

## BACKGROUND INFORMATION

### Re: Proposed Variation To Sligo And Environs Development Plan 2004 – 2010 – Rezoning Of Lands Within IDA Business Park

IDA Ireland has informed Sligo Borough Council that lands within their ownership and located within the Finisklin Industrial Estate have been incorrectly zoned within the Sligo and Environs Development Plan 2004 – 2010. As shown on the attached Map, the subject lands are comprised of three parcels as follows:

**Table 1 – Proposed Rezoning Of IDA lands**

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

These lands were purchased by IDA Ireland in the early nineties with the intention of extending the existing Finisklin Industrial Estate. Following the purchase of the lands by IDA Ireland, Sligo Borough Council made a variation to the Sligo Corporation Development Plan 1992 – 2007 to zone the majority of the lands for industrial purposes (Plot A was already zoned for industrial purposes and was therefore not part of the variation). Planning permissions have already been granted for office and industrial buildings on part of the subject lands. For example, Plot A has already been developed as part of an office campus. IDA Ireland have submitted that the current zoning is inconsistent with the existing development of a substantial portion of the lands and would hinder the future development of the remainder for industrial / business related purposes.

In the above context, the planning section of Sligo Borough Council consider that the current zoning of the subject lands should be amended having regard to (a) their location within an established business park, (b) the development of a portion of the lands already for business related purposes (c) their ownership by IDA Ireland since the early nineties (i.e. prior to the adoption of the current statutory Development Plan) and (d) the zoning of the subject lands for industrial purposes in the previous statutory development plan.

Accordingly, it is proposed to place the proposed rezoning, as indicated on Table 1 above, on public display and invite submissions in the context of a proposed variation of the Sligo and Environs Development Plan 2004 - 2010.