



Programme incorporating EU funding

## 2.17 Implementation and Finance

### 2.17.1 Introduction

The responsibility for the implementation of policies and objectives contained within this development plan will be dependent on a number of possible sources, including EU programmes and grants, the National Government, the Local Authority and the Private Sector. The local authorities will require developers to incorporate the objectives of this plan into their development proposals. Other objectives, particularly key infrastructural elements will require government funding and support. Where appropriate, the local authority will seek financing from specified sources, both the public and private sector, as well as from EU programmes and grants.

The implementation of a plan may be constrained by a number of elements, namely, the economic climate, political support, allocated local authority funding, and the availability of funding from other sources. Therefore, no funding of projects is guaranteed in advance nor is the implementation of all objectives contained within the plan. However, the local authority intends to exercise all their legal powers to ensure that objectives are implemented. This includes using compulsory acquisition powers where necessary.

### 2.17.2 Phasing

It is an objective of the planning authority to promote the implementation of the plan in a rational and sequential approach that is in keeping with the proposed development strategy, and to ensure that essential facilities (such as road infrastructure, water, sewerage etc.) are secured and in place concurrent with proposed development projects. All zoned areas are or will be, subject to wastewater drainage schemes. Some of these are at the early stages of planning while others are at an advanced stage. The sequence with which these schemes are or will be advanced, determines the sequence and phasing of development. In general, the sequence of phasing will be as follows:

#### Phases:

- 1. Immediate (Ready to go):** All areas within the Borough Boundary except parts of Maugheraboy and Oakfield (west of the railway line); lands in the Hazelwood/Ballinode area; and Shannon Eighter (either side of the Bundoran Road).
- 2. Short Term/Imminent (1/2 years):** Lands at Hazelwood/Ballinode and Far Sea Road/Finisklin/Gibraltar.
- 3. Short - Medium Term (2/3 years):** Shannon Eighter/Shannon Oughter/Lisnalurg and Oakfield/ Derrydarragh.
- 4. Medium Term (3/5 years):** Carrowroe Main Drainage Scheme Phase 1 (serving area west of proposed Inner Relief Road and Tullynagracken - north of R287) and Ballyfree (between the proposed Inner Relief Road and the railway line).
- 5. Long Term (5+ years):** Carrowroe Main Drainage Scheme Phase 2 (between Carrowroe roundabout and Belladrihid).

It should be noted however, that certain lands (particularly those at Oakfield and at Lisnalurg) have scope for the wastewater drainage scheme to be developer-led or could be serviced under the Serviced Land Initiative and therefore could come on stream at an earlier date than indicated. This may affect the sequence of phasing as outlined.

Once development has been initiated and completed in areas prioritised for development, then development in subsequent areas will be permitted. Within large-scale developments, or where key infrastructure is proposed (i.e., road proposals identified on the Development Objectives Map), development may be phased to tie in with these schemes or projects. The local authority reserves the right to refuse development on the grounds of incomplete infrastructure provision or where it is contrary to the proposed order of phasing.



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### 2.17.3 Development Contribution Scheme

Under the Development Contribution Scheme, specific objectives will be implemented, where appropriate, via conditions and appropriate levies placed on development proposals. The commitment of development levies can apply to the provision of public infrastructure and facilities benefiting development in the area of the planning authority, which may be provided, or are intended to be provided, by or on behalf of a local authority (Part 3, Section 48 of the Planning and Development Act 2000). Levies for public infrastructure and facilities can relate to:

- The acquisition of land.
- The provision of open spaces, recreational and community facilities and amenities and landscaping works.
- The provision of roads, car parks, car parking places, sewers, waste water and water treatment facilities, drains and watermains.
- The provision of bus corridors and lanes, bus interchange facilities (including car parks for those facilities), infrastructure to facilitate public transport, cycle and pedestrian facilities, and traffic calming measures.
- The refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking places, sewers, waste water and water treatment facilities, drains or watermains.
- Any matters ancillary to the above.

Particular developments may be exempt from contributions. These may include community, sporting and social facilities (including churches, schools and community halls), as well as extensions to buildings and renovation works to buildings or structures identified on the Record of Protected Structures. Exemptions may also be granted for refurbishment works associated with 'living over the business' schemes.

