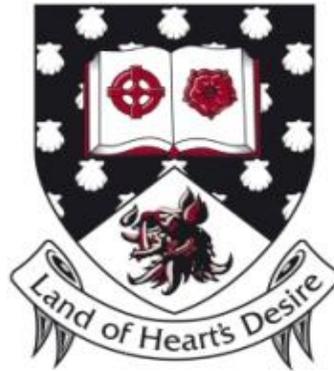


# **Sligo City & Environs Local Area Plan 2018 – 2024**

## **Report on submissions received at pre-draft stage**



**Prepared by Sligo County Council Development Planning Unit**

**21 March 2018**

## 1. Introduction

Pre-draft public consultation on the preparation of the Sligo City and Environs Local Area Plan 2018-2024 commenced on 12<sup>th</sup> December 2017, and ran until 30<sup>th</sup> January 2018. The process was publicised and facilitated as follows:

- Public notices in the local newspapers
- Sligo County Council website and social media posts
- Notification to the elected members
- Notification to infrastructure and service providers
- Notification to prescribed bodies
- Notification to community groups and organisations
- Consultations with staff at the offices of the planning authority.

A total of 54 submissions were received during the period 12<sup>th</sup> December 2017 to 30<sup>th</sup> January 2018. One of these submissions (from the Environmental Protection Agency) related specifically to the Strategic Environmental Assessment (SEA) of the LAP and was submitted in response to a scoping request from the planning authority. A further 8 'late submissions' were received after the 30<sup>th</sup> January 2018. The content of the various submissions is summarised in tabular format in sections 3 to 5 of this report.

A map is also attached to this report which outlines the location and extent of the sites referred to in various submissions.

### Key issues

While the content of the various submissions is wide-ranging, the following key points emerged as recurring issues:

- Requests to rezone lands for residential/mixed uses

Twenty-six of the submissions received included requests for a residential and/or mixed use zoning. The majority of these sites are currently within the Strategic Land Reserve (SLR). Cumulatively the submissions request that a total of 205 hectares be zoned for residential/mixed uses. However, in accordance with current regional planning guidance and the Core Strategy of the County Development Plan, only 53 hectares can be zoned for such uses. Zoned lands will therefore have to be prioritised having regard to the principles of sequential development, the availability of infrastructure/services, and other site suitability considerations.

- Public Realm

The need to improve the quality of the public realm was highlighted in many submissions. In particular, there is support for the transformation of spaces such as the car parks at Stephen Street, Wine Street and Quay Street into quality urban spaces. Consistent with this approach, the need for improved

pedestrian/cycle facilities and other sustainable transportation issues are highlighted. There is a clear acknowledgement that improvement in these areas would create a more attractive place to live, to visit, and to do business.

- The Docklands

A number of submissions highlight the potential of the Docklands area and suggest a future vision for the lands. Suggested uses include, an expanded city centre area; a master-planned block centred upon a cultural attraction; and a 'green' energy-focussed area.

## **2. The next steps**

Taking into account the content of all submissions received, the planning section will continue to work on the preparation of the Draft LAP. This process includes:

- A review of the Sligo and Environs Development Plan 2010-2016
- Consideration of the implications of the National Planning Framework, the emerging draft Regional Spatial and Economic Strategy, and other relevant plans and programmes
- Consultation with internal sections of SCC and other external stakeholders
- Strategic Environmental Assessment in accordance with the SEA Regulations
- Appropriate Assessment in accordance with the Habitats Directive
- The preparation of a Strategic Flood Risk Assessment.

The Draft LAP will be circulated to the elected members in advance of its publication (estimated as summer 2018). The statutory timeframe commences once the draft plan has been published and all prescribed bodies have been informed in accordance with legislative requirements. The following timeframes will then apply:

- Public display of the draft plan for a consultation period of at least 6 weeks. Further submissions may be made during this period.
- Within 12 weeks of the publication of the draft plan, a Chief Executive's report on the submissions received shall be prepared and submitted to the elected members for their consideration.
- Within 6 weeks of furnishing the Chief Executive's report to the elected members, the plan shall be deemed to be made, in which case it will come into effect 4 weeks later. Alternatively the members may decide to materially alter the plan.
- If material alterations are proposed, they must be put on public display within 3 weeks (or other period as may be necessary to facilitate SEA and/or AA).
- The proposed material alterations must then remain on public display for a period of at least 4 weeks and further submissions may be made during this period.

