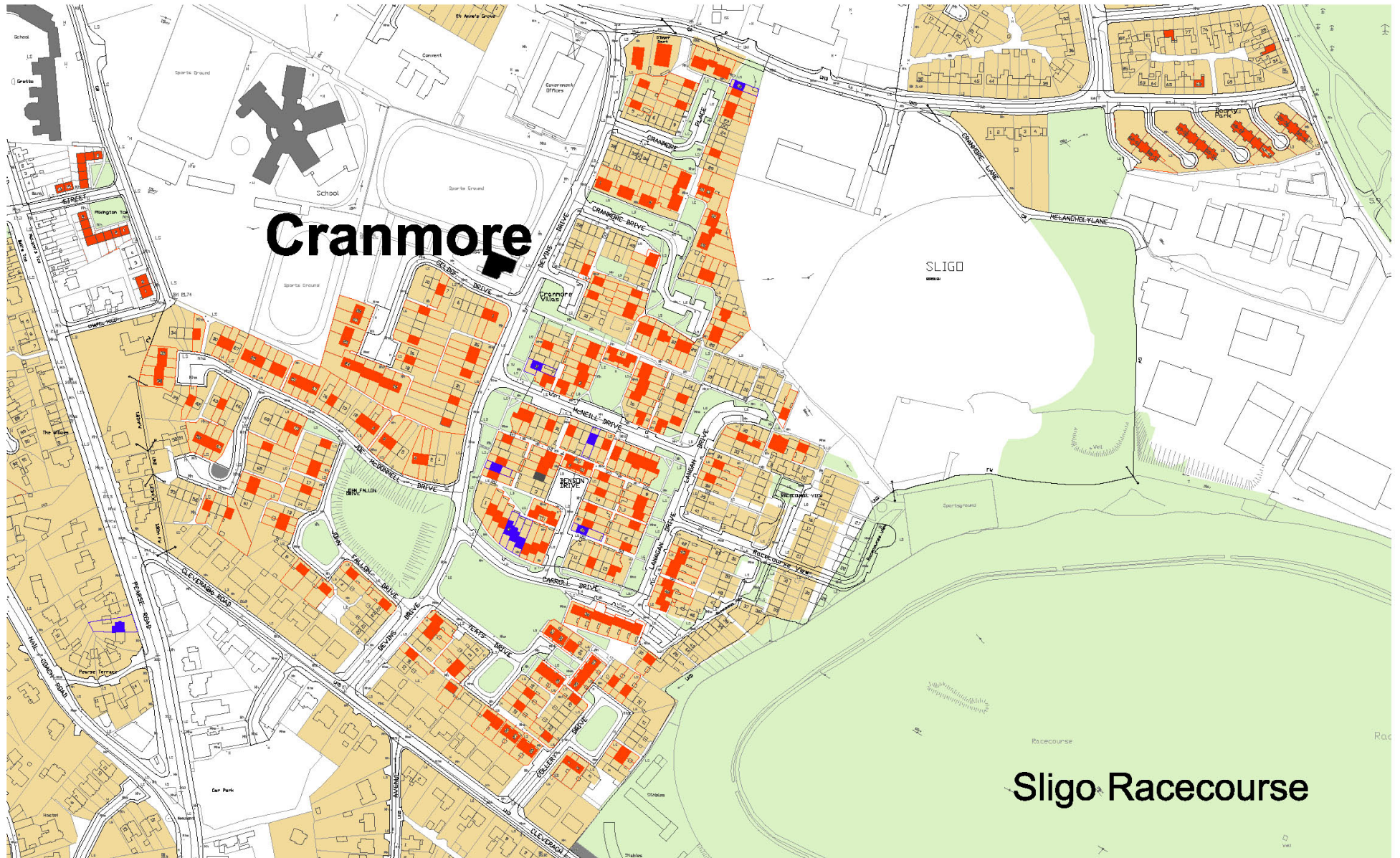
1. MAPS 1-5

- 1.1. Cranmore Estate
- 1.2. Doorly Park, Garavogue Villas, Martin Savage Tce and Hazel View
- 1.3. Residential Areas to the South: Commons, Cleveragh and Tonaphubble
- 1.4. Lands in East City area
- 1.5. Regeneration Project: Works to date

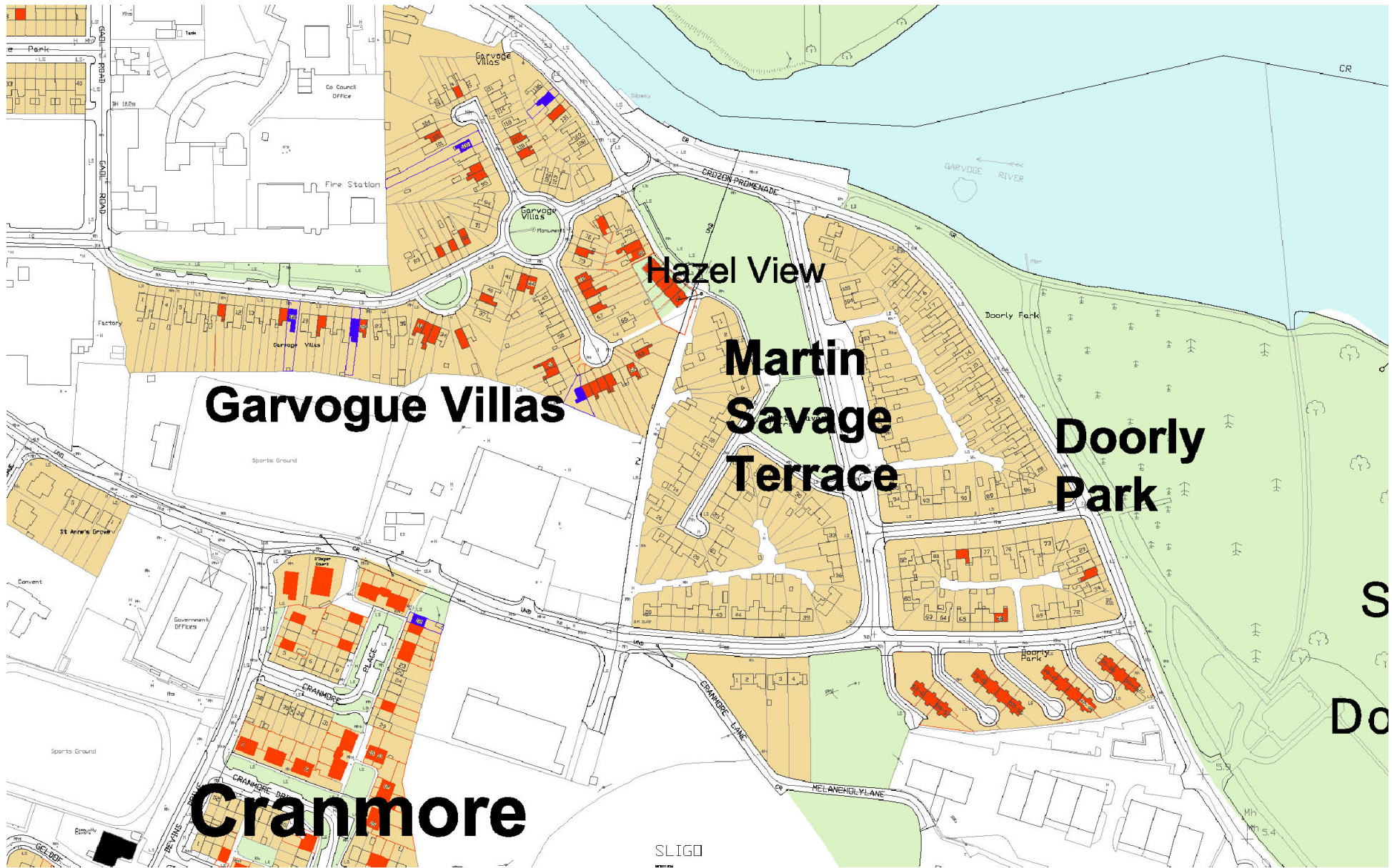
2. Key Stakeholders Leadership Group: Overview

