

**Second Chief Executive's Report**  
on submissions and observations  
relating to the Draft CDP 2017-2023

**VOLUME 2**

**Responses to submissions  
on the Draft Mini-Plans**



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Section I.

**Submissions relating to Mini-Plans  
located within the  
Ballymote-Tobercurry Municipal District**



# Ballinacarrow Mini-Plan

**Submission no. 14**

15 November 2016

Frank Keane

on behalf of Margaret Keane

## **Issue no. 1**

The submission refers to Margaret Keane's landholding (stated to be 13.6 hectares) in the townland of Ballinacarrow South. Part of the landholding (see plot 14a on the Ballinacarrow Submissions Map) is zoned 'mixed uses' and the Draft Plan outlines that a minimum of 25% of this zoned area should incorporate a public open space. The submission contends that the full site area should be zoned as 'mixed uses' and states that there would be no objection to an appropriate portion of her remaining land being zoned as 'open space' in the context of possible future development.

### **Opinion**

The entire area of this field is zoned as 'mixed uses', but objective 3.4.E in the Mini-Plan indicates that 25% of the site should be used for the provision of a public open space area. This is a larger requirement than the normal CDP minimum requirement of 15%, but the objective also states that higher density development may take place on the remaining lands in order to balance the 25% requirement for public open space. The background to the inclusion of this objective relates to the absence of a landscaped public amenity space in the village. The subject site, one of the few remaining undeveloped spaces along the Main Street, has been identified for the provision of such a space in conjunction with the development of the adjoining lands.

However, it is acknowledged that the specific requirement for a minimum of 25% open space and higher density may be over-prescriptive. It is considered that matters such as density and the percentage of open space should be determined at planning application stage. Any application on these lands should propose a high-quality design and layout for this key site.

**The references to a minimum 25% open space and higher density should therefore be omitted from objective 3.4.E.**

## **Issue no. 2**

The proposed route for the N-17 realignment dissects the remaining lands to the south-east. The submission contends that this will severely impact on property rights. In this context, Margaret Keane requests that the development limit be extended south-eastwards, up to the edge of the N-17 realignment route corridor, in order to facilitate future development of the lands (see plot 14b on submissions map).

### **Opinion**

Whilst the submission requests that the development limit be extended significantly, it does not specify the desired zoning for the subject lands. Given the nature of the submission, it would appear that the intentions are for mixed uses or residential development.

### Green belt

The subject lands are zoned as ‘green belt’ in the Draft Mini-Plan. The purpose of green belts is, *inter alia*, to consolidate settlements, to reserve land for future expansion and to protect surrounding sensitive areas in terms of visual impacts, natural resources and heritage implications. It is considered that the requested zoning extension would conflict with this policy and would set an undesirable precedent for further such encroachment in the green belt.

### Investment in national roads

The zoning of these lands would have the potential to affect the proposed N-17 Collooney to Tobercurry Bypass Realignment Scheme, for which the CPO line has not yet been finalised.

Furthermore, the submission received from Transport Infrastructure Ireland (TII) indicates that extending zoning designations up to the line of proposed national roads is inconsistent with the requirement to protect these routes, and may not allow for potential future upgrade or improvement works (refer to Issue no. 4 in Submission no. 13, Volume 1 of this Report).

### Population and housing

Sufficient lands have already been zoned in the Draft Mini-Plan to cater for the anticipated demand for mixed uses and residential development over the Plan period. Taking into account zoned lands for residential/mixed uses and existing vacant residential units, the Draft Plan calculates that provision has been made to accommodate a growth rate of approximately 54% during the plan period (from 187 persons to 288 persons). This is more than adequate provision for growth and therefore additional land is not required. In the short-medium term, population growth should be achieved by reducing residential vacancy levels and completing unfinished developments in the village.

This portion of the subject lands extends to approximately 9.18 hectares and would have the potential to provide approximately 110 additional houses. This would accommodate an additional population of approximately 275 persons. Taken together with the potential output from existing zoned lands, this would represent an increase of approximately 201% on the current village population.

### Wastewater treatment capacity

The existing sewage treatment plant has a design capacity of 250 PE. In 2016 it was estimated to be incurring a load of approximately 302 PE and the need for an upgrade to address capacity, public health, environmental and ecological concerns has been long acknowledged. A planned upgrade of the plant to 400 PE is currently being considered by Irish Water.

If the proposed rezoning is added to the existing zoned lands, the total potential additional residential loading would be 376 persons. When added to current loading (estimated at 302 PE in 2016), there would be a total potential loading of 678 persons, which far exceeds the planned capacity of 400 PE. This does not include additional loading from future non-residential developments.

**Having regard to the concerns outlined above, it is recommended that the subject lands remain zoned as ‘green belt’.**

### **Recommendation**

In the text of **Ballinacarrow Mini-Plan**, amend **Objective 3.4.E** by deleting the wording shown below in **red**:

Any development proposal on village centre site VC-3 should be based upon a masterplan approach that incorporates a well-designed and easily accessible public open space ~~(minimum 25% of total site area). To balance the provision of this open space, development on the remainder of this site may take place at a higher density, subject to suitable design and layout.~~

# Curry Mini-Plan

**Submission no. 33**

28 November 2016

Raymond Lenehan

## **Issue no. 1**

The submission relates to a plot of land located to the northwest of Curry village. It is stated that planning permission was previously granted for a dwelling on the site under PL 07/583, which has now expired. The submission requests that the site should not be located within the 'buffer zone' (i.e. the green belt).

## **Opinion**

It is acknowledged that this site was the subject of a recent grant of planning permission. Moreover it is noted that the site is located on the eastern edge of the green belt and is adjacent to other dwellings.

It is therefore considered that the omission of the site from the proposed green belt would not significantly affect the integrity of the green belt. Whilst such requests should generally be discouraged, it is considered that this submission can be accommodated given the particular circumstances of the recent planning history and location of the site on the edge of the proposed green belt.

## **Recommendation**

The site outlined in Submission no. **33** shall be excluded from the green belt. The Mini-Plan Limit shall be modified to exclude the subject site.

# Easky Mini-Plan

## Submission no. 18

23 November 2016

David Rolston  
on behalf of Patrick and Joe Rolston

### Issue no. 1

The submission relates to Rolston family lands located to the west of Colaiste Iascaigh. The lands are zoned for ‘community facilities’ in the Draft Plan with the objective (as per section 14.5.B of the Draft CDP) to ‘Facilitate the possible future expansion of the secondary school by reserving lands to the west of the school for community uses’.

The submission requests that the land be zoned for residential uses which would be in keeping with surrounding lands and would accommodate a site for one-off housing for a family member if the need arose. It is stated that there is already sufficient space for expansion on the school lands and there is also sufficient land zoned for community uses on other lands in the village.

While the original submission related to the entire plot of land, an amended follow-up submission was then received, which requested that only a small portion of the south-western corner of the plot be zoned for ‘residential’.

### Opinion

The amended submission for the smaller plot of land (outlined as plot 18 on the submissions map) would appear to meet the stated housing requirements of the landowners whilst also retaining the ‘community facilities’ zoning on the majority of the lands and thereby facilitating the potential expansion needs of the school in the future. There is therefore no objection to the requested rezoning.

### Recommendation

The zoning of the site outlined as plot **18** on the Submissions Map should be changed from ‘community facilities’ to ‘residential uses’.

# Gorteen Mini-Plan

**Submission no. 70**

30 November 2016

Tommy Conlon

## **Issue no. 1**

The submission relates to a plot of land at Rathmadder, Gurteen. It is requested that the development limit be extended to these lands and that the lands be zoned for 'residential or mixed uses' for the provision of residential development in the near future.

## **Opinion**

The subject site comprises the rear (southern) half of a larger field that extends northwards to the Main Street of Gorteen. The northern half of the field is already zoned for 'mixed uses' and is undeveloped.

The Draft Mini-Plan already includes a significant extent of land zoned for residential and mixed uses – 13.37 hectares. This is more land than in any of the other 31 Mini-Plans.

Planning permission has previously been granted for housing on most of the lands. The 13.37 ha have a potential yield of 160 housing units (at a density of 12 units per hectare), which could accommodate an additional population of 402 persons (at an average of 2.5 persons per household).

When existing vacant units are considered (28 units) the potential additional population figure rises to 472 persons. Given that the existing population of the village is estimated at 533 persons, the Draft Mini-Plan can already facilitate a near-doubling of the population (88% increase). This is clearly sufficient for the plan period and there is no need for additional land to be zoned.

Furthermore, it is considered that mixed-use areas (i.e. zoning that includes commercial and retail uses) should be concentrated along the Main Street, in order to strengthen the streetscape and to improve the vitality and viability of the village centre. It would be inappropriate to zone additional backlands for 'mixed uses' at this stage. The remaining lands to the north are already zoned for 'mixed uses' and should be developed before any consideration is given to additional zoning.

## **Recommendation**

No change to the Draft Gorteen Mini-Plan.

**Submission no. 87**

30 November 2016

Madeline O'Dowd

## **Issue no. 1**

The submission relates to a site located to the south-east of Gorteen and requests that the zoning of the site be changed from 'residential uses' to 'mixed uses or commercial uses' in order to facilitate the provision of a funeral home in the near future.

## **Opinion**

The site is located directly north of Gorteen Church (Protected Structure no. 215), between the elevated position of the church and the adjoining road. It is considered that development on the subject site would seriously detract from the setting of the church and therefore would be in conflict with the built heritage policies of the Plan.

A characteristic feature of Gorteen village is its dispersed, linear development pattern along the R-294 regional road. In order to strengthen and consolidate the village core, it is considered that additional commercial uses should be directed to locate within the existing mixed-use zones.

As the subject site is significantly detached from existing commercial areas, the proposal would conflict with the above approach and would lead to further dispersal of the village core.

## **Recommendation**

No change to the Draft Gorteen Mini-Plan.

## **Submission no. 124**

30 November 2016

Gerard Wilson

## **Issue no. 1**

The submission relates to a site located to the north-east of Gorteen, requesting that the site be zoned as 'residential'. It is stated that planning permission was previously granted for a house on the site and this was constructed to "sub floor level". The residential zoning is requested in order to allow the completion of the dwelling.

## **Opinion**

The subject site is located within the proposed green belt, (at circa 250 metres by road) from the existing built-up area of Gorteen.

The purposes of the green belt are, *inter alia*, to consolidate settlements, to reserve land for future expansion and to protect surrounding sensitive areas in terms of visual impacts, natural resources and heritage implications. The requested residential zoning would conflict with this policy and would set an undesirable precedent for further encroachment into the 'green belt', particularly given that the subject site is significantly detached from the existing built-up area.

It should be noted that the green belt zoning of the site does not preclude the provision of a dwelling. Any such application could be accommodated in principle, subject to compliance with the rural housing policy as set out in section 5.3.1 of the CDP, without the need for residential zoning.

## **Recommendation**

No change to the Draft Gorteen Mini-Plan.

# Riverstown Mini-Plan

**Submission no. 30**

28 November 2016

Joe Carty (Vincent Hannon Architects)  
on behalf of Tony Gormley

## **Issue no. 1**

The submission refers to a portion of land to the west of Riverstown's village centre. It is requested that the development limit be extended to include these lands and the zoning of the lands be changed from 'green belt' to 'residential uses'. In support of the request it is stated that:

- The proposal would be in keeping with typical expansion of the village.
- The proposal would not affect sensitive or visually vulnerable areas.
- The lands could be developed without impacting on the SAC.

## **Opinion**

Part of the subject site is within the Unshin River Special Area of Conservation (SAC) and proposed Natural Heritage Area (pNHA). As part of the preparation of the CDP, and its associated Strategic Environmental Assessment and Appropriate Assessment, the Planning Authority must ensure that the Plan objectives do not lead to adverse impacts on the integrity of Natura 2000 sites such as this SAC.

The zoning of lands within and adjoining the SAC has a clear potential for adverse impacts and therefore is unacceptable.

Furthermore, a significant portion of the lands is located within the CFRAM Flood Zone A, where the probability of river flooding is highest (i.e. greater than 1% or one event in 100 years). In accordance with the requirements of the *Planning System and Flood Risk Management – Guidelines for Planning Authorities* (2009), flood risk should be avoided at the earliest possible stage, particularly for vulnerable uses such as residential.

As indicated in the Strategic Flood Risk Assessment that accompanies the Draft Plan, "*development in areas which have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas which have lower flood risk*".

The zoning of the lands for development would conflict with the principles set out above. Consistent with this approach, it is recommended to retain the 'green belt' zoning that applies to the subject lands.

## **Recommendation**

No change to the Draft Riverstown Mini-Plan.



Section II.

**Submissions relating to Mini-Plans  
located within the Sligo Municipal District**



# Ballincar Mini-Plan

**Submission no. 25**

25 November 2016

Adrian Tansey

## **Issue no. 1**

The submission relates to a backland site located just outside the northern development limit of the Draft Plan. It is requested that the development limit be extended to include the subject site and that the zoning be changed from 'green belt' to 'residential'. In support of this request, the submission contends that:

- the proposal would not constitute 'ribbon development';
- the proposal would help to consolidate development in the village core and backlands rather than exacerbating ribbon development in an east-west direction;
- the site can be easily accessed and serviced;
- development on the site would not be visually intrusive;
- inclusion of the site would be consistent with the increased 'open space' area to the west;
- the site will not impact on archaeological monuments;
- there has been a substantial decrease in the population of Ballincar in recent years;
- the proposal would contribute to a better balance of development on the northern side of the village, particularly given that the southern side of the village contains various constraints;
- the inclusion of the site would aid sustainable development of the village.

## **Opinion**

It is acknowledged that the development pattern of Ballincar is quite linear and dispersed and that additional infill/backland development is required to consolidate the village. As pointed out in the submission, this has been partially reflected in the Draft Mini-Plan by extending the adjoining 'open space' zoning in a northern direction. It should also be noted that submission no. 37 proposes the extension of the 'commercial' zoning of the hotel in a northern direction.

The proposed zoning would be consistent with this approach. Whilst further 'ribbon development' in a northern direction would not be encouraged, it is considered that the proposed zoning would not be excessive, as it would accommodate only one additional dwelling. The subject site is quite elevated in relation to surrounding lands and further archaeological assessment may be necessary. However it is considered that the suitability of the site for any particular proposal can be assessed in more detail as part of the planning application process.

## **Recommendation**

The zoning of the site outlined in submission no. 25 shall be changed from 'green belt' to '**residential uses**' and the development limit of **Ballincar Mini-Plan** shall be extended to include this site.

George Draper

**Issue no. 1**

The submission highlights that the Designations Map for Ballincar shows that G. Draper's lands are subject to 'PRFA rainfall flooding 1 in 100 years'. The submission contends that this is not correct and the only flooding in that area is on the access roadway, which was caused when the level of the Rosses Point Road was raised.

**Opinion**

The flooding information depicted on the Designations Maps for all the mini-plans is based on the Office of Public Works' preliminary Catchment Flood Risk Assessment and Management (CFRAM) mapping. In this particular case, the rainfall flooding information is taken from the Preliminary Flood Risk Assessment (OPW, 2012), which was the first stage of the CFRAM process.

The Preliminary Flood Risk Assessment (PFRA) was a national screening exercise, essentially desk-based and using available and readily-derivable information. The PFRA which identified areas where there may be a significant risk associated with flooding. With regard to pluvial flood risk (i.e. resulting from heavy rainfall), the PFRA risk maps were based on contours (low-lying pockets) as shown on OS maps. On the ground, such contours may have been modified through local works and the lands shown to be "at risk from pluvial flooding" may not flood anymore.

The flood risk shown on the Designations Map of the Ballincar Mini-Plan simply reflects the outcomes of the PFRA process, along with the outcomes of the Irish Coastal Protection Strategy Study and the more recent CFRAM process.

Any development proposal for the subject lands will have the opportunity to demonstrate that there is no risk from pluvial flooding or that any such risk can be mitigated in a satisfactory manner.

**Recommendation**

No change to the Draft Ballincar Mini-Plan.

**Submissions no. 34, 47, 48, 55, 98, 101**

November 2016

Various residents of Ballincar (see the List of Submissions for individual details)

**Issue no. 1**

These submissions are generally similar and object to the inclusion of a proposed pedestrian/cycle link along the shoreline and other lands to the south of Ballincar. In summary, the submissions request that the proposal be omitted on the basis of the following concerns:

- the short distance of the proposed link relative to the significant consequences and the cost of any such scheme relative to public value;

- the impact of the proposed link on the nearby designated Natura 2000 sites (Cummeen Strand SPA and Cummeen Strand / Drumcliffe Bay SAC) and potential damage to protected habitats and species;
- the negative impact on property/land values;
- potential flooding problems;
- the negative impact on the privacy, safety and security of properties;
- general nuisance associated with any such proposal;
- the negative impact on agricultural activities;
- lack of consultation on the proposal;
- resources would be better used by concentrating on upgrading cycle/walkway facilities along the existing regional road and other roads in the area;
- the proposal would be seriously injurious to the enjoyment of existing properties, particularly sea views that are currently enjoyed;
- access to the shoreline would be impeded;
- the proposed route would adversely impact upon the built heritage of the area;
- existing traffic, circulation and access would be adversely affected.

## Opinion

The creation of pedestrian/cycle ways such as that proposed is supported from the perspectives of tourism, outdoor recreation and improved mobility. Policies in this regard are set out in Volume 1 of the Draft CDP, including the following:

- P-OR-20** *As part of the preparation or review of local area plans and village mini-plans, identify corridors suitable for the creation of urban greenways and seek to connect and integrate them with local and long-distance greenways in the adjoining rural areas and subject to compliance with the requirements of the Habitats Directive.*
- P-CW-8** *Consider the use of off-road routes, such as disused railway lines and bridle paths, for both walking and cycling to improve access to rural tourist attractions. Where feasible, provide separate trails for walkers and cyclists in the interests of safety and convenience, with appropriate surfaces for each type of user and subject to compliance with the Habitats Directive.*
- P-TOU-8** *Support and promote, with the co-operation of private landowners, public access to heritage sites and features of natural heritage, geological and archaeological interest, coastal areas, islands, mountains, rivers, lakes and other natural amenities.*

These policies are also reflected in Volume 2 (both in Section 1.3 and in individual Mini-Plans).

**Section 1.3 Transport, circulation and parking** contains the following policy:

- C. Provide pedestrian and cycling linkages within and between existing and new housing/mixed-use/ sports and recreational development throughout the area.*

*Note: The routes of the proposed linkages, as indicated on the objectives maps for each settlement, are indicative only. The precise route of any such linkage shall be agreed with*

*developers or applicants during the planning application process and shall be included as an integral part of new developments.*

While the Draft CDP supports the provision of such routes in the interests of improved mobility, tourism and recreational facilities, the proposed routes shown in Mini-Plans are indicative only. It is also acknowledged that they are only feasible with the co-operation and agreement of local landowners and communities.

Given that there is clear and significant opposition to the proposed route in this case, there is no objection to the omission of the corresponding Mini-Plan objective.

### **Recommendations**

**A.** The entire length of the proposed ‘river walks, pedestrian and cycle links’ route shall be **deleted from the Ballincar Objectives Map.**

**B.** **Objective 20.1.B** of the Mini-Plan shall be deleted (as shown below **in red**):

~~Support the improvement of access to the sea shore by encouraging the provision of walkways and open space (as indicated on the Objectives Map) and by requiring the provision of such links in conjunction with the development of adjoining lands, subject to Habitats Directive Assessment.~~

**Submission no. 37**

28 November 2016

D. Harte (D.A. Harte & Associates)

on behalf of P. Rattigan, B. Mullen, T. Porter and M. Horan

### **Issue**

The submission relates to lands located to the north of the Radisson Hotel in Ballincar and requests that the zoning of these lands be changed from buffer zone (i.e. ‘green belt’) to ‘commercial uses’. The submission contends that the proposal will enable the hotel to expand and would contribute positively to local employment and enterprise.

### **Opinion**

The limited space available for the hotel to expand is acknowledged, as is its importance to local enterprise, tourism and employment. The requested extension would be consistent with the northern extremity of the ‘open space’ zoning to the east and would not therefore further extend the development limit northwards. While there are concerns in relation to the visual impact of the hotel as viewed from rural areas to the north, it is considered that such concerns could be adequately addressed through appropriate scale, design and landscaping at planning application stage. On this basis, there is no objection to the proposed zoning change.

### **Recommendation**

The zoning of the area outlined in **Submission no. 37** shall be changed from ‘green belt’ to ‘commercial uses’.

Enda Duignan (Future Analytics Consulting Ltd)  
on behalf of Joan O'Beirne

**Issue no. 1**

The submission relates to a site (approximately 2.28 hectares) at Ballincar, stretching between the southern side of the regional road R-291 and the northern shore of Sligo Bay. The submission highlights the planning history of the site, which included a grant of permission for four houses (PL 8887/79) and a more recent refusal for eight houses (PL 96/131). It is requested that the site be included within the development limit and that the zoning of the site be changed from 'green belt' to 'residential uses'. In support of this request, the submission contends that:

- the subject site is centrally located within the settlement and would be in close proximity to other sites zoned for 'community facilities' and 'mixed uses';
- the development of the site would facilitate the provision of a proposed pedestrian link and would help to support commercial uses such as the hotel;
- the site can be developed whilst also preserving the visual amenity of the area;
- the site can be developed whilst also preserving the archaeological monuments on site (an Archaeological Report is included with the submission);
- works to improve site drainage could address the flooding problems on the site;
- it is proposed that on-site wastewater treatment would be included, which would require demonstration that wastewater can be treated on site in accordance with EPA requirements.

**Opinion**

Population growth

The Draft Plan estimates the current population of Ballincar at 235 persons and includes a total of 4.77 hectares of greenfield lands zoned for residential/mixed uses. At a rate of 12 units per hectare and an average household size of 2.5 persons the 4.77 hectares have capacity to accommodate an additional 143 persons during the Plan period. When vacant housing units are considered, this figure rises to 151 persons (a population growth rate of 64%).

It is considered that the residential zoning provisions included in the Ballincar Mini-Plan can easily accommodate a sustainable growth rate for the village and there is no need to zone additional lands.

Wastewater treatment

There is currently no public wastewater treatment facility in Ballincar. The proposed on-site wastewater treatment system would be contrary to policy P-WW-4 of the Draft CDP (p.158 in Vol. 1) which states that '*communal on-site wastewater treatment systems for multiple housing developments (i.e. systems servicing more than one residential unit) will not be permitted*'. The proposal is therefore unacceptable on this basis.

Pedestrian and cycle route

As outlined in response to a number of submissions (see Submissions no. 34, 47, 48, 55, 98, 101 addressed earlier in this section), it is now recommended that the proposed pedestrian/cycle linkages along the shoreline and through the subject lands be omitted. The proposed zoning would not therefore contribute in this respect.

### Traffic

The lands are located outside the 50 km/h speed limit zone and the associated traffic calming measures that are in place on the western side of Ballincar. The zoning of the lands for development would give rise to the potential for endangering public safety by reason of traffic hazard.

### Landscape designations

The subject lands extend to the northern shoreline of Sligo Bay, which is designated as 'Visually Vulnerable'. The Draft CDP highlights that such landscapes have distinctive and conspicuous natural features of significant beauty or interest, and have extremely low capacity to absorb new development.

**Policy P-LCAP-2** in Section **7.4 Landscape character** (Volume 1 of the Draft CDP) discourages "any development that would be detrimental to the unique visual character of designated Visually Vulnerable Areas. It is considered that the proposed rezoning would conflict with this policy and would detract from the visual amenities of the area.

### Flood risk

The Designations Map for Ballincar indicates that a significant portion of the subject lands are subject to flood risk. It is noted that the Archaeological Report included in the submission confirms waterlogged areas on the site. In accordance with the requirements of the *Planning System and Flood Risk Management – Guidelines for Planning Authorities* (2009), flood risk should be avoided at the earliest possible stage, particularly for vulnerable uses such as residential.

As indicated in the Strategic Flood Risk Assessment that accompanies the Draft Plan, "*development in areas which have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas which have lower flood risk*".

The zoning of the lands for development would conflict with the principles set out above. Consistent with this approach, it is recommended to retain the 'green belt' zoning that applies to the subject lands.

### Archaeology

The Archaeological Report included in this submission notes that a number of sites are recorded within the proposed development area, but does not come to any conclusion regarding the potential impacts of the proposed zoning. Given that these lands are within the designated zones of archaeological potential, it would be inappropriate to zone the lands for residential development.

**For the reasons outlined above it is considered that the subject lands should remain zoned as 'green belt'.**

### **Recommendation**

No change to the Draft Ballincar Mini-Plan.