- Within 8 weeks of the publication of the proposed material alterations, a Chief Executive's report on the submissions received shall be prepared and submitted to the elected members for their consideration.
- Within 6 weeks of furnishing the Chief Executive's report to the elected members, the plan shall be deemed to be made, in which case it will come into effect 4 weeks later.

The above dates are calculated based on the requirements of the Planning and Development Act 2000 (as amended). They may be adjusted in accordance with Council meeting dates, public holidays, time needed to prepare documents for publication etc.

### 3. Submissions received from 12<sup>th</sup> December 2017 to 30<sup>th</sup> January 2018

<b>Ref. No.</b>	<b>Date received</b>	<b>Name or Agency</b>	<b>on behalf of (where applicable)</b>	<b>Summary of Submission</b>
<b>01</b>	13/12/2017	<b>Leo De Bie</b>		Refers to Wine Street car park and requests it be made into a central covered square. It should be a place for people not cars, to accommodate markets, events etc.
<b>02</b>	18/12/2018	<b>Bernie O'Flaherty</b>	<b>Local Authority Waters &amp; Communities</b>	Recommends that the Plan is cognisant of the Water Framework Directive (2000) and the forthcoming River Basin Management Plan 2018 to 2021. New environmental information resources are also highlighted.
<b>03</b>	04/01/2018	<b>Stephen Davitt</b>		The submission highlights the huge potential of the Swan Point residential development, and requests that Sligo County Council addresses its unfinished state.
<b>04</b>	05/01/2018	<b>Val Robus</b>		The submission includes various suggestions for tourism-related activities and events that are specific to Sligo, including markets, tourist trails, festivals, events and improved urban spaces.
<b>05</b>	18/01/2018	<b>Mary Conway</b>		The submission proposes a riverside boardwalk from Doorly Park to Finisklin.
<b>06</b>	18/01/2018	<b>Crawford Architecture</b>	<b>Tom Kenny</b>	The subject site of 0.25ha is part of a larger landholding located at Strandhill Road, Rathedmond. The current zoning on site is BITP (business, industry and technology park). The remainder of the landholding (with frontage onto Strandhill Road) is zoned as R2 (residential). The submission requests that the site be rezoned to R2, consistent with the remainder of the landholding.
<b>07</b>	18/01/2018	<b>Hamilton Young Architects</b>	<b>Ken Foley</b>	This submission relates to a site (1.1 ha) located along the Bundoran Road. The site is currently zoned as Mix 1 (mixed uses (non-retail)) and Open space. The submission requests that the Mix-1 zoning remain unchanged, or preferably be changed to C2 (commercial and mixed uses) to provide more flexibility for business expansion.

<b>08</b>	24/01/2018	<b>Ivan Sproule</b>	<b>Sustainable Energy Authority of Ireland</b>	The submission is in relation to the predicted increase in use of Electric Vehicles and requests the Council provide strategic planning to accommodate on-street charging and car park charging, whether in private parking facilities or public facilities.
<b>09</b>	24/01/2018	<b>Kevin Kelly</b>	<b>Margaret Kelly</b>	The site is located at Tonaphubble and is currently within the designated Strategic Land Reserve (SLR). The submission requests that the entire 4.7 hectare site be omitted from the SLR and rezoned for residential uses.  The submission also states that the development of the lands will not affect any proposed walkway trails to Cairns Hill.
<b>10</b>	25/01/2018	<b>Ken Gallagher</b>		The submission refers to a site (approx 1.8 ha) located along the Rosses Point road at Shannon Eighter. The site is currently zoned as SLR and the submission requests the site be rezoned to Mix-1 (mixed uses (non-retail)) or the most appropriate zoning for the construction of a single family home.
<b>11</b>	25/01/2018	<b>Peg Kilcawley</b>		The submission refers to 2.1ha of land along Holywell Road. The submission objects to the current zoning of the land as Open Space and requests that it be zoned as residential.
<b>12</b>	26/01/2018	<b>Paddy &amp; Emily Quinn</b>		The submission requests that lands at Shannon Eighter (3.3 ha) retain a mixed-use zoning.
<b>13</b>	26/01/2018	<b>Aisling Donegan</b>	<b>Inland Fisheries Ireland</b>	Highlights a number of issues to be addressed as part of the Plan: <ul style="list-style-type: none"> <li>• wastewater treatment</li> <li>• Flood management</li> <li>• Riparian and aquatic habitat</li> <li>• Invasive species</li> <li>• Sustainable Urban Drainage Systems (SUDS)</li> <li>• Issues regarding Strategic Environmental Assessment (SEA)</li> </ul>
<b>14</b>	27/01/2018	<b>Davitt Plan &amp; Design Engineering</b>	<b>Niall Clark, Albert Higgins, &amp; Sligo Rowing Club</b>	The submission refers to 5.6ha of land on the shores of Lough Gill at Aughamore Near and Aughamore Far. The current zoning is 'green belt' and it is requested that the zoning be amended to allow for a tourism/sports amenity facility such as a small guest house with boating berth amenity and a rowing club facility.

