

Decision of the Planning Authority

(in accordance with article 13 (k) (4) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004)

Regarding

The need for Strategic Environmental Assessment of the proposed variation to the Sligo and Environs Development Plan - to Rezone Lands within the IDA Business Park to BITP

Having assessed the type and magnitude of the potential environmental effects of implementing the rezoning, and having consulted with the prescribed environmental authorities, the Council has determined that **the Rezoning of Lands within the IDA Business Park to BITP is not likely to have significant effects on the Environment. Therefore, full SEA is not required.**

The SEA screening process and the reasons for this decision are summarised in the following pages.

1.0 Variation to the Sligo and Environs Development Plan- Introduction

Sligo Borough Council intends to vary the Sligo and Environs Development Plan 2004-2010 by rezoning 3 no. sites to BITP. The variation procedure will be carried out in accordance with S.13 of the Planning and Development Acts 2000-2002.

Table 1 – Proposed Rezoning of IDA lands

	Site Area	Existing Zoning	Proposed Zoning
Plot A	0.903 hectares	R2 – Low to Medium Residential Density	BITP – Business, Industry and Technology Parks
Plot B	0.777 hectares	R2 – Low to Medium Residential Density	BITP – Business, Industry and Technology Parks
Plot C	1.188 hectares	CF – Community Facilities	BITP – Business, Industry and Technology Parks

2.0 SEA

In accordance with the SEA regulations which are in the form of the Planning and Development (SEA) Regulations 2004, it was necessary to ‘screen’ the variation, or determine whether the implementation of the rezoning would have significant effects on the environment.

The Planning Authority had regard to the criteria set out in Schedule 2 A of the Planning and Development (SEA) Regulations 2004 in carrying out this ‘screening’ process.

3.0 SCREENING

The proposed variation was screened for potential environmental effects in accordance with the criteria set out in Schedule 2 A of the Planning and Development (SEA) Regulations 2004.

The findings of the screening process are contained in a screening report.

The Planning Authority’s screening exercise determined that the implementation of the variation - the rezoning of 3 no. parcels of land in the IDA Business Park to BITP would not have significant effects on the environment, and it therefore, proceeded to the next stage i.e. consultation with prescribed environmental authorities.

4.0 Consultation with Prescribed Authorities.

The prescribed Environmental Authorities were notified of the proposed variation to the Development Plan and provided with a copy of the screening report. They were requested to make a submission or observation to whether or not the proposed variation would be likely to have significant effects on the environment.

The screening report included details of the 3 no. parcels of land which it is proposed to rezone to BITP, including their size, location and existing zoning and also the reason for the proposed variation/ rezoning. The screening report included in table format the likely effects on the environment.

The notification and screening report were sent to:

- The Environmental Protection Agency.
- The Minister for the Environment, Heritage and Local Government
- The Minister for Communications, Marine and Natural Resources.

5.0 Response to Notification

- The Department of Communications, Marine and Natural Resources advised by way of e-mail on 24/1/07 that they have no comments to make at this time on the proposed variation and that this was without prejudice to any comments that the North Western Regional Fisheries Board may have in this matter. (It is noted that the NWRFB has no comments- it is referred to them by the Department).

- No comments/ responses have been received from the Environmental Protection Agency and the Minister for the Environment, Heritage and Local Government to the notification and screening report.

6.0 Considerations

Having regard to

- the lack of any response from the Environmental Protection Agency and the Minister for the Environment, Heritage and Local Government
- the response from The Department of Communications, Marine and Natural Resources advising that they have no comments

It is considered that no additions or amendments are required to the findings reached in the screening report. The conclusion reached in the screening report i.e. the proposed variation is not likely to have significant effects on the environment remains.

7.0 Decision

Having regard to

- the screening report which concluded that the proposed variation- the rezoning of the 3 no. parcels of land in the IDA Business Park to BITP is not likely to have significant effects on the environment,
- the lack of comment from the prescribed environmental authorities to the screening report

It is the decision of the Planning Authority that full SEA is not required for the variation to the Sligo and Environs Development Plan to Rezone Lands within the IDA Business Park to BITP as the implementation of the rezoning is unlikely to give rise to significant environmental effects.

John McNabola

7th February, 2007

Town Clerk

Sligo Borough Council