# Ballintogher Mini-Plan

**Submission no. 96**

30 November 2016

Seamus McCormack  
on behalf of Ballintogher Tidy Towns

## **Issue no. 1**

The submission refers to lands to the north-east of the village zoned as ‘business and enterprise’ in the Draft Mini-Plan. It is stated that the area contains five enterprise units currently used as a childcare facility. The remainder of the lands contain a disused house and garden. It is requested that the zoning of this area be changed from ‘business and enterprise’ to ‘mixed uses’.

### **Opinion**

Although part of the subject lands were originally permitted as ‘workshop units’, which would be more in keeping with a ‘business and enterprise’ use, there is no objection to the remainder of the lands being zoned as ‘mixed uses’ as requested. In any case, the ‘mixed uses’ zoning can accommodate small-scale enterprise development.

## **Issue no. 2**

Car parking provision in the vicinity of the community centre is identified as a major problem. It is suggested that the community and Sligo County Council liaise to develop car parking in the immediate vicinity. No specific location is suggested.

### **Opinion**

The Planning Authority has no objection to liaising with the community on this matter. The zoning provisions of the Draft Mini-Plan can accommodate car parking on lands in the vicinity of the community centre. In particular, the additional ‘mixed uses’ area, recommended in response to Issue no. 1, could improve car-parking options at this location. However, in the absence of specific proposals, it would not be appropriate to restrict options by designating any particular site at this stage.

## **Issue no. 3**

It is suggested that two structures in the village be included on the Record of Protected Structures.

### **Opinion**

Submissions relating to the RPS are addressed in Volume 3 of this report (refer to Submission no. 46 in Volume 3).

## **Recommendations**

- A.** The zoning of the site marked ‘96’ on the Ballintogher Submissions Map should be changed from ‘business & enterprise’ to ‘mixed uses’.
- B.** The designation ‘ENT-1’ should be removed from the Ballintogher Objectives Map.

**C. Objective 21.6.B** of the Ballintogher Mini-Plan (which refers to the site marked ‘ENT-1’) should be deleted as follows (in red):

~~Reserve lands (ENT-1) to allow for the provision of additional enterprise units. Any development proposal on this site should:~~

- ~~• be accessed from the public road to the north;~~
- ~~• include a pedestrian access along the Main Street (south-eastern boundary);~~
- ~~• provide car parking to the rear (north) of the site;~~
- ~~• create a suitably designed frontage along the Main Street.~~

**Submission no. 120**

30 November 2016

Seamus McCormack

on behalf of Ballintogher Tidy Towns (see List of Submissions for details)

This submission contains representations from Tidy Towns groups for Collooney, Ballygawley, Ballysadare and Ballintogher. In relation to Ballintogher, the submission repeats the request for a car park near the community centre (issues already addressed in Submission no. 96, see above), but also raises two additional issues.

#### **Issue no. 1**

A traffic management plan is needed for the R-290 road running through the village.

#### **Opinion**

It is already a policy of the Draft CDP (Section 1.3.E, Vol. 2) to ‘prepare a traffic management plan for each village subject to the availability of resources’. Furthermore, objective 21.3.C in the Draft Mini-Plan indicates the Council’s intention to design and implement a traffic calming scheme along the Main Street, in accordance with the provisions of the Design Manual for Urban Roads and Streets (2013), as resources permit. It is considered that this scheme could successfully address the existing traffic issues in the village.

There is therefore no requirement to specify additional measures in the CDP.

#### **Issue no. 2**

To promote a walkway around the village.

#### **Opinion**

No specific route is included for the suggested walkway around the village. In the absence of a concrete proposal, it would be inappropriate to restrict options by identifying a route covering such a significant distance. However, there is no obstacle to the development of such a route without a specific objective in the Mini-Plan.

The **outdoor recreation policies** set out in Chapter 6 (Volume 1 of the Draft CDP) support such proposal.

#### **Recommendation**

No change to the Draft Ballintogher Mini-Plan.

# Ballygawley Mini-Plan

Submission no. 65

30 November 2016

Mary Callaghan

## Issue no. 1

The submission requests that a pedestrian/cycle lane be constructed, linking Ballygawley village and Union Wood. In support of this request, the submission highlights the attractiveness of Union Wood, the benefits it would provide for Ballygawley and the potential for expanding this route to Ballysadare and Collooney.

## Opinion

The area covered by the Mini-Plan does not extend to Union Wood. However, **Volume 1** of the Draft CDP contains policies supporting the creation of pedestrian and cycle ways such as the one proposed by M. Callaghan. The most relevant are:

- P-OR-20** As part of the preparation or review of local area plans and village mini-plans, identify corridors suitable for the creation of urban greenways and seek to connect and integrate them with local and long-distance greenways in the adjoining rural areas and subject to compliance with the requirements of the Habitats Directive.*
- P-CW-8** Consider the use of off-road routes, such as disused railway lines and bridle paths, for both walking and cycling to improve access to rural tourist attractions. Where feasible, provide separate trails for walkers and cyclists in the interests of safety and convenience, with appropriate surfaces for each type of user and subject to compliance with the Habitats Directive.*
- P-TOU-8** Support and promote, with the co-operation of private landowners, public access to heritage sites and features of natural heritage, geological and archaeological interest, coastal areas, islands, mountains, rivers, lakes and other natural amenities.*

These policies are also reflected in the Mini-Plans. **Section 1.3 Transport, circulation and parking** in **Volume 2** of the Draft CDP contains the following policy:

- C. Provide pedestrian and cycling linkages within and between existing and new housing/mixed-use/sports and recreational development throughout the area.*

In recent years, Sligo County Council has explored the potential for providing a route between Ballygawley and Union Wood, among other route proposals. It is considered that the proposed pedestrian and cycle way can be negotiated, planned and built without including a specific objective in the Mini-Plan.

## Recommendation

No change to the Draft Ballygawley Mini-Plan.

**Submission no. 103**

30 November 2016

Sean O'Brien

**Issue no. 1**

The submission requests that the village plan boundaries be extended to include the Castledargan development.

**Opinion**

The aim of establishing a development limit and a plan limit is to consolidate settlements and to regulate the future development of land within these boundaries. The Castledargan development is removed from the village. Its inclusion within the mini-plan limit would not help to consolidate the settlement. Furthermore, the development has already been completed and there is no need to zone the subject lands.

While it is acknowledged that the Castledargan development includes full-time residents who are very much part of Ballygawley village, the non-inclusion of the development within the 'plan limit' does not affect this situation in any way.

**Recommendation**

No change to the Draft Ballygawley Mini-Plan.

**Submission no. 120**

30 November 2016

Kieran Carol

on behalf of Ballygawley Tidy Towns (see List of Submissions for details)

This submission essentially contains representations from Tidy Towns groups for Collooney, Ballygawley, Ballisodare and Ballintogher. In relation to Ballygawley, the submission raises the following issues.

**Issue no. 1**

A traffic management plan is needed for the R-290 and R-284 roads running through the village.

**Opinion**

It is already a policy of the Draft CDP (refer to Section 1.3.E in Volume 2) to prepare a traffic management plan for each village subject to the availability of resources. Furthermore, it is considered that some of the traffic issues raised in the submission can be addressed by the Roads Section of Sligo County Council as operational matters, without the need to include a specific objective in the Mini-Plan.

**Issue no. 2**

To support and promote a footpath from Ballygawley to Union Wood.

**Opinion**

The matter of a walkway between Ballygawley and Union Wood is addressed in response to Submission no. 65 (first in this section).

**Issue no. 3**

To put in place a management plan for the Unshin River and its tributaries.

**Opinion**

The management of the river is an issue to be addressed by the Office of Public Works as part of the CFRAM programme.

**Issue no. 4**

To extend the Plan Limit out to the Castle Dargan development in order to enhance and promote the village.

**Opinion**

The matter of including Castledargan within the Mini-Plan is addressed in the response to Submission no. 103 (second in this section).

**Recommendation**

No change to the Draft Ballygawley Mini-Plan.

# Ballysadare Mini-Plan

## Summary

A significant feature of the submissions received concerns the extent of land for which a residential or mixed-use zoning is requested. There are serious concerns in relation to the zoning of additional land for residential development (or mixed-uses to include residential), as outlined below.

### Recent population trends

The main focus of the Draft CDP's Core Strategy is the development of Sligo Gateway as envisaged by the National Spatial Strategy, i.e. a nationally significant urban centre, with the critical mass necessary to sustain economic growth and prosperity in the North-West.

However, there is a serious imbalance in population growth in and around the urban area of Sligo. The population of the former Sligo Borough area has been stagnant for decades, while the population of nearby electoral divisions has been rising significantly, particularly in satellite villages such as Ballysadare.

The total population of the Sligo and Environs area (as defined by Census boundaries) increased by only 52 people between 2006 and 2011, after decreasing by 333 from 2002 to 2006.

The Borough lost 324 (1.8%) of its residents between 2006 and 2011, after having lost 581 persons (3.15%) between 2002 and 2006.

The Borough population was 17,568 in 2011, lower even than in 1996 (by 200 persons).

Conversely, there has been a substantial population increase in the twelve electoral divisions surrounding Sligo (including Ballysadare). In 1991, there were 11,933 persons living in this area, but by 2011 the population had grown by over 40%, to 16,714 persons.

Ballysadare accounts for a significant portion of this growth, as population has more than doubled from 581 in 1991 to 1,344 in 2011 (i.e. 131%).

This imbalance in population growth has seriously undermined the potential of Sligo City to achieve the critical mass necessary to sustain strong levels of economic growth and prosperity.

Significant further residential development in a satellite village such as Ballysadare would be contrary to the Core Strategy's aim of growing and strengthening the Sligo City Gateway.

### Existing residential capacity

The Draft Plan estimates the current population of Ballysadare at 1,472 persons and includes a total of 2.10 hectares of greenfield land zoned for residential/mixed uses.

It is estimated that there are currently 212 vacant units and approximately 100 unfinished residential units in Ballysadare. These units can accommodate an additional population of 780 persons. When this is added to the zoned land capacity (63 persons at a rate of 12 units per hectare and 2.5 persons per household), the existing residential capacity rises to **843 persons**, which would be a 57% increase on the current population.

It is evident that the residential zoning provisions of the Ballysadare Mini-Plan, together with the vacant and unfinished housing stock, can accommodate a sustainable population growth rate over the life of the CDP and beyond.

The current numbers of vacant and unfinished housing units negatively affect the character and vibrancy of the village. The focus should therefore be on the completion and refurbishment of the existing housing stock rather than on the zoning of further greenfield sites for unnecessary residential development.

### **Conclusion**

Cumulatively, the submissions received request that a total of approximately 5.75 hectares of additional land be zoned for residential uses or mixed uses. At a density of 12 units per hectare, this would result in the potential for the provision of least a further 69 houses, resulting in an additional population of 172 persons (at an average of 2.5 persons per household).

The Draft Mini-Plan zoning provisions and the existing housing stock already accommodate a population increase of 843 persons (an increase of 57%). When the additional requests are added, there would be a total **potential population increase of 1,015 persons (a rate of 69%)**.

Such population growth rates in Ballysadare are not realistic and not sustainable. The vast majority of houses recently built in Ballysadare are occupied by people employed in the Sligo City area, who largely rely upon the City for services such as health, entertainment, commercial, education and community facilities.

It is considered that the housing needs of people who work in Sligo City should be generally accommodated in Sligo City, in accordance with the principles of sustainable development.

**On the basis of the reasons set out above, it is considered that there is no justification to zone additional land for residential development in Ballysadare.**

**Submission no. 5**

13 October 2016

Anthony McGarry

### **Issue no. 1**

The submission requests that the zoning of a site at Corhownagh be changed from 'green belt' to 'planning for a house'. No map is included with the submission, but the site can be identified, as it is stated that outline planning permission was previously granted under PL 81/10510.

### **Opinion**

The subject site is located within the green belt, approximately 1.5 kilometres from the built-up area of Ballysadare. The adjoining road is a designated *Scenic Route*.

The purpose of green belts is, *inter alia*, to consolidate settlements, to reserve land for future expansion and to protect surrounding sensitive areas in terms of visual quality, natural and heritage resources. The requested residential zoning would conflict with this policy and would set an

undesirable precedent for further such encroachment of development on the green belt, particularly given the distance between the subject site and the built-up village area.

**Strategic zoning policy SP-Z-1** (Chapter 3 - Core Strategy, Vol. 1 of the Draft CDP) clearly specifies that *“no lands shall be zoned for development in isolation, outside the development limit of settlements”*.

It should be noted that the ‘green belt’ zoning does not preclude the provision of a dwelling, in principle. Applications for housing in the green belt could be accommodated subject to compliance with the rural housing policy for green belts and sensitive areas (as set out in section 5.3.1 of the CDP).

Proposals for one-off houses such as this should therefore be assessed on the basis of the rural housing policy and should not be zoned for residential uses.

### **Recommendation**

No change to the Draft Ballysadare Mini-Plan.

### **Submission no. 46**

29 November 2016

Patrick Barrett (Duggan Barrett Consulting Engineers Ltd)  
on behalf of DMG Promotions Ltd

### **Issue no. 1**

The submission relates to a portion of land (approximately 0.175 hectares) beside Cloondara/Oakbridge housing development at Kilboglasy.

The site is part of a large open space area to the front (north) of the existing housing development. It is requested that the zoning of the site be changed from ‘open space’ to ‘residential uses for up to 5 dwellings’. In support of this request, the submission contends that:

- the area of open space is excessive, will be difficult to maintain, and the proposed zoning will facilitate improved management and supervision;
- the proposal will provide an improved visual appearance and will consolidate the existing development pattern;
- a detailed landscaping plan will be provided by the developers for the remaining open space area;
- the site is fully serviced by water and sewer connections;
- there is a strong demand for housing in the area and any moratorium on residential development in areas such as this should be removed.

### **Opinion**

As clearly explained in the **Summary** at the top of this section, there are serious concerns regarding proposals to zone additional land for residential development in Ballysadare. There is no justification

to zone additional land for housing, as long as the existing stock of vacant and unfinished units can accommodate over 800 new residents. Furthermore, it is important to consider the planning history of the subject lands.

#### Planning history

Planning permission was granted in 1995 for the development of the Cloondara housing estate with 117 houses, under planning application PL 20013. A subsequent planning application was made in 2000 (PL 00/1076 – Falamer Properties Ltd) which proposed to build an additional 16 houses on the permitted public open space area to the front (north) of the overall Cloondara development. The land the subject of this submission was included as part of the proposal under PL 00/1076. Sligo County Council made a decision to refuse PL 00/1076 on the basis that the proposal would materially contravene the provisions of PL 20013, which reserved the area as a usable open space. The members of Sligo County Council had also resolved that permission should be refused and there were significant objections to the proposal by the existing residents of Cloondara.

The decision to refuse permission was appealed to An Bord Pleanála by the applicants. Ultimately, the Board made a decision to grant planning permission for 11 of the 16 houses, to be constructed on the previously permitted public open space. The remaining 5 houses were omitted by condition '*in the interests of residential amenity and proper planning and development of the area, having regard to the pattern of development in the vicinity*'. This related to the protection of the residential amenity of the residents of Cloondara and also of the residents of the adjoining housing development to the east. The area of the 5 omitted houses was to be integrated into the larger open space to the north and west, which was to be developed as a landscaped open space, as agreed with the planning authority by condition. The submission now essentially proposes to commence the process of reversing of this decision and allow for the construction of 5 additional houses on the open space area.

The 11 permitted houses (known as the Oakbridge development) are now nearing completion on site, but the open space area remains undeveloped and with little landscaping.

Consistent with previous decisions, and in the interests of protecting the residential amenity of surrounding properties, it is recommended that the existing 'open space' zoning for the subject site be retained to allow its satisfactory completion and landscaping, in accordance with the terms and conditions of the development as permitted.

#### **Recommendation**

No change to the Draft Ballysadare Mini-Plan.

**Submission no. 62**

29 November 2016

Peter Bowen-Walsh

**Issue no. 1**

The submission refers to Knoxpark Well, which is stated to be one of a diminishing number of publicly accessible wells where good quality, untreated drinking water can still be drawn. Concerns are raised regarding any development that might threaten the water quality, through septic tank or effluent run-off. The submission requests that due diligence be exercised by Sligo County Council when considering planning applications in the vicinity of the Well.

**Opinion**

The Draft CDP includes sufficient policies in relation to the protection of water quality, including policy **P-WQ-4** (p. 169 of Vol.1), indicating the Council's intention to *'prohibit any development which is likely to lead to the deterioration of water quality'*.

Detailed assessment in this regard should be carried out at planning application stage as an operational matter.

**Recommendation**

No change to the Draft Ballysadare Mini-Plan.

**Submission no. 64**

30 November 2016

Patrick Barrett (Duggan Barrett Consulting Engineers Ltd)  
on behalf of Eillis Barrett

**Issue no. 1**

The submission relates to a portion of backlands between the river and Ballysadare Main Street. The lands are zoned for 'mixed uses' in the Draft Plan, apart from a strip of land along the river bank which is zoned as 'open space'. The submission requests that the 'open space' zoning be removed and the entire lands be zoned as 'mixed uses'.

**Opinion**

The proposed 'open space' area consists of a narrow strip of land located along the eastern side of the river. The strip of land is only a very small portion of the overall lands zoned for 'mixed uses'. This riverside area is of significant amenity value and the area is also designated as part of the Unshin River Special Area of Conservation. Having regard to the visual amenity and nature conservation value of the site, it is considered that the area has extremely limited development potential.

Together with the proposed development of the area as an 'open space', it is an objective of the Draft Plan to ensure the provision of a riverside walkway through these lands, to link the existing and proposed residential/mixed-use zones along the river. Accordingly, the proposed 'open space' zoning should be retained.

The development of the area as ‘open space’ could meet the developer’s obligations for the provision of open space in conjunction with the development of the remaining lands already zoned for ‘mixed uses’.

### **Recommendation**

No change to the Draft Ballysadare Mini-Plan.

### **Submission no. 82**

30 November 2016

Sinead Gallagher  
on behalf of Ballysadare Tidy Towns

### **Issue no. 1**

The submission requests the development and implementation of a management plan for the Owenmore River.

### **Opinion**

The management of the river is an issue to be addressed by the Office of Public Works as part of the CFRAM programme.

### **Recommendation**

No change to the Draft Ballysadare Mini-Plan.

### **Issue no. 2**

The submission requests the implementation of effective traffic management and speed control on the Ballina Road, and also the provision of a pedestrian crossing in the village.

### **Opinion**

It is already a policy of the Draft CDP (Section 1.3.E in Volume 2) to ‘*prepare a traffic management plan for each village subject to the availability of resources*’.

Furthermore, it is proposed to include an additional section in the Draft CDP – **National roads policies** (refer to the CE’s recommendation in relation to Issue no. 1 of Submission no. 13 received from Transport Infrastructure Ireland). The proposed Policy P-NR-4 indicates the Council’s intention to “*apply the provisions of the Design Manual for Urban Roads and Streets (DTTS, DECLG 2013) to all development along national roads inside the 60-km/h speed limit zones in towns and villages*”.

Such provisions include traffic calming measures and safe pedestrian crossings. The proposed policy and would apply to the N-59/Ballina Road within the 60 km/h speed limits in Ballysadare.

### **Recommendation**

No change to the Draft Ballysadare Mini-Plan.

### Issue no. 3

The submission requests the development of a walkway between Ballysadare and Collooney along an old right of way.

#### Opinion

**Volume 1** of the Draft CDP contains policies supporting the creation of pedestrian and cycle ways such as the one proposed by M. Callaghan. The most relevant are:

- P-OR-20** As part of the preparation or review of local area plans and village mini-plans, identify corridors suitable for the creation of urban greenways and seek to connect and integrate them with local and long-distance greenways in the adjoining rural areas and subject to compliance with the requirements of the Habitats Directive.*
- P-CW-8** Consider the use of off-road routes, such as disused railway lines and bridle paths, for both walking and cycling to improve access to rural tourist attractions. Where feasible, provide separate trails for walkers and cyclists in the interests of safety and convenience, with appropriate surfaces for each type of user and subject to compliance with the Habitats Directive.*
- P-TOU-8** Support and promote, with the co-operation of private landowners, public access to heritage sites and features of natural heritage, geological and archaeological interest, coastal areas, islands, mountains, rivers, lakes and other natural amenities.*

These policies are also reflected in the Mini-Plans. **Section 1.3 Transport, circulation and parking** in **Volume 2** of the Draft CDP contains the following policy:

- C. Provide pedestrian and cycling linkages within and between existing and new housing/mixed-use/sports and recreational development throughout the area.*

In recent years, Sligo County Council has explored the potential for providing a route between Ballysadare and Collooney as part of a longer walking route proposal. It may be inappropriate to restrict options by identifying any particular route for such a link at this stage. It is considered that the proposed pedestrian and cycle way can be negotiated, planned and built without including a specific objective in the Ballysadare Mini-Plan.

#### Recommendation

No change to the Draft Ballysadare Mini-Plan.

### Issue no. 4

The submission supports the re-opening of a railway station in Ballysadare.

#### Opinion

There would be no objection in principle to the refurbishment and re-opening of the former railway station buildings for beneficial use. However, due to constraints associated with access to the site and the configuration of the site, an alternative site for any potential railway station has been identified to the south of the village (as per section 23.3, Vol. 2 of the Draft CDP).

#### Recommendation

No change to the Draft Ballysadare Mini-Plan.

### **Issue no. 5**

The submission indicates that Ballysadare does not have a health centre.

### **Opinion**

There is no objection to the omission of the reference to a 'health centre' in the village.

### **Recommendation**

The reference to the existence of 'a health centre' should be omitted (text shown **in red** below) in Section 23 (Vol. 2) of the Draft Plan as follows:

Ballysadare has a wide range of community facilities: a primary school, a secondary school (St Mary's College), ~~a health centre~~, playing pitches, a playground, a viewing area adjacent to Ballysadare Bay, Avena leisure centre and several crèches.

### **Submission no. 97**

30 November 2016

Joe Carty (Vincent Hannon Architects)  
on behalf of Hugh McGarry

### **Issue no. 1**

The submission relates to lands (approximately 2.5 hectares) located to the south of Ballysadare, between the Collooney Road and the railway line. It is requested that the lands be included within the development limit and be zoned for 'residential uses'. In support of this request, the submission contends that the site would constitute infill development and is not sensitive in terms of landscape character or nature conservation.

### **Opinion**

As clearly explained in the **Summary** at the top of this section, there are serious concerns regarding proposals to zone additional land for residential development in Ballysadare. There is no justification to zone additional land for housing, as long as the existing stock of vacant and unfinished units can accommodate over 800 new residents.

In addition to the above, development on the subject lands would be significantly removed from the village centre and would lead to further urban sprawl. Most land is located outside the 50 km/h speed limit, therefore raising serious concerns in relation to traffic hazard.

### Flood risk

Furthermore, a large portion of the lands is located within the CFRAM **Flood Zone A**, which covers areas where the probability of flooding from rivers is highest (i.e. greater than 1% or 1 in 100 years for river flooding). The remainder of the lands is within CFRAM **Flood Zone B**, which also indicates a flood risk, albeit at a lower probability of 0.1% or 1 in 1000 years.

In accordance with the requirements of the *Planning System and Flood Risk Management – Guidelines for Planning Authorities* (2009), flood risk should be avoided at the earliest possible stage, particularly for vulnerable uses such as residential.

As indicated in the Strategic Flood Risk Assessment that accompanies the Draft Plan, “*development in areas which have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas which have lower flood risk*”.

The zoning of the lands for development would conflict with the principles set out above. Consistent with this approach, it is recommended to retain the ‘green belt’ zoning that applies to the subject lands.

### **Recommendation**

No change to the Draft Ballysadare Mini-Plan.

### **Submission no. 104**

30 November 2016

Joe Carty (Vincent Hannon Architects)  
on behalf of Cathal O’Connor

### **Issue no. 1**

The submission relates to a portion of Cathal O’Connor’s land (currently used for the storage of cabins and mobile homes) located along the river bank to the east of the bridge in Ballysadare. It is requested that the zoning of the lands be changed from ‘open space’ to ‘mixed uses’.

### **Opinion**

The zoned ‘open space’ area consists of a strip of land located along the northern banks of the river. The area includes a riverside line of mature deciduous trees a of significant visual amenity value. Unfortunately, the land continues to be used for the storage of cabins and mobile homes, which is undesirable, given its riverside setting and development potential.

### Unshin River SAC

Part of the subject lands (i.e. along the northern riverbanks) is located within the Unshin River Special Area of Conservation. As part of the preparation of the CDP and associated environmental assessments (SEA and AA), the Planning Authority must ensure that none of the Plan objectives leads to adverse impacts on the integrity of Natura 2000 sites such as this SAC. Zoning lands within and adjoining the SAC would potentially cause such adverse impacts.