<b>15</b>	29/01/2018	<b>Michael Hall</b>	<b>Sligo Grammar School</b>	<p>The submission highlights a number of issues as follows:</p> <ul style="list-style-type: none"> <li>• A new school access off the proposed Eastern Garavogue Bridge will reduce traffic congestion</li> <li>• Student population projections estimate a 20% increase</li> <li>• The economic impact of the school through employment and summer tourist accommodation</li> <li>• The potential of the school to enhance the 'cultural quarter'</li> <li>• Existing zoning of their lands 'as commercial' should remain.</li> </ul>
<b>16</b>	29/01/2018	<b>Tom Phillips Associates</b>	<b>Carnarvon Ltd</b>	<p>The submission refers to 9.4ha of land at Aylesbury Park and requests that the lands be rezoned from SLR to 'residential' use. In support of this request the submission highlights delays and difficulties with developing existing zoned lands and the suitability of the subject lands for development.</p>
<b>17</b>	29/01/2018	<b>Michael McCormack</b>	<b>Transport Infrastructure Ireland</b>	<p>The submission highlights the following:</p> <ul style="list-style-type: none"> <li>• The inclusion of the N4, N15 and N16 as part of the TEN-T European transport network and the policy repercussions of same</li> <li>• The need to comply with the Spatial Planning and National Roads Guidelines for Planning Authorities (2012)</li> <li>• The need to protect the capacity and efficiency of National Roads</li> <li>• The routes of existing road schemes in planning should be protected</li> <li>• Specific policies and objectives to be included regarding Traffic and Transport Assessment, Road Safety Audit, Environmental Noise, Signage etc</li> </ul>
<b>18</b>	29/01/2018	<b>John Spain Associates</b>	<b>Aldi Stores (Ireland) Ltd</b>	<p>The submission refers to 0.75ha site at Pearse Road, currently zoned as a 'Neighbourhood centre'. It requests that:</p> <ul style="list-style-type: none"> <li>• The role and function of Neighbourhood centres is supported</li> <li>• Neighbourhood centre retail floorspace caps should be reviewed to accommodate the provision of a discount foodstore at Cornageeha.</li> </ul>

