

# Sligo East City, Cranmore and Environs

## Regeneration Masterplan 2016 Appendix D: Planning Considerations



# Credits

Many thanks to all who contributed to the making and the delivery of this Regeneration Masterplan

## Report presented by

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with the support of  
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# Introduction

## Strategic Planning Context June 2016

This appendix document is to be read in conjunction with the main masterplan document.

It provides an overview of the projects identified in the physical element of the masterplan from a planning context.

This report was prepared by Stephen Little and Associates as part of the multi-disciplinary consultant masterplanning team.

This appendix document refers to earlier documents prepared as part of the masterplan process.

In Stage 2 of the masterplan process a review of the planning context (local, regional and national) was undertaken by the Masterplan Design Team.

The findings of this planning context review are contained within the planning chapter of the Stage 2 Report.

The planning context review provided a useful background for the development of masterplan ideas.

In this report the masterplan physical themes and projects are assessed in terms of the strategic planning context and in terms of their compliance with the current Sligo Environs Development Plan: Local Statutory Planning Policies and Objectives.

Each masterplan project is assessed from a statutory planning perspective.

Each site will be subject to further consultation on detailed design issues as each project is developed.

# General Statutory Planning Comments

Strategic Planning Context June 2016

The Cranmore Masterplan Stage 2 document (September 2013) sets out the statutory and local planning policy context, upon which this review of the Regeneration Masterplan proposals is based.

There has been no change in the strategic policy context. (National Planning Framework remains pending, Border Regional Planning Guidelines 2010-2022 remain in force). The Core Strategy of the Sligo Environs Development Plan 2010-2016 remains relevant. The review of the masterplan strategies and the Sligo Environs Development Plan has regard to this context. The Regeneration Masterplan proposals are generally compliant with the strategic policies and objectives of the current Development Plan.

We are not in a position to comment further in the continued absence of the National Planning Framework (which will replace the National Spatial Strategy) and the adoption of new Border Regional Planning Guidelines.

## **Sligo Environs Development Plan Local Statutory Planning Policies and Objectives**

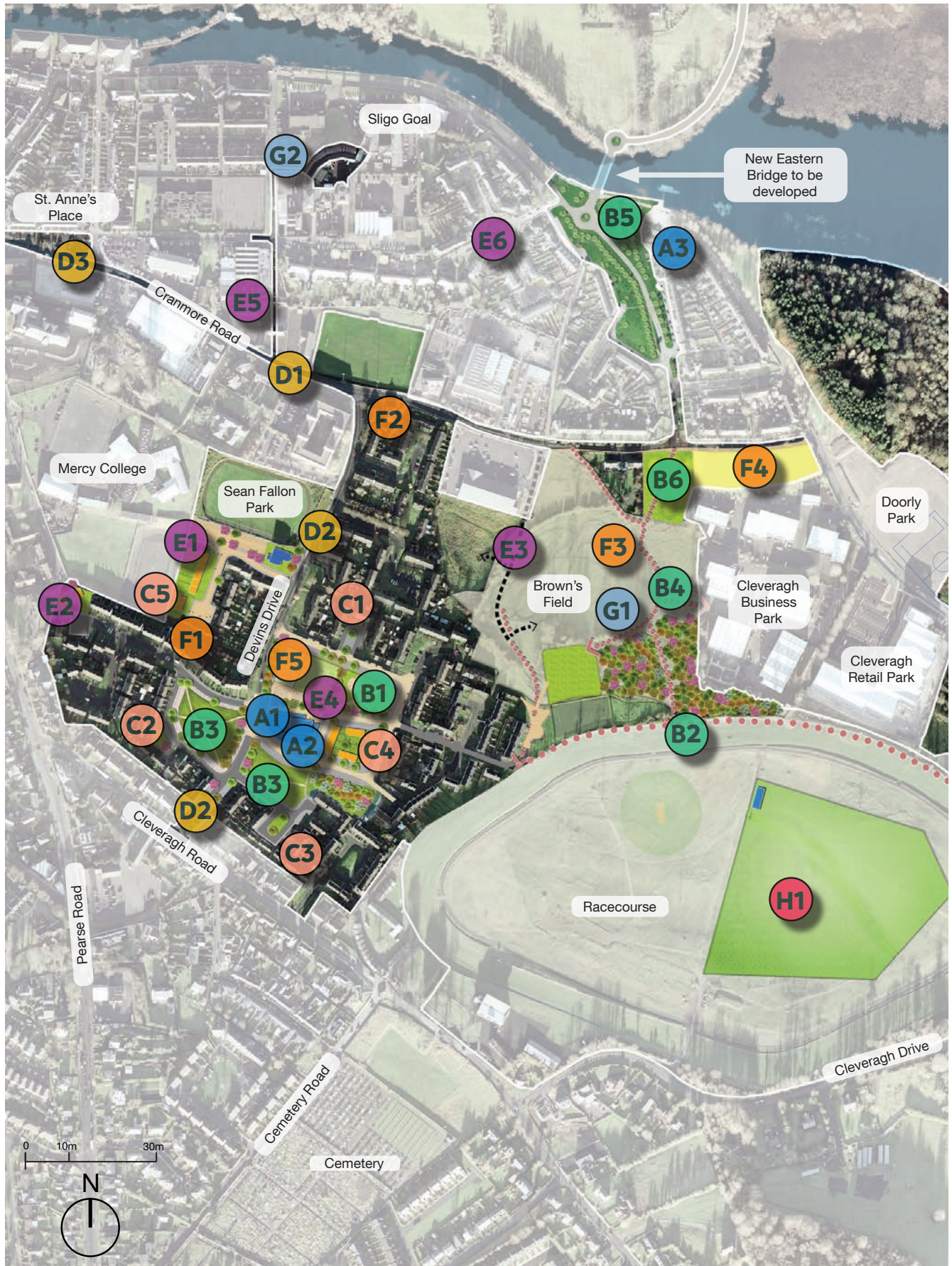
We set out below how the emergent Masterplan proposals comply with the current Development Plan, and identify where relevant, whether the Planning Authority may need to consider any change to its policies or objectives in the preparation of the next Development Plan and/or Local Area Plan in order to support the masterplan proposals.