### Flood risk

Furthermore, a large portion of the lands is located within the CFRAM **Flood Zone A**, which covers areas where the probability of flooding from rivers is highest (i.e. greater than 1% or 1 in 100 years for river flooding). The remainder of the lands is within CFRAM **Flood Zone B**, which also indicates a flood risk, albeit at a lower probability of 0.1% or 1 in 1000 years.

In accordance with the requirements of the *Planning System and Flood Risk Management – Guidelines for Planning Authorities* (2009), flood risk should be avoided at the earliest possible stage, particularly for vulnerable uses such as residential.

As indicated in the Strategic Flood Risk Assessment that accompanies the Draft Plan, “*development in areas which have the highest flood risk should be avoided and/or only considered in exceptional*

*circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas which have lower flood risk”.*

The zoning of the lands for development would conflict with the principles set out above. Consistent with this approach, it is recommended to retain the ‘open space’ zoning that applies to the subject lands.

Having regard to these constraints, together with the visual amenity value of the site, it is considered that **the area has extremely limited development potential and accordingly should be zoned as ‘open space’.**

The development of the area as open space could meet the developer’s obligations for the provision of open space in conjunction with the development of the remaining lands already zoned for ‘mixed uses’.

### **Recommendation**

No change to the Draft Ballysadare Mini-Plan.

### **Issue No. 2**

It is requested that the proposed ‘river walks, pedestrian and cycle links’ route at this location be relocated to the opposite (south) side of the river where it is felt that there is much more scope to provide a public amenity space.

### **Opinion**

Together with the development of the area as an ‘open space’, it is an objective of the Plan to ensure the provision of a riverside walkway along this side of the river, to link the existing and proposed residential/mixed-use zones along the river. This cannot be achieved through the provision of a southern link only. It is therefore recommended that the proposed link be retained.

### **Recommendation**

No change to the Draft Ballysadare Mini-Plan.

## **Submission no. 105**

30 November 2016

Declan O’Connor

### **Issue no. 1**

The submission refers to the proposed ‘Buildings of Note’ no. 3, 4, 5, 6 and 7. As the owner of O’Connor the buildings, D. O’Connor requests that the buildings should not be designated as such, for the following reasons:

- onerous conditions hamper any future development of the streetscape and cause financial burden for developers;
- it is accepted that buildings 5 and 6 have an appealing façade and architectural features, but this is not the case for buildings 3, 4 and 7;

- in particular building no. 7 is structurally unsafe and unsuitable for restoration.

## **Opinion**

The highlighting of certain structures as *Buildings of Note* is based on the recognition that the Record of Protected Structures (RPS) does not represent the full assemblage of heritage or historic buildings in the County. The RPS contains a sample of the best of historic buildings and examples of building types, but it does not protect the entirety of heritage buildings.

*Buildings of Note* have been selected by reason of their vernacular character and positive contribution to the streetscape. Some of these buildings have been altered in the past with the removal of original features. However, they still retain the essence of their traditional character and merit retention.

The policy in relation to *Buildings of Note* requires that the historical features of the building which contribute to its character be retained and enhanced. The Council will adopt a flexible approach towards development of such buildings in terms of use, interior restructuring and extension, provided the contribution to the streetscape is maintained.

The buildings referred to in this submission retain many features of a historic streetscape and make a substantial contribution to the character of Ballysadare. Those identified as no. 3 and 4 retain a traditional roof line, chimneys, window openings and a modest historic shopfront. Those identified as no. 5 and 6, while much modified in terms of shopfronts and window style, are part of an important terrace in Ballysadare that includes a Protected Structure. Building no. 7, at the end of this terrace, contains all the elements of a vernacular building of the late 19th century or early 20th century.

The *Buildings of Note* designation does not impose ‘onerous’ conditions on owners, as this submission contends. It merely highlights the Council’s intention to ensure that vernacular buildings and their traditional features can be retained and enhanced, where feasible, in the interests of protecting and improving the character of the streetscape.

Any redevelopment proposal in a town or village in County Sligo will be required to have regard to the character of the area. This is established in Chapter 12 of the Draft CDP (Volume 1 - Town and Village Design, urban design policies P-UD-1 and P-UD-2) and has been a requirement of previous development plans for the county, as well as an essential consideration in the ongoing assessment of planning applications. The *Buildings of Note* designation is not a departure from existing Council policy and practice, but rather provides clarity on which buildings in particular are deemed noteworthy in terms of their contribution to the historic character of the settlement in question.

Having regard to the above, and having reviewed the buildings in question, it is considered that the *Buildings of Note* designation of these structures should be retained.

## **Recommendation**

No change to the Draft Ballysadare Mini-Plan.

## **Issue no. 2**

The submission refers to a portion of land located along the river bank to the east of the bridge in Ballysadare and objects to its zoning as ‘open space’. The map submitted in this regard does not specifically outline the site but it would appear to refer to the same area discussed in submission no. 104. In support of this objection, the submission contends that:

- a considerable amount of time and money has been spent designing a low-density residential scheme for the site;
- there is a demand for such low-density schemes with detached houses in the village;

- the proposed residential scheme would include open space and walkways/cycleways, and therefore the proposed ‘open space’ zoning is not necessary;

### **Opinion**

The reasons for zoning the lands ‘open space’ have already been outlined in response to Submission no. 104.

### **Recommendation**

No change to the Draft Ballysadare Mini-Plan.

## **Submission no. 106**

30 November 2016

Declan O’Connor

### **Issue no. 1**

The submission relates to lands to the west of Ballysadare, along the northern side of the Ballina road. It is noted that planning permission has been granted recently for a graveyard at this location (outlined as plot 106a on the submissions map) and this is welcomed. The submission recommends that the development limit be extended to the west of these lands and that the lands to the east (i.e. between the graveyard site and the existing development limit – marked as plot 106b on the submissions map) be zoned for ‘residential development’. In support of this recommendation the submission contends that:

- there is a shortage of suitable housing and additional residential lands are needed in the village;
- the graveyard will ‘bookend’ this side of the village;
- Zoning should not be used to regulate the development of towns/villages and failing to zone appropriate amounts of land can have adverse impacts on the housing market.

### **Opinion**

As clearly explained in the **Summary** at the top of this section, there are serious concerns regarding proposals to zone additional land for residential development in Ballysadare. There is no justification to zone additional land for housing, as long as the existing stock of vacant and unfinished units can accommodate over 800 new residents.

The graveyard has already been permitted in the green belt to the west, and therefore there is no need or intention to alter the zoning of these lands. The proposed zoning would not constitute infill development, nor would it “bookend” the village. It would instead constitute a further extension of a linear pattern of residential development along the Ballina Road, which is a heavily-trafficked national secondary road (N-59). Such urban sprawl cannot be encouraged. Any residential development should be directed towards the existing built-up area, on infill and brownfield/regeneration sites, in accordance with the sequential approach to development (as set out in section 12.3.3 of Volume 1 of the Draft CDP).

The lands are located between the N-59, a designated Scenic Route, and the designated Visually Vulnerable Area/Sensitive Rural Landscape such as Ballysadare Bay and Knocknarea. Development

of the lands would therefore detract from the visual amenity of the area and obstruct some of the most scenic views available in the area.

Furthermore, most of the land is located within the constraints zone of an archaeological monument. The zoning of these lands would conflict with the Draft CDP policies requiring the protection of archaeological heritage.

### **Recommendation**

No change to the Draft Ballysadare Mini-Plan.

**Submission no. 116**  
2016

30 November

Peter Kinghan (SLR Consulting Ireland)  
on behalf of Harrington Concrete

### **Issue no. 1**

The submission relates to lands associated with the existing Harrington concrete and asphalt manufacturing facilities at Ballysadare.

The block-making facility (located on the eastern part of the lands and measuring approximately 2.2 ha – marked as plot 116b on the submissions map) is zoned as ‘community facilities’ in the Draft Plan. It is requested that this zoning be changed to ‘natural resource reservation’.

It is also requested that the lands to the north (zoned community facilities/natural resource reservation – marked 116c on the submissions map) and south (zoned community facilities – marked 116a on the submissions map) of this area be rezoned to ‘open space’.

In support of this proposal the submission contends that:

- Extractive industries are important to the construction industry and wider economy, and resources must be protected, particularly given that they are a location-tied resource.
- The current written objective relating to the reservation of the block-making site for community facilities is not proposed for inclusion in the Draft Plan.
- The existing planning permission for the quarry includes the relocation of the block-making facility to the west, in order to protect the residential amenity of dwellings to the south. The westward expansion of the quarry has not progressed due to the contraction in the construction industry and there are now no intentions to relocate the block-making facility during the plan period.
- Ongoing monitoring of noise and dust levels indicates that the existing block-making facility is operating within the required limits and that residential amenity is not being significantly affected. Accordingly, the ‘community facilities’ zoning is no longer required to protect residential amenity
- The appropriateness of having a ‘community facilities’ zoning adjacent to lands zoned ‘natural resource reservation’ is questioned. It is stated that an ‘open space’ buffer should be provided between such zonings.

- Given that planning permission has been recently granted (PL 15/441 refers) for a graveyard (on a site of 2.4 ha) in the green belt, it is considered that the objective of the plan in respect of community facilities has already been achieved. The proposed rezoning of the ‘community facilities’ zoned lands (2.2 ha) would not significantly affect the balance of land available for community facilities.
- Harrington Concrete intends to seek planning permission for the continued use of the block-making plant on the current site.
- The area zoned ‘community facilities’ incorporates a recorded monument (SL020-108). Harrington Concrete proposes to restore the area and provide landscaping. It is therefore suggested that the area should be zoned ‘open space’.

## Opinion

Planning permission was granted for the westward expansion of the quarry under planning application PL 02/299. As well as the westward extension of the extraction area, the permission included the relocation of the existing concrete batching plant and block-making facility, the provision of a new access road onto the N-59 and the phased restoration of the worked areas of the quarry.

The westward expansion of the extraction area has commenced and some of the permitted extraction area has been worked. The expansion has not proceeded at the rate envisaged, due to the slowdown in the economy and the construction industry in particular.

The new access onto the N-59 has been provided and has been operational for a number of years.

However, as outlined in the submission, the block-making facility has not been relocated and there is no intention to do so within the plan period. It should be noted that planning permission PL 02/299 expires in 2018.

As part of the assessment of PL02/299, the Planning Authority considered that the location of the quarry at the time (i.e. contiguous to the existing built-up area of Ballysadare) constituted a non-conforming use. Therefore, one of the strongest arguments in favour of granting permission in this case related to the proposed westward expansion of the overall operation. This included the extension of the extraction area, the access road, and the block-making facility. It was considered that this western relocation would provide an appropriate separation between the quarry and the built-up area (particularly residential areas), whilst at the same time releasing land (i.e. the block-making facility) for more appropriate and compatible uses. Planning permission was granted by An Bord Pleanála subject to conditions, including a condition requiring the restoration of the blockyard area and the adjoining area surrounding St. Fechin’s Abbey (recorded monument SLO20-108).

It is considered that the issues and considerations outlined above are still relevant. Although the submission states that the requirement for the relocation of the block-making facility was required purely in the interests of protecting residential amenity, it is considered that it is also required in order to protect the setting and archaeological value of the Abbey and to provide a more appropriate buffer between the quarry operation and other surrounding areas.

Although the submission proposes to zone the area around the Abbey as ‘open space’, such zoning and the satisfactory restoration of the Abbey area would not be feasible if the block-making facility were retained as proposed.

In conclusion, it is considered that the objective to relocate the block-making facility and restore the area and the Abbey to beneficial use should remain.

However it is acknowledged that the impact of the decline in the construction industry has had a significant impact on the envisaged phasing of this relocation. On this basis, it is considered that the continued use of the area as a block-making facility could possibly be accommodated on a temporary basis (subject to detailed assessment) and this could be dealt with more appropriately as part of the planning application process.

The 'community facilities' zoning should remain on the lands however, thereby reflecting the medium/long term objective for the lands. The temporary accommodation of the existing block-making use can be addressed by a written objective.

There is no objection to the proposed 'open space' zonings to the north and south of the block-making facility.

## Recommendations

A. The following written objective should be added to Draft Ballysadare Mini-Plan:

**23.7.B** Facilitate, subject to the detailed assessment of any planning application, the continued use of the existing block-making facility in Harrington's quarry in its current location, at the eastern end of the quarry, **on a temporary basis**. As the westward expansion of the quarry progresses, this facility shall be relocated and the area shall be restored and reserved for community facilities or uses.

B. The zoning of the sites marked **116a** and **116c** on the Submissions Map should be changed from 'community facilities' to 'open space'.

**Submission no. 120**

30 November 2016

Sinead Gallagher

on behalf of Ballysadare Tidy Towns (, see List of Submissions for details)

This submission essentially contains representations from Tidy Towns groups for Collooney, Ballygawley, Ballysadare and Ballintogher. In relation to Ballysadare, the submission repeats a number of issues already addressed in submission no. 82.

## Opinion

The issues and opinions have already been outlined in response to submission no. 82.

## Recommendation

No change to the Draft Ballysadare Mini-Plan.

# Carney Mini-Plan

**Submission no. 94**

30 November 2016

Haran Associates  
on behalf of Jim Kerrigan

## **Issue no. 1**

The submission relates to a property owned by Mr Kerrigan (the old school) that is zoned as 'community facilities' in the Draft Mini-Plan. It is requested that the lands be zoned 'residential', as the property is now in private ownership and all other surrounding buildings and lands are zoned as residential.

## **Opinion**

It is acknowledged that there is already a significant extent of land zoned for 'community facilities' in Carney and the subject site would constitute only a small portion of this total. Given the private ownership of the site and the residential zoning that applies to the surrounding lands, there is no objection to the suggested rezoning.

It should also be noted that the requested residential zoning would not preclude the provision of community facilities on this site and surrounding lands, if required.

## **Recommendation**

The zoning of the lands as outlined in submission no. 94 shall be changed from 'community facilities' to 'residential uses'.

# Cliffony Mini-Plan

**Submission no. 20**

24 November 2016

Liam McHugh

## **Issue no. 1**

The submission highlights the need to zone additional land for residential development in Cliffony, stating that the existing supply of vacant houses and sites with planning permission is insufficient to cater for the needs of the village.

It is stated that a need exists for 4-bedroom detached homes on serviced sites. On this basis, it is requested that a site to the southeast of the village be zoned 'residential' as opposed to 'green belt' as is proposed in the Draft Mini-Plan.

## **Opinion**

It is acknowledged that the Draft Plan includes a modest total of 1.8 hectares of land zoned for residential/mixed uses. At the same time, some of the 20 vacant/unfinished houses recorded in 2015 have been occupied and vacancy levels have decreased. It is considered that there is some scope to zone additional land for residential development in Cliffony.

The subject lands are within the 50 km/h speed limit zone, are already linked to the village centre by footpaths with public lighting. The lands can be serviced by public water and wastewater supply. The site is flat and is not affected by any sensitivity designations or other constraints that would prevent the development of the lands in principle.

Having regard to the limited extent of land (1.8 hectares) zoned for residential/mixed uses in the Draft Mini-Plan, and to the suitability of the subject site for development, there is no objection to the zoning of the site for 'residential uses'. This will provide an additional 1.6 hectares which will allow for sufficient growth scope within the Plan period.

## **Recommendation**

The zoning of the site outlined in submission no. 20 shall be changed from 'green belt' to 'residential uses' and the 'development limit' shall be extended to include the subject site.

**Submission no. 40**

28 November 2016

Martin and Mary Timoney

## **Issue**

The submission relates to a portion of their lands located to the northwest of Cliffoney village, and requests that the zoning of the subject lands be changed from 'green belt' to 'housing'. In support of the request the submission highlights:

- The current housing shortage and the need to provide middle-size houses for people who wish to move up the property ladder.

- Previous unsuccessful applications for housing development on the subject lands.
- Recent improvements to wastewater infrastructure in Cliffoney.
- The zoning of other lands further downhill from the subject lands.
- The need for additional housing to sustain the village and the scarcity of zoned land.
- The lack of planning activity in the village is not reflective of the housing demand.
- The expansion of Cliffoney would accommodate tourism-related housing demands from Northern Ireland and would ease the pressure on Mullaghmore.

### **Opinion**

As outlined in response to Submission no. 20, it is acknowledged that the Draft Plan includes a modest total of 1.8 hectares of land zoned for residential/mixed uses. However, on the basis of the recommendation to zone the lands outlined in submission no. 20 for residential uses (i.e. an additional 1.6 hectares), the total figure has now been almost doubled to 3.4 hectares.

In addition to the current estimated population of Cliffoney (483 persons), the 3.4 hectares of land zoned for residential/mixed uses would allow for a population growth of 102 persons (a rate of 21%). Therefore it is considered that the residential zoning provisions included in the Cliffoney Mini-Plan, together with the inclusion of the lands outlined in submission no. 20, can easily accommodate the growth requirements for the village during the plan period.

With regard to the site subject of this submission, there are concerns regarding its suitability for development. The lands are very exposed when viewed from the coastal area to the north and west, and there would be visual amenity concerns in relation to urban sprawl in this direction, particularly given that large areas are designated as Sensitive Rural Landscape and Visually Vulnerable.

The lands are located close to the Bunduff Lough and Machair / Trawalua / Mullaghmore proposed Natural Heritage Area (NHA) and Special Area of Conservation (SAC). There would be concerns given the need to protect such European sites and the related objectives contained within the Draft CDP.

There is no public footpath for a distance of approximately 200 metres between the subject site and the village centre. Accordingly there would be concerns in relation to traffic hazard and pedestrian safety if the subject lands were to be zoned for residential uses.

Overall, the lands subject of this submission are considered less suitable for residential development than the lands subject of Submission no. 20.

Having regard to the concerns outlined above, it is considered that the subject lands should not be zoned for residential uses.

### **Recommendation**

No change to the Draft Cliffoney Mini-Plan.

**Submissions no. 107**

30 November 2016

Haran and Associates  
on behalf of Mary O'Donnell Gambrell

**Issue no. 1**

The submission relates to a small portion of backlands located to the south of Cliffoney village, and requests that the zoning of the lands be changed from 'green belt' to 'residential uses'. It is stated that this is a natural extension of the existing residential uses and is not out of keeping with the village.

It should be noted that a similar zoning request was received on the adjoining site (refer to Submission no. 109 below).

**Opinion**

The subject site, a narrow strip of land to the rear of an existing dwelling, is one of a number of similar plots located to the south of Cliffoney. The zoning of the site as proposed would constitute haphazard piecemeal development of the backlands and would set an undesirable precedent for further such development at this location.

Furthermore, almost the entire site is located within the constraints zone of an archaeological monument and therefore the proposed zoning would have the potential to lead to damage or destruction of archaeological material.

**Recommendation**

No change to the Draft Cliffoney Mini-Plan.

**Submission no. 109**

30 November 2016

Haran and Associates  
on behalf of Martin Oates

**Issue no. 1**

The submission relates to a small portion of backlands located to the south of Cliffoney village, and requests that the zoning of the lands be changed from 'green belt' to 'residential uses'. It is stated that this is a natural extension of the existing residential uses and is not out of keeping with the village.

**Opinion**

The subject site, a narrow strip of land to the rear of an existing dwelling, is one of a number of similar plots located to the south of Cliffoney. The zoning of the site as proposed would constitute haphazard piecemeal development of the backlands and would set an undesirable precedent for further such development at this location.

Furthermore, almost the entire site is located within the constraints zone of an archaeological monument and therefore the proposed zoning would have the potential to lead to damage or destruction of archaeological material.

**Recommendation**

No change to the Draft Cliffoney Mini-Plan.

# Collooney Mini-Plan

**Submission no. 45**

29 November 2016

Eamon Barrett

## **Issue no. 1**

The submission refers to lands located on the eastern side of the national primary road N-4, close to the northern development limit set out in the mini-plan.

It is stated that a retail warehousing development was previously permitted on the lands (PL 07/879 refers), but did not proceed due to economic circumstances. It is stated that such a retail warehousing development would not be permitted under the zoning provisions of the Draft Plan and it is requested that the zoning provisions and zoning matrix be changed to permit retail warehousing on the subject lands (marked as plot **45a** on the Submissions Map).

## **Opinion**

Planning permission granted under PL 07/879 included retail warehousing floorspace but the permission expired in 2012.

This submission should be considered in the context of the larger area of ‘business and enterprise’ lands located along the eastern side of the N-4. A significant portion of these lands has already been developed and now comprises various business / retail parks. Of particular note is the quantum of retail / retail warehousing development which has taken place at this location over the last 15 years and the current vacancy rates.

### The Sligo County Retail Strategy 2016–2023

The Strategy has identified that there has been a sizeable shift in the extent of retail warehousing floorspace operating in the area (reduced from 3,997 sq.m. to 135 sq.m.). Most of the bulky goods retail units have ceased business in recent years, due to poor economic conditions and to competition from similar units in Sligo Retail Park.

Of all the retail warehousing units developed on these lands over the last 15 years, it is estimated that approximately 9,000 sq.m. have either remained vacant or were subject to a change to more appropriate uses.

Furthermore, historical (but undeveloped) planning permissions account for an additional 5,702 sq.m. of retail warehousing floorspace at this location, which could have provided an overall retail warehousing floor space of almost 15,000 sq.m.

To put this in context, there is a total of 37,310 sq.m. of retail warehousing floorspace in the entire County, including 27,139 sq.m. in Sligo City and Environs. Therefore, Collooney could potentially have accounted for approximately 40% of all the retail warehouse floor space in County Sligo. In light of these figures, there is clearly no rationale for the provision of additional retail warehousing development at this location.

The Strategy states that the extent of additional bulky goods retail floorspace expected over the lifetime of the Plan (4,975 sq.m.) can readily be absorbed in the existing stock of vacant retail space.

The low level of extant planning permissions for bulky goods (295sq.m.) is also a reflection of the current market for this type of retailing.

The Sligo County Retail Strategy 2016–2023 notes that the previous Retail Strategy adopted a strong line in restricting the use of this area for retail uses and recommends that this approach should be maintained on an ongoing basis, particularly as other non-retail uses now appear to be locating into this area. Such uses include gymnasiums, a religious hall, manufacturers, supply centres, a training institute and a radio station.

While a number of units within this eastern end of Collooney remain vacant, the current planning policy approach appears to be valid and sustainable. The levels of vacancy should continue to be monitored over time before trying any other approach on this matter.

#### The Draft Sligo County Development Plan 2017 – 2023

Consistent with the Retail Strategy, the Draft CDP recognises the mono-nodal nature of the County and acknowledges that most new retail floorspace will be provided in Sligo City during the plan period. Prospects of growth in the smaller towns of the County are limited and the thrust of development plan policy is to maintain and enhance the existing retail environment to serve and benefit local communities.

**Retail Planning Objective O-RP-2** aims to restrict the further development of retail warehousing in Collooney and encourages the conversion of vacant units to appropriate alternative uses.

**Section 4.2.3 Industry and enterprise locations** (Vol. 1 of the Draft Plan) states that Collooney, originally earmarked for the development of an enterprise park, has seen the short-lived development of retail warehousing, to the detriment of Sligo Retail Park. It is stated that the vacant units in Collooney have slowly started to revert to their originally intended industrial/enterprise use and that this trend will be supported.

#### Retail Planning Guidelines for Planning Authorities 2012

The guidelines state that out-of centre retail developments should not be allowed if their provision is likely to lead to a reduction in the range of local facilities in towns and villages. In relation to retail warehousing, planning authorities are advised to carefully consider the zoning of land for any additional retail warehousing development in their areas, given the level of provision of this category of development in recent years in and around the main centres of population, the levels of vacancy in such centres and thus pressure to entertain uses inappropriate to the edge-of-centre or out-of-centre locations of many of these developments.

The Guidelines also discourage large retail centres located adjacent to or close to existing, new or planned national roads, as this can lead to the inefficient use of costly and valuable infrastructure and may have the potential to undermine the regional / national role of the roads concerned. This is particularly relevant given the location of the subject lands along the N-4.

It should be noted that submission no. 13, from Transport Infrastructure Ireland, welcomes proposals to restrict further retail warehousing development at this location, and that the NRA (precursor to the TII) opposed the zoning of the lands adjoining the eastern side of the N-4 as part of the consultation on previous development plans.

#### Conclusion

The policy documents outlined above support the Draft Mini-Plan aim of restricting further retail / retail warehousing type developments in Collooney. The reasons underpinning this objective are as follows:

- to focus investment and development in the Gateway of Sligo City in order to strengthen its retail role;
- to encourage retail development at an appropriate scale relative to the size and projected role of Collooney. A restriction on further development would help focus investment into the existing vacant units;
- retail / retail warehousing development at this scale clearly has potential to adversely impact on the vitality and viability of the existing small village centre in Collooney, thereby diminishing the range of activities and services that it can support and causing an increase in the number of vacant properties in the primary retail area;
- further development of retail development on the lands to the east of the N-4 may lead to an inefficient use of costly and valuable infrastructure and may have the potential to undermine the regional / national transport role of the road concerned;
- the short-lived development of retail warehousing has adversely affected the potential for development of these lands for industry and enterprise, as originally planned.