3. GUIDANCE CRITERIA, CONSULTATIONS REQUIRED AND INDICATIVE REFERENCE DOCUMENTATION

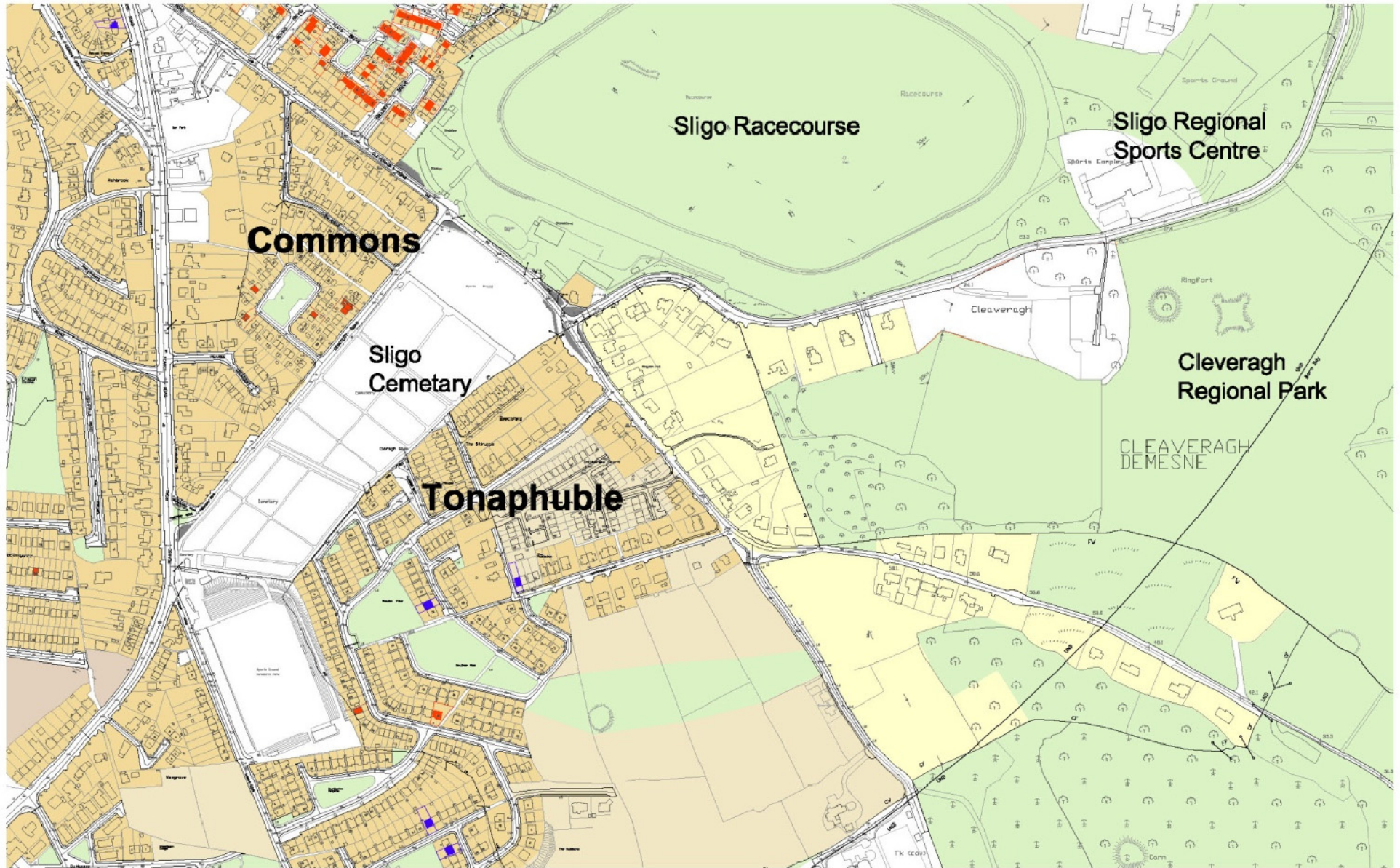
- 3.1. Planning Strategy Overview: Criteria
- 3.2. Ecological Overview: Criteria
- 3.3. Urban Design Appraisal: Criteria and Checklist
- 3.4. Movement Framework Assessment: Criteria
- 3.5. Capacity Study of Public Utilities and Provision appraisal: Criteria
- 3.6. Housing Condition and Provision: Criteria
- 3.7. Open Space Appraisal: Criteria
- 3.8. Energy Appraisal: Criteria
- 3.9. Community Space Provision: Criteria
- 3.10. Economic Appraisal and Cost Benefit Analysis: Criteria