19	29/01/2018	Catherine Kennedy	The President, IT Sligo	<p>The submission has a range of suggestions and ideas for the LAP including:</p> <ul style="list-style-type: none"> <li>• Support the drive of IT Sligo to become a Technological University</li> <li>• Support entrepreneurs and creativity in more locations like the Building Block</li> <li>• The need to make the urban area a more attractive place to live, including pedestrianisation and improved access</li> <li>• The need to increase employment opportunities</li> <li>• Develop a strategy to deal with vacant buildings</li> <li>• The need to regenerate the Docklands and entrances to the town</li> <li>• A quality shopping centre is needed on the north side of town, along the Bundoran road</li> <li>• Promote a clear brand for the city, based on Yeats</li> <li>• The inclusion of a commitment to sustainability</li> <li>• Development of The Mall area as a cultural hub</li> <li>• Provide improved links between the IT and the city centre</li> <li>• Develop Stephen Street Car park as an entertainment hub</li> </ul>
20	29/01/2018	Patrick Benson	Carraroe & District Regeneration Association	<p>The submission is in relation to the Carraroe area and requests that the area has a area plan/ mini plan prepared to allow specific issues be addressed. The submission list a number of items to be included for consideration such as:</p> <ul style="list-style-type: none"> <li>• Heritage protection</li> <li>• Flooding at various locations</li> <li>• The need to protect landscapes such as Cairns Hill and Lough Gill from further development</li> <li>• Improved provision of housing for the elderly</li> <li>• Identification as a village sustaining the rural community</li> <li>• Improvements needed in terms of roads, public realm and village design.</li> </ul>
21	29/01/2018	Paul O'Neill, GVA Planning	North Western Livestock Holdings Ltd.	<p>The submission relates to 30.9ha of lands at Hazelwood which has planning permission for 775 houses, 3 no. crèches and 3 no. retail units. The lands are currently zoned as SLR and the submission requests that the site be re-zoned for immediate residential development. In the support of this request the submission highlights:</p> <ul style="list-style-type: none"> <li>• delays in the development of other zoned lands</li> <li>• the ambitious growth targets for Sligo set out in the National Planning Framework</li> <li>• development of the Hazelwood-Ballinode area is the optimal strategic approach given its links with the IT, the Eastern Garavogue Bridge, and the history of an established planning framework for the area</li> <li>• the potential to unlock adjoining lands.</li> </ul>

<b>22</b>	29/01/2018	<b>Darragh Murphy, Architect</b>		The submission is a proposed masterplan for the development docklands area. It has been progressed in a solo capacity with a view to engaging the interest of developers / investors / institutions etc. The plan is centred upon an international cultural attraction (Museum of Mythology and Regional Archaeology / Armada Heritage), and includes a range of other commercial, recreational, residential, tourism and enterprise uses.
<b>23</b>	30/01/2018	<b>Vincent Hannon Architects</b>	<b>Tom Coyle</b>	The submission requests that lands of 2.6ha at the First Sea Road be rezoned from BITP (business, industry and technology park) to residential use. The submission contends that residential development of the site would be more suitable, and that adequate BITP development can be accommodated on alternative sites.
<b>24</b>	30/01/2018	<b>Castlegal Architectural Services</b>	<b>McHugh &amp; Gallagher</b>	The submission refers to 2.9ha of lands at Tonaphubble. They request the land be taken out of the SLR and be zoned for residential use. It is stated that the developers are keen to develop the lands in the immediate future.
<b>25</b>	30/01/2018	<b>Mary Filan</b>		The submission refers to 4.4ha of land at Tullynagracken South, Carraroe, and requests that the land be zoned for low density residential development. It is currently within the SLR.
<b>26</b>	30/01/2018	<b>Finbar Filan</b>		The submission refers to 1.4ha of land at Tullynagracken South, Carraroe, and requests that the land be zoned for low density residential development. It is currently within the SLR.
<b>27</b>	30/01/2018	<b>Angelo Finnegan</b>		The submission comprises a number of suggestions for the enhancement of Sligo including: <ul style="list-style-type: none"> <li>• Convert western extremity of Connaughton road car-park to bus parking area</li> <li>• Regeneration of Holborn Street</li> <li>• Convert Wine Street and Ulster Bank corner to public squares</li> <li>• Maximise the water frontage on the Quays</li> <li>• Various improvements to transportation network.</li> </ul>
<b>28</b>	30/01/2018	<b>Duggan Barrett Consulting Engineers Ltd</b>	<b>Noel Higgins</b>	The submission requests that 4.8ha of lands at Tonaphubble be zoned for residential development. The lands are currently zoned as SLR and 'open space'. The submission highlights the demand for housing and the previous planning permission granted on some of the lands.
<b>29</b>	30/01/2018	<b>Duggan Barrett Consulting Engineers Ltd</b>	<b>Tom Daly, McElhinney Property Development Ltd.</b>	The submission requests that 0.1ha of land at Cartron be rezoned from Open space to residential use. It contends that the area is not suitable for the provision of open space.
<b>30</b>	30/01/2018	<b>Michael McGoldrick</b>		The submission relates to 24.4ha of land at Finisklin, and requests that the current zoning (residential, neighbourhood centre and open space) be retained. The submission fails to recognise that the lands are included within the SLR. In support of this request the submission highlights the proximity of the site to Finisklin Business Park and the city centre, the scarcity of land zoned for housing, and the need to provide neighbourhood centres to serve future housing developments.