Having regard to the concerns outlined above, it is considered that further retail / retail warehousing development should not be permitted on the lands zoned for 'business and enterprise' in the Draft Collooney mini-plan.

### **Recommendation**

No change to the Draft Collooney Mini-Plan on foot of this request.

### **Issue no. 2**

A small part of the subject lands (outlined as plot **45b** on the Submissions Map) is zoned 'public utility' to facilitate the expansion of the existing wastewater treatment plant. The submission contends that this additional land is not needed for expansion and states that the current zoning prejudices his property.

### **Opinion**

This matter has been reviewed in consultation with Irish Water. It is now apparent that there is no requirement for additional land and accordingly there is no objection to changing the zoning from 'public utility' to 'business and enterprise'.

### **Recommendations**

- A.** The zoning of the site outlined as plot **45b** on the Submissions Map should be changed from 'public utility' to 'business and enterprise'.
- B.** Objective 26.8.A of the mini-Plan should be deleted as follows (**in red**):

~~Reserve land to facilitate the expansion of the existing treatment plant (see Zoning Map), in order to increase treatment capacity.~~

Kathy Clark  
on behalf of Collooney Village Redevelopment Ltd

**Issue no. 1**

It is stated that Collooney has three primary schools and three churches, not two.

**Opinion**

There is no objection to this clarification.

**Issue no. 2**

In relation to the proposed wastewater treatment plant upgrade, the submission queries how this will be achieved and whether it will involve expansion of the existing site.

**Opinion**

The design of any proposed upgrade to the plant is the responsibility of Irish Water and will be the subject of detailed assessment at planning application stage. As outlined in response to Submission no. 45, the upgrade will not involve the expansion of the facility onto adjoining lands.

**Issue no. 3**

The submission contends that the proposal to reserve land (outlined as plot **69a** on the Submissions Map) for a car park between the fairgreen and central mixed-use zoned is not viable for the following reasons:

- The proposed roads would separate residences from gardens;
- The proposed entrance/exit would be close to a major junction and bus stop;
- The area has been identified as being of wildlife and conservation value and work has begun to develop a wildlife garden;
- The town would be better served by a car park adjacent to the Main Street.

**Opinion**

A proposed new link road is shown to the south of the proposed car park and it is acknowledged that the route shown cuts through garden areas. These gardens would already appear to be detached from the host properties on the main street. However the route shown is indicative and would be decided only subject to the agreement of the relevant landowners. The indicative entrance point onto Barrack Road to the south would also be subject to negotiation and agreement. Any concerns regarding traffic hazard or congestion could be addressed at that stage.

The Planning Authority is not aware of any particular wildlife designation that applies to the subject lands. In any case, the zoning of the land as a 'transport and parking node' is only indicative of a potential future use and would not preclude the ongoing use of the area as a wildlife garden.

The potential benefit of having a car park in proximity to the Main Street is acknowledged. However, the Main Street of Collooney is characterised by almost continuous terraces. This character should be retained and enhanced. It is considered that a car park adjacent to Main Street would negatively affect

the streetscape. This is one of the reasons why the Draft Mini-Plan proposes the car park in the backlands to the rear of Main Street.

The potential vehicular access points are at either end of Main Street and there is also scope for the provision of pedestrian links directly west to Main Street. Accordingly, the proposed car park area can be closely linked to Main Street and would therefore support and enhance the vitality of the town centre.

#### **Issue no. 4**

A pedestrian bridge over the N-4 dual carriageway is urgently required, as the road currently divides the town and discourages walking.

#### **Opinion**

This is acknowledged and is already included as an objective of the Plan (Section 26.3.E, Vol. 2). Delivery of this project will be subject to operational resources and the necessary approvals.

#### **Issue no. 5**

It is requested that the zoning of lands for ‘commercial use’ at Collooney roundabout (outlined as plot **69b** on the Submissions Map) be changed to ‘open space’.

#### **Opinion**

This is a prominent site located at the village gateway and accordingly it has been designated as a ‘key site for streetscape design’. As such, the site is considered to have the potential to contribute significantly to the character of the village. To this end, a commercial zoning is considered more appropriate in terms of urban design than an open space zoning.

Furthermore, given the proximity of the site to a heavily-trafficked national road, its use as recreational open space would be affected by the noise and emissions associated with a busy junction such as Collooney roundabout.

#### **Issue no. 6**

It is requested that the zoning of lands for ‘commercial use’ at Toberbride roundabout (outlined as plot **69c** on Submissions Map) be changed to ‘sports and playing fields’.

#### **Opinion**

The subject site is significantly detached from the residential and commercial core of the village and would need direct access onto the N-4 at a point that is outside the 50 km/h speed limit zone. In Submission no. 13, Transport Infrastructure Ireland recommended that such proposals should not be permitted, in the interests of protecting the safety and function of the national road network. Concerns in relation to the zoning of lands near the junction in Collooney are specifically mentioned.

Having regard to the above, it is considered that the subject lands are unsuitable for commercial development. The suggested ‘sports and playing fields’ zoning would allow the future western expansion of existing facilities to the east, and the subject site could benefit from the existing access to the west. There is therefore no objection to the proposed rezoning.

**Issue no. 7**

It is requested that a management plan be put in place for the Owenmore River, which would include drainage and flood prevention measures.

**Opinion**

It is considered that the management of the river is an issue to be addressed by the Office of Public Works as part of the CFRAM programme.

**Issue no. 8**

It is requested that Collooney and Toberbride roundabouts be landscaped.

**Opinion**

This is an operational matter which does not require a specific objective in the mini-Plan.

**Issue No. 9**

It is requested that a safe footpath be provided between Collooney and Ballysadare.

**Opinion**

As outlined in response to Submission no. 82 (refer to Submissions on Ballysadare Mini-Plan), such a proposal is supported by the Local Authority.

In recent years, Sligo County Council has explored the potential for providing a route between Ballysadare and Collooney as part of a longer walking route proposal. It may be inappropriate to restrict options by identifying any particular route for such a link at this stage. It is considered that the walkway can be negotiated, planned and built without including a specific objective in the Ballysadare Mini-Plan.

**Recommendations**

- A.** The 'community facilities' section in the Draft Collooney Mini-Plan should be amended to state that there are three primary schools and three churches.
- B.** The zoning of the site outlined as plot **69c** on the Collooney Submissions Map should be changed from 'commercial uses' to 'sports and playing fields'.

**Submission no. 120**

30 November 2016

Daniel Gallagher

on behalf of Collooney Tidy Towns (see List of Submissions for details)

This submission essentially contains representations from Tidy Towns groups for Collooney, Ballygawley, Ballysadare and Ballintogher. In relation to Collooney the submission repeats a number of issues already outlined in submission no. 69. However the following additional issues are also raised.

**Issue no. 1**

The need for a traffic management plan for the village.

**Opinion**

It is already a policy of the CDP (Section 1.3.E, Vol. 2) to '*prepare a traffic management plan for each village subject to the availability of resources*'. Furthermore, it is considered that the traffic issues raised in the submission can be addressed by the Roads Section of Sligo County Council as an operational matter. Such matters do not require a specific objective in the Mini-Plan.

**Recommendation**

No change to the Draft Collooney Mini-Plan.

**Issue no. 2**

To promote walkways along the Owenmore River.

**Opinion**

Objective 25.1.D of the Draft CDP already supports the provision of landscaped walks along both sides of the river.

**Recommendation**

No change to the Draft Collooney Mini-Plan.

# Drumcliff Mini-Plan

**Submission no. 44**

29 November 2016

Jill Barber

## **Issue no. 1**

The submission relates to the Drumcliff Tea House and Craft Shop at Drumcliff Chuchyard and highlights the tourism and employment benefits associated with same. It also states that the current enterprise (Drumcliff Tea House and Craft Shop) has outgrown its current premises and lacks any opportunity for expansion. Adjacent family lands have been identified as a potential location for a new building, to which the enterprise could be relocated. It is requested that the subject lands be rezoned from 'buffer zone' (i.e. 'green belt') in order to 'facilitate the proposed new build'.

## **Opinion**

The subject lands are located within the proposed green belt. Objective 27.6.D of the Draft Mini-Plan states:

*Consider proposals for small-scale tourism-related enterprises and facilities on lands zoned as Green Belt in the vicinity of St Columba's Church and car park. Such proposals will be accommodated subject to demonstration of compliance with an overall conservation plan for the area (to be prepared by Sligo County Council in partnership with the local community) and subject to sensitive siting and design.*

It is considered that this objective can accommodate the proposed development, subject to appropriate scale, siting and design etc., without the need for rezoning the subject lands.

## **Recommendation**

No change to the Draft Drumcliff Mini-Plan.

**Submission no. 50**

29 November 2016

Jarlath Gantly

on behalf of Drumcliff Development Association

## **Issue no. 1**

The submission relates to the proposed river walkway (as per section 27.3.C of the Draft Plan) and requests that the wording of the plan be changed to specify that any such proposal should facilitate pedestrians and cyclists alike.

The submission highlights the existing deficiencies in cycle facilities in Drumcliff and the need to improve cycling facilities as part of the proper development of the area. The submission is

accompanied by a letter of support from ‘Sligo Cycling Campaign’, which highlights the demand and benefits associated with such facilities.

### **Opinion**

There is no objection in principle to accommodating cyclists as part of any such proposal subject to feasibility, resources and the necessary approvals.

### **Recommendation**

**Objective 27.3.C** of the Drumcliff Mini-Plan should be amended as follows (added text in blue):

Improve pedestrian **and cycling** links between Drumcliff Church and the village centre, enhance and extend the existing river walk and provide a pedestrian **and cycle** loop linking both river banks with Drumcliff Church and associated facilities (as indicated on the Objectives Map), subject to Habitats Directive Assessment. The provision of such facilities will be required in conjunction with the development of adjoining lands.

### **Submission no. 83**

30 November 2016

Jarlath Gantly  
on behalf of Drumcliffe Development Association

### **Issue no. 1**

With reference to section 27.2.B of the Draft Mini-Plan, the submission requests that the objective should also include the preparation of a ‘Specific Conservation Plan for Drumcliffe’. J. Gantly contends that this is essential to ensure the protection of all National Monuments and Archaeological Heritage.

### **Opinion**

The Drumcliff Mini-Plan (section 27.6, Business and Enterprise, Objective D) does refer to compliance with a conservation plan to be prepared for the area by Sligo County Council in partnership with the local community. However it is acknowledged that it would be appropriate to include a specific objective for the preparation of this plan under section 27.2 – Built Heritage.

### **Recommendation**

In the text of Drumcliff Mini-Plan, add **Objective 27.2.C** as follows:

**Prepare and implement a Conservation Plan for the monastic site at Drumcliff in partnership with relevant stakeholders and the local community, subject to the availability of resources.**

**Submission no. 114**

30 November 2016

Joan Swift  
on behalf of Sligo Cycling Campaign

**Issue**

The submission supports an earlier submission by Drumcliff Development Association (Submission no. 50) which relates to the proposed river walkway (as per section 27.3.C of the Draft Plan) and requests that the wording of the plan be changed to specify that any such proposal should facilitate pedestrians and cyclists alike. The submission highlights the demand and benefits associated with such facilities.

**Opinion**

This issue has already been dealt with in response to Submission no. 50.

**Recommendation**

As per the recommendation in response to Submission no. 50.

# Grange Mini-Plan

## Summary

A significant feature of the submissions received is the extent of land for which a residential zoning (or mixed use to include residential) is requested. There are serious concerns in relation to the zoning of additional land for residential development having regard to the issues outlined below.

### Recent population trends

The main focus of the Draft CDP's Core Strategy is the development of Sligo Gateway as envisaged by the National Spatial Strategy, i.e. a nationally significant urban centre, with the critical mass necessary to sustain economic growth and prosperity in the North-West.

However, there is a serious imbalance in population growth in and around the urban area of Sligo. The population of the former Sligo Borough area has been stagnant for decades, while the population of nearby electoral divisions has been rising significantly, particularly in satellite villages such as Ballysadare.

The total population of the Sligo and Environs area (as defined by Census boundaries) increased by only 52 people between 2006 and 2011, after decreasing by 333 from 2002 to 2006.

The Borough lost 324 (1.8%) of its residents between 2006 and 2011, after having lost 581 persons (3.15%) between 2002 and 2006.

The Borough population was 17,568 in 2011, lower even than in 1996 (by 200 persons).

Conversely there has been a substantial population increase in the area outside the Borough and within 10 miles of Sligo City, which has increased by 34% between 1991 and 2011. During the decade 2002 to 2011, the increase was 23%. Grange would account for a significant proportion of this growth, as the village's population grew from 225 persons in 2002 to 578 persons in 2011 (an increase of 156%).

This imbalance in population growth has seriously undermined the potential of Sligo City to achieve the critical mass necessary to sustain strong levels of economic growth and prosperity.

Significant additional residential development in villages such as Grange would be contrary to the Core Strategy's aim of growing and strengthening the Sligo City Gateway.

### Existing residential capacity

The Draft Plan estimates the current population of Grange at 578 persons and includes a total of 8.3 hectares of greenfield land zoned for residential/mixed uses. At a density of 12 units per hectare and an average household size of 2.5 persons, the 8.3 hectares can accommodate an additional 248 persons during the Plan period. When vacant housing units are considered, the existing residential capacity rises to **276 persons**, which would be a 47% increase on the current population.

It is evident that the residential zoning provisions of the Grange Mini-Plan, together with the vacant and unfinished housing stock, can accommodate a sustainable population growth rate over the life of the CDP and beyond.

Furthermore it is considered that growth focus should be on the completion and refurbishment of the existing housing stock rather than on the zoning of further greenfield sites for unnecessary residential development.

## **Infrastructure**

The existing wastewater treatment plant has a design capacity of 280 PE. In 2016 it was estimated to be incurring a load of approximately 733 PE, far beyond its capacity.

The need for an upgrade to address capacity, public health, environmental and ecological concerns has been long acknowledged. A planned upgrade of the plant to 900 PE has been included on the Irish Water Capital Investment Programme 2014-2016 and it is expected that works will commence in 2017.

However, when the potential additional residential loading (i.e. approximately 276 persons) is added to the current loading (estimated at 733 PE in 2016), the treatment capacity will be again exceeded, despite the proposed upgrade. There may also be additional loading from future community facilities and commercial developments.

Having regard to the existing and proposed wastewater treatment capacity, there are serious concerns regarding the zoning of additional lands for residential development. These concerns are particularly relevant given the ecologically sensitive location of the plant (the outfall leads to a Special Area of Conservation), potential negative impact on the environment and the consequent implications for the Strategic Environmental Assessment and Appropriate Assessment of the CDP.

## **Conclusion**

Cumulatively, the submissions received request that a total of approximately 5.5 hectares of additional land be zoned for residential uses. At a density of 12 units per hectare, this would result in the potential for the provision of least a further 66 houses, resulting in an additional population of 165 persons (at an average of 2.5 persons per household).

The Draft Mini-Plan zoning provisions and the existing housing stock already accommodate a potential population of 276 persons (an increase of 47%). When the additional requests are added, there would be a **total potential population increase of 441 persons (a rate of 76%)**.

Such population growth rates in Grange are not realistic and not sustainable.

**On the basis of the reasons set out above, it is considered that there is no justification to zone additional land for residential development in Grange.**

**Submission no. 22**

24 November 2016

Patrick Gilmartin

## **Issue no. 1**

The submission refers to a site located to the north of the primary school in Grange, zoned as 'community facilities' in the Draft Mini-Plan. It is requested that the zoning be changed to either 'mixed uses' or 'residential'. P. Gilmartin contends that a previously planned community facility is not now proceeding on these lands, that there is adequate land zoned for community facilities elsewhere in the village, and that the proposed zoning will help to 'bring some life to this core area of the village'.

## **Opinion**

As clearly explained in the **Summary** at the top of this section, there are serious concerns in relation to proposals to zone additional land for residential development in Grange.

**There is no justification to zone additional land for housing, as long as there is residential capacity to accommodate over 270 new residents in Grange.**

The subject lands adjoin other existing and proposed community facilities and accordingly would be considered appropriate to accommodate the extension of existing facilities or the sharing of resources/services between various community interests at this location.

A large proportion of the lands reserved for 'community facilities' is already taken up by existing/planned facilities and there are challenges in accessing and developing some of the other greenfield lands zoned for community facilities. It is therefore important to retain options for lands for the development of community facilities.

The school has been under significant capacity pressure and has been the subject of a number of extensions in recent years. Apart from the subject lands, there is limited scope for further expansion of the school and its associated play areas, parking and circulation.

It is also considered that the zoning of the lands for 'mixed uses' would further divert commercial development away from the traditional village core and further undermine the potential to regenerate this important area.

It is considered that the 'community facilities' zoning should be retained in order to accommodate the potential expansion of the school and the provision of other community facilities.

## **Recommendation**

No change to the Draft Grange Mini-Plan.

## **Submission no. 53**

29 November 2016

Martin Gilroy

### **Issue no. 1**

The submission relates to lands located to the west of Grange village, off the Streedagh Road, and disagrees with a perceived change of zoning 'from housing to farming'. The submission requests that this zoning be reconsidered and in support of this request contends that:

- An increase in quality housing supply will aid economic development and particularly local businesses.
- The Draft Plan underestimates the need for additional housing.

## **Opinion**

As clearly explained in the **Summary** at the top of this section, there are serious concerns in relation to proposals to zone additional land for residential development in Grange.

**There is no justification to zone additional land for housing, as long as there is residential capacity to accommodate over 270 new residents in Grange.**

The subject lands are zoned as 'green belt' in the Draft Mini-Plan. Contrary to what is indicated in the submission, the lands are not zoned 'housing' in the current CDP and therefore there is no change of zoning. The purposes of the green belt are, *inter alia*, to consolidate settlements, to reserve land for future expansion and to protect surrounding sensitive areas in terms of visual impacts, natural resources and heritage implications. It is considered that the requested residential zoning would conflict with this policy and would set an undesirable precedent for further encroachment into the green belt.

Having regard to the concerns outlined above, it is considered that the subject lands should not be zoned for residential uses.

**Recommendation**

No change to the Draft Grange Mini-Plan.

**Submission no. 54**

29 November 2016

Ronan Gilroy

**Issue**

The submission relates to a proposed tourist/community facility on a site located within the village centre. The proposed facility would be a purpose-built 'Spanish Armada appreciation centre' and would also facilitate its potential use for community groups and others. In support of the proposal the submission contends that:

- The proposal would provide a strong attraction point to 'draw and bridge' tourism business from the Sligo, Donegal and Leitrim areas.
- The proposal would bring life to the village core.
- Other community facilities and sectors could be accommodated in the proposal.
- Existing and proposed parking and traffic conditions are suitable for the proposal.
- The proposal could be an example of best practice for community projects with a sustainable and future-proofed design.

**Opinion**

The site indicated in the submission is zoned as 'mixed uses' in the Draft Mini-Plan for Grange. This 'mixed use' zoning, together with various other provisions of the Draft Plan, can accommodate a mixed-use tourism/community facility on the subject, without the need for a specific objective in the Mini-Plan. The feasibility of the project and its detailed design and servicing are matters to be considered and assessed at a later stage as part of the design and planning process.

**Recommendation**

No change to the Draft Grange Mini-Plan.

Michael Connolly

**Issue no. 1**

The submission relates to a portion of lands to the west of Grange village located off the Streedagh road. Most of the land is also the subject of Submission no. 53. It is requested that the zoning of the lands be changed from ‘green belt’ to ‘mixed use’ in order to accommodate a proposed ‘accommodation /leisure/activity, surf centre’ facility. In support of this request, the submission contends that:

- There is a lack of such facilities in Grange and this would generate jobs in a tourism growth area.
- The proposal would fill a need for a landmark tourism project on the Wild Atlantic Way.
- The proposal would augment and support existing local enterprises.
- Fáilte Ireland/Leader would support such a proposal.

**Opinion**

The subject lands are zoned as ‘green belt’ in the Draft Mini-Plan, the purposes of the which are, *inter alia*, to consolidate settlements, to reserve land for future expansion and to protect surrounding sensitive areas in terms of visual impacts, natural resources and heritage implications. It is considered that the requested mixed use zoning would conflict with this policy and would set an undesirable precedent for further such encroachment in the ‘green belt’.

The Draft Mini-Plan highlights that Grange has two separate commercial areas, the traditional village core and the more recently developed nucleus to the south of the village. There are concerns that the new commercial core (to the south of the village) has detracted from the vitality and viability of the traditional village centre. In order to address this concern, objective 28.4.E is included as follows:

*Aim to achieve an appropriate balance of development between the old village core and the new mixed-use nucleus to the south of the village. In order to redress recent trends of development migrating towards the southern nucleus to the detriment of the old village core, new village-centre type development should be directed to locate on available lands in the old village core, while additional development in the southern nucleus will be restricted until the planning authority is satisfied that development in Grange is progressing with an appropriate balance. Exceptions may be considered where it can be demonstrated to the satisfaction of the planning authority that the proposed development would not adversely impact upon the vitality and viability of the old village core. This policy will continue to be monitored as development progresses.*

On this basis, there are serious concerns regarding the request to zone additional lands outside of the old village core for ‘mixed uses’, thereby further detracting from the potential to regenerate the traditional village.

Having regard to the concerns outlined above, it is considered that the subject lands should not be zoned for mixed uses.

**Recommendation**

No change to the Draft Grange Mini-Plan.

## **Submission no. 76**

30 November 2016

Haran & Associates  
on behalf of John Joe Donlon

### **Issue no. 1**

The submission refers to a portion of lands to the south of Grange village. The larger, southern portion of the lands (outlined as plot **76a** on the Submissions Map) is zoned as 'open space' in the Draft Mini-Plan, while a smaller northern portion (outlined as plot **76b**) is zoned as 'community facilities' (the submission incorrectly states that this northern portion is zoned as a 'public utility'). The submission requests that both plots be zoned as 'mixed use'. In support of this request, it is stated that the proposal would be a continuation of the existing street frontage and would not exceed the area already developed for business and enterprise.

### **Opinion**

As clearly explained in the **Summary** at the top of this section, there are serious concerns in relation to proposals to zone additional land for residential or mixed-use development in Grange.

**There is no justification to zone additional land for housing, as long as there is residential capacity to accommodate over 270 new residents in Grange.**

Furthermore, for reasons indicated in response to Submission no. 71 above, there are serious concerns regarding the request to zone additional lands for mixed uses at the southern extremity of the village, thereby further detracting from the potential to regenerate the traditional village core.

There would also be concerns regarding the proposed omission of an open space zoning at the southern entrance to the village. Such spaces are needed in order to cater for the needs of the local residents as the village expands. Given that the subject lands have a high visibility at the southern entrance to Grange, an appropriately designed and landscaped open space here would provide an attractive 'sense of arrival' into the village.

### **Recommendation**

No change to the Draft Grange Mini-Plan.

# Mullaghmore Mini-Plan

**Submission no. 21**

24 November 2016

Liam McHugh

## **Issue no. 1**

The submission relates to two portions of land on the northern side of Mullaghmore village (outlined as plots **21a** and **21b** on the Submissions Map). L. McHugh suggests that both sites should be zoned 'residential' for the following reasons:

- A lot of zoned lands may not become available for development due to ownership, access, topography and servicing issues.
- The subject sites do not involve the same access, servicing and topographical constraints.
- The sites would provide a more natural development limit.
- The sites would provide an improved choice of house type, particularly for local people.

## **Opinion**

The Draft Mini-Plan already includes a total of 11.55 hectares of land zoned for residential/mixed uses. At a density of 12 units per hectare and an average household size of 2.5 persons, the 11.55 ha can accommodate an additional 138 houses or 346 persons during the Plan period. This is considered more than adequate to accommodate the growth needs of the village and accordingly there is no need to zone additional lands for residential development.

Whilst it is acknowledged that a lot of the lands zoned for residential development may be in separate ownerships, this issue can be satisfactorily addressed through co-ordinated land assembly as outlined in section 29.6.D of the Mullaghmore Mini-Plan. Even if some of the zoned lands will not come forward for development in the near future, there is ample opportunity given that the residential zoning amounts to 11.55 ha.

The subject sites are included in the green belt of the Mullaghmore Mini-Plan. The purpose of a green belt is to consolidate a settlement within its development limit, to safeguard land for future expansion and to protect the natural amenity and conservation value of the surrounding area. The zoning of these lands for development would therefore conflict with such aims and would encourage further sporadic development at this location.