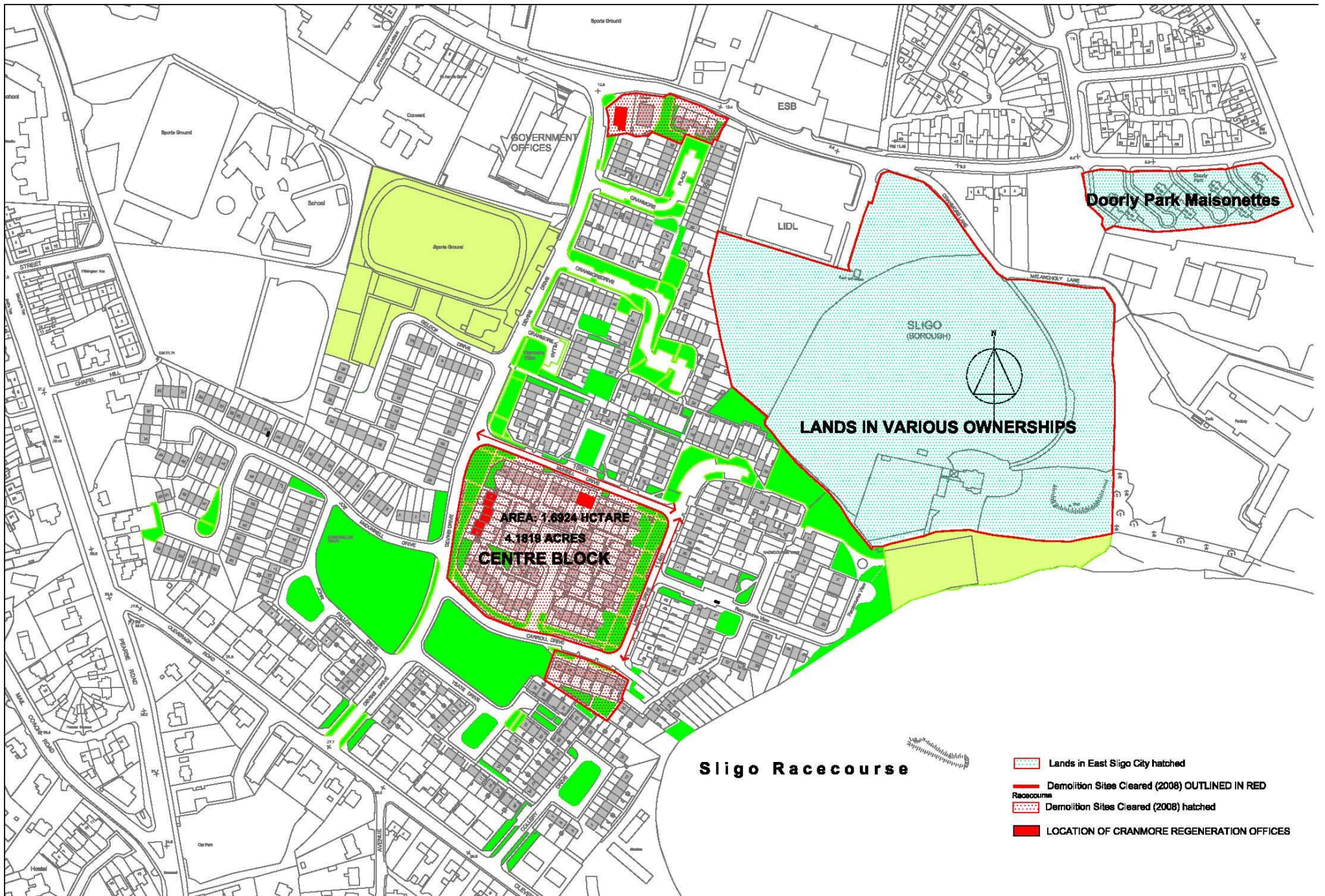
MAP No. 1: Cranmore Estate



MAP No. 2: Garvogue Villas, Doorly Park, Martin Savage and Hazel View



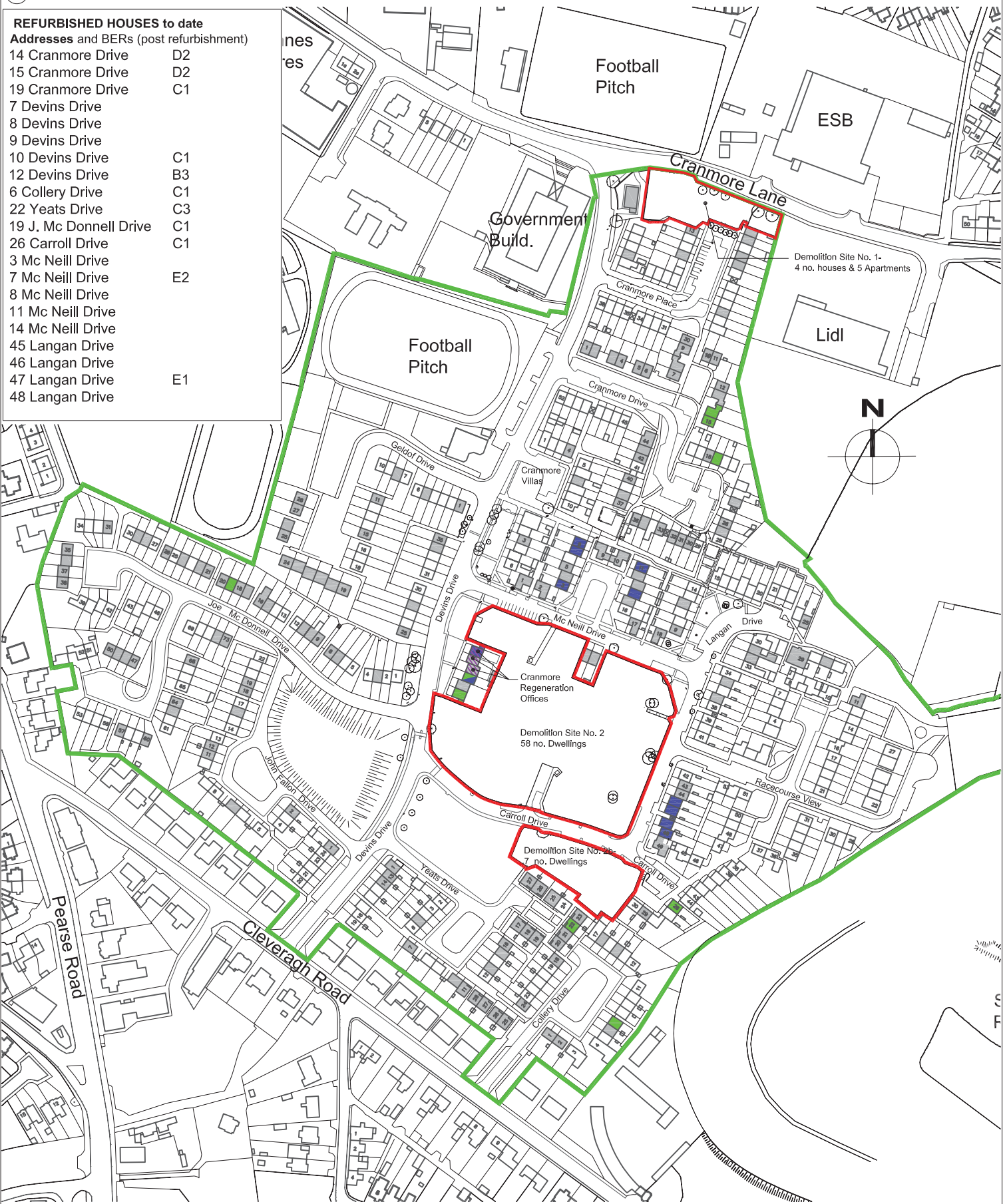
MAP No. 3: Residential Areas to the South