We proceed to review the masterplan physical projects by theme and project from a statutory planning perspective. Each site will be subject to further consultation on detailed design issues in due course.



# Regeneration Masterplan

## Physical Themes and Projects







**Provide Quality Spaces for Community Facilities**

- A1 Provide quality spaces for delivery of services and community activities
- A2 Space for medical services provision
- A3 Doorly Park Lodge restoration to be explored

**Improve Access to Quality Amenities and Open Spaces**

- B1 Play areas: Cranmore
- B2 Improve access to Regional Sports Centre and Cleveragh Regional Park
- B3 Create quality open air spaces within Cranmore area
- B4 Extend exercise trail through Brown's Field and Racecourse
- B5 Support development of water-based recreational opportunities and associated facilities at Doorly Park
- B6 New park at Doorly Park: junction of Martin Savage Terrace and Cranmore Road/Brown's Field site

**Improve Housing Quality and Opportunity in the Area**

- C1 Housing improvements: focus on energy efficiency for Cranmore Estate
- C2 Housing environmental improvements: Focus on Cranmore Estate building
- C3 Colliery Drive/John Fallon Drive link
- C4 Housing: Centre Block site (sites also considered under F)
- C5 Housing: Geldof Drive (sites also considered under F)

**Improve Quality of the Roads, Streets and Urban Spaces**

- D1 Cranmore Road enhancements
- D2 Devins Drive improvements
- D3 St Anne's Place urban landscape

**Improve Access and Links**

- E1 Explore Mercy College pedestrian access from Geldof Drive
- E2 Joe Mc Donnell pedestrian/bicycle link to Chapel Hill
- E3 Brown's Field pedestrian/bicycle link to Cranmore
- E4 New centre block avenue (pedestrian/bicycle)
- E5 Explore Sligo Gaol to Cranmore Road link
- E6 Garavogue Villas access: traffic management plan

**Get the Most out of the Vacant and Potential Sites in the Area**

- F1 Redeveloping Geldof Drive bungalow site
- F2 Cranmore Road cleared site: new residential (apartments)
- F3 Brown's Field: mixed-use site for development
- F4 Doorly Park former maisonettes site: residential development use
- F5 Centre block site: community amenity and residential development
- F6 Cleveragh Drive rezoning: residential