The lands are located on the periphery of the existing built-up area. In accordance with the principle of sequential development (as set out in section 12.3.3 of Volume 1 of the Draft CDP), centrally-located infill lands should be prioritised for development.

It is considered that the subject lands may offer potential to 'round-off' development at the northern end of the village at some stage in the future. However, at this point in time the zoning of the lands is considered premature, having regard to the outlined residential development requirements and the principle of sequential development.

It should be noted that a previous planning application (PL 07/601) on plot **21a** was refused on grounds that included adverse impact on visual amenities and traffic hazard. It should also be noted that there were a number of third-party objections to the proposed development.

For the reasons outlined above, it is considered that the subject sites should not be zoned for residential uses.

### **Recommendation**

No change to the Draft Mullaghmore Mini-Plan.

### **Submission no. 23**

24 November 2016

Ross Gallagher and Niamh McHugh

#### **Issue no. 1**

The submission relates to a site to the south of Mullaghmore village, stating the intention to construct a family home. It is requested that the lands be rezoned from 'green belt' as per the Draft Plan to allow the construction of the proposed family home. The submission highlights their housing needs, connections to the area, and the absence of alternative options in the Mullaghmore/Cliffony area.

#### **Opinion**

The site, located in the green belt, is significantly detached from the development limit of the Mullaghmore Mini-Plan. The purposes of the green belt are to consolidate settlements within the development limit, to safeguard land for future expansion and to protect the natural amenity and conservation value of the surrounding area. The zoning of individual sites for residential development, as is suggested, would conflict with these aims and would encourage further sporadic development. This is of particular concern, given the extremely sensitive visual and ecological environment surrounding Mullaghmore.

It should be noted that the green belt zoning of the site does not preclude the provision of a dwelling. Any such application could be accommodated in principle, subject to compliance with the rural housing policy as set out in section 5.3.1 of the CDP.

### **Recommendation**

No change to the Draft Mullaghmore Mini-Plan.

### **Submission no. 39**

28 November 2016

Martin Timoney

#### **Issue**

The submission relates to a site 'at the top of the hill' in Mullaghmore. It is stated that M. Timoney (a research archaeologist) test-excavated the site some years ago in connection with planning application PL 07/604. M. Timoney contends that "there is no archaeological need for restricting development of the land for housing within the Register of Monuments and Places circle and that the testing did not

reveal any archaeology within the site”. The submission considers it appropriate that this land be included as zoned for ‘residential uses’.

### **Opinion**

The site subject of this submission is zoned for residential uses. The endorsement of the zoning is noted.

The planning application made on the site (PL 07/604) was refused by An Bord Pleanála, for reasons that did not relate to archaeology.

### **Recommendation**

No change to the Draft Mullaghmore Mini-Plan.

## **Rathcormac Mini-Plan**

**Submission no. 100**

30 November 2016

Jimmy Collins and Jimmy Mulvey  
on behalf of Rathcormac Sewerage Scheme Committee

### **Issue no. 1**

The submission requests that the Plan include a commitment from the Council (as was included in the CDP 2011-2017) to seek funding to assess the feasibility of providing a wastewater treatment facility for the village.

### **Opinion**

Irish Water is now responsible for the provision of infrastructure for the treatment and disposal of public wastewater in towns and villages. It would not be appropriate for Sligo County Council to include a commitment in the CDP to seek funding to assess the feasibility of providing a wastewater treatment facility for the village. Any such request should be addressed to Irish Water.

However, if deemed feasible, there is objection to facilitating any such proposal subject to detailed assessment.

### **Recommendation**

The following text (in [blue](#)) should be added to the **Infrastructure** section of Rathcormac Mini-Plan

Rathcormac is well served by the N-15 Sligo-Donegal road. It is proposed to bypass the village with the provision of a realigned N-15 to the west.

Water supply is provided through the Drum East Group Water Scheme. There is no public wastewater treatment facility in the village at present. [However, if the provision of a wastewater treatment facility is deemed feasible by Irish Water, the Planning Authority will endeavour to accommodate such a facility subject to detailed assessment.](#)

# Rosses Point Mini-Plan

**Submission no. 12**

8 November 2016

John Robinson

## **Issue**

The submission agrees with the provisions of the Plan. However it is pointed out that the proposed extension to the graveyard (marked CF-1 on the objectives map) is referred to as CF-2 in section 32.5. It is agreed that the proposed extension of the existing graveyard is the most suitable solution to provide burial space in Rosses Point.

## **Opinion**

Support for the provisions of the Draft Mini-Plan is noted. The reference to 'CF-2' in objective 32.5.C is a typographical error and should be replaced with 'CF1'.

## **Recommendation**

In **Chapter 32 Rosses Point Mini-Plan**, correct **Section 32.5.C** by replacing ~~CF-2~~ with **CF-1**.

**Submission no. 58**

29 November 2016

Colm McLoughlin, McCutcheon Halley Planning Consultants  
on behalf of Eileen Carty

## **Issue no. 1**

The submission relates to a coastal property located close to the south-eastern end of Rosses Point. The lands (measuring approximately 1.14 hectares) include Eileen Carty's home and adjoining gardens. The western portion of the property (i.e. the gardens measuring approximately 0.55 hectares) is zoned as 'open space', while the remainder of the property (including the house) is zoned as 'residential uses'. The submission requests that the entire property (excluding Natura 2000 sites) be zoned 'residential uses' and in support of this request contends that:

- This will more accurately reflect the use of the property and its immediate grounds.
- The 'open space' zoning infers that some public access/enjoyment is available, which is not the case.
- The subject lands do not serve a biodiversity purpose and are not susceptible to flooding.
- The proposal would be consistent with the approach to the remainder of the village.

## **Opinion**

The purpose of zoning land is not to reflect existing use or to distinguish between public and private land. However, the concern regarding the inference of public access is noted.

The requested 'residential' zoning is not considered necessary to reflect the existing use of the land. In fact, there are concerns that such zoning may permit allow residential development at this visually prominent and sensitive site. Furthermore, there are nature conservation concerns regarding any potential development of land adjoining the designated Natura 2000 sites to the south and west.

The requested residential zoning is not recommended.

However, in order to alleviate any concern regarding inferred public access to these lands, there would be no objection to amending the zoning to 'green belt'. In the interests of consistency, this change in zoning should also be applied to the small portion of remaining lands to the west of the site.

## **Recommendation**

The portion of the site outlined in Submission **no. 58** that is zoned as 'open space', and the entire headland to the west of this site (also zoned as 'open space'), should be designated as 'green belt'. The development limit should be amended to exclude these lands.

## **Submission no. 111**

30 November 2016

John Monahan  
on behalf of Rosses Point Development Association

### **Issue no. 1**

The 'village profile' section should emphasise the maritime tradition.

### **Opinion**

There is no objection to emphasising the maritime tradition as suggested.

### **Issue no. 2**

There is a lack of housing for young couples and limited school intake means that additional residential land should be zoned to boost the youth in the village.

### **Opinion**

The aging of the village population is acknowledged. This is a County-wide phenomenon, not specific to Rosses Point.

Like in all other settlements in the County, the delivery of housing units in Rosses Point has been curtailed in recent years due to adverse economic conditions. It should be noted that this submission, or indeed any other submission received, has not identified suitable lands for residential uses. In fact, suitable land for expansion is difficult to identify, due to the natural topography and constraints that surround the village.

The Draft Mini-Plan zones 5.28 hectares of greenfield land for residential uses. At a density of 12 units per hectare, this has the potential to provide an additional 63 houses, which could accommodate a population increase of 159 persons (at an average of 2.5 persons per household). When vacant units (estimated at 36 units) are considered, the total potential additional population is 249 persons, representing a 26% increase on the current population, estimated at 949 persons.

It is considered that the zoning provision and vacant housing stock can accommodate a significant population the growth during the Plan period. Therefore it is not recommended to zone any additional lands.

It must be emphasised that the wastewater treatment facility is operating near capacity. While options for upgrading are being considered by Irish Water, any additional residential effluent loading will increase pressure on the treatment system, thus threatening the ecologically sensitive nearby European sites (SAC and SPA).

### **Issue no. 3**

Lands adjacent to the church offer an excellent location for a community hall and a key community building will also be offered at the beach. Both of these locations should have the allowance for playground facilities.

#### **Opinion**

The lands around the church are zoned 'community facilities' and 'residential', while the lands around the beach are zoned 'green belt'. These zoning objectives can accommodate community buildings and playgrounds. There is no need to change the zoning.

### **Issue no. 4**

The Mini-Plan limit should be extended to include the Second Beach and Oyster Island, as they are directly impacted by the Plan, particularly in relation to coastal erosion issues.

#### **Opinion**

The omission of these areas from the Mini-Plan limit should not be seen as an indication that the areas are not affected by development within the Mini-Plan area. In assessing development proposals within the mini-plan area, the Planning Authority would consider all likely impacts, including coastal erosion, over an area appropriate to the nature and scale of the proposal.

Section 10.4 of the Draft CDP (Volume 1) contains adequate policies in relation to coastal protection. It is not necessary for the Mini-Plan to address these issues any further.

### **Issue no. 5**

The 'green' along the promenade should be an interactive space with greater priority for walking and cycling rather than being a divisive road.

#### **Opinion**

It is agreed that traffic calming should be provided to improve the quality of this area and to provide greater emphasis on pedestrians and cyclists. Section 32.3 of the Mini-Plan already includes an objective to prepare a traffic management plan for the village with particular focus on the old village road. The wording of this objective should be amended to also address the Promenade road.

**Issue no. 6**

Elsinore House needs special priority due to its heritage value and tourism importance. A maritime / heritage / cultural centre should be facilitated.

**Opinion**

Objective 32.2.B of the Plan reads as follows:

*Facilitate a range of potential uses (particularly tourism related) as a means toward the renovation and redevelopment of Elsinore House (County RPS No. 351).*

It is considered that this objective is sufficient.

**Issue no. 7**

Allowance should be made for elderly housing, possibly with a day care centre.

**Opinion**

As previously outlined in response to Issue no. 2, sufficient provision has been made for the accommodation of additional housing. In addition to the residential areas, the areas zoned for 'mixed uses' and 'community facilities' could also accommodate housing for the elderly and care facilities.

It is not considered necessary or appropriate to restrict options by identifying a specific location for such development.

**Issue no. 8**

The current 'playground zoning' is considered very exposed and unsafe for children. Several other locations should be considered, including the beach carpark, promenade green and land adjacent to the church.

**Opinion**

Objective 32.5.A of the Plan reads as follows:

*Support the development of playground facilities at the western end of the development limit, on lands zoned as open space to the south and west of the existing tennis courts / car park.*

This is just one suggested location for the playground facilities and should not be seen as the only permitted location.

There is no objection in principle to the building of playgrounds at the other suggested locations, but this does not require an amendment to the Mini- Plan.

**Issue no. 9**

Additional graveyard space is urgently needed. The area identified in the Draft CDP may not be suitable.

**Opinion**

The identified site, adjoining the existing graveyard, is just one suggested location and should not be seen as the only possible location, although it would be preferred if feasible.

A new graveyard could be accommodated elsewhere, including the large surrounding 'green belt'. This does not require an amendment to the Mini- Plan.

### **Issue no. 10**

Provision should be made for affordable tourist accommodation such as hostels.

#### **Opinion**

The Plan includes large areas zoned for ‘mixed uses’ and ‘commercial uses’, where hostels can be accommodated, subject to normal planning considerations

### **Issue no. 11**

It is suggested that four additional buildings should be included on the Record of Protected Structures.

#### **Opinion**

Submissions relating to the Record of Protected Structures are addressed in Volume 3 of this Report (refer to Submission no. 48).

### **Issue no. 12**

The submission includes a number of other suggestions, as follows:

- Discourage the neglect of unoccupied houses, particularly along the main road.
- Allow for the maintenance and preservation of the Old Pilot Watch House, the Middleton Gate Pillars and the pathway through the green beside the hotel.
- Provision should be made for a memorial to those lost at sea in the two world wars.
- Various traffic management and parking suggestions are put forward.
- Overnight camping and inappropriate parking at the beach should be stopped.
- A pedestrian path should be allowed from the National School to the R.C. Church.
- Visitor moorings should be provided between Oyster Island and the Promenade and other water/beach based activities and facilities should be supported and improved.
- The scenic walk should be linked and marked to the beach and into the village to form a looped walkway.
- Allowance should be made for a beach board walk from the slipway to through the dunes.
- Provision should be made for bins and CCTV cameras.

#### **Opinion**

These are considered to be operational matters that can be addressed as part of the ongoing development and management of the village. They do not require amendments to the Mini-Plan.

### **Recommendations**

**A.** The Village profile section of the Mini-Plan should be amended to include the following text in blue:

With its long and rich maritime tradition, Rosses Point is unique in the County of Sligo. Over the years, the village had produced many Master Mariners and its connections with the merchant navy continue today. Through the merchant families of Middleton and the Pollexfen, the Yeats brothers formed strong links with the village and referred to it often in their works. The maritime tradition continues today through the

facilities for sailing, boating, sea angling, windsurfing, sea kayaking, open water swimming, sea scouting, and the annual International Sea Shanty Festival. Rosses Point is also the base for the RNLI's Sligo Bay Lifeboat Service.

**B.** The text of **objective 32.3.D** should be amended by adding the text in blue:

Prepare a traffic management plan for Rosses Point in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS, 2013), as resources permit. The plan should address the issue of conflict between pedestrian and vehicular traffic along the old village road and should investigate the feasibility of restricting traffic movements along this road. Facilities for pedestrians and cyclists should be prioritised.

Traffic calming measures for the Promenade road should be investigated as part of an overall approach towards improving the environmental quality of the Promenade area and the adjoining open spaces and walkways.

Development proposals will be required to incorporate the recommendations contained in the traffic management plan.

# Strandhill Mini-Plan

## Summary

A significant feature of the submissions received is the extent of land for which a residential or mixed uses (including residential) zoning is requested.

While some of the lands involved are outside the Development Limit, i.e. located in the green belt of the Draft Mini-Plan, most of the lands subject to submissions are zoned as 'strategic land reserve - residential uses' or 'strategic land reserve - mixed uses'. There are serious concerns in relation to the zoning of additional land for residential development, as outlined below.

### Recent population trends

The main focus of the Draft CDP's Core Strategy is the development of Sligo Gateway as envisaged by the National Spatial Strategy, i.e. a nationally significant urban centre, with the critical mass necessary to sustain economic growth and prosperity in the North-West.

However, there is a serious imbalance in population growth in and around the urban area of Sligo. The population of the former Sligo Borough area has been stagnant for decades, while the population of nearby electoral divisions has been rising significantly, particularly in satellite villages such as Strandhill.

The total population of the Sligo and Environs area (as defined by Census boundaries) increased by only 52 people between 2006 and 2011, after decreasing by 333 from 2002 to 2006.

The Borough lost 324 (1.8%) of its residents between 2006 and 2011, after having lost 581 persons (3.15%) between 2002 and 2006.

The Borough population was 17,568 in 2011, lower even than in 1996 (by 200 persons).

Conversely, there has been a substantial population increase in the twelve electoral divisions surrounding Sligo (including Ballysadare). In 1991, there were 11,933 persons living in this area, but by 2011 the population had grown by over 40%, to 16,714 persons.

Strandhill accounts for a significant portion of this growth, as population has nearly tripled from 654 in 1991 to 1,596 in 2011 (an increase of 144%).

This imbalance in population growth has seriously undermined the potential of Sligo City to achieve the critical mass necessary to sustain strong levels of economic growth and prosperity.

Significant further residential development in a satellite village such as Strandhill would be contrary to the Core Strategy's aim of growing and strengthening the Sligo City Gateway.

### Existing residential capacity

The Draft Plan estimates the current population of Strandhill at 1,771 persons and includes a total of 12.26 hectares of land zoned for residential uses.

Live planning permissions, currently in place on a significant proportion of these lands, would provide a total of 121 units (reduced from the approximate figure of 150 units quoted in the Draft Plan as permission for some units has since expired and single houses have not been included).

At a density of 12 units per hectare and an average household size of 2.5 persons, the 12.26 hectares can accommodate **an additional 368 persons** during the Plan period (a population increase of 21%).

Surveys carried out by Council planners in 2015 identified approximately 35 vacant residential units (not including apartments). While the number of vacant houses has fallen since 2015, there are still a number of vacant units in the village which could accommodate additional housing needs.

It is evident that the residential zoning provisions of the Strandhill Mini-Plan, together with the vacant and housing stock, can accommodate a sustainable population growth rate over the life of the CDP and beyond.

### **Community facilities**

The Draft Mini-Plan highlights an urgent need for a community centre / sports centre and other community facilities. This problem has arisen as a consequence of the unsustainable population growth of in recent years, which has not been matched by an adequate provision of community facilities.

The local community has endeavoured to provide a sports and community centre on the Airport Road, but attempts have been unsuccessful to date. An alternative site has been identified in the Mini-Plan and the demand for such a facility has been highlighted by submission no. 117 by Strandhill Development Association.

A surfing and community centre has been proposed along the Promenade, but planning permission has not been granted to date (PL16/324 refers, currently on appeal to An Bord Pleanála).

The Sligo Rugby Club grounds have become enveloped by residential development and attempts in recent years to expand and relocate have not materialised.

The existing primary school is experiencing capacity problems and has been the subject of numerous applications for extension in recent years to cater for additional demands (Submission no. 19 from the school's Principal highlights these expansion needs, as do Submissions no. 77 and 93).

There is no secondary school in Strandhill, which means that a significant population largely relies on the Sligo City area for secondary education.

Having regard to the existing imbalance between unprecedented population growth and the deficit in community facilities, it is considered that the amount of land zoned for residential development in the Draft Mini-Plan a (12.26 hectares) should not be increased.

### **Infrastructure**

The existing sewage treatment plant at Killaspugbrone has a design capacity of 1,500 PE. In 2016 it was estimated to be incurring a load of over 2,900 PE, nearly double its design capacity.

A planned upgrade of the plant to 3,700 PE has been included on the Irish Water Capital Investment Programme 2014-2016 and it is expected that works will commence in 2017. However, when the potential additional residential loading (i.e. at least 368 persons) is added to current loading (estimated at 2,900 PE in 2016), there will be only approximately 400 PE spare capacity after the proposed upgrade. This capacity would have to cater for effluent loading from future community facilities and commercial developments, including tourist accommodation and holiday homes (which is significant given the special tourism function of Strandhill).

Having regard to the existing and proposed wastewater treatment capacity, there are serious concerns regarding the zoning of additional lands for residential development. These concerns are particularly relevant given the ecologically sensitive location of the plant, potential negative impact on the environment and the consequent implications for the Strategic Environmental Assessment and Appropriate Assessment of the CDP.

**In terms of transport and circulation infrastructure**, there are serious problems of traffic congestion, parking and inadequate roads and footpaths. The seafront area has experienced the most pronounced problems with traffic management and parking, becoming severely congested at peak times.

Access to the airport and the adjacent business park is difficult, as is circulation along the Golf Club road serving the Golf Club and school, and along the R-292 (Top Road).

The zoning of additional lands for residential development would compound these problems and endanger public safety by reason of traffic hazard.

### **Landscape and heritage**

The setting of Strandhill is a blend of exceptional landscapes, scenic views, rich archaeological resources and valuable natural heritage sites. The village extends along the north-western foothills of Knocknarea and is surrounded on three sides by coastline – Cummeen Strand to the north (a Special Area of Conservation and Special Protection Area), Sligo Bay to the west, and Ballysadare Bay to the south (a Special Area of Conservation and Special Protection Area). As well as the ecological sensitivities of the coastline, one of the more significant issues facing Strandhill is the issue of coastal erosion. The coastline surrounding the village is particularly volatile and dynamic, and careful management of coastal areas is required.

The Mini-Plan aims to protect the surrounding landscape by consolidating the village. However, if Strandhill is allowed to grow at the same rate as in the recent past, the inevitable urban sprawl will seriously detract from the unique setting and associated sensitivities that have made it such an attractive destination for locals and visitors alike.

Further encroachment of development into sensitive areas would have serious implications for the Strategic Environmental Assessment and Appropriate Assessment of the Plan. Accordingly, it is considered that additional lands should not be zoned for residential development.

### **Conclusion**

Cumulatively, the submissions received request that a total of approximately 10.5 hectares of additional land be zoned for residential uses. At a density of 12 units per hectare, this would result in the potential for the provision of least a further 126 houses, resulting in an additional population of 315 persons (at an average of 2.5 persons per household).

The Draft Mini-Plan zoning provisions already accommodate a potential population of 368 persons (an increase of 21%). When the additional requests are added, there would be a **total potential population increase of 683 persons (a rate of 38%)**.

Such population growth rates in Strandhill are not sustainable.

The vast majority of houses recently built in Strandhill are occupied by people employed in the Sligo City area, who largely rely upon the City for services such as health, entertainment, commercial, education and community facilities.

It is considered that the housing needs of people who work in Sligo City should be generally accommodated in Sligo City, in accordance with the principles of sustainable development.

**On the basis of the reasons set out above, it is considered that there is no justification to zone additional land for residential development in Strandhill.**

## Submission no. 2

2 October 2016

Patrick Scanlon

### Issue no. 1

The submission identifies a portion of Patrick Scanlon's land (stated to be 7 acres) and other adjoining lands to the north of Dorrins Strand housing estate. The submission requests that:

- The zoning of his land should be changed from the existing 'buffer zone' to 'medium density, high quality housing, to include a properly designed, modern medical centre'.
- The development limit should be amended accordingly to include these lands.
- All access and rights of way to these lands should be preserved.
- Potential new road and services routes should be included.
- The Dorrins Strand pumping station should be included within the new development limit.
- A new alternative access to be 'Scanlon farmhouse' should be zoned.

In support of the submission it is stated that:

- There is a shortage of development land, particularly at the 'Bridge hamlet' on the eastern side of Strandhill.
- The subject lands are already serviced or potentially can be serviced.
- There is no other scope for access to these lands from the R-292 road and the proposal would also ensure the separation of residential and agricultural traffic.
- The proposal would have minimal visual impact.
- The proposal would consolidate 'East Strandhill' and would contribute positively towards the development of the proposed new 'village centre'.

### Opinion

As clearly explained in the **Summary** at the top of this section, there are serious concerns in relation to proposals to zone additional land for residential development in Grange.

**There is no justification to zone additional land for housing, as long as there is residential capacity to accommodate over 360 new residents in Strandhill.**

The subject lands are zoned as 'green belt' in the Draft Mini-Plan. The purposes of the green belt are, *inter alia*, to consolidate settlements, to reserve land for future expansion and to protect surrounding sensitive areas in terms of visual impacts, natural resources and heritage implications. It is considered that the requested residential zoning would conflict with this policy and would set an undesirable precedent for further such encroachment in the green belt.

Issues regarding servicing and access are irrelevant, given that the subject lands should not be zoned for development for the reasons outlined above.

### Issue no. 2

It is recommended that 'about 5 miles' of Whitethorn and other tree species should be planted in the buffer zone and on the development limit in order to protect topsoil and habitats.

### **Opinion**

Policy P-WTH-1 in Chapter 7 of Volume 1 (page 109) of the Draft Plan promotes the planting of new trees and hedgerows. It is not considered necessary to include an additional policy in the Mini-Plan.

### **Issue no. 3**

The submission identifies a farmhouse, loft and sheds located on the family farm and contends that:

- The buildings should be zoned for ‘demolition, and reconstruction with generally similar modern buildings to replace them’.
- A new alternative access to the buildings should be zoned.
- All access and rights of way to the lands should be preserved.

The submission outlines the history of the buildings, floor areas etc. and states that reconstruction is necessary due to structural defects. The existing and potential access and servicing arrangements is also detailed.

### **Opinion**

The subject buildings, located in the green belt, are removed from the existing built-up area of Strandhill. The requested zoning would conflict with the green belt policy and would set an undesirable precedent for further such encroachment into the green belt

The green belt zoning of the site does not preclude the proposed replacement of the buildings in principle, subject to compliance with normal planning considerations. The designation of existing and proposed access routes to these buildings does not require an objective in the Mini-Plan. Such proposals should be assessed as part of the planning application process.

### **Recommendation**

No change to the Draft Strandhill Mini-Plan.

### **Submission no. 15**

18 November 2016

Virginia and Pat Curran

### **Issue no. 1**

The submission relates to lands located along the Regional Road R-292 and supports the provisions of the Mini-Plan, in particular the zoning of the subject site for housing. The submission includes an indicative medium-density housing layout drawing for the lands and requests that such a proposal should be accommodated in the Mini-Plan.