<b>31</b>	30/01/2018	<b>Hamilton Young Architects</b>	<b>Blue Raincoat Theatre Company</b>	<p>The submission requests that the present use of the theatre site be maintained but also allow for other forms of development should the theatre relocate. It also requests:</p> <ul style="list-style-type: none"> <li>• A specific objective for the development of a new purpose built landmark cultural facility at this location to act as a kick-start to the regeneration of the Quayside area</li> <li>• A specific objective that the surrounding sites within the block be zoned for cultural purposes so that the area can be developed as a cultural quarter.</li> </ul>
<b>32</b>	30/01/2018	<b>Hamilton Young Architects</b>	<b>Bernard Mullen</b>	<p>The submission relates to 2.1ha of lands at Cartron Hill. The lands are currently zoned as MIX-1(mixed use), R3 (residential) and 'open space'. The submission requests that the majority of the lands be re-zoned to R3 (residential), and a small infill section along the N15 to be zoned as C2 (commercial and mixed uses). The submission highlights the demand for new housing development and the suitability of the subject site.</p>
<b>33</b>	30/01/2018	<b>Ronan Gilroy</b>		<p>The submission suggests a 'romantic destination' theme for Sligo to revitalise and enhance its economy and surrounding services.</p>
<b>34</b>	30/01/2018	<b>McCarthy, Keville O'Sullivan</b>	<b>Lucia Kilcawley Friel</b>	<p>The submission refers to 3.3ha of lands at Tonaphubble. The lands are currently zoned as SLR and 'open space'. The submission requests that the land be taken out of the SLR and be zoned for residential use. In support of the request the submission contends that the lands are fully serviced, in close proximity to the city centre and community facilities, and represent one of the next available sites in terms of sequential development.</p>
<b>35</b>	30/01/2018	<b>McCarthy Keville O'Sullivan Ltd</b>	<b>Kilcawley Construction Ltd</b>	<p>The submission relates to 4.89ha of lands at Magheraboy. The current zoning on site is MIX 1 (mixed use (non-retail)) and R3 (residential). The submission requests that this be rezoned to C2 (commercial and mixed land uses) and R3 (residential). In support of this request the submission highlights the need for additional convenience retail and retail warehouse floorspace, along with the suitability of the subject site to provide same.</p>
<b>36</b>	30/01/2018	<b>McCarthy Keville O'Sullivan Ltd</b>	<b>Kilcawley Construction Ltd</b>	<p>The submission refers to 5.6ha of lands at Farranacardy. The current zoning is R1 (residential) and OS (open space) but the site is also located within the SLR. The submission requests that the site be rezoned for residential use. In support of the request the submission contends that the lands are fully serviced, in close proximity to the city centre and community facilities, and represent one of the next available sites in terms of sequential development.</p>
<b>37</b>	30/01/2018	<b>Hamilton Young Architects</b>	<b>Annaville Holdings</b>	<p>The submission relates to 4.44ha of lands at Knappaghmore and requests that the entire landholding be rezoned from the SLR to R3 (residential). In support of this request the submission highlights the demand for housing and the suitability of the site.</p>