**Develop and Promote Historical Assets in the Area**

- G1 Carnsfoot House remains of walled garden
- G2 Sligo Gaol

**Explore Options for Sustainable Energy**

- H1 Racecourse - central site: explore geothermal potential

# Masterplan Physical Themes and Projects

## Provide Quality Spaces for Community Facilities

### A: Provide Quality Spaces for Community Facilities

#### A1 Provide quality spaces for delivery of services and community activities

- These lands are currently zoned 'RE' existing residential areas.
- Development of a new centre may require demolition of existing dwellings in an area subject of an objective to protect residential amenity (this should, however, be seen in the context of improving the general residential amenity of the area), and in the context of wider strategic policy to promote higher residential density in urban regeneration areas.
- A community centre at this location is 'open for consideration' under the 'RE' zoning and meets other relevant policies for housing and balanced urban regeneration set out in Chapters 7 and 12 respectively of the current Development Plan, which support this masterplan proposal.
- The proposed use is compliant with Section 5.3.6 (p.20) of the current Development Plan in relation to the provision of community facilities and services as part of the mix of uses complementary to the physical regeneration of housing areas. This to be included as part of the urban regeneration policies and objectives contained in any future Development Plan or Local Area Plan for this area (see pp.86-89 of current Development Plan for other relevant urban regeneration policies.).
- The proposed use is compliant with community facilities general policies **GP-CF-1** and **GP-CF-6** of the current Development Plan. These policies should be carried over to any future Development Plan or Local Area Plan for this area to facilitate this proposal.
- The Planning Authority could consider a change of zoning to 'CF' community facility where 'living over the shop' is not envisaged. Under 'CF' zoning residential use is 'open for consideration', so would still provide flexibility for mixed use buildings at this location in the future, in the same way that the current 'RE' zoning does. CF zoning may overcome potential conflict with respect to the otherwise strategic policy promotion of consolidating higher residential development at brownfield sites within regeneration areas of the City.
- 'Neighbourhood centres' are commonly understood as having a local retail component. What is proposed in this instance is a community services centre. Rezoning to 'NC' neighbourhood centre is not considered appropriate given the proximity of the Cleveragh neighbourhood centre a short distance to the southwest.



## A2 Space for Medical Services Provision

- Medical centre is a use open for consideration in 'RE' zone.
- The proposed use is compliant with healthcare policies **P-CF-HSC-2** and **P-CF-HSC-3** of the current Development Plan. These policies should be carried over to any future Development Plan or Local Area Plan for this area to facilitate this proposal.
- The same general assessment may otherwise be applied to this proposal as to A1 above.

## A3 Doorly Park Lodge restoration to be explored

- These lands are currently zoned '**RE**' existing residential areas. No conflict with zoning objective.
- Compliant with other relevant policies for housing (p.86) and balanced urban regeneration (p.89) set out in Chapters 7 and 12 respectively of the current Development Plan, which support this masterplan proposal, and should be carried over to the next Development Plan/LAP.
- Not a protected structure, but given local vernacular interest and proximity to open space lands along the Garavogue River walk would be compliant with current Development Plan objective to explore opportunities for recreation, cultural and tourism development, incorporating lands at Cleveragh and along the Garavogue River (**O-CD-2**).
- Map-based tourism objective **O-TOU-1** seeks to explore the possibility of opening up the Lough Gill as an attraction for fishermen/anglers, boating/rowing clubs etc. Lodge restoration could contribute as a complimentary amenity (see also B5).
- Lough Gill and the River Garavogue are Special Areas of Conservation and proposed National Heritage Areas. Development proposals should have no negative environmental impacts on Natura 2000 sites.
- Carry over zoning and supporting policies noted above to the future Development Plan/LAP to support this proposal.

# Masterplan Physical Themes and Projects

## Improve Access to Quality Amenities and Open Spaces

### B: Improve Access to Quality Amenities and Open Spaces

#### B1 Play Areas: Cranmore

- These lands are currently zoned '**RE**' existing residential areas. Playgrounds are not identified in the zoning matrix, but it is noted that community facilities and recreation facilities are open for consideration.
- Would require demolition of existing dwellings in an area subject of an objective to protect residential amenity (this should, however, be seen in the context of improving the general residential amenity of the area), and in the context of wider strategic policy to promote higher residential density in urban regeneration areas.
- There is a map based open space objective **O-OS-25** which carries an objective to develop a network of children's playgrounds, with the Cranmore area identified as one of these locations. The provision of a playground at Cranmore is compliant with this objective, and it could be carried over to future Development Plan/LAP.
- The Planning Authority could consider a change of zoning to 'OS' open space for consistency with the zoning map approach to other open space amenities within the masterplan area. OS zoning may also overcome potential conflict with respect to the otherwise strategic policy promotion of consolidating higher residential development at brownfield sites within regeneration areas of the City.