MAP NO.4: Lands in Cranmore and East City area

REFURBISHED HOUSES to date
Addresses and BERs (post refurbishment)

14 Cranmore Drive	D2
15 Cranmore Drive	D2
19 Cranmore Drive	C1
7 Devins Drive	
8 Devins Drive	
9 Devins Drive	
10 Devins Drive	C1
12 Devins Drive	B3
6 Colliery Drive	C1
22 Yeats Drive	C3
19 J. Mc Donnell Drive	C1
26 Carroll Drive	C1
3 Mc Neill Drive	
7 Mc Neill Drive	E2
8 Mc Neill Drive	
11 Mc Neill Drive	
14 Mc Neill Drive	
45 Langan Drive	
46 Langan Drive	
47 Langan Drive	E1
48 Langan Drive	



— Cranmore Estate Outlined in Green

— Demolition Sites Outline in Red

- Borough Council Houses Refurbished under Cranmore Regeneration Project (2011)
- Borough Council Houses Refurbished under Cranmore Regeneration Pre-Pilot & Pilot Projects
- CRP Offices
- Other Borough Council Houses

LOCATION MAP

Sligo Town
 OS Ref 1012 - 13 & 18

Sligo Borough Council CRANMORE REGENERATION PROJECT

PROJECTS:
 CRANMORE REGENERATION, PRE- PILOT, PILOT,
 REFURBISHMENT & DEMOLITION PROJECTS

DRAWING NO:

MAP SHOWING LOCATION OF PROJECTS

REF:FILE

PROJECT NO:

1.9.17

DRAWING NO:

1 of 1

SCALE:

1:2000

DRAWN BY:

MF

DATE:

JULY 2012

REVISIONS:

STATUS:

Info

CHECKED BY:

M OC

No. 7-9 Devins Drive, Cranmore, Sligo
 Tel:(071)911250 Fax:(071)9146431
 email: cranmoreregeneration@sligoborough.ie

Objectives

The purpose of the Key Stakeholder Leadership Group is to enable senior representatives of stakeholder agencies and community representatives to:

- Share high level information about participating agencies potential to contribute to an effective regeneration process, within the realistic context of existing resource and policy constraints
- Be briefed on the socio-economic and physical context and on the regeneration community's lived experience of action areas that fall within the remit of agencies
- Contribute to the emerging vision for an effective regeneration process and be briefed on the ongoing progress of the Master-planning process
- Direct the active participation of relevant agency staff in the ongoing consultation, problem posing, and action planning process
- Promote and encourage effective interagency co-operation and co-ordination in the development of sustainable regeneration proposals
- Agree priority action areas that emerge from the Master-planning process, to enable their agency to contribute to an effective and collaborative regeneration process
- Sign off on their agency's commitment to the regeneration process and to the dedication of resources for agreed priority Masterplan actions

Time Commitment

This is a short-term working group which will exist for the life-span of the Masterplan Development process with anticipated 5 no. briefing and consultation meetings with the Masterplan consultants over a twelve month period

Planning Strategy Overview**Masterplan Design Stage 2: Planning Context Report for Design Team**

Prepare Review of the relevant planning reports and strategies at local, regional and national level, (including current Sligo and Environs Development Plan), consult with Sligo Local Authorities Planning officers, focusing on particular aspects relevant for informing and guiding the Strategic Design Development Proposals for Regeneration at an early stage.

Report summarizing implications of findings: providing relevant information for the Masterplanning Team to consider in the development of Stage 3, 4 and 5 proposals.

Masterplan Design Stages 3, 4 and 5.**Review of Planning Strategy Impacts of proposals/actions outlined in the Masterplan**

In collaboration with other members of the Design Team and as the Masterplan evolves, the Consultant will provide an evaluation of Masterplan proposals from a planning perspective in terms of national and regional planning policies, retail and housing strategies.

A Concluding Evaluation Report to be prepared identifying issues addressed in the Masterplan, and those elements which will have relevance for the Sligo and Environs Development Plan.

This report will also be used to facilitate the Review of the Sligo and Environs Development Plan (due to commence 2013/14), it should indicate how the planning elements of the Masterplan can be incorporated into Sligo's Statutory Planning Document, distinguishing those elements that are policies and those that are objectives.

The Report should include the following:

1. Setting the Context
2. Identifying main Planning Issues
3. Land Use strategy for the future of the Area
4. Policy and Objectives necessary to implement the Strategy

Indicative List of Reference Documents

National Spatial Strategy (NSS)
Gateway Investment Priorities Report
National Development Plan (NDP) 2007 - 2013
Towards 2016
Regional Planning Guidelines and Economic Strategy
Regional Tourism Strategy
Regional Retail Guidelines
WDC Reports
Sligo & Environs Development Plan 2010-16
Gateway Innovation Fund Submission 2007
Eastern Garvogue Bridge and Approach Roads –

- Environmental Impact Statement, Nov. 2007.
- Oral Hearing Report

Hazelwood-Ballinode Local Area Plan 2004 – 2010
County Development Board: Action Plan 2009-12
RAPID Action Plan: SLIGO

Contacts

Forward Planning Section:
Sligo County Council
Sligo Borough Council Planning Officer

Ecological Overview and Screening of Area:**Masterplan Design Stage 2: Appraisal of context**

The Consultant should undertake Appropriate Assessment in compliance with Article 6 of the European Habitats Directive (Council Directive 92/43/EEC on the conservation of wild habitats and of wild fauna and flora)

The consultant should set out the Ecological Framework for the Regeneration Masterplan Area, utilizing the existing habitat mapping undertaken by Sligo County Council Heritage Office in 2007 (Fossitt to Level 3), published data and report information. The report shall also provide relevant information on important and protected species including invasive species. Information gathered through screening and ecological overview will inform all Masterplanning elements.

Masterplan Design Stages 3 : Development of Masterplan proposals

The report should identify potential impacts both positive and negative and put forward mitigation measures as appropriate for the purpose of informing and guiding the Strategic Design Development Proposals. The report shall describe aspects of the natural environment within and adjacent to the Masterplan Area including:

- habitats and species (including Annex IV and protected species),
- landscape features of major importance to wildlife,

The importance and status of features present shall be assessed and presented.

Stage 4: Preparation of Final Draft Masterplan

The Ecological Overview and Screening Report should identify all relevant statutory consents that may be required for the implementation of the Masterplan. All aspects should have regard to the appropriate ecological, environmental and planning legislation. For example particular attention should be given to requirements under the Habitats Directive (Appropriate Assessment), Annex IV species and associated derogation licenses.

The report shall provide names, qualifications and experience of personnel to carry out the work and to demonstrate that standard good practice methods have been used to generate the information provided.