<b>38</b>	30/01/2018	<b>McCutcheon Halley Chartered Consultants</b>	<b>Walter &amp; Margaret Burke, Russborough, Caltragh Sligo</b>	<p>The submission refers to 59 hectares of land consisting of 6 separate sites in Caltragh, Cornageeha and Carraroe. The sites are currently within the SLR and it is requested they be rezoned as follows:</p> <ul style="list-style-type: none"> <li>• Sites 1,2, and 6 be rezoned as R3 (residential)</li> <li>• Sites 3,4, and 5 be rezoned as MIX 1 (mixed uses (non-retail)), R3 and R2 (residential)</li> </ul> <p>It is stated that planning applications would be prepared immediately for sites 1, 2 and 3. In support of the request the submission highlights the suitability of the lands for development, particularly their proximity to the city centre, transport links and other services/infrastructure. The submission recommends that the LAP should adopt an 'active land management' approach to ensure that zoned land is developed within the plan period.</p>
<b>39</b>	30/01/2018	<b>McGill Planning Ltd</b>	<b>Targeted Investment Opportunities, owners of Sligo Retail Park</b>	<p>The submission is relation to a vacant site of 2.2ha located to the front (west) of Sligo Retail Park at Carraroe. The site is zoned as 'RP' (Retail Park) and the submission requests that the uses permitted in the 'RP' (retail park) zoning be expanded to allow for the following:</p> <ul style="list-style-type: none"> <li>• Hotel</li> <li>• Motor salesroom</li> <li>• Office</li> <li>• Medical and related consultants.</li> </ul>
<b>40</b>	30/01/2018	<b>Matthew Collins</b>	<b>Irish Water</b>	<p>The submission details various ongoing schemes to improve water supply in Sligo and estimates that there will be no water capacity problems to service anticipated growth during the plan period.</p> <p>In terms of wastewater network capacity, some bottlenecks and flooding issues to the west and north of the city are identified. Programmes to address these issues have been identified.</p>
<b>41</b>	30/01/2018	<b>Marice Henry</b>		<p>The submission refers to 0.3ha of lands in Tullynagracken North which is within the SLR. The submission requests this zoning be restored to R2 (residential).</p>
<b>42</b>	30/01/2018	<b>Marice Henry</b>		<p>The submission refers to 0.2ha of land along Pearse Road and requests that the R3 (residential) zoning be retained.</p>
<b>43</b>	30/01/2018	<b>Marice Henry</b>		<p>The submission refers to 0.46ha of lands at Cummeen which is within the SLR. The submission requests that this zoning be restored to R2 (residential).</p>

<b>44</b>	30/01/2018	<b>CHH Civil &amp; Structural Consulting Engineers</b>	<b>Mullan family</b>	<p>The submission refers to 29 hectares of land divided into 5 areas at Derrydarragh or Oakfield. The sites are currently zoned as BUF (buffer zone), CF (Community facilities) and OS (Open space). It is requested that they be rezoned as follows:</p> <ul style="list-style-type: none"> <li>• Area 1: CF to R3 (residential)</li> <li>• Area 2: BUF to C2 (commercial and mixed land uses)</li> <li>• Area 3: OS to C2 (commercial and mixed land uses)</li> <li>• Area 4: BUF to OS (open space)</li> <li>• Area 5: BUF to R1 (residential)</li> </ul> <p>The submission highlights the proximity of the land to the proposed Western Distributor Road, the proposed IDA site at Oakfield, and other recreational, heritage and infrastructural amenities. It contends that the proposal would address housing demand, reinforce the concept of a 'compact city', and provide an orderly transition from the urban area to the rural area.</p>
<b>45</b>	30/01/2018	<b>Mark Mulholland Anthony McGowan</b>		<p>The submission refers to 5.7ha of land between the first and second sea roads. The current zoning is predominantly for R3 (residential) but it is within the SLR. The submission requests that the land be zoned R3 (residential).</p>
<b>46</b>	30/01/2018	<b>Wendy Lyons</b>	<b>Sligo Field Club</b>	<p>The submission highlights potential improvements through the following:</p> <ul style="list-style-type: none"> <li>• Increased population in the town centre through improved transport links, incentives, and free parking on a Sunday</li> <li>• Improved business activity in the Castle Street area through rate reductions, multi-storey parking, improved bus frequency</li> <li>• Provision of another town centre hotel</li> <li>• Increased pedestrianisation and cycleways</li> <li>• In conjunction with the development of Stephen Street car park as a public plaza, improve the museum in its present location</li> <li>• Promote greater understanding, awareness and use of various heritage assets</li> </ul>
<b>47</b>	30/01/2018	<b>Darragh Murphy, Architect</b>		<p>The submission makes a number of suggestions including:</p> <ul style="list-style-type: none"> <li>• Potential within the Docklands for various infrastructure and services</li> <li>• Masterplanning of the Ardaghown riverside area based on a high quality apartment development in a parkland setting</li> <li>• Employ people to create and maintain a 'green city'</li> <li>• Incentivise the redevelopment of existing apartment complexes</li> <li>• Base rural housing policy on architectural quality</li> <li>• Pave and roof O'Connell Street</li> <li>• Future Docklands development could contain standalone multi storey car parking</li> </ul>