#### B2 Improve Access to Regional Sports Centre and Cleveragh Regional Park

- These lands are currently zoned '**OS**' open space. No zoning conflict.
- Open Space Map 3 of the Development Plan defines this type of open space as **SPO-sports and playing fields**, with an objective to support the development of active sports facilities.
- The provision of a pedestrian/cycle route would not appear to be in conflict with this zoning objective where it does not prejudice or it complements the primary objective to provide for active sports use, and in particular the existing racecourse use.
- There is broad policy support (**SP-MOB-1**) within the current Development Plan for the creation of environmentally sound transport options in particular with regard to accessibility.
- There is currently no development plan objective to create this link. Consider the inclusion of a local objective to provide access connecting with a cross course pedestrian/cycle route, in the interests of the greater permeability for local residents and enhancing the accessibility of and connectivity between amenities in the area, could be part of a green corridor objective in Development Plan Open Space Map 3.
- Would require agreement of the land owner, where not Sligo County Council.
- Note Zone of Archaeological Potential **SLO 14-129** 'Enclosure' at Cleveragh Demesne.



### **B3** Create Quality Open Spaces within Cranmore Area

- Recreation and leisure facilities are permitted in 'OS' zones and open to consideration in 'CF' community facilities and 'RE' existing residential. No zoning conflict arises.
- Enhance quality open space would complement residential amenities in this area.
- Development Plan policies **SP-OS-1** seeks to establish Sligo as a premier green city of Ireland, **SP-UD-4** promotes design excellence in the public realm, and **SP-UD-5**, which promotes creation of high quality residential neighbourhoods. These should be carried over to any future Development Plan/LAP.

### **B4** Extended Exercise Trail through Browns Field and Racecourse

- Brown's Field zoned '**C2**' commercial and mixed use land uses (retail, office, highdensity residential, open space and compatible uses). Community facilities and Recreation – Leisure uses are acceptable in principle. No zoning conflict.
- Racecourse zoned 'OS' open space, with '**SPO**' sports and playing fields where open space objective is to support the development of active sports facilities. No zoning conflict where it does not prejudice or it complements the existing racecourse use.
- Policy **S-OS-12** provides for the creation of a network of safe, accessible, high quality amenity walkways/jogging trails/cycleways in support of this proposal, and should be carried over to future Development Plan/LAP.
- Development Plan policies **SP-OS-1** seeks to establish Sligo as a premier green city of Ireland, **SP-UD-4** promotes design excellence in the public realm, and **SP-UD-5**, which promotes creation of high quality residential neighbourhoods. These should be carried over to any future Development Plan/LAP.
- Consider the inclusion of a green corridor objective as part of Open Space Map 3 to facilitate this proposal (similar to Map 3 objective **O-OS-11**).

**B5** Support the development of water – based recreational opportunities and associated facilities at Doorly Park

**(eg, projects such as Doorly Park Pontoon and Water Sports Pavillion: subject to Habitats Directive Assessment)**

- These lands are currently zoned ‘**OS**’ open space. Water-based recreation facilities permitted in principle and leisure and cultural facilities are open to consideration. No conflict with zoning objective.
- Map based tourism objective **O-TOU-1** seeks to explore the possibility of opening up Lough Gill as an attraction for fishermen/anglers, boating/rowing clubs etc.
- Carry over zoning and supporting policies noted above to the future Development Plan/LAP to support this proposal.
- Consider the inclusion of an objective for this facility as part of Open Space Map 3 to facilitate this proposal (similar to Map 3 objective O-OS-11, but for riverside amenities such as jetties, pavilions, viewing platforms, or similar, etc.).
- Lough Gill and the River Garavogue are Special Areas of Conservation and proposed National Heritage Areas. Development proposals should have no negative environmental impacts on Natura 2000 sites.