Indicative list of Reports Available

EIS for Eastern Bridge
SCC Heritage Office Habitat Mapping for Sligo and Environs
Development plan 2007
Natura Impact Statement for Doorly Park Demolition (2012)
(prepared for SBC by Woodrow Sustainable Solutions)
Appropriate Assessment of Plans and Projects in Ireland – Guidance for
Planning Authorities (DoEHLG, 2010).

<http://www.npws.ie/planning/appropriateassessment/>

Contacts

Heritage Office: Sligo County Council
NPWS

CRITERIA FOR URBAN DESIGN APPRAISAL

Defining Urban Design and its relevance for the Regeneration Project

Appreciating the Context of the need for Regeneration

Consultation with the local community to gain an understanding of the particular challenges of Cranmore estate (including poor public perception, low house prices, social problems etc) and to identify how the physical qualities of Cranmore might be contributing to that failure.

The importance of urban design as a process, engaging with communities and agencies

The process of urban design is a holistic one, concerned with the creation of good quality 'places', rather than stand-alone developments. To examine an area in terms of its' urban design is to look critically at all the forces that influence the quality of the public realm: the urban structure, the nature of the built environment, the open space, the nature of land use, the movement patterns through the area.

It is important that this process of reviewing the urban environment is one that is developed in a meaningful way with local communities.

The value and significance of place

The issues that Cranmore faces are not unique, but are common to many large scale estates constructed in the 70's and 80's. Each estate is however unique in its' physical setting and in its' relationships between the built and unbuilt space. The proposal to be developed will be unique for Cranmore, relating to the specific problems and strengths of the area.

- The urban Structure
- the concept of 'place' at many levels, from the large scale down to the detail.
- Cranmore in the context of Sligo overall,
- the relationship that Cranmore has with the city in terms of transport and housing markets,
- the potential that the estate has in terms of its location.
- the topography of the area, the built environment and the open spaces.

Recognition of economic, political and regulatory forces

Economic Forces

The impact of low house prices; the patterns of home ownership; lack of private sector development funding; costs of refurbishment; benefits of refurbishment and redevelopment; need to extract the best possible value from a regeneration investment.

Political and Regulatory Forces

In parallel with this, Cranmore needs to be seen in its political and regulatory context.

The implementation of the Regeneration Masterplan will ultimately need political and agency support for a number of delivery issues. The vision for the Regenerated Cranmore needs to be owned by a wide range of interests. Engaging these diverse interests will be key to the success of the Regeneration Masterplan.

Good Design Principles for Urban Design and Open Space

'CABE, Design Review, London, 2002' quoted in 'Creating Successful Masterplans, A Guide for Clients' 2004

A well designed place has the following qualities:

- Character: a place with its' own identity
- Continuity and enclosure: a place where public and private spaces are clearly distinguished
- Quality of public realm: a place with attractive and successful outdoor areas valued by people who use them
- Ease of movement: a place that is easy to reach and move through
- Legibility: a place that has a clear image and is easy to understand
- Diversity: a place with variety and choice
- Security: a place where the users feel and are as safe as possible
- Services: an appropriate and high quality services infrastructure

These are some of the criteria by which the success of the Regeneration might be judged in terms of turning Cranmore into a desirable sustainable residential area.

Overleaf is a list of Reference Documents and a Checklist for the Urban Design Appraisal

REFERENCE GUIDANCE MATERIAL AND REPORTS

Urban Design Manual Best Practice Guide (DOEHLG 2008)

Manual for Streets, Dept. for Transport, HMSO

Urban Design Compendium

Delivering Homes Sustaining Communities

Quality housing for Sustaining Communities

Sustainable Residential Development in Urban Areas

NESC Report on Housing 2004

Sligo & Environs Development Plan 2010-16

Gateway Innovation Fund Submission 2007

Eastern Garavoge Bridge and Approach Roads –

- Environmental Impact Statement, Nov. 2007.
- Oral Hearing Report

Hazelwood-Ballinode Local Area Plan 2004 – 2010

County Development Board: Action Plan 2009-12

Regional Planning Guidelines and Economic Strategy

Regional Tourism Strategy

Regional Retail Guidelines

Western Development Commission Reports

National Spatial Strategy (NSS)

Gateway Investment Priorities Report

Circular N11/2007 – Policy Framework for Regeneration of Local Authority Estates

History of Community Consultations and documents referred to there.

CONTEXT ISSUES					
<p>local context physical relationship of Cranmore to its surroundings; scale of Cranmore within Sligo; scale of Sligo Proximity of city centre</p>	<p>market context operation of markets: elements of competition and choice property values: Cranmore and Sligo, and nationwide</p>	<p>Regulatory/logistical Context Implications of and for Sligo and Environs Development Plan for Regeneration Initiative Ownership issues: impact of proposals for private house-holders , Cluid and SBC tenants Logistics of Regeneration Plan Delivery</p>		<p>National Context Availability of funding for regeneration projects Strategic importance of Sligo as A Gateway City</p>	
DEVELOPING A VISION					
<p>Urban Form and Structure* Uses: landuse, building forms, plot patterns, street patterns, density: Character areas public open spaces assessment: movement framework*; street structures + road networks: Cranmore’s relationship with existing and proposed infrastructure Energy and resource efficiency Landscape*</p>	<p>Perceptions/image perceptions of Cranmore’s environment Identity of Cranmore, sense of place Meanings and values associated with the area Challenging negative perceptions</p>	<p>Social Space/issues The way that the public spaces in Cranmore are used or not: influence of design on behaviour: Creating spaces that are safe Management and maintenance of public spaces Creating quality spaces for play and recreation, social activities and space for neighbour interaction, sense of community, neighbourhood identity, social balance/mix: balance of demand for community services and facilities, life-time communities, enabling community self-help, assisting surveillance Public Space: promoting Accessibility and Inclusion</p>	<p>Functional The use of space, Quality of housing stock, the performance of the physical environment, as a home, as comfortable shelter, safe place to live, Neighbourhood Design: issues of comfort, relaxation, passive interaction, active engagement, movement, privacy. Lighting, parking and infrastructure</p>	<p>Impact of time Aging of housing stock Resilience and robustness of environment Need for refurbishment Management of change</p>	<p>Visual Impact of Housing, streets and open spaces, hard and soft landscaping Need for visual variety and interest, materials, variety in mass and scale, to enhance the sense of place Lack of positive landmarks, nodes, visual paths and edges, districts</p>
IMPLEMENTATION and DELIVERING THE NEW VISION					
<p>Identification of Risk Factors for the Project</p>	<p>Feasibility/Viability Testing potential for redevelopment</p>	<p>Funding and Investment Quantifying Need For Resources, financial and physical, staffing</p>	<p>Community and Communication Ownership of Regeneration vision Belief in possibility for change</p>		

*bringing together information from the parallel studies and assessments: movement framework, utilities and landscape

East City Movement Framework Brief for Masterplanning Team

STAGE 2: REVIEW AND APPRAISE EXISTING AND PROJECTED MOVEMENT PATTERNS

Assessment of current situation and needs.