<b>48</b>	30/01/2018	<b>TBP Planning &amp; Development Consultants</b>	<b>LIDL Ireland GMBH</b>	The submission requests that the C2 (commercial) zoning be retained on the Lidl site in Cranmore. This will allow the redevelopment of the existing store, along with the future development of adjoining lands to the south. The submission references the relationship between the subject lands and the Cranmore Masterplan.
<b>49</b>	30/01/2018	<b>Shane Campbell Estate Manager</b>	<b>HSE North West</b>	The HSE requests that the following be prioritised for consideration: <ul style="list-style-type: none"> <li>• The rezoning of lands at Ballytivnan from R3 (residential) to community facilities or low density residential, to enable the development of the lands in accordance with their decongregation programme and the need for other HSE services</li> <li>• Rezoning of lands at Summerhill roundabout from Mix-1 (mixed uses (non-retail)) to community facilities, in order to accommodate an ambulance base.</li> </ul> Other issues include development plans for the hospital, an accommodation strategy, decongregation/disabled persons housing requirement and bed capacity review.
<b>50</b>	30/01/2018	<b>Michael Kirby</b>	<b>North West Local Association of An Taisce</b>	An Taisce made a number of recommendations in relation to Sligo City including the following: <ul style="list-style-type: none"> <li>• Strengthening the urban core by providing a more pedestrian-friendly and liveable environment</li> <li>• Restrict 'out-of-town' retail venues</li> <li>• Maintain the distinctive character of the urban area and develop public spaces</li> <li>• Develop sustainable transport facilities</li> <li>• Protect the built and natural heritage of the city</li> <li>• Develop improved access and linkages to the natural environment</li> <li>• Enforce green-belt policies and protect environmental features</li> </ul>
<b>51</b>	30/01/2018	<b>Richard O'Beirne</b>		The submission has 3 observations as follows: <ul style="list-style-type: none"> <li>• The North Fringe LAP is excessive in scale and needs to be re-examined</li> <li>• A 5-year emergency regeneration plan for the city centre needs to be made before the LAP can be agreed</li> <li>• Improve public transport quality, facilities and frequency</li> </ul>

<b>52</b>	30/01/2018	<b>Future Analytics Consulting Ltd.</b>	<b>Sligo Chamber of Commerce</b>	<p>Sligo Chamber of Commerce has developed a number of objectives for the town summarised under the following themes:</p> <ul style="list-style-type: none"> <li>• A regional hub with a wide-ranging geographic and economic influence</li> <li>• An attractive town core with the right urban environment</li> <li>• A revitalised heart based on retail and services</li> <li>• An implementation plan for the LAP, including the centre block</li> <li>• Improved public-private collaboration on policies and implementation</li> <li>• A green vision with improved pedestrian linkages and the redevelopment of areas such as Quay Street car park and Stephen Street car park as public squares/parks</li> <li>• Engaging with the tourism network and marketing of the town</li> <li>• The improvement of strategic transport links</li> <li>• An optimistic and visionary approach to the Docklands as an expansion area that supports the town</li> <li>• Population projections for the plan period should be more ambitious than 2,500 people, and should provide an attractive place to live for all generations and communities.</li> </ul>
<b>53</b>	30/01/2018	<b>Denis Kelly, Assistant Director &amp; Senior Planner</b>	<b>Northern &amp; Western Regional Assembly</b>	<p>The NWRA has raised a number of issues as follows:</p> <ul style="list-style-type: none"> <li>• The NPF draft and general context</li> <li>• The NWRA vision of Sligo as a Regional Driver</li> <li>• The relationship between the LAP and the forthcoming Regional Spatial and Economic Strategy</li> <li>• Rural areas around Sligo need to be carefully managed</li> <li>• Retaining urban core population can be supported by improvements in public realm, public spaces and soft/green infrastructure</li> <li>• The development of infill and brownfield sites should be prioritised, supported by the application of the Vacant Site Levy</li> <li>• Adequate lands will be needed to accommodate the employment and industrial uses associated with predicted population increases</li> </ul>

#### 4. Late submissions (received after 30<sup>th</sup> January 2018)

<b>Ref. No.</b>	<b>Date received</b>	<b>Name or Agency</b>	<b>on behalf of (where applicable)</b>	<b>Summary of submission</b>
<b>L-01</b>	01/02/2018	<b>Dr. Don Cotton</b>		Dr. Cotton confirms his availability for consultation in further detail with regard to conservation, birds and other issues.