**B6** New Park at Doorly Park: junction of Martin Savage Terrace and Cranmore Road/Brown’s Field site

- This part of Brown’s Field is zoned ‘**OS**’ open space, with potential to connect with enhanced streetscape landscaping to open space zone at Martin Savage Terrace. Commercial and mixed- use land uses (retail, office, high density residential, open space and compatible uses). Community facilities and Recreation – Leisure uses are acceptable in principle. No zoning conflict.
- Development Plan policies **SP-OS-1** seeks to establish Sligo as a premier green city of Ireland, **SP-UD-4** promotes design excellence in the public realm, and **SP-UD-5**, which promotes creation of high quality residential neighbourhoods. These should be carried over to any future Development Plan/LAP in support of this proposal.
- Policy **S-OS-12** provides for the creation of a network of safe, accessible, high quality amenity walkways/jogging trails/cycleways in support of this proposal, and should be carried over to future Development Plan/LAP.
- The lands are already zoned open space and this is reconfirmed in open space map based objectives (Map 3), but could also consider the inclusion of a green corridor objective linking the park areas (similar to Map 3 objective **O-OS-11**).



# Masterplan Physical Themes and Projects

## Improve Housing Quality and Opportunity

### C: Improve Housing Quality and Opportunity

**C1** Housing Improvements: focus on energy efficiency for Cranmore Estate

**C2** Housing Environmental Improvements: focussing on Cranmore Estate Building

**C3** Collery Drive:/John Fallon Drive Link

Policy P-SA\_HOU-3 promotes linkages between housing areas and local facilities and services through appropriate pedestrian, cycle and vehicular connections.

Policy P-OC-R-3 of the current development plan promotes energy efficiency.

Policy P-SA\_HOU-5 promotes the maintenance of the condition of existing social housing units and the carrying out of essential remedial works as funding permits.

In line with Objective O-SA\_HOU-2 to continue with the programme of refurbishment and regeneration of existing Council housing in accordance with a masterplan for the Cranmore area, in the context of the envisaged Cranmore-Cleveragh LAP.

P-SA\_HOU-3 promotes linkages between housing areas and local facilities and services through appropriate pedestrian, cycle and vehicular connections.

Otherwise, broad policy support offered under current Development Plan policies and objectives relating to urban regeneration, urban design policies, inner city housing, environmental improvements and transportation. SP-UD-4 and UD-5 (quality neighbourhoods), P-OC-R-1 to R-10 (urban design), P-UR-1 to UR-9 (urban regeneration).

Each site will be subject to further consultation on detailed design issues in due course.

### C4 Housing: Centre Block Site\*

(\*sites also considered under potential of vacant sites: for Regeneration impact)

- These lands are zoned 'RE' – existing residential. This allows for residential (re)development, subject to protection or enhancement of existing residential amenity.
- The 'RE' zoning objective seeks to protect and enhance existing residential amenity. The introduction of compatible/ancillary uses, redevelopment and regeneration may be positively considered subject to the dominant use remaining residential. Increase in density may be considered subject to site context. No zoning conflict.
- Otherwise, broad policy support offered under current Development Plan policies and objectives relating to urban regeneration, urban design policies, inner city housing, environmental improvements and transportation. **SP-UD-4** and **UD-5** (quality neighbourhoods), **P-OC-R-1** to **R-10** (urban design), **P-UR-1** to **UR-9** (urban regeneration). This should also be carried over to any future Development Plan/LAP.
- Each site will be subject to further consultation on detailed design issues in due course.

## C5 Housing: Geldof Drive\*

### (\*sites also considered under potential of vacant sites: for Regeneration impact)

- These lands are zoned 'RE' existing residential and 'OS' open space. Consider change to zoning to 'RE' in entirety in any future Development Plan/LAP to facilitate housing development proposals at this location.
- The 'RE' zoning objective seeks to protect and enhance existing residential amenity. The introduction of compatible/ancillary uses, redevelopment and regeneration may be positively considered subject to the dominant use remaining residential. Increase in density may be considered subject to site context. No zoning conflict.
- Otherwise, broad policy support offered under current Development Plan policies and objectives relating to urban regeneration, urban design policies, inner city housing, environmental improvements and transportation. **SP-UD-4 and UD-5** (quality neighbourhoods), **P-OC-R-1 to R-10** (urban design), **P-UR-1 to UR-9** (urban regeneration). This should also be carried over to any future Development Plan/LAP.
- Each site will be subject to further consultation on detailed design issues in due course.