Consultants to undertake **Movement Framework Appraisal** as follows:

1. Desk top review of existing reports and salient existing information (see indicative list below):
2. Establish assessment of movement demand and deficiencies identified by the community in consultations. New Traffic/movement Counts to be undertaken by Consultant at key junctions as determined by consultant: Traffic Counts to be undertaken in line with best practice
3. Review connectivity including movement modal split within Cranmore with client team and communities.
4. Proposals and assessment results to be presented in user friendly way suitable for utilizing as part of the consultation process (see consultation diagrams for each stage of design process).

STAGE 3: DEVELOP AND PRESENT PRELIMINARY MASTERPLAN PROPOSALS AND ACTIONS

Costings and Strategies for the Implementation of a Movement Strategy as part of the Masterplan proposals will also need to be assessed. The following must be provided:

1. Recommendations to improve the existing movement framework in the areas a result of the outcome of above appraisal of movement, projections, traffic and transport, including but not limited to cycle ways, bus facilities, general vehicle and pedestrian usage, junction treatments, alterations to traffic flows, traffic management measures etc.
2. Make proposals for how deficiencies can be addressed and for improved connectivity: including recommendations for the nature and scale of connections, in particular how modal shift can be encouraged consistent with promoting a sustainable community.
3. Traffic management options for improvement, options to be explored taking cognizance of topography in the area and Regeneration aspirations, in accordance with all current standards and best practice.
4. Feasibility and cost benefits of options must be considered (and presented) in the making of recommendations.
5. Consultation with communities as part of Masterplanning Consultation Process (see consultation diagrams)

STAGE 4: PREPARATION OF FINAL DRAFT MASTERPLAN DOCUMENT FOR CONSULTATION

Preparation of Final Draft Masterplan Document for Consultation: including movement framework proposals Investment required to accommodate the movement framework proposed as part of the Regeneration Masterplan must be described/represented in sufficient detail to be assessed for cost benefit analysis.

STAGE 5: PUBLICATION OF FINAL REGENERATION MASTERPLAN REPORT

Submission of Final Design Information (drawings etc) for public display and budget costings for inclusion in Final Report: the investment required for the recommended movement framework elements must be described in sufficient detail to be assessed by potential funding agencies.

Indicative List of Movement Framework Reference Reports to be Reviewed

- Sligo and Environs Development Plan
- EIS Eastern Bridge
- Smarter Travel- A sustainable Transport Future: A new Transport Policy for Ireland 2009-2020
- Building Irelands Smart Economy: Framework for Economic Renewal 2008
- SCC Traffic counts report, Oct 2006.
- Recent traffic count data at various locations east of N4;
- SBC 2010/2011 Traffic Count data
- EGB &AR- Traffic Impact Assessment by ROD, Oct 2008
- Other Traffic data or Origin and Destination surveys that may be relevant
- Final Paramics Report 22 12 09 by Colin Buchanan, RH, - re N15 scheme, which included model for the town, various proposed routes in and around Sligo

Capacity Study of Public Utilities and Provision Appraisal

This Appendix must be read in conjunction with the Masterplan Process Overview: Outputs from these appraisals will feed into the Masterplan Design process, and may need to be reviewed as the Master-Plan develops.

STAGE 2: CAPACITY STUDY OF PUBLIC UTILITIES AND PROVISION APPRAISAL

The following utilities must be appraised: Water Supply, Drainage Infrastructure, Electrical and Telecoms Infrastructure and Provision: Identifying needs in the Area and capacity of existing infrastructure to meet future needs.

Assessing current utility provision and capacity

It is important that the Consultant Team work in consultation with local agencies to gain an understanding of the existing provision and capacity of public utilities in the Area, and any implications for the Regeneration Masterplan, to inform the Cost-Benefit assessment and identify potential areas of opportunity.

The Utility Provision Appraisal must report on consultations with the following (as a minimum):

- Water Supply: SCC Water Services
- Drainage Infrastructure: SCC Water Services
- Electrical Infrastructure: ESB Networks
- Telecoms Infrastructure: Eircom, Cable etc,
- Broadband Network Providers:

Report to include collation and assembly of existing mapping of provision, a capacity study to determine any deficiencies in the provision of utilities and potential opportunities to be explored in the Masterplan.

Input into the initial Cost Benefit Analysis Assessment.

As the Masterplan develops the utility provision strands of the Masterplan must be developed in parallel.

STAGE 3: DEVELOP AND PRESENT PRELIMINARY PHYSICAL MASTERPLAN OPTIONS, PROPOSALS AND ACTIONS

The appraisal of current utility provision will feed into this process. It should include indicative proposals to address any deficiencies.

Costings and Strategies for the Implementation of Masterplan proposals may also need to be assessed.

STAGE 4: PREPARATION OF FINAL DRAFT MASTERPLAN DOCUMENT FOR CONSULTATION

Any need for Infrastructural Investment to be provided to accommodate urban design strategies must be described/represented in sufficient detail to be clearly understood and assessed.

STAGE 5: PUBLICATION OF FINAL REGENERATION MASTERPLAN REPORT

Submission of Final Design Information and Budget Costings for Inclusion in Final Report: any utility provision elements to be described in sufficient detail.

Housing Provision and Condition Appraisal

This Appendix must be read in conjunction with the Masterplan Process Overview: Outputs from this appraisal will feed into the Masterplan Design process, and will need to be reviewed as the Masterplan develops.

STAGE 2: APPRAISAL OF EXISTING HOUSING PROVISION AND CONDITION IN THE REGENERATION AREA

Using Information Available: The Regeneration Project Team will provide background information and a Summary Report (outlining patterns of ownership, house-types, condition surveys, history of investments etc) for the Consultant Team to develop an Assessment of Existing Housing Provision and Condition.

The Consultant Team will use these reports in parallel with the assessments and findings from the Stage 1 socio-economic assessment, the relevant policies and findings from reference documents listed below, and resident/community/agency consultations.

Consultations are also required with:

- SBC Housing Department
- Cluid Housing Association
- Representatives from local Property Management companies
- Community, Resident and Agency Groups as outlined in Consultation Diagrams

Using this information, the Consultant Team must provide a report outlining an initial assessment of the existing housing provision and condition and an Assessment of Need within the Regeneration Area. The report must also identify the scope or potential for new or refurbished housing initiatives to be explored as part of the Masterplan Proposals. Further follow-up consultations may be required with funding agencies and social housing providers in the area. As the Masterplan develops, the scoping of the housing improvement strands of the Plan must be developed in parallel.

STAGE 3: DEVELOP PRELIMINARY MASTERPLAN PROPOSALS AND ACTIONS

The development of a scoping for a Strategy for Housing will feed into this process

Draft budget Costing and Strategies for the Implementation of a Housing Provision Strategy** will also need to be assessed as part of the Cost Benefit Appraisal.