### **Opinion**

Given that the subject lands are zoned for residential uses, the proposed residential development is acceptable in principle. Issues relating to density and layout should be addressed as part of the planning application process.

### **Recommendation**

No change to the Draft Strandhill Mini-Plan.

**Submission no. 17**

23 November 2016

Michael and Mary McGoldrick,  
on behalf of James McGoldrick

**Issue no. 1**

This submission should be read in conjunction with submission no. 57, which essentially relates to the same issue. It is requested that lands at Culleenamore be '*deemed property for development of a single family home*'. It is stated that this is a '*fill-in site*' and would be located across the road from James McGoldrick's parents' house. It is stated that J. McGoldrick is currently living in the USA, but intends to build a home at Culleenamore as soon as possible.

**Opinion**

The subject site, located in the green belt, is significantly distanced (1 km) from the existing built-up area of Strandhill. The site is located between a designated *Scenic Route* (regional road R-292) and the coastline at Culleenamore, which is designated as *Visually Vulnerable*.

The purposes of the green belt are, *inter alia*, to consolidate settlements, to reserve land for future expansion and to protect surrounding sensitive areas in terms of visual impacts, natural resources and heritage implications. It is considered that the requested residential zoning/designation would conflict with this policy and would set an undesirable precedent for further such encroachment into the green belt.

The green belt zoning of the site does not preclude the provision of a dwelling. Any such application could be accommodated in principle, subject to compliance with the rural housing policy as set out in section 5.3.1 of the CDP. Proposals for one-off houses such as this should be assessed on the basis of the rural housing policy.

**Recommendation**

No change to the Draft Strandhill Mini-Plan.

**Submission no. 19**

23 November 2016

Anne Ruane (Principal)  
on behalf of the Board of Management of Scoil Asicus Naofa

**Issue no. 1**

The submission relates to County Council-owned lands located adjacent to the existing school. The lands are zoned for residential purposes in the Draft Mini-Plan. It is requested that the lands be re-zoned for 'educational purposes' to facilitate the ongoing expansion of the school. The submission outlines the continuing increases in pupil intake over the last decade and highlights the need for improved outdoor playing facilities, school hall expansion and the provision of improved parking/drop-off facilities.

**Opinion**

The expansion needs of the school are acknowledged. However, it should be noted that the residential zoning of the subject lands, and indeed of all other lands to the rear of the school, does not preclude the expansion of the school. There is therefore no need for a change in zoning as requested.

The Council-owned lands at this location are needed to meet social housing needs and the lands are included as part of the ongoing Capital Works Programme.

### **Recommendation**

No change to the Draft Strandhill Mini-Plan.

### **Submission no. 31**

28 November 2016

Sean McCarthy (McCarthy Keville O'Sullivan)  
on behalf of Brendan Gerard Henry

### **Issue no. 1**

The submission relates to a portion of B. Henry's land (stated to be approximately 0.6 hectares) located to the south of Strandhill village, and requests that the zoning of these lands be changed from 'green belt' to 'residential uses'. The request is made in order to facilitate the provision of a family home for a local person. In support of the request the submission contends that:

- The site is within the built environment of the settlement and therefore should be within the 'development limit'.
- The green belt zoning is inappropriate and unfairly restricts development potential.
- The site is not subject to flooding, archaeological or ecological constraints.
- The site is close to the village centre and is easily accessible and serviceable.
- It is a gap/infill site and development of the site would be in accordance with CDP policy.
- Permission was granted in 2009 for a multi-unit residential development on the site.
- The site is owned by a local individual who intends to construct a family home and would accept a zoning objective which limits the site to 'one house only'.

### **Opinion**

As clearly explained in the **Summary** at the top of this section, there are serious concerns in relation to proposals to zone additional land for residential development in Grange.

**There is no justification to zone additional land for housing, as long as there is residential capacity to accommodate over 360 new residents in Strandhill.**

The subject lands are zoned as 'green belt' in the Draft Mini-Plan. The purposes of the green belt are, *inter alia*, to consolidate settlements, to reserve land for future expansion and to protect surrounding sensitive areas in terms of visual impacts, natural resources and heritage implications. It is considered that the requested residential zoning would conflict with this policy and would set an undesirable precedent for further such encroachment in the green belt.

The site is located between a designated Scenic Route and Knocknarea and is therefore visually sensitive.

Contrary to what is stated in the submission, planning permission was **not** granted on the subject site in 2009. In fact, no permission has been granted in the last 15 years, despite repeated applications.

The green belt zoning of the site does not preclude the provision of a dwelling. Any such application could be accommodated in principle, subject to compliance with the rural housing policy as set out in section 5.3.1 of the CDP. Proposals for one-off houses such as this should be assessed on the basis of the rural housing policy.

### **Recommendation**

No change to the Draft Strandhill Mini-Plan.

### **Submission no. 32**

28 November 2016

Sean McCarthy (McCarthy Keville O'Sullivan)  
on behalf of Kilcawley Construction Ltd

### **Issue no. 1**

The submission relates to a portion of the company's land (stated to be approximately 0.9 hectares) located to the east of Strandhill village at Killaspugbrone, and requests that the zoning of these lands be changed from 'Strategic Land Reserve - Mixed Use' to 'residential uses'. In support of the request, the submission sets out the existing policy context and contends that:

- Account must be taken of the national picture and the current housing shortage.
- The landowner is willing to develop the site in a timely fashion.
- The subject lands are not suitable to the type of commercial development that would be included on 'mixed uses' zoned lands.
- The population growth estimates for Strandhill in the Draft CDP are very conservative and on this basis the amount of residential land zoned (12.26 hectares) is insufficient. An increased growth rate of 30-40% should be adopted, resulting in a requirement for 22 hectares.
- Of the 12.26 hectares zoned in the Draft Plan, only 7 hectares are suitable for multi-unit residential development.
- Permission was granted in 2005 for 17 residential units on the site and therefore the principle of residential development has been established.

### **Opinion**

As clearly explained in the **Summary** at the top of this section, there are serious concerns in relation to proposals to zone additional land for residential development in Grange.

**There is no justification to zone additional land for housing, as long as there is residential capacity to accommodate over 360 new residents in Strandhill.**

These concerns are applicable to the subject lands, which are zoned as 'strategic land reserve - mixed uses'. The purpose of the 'strategic land reserve' zoning is to reserve selected lands for potential development after the lifetime of this plan. This represents "phasing" - a sustainable approach to development, in accordance with the principles of sequential development set out in the Draft Plan's

Core Strategy, as required by ministerial guidance (*Guidelines for Planning Authorities on Sustainable Development in Urban Areas*, May 2009). It is considered that the proposed zoning would conflict with this approach, and that more suitable lands should be prioritised for development.

A growth rate of 30-40%, as suggested in this submission, is not sustainable and would exacerbate the existing problems identified earlier in the **Summary** at the top of this section.

It is not accepted that only 7 of the 12.26 hectares identified are suitable for multi-unit residential development. In fact, planning permission has already been granted for a significant portion of the remaining lands and progress can be made on further lands through appropriate land assembly.

The lack of an identifiable village centre has been acknowledged as a problem for Strandhill. The dispersal of business premises and community facilities works against the development of a thriving commercial core and exacerbates car dependence.

In order to address this issue, lands between the Airport Road and the Burma Road (including the subject site) have been identified for the development of a new co-ordinated Village Centre. While these lands are not considered suitable for development until other 'mixed use' areas are further consolidated, it is nonetheless vital that the lands are reserved for co-ordinated development in the future.

The requested residential zoning would conflict with this approach by diminishing the 'strategic land reserve mixed uses' zoning. The significance of this is heightened given that the subject site is the only portion of the overall 'mixed use' lands that currently includes road frontage.

#### **Recommendation**

No change to the Draft Strandhill Mini-Plan.

#### **Submission no. 38**

28 November 2016

Colm McLoughlin (McCuthcheon Halley)  
on behalf of RPC Construction Builders Ltd

#### **Issue no. 1**

The submission relates to two parcels of land owned by the company between the Burma Road and the Airport Road. Parcel 1 is the larger site (approximately 7.3 hectares), while parcel 2 measures approximately 0.7 hectares. The submission sets out the policy context for Strandhill and highlights the strong demand for housing in the village.

The northern portion of Parcel 1 is largely zoned for 'community facilities' and no change is requested in this regard. However the southern portion (excluding a small portion zoned 'residential') is zoned 'strategic land reserve mixed-uses'. The submission requests that the southern portion (approximately 3.9 hectares and outlined as plot **38a** on the Submissions Map) be removed from the strategic land reserve and be zoned as 'mixed uses'. In support of this request the submission contends that:

- Rezoning of the lands will allow for a connection to be developed between the Airport Road and the Burma Road

- Rezoning of the lands will provide an incentive for the owner to develop the adjoining lands zoned 'community facilities' for the benefit of the area
- Additional residential development can be absorbed as the Draft Plan underestimates future population capacity and housing supply requirements
- The extent of housing supply available from existing permissions is over-estimated and remaining undeveloped lands have restricted development potential due to constraints such as archaeology
- Additional development in Strandhill would ease the pressure on the surrounding rural areas

## Opinion

As clearly explained in the **Summary** at the top of this section, there are serious concerns in relation to proposals to zone additional land for residential development in Grange.

### **There is no justification to zone additional land for housing, as long as there is residential capacity to accommodate over 360 new residents in Strandhill.**

Although the submission requests a 'mixed uses' zoning, these concerns about additional residential lands are still applicable as 'mixed uses' would generally include a significant element of residential development. The subject lands are zoned as 'strategic land reserve - mixed uses' in the Draft Mini-Plan, with the aim to reserve selected lands for potential development after the lifetime of this plan. This represents a sustainable and phased approach to development, which is in accordance with the principles of sequential development as set out in the Core Strategy, as required by ministerial guidance (*Guidelines for Planning Authorities on Sustainable Development in Urban Areas*, May 2009). It is considered that the proposed zoning would conflict with this approach and that more suitable lands should be prioritised for development.

With regard to estimated housing land requirements, these are correct and show that the Draft Mini-Plan has capacity to accommodate an additional 368 persons.

The submission argues that the Draft Mini-Plan over-estimates the population for Strandhill (at 1,771 persons) and that a lower population of 1,656 persons should be applied. While the exact population of Strandhill will not be known until the publication of detailed Census 2016 reports, the loading incurred by the wastewater treatment plant, at 2,900 PE, continues to be far above the plant's design capacity.

Contrary to the contention of this submission, it is not accepted that the remaining lands zoned for 'residential uses' are unviable for development. In fact, planning permission has already been granted for a significant portion of the remaining lands and there is no reason why further lands cannot be progressed through appropriate land assembly.

The lack of an identifiable village centre has been acknowledged as a problem for Strandhill. The dispersal of business premises and community facilities works against the development of a thriving commercial core and exacerbates car dependence.

In order to address this issue, lands between the Airport Road and the Burma Road (including the subject site) have been identified for the development of a new co-ordinated Village Centre.

However, these lands are not considered suitable for development until other 'mixed use' areas are further consolidated. The development of the lands at this stage would further exacerbate the problem of having a number of widely dispersed points of interest.

## **Issue no. 2**

Parcels 1 and 2 are affected by a number of transport proposals including “objective 44.5a” (the proposed ‘New Airport Road’ connecting the Burma Road and the existing Airport Road) and “objective 44.5b” (the proposed ‘New Burma Road’ linking the lower half of Burma Road with the New Airport Road). It is requested that an additional transport objective is included, to reflect a more short term and deliverable solution for this infrastructure.

The roads objective should be aligned with the subject landholding and form part of the overall development of the subject lands. The owner has no objection to an indicative route being identified across the lands and a suggested route is included. In support of this request, the submission contends that:

- The deliverability of the proposed new roads in the current format of the Draft Plan is questionable.
- In the absence of appropriate development contribution scheme arrangements, it is unlikely that funding will be available for the proposed new roads.
- The current absence of appropriate zonings along both sides of the proposed ‘New Airport Road’ means it is unlikely to be achievable.
- The proposed route will help achieve objectives in the Draft Mini-Plan aimed at addressing wider traffic issues in Strandhill and particularly improving access to Strandhill Airport.
- The road could open up the potential to develop the adjoining lands zoned ‘community facilities’.

## **Opinion**

The Draft Mini-Plan includes an objective (33.5.A, not 44.5a) to reserve land ‘*for a New Airport Road linking the R-292 to the existing Airport Road (R-277)*’. This objective was originally included in the Strandhill Local Area Plan 2003-2009, with the aim of redirecting traffic associated with the airport and business park away from the congested village centre, thereby separating large traffic volumes and pedestrian movements. The Draft Mini-Plan continues to reflect this desire, in the interest of traffic safety and creating a better environment in the village centre.

The submission suggests that the objective could be better achieved by including the proposed link road through the subject lands comprising the proposed new village centre and community facilities lands along the Airport Road.

This proposal would contravene the intentions of the proposed road and would simply displace the problem from one location to another.

The design speed and capacity of a new Airport Road would not be compatible with mixed uses and community facilities. Therefore, the suggested route cannot be considered as an alternative to the proposed New Airport Road. Furthermore, given that it is recommended that these ‘mixed-use’ lands remain within the ‘strategic land reserve’, it is not considered that any such route should be included at this time.

## **Recommendation**

No change to the Draft Strandhill Mini-Plan.

Tony McCaul

**Issue no. 1**

The submission relates to lands located adjacent to the Golf Clubhouse in Strandhill and requests that the subject lands measuring 2.6 hectares in area should be ‘taken out of the strategic land reserve’. An alternative zoning for the lands is not specified. However, the submission includes a proposed ‘masterplan’ for a residential development and therefore it is assumed that the submission requests a ‘residential uses’ zoning.

In support of the proposal the submission sets out that:

- Irish Water services will be upgraded to facilitate the proposal
- There is a strong demand for housing
- The proposal will include a ‘truly integrated mixed community’ including social housing and specific need housing
- The proposal will integrate with the proposed County Council housing development

**Opinion**

As clearly explained in the **Summary** at the top of this section, there are serious concerns in relation to proposals to zone additional land for residential development in Grange.

**There is no justification to zone additional land for housing, as long as there is residential capacity to accommodate over 360 new residents in Strandhill.**

These concerns are applicable to the subject lands which are zoned as ‘strategic land reserve residential uses’ in the Draft plan. The aim of the ‘strategic land reserve’ zoning is to reserve selected lands for potential development after the lifetime of this plan. This represents a sustainable and phased approach to development which is in accordance with the principles of sequential development as set out in the ‘core strategy’ and as required by ministerial guidance (*Guidelines for Planning Authorities on Sustainable Development in Urban Areas*, May 2009). It is considered that the proposed zoning would conflict with this approach and that more suitable lands should be prioritised for development.

In particular, the location of the subject lands along the Golf Club Road and the traffic problems associated with the road must be considered. There are serious concerns regarding the capacity of this road, which experiences severe traffic congestion and traffic hazard issues particularly during peak times associated with the school and golf club.

While the Draft Mini-Plan does include zoned lands along this road, it should be noted that these lands are contiguous to the existing built-up area and associated footpaths, public lighting etc. The subject lands are detached from the existing built-up area and associated facilities. Furthermore, the lands have only limited road frontage, of approximately 25 m, and there is only minimal scope to provide additional road-widening, footpaths etc to address existing deficiencies.

**Recommendation**

No change to the Draft Strandhill Mini-Plan.

**Submission no. 57**

29 November 2016

James McGoldrick

**Issue no. 1**

This submission should be read in conjunction with Submission no. 17, which essentially relates to the same issue. It is requested that lands at Culleenamore be re-zoned for 'residential use'. It is stated that the site is surrounded by residential development and would be located across the road from James McGoldrick's parents' house. It is stated that J. McGoldrick is currently living in the USA and intends to return to build a home in the very near future.

**Opinion**

The subject site, located in the green belt, is significantly distanced (1 km) from the existing built-up area of Strandhill. The site is located between a designated *Scenic Route* (regional road R-292) and the coastline at Culleenamore, which is designated as *Visually Vulnerable*.

The purposes of the green belt are, *inter alia*, to consolidate settlements, to reserve land for future expansion and to protect surrounding sensitive areas in terms of visual impacts, natural resources and heritage implications. It is considered that the requested residential zoning/designation would conflict with this policy and would set an undesirable precedent for further such encroachment into the green belt.

The green belt zoning of the site does not preclude the provision of a dwelling. Any such application could be accommodated in principle, subject to compliance with the rural housing policy as set out in section 5.3.1 of the CDP. Proposals for one-off houses such as this should be assessed on the basis of the rural housing policy.

**Recommendation**

No change to the Draft Strandhill Mini-Plan.

**Submission no. 66**

30 November 2016

Robin Hurley

on behalf of Ciaran Carty

**Issue no. 1**

The submission relates to a portion of land at Larass, on the eastern side of Strandhill. The lands, stated to be partly owned by Ciaran Carty's family, are zoned as 'open space' in the Draft Mini-Plan. The submission requests that the 'open space' zoning be limited to the western portion of the lands only, and that the eastern portion be suitably zoned to allow the construction of a dwelling for C. Carty. However, a map included with the submission, showing a 'suggested demarcation line', shows the opposite arrangement, with the eastern portion zoned as 'OS' (i.e. open space) and the western portion zoned as 'house' (i.e. residential). The written submission would appear to be an error and it is understood that the map correctly shows the requested zoning change.

## **Opinion**

This submission should be read in conjunction with submission no. 67 (see further details below), as both relate to the same lands and similar zoning, but with different boundaries requested. It is considered that Submission no. 67 provides greater clarity in the request and also makes more appropriate accommodation for the potential provision of an open space area.

## **Recommendation**

Please refer to the recommendations on Submission no. 67.

## **Submission no. 67**

30 November 2016

Jim Sheridan Architectural Services  
on behalf of Ciaran Carty

## **Issue no. 1**

The submission relates to a portion of land at Larass, on the eastern side of Strandhill. The lands, stated to be partly owned by Ciaran Carty, are zoned as 'open space' in the Draft Mini-Plan. The submission requests that the 'open space' zoning be limited to the eastern and southern portions of the lands only, and that the western portion be zoned as 'residential' to allow the construction of a family dwelling for C. Carty. In support of this request, the submission sets out the housing needs and C. Carty's strong ties and associations with the local area.

## **Opinion**

It is considered that the proposed residential zoning can be facilitated whilst still retaining sufficient land for an open space area to be developed in accordance with objective 33.1.I.i of the Draft Mini-Plan.

## **Recommendation**

- A.** The zoning of the western portion of the subject lands (as outlined on the map submitted with submission no. 67) shall be changed from 'open space' to 'residential uses'.
- B.** The site marked 'OS1' on the Objectives Map shall be amended to reflect the reduced size of the open space zoning at this location.

DAT Property Development Ltd

**Issue no. 1**

The submission refers to lands and buildings owned by the company at Sligo Airport Business Park, stated to be currently zoned as 'business and enterprise'. No map is included with the submission, but the lands can be identified by reference in the submission to the relevant folio number. The submission requests that a portion of the lands (approximately 1.19 hectares) be changed to 'community facilities'. In support of this request the submission sets out that:

- Only 50% of the existing buildings have been let to date.
- The proposed 'community facilities' zoning could encompass a number of different types of developments such as 'independent living units suitable for our aging population' or a 'glamping park'.
- The site would be suitable given the existing servicing and access arrangements.
- The site is in close proximity to surrounding amenities and services.

**Opinion**

While the subject business park may not be fully occupied, the neighbouring Enterprise and Technology Park has been operating at or near capacity in recent times. There is clear a demand for business and enterprise space. The availability of lands zoned for 'business and enterprise' in proximity to the airport is considered a valuable resource for the area and should not be compromised on the basis of short-term demands. Submission no. 117 by Strandhill Development Association would support this view.

Given the isolated location of the lands in relation to other services and facilities, and the surrounding enterprise and airport uses, there are concerns about the suitability of this location for the proposed elderly living accommodation. The same concerns would apply to a proposed 'glamping park', which, in any case, would not be permissible under the requested 'community facilities' zoning.

For the reasons outlined above it is considered that the existing 'business and enterprise' zoning should be retained.

**Recommendation**

No change to the Draft Strandhill Mini-Plan.

## **Submission no. 77**

30 November 2016

Peigin Doyle and others

### **Issue no. 1**

In relation to objective 33.1.B, which states '*Prepare, in consultation with the DoECLG, a management plan for the Council-owned lands at Killaspugbrone*', it is requested that the Council go further and undertake appropriate remedial and conservation works on the site, in order to prevent collapse of the church walls and loss of part of the sea wall.

#### **Opinion**

This objective refers to the coastal lands within the SAC that are owned by Sligo County Council. It does not refer to the conservation of the Medieval Church/Graveyard or the maintenance of the associated sea wall enclosing it.

However, there is no objection to providing an additional objective to address this issue. The undertaking of works would be an operational matter that would be subject to available resources and due process.

### **Issue no. 2**

It is suggested that an old water pump should be repaired and installed on site 'OS-1' as part of its development as an open space.

#### **Opinion**

While there is no objection to the proposal, it is considered that such a prescriptive and detailed objective should not be included in the Mini-Plan. This could be addressed as an operational matter, if this site is developed.

### **Issue no. 3**

The submission requests that a number of archaeological features be included on the Record of Protected Structures.

#### **Opinion**

Issues relating to the Record of Protected Structures are dealt with in Volume 3 of this report. See Submission no. 49 of Volume 3 for further details.

### **Issue No. 4**

It is proposed that the house opposite Kincora House should be included as a 'building of note'.

#### **Opinion**

The subject building is a two-storey, three-bay house with many features of vernacular architecture, such as a traditional roof pitch, wide chimneys on the ridge of the roof, vertical-emphasis windows, front boundary walls with a pedestrian gate and path to its front door. The building is one of the few vernacular buildings remaining in the lower part of the village.

Eight buildings have been proposed so far to be designated as *Buildings of Note* in the Draft Strandhill Mini-Plan, by reason of the traditional architectural features which together retain the historical

character of Strandhill. The subject building possesses similar characteristics to the proposed Buildings of Note.

The Planning Authority agrees with this submission and considers that this building should be included as a Building of Note.

#### **Issue no. 5**

It is proposed that sufficient land should be zoned for education/community facilities around St. Asicus School to facilitate expansion without encroaching on the adjacent ringfort.

#### **Opinion**

As outlined in response to Submission no. 19, a change of zoning is not necessary to allow the expansion of the school onto adjoining lands.

#### **Issue no. 6**

The submission refers to an alleged confusion relating to a private right-of-way in the townland of Carrowdough adjacent to Culleenamore Beach. It is stated that the 'zoning map' shows a private right of way to a well being joined to the termination of the L-35053/L-275 road where it enters the beach. It is stated that this needs to be corrected, as the private right-of-way goes from the R-292/Top Road only to the well.

#### **Opinion**

The Mini-Plan does not attempt to depict any rights-of-way, whether public or private. The maps included in the Mini-Plan simply reflect the features identified as per Ordnance Survey mapping and do not reflect rights-of-way.

#### **Issue no. 7**

It is proposed that all developments at the foot of Knocknarea must have archaeological assessment and an archaeologist on site to monitor any possible discoveries.

#### **Opinion**

The Draft CDP contains relevant policies and objectives regarding the protection of archaeological heritage. These policies and objectives will form the basis of assessment in the planning process. The extent of assessment and monitoring should be addressed at that stage.

#### **Issue no. 8**

The submission highlights a perceived contradiction in the Draft CDP between the economic and job-creation strategy (set out by the LCDC) and the degradation of natural tourism resources, potential employment assets and the social mix of Strandhill. The submission contends that desirable objectives relating to the management of development in rural areas and the promotion of tourism are subverted by the policy on one-off rural housing and its tendency to create ribbon development.

#### **Opinion**

Although the submission primarily relates to Strandhill, it is also stated that this issue relates to the wider Strandhill peninsula and county area. This issue of the submission relates rural housing policy in general and is addressed in Volume 1 of this report.

## Recommendations

A. The following objective should be added as objective 33.3.D:

Prepare a conservation report for Killaspugbrone Medieval Church and Graveyard, in partnership with the community, to inform future conservation works to the Church and graveyard, as resources allow.

B. Modify the Draft Strandhill Mini-Plan by adding the following text and picture to **Buildings of Note**:

### BoN No. 9 – Three bay, two storey house



**Recommendation:** The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sash windows.

## Submission no. 93

30 November 2016

Adrian Kenny

### Issue no. 1

The submission relates to lands located to the rear (east) of the primary school and requests that the lands be zoned for 'community facilities' in order to facilitate future extensions to the school.

### Opinion

As outlined in response to Submission no. 19, a change of zoning would not be necessary to allow the expansion of the school onto adjoining lands.