# Masterplan Physical Themes and Projects

## Improve Quality of the Roads, Streets and Urban Spaces

### **D: Improve Quality of the Roads, Streets and Urban Spaces**

#### **D1** Cranmore Road Enhancements

#### **D2** Devins Drive Improvements

#### **D3** St. Anne's Place Urban Landscape

- Policy **S-OS-12** provides for the creation of a network of safe, accessible, high quality amenity walkways/jogging trails/cycleways in support of this proposal. This is relevant to any road improvement works, including enhancement of pedestrian and cycle facilities and visual/natural amenity through landscape works, and should be carried over to future Development Plan/LAP in support of this proposal.
- Otherwise, broad policy support offered under current Development Plan policies and objectives relating to urban regeneration, urban design policies, inner city housing, environmental improvements and transportation. **SP-UD-4 and UD-5** (quality neighbourhoods), **P-OC-R-1 to R-10** (urban design), **P-UR-1 to UR-9** (urban regeneration).
- Consider the inclusion of a specific landscape/streetscape improvement objective along key routes as part of Open Space Map 3, or similar, to facilitate this proposal.

# Masterplan Physical Themes and Projects

## Improve Access and Links

### E: Improve Access and Links

#### E1 Explore Mercy School Pedestrian Access from Geldof Drive

- Land within the Mercy College ownership is zoned 'CF' community facility.
- The land occupied by Sean Fallon Park/Geldof Drive is zoned 'OS' open space, with 'SPO-sports' objective to support the development of active sports facilities.
- No zoning conflict. However, consider a map based objective in next Development Plan / LAP as part of open space Map 3, or similar, to facilitate this proposal.
- Policy **S-OS-12** provides for the creation of a network of safe, accessible, high quality amenity walkways/jogging trails/cycleways in support of this proposal, and should be carried over to future Development Plan/LAP. Consider the inclusion of a specific objective for pedestrian/cycle connectivity along these routes as part of Open Space Map 3, or similar, to facilitate these proposals.
- There is broad policy support (**SP-MOB-1**) within the current Development Plan for the creation of environmentally sound transport options in particular with regard to accessibility. This policy should be carried over.
- It is a broad aim **BA-4**, and a Policy **P-SA\_HOU-4** of the current Development Plan to encourage linkages through, inter alia, the provision of pedestrian/cycle connections. This should be carried over to the next Development Plan/LAP.
- Otherwise, broader policy support offered under current Development Plan policies and objectives relating to urban regeneration, urban design policies, inner city housing, environmental improvements and transportation. **SP-UD-4 and UD-5** (quality neighbourhoods), **P-OC-R-1 to R-10** (urban design), **P-UR-1 to UR-9** (urban regeneration).

#### E2 Joe McDonnell Pedestrian/Bicycle Link to Chapel Hill

#### E3 Brown's Field Pedestrian/Cycle Link to Cranmore

#### E4 New Centre Block Avenue (Pedestrian/Bicycle)

- No land use zoning impediment, but may require a local roads objective given the material change to this area that has potential to affect the existing community.
- Policy **S-OS-12** provides for the creation of a network of safe, accessible, high quality amenity walkways/jogging trails/cycleways in support of this proposal, and should be carried over to future Development Plan/LAP. Consider the inclusion of a specific objective for pedestrian/cycle connectivity along these routes as part of Open Space Map 3, or similar, to facilitate these proposals.
- There is broad policy support (**SP-MOB-1**) within the current Development Plan for the creation of environmentally sound transport options with particular with regard to accessibility. This policy should be carried over.
- It is a broad aim **BA-4**, and a Policy **P-SA\_HOU-4** of the current Development Plan to encourage linkages through, inter alia, the provision of pedestrian / cycle connections. This should be carried over to the next Development Plan/LAP.
- Otherwise, broader policy support offered under current Development Plan policies and objectives relating to urban regeneration, urban design policies, inner city housing, environmental improvements and transportation. **SP-UD-4 and UD-5** (quality neighbourhoods), **P-OC-R-1 to R-10** (urban design), **P-UR-1 to UR-9** (urban regeneration)

### **E5** Sligo Gaol to Cranmore Road Link

- Located between **C2** mixed use and **CF** community facilities zoning.
- Not a zoning issue.
- It is a broad aim **BA-4**, and a Policy **P-SA\_HOU-4** of the current Development Plan to encourage sustainable linkages including intra-urban links.
- Otherwise, broader policy support offered under current Development Plan policies and objectives relating to urban regeneration, urban design policies, inner city housing, environmental improvements and transportation. **SP-UD-4 and UD-5** (quality neighbourhoods), **P-OC-R-1 to R-10** (urban design), **P-UR-1 to UR-9** (urban regeneration).
- No current local objective for a new road link in this area. Should consider inclusion of a specific objective as part of mobility/connectivity section, similar to T2 (Intra-urban roads objectives) in Chapter 10 of the current Development Plan.