STAGE 4 : PREPARATION OF FINAL DRAFT MASTERPLAN DOCUMENT FOR CONSULTATION

Investment required to accommodate the Housing Strategy provision** as part of the Regeneration Masterplan must be described/represented in sufficient detail to be clearly understood and assessed.

STAGE 5 PUBLICATION OF FINAL REGENERATION MASTERPLAN REPORT

Submission of outline scoping Design** Information and Budget Costings for inclusion in Final Report: The nature of work and investment required for the recommended housing strategy elements must be described in sufficient detail to be assessed by potential funding agencies.

** it is appreciated that the Masterplan will not identify specific proposals, but scoping of works (sufficient for broad outline cost estimates to be prepared) must be identified.

INDICATIVE LIST OF REFERENCE DOCUMENTS REPORTS

- Delivering Homes Sustaining Communities
- Quality housing for Sustaining Communities
- Sustainable Residential Development in Urban Areas
- NESR Report on Housing 2004
- Urban Design Compendium
- SBC Housing Survey Information: Tenure, House types, Condition Surveys (2012)
- Listening to the Voices of Residents in Cranmore: A Platform for Social Regeneration (May 2006) Cormac Forkan ProSoc Research
- Findings from previous Consultations: See Consultation History List
- Relevant Department Circulars

CRITERIA FOR OPEN SPACE APPRAISAL

STAGE 2: OPEN SPACE APPRAISAL

Review and Appraisal of Open space in the Public Realm and Recreation Space, Sporting and Recreational Infrastructure: Appraise areas of need to be addressed and opportunities.

Appreciating the role of landscape in the context of the need for Regeneration and the importance of the Masterplan design as a process, engaging with communities and agencies, it is important that the Consultant Team work in consultation with the local community to gain an understanding of the impact and use of open space and landscape in the public realm by the communities; for sporting and recreational use.

The process of reviewing and appraising the open space within Cranmore and Environs must be one that is developed in a meaningful way with local communities, voluntary sporting groups and agencies.

The **Open Space Appraisal** must be developed in conjunction with the Ecological Assessment and the Urban Design Appraisal, to inform the urban design assessment and identify potential areas of opportunity.

The Open Space Appraisal must consider the following (as a minimum)

- Existing open space and the typology of open space in the area: greenways, proximity of waterways, woodland/nature habitats, playing fields, cemetery, park space, green space, private gardens, playgrounds, etc.
- Existing landscape provision: use and management
- Existing sporting space provision (private and public): use and management
- Existing recreational space provision: use and management
- Public access to open space
- Open space networks and their potential
- Impacts of the Ecological Assessment for landscape
- Impact of the Topography of the Area
- Impact of the Micro Climate in Sligo East City Area

Assessment of need to be addressed and potential opportunities to be explored in the Masterplan Input into the initial Cost Benefit Analysis Assessment:

As the Masterplan develops the landscaping strands of the Masterplan must be developed in parallel: Overleaf is a list of Reference Documents and a Checklist for the Open Space Appraisal

STAGE 3: DEVELOP PRELIMINARY MASTERPLAN PROPOSALS AND ACTIONS

The developing of options to be tested through Consultations: the development of landscape/open space strategies will feed into this process

DEVELOP AND PRESENT PRELIMINARY PHYSICAL MASTERPLAN PROPOSALS AND ACTIONS

Consultation on landscape strategies proposals (see Consultation Diagrams)

Costings and Strategies for the Implementation of Landscaping/Open Space proposals will also need to be developed.

STAGE 4: PREPARATION OF FINAL DRAFT MASTERPLAN DOCUMENT FOR CONSULTATION

The landscaping strategies to be included along with urban design strategies must be described/represented in sufficient detail to be clearly understood and assessed.

STAGE 5: PUBLICATION OF FINAL REGENERATION MASTERPLAN REPORT

Submission of Final Design Information and Budget Costings for Inclusion in Final Report: the landscaping elements to be described in sufficient detail.

REFERENCE GUIDANCE MATERIAL AND REPORTS

- Urban Design Manual Best Practice Guide (DOEHLG 2008)
- Manual for Streets, Dept. for Transport, HMSO
- Urban Design Compendium
- Delivering Homes Sustaining Communities
- Quality housing for Sustaining Communities
- Sustainable Residential Development in Urban Areas
- NESR Report on Housing 2004
- Sligo & Environs Development Plan 2010-16
- Gateway Innovation Fund Submission 2007
- Eastern Garavogue Bridge and Approach Roads –
 - Environmental Impact Statement, Nov. 2007.
 - Oral Hearing Report
- Hazelwood-Ballinode Local Area Plan 2004 – 2010
- County Development Board: Action Plan 2009-12
- Regional Planning Guidelines and Economic Strategy
- Regional Tourism Strategy
- Western Development Commission Reports
- National Spatial Strategy (NSS)
- Gateway Investment Priorities Report
- Circular N11/2007 – Policy Framework for Regeneration of Local Authority Estates
- History of Community Consultations and documents.

Indicative list of Agencies and Voluntary Groups to be Consulted:

- Sligo Borough Council Parks Department
- Sligo Sports and Recreation Partnership
- Sligo Regional Sports Centre
- Abbey quarter Football Club
- Sligo Racecourse Director
- Community Representatives
- Chair Of Social Inclusion Committee
- Community Centres: Abbeyquarter, Avalon Centre
- Family Resource Centre
- Community Groups as identified in Consultation Diagram

Appendix 3.8 Community Space Provision Appraisal

Outputs from this appraisal will feed into the Masterplan Design process, and will need to be reviewed as the Master-Plan develops.

STAGE 2: APPRAISAL OF EXISTING COMMUNITY SPACE AND PROVISION IN THE REGENERATION AREA

Using Information Available: Assessment of Existing Community Facility Provision

The Regeneration Project Team will provide background information and a Summary Report (outlining spaces, typical usage, etc) for the Consultant Team to work with to develop an Assessment of Existing Community Space Provision, using the assessments and findings from the Stage 1 socio-economic assessment, services mapping and community/agency Consultations.

Using this information, the Consultant Team must provide a report outlining an initial assessment of the existing Community Space Provision and an Assessment of Need within the Regeneration Area.

The report must also identify the scope or potential for new, refurbished or extended community spaces to be explored as part of the Masterplan Proposals.

Further follow-up consultations may be required with Funding Agencies and Representatives of the Key Community Spaces in the Area. As the Masterplan develops, the scoping of the community space strategy strands of the Plan must be developed in parallel.

STAGE 3: DEVELOP PRELIMINARY MASTERPLAN PROPOSALS AND ACTIONS

See overview of the Design Process: Design Team Requirements

The development of a scoping for a Strategy for Community Space will feed into this process

Draft budget Costings and Strategies for the Implementation of a Community Space Provision Strategy** will also need to be assessed as part of the Cost Benefit Appraisal.