### Issue no. 2

The submission relates to the proposed 'mixed use' zone (Mix-3) and supports this objective. It is stated that the proposal would make the entire area more cohesive.

### Opinion

Support for this objective is noted.

### Recommendation

No change to the Draft Strandhill Mini-Plan.

**Submission no. 117**

30 November 2016

David McCoy & Mick McEnroe  
on behalf of Strandhill Development Association

**Issue no. 1**

The submission refers to the proposed ‘sports and community centre site’ (identified as plot **117a** on the Submissions Map) and confirms full support for the idea. However, it is stated that thorough examination of the site is required prior to its designation, as there has been difficulty with a site previously identified “which transpired to be a Special Area of Conservation”.

**Opinion**

The Mini-Plan identifies a site (site ‘CF-1’) along the Airport Road for the provision of a community facility, as discussed above. Section 33.6 of the Mini-Plan also indicates that any application for development of these lands will be subject to assessment with regard to the impact on nearby designated natural heritage sites and also with regard to flood risk. Any such application will also be subject to standard assessment in terms of traffic, visual impact, services etc., as is the case with all planning applications. The zoning of sites simply indicates the suitability of the site in principle. It is not possible to carry out a thorough examination of the site at this stage.

In any case, this site is not part of any Special Area of Conservation.

**Issue no. 2**

The plan should take into consideration the future development of the Enterprise Centre on Airport Road to allow for further expansion

**Opinion**

The Mini-Plan includes a significant extent of land at this location that is zoned ‘business & enterprise’ in order to facilitate the potential expansion of the Enterprise Centre.

**Issue no. 3**

Works need to continue to protect the shoreline from coastal erosion, particularly around the water treatment plant, the north end of the beach, and on the south beach protecting ‘Shelly Valley’ and the large sand dunes.

**Opinion**

Section 33.2 of the Mini-Plan addresses this concern, including an objective to prepare an integrated coastal management plan for Strandhill. As an operational matter, the need to carry out additional works will be continually monitored and will be subject to the availability of adequate resources.

**Issue no. 4**

The upper car park (identified as plot **117b** on the Submissions Map) should be excluded from the ‘mixed zone’ and should be designated solely as ‘a car park’ to serve the needs of locals and visitors.

**Opinion**

Section 33.4 (G) of the Mini-Plan acknowledges the importance of this site and states as follows:

*In recognition of the scale, and strategic location of the Council car park, the only mixed use development permitted on this site will be the enhancement of the present car parking facility, a community centre and the provision of other recreational facilities.*

On this basis, it is considered that the scale of development within the existing car park can be adequately controlled and concurrently the level of car parking provision can be appropriately retained. The details of any such proposal will be assessed as part of the planning process.

**Issue no. 5**

Provision should be made for a pedestrian walkway from the upper car park to the seafront and proposed Maritime Centre, subject to landowner agreement

**Opinion**

This provision is already included in section 33.4 (G.ii) of the Plan, but it is acknowledged that the suggested route is not shown along with other indicative pedestrian routes on the Objectives Map. An indicative route should therefore be added.

**Issue no. 6**

It is recommended that the upgrade of the wastewater treatment plant is completed in as timely a manner as possible.

**Opinion**

This is an ongoing operational matter that is the responsibility of Irish Water.

**Recommendation**

An indicative pedestrian/cycle link should be added to the Strandhill Objectives Map, linking the upper car park to the seafront and proposed Maritime Centre site.

**Submission no. 123**

30 November 2016

Robbie Henneberry  
on behalf of Strandhill Golf Club

**Issue no. 1**

The submission requests that Strandhill Golf Club is mentioned in a number of sections/objectives of the plan. In the Community facilities profile of Section 33, it is requested that the following is included:

*'Strandhill Golf Club includes an eighteen-hole links course, practice facilities, and a substantial Clubhouse'.*

It is requested that the following addition is made to objective 33.6.A:

*'Support the improvement and further development of Strandhill Golf Course'.*

It is requested that an objective 33.7.E is added as follows:

*'Support the continued development of Strandhill Golf Course'.*

In support of proposed objective 33.7.E, the submission highlights the employment and tourism benefits associated with the Golf Club.

### **Opinion**

There is no objection to the suggested inclusions. However, given the relationship between the location of the Golf Course and surrounding designated nature conservation sites, it is considered that the need to comply with the requirements of the EU Habitats Directive should be highlighted. The two suggested amendments would represent unnecessary duplication and therefore one objective shall suffice.

### **Recommendation**

**A.** The following should be added to the Community facilities profile contained in Section 33:

*Strandhill Golf Club includes an eighteen-hole links course, practice facilities, and a substantial Clubhouse.*

**B.** The following objective should be added to Section 33.6 as point D:

*Support the improvement and further development of Strandhill Golf Course subject to compliance with the requirements of the EU Habitats Directive.*

**Submission no. 126**

30 November 2016

Michael Connolly

### **Issue no. 1**

The submission relates to a portion of lands to the south of Shore Road. The lands are zoned as 'mixed uses' in the Draft Plan, but the submission requests that this be varied to *'higher than three storey's to facilitate viability of proposed landmark hotel / aqua leisure / public square / complex, linking public car park to the surf centre and beach'*. In support of this request, the submission contends that:

- This is a high-demand location on the Wild Atlantic Way and would fill a need for a signature tourism project.
- The proposal would augment and support existing local enterprises.
- Fáilte Ireland/Leader supports such enterprises.

### **Opinion**

In principle, the 'mixed uses' zoning of the site would accommodate the suggested tourism project and associated facilities. However, objective 33.4.F of the Draft Mini-Plan limits the height of the buildings in this area (Mix-2) to three storeys, as is also the case with Mix-1 and Mix-3 areas. Consistent with this approach, it is considered that heights in excess of three storeys would be inappropriate for this area, having regard to the scale and character of surrounding development.

### **Recommendation**

No change to the Draft Strandhill Mini-Plan.

Section III.

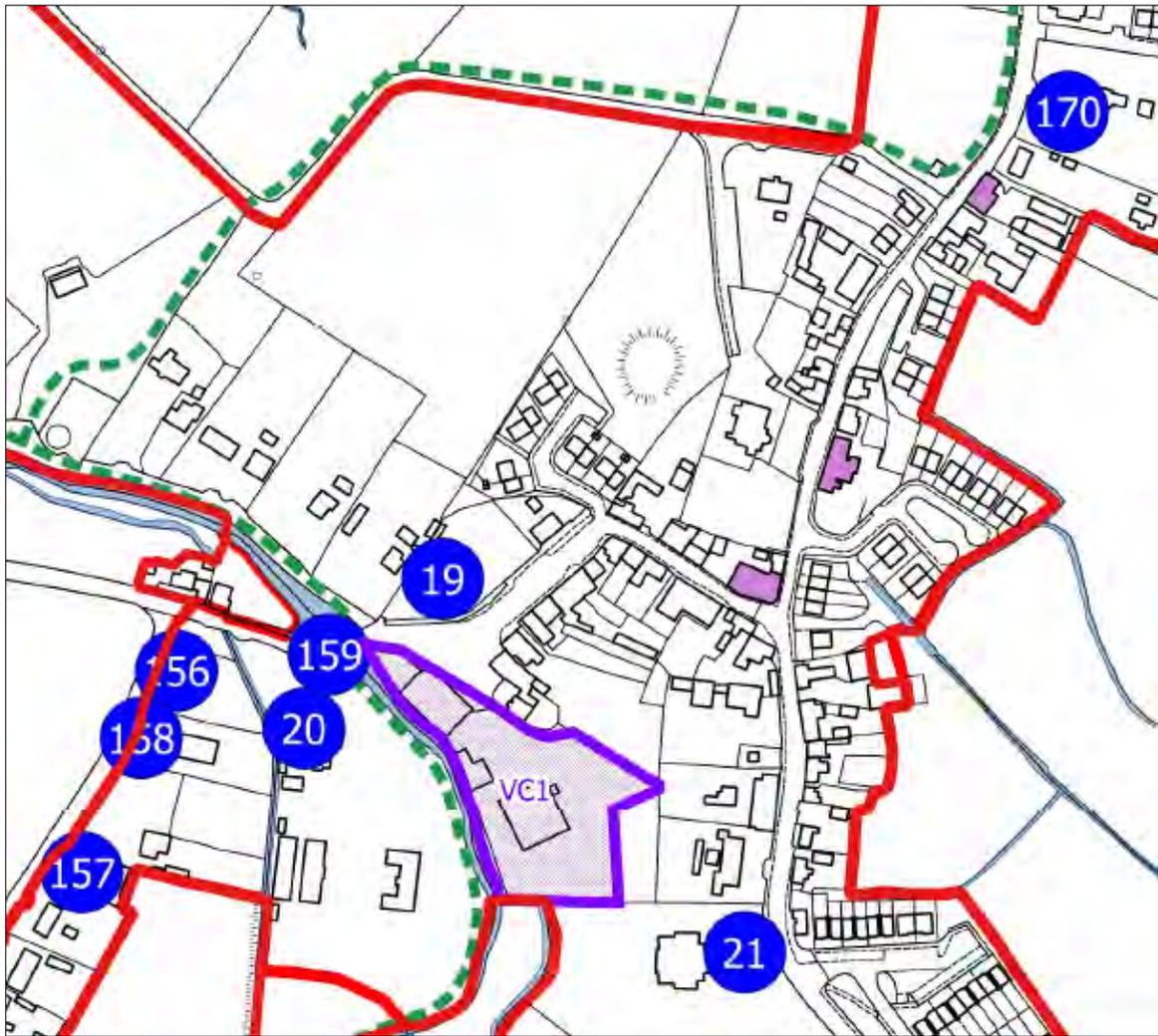
# Chief Executive’s Supplementary Recommendations (CESR)

regarding modifications to Volume 2 Mini-Plans

## Chapter 18 – Riverstown Mini-Plan

### CESR 18-1

Modify the **Objectives Map** for Riverstown by removing the “VC-1” designation from the location along Main Street and placing it over an area east of the Unshin River bridge, as shown below:



# Chapter 19 – Tourlestraun Mini-Plan

## CESR 19-1

Insert the “Buildings of note page”, which was omitted by mistake.

|                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tourlestraun</b>                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>BoN No. 1– Three-bay, two-storey house with shop</b>                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                    | <p><b>Architecturally valuable features</b></p> <ul style="list-style-type: none"><li>- roof pitch; chimneys on ridge of roof;</li><li>- double barrell extension to rear;</li><li>- vertical emphasis windows.</li></ul> <p>This building makes a significant positive contribution to the village of Tourlestraun and is one of the few buildings linking the village to its historical function.</p> |
| <p><b>Recommendation:</b> The replacement of the windows with timber sliding sash windows would greatly enhance the character of this building.</p> |                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>BoN No. 2 – Three-bay, two-storey house</b>                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                  | <p><b>Architecturally valuable features</b></p> <ul style="list-style-type: none"><li>- roof pitch; chimneys on ridge of roof;</li><li>- sliding sash windows</li><li>- flat roof bay windows and entrance porch.</li></ul> <p>This house has been sensitively restored and makes a positive contribution to the entrance of the village.</p>                                                           |
| <p><b>Recommendation:</b> This vernacular features of this house should be retained.</p>                                                            |                                                                                                                                                                                                                                                                                                                                                                                                         |

**CESR 19-2**

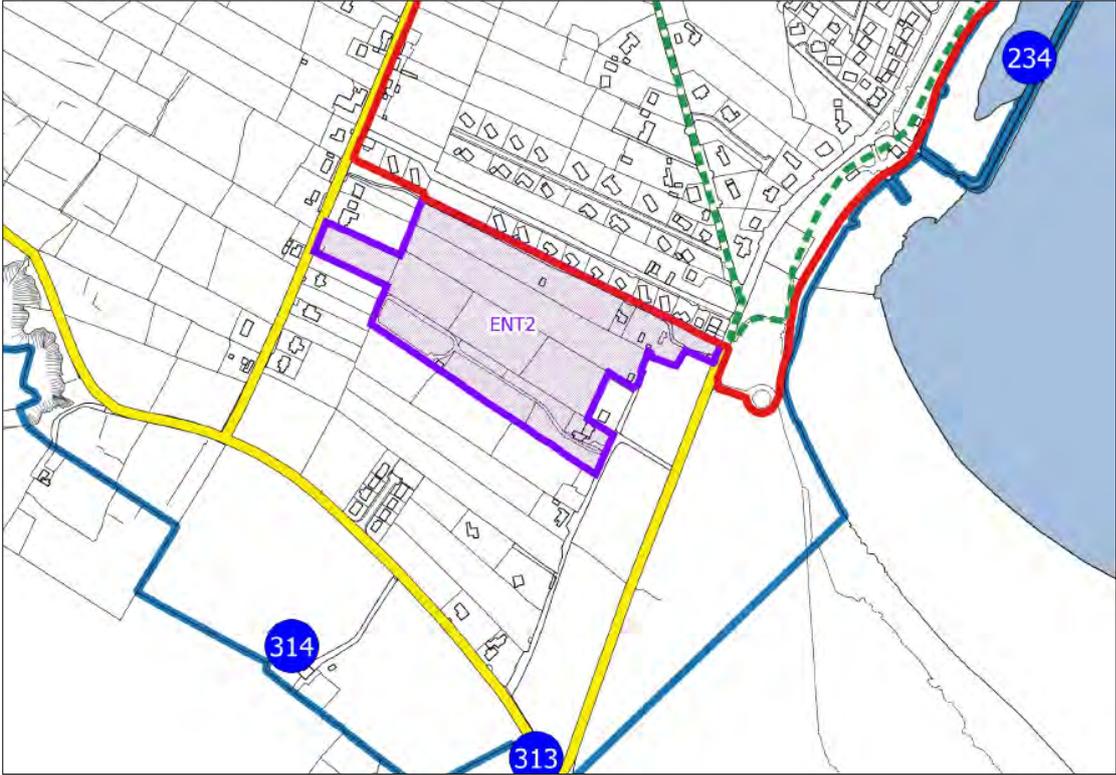
Modify the **Objectives Map** for Tourlestraun by deleting two of the four Buildings of Note, as per the attached map (shown in cyan).



# Chapter 29 - Mullaghmore Mini-Plan

## CESR 29-1

Modify the **Objectives Map** for Mullaghmore by indicating the lands subject to designation “ENT-1”, as per the map below.



## CESR 29-2

Insert the description and recommendation for B0N-5, which was omitted by mistake (but shown on the Objectives Map).

|                                                                                                                                      |                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mullaghmore</b>                                                                                                                   |                                                                                                                                                                                                                                                                        |
| <b>BoN No. 5 – Three-bay, two-storey house</b>                                                                                       |                                                                                                                                                                                                                                                                        |
|                                                   | <p><b>Architecturally valuable features</b></p> <ul style="list-style-type: none"><li>- roof pitch; chimneys on ridge of roof;</li><li>- vertical emphasis windows;</li></ul> <p>This building is well proportioned and is important for its place in the terrace.</p> |
| <p><b>Recommendation:</b> The reinstatement of timber sliding sash windows would greatly enhance the character of this building.</p> |                                                                                                                                                                                                                                                                        |

# Corrections to Volume 2

The following corrections to Volume 1 of the Draft Plan 2017-2023 are recommended by the Chief Executive:

- a. Correct or insert, as appropriate, the reference numbers of Proposed Protected Structures in the following Mini-Plans: Ballinafad, Cloonacool, Coolaney, Culfadda, Curry, Easky, Collooney.
- b. In the following Mini-Plans, insert an additional map at an appropriate scale showing the full extent of proposed walkways, scenic routes and the location of protected within the green belts, where applicable:  
  
Aclare, Ballinafad, Ballincar, Ballygawley, Ballysadare, Bellaghy, Bunnaddan, Carney, Castlebaldwin, Cliffony, Cloonacool, Collooney, Coolaney-Rockfield, Culfadda, Dromore West, Drumcliffe, Easky, Geevagh, Grange, Monasteraden, Mullaghmore, Ransboro, Rathcormac, Riverstown, Rossess Point, Strandhill, Tourlestraun.
- c. In **Chapter 6 Bellaghy Mini-Plan**, correct the Objectives Map by inserting a Buffer Zone around the treatment plant.
- d. In **Chapter 19 Tourlestraun Mini-Plan**, correct the Protected Structure Reference number in Tourlestraun from ~~340~~ to 390.



## List of persons and organisations that made submissions or observations relating to the Draft CDP 2017-2023, Volumes 1 and 2

### Submissions received between 21 September 2016 and 30 November 2016

| <b>Ref. No.</b> | <b>Date received</b> | <b>Name or Agency</b>         | <b>on behalf of<br/>(where applicable)</b> | <b>Address</b>                              | <b>Volume</b> |
|-----------------|----------------------|-------------------------------|--------------------------------------------|---------------------------------------------|---------------|
| 1               | 21/09/16             | Francis Davitt                | Davitt Plan & Design                       | Main Street,<br>Drumkeerin, Co. Leitrim     | 1             |
| 2               | 02/10/16             | Patrick J. Scanlon            |                                            | 3 Devon Gardens,<br>Salthill, Galway        | 2             |
| 3               | 03/10/16             | Patrick Benson                | CADRA                                      | Dublin Road, Carraroe,<br>Sligo             | 1             |
| 4               | 06/10/16             | Damien Owens                  | Engineers Ireland                          | e-mail                                      | 1             |
| 5               | 13/10/16             | Anthony Mc Garry              |                                            | 1 Bramble Hollow,<br>Collooney, Co. Sligo   | 2             |
| 6               | 13/10/16             | Grace Larkin                  |                                            | Ard NaGlass, Grange,<br>Co. Sligo           | 1             |
|                 | 14/10/16             | Tamlyn McHugh                 |                                            | 17 Cooldrumman Upr.,<br>Carney, Co. Sligo   | 1             |
|                 | 17/10/16             | Tamlyn McHugh,<br>Chairperson | Friends of Sligo Gaol                      | 17 Cooldrumman Upr.,<br>Carney, Co. Sligo   | 1             |
|                 | 18/10/16             | Janet Benson                  |                                            | 68 Dorrins Strand,<br>Strandhill, Co. Sligo | 1             |
|                 | 18/10/16             | Steve Devine                  |                                            | Ardcumber, Riverstown,<br>Co. Sligo         | 1             |
|                 | 18/10/16             | Anna Marie Doherty            |                                            |                                             | 1             |
|                 | 18/10/16             | Dr. Robert Hensey             |                                            | Lugnagal, Glencar, Co.<br>Sligo             | 1             |
|                 | 18/10/16             | Iarlaithe O<br>Tighearnaigh   |                                            | 68 Dorrin's Strand,<br>Strandhil, Co. Sligo | 1             |
|                 | 19/10/16             | Nuala Dineen-<br>Campbell     |                                            | 'Inveraray', Oakfield<br>Road, Sligo        | 1             |
|                 | 19/10/16             | John Dorrian                  |                                            | 29 Ardcairn, Cairns<br>Road, Sligo          | 1             |
|                 | 19/10/16             | Pauline Foley                 |                                            | Knockbeg, Collooney,<br>Sligo               | 1             |
|                 | 19/10/16             | Deirdre Melvin                |                                            | 2 Mayfield House,<br>Maugherboy, Sligo      | 1             |
|                 | 19/10/16             | Niall O'Connor                |                                            | 12 Greenfort, Sligo                         | 1             |
| 19/10/16        | Eddie O'Gorman       |                               | Grange, Co. Sligo                          | 1                                           |               |

|           |                        |                                                  |                                             |                                                           |                |
|-----------|------------------------|--------------------------------------------------|---------------------------------------------|-----------------------------------------------------------|----------------|
|           | 19/10/16               | <b>Fintan Whelan</b>                             |                                             |                                                           | <b>1</b>       |
|           | 25/10/16               | <b>Michael Devine</b>                            |                                             | Ardcumber, Riverstown,<br>Co. Sligo                       | <b>1</b>       |
|           | 04/11/16               | <b>Deirdre Molloy</b>                            |                                             | 14 Okeover manor,<br>Clpham Common North<br>Side, London  | <b>1</b>       |
|           | 08/11/16               | <b>Clare Feerick</b>                             |                                             |                                                           | <b>1</b>       |
|           | 17/11/16               | <b>Frank Reilly</b>                              |                                             |                                                           | <b>1</b>       |
| <b>7</b>  | 19/10/16               | <b>John McCarrick</b>                            |                                             | e-mail                                                    | <b>1</b>       |
| <b>8</b>  | 19/10/16               | <b>Pat McCarrick,<br/>Chairperson</b>            | <b>Sligo Greenway Co-op</b>                 | Carrowmore Old<br>School, Lavagh, Co.<br>Sligo            | <b>1</b>       |
| <b>9</b>  | 19/10/16               | <b>Pat McCarrick</b>                             |                                             | Loughill, Lavagh,<br>Ballymote, Co. Sligo.                | <b>1</b>       |
| <b>10</b> | 19/10/16               | <b>Pat McCarrick</b>                             |                                             | Moy River Bed &<br>Breakfast, Cloonacool,<br>Co. Sligo    | <b>1</b>       |
| <b>11</b> | 25/10/16               | <b>Joe Corcoran,<br/>Chairperson</b>             | <b>Sligo Tourism Ltd.</b>                   | Aras Reddan, Temple<br>Street, Sligo                      | <b>1</b>       |
| <b>12</b> | 08/11/16               | <b>John Robinson</b>                             |                                             | 'The Haven', Rosses<br>Point, Co. Sligo                   | <b>2</b>       |
| <b>13</b> | 14/11/16               | <b>Tara Spain, Head of<br/>Land Use Planning</b> | <b>Transport<br/>Infrastructure Ireland</b> | Parkgate Business<br>Centre, Parkgate<br>Street, Dublin 8 | <b>1&amp;2</b> |
| <b>14</b> | 15/11/16               | <b>Frank Keane</b>                               | <b>Mrs. Margaret Keane</b>                  | 16 Coill Dara,<br>Tubbercurry, Co. Sligo                  | <b>2</b>       |
| <b>15</b> | 18/11/16               | <b>John Fahy, Nolan<br/>and Quinlan</b>          | <b>Virginia &amp; Pat Curran</b>            | 4 Constitutional Court,<br>Stephen Street, Sligo          | <b>2</b>       |
| <b>16</b> | 22/11/16 &<br>23/11/16 | <b>Brendan Quinn</b>                             |                                             | 2 Ocean View,<br>Enniscrone, Co. Sligo                    | <b>1</b>       |
| <b>17</b> | 23/11/16               | <b>Michael &amp; Mary<br/>McGoldrick</b>         | <b>Mr. James McGoldrick</b>                 | "The Hideout",<br>Culleenamore,<br>Strandhill, Sligo      | <b>2</b>       |
| <b>18</b> | 23/11/16               | <b>David Rolston</b>                             | <b>Patrick &amp; Joe Rolston</b>            | Aderavoher, Easkey,<br>Co. Sligo                          | <b>2</b>       |
| <b>19</b> | 23/11/16               | <b>Anne Ruane,<br/>Principal</b>                 | <b>Scoil Asicus Naofa</b>                   | Strandhill, Co. Sligo                                     | <b>2</b>       |
| <b>20</b> | 24/11/16               | <b>Liam McHugh</b>                               |                                             | Cliffoney, Co. Sligo                                      | <b>2</b>       |
| <b>21</b> | 24/11/16               | <b>Liam McHugh</b>                               |                                             | Cliffoney, Co. Sligo                                      | <b>2</b>       |
| <b>22</b> | 24/11/16               | <b>Patrick Gilmartin</b>                         |                                             | Newtownward, Grange,<br>Co. Sligo                         | <b>2</b>       |
| <b>23</b> | 24/11/16               | <b>Ross Gallagher &amp;<br/>Niamh McHugh</b>     |                                             | Mullaghmore, Co. Sligo                                    | <b>2</b>       |