### 2.17.4 Bonds

To ensure that development undertaken by private developers is satisfactorily completed the local authorities will impose, as a condition, of the planning permission, that a security bond or other acceptable security be lodged with them. This bond is to ensure that all roads, footpaths, open spaces, lighting and other services within a development be completed to an acceptable standard. The amount of the security bond will be based upon the estimated cost of the development works and this bond shall remain in place until all prescribed works are satisfactorily completed or until the development is taken in charge by the local authority.

If it is proposed to have the estate or development taken in charge by the local authority, it shall be necessary to have the ownership of all areas of public open space, roadways, and services within the development legally transferred and registered to the relevant local authority.

### 2.17.5 Public Private Partnerships

A Public Private Partnership (PPP) involves a partnership agreement between the public and private sector for the delivery of specific projects relating to public services and infrastructure. Such an approach can ensure a commitment to funding due to interlinked public and private assistance, and aims at ensuring the most economically efficient manner of development. Education, local services, health, housing, public transport, roads, solid waste, water/waste water and other public services can benefit from the approach of a PPP.

The local authorities will examine options for public-private partnerships, such as the scheme initiated via an architectural design competition for the construction and development of the new County Museum, Arts Office, County Library, and County Archive, with a return for the investor in a private commercial development on a prime site near the city centre (The Mall/Connaughton Road). The Sligo Main Drainage Scheme is currently being directed under a PPP.

Other partnership approaches will be pursued with other state and public organisations, such as the Irish Sports Council (under their recent initiative to create a new national network of sports partnerships to meet the needs of sport at local level), Bord Failte and the Arts Council.

### **2.17.6 Additional Funding Sources**

Additional national and EU level programmes include Urban Renewal schemes, the RAPID programme, the NeighbourWood Scheme, National Lottery Facility Funding, Community Support Framework, as well as other funding mechanisms available from the various government departments. Such bodies have varying criteria regarding the type of developments they fund and may be useful to consider in the achievement of development objectives.

- **Urban and Village Renewal Grants**

This grant scheme is administered by the Department of the Environment and Local Government under the Urban and Village Renewal measure of the Regional Operational Programme 2002-2006 (current programme at time of plan preparation). It is a grant scheme to local authorities to carry out environmental improvements. A number of specific environmental improvements relating to the plan's objectives are identified in the local authority's current programme. Future programmes will be a source of additional funding for other development objectives.

- **Urban Renewal Scheme**

The most recent Urban Renewal Scheme commenced in 1999 and is due for completion in December 2004 (this includes an extension to the scheme, provided that 15% of the development costs have been incurred before 31st December, 2002). The scheme offers tax incentives for both refurbishment and new construction for specific sites approved by the Department of the Environment and Local Government. The local authorities will continue to support such initiatives and promote the designation of additional areas in subsequent urban renewal programmes.

- **RAPID Programme** (Revitalising Areas by Planning, Investment and Development)

Investment for this programme comes under the remit of the National Development Plan (NDP). Specific towns (and areas within larger towns) are targeted for renewal/revitalisation. The focus is on communities which are run-down/deprived and have not fully shared in Ireland's recent prosperity. A special co-ordinator appointed for each town will work with an Area Implementation Team, which will include local residents and State agencies, to draw up an action area plan for the towns in order to identify their needs. The targeted areas will then be prioritised for investment and development in a number of key areas, including health, education, housing, childcare and community facilities.

Sligo is identified as one of the larger towns targeted for revitalisation. The designated areas within Sligo are as follows:

- Cranmore Estate
- Forthill Area/Cartron Estate
- Garvogue Villas/Doorly Park

- St. Josephs Terrace/St. Brigids Place/Pilkington Terrace
- Maugheraboy/Jinks Avenue/Tracey Avenue

When considering the regeneration of these areas, specific objectives within the plan will also be considered.

- **NeighbourWood Scheme**

This scheme is funded under the NDP through the Department of Marine and Natural Resources and aims to develop woodlands within the urban environment to serve the local population. The scale of the proposed woodland areas can vary from local parks within residential areas, to larger woodland areas situated along the urban fringe or in greenbelts, as well as existing woodlands located outside towns and villages and used by local communities for amenity and recreation. This scheme can be used to develop new woodland on parts of sites identified for future housing, thereby establishing amenity facilities for future residents. Other areas suitable for development include former landfill sites, derelict land, land unsuitable for development, watercourses and so on. The NeighbourWood Scheme provides funding for three areas, namely for the establishment of new neighbourwoods, improvement of existing neighbourwoods, and the installation of recreational facilities into new or existing neighbourwoods. This scheme would assist the future development of Doorly Park, Cleveragh woodland and Hazelwood, and also aid in the establishment of woodlands along the proposed linear parks and streams, as well as within proposed new housing areas.