### **E6** Garavogue Villas Access – Traffic Management Plan

- There is broad policy support (**SP-MOB-1**) within the current Development Plan for the creation of environmentally sound transport options in particular with regard to accessibility. This policy should be carried over

# Masterplan Physical Themes and Projects

Get the most out of the vacant and potential sites in the area

## F: Get the most out of the vacant and potential sites in the area

### F1 Geldof Drive Bungalow Site

- These lands are zoned 'RE' – existing residential.
- The 'RE' zoning objective seeks to protect and enhance existing residential amenity. The introduction of compatible/ancillary uses, redevelopment and regeneration may be positively considered subject to the dominant use remaining residential. Increase in density may be considered subject to site context. No zoning conflict.
- In line with **Objective O-SA\_HOU-2** to continue with the programme of refurbishment and regeneration of existing Council housing in accordance with a masterplan for the Cranmore area, in the context of the envisaged Cranmore-Cleveragh LAP.
- Otherwise, broad policy support offered under current Development Plan policies and objectives relating to urban regeneration, urban design policies, inner city housing, environmental improvements and transportation. **SP-UD-4 and UD-5** (quality neighbourhoods), **P-OC-R-1 to R-10** (urban design), **P-UR-1 to UR-9** (urban regeneration). This should also be carried over to any future Development Plan/LAP.
- Each site will be subject to further consultation on detailed design issues in due course.

### F2 Cranmore Road Cleared Site: New Residential (apartments)

- These lands are 'C2' Commercial and Mixed Land Uses. Residential use (apartments) is acceptable in principle within this zoning.
- Infill development within a residential urban setting appropriate in achieving more sustainable housing density, subject to protection of existing and prospective residential amenity through observance of appropriate residential design standards (see Sustainable Urban Housing Apartment Design Guidelines 2015).
- Otherwise, broad policy support offered under current Development Plan policies and objectives relating to urban regeneration, urban design policies, inner city housing, environmental improvements and transportation. **SP-UD-4 and UD-5** (quality neighbourhoods), **P-OC-R-1 to R-10** (urban design), **P-UR-1 to UR-9** (urban regeneration). This should also be carried over to any future Development Plan/LAP.
- Each site will be subject to further consultation on detailed design issues in due course.



### **F3** Brown's Field: Mixed Use site for Development

- This land is zoned '**C2**' – Commercial and Mixed Use. No zoning conflict.
- Policy **P-C-HOU-1** of the Development Plan promotes “apartment and higher-density development in suitably zoned areas of the outer city”, lending broad policy support for this proposal. Higher density should be achievable at this site given road frontage aspect and absence of height sensitive neighbouring development.
- Broad policy support offered under current Development Plan policies and objectives relating to urban regeneration, urban design policies, inner city housing, environmental improvements and transportation. **SP-UD-4 and UD-5** (quality neighbourhoods), **P-OC-R-1 to R-10** (urban design), **P-UR-1 to UR-9** (urban regeneration). This should also be carried over to any future Development Plan/LAP.
- Each site will be subject to further consultation on detailed design issues in due course.

### **F4** Doorly Park Former Maisonettes Site: Residential Development Use

- The lands subject of this proposal are zoned '**RE**' – existing residential.
- The 'RE' zoning objective seeks to protect and enhance existing residential amenity. The introduction of compatible/ancillary uses, redevelopment and regeneration may be positively considered subject to the dominant use remaining residential. Increase in density may be considered subject to site context. No zoning conflict.
- Broad policy support offered under current Development Plan policies and objectives relating to urban regeneration, urban design policies, inner city housing, environmental improvements and transportation. **SP-UD-4 and UD-5** (quality neighbourhoods), **P-OC-R-1 to R-10** (urban design), **P-UR-1 to UR-9** (urban regeneration). This should also be carried over to any future Development Plan/LAP. Which should also be carried over to any future Development Plan/LAP.
- Each site will be subject to further consultation on detailed design issues in due course.