|           |          |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                        |                                                                                                                                             |          |
|-----------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>24</b> | 25/11/16 | <b>Brendan Quinn</b>                                                                                                                                                                                                                                                                                                                                                                                                         |                                        | 2 Ocean View,<br>Enniscrone, Co. Sligo                                                                                                      | <b>1</b> |
| <b>25</b> | 25/11/16 | <b>Adrian Tansey</b>                                                                                                                                                                                                                                                                                                                                                                                                         |                                        | Campbell Court, Cairns<br>Hill, Sligo                                                                                                       | <b>2</b> |
| <b>26</b> | 26/11/16 | <b>John Mulligan</b>                                                                                                                                                                                                                                                                                                                                                                                                         |                                        | Kiltycreighton, Boyle,<br>Co. Roscommon                                                                                                     | <b>1</b> |
| <b>27</b> | 28/11/16 | <b>Ann Mulcrone,<br/>Reid Associates</b>                                                                                                                                                                                                                                                                                                                                                                                     | <b>Daughters of Wisdom</b>             | Chartered Town<br>Planners, Planning and<br>Development<br>Consultants, 2<br>Connaught Place,<br>Crofton Road, Dun<br>Laoghaire, Co. Dublin | <b>1</b> |
| <b>28</b> | 28/11/16 | <b>George Draper</b>                                                                                                                                                                                                                                                                                                                                                                                                         |                                        | Ballincar, Co. Sligo.                                                                                                                       | <b>2</b> |
| <b>29</b> | 28/11/16 | <b>John Giblin</b>                                                                                                                                                                                                                                                                                                                                                                                                           |                                        | 200 Tirellan Heights,<br>Headford Road, Galway                                                                                              | <b>1</b> |
| <b>30</b> | 28/11/16 | <b>Joe Carty, Vincent<br/>Hannon Architects</b>                                                                                                                                                                                                                                                                                                                                                                              | <b>Mr. Tony Gormley</b>                | Abbey Street, Sligo                                                                                                                         | <b>2</b> |
| <b>31</b> | 28/11/16 | <b>Sean McCarthy,<br/>McCarthy Keville<br/>O'Sullivan</b>                                                                                                                                                                                                                                                                                                                                                                    | <b>Mr. Bernard Gerard<br/>Henry</b>    | Block 1, G.F.S.C.<br>Moneenageisha Road,<br>Galway                                                                                          | <b>2</b> |
| <b>32</b> | 28/11/16 | <b>Sean McCarthy,<br/>McCarthy Keville<br/>O'Sullivan</b>                                                                                                                                                                                                                                                                                                                                                                    | <b>Kilcawley<br/>Construction Ltd.</b> | Block 1, G.F.S.C.<br>Moneenageisha Road,<br>Galway                                                                                          | <b>2</b> |
| <b>33</b> | 28/11/16 | <b>Raymond Lenehan</b>                                                                                                                                                                                                                                                                                                                                                                                                       |                                        | Flat 1, C/o Westel,<br>Curry, Ballymote, Co.<br>Sligo                                                                                       | <b>2</b> |
| <b>34</b> | 28/11/16 | <b>Bernard Mullen<br/>Dr Joseph McKenna<br/>Patricia McKenna<br/>Donal Murray<br/>MQ Murray<br/>Raymond T.<br/>Monahan<br/>Eileen Monahan<br/>Frederick Mc Veigh<br/>Barbara Mc Veigh<br/>Sinead Mc Dermott<br/>James Feeney<br/>Leonard Noone<br/>George Draper<br/>Vivien Draper<br/>Geraldine Clarke<br/>Enda Scanlon<br/>Lelia East<br/>Colm Hannon<br/>Patrick Devaney<br/>Patrick Leigh Doyle<br/>Mary Leigh Doyle</b> |                                        | Ballincar, Co. Sligo                                                                                                                        | <b>2</b> |
| <b>35</b> | 28/11/16 | <b>Ronan and Maureen<br/>McCann</b>                                                                                                                                                                                                                                                                                                                                                                                          |                                        | 3 Glenview Park,<br>Grange, Co. Sligo                                                                                                       | <b>1</b> |
| <b>36</b> | 28/11/16 | <b>Gail McGibbon, CEO</b>                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Sligo BID</b>                       | e-mail                                                                                                                                      | <b>1</b> |

|    |          |                                                                  |                                                                                                                                           |                                                                       |                  |
|----|----------|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------------|
| 37 | 28/11/16 | <b>D. Harte, D.A. Harte &amp; Associates</b>                     | <b>P. Rattigan, B. Mullen, T. Porter &amp; M. Horan</b>                                                                                   | Surveyors Engineering & Planning Consultants, Rosses Point, Co. Sligo | <b>2</b>         |
| 38 | 28/11/16 | <b>Colm McLoughlin, Mc Cutcheon Halley Chartered Consultants</b> | <b>RPC Construction</b>                                                                                                                   | McCutcheon Halley, Kreston House, Arran Court, Arran Quay, Dublin     | <b>2</b>         |
| 39 | 28/11/16 | <b>Martin Timoney</b>                                            |                                                                                                                                           | Keash, Ballymote, Co. Sligo                                           | <b>1 &amp; 2</b> |
| 40 | 28/11/16 | <b>Mary &amp; Martin Timoney</b>                                 |                                                                                                                                           | Keash, Ballymote, Co. Sligo                                           | <b>2</b>         |
| 41 | 29/11/16 | <b>John Tierney, Associate Director</b>                          | <b>Aldi Stores Ireland Ltd.</b>                                                                                                           | Newbridge Road, Naas, Co. Kildare                                     | <b>1</b>         |
| 42 | 29/11/16 | <b>Michael Kirby</b>                                             | <b>An Taisce - North West Local Association</b>                                                                                           | e-mail                                                                | <b>1</b>         |
| 43 | 29/11/16 | <b>Tony Bamford, Planning &amp; Development Consultants</b>      |                                                                                                                                           | 127 Lwr. Baggot Street, Dublin 2                                      | <b>1</b>         |
| 44 | 29/11/16 | <b>Jill Barber</b>                                               |                                                                                                                                           | Drumcliffe Tea House & Craft Shop, Drumcliffe, Co. Sligo              | <b>2</b>         |
| 45 | 29/11/16 | <b>Eamon Barrett</b>                                             |                                                                                                                                           | 45 Carbry Coast, Tullaghan, Co. Leitrim                               | <b>2</b>         |
| 46 | 29/11/16 | <b>Patrick Barrett, Duggan Barrett Consulting Engineers</b>      | <b>DMG Promotions LTD</b>                                                                                                                 | Consulting Engineers Ltd., Teeling Street, Sligo.                     | <b>2</b>         |
| 47 | 29/11/16 | <b>Jeremy &amp; Dorothy Bird</b>                                 |                                                                                                                                           | Kildonagh House, Ballincar, Rosses Point, Sligo                       | <b>2</b>         |
| 48 | 29/11/16 | <b>John &amp; Eimer Drumm</b>                                    |                                                                                                                                           | Ballycough, Limerick                                                  | <b>2</b>         |
| 49 | 29/11/16 | <b>Yvonne Jackson</b>                                            | <b>Fáilte Ireland</b>                                                                                                                     | 88/95 Amiens Street, Dublin 1                                         | <b>1</b>         |
| 50 | 29/11/16 | <b>Jarlath Gantly, Chairperson</b>                               | <b>Sligo Cycling Campaign</b>                                                                                                             | Drumcliffe Development Association, Urlar, Drumcliffe, Co. Sligo      | <b>2</b>         |
| 51 | 29/11/16 | <b>Jarleth Gantly, Eco Travel Ltd.</b>                           |                                                                                                                                           | Wild Atlantic Ways, Drumcliffe, Co. Sligo                             | <b>1</b>         |
| 52 | 29/11/16 | <b>Niall Cussen, Principal Advisor, Forward Planning Section</b> | <b>Planning &amp; Housing Market Policy and Land Management Division, Department of Housing, Planning, Community and Local Government</b> | Custom House, Dublin 1                                                | <b>1</b>         |
| 53 | 29/11/16 | <b>Martin Gilroy</b>                                             |                                                                                                                                           | Grange, Co. Sligo                                                     | <b>2</b>         |

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|----|----------|-----------------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---|
| 54 | 29/11/16 | Ronan Gilroy                                              |                                                                                        | Upperwood, Grange, Co. Sligo                                                                                    | 2 |
| 55 | 29/11/16 | Raymond T. Monaghan                                       |                                                                                        | Carroll House, 15/16 Stephen Street, Sligo                                                                      | 2 |
| 56 | 29/11/16 | Tony McCaul                                               |                                                                                        | Carrowbunnaun, Strandhill, Co. Sligo                                                                            | 2 |
| 57 | 29/11/16 | James McGoldrick                                          |                                                                                        | Jones, Carr & McGoldrick, Premier Place 5910 N. Central Expressway- Suite 1700, Dallas, Texas                   | 2 |
| 58 | 29/11/16 | Colm McLoughlin, Mc Cutcheon Halley Chartered Consultants | Mrs Eileen Carty                                                                       | McCutcheon Halley, Kreston House, Arran Court, Arran Quay, Dublin                                               | 2 |
| 59 | 29/11/16 | John O'Hara                                               |                                                                                        | John O'Hara & Associates, Doocastle, Ballymote, co. Sligo                                                       | 1 |
| 60 | 29/11/16 | Michael Rowley                                            |                                                                                        | Michael Rowley & Associates, Design, Planning & Project Management Consultants, Cloonfinish, Swinford, Co. Mayo | 1 |
| 61 | 29/11/16 | Heather Taylor, Chairperson                               | Parents and Guardians of Cregg Services                                                | e-mail                                                                                                          | 1 |
| 62 | 29/11/16 | Peter Bowen-Walsh                                         |                                                                                        | Main Street, Collooney, Co. Sligo                                                                               | 2 |
| 63 | 30/11/16 | Albert Higgins, Chairperson                               | Aughamore Rowing Club                                                                  | Carrowroe, Sligo                                                                                                | 1 |
| 64 | 30/11/16 | Patrick Barrett, Duggan Barrett Consulting Engineers      | Ms. Ellis Barrett                                                                      | Teeling Street, Sligo                                                                                           | 2 |
| 65 | 30/11/16 | Mary Callaghan                                            |                                                                                        | Ballygawley, Co. Sligo                                                                                          | 2 |
| 66 | 30/11/16 | Robin Hurley                                              | Ciaran Carty                                                                           | Consultant Civil Engineer, "Aherlow", Strandhill, Co. Sligo                                                     | 2 |
| 67 | 30/11/16 | Jim Sheridan Architectural Services                       | Ciaran Carty                                                                           | Office 4 Airport Business Park, Strandhill, Co. Sligo                                                           | 2 |
| 68 | 30/11/16 | Emma Flanagan, Town Planner                               | Niall Clarke                                                                           | 3 Molesworth Place, Dublin 2                                                                                    | 1 |
| 69 | 30/11/16 | Kathy Clark, Collooney Village Redevelopment Ltd.         | Daniel Gallagher<br>Rev. Andrew Ison<br>Trevor Sweeney<br>Johnny Banks<br>Ron Ashenden | Collooney, Co. Sligo                                                                                            | 2 |

|           |          |                                                                                                                             |                                                                                        |                                                                                            |                  |
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| <b>70</b> | 30/11/16 | <b>Tommy Conlon</b>                                                                                                         |                                                                                        | Rathmadder, Gurteen,<br>Co. Sligo                                                          | <b>2</b>         |
| <b>71</b> | 30/11/16 | <b>Michael Connolly</b>                                                                                                     |                                                                                        | Lodge, Hostel, Surf/Sup<br>School, Shore Road,<br>Strandhill, Co. Sligo                    | <b>2</b>         |
| <b>72</b> | 30/11/16 | <b>DAT Property<br/>Development Ltd.</b>                                                                                    |                                                                                        | Glanmire, Tonaphubble,<br>Sligo                                                            | <b>2</b>         |
| <b>73</b> | 30/11/16 | <b>Simon Davey,<br/>Supervalu</b>                                                                                           |                                                                                        | Ballymote, Co. Sligo                                                                       | <b>1</b>         |
| <b>74</b> | 30/11/16 | <b>Michael Murphy,<br/>Development<br/>Application Unit</b>                                                                 | <b>Department of Arts,<br/>Heritage, Regional,<br/>Rural and Gaeltacht<br/>Affairs</b> | Newtown Road,<br>Wexford                                                                   | <b>1</b>         |
| <b>75</b> | 30/11/16 | <b>Claire Galligan</b>                                                                                                      | <b>Disability Linkage<br/>Group</b>                                                    | Policy Support Service,<br>Sligo Public<br>Participapation Network,<br>Sligo               | <b>1</b>         |
| <b>76</b> | 30/11/16 | <b>Haran &amp; Associates</b>                                                                                               | <b>John Joe Donlon</b>                                                                 | 50 Lower John Street,<br>Sligo                                                             | <b>2</b>         |
| <b>77</b> | 30/11/16 | <b>Peigin Doyle,<br/>Hugh Mac Conville,<br/>Michael Zaccheus,<br/>Marian Zaccheus,<br/>Margaret Bergh,<br/>Stefan Bergh</b> |                                                                                        | C/o Carnadough,<br>Strandhill, Co. Sligo                                                   | <b>1 &amp; 2</b> |
| <b>78</b> | 30/11/16 | <b>Gael Gibson,<br/>Principal Planner</b>                                                                                   | <b>Eirgrid</b>                                                                         | TheOval, 160<br>Shelbourne Road,<br>Ballsbridge, Dublin 4                                  | <b>1</b>         |
| <b>79</b> | 30/11/16 | <b>Liam Flynn, Project<br/>Planner</b>                                                                                      | <b>Enerco Energy Ltd.</b>                                                              | McCarthy Keville<br>O'Sullivan Ltd., Block 1,<br>G.F.S.C.<br>Moneenageisha Road,<br>Galway | <b>1</b>         |
| <b>80</b> | 30/11/16 | <b>Dr. Tara Higgins,<br/>SEA Section</b>                                                                                    | <b>Environmental<br/>Protection Agency</b>                                             | Office of Evidence and<br>Assessment, PO Box<br>3000, Johnstown Castle<br>Estate, Wexford  | <b>1</b>         |
| <b>81</b> | 30/11/16 | <b>Colm Cummins,<br/>Planning &amp; Asset<br/>Management</b>                                                                | <b>ESB</b>                                                                             | ESB Business Service<br>Centre, 27 Lower<br>Fitzwilliam Street,<br>Dublin 2.               | <b>1</b>         |
| <b>82</b> | 30/11/16 | <b>Sinead Gallagher,<br/>Secretary</b>                                                                                      | <b>Ballisodare Tidy<br/>Towns</b>                                                      | Ballisodare, Co. Sligo                                                                     | <b>2</b>         |
| <b>83</b> | 30/11/16 | <b>Jarlath Gantly,<br/>Chairperson</b>                                                                                      | <b>Drumcliffe<br/>Development<br/>Association</b>                                      | Drumcliffe, Co. Sligo                                                                      | <b>2</b>         |
| <b>84</b> | 30/11/16 | <b>Cecily Gilligan</b>                                                                                                      |                                                                                        | e-mail                                                                                     | <b>1</b>         |
| <b>85</b> | 30/11/16 | <b>Eddie O'Gorman</b>                                                                                                       | <b>Grange and Armada<br/>Development<br/>Association</b>                               | Grange, Co. Sligo                                                                          | <b>1</b>         |

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| <b>86</b>  | 30/11/16 | <b>David Minton</b>                                            | <b>Northern &amp; Western Regional Assembly</b> | The Square, Ballaghaderreen, Co. Roscommon                                | <b>1</b> |
| <b>87</b>  | 30/11/16 | <b>Madeline O'Dowd</b>                                         |                                                 | Boyle Road, Gurteen, Co. Sligo                                            | <b>2</b> |
| <b>88</b>  | 30/11/16 | <b>Marice Henry</b>                                            |                                                 | Old Dublin Road, Carraroe, Sligo                                          | <b>1</b> |
| <b>89</b>  | 30/11/16 | <b>John Conneely, Director</b>                                 | <b>Inland Fisheries Ireland</b>                 | Ardnaree House, Abbeystreet, Ballina, Co. Mayo                            | <b>1</b> |
| <b>90</b>  | 30/11/16 | <b>Suzanne James, Spatial Planning Strategy Specialist</b>     | <b>Irish Water</b>                              | Colville House, Talbot Street, Dublin 1                                   | <b>1</b> |
| <b>91</b>  | 30/11/16 | <b>Stella Burke, Communication and Policy Assistant</b>        | <b>Irish Wind Energy Association</b>            | Sycamore House, Millennium Park, Osberstown, Naas, Co. Kildare            | <b>1</b> |
| <b>92</b>  | 30/11/16 | <b>Roger Garland</b>                                           | <b>Keep Ireland Open</b>                        | 43 Butterfield Drive, Dublin 14                                           | <b>1</b> |
| <b>93</b>  | 30/11/16 | <b>Adrian Kenny</b>                                            |                                                 | Strandhill, Co. Sligo                                                     | <b>2</b> |
| <b>94</b>  | 30/11/16 | <b>Haran &amp; Associates</b>                                  | <b>Jim Kerrigan</b>                             | 50 Lower John Street, Sligo                                               | <b>2</b> |
| <b>95</b>  | 30/11/16 | <b>Fintan Morrin, Associate, The Planning Partnership</b>      | <b>Lidl Ireland</b>                             | The Planning Partnership, McHale Retail Park, Castlebar, Co. Mayo         | <b>1</b> |
| <b>96</b>  | 30/11/16 | <b>Seamus McCormack, Secretary</b>                             | <b>Ballintogher Tidy Towns</b>                  | Altvelid, Ballintogher, Co. Sligo                                         | <b>2</b> |
| <b>97</b>  | 30/11/16 | <b>Vincent Hannon Architects</b>                               | <b>Mr. Hugh McGarry</b>                         | 50 Lower John Street, Sligo                                               | <b>2</b> |
| <b>98</b>  | 30/11/16 | <b>John Monaghan, Architect</b>                                |                                                 | First Floor, 14 Teeling Street, Sligo                                     | <b>2</b> |
| <b>99</b>  | 30/11/16 | <b>Colm McLoughlin, McCutcheon Halley Planning Consultants</b> | <b>Mullan family</b>                            | C/O Rhatigan & Company Ltd., 14 Teeling Street, Sligo                     | <b>1</b> |
| <b>100</b> | 30/11/16 | <b>Jimmy Mulvey, Jimmy Collins</b>                             | <b>Rathcormac Sewerage Scheme Committee</b>     | Kintogher, Sligo                                                          | <b>2</b> |
| <b>101</b> | 30/11/16 | <b>Patrick Dunne, Architect</b>                                | <b>Donal and Moire Murray</b>                   | 90A Knocknashee, Goatstown, Dublin 14                                     | <b>2</b> |
| <b>102</b> | 30/11/16 | <b>Enda Duignan</b>                                            | <b>Ms. O'Beirne</b>                             | Future Analytics consulting Ltd., 23 Fitzwilliam Square (South), Dublin 2 | <b>2</b> |
| <b>103</b> | 30/11/16 | <b>Sean O'Brien</b>                                            |                                                 | 23 The Lodges, Castledargan, Co. Sligo                                    | <b>2</b> |
| <b>104</b> | 30/11/16 | <b>Vincent Hannon Architects</b>                               | <b>Mr. Cathal O'Connor</b>                      | 50 Lower John Street, Sligo                                               | <b>2</b> |

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| 105 | 30/11/16 | Declan O'Connor                                                              |                                                                                     | O'Connor Cabins,<br>Dublin Road,<br>Ballisodare, Co. Sligo                                                           | 2 |
| 106 | 30/11/16 | Declan O'Connor –<br>Submission 2                                            |                                                                                     | O'Connor Cabins,<br>Dublin Road,<br>Ballisodare, Co. Sligo                                                           | 2 |
| 107 | 30/11/16 | Haran and<br>Associates                                                      | Mary O'Donnell                                                                      | 50 Lower John Street,<br>Sligo                                                                                       | 2 |
| 108 | 30/11/16 | Trevor Sadler,<br>Director, Mc Gill<br>Planning Ltd                          | Oaktree (Sligo Retail<br>Park)                                                      | McGill Planning Ltd.,<br>No. 7 Fitzwilliam Street<br>Upper, Dublin 2                                                 | 1 |
| 109 | 30/11/16 | Haran and<br>Associates                                                      | Martin Oates                                                                        | 50 Lower John Street,<br>Sligo                                                                                       | 2 |
| 110 | 30/11/16 | Finbarr Filan                                                                | RENUA Ireland                                                                       | finbarrfilan@gmail.com                                                                                               | 1 |
| 111 | 30/11/16 | John Monaghan,<br>Architect                                                  | Rosses Point<br>Development<br>Association                                          | First Floor, 14 Teeling<br>Street, Sligo                                                                             | 2 |
| 112 | 30/11/16 | Michael Rowley                                                               |                                                                                     | Michael Rowley &<br>Associates, Design,<br>Planning Management<br>Consultants,<br>Cloonfinish, Swinford,<br>Co. Mayo | 1 |
| 113 | 30/11/16 | Jim Sheridan                                                                 |                                                                                     | Jim Sheridan<br>Architectural Services,<br>Office 4, Airport<br>Business Park,<br>Strandhill, Sligo                  | 1 |
| 114 | 30/11/16 | Joan Swift                                                                   | Sligo Cycling<br>Campaign                                                           | e-mail                                                                                                               | 2 |
| 115 | 30/11/16 | Eimear Lenehan,<br>Lead Consent<br>Manager                                   | SSE                                                                                 | 3 <sup>rd</sup> Floor, Millennium<br>House, 17-25 Great<br>Victoria Street, Belfast<br>BT2 7AQ                       | 1 |
| 116 | 30/11/16 | Peter Kinghan, SLR                                                           | Harringtons Quarry                                                                  | 7 Dundrum Business<br>Park, Windy Arbour,<br>Dublin                                                                  | 2 |
| 117 | 30/11/16 | David McCoy                                                                  | Strandhill<br>Development<br>Association                                            | Top Road, Strandhill,<br>Co. Sligo                                                                                   | 2 |
| 118 | 30/11/16 | Jarlath Taheny and<br>local Residents                                        |                                                                                     | Collooney, Co. Sligo                                                                                                 | 1 |
| 119 | 30/11/16 | Simon Bradshaw,<br>Planner, GVA                                              | Tesco Ireland                                                                       | GVA, Segrave House,<br>19-20 Earlsfort Terrace,<br>Dublin 2                                                          | 1 |
| 120 | 30/11/16 | Daniel Gallagher,<br>Kieran Carol,<br>Sinead Gallagher,<br>Seamus Mc Cormack | Tidy towns groups for<br>Collooney,<br>Ballygawley,<br>Ballysadare,<br>Ballintogher |                                                                                                                      | 2 |

|            |          |                                                   |                                              |                                                                   |          |
|------------|----------|---------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------|----------|
| <b>121</b> | 30/11/16 | <b>John Bailey</b>                                | <b>Uisce Domhain Water World Europe Ltd.</b> | Carnyara Lavagh, Ballymote, Co. Sligo                             | <b>1</b> |
| <b>122</b> | 30/11/16 | <b>Peter Bowen-Walsh</b>                          | <b>West=On=Track</b>                         | Collooney, Co. Sligo                                              | <b>1</b> |
| <b>123</b> | 30/11/16 | <b>Robbie Henneberry</b>                          | <b>Strandhill Golf Club</b>                  | Strandhill, Co. Sligo                                             | <b>2</b> |
| <b>124</b> | 30/11/16 | <b>Gerard Wilson</b>                              |                                              | Greyfield, Gurteen, Co. Sligo                                     | <b>2</b> |
| <b>125</b> | 30/11/16 | <b>Dette Cunningham, Senior Executive Planner</b> | <b>Mayo County Council</b>                   | Aras an Chontae, The Mall, Castlebar, Co. Mayo                    | <b>1</b> |
| <b>126</b> | 30/11/16 | <b>Michael Connolly</b>                           |                                              | Lodge, Hostel, Surf/Sup School, Shore Road, Strandhill, Co. Sligo | <b>2</b> |
| <b>127</b> | 30/11/16 | <b>Gearoid Surlis</b>                             | <b>Supervalu, Tobercurry</b>                 | Tobercurry                                                        | <b>1</b> |

#### Early submissions – received before 21 September 2016

| <b>Ref. No.</b> | <b>Date received</b> | <b>Name or Agency</b>    | <b>on behalf of (where applicable)</b> | <b>Address</b>                                  | <b>Volume</b> |
|-----------------|----------------------|--------------------------|----------------------------------------|-------------------------------------------------|---------------|
| <b>E-1</b>      | 08/07/16             | <b>Martin A. Timoney</b> |                                        | Bóthar an Chorainn, Cloonagh, Keash, Co. Sligo. | <b>1</b>      |

#### Late submissions – received after 30 November 2016

| <b>Ref. No.</b> | <b>Date received</b> | <b>Name or Agency</b>      | <b>on behalf of (where applicable)</b>            | <b>Address</b>            | <b>Volume</b> |
|-----------------|----------------------|----------------------------|---------------------------------------------------|---------------------------|---------------|
| <b>L-1</b>      | 01/12/16             | <b>Inspector P Burke</b>   | <b>An Garda Síochána</b>                          | Ballymote District Office | <b>1</b>      |
| <b>L-2</b>      | 20/01/2017           | <b>Anne Marie Finnerty</b> | <b>Skreen and Dromard Development Association</b> | Skreen, Co. Sligo         | <b>1</b>      |