- **The Department of Tourism, Sports and Recreation**

Through the availability of National Lottery Facility Funding, the Department of Tourism Sports and Recreation administer the Sports Capital Programme. This programme provides funding to voluntary sporting and community organisations at local, regional and national level towards the provision of sport and recreational programmes. The Recreational Facilities Scheme enables voluntary community organisations to further improve and equip recreational, leisure and community facilities. This body in its support of community organisations and the development of sporting/recreational facilities, acts as a valuable source of funding for the implementation of recreational and community facility objectives. This department also supports Local Drugs Task Forces and community-based responses to drugs issue.

- **Department of Justice, Equality and Law Reform**

Under this government department, The Equal Opportunities Childcare Programme 2000-2006 is operated. This is part funded by the Irish Government and the European Union Structural Funds (ERDF and ESF). The total funding available for this Programme is €436.8 million.

Grant schemes operated under this programme include:

- Capital grants to community groups and organisations which operate on a "not for profit" basis for the establishment, upgrading and enhancement of childcare facilities;
- Staffing grants to community groups and organisations which operate on a "not for profit" basis for childcare personnel in childcare services;
- Capital grants for self-employed/private childcare service providers of up to €50,790 subject to a maximum of 65% of the total capital cost of the childcare project.

- **The Combat Poverty Agency**

This Agency, which comes under the aegis of the Department of Social, Community and Family Affairs, provides funding for voluntary and community groups engaged in anti-poverty work.

- **E.U. Structural Funds**

This programme identifies a number of areas for funding, two of which are the European Regional Development Fund and the European Social Fund. There also exists a separate programme, which is co-financed by the structural funds called Community Initiatives. Such E.U. programmes can be a valuable source of investment, through which specific policies and objectives, as identified in this plan, can be implemented.

- **Interreg III**

The E.U. provides a range of programmes to facilitate improvements in the balance of social and economic developments. Interreg (which is funded under Community Initiatives) promotes cross-border, transnational and inter-regional co-operation within the E.U., aiming to promote the creation and development of networks of cross border co-operation and, where relevant, in the linking of these networks to wider community networks.

- **Programme for Peace and Reconciliation**

This programme was established to facilitate reconciliation between the communities in the border counties by supporting ideas, activities and projects put forward by local communities through community-led and community-based actions. There are different strands to this programme, one of which relates to Urban and Rural Community Led Development and also relating to Social Inclusion (through preventing exclusion, promoting the inclusion of children and young people, support through accompanying infrastructure and equipment support). As Sligo is a border County, development in the area of peace and reconciliation is seen as an important step toward inclusion, with a community-orientated focus to development.

- **Bord Failte**

The Regional Operational Programme for the Border, Midlands and West Region provides funding through the Local Enterprise Development Priority. This targets five specific sub-areas to aid tourism investment:

- Development of Major Attractions.
- Special Interest Pursuits.
- Tourism/Environment Management.
- Tourism and Recreational Angling.
- Marine Tourism.

This source of investment should be examined within the context of tourism related activities, as highlighted in section 2.12.

Many other programmes, alongside those listed above, may be of value with regard to the implementation and finance of this Development Plan. It is intended that various agencies, including voluntary groups, professional institutions, public and private bodies, and other organisations will be encouraged to participate whenever possible, in the implementation of the policies and objectives of this plan.

### 2.17.7 Policies

*It is a policy of the local authorities to:*

- Encourage meaningful participation and community involvement in the implementation of policies and objectives.
- Engage with government departments, state and semi-state companies, the County Development Board, private developers (through development control and public-private partnerships), and community and voluntary groups so as to explore opportunities for the plan's implementation.
- Pursue funding from all available sources and implement a comprehensive Development Contribution Scheme.

### **2.17.8 Objectives**

*It is an objective of the local authorities to:*

- I1** Prepare a schedule for the implementation of Development Objectives, which will identify each objective, an implementation strategy, primary responsibility (i.e., local authority department, private developers, etc.) and proposed timeline.
- I2** Nominate a co-ordinator to monitor progress and to develop and pursue implementation strategies.