## F5 Centre Block Site: Community amenity and Residential Development

- These lands are currently zoned '**RE**' existing residential areas.
- The 'RE' zoning objective seeks to protect and enhance existing residential amenity. The introduction of compatible/ancillary uses, redevelopment and regeneration may be positively considered subject to the dominant use remaining residential. Increase in density may be considered subject to site context.
- No zoning conflict, but see A1 and A2 above regarding potential for 'CF' zoning for community facilities aspect.
- Community facilities at this location is 'open for consideration' under the '**RE**' zoning and meets other relevant policies for housing and balanced urban regeneration set out in Chapters 7 and 12 respectively of the current Development Plan, which support this masterplan proposal.
- The proposed use is compliant with Section 5.3.6 (p.20) of the current Development Plan in relation to the provision of community facilities and services as part of the mix of uses complementary to the physical regeneration of housing areas. This is to be included as part of the urban regeneration policies and objectives contained in any future Development Plan or Local Area Plan for this area (see pp.86-89 of current Development Plan for other relevant urban regeneration policies.).
- The proposed use is compliant community facilities general policies **GP-CF-1** and **GP-CF-6** of the current Development Plan. These policies should be carried over to any future Development Plan or Local Area Plan for this area to facilitate this proposal.
- Each site will be subject to further consultation on detailed design issues in due course.

## F6 Cleveragh Drive Re-zoning: Residential

- This site is zoned '**MIX-1**' promoting a mix of uses capable of creating and sustaining a vibrant residential and employment area. Mixed is acceptable in principle, and consistent with neighbouring commercial uses. Masterplan to be mindful of potential for 'bad neighbour' uses in industrial estate.
- While housing is permitted in principle under this zoning (25% residential as part of mix), a 'Strategic Land Reserve' applies to the site preventing its release for housing development until after the life of the current Development Plan (i.e. post 2016 – see Policy **P-SLR-2**). This SLR policy as it relates to the subject site may need to be revisited by Sligo County Council.
- It is a map-based objective (**O-TA-HOU-2**, General Objectives Map 4) of the Development Plan to provide Traveller accommodation at the land zoned MIX-1. Based on assessment or need, this may be subject to review by Sligo County Council in the next Development Plan/LAP.
- Note Zone of Archaeological Potential SLO 14-129 'Enclosure' at Cleveragh Demesne.
- Each site will be subject to further consultation on detailed design issues in due course.

# Masterplan Physical Themes and Projects

Develop and Promote Historical Assets in the Area

## **G: Develop and Promote Historical Assets in the Area**

**G1** Carnsfoot House Remains of walled garden

**G2** Sligo Gaol

- Protected structures (See relevant policies and objectives in Chapter 13 of current Development Plan).
- Consider inclusion of written and map based objectives to explore opportunities for recreation, cultural and tourism development similar to O-CD-2 and O-TOU-1.

# Masterplan Physical Themes and Projects

## Explore Options for Sustainable Energy

### H: Explore Options for Sustainable Energy

#### H1 Racecourse-Central Site: Explore Geothermal Potential

- Open Space Map 3 of the Development Plan defines this type of open space as **SPO-sports and playing fields**, with an objective to support the development of designated areas to be used primarily as playing fields, tennis courts, golf courses, etc (i.e. active sports facilities). Development associated with racecourse activities or recreational use should generally be acceptable.
- Any development proposal that would render the designated land unusable for active sports and recreation is likely to be unacceptable having regard to the current zoning objective.
- Policy **P-EN-2** of the Development Plan supports national and international initiatives for limiting emissions of greenhouse gases and encouraging development of renewable energy sources in an appropriate and sustainable manner. This is, however, subject of compliance with energy objective O-EN-1 to preserve significant landscape views from visual intrusion of large-scale energy infrastructure. We refer also to the SPO zoning objective for these lands, as noted above.
- Any development proposal to have regard to the need to protect the existing racecourse use, and the spirit and intent of the open space zoning that applies to this land.
- Each site will be subject to further consultation on detailed design issues in due course.





## Cranmore Regeneration Project

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