<b>L-02</b>	01/02/2018	<b>Albert Higgins</b>		The submission requests that 1.8ha of land at Tullynagracken North be zoned for housing.
<b>L-03</b>	01/02/2018	<b>Albert Higgins</b>	<b>Aughamore Rowing Club</b>	The submission requests that 0.77ha of land at Aughamore Far be zoned for sporting and leisure activities.
<b>L-04</b>	01/02/2018	<b>Albert Higgins</b>		The submission requests that 3.5ha of land at Carraroe be zoned for mixed use.
<b>L-05</b>	25/02/2018	<b>John Jordan</b>		The submission requests that consideration be given to developing the port further to expand jobs and infrastructure.
<b>L-06</b>	09/03/2018	<b>Sean Daly</b>	<b>Carbon Sole Group Ltd.</b>	<p>The submission is based on incorporating a Renewable Energy Strategy to decarbonise Sligo City and its environs. Carbon Sole is advancing plans to develop a Biomass Combined Heat &amp; Power Plant for Sligo City, providing sustainable renewable energy generation and thermal energy distribution.</p> <p>In particular, the submission requests that the following to be included in the LAP:</p> <ul style="list-style-type: none"> <li>• The zoning of the subject lands and any zoning matrix included in the LAP to support Green Energy Development to be permitted in principle</li> <li>• A section of the LAP to include a vision to become a pioneer in supporting green energy infrastructure and investment</li> <li>• A focus on supporting sustainable embedded green energy infrastructure</li> <li>• LAP should seek to attract investment in renewable energy developments</li> <li>• Encourage industry to decarbonise and seek green energy alternatives</li> </ul>
<b>L-07</b>	15/3/2018	<b>Denise Rushe, Bernadette O'Donohue, Cliona Brady</b>	<b>Yeats Foundation</b>	The submission relates to a proposed cultural building on a site (0.2 hectares) located between O'Connell Street and Wine Street Car Park. The submission requests that the masterplan for Wine Street be reconsidered to include the provision of an enlarged open space on the eastern side of the block.
<b>L-08</b>	15/3/2018	<b>John Monahan</b>	<b>NOJI Architects</b>	The submission relates to the envisaged redevelopment of Stephen Street car park as a public open space. It recommends that this should take more advantage of its riverside location, including the incorporation of a large cantilevered space over the river to be used for a variety of purposes.

## 5. SEA submissions received

Ref. No.	Date received	Name or Agency	on behalf of (where applicable)	Summary of submission
1	29/01/2018	David Galvin, Scientific Officer	Environmental Protection Agency	<p>The submission has made a number of specific comments to be considered in the preparation of the Draft LAP and the Environmental Report:</p> <ul style="list-style-type: none"> <li>• Previous submissions on the CDP 2017-2023 should be taken into account</li> <li>• Plan should include commitment to integrate with the recommendations of the Draft National River Basin Management Plan for Ireland 2018-2021</li> <li>• Consideration to be given to designated sites</li> <li>• Consideration to be given to protection and possible enhancement of undesignated biodiversity</li> <li>• Flood Risk Assessment and Management</li> <li>• Groundwater vulnerability</li> <li>• Consistency with Core Strategy</li> <li>• Environmental management of brownfield sites designated for regeneration</li> <li>• Development arising from the Plan should take into account other associated plans/programmes/strategies</li> <li>• Provision of adequate and appropriate critical infrastructure</li> <li>• Potential for cumulative environmental effects</li> <li>• Climate change adaption</li> <li>• SEA mitigation measures</li> <li>• SEA related monitoring</li> <li>• The need to appropriately assess alternatives</li> <li>• Concentrations of Radon within the Plan area</li> <li>• Other sources of information / consultation</li> </ul> <p>The submission also includes recommendations and advice on the preparation of the SEA Environmental report and guidance on integration of environmental considerations.</p>