STAGE 4: PREPARATION OF FINAL DRAFT MASTERPLAN DOCUMENT FOR CONSULTATION

Investment required to accommodate the community space provision** as part of the Regeneration Masterplan must be described/represented in sufficient detail to be clearly understood and assessed.

STAGE 5: PUBLICATION OF FINAL REGENERATION MASTERPLAN REPORT

Submission of outline scoping Design** Information and Budget Costings for Inclusion in Final Report: the nature and investment required for the recommended community space elements must be described in sufficient detail to be assessed by potential funding agencies.

** it is appreciated that the Masterplan will not identify specific building proposals, but potential sites and size of facilities (sufficient for broad outline cost estimates to be prepared) must be identified.

INDICATIVE LIST OF REFERENCE DOCUMENTS REPORTS

Neighbourhood Centre Feasibility Study Meehan Tully & Associates (for SBC) (February 2006)

Cranmore Youth Consultation O' Toole, Kane and Scarborough(2006)

Listening to the Voices of Residents in Cranmore: A Platform for Social Regeneration (May 2006) Cormac Forkan ProSoc Research

Audit of Service, Cranmore Regeneration Programme (2005) Cothrom Community Consultancy

Community Space Provision: Spaces (SBC/CRP 2012)

Appendix 3.9 Sustainable Energy Potential Appraisal

This Appendix must be read in conjunction with the Masterplan Process Overview:

Outputs from this appraisal will feed into the Masterplan Design process, and will need to be reviewed as the Masterplan develops.

STAGE 2: APPRAISAL OF EXISTING ENERGY USAGE IN THE REGENERATION AREA

Using Information Available:

Business and Community Facility Energy Use:

The Regeneration Project Team will liaise with Local Community Groups, Facilities and Businesses to provide background information (energy bills, type of plant, efficiency measures in place) for the Consultant Team to develop an Assessment of Existing Energy Usage Assessment.

Housing Energy Use:

It is anticipated that a schedule of energy usage will be available for housing in the Cranmore Area, Assumptions will need to be made for energy usage by adjacent residential areas.

Using this information, the Consultant Team must provide an assessment of the baseline energy consumption, energy demand and use profile, in line with guidance* prepared by SEAI for an Energy Masterplan: Section 3 creating an energy Masterplan.

The report must identify the scope or potential for a Sustainable Energy Strategy to be explored as part of the Masterplan Proposals. Further follow-up consultations may be required with Representatives of the Key Energy Users in the Area.

Assessing current utility provision and capacity

Report must provide an assessment of need to be addressed and potential opportunities to be explored in the Masterplan; and information for Input into the initial Cost Benefit Analysis Assessment.

As the Masterplan develops the sustainable energy strategy strands of the Masterplan must be developed in parallel.

STAGE 3: DEVELOP PRELIMINARY MASTERPLAN PROPOSALS AND ACTIONS

The development of a scoping for a sustainable energy strategy will feed into this process

DEVELOP AND PRESENT PRELIMINARY PHYSICAL MASTERPLAN OPTIONS, PROPOSALS AND ACTIONS

Costings and Strategies for the Implementation of an sustainable energy Strategy as part of the Masterplan proposals will also need to be provided and assessed.

STAGE 4: PREPARATION OF FINAL DRAFT MASTERPLAN DOCUMENT FOR CONSULTATION

Investment required to accommodate the sustainable energy strategy as part of the Regeneration Masterplan must be described/represented in sufficient detail to be clearly understood and assessed.

STAGE 5 PUBLICATION OF FINAL REGENERATION MASTERPLAN REPORT

Submission of Final Design Information and Budget Costings for Inclusion in Final Report: the nature and investment required for the recommended sustainable energy strategy elements must be described in sufficient detail to be assessed by potential funding agencies.

REFERENCE DOCUMENTS REPORTS TO BE APPRAISED

*Guidelines for a Sustainable Energy Community: SEAI

National Policies:

Delivering a Sustainable Energy Future for Ireland: The Energy Policy Framework 2007-2020

Maximising Ireland's Energy Efficiency: The National Efficiency Action Plan 2009-2020

The Bio-Energy Action Plan for Ireland

Building Irelands Smart Economy: A framework for Sustainable Economic Renewal 2008

National Renewable Action Plan 2010

Regional Policies: Sligo and Environs Development Plan, Western Development Commission Studies and Reports

Economic Appraisal and Cost Benefit Analysis

Outputs from this appraisal will feed into the Masterplan Design process, and will need to be reviewed as the Master-Plan develops.

STAGE 2: INITIAL COST BENEFIT APPRAISAL OF DRAFT INITIATIVES

Using proposal emerging from stage 1 and 2 findings, a Draft Cost Benefit Analysis must be prepared to inform the Design Process for Stages 3, 4 and 5.

The draft Cost Benefit Analysis report must outline an initial assessment of the emerging Masterplan Proposals to be explored in Stages 3 and 4 in line with national guidelines.

The Cost Benefit Analysis should include the following elements:

1. Define the objectives
2. Explore options taking account of constraints
3. Quantify the costs of viable options and specify sources of funding
4. Analyse the main options
5. Identify the risks associated with each option
6. Decide on a preferred option
7. Make recommendations to the Client Team

Further follow-up consultations may be required with funding agencies to review this assessment.

As the Masterplan develops, the scoping of the Cost Benefit Appraisal of the Plan must be developed in parallel.

STAGE 3 DEVELOP PRELIMINARY MASTERPLAN PROPOSALS AND ACTIONS

As preliminary Masterplan proposals and actions are developed by the Masterplan team, draft budget costing and strategies for the implementation will also need to be assessed as part of the ongoing and developing Cost Benefit Appraisal.

STAGE 4 PREPARATION OF FINAL DRAFT MASTERPLAN DOCUMENT FOR CONSULTATION:

Investment required and the Cost Benefit Analysis of the Regeneration Masterplan must be described/represented in sufficient detail to be clearly understood and assessed by both communities and funding agencies

STAGE 5 PUBLICATION OF FINAL REGENERATION MASTERPLAN REPORT

Submission of Cost Benefit Analysis of the Masterplan Proposals and Actions for Inclusion in Final Report: the nature of work and investment required for the recommended elements must be described in sufficient detail to be assessed by potential funding agencies.

** it is appreciated that the Masterplan will not provide detailed proposals, but scoping of works (sufficient for broad outline cost analysis and benefits to be prepared) must be identified.

INDICATIVE LIST OF REFERENCE DOCUMENTS REPORTS

VFM Code: D. Standard Analytical Procedures: Guide to economic appraisal: Carrying out a cost benefit Analysis D.03
by the Central Expenditure and Evaluation Unit
Government Guidance on Cost Benefit Appraisal