

First Chief Executive's Report

on submissions and observations
received in relation to the

Draft Tobercurry Local Area Plan 2015-2021

26 June 2015

Sligo County Council
Development
Planning Unit

Introduction

The Planning and Development Act 2000 (as amended) specifies that a local authority must make a local area plan (LAP) for all towns under its jurisdiction where the population, as counted by the most recent Census, exceeds 5,000 persons. A LAP must also be made for towns with a minimum of 1,500 persons, in cases where the County Development Plan does not already include objectives for these places.

The Planning and Development Act 2000 indicates that local authorities may prepare a LAP for any area considered suitable, especially those likely to be subject to large-scale development or those which require economic, physical and social renewal during the lifetime of such a plan.

Following pre-draft consultation in June/July 2014, a Draft LAP was prepared and placed on public display from 2 April to 15 May 2015.

In total, fifteen submissions were received in response to the invitation to comment on the Draft LAP including one internal submission from within Sligo County Council. The persons and organisations that made these submissions are listed below.

List of persons and organisations that made submissions on the Draft Tobercurry LAP

Ref. no.	Date received	Name or agency	On behalf of (where applicable)	Address
1	29/04/2015	John Conneely, Director	Inland Fisheries Ireland	IFI Ballina, Ardnaree House, Abbey Street, Ballina, Co. Mayo.
2	01/05/2015	Cian O'Mahony, Scientific Officer	Environmental Protection Agency	SEA Section, Office of Environmental Assessment, Regional Inspectorate, Inniscarra, Co. Cork.
3	11/05/2015	Roger McCarrick		REA McCarrick & Sons, Tubbercurry, Co. Sligo
4	13/5/2015	Ciara Gilgunn, Forward Planning Section	Dept. of Environment, Community & Local Government	Water & Planning division, DECLG, Custom House, Dublin 1
5	13/05/2015	Michael McCormack, Policy Advisor (Planning)	National Roads Authority	St. Martins House, Waterloo Road, Dublin 4.
6	14/05/2015	Mary Brady	Corporate Support Unit	Dept. of Communications, Energy & Natural Resources, Elm House, Earlsvale Road, Cavan, Co. Cavan.
7	14/05/2015	Peter J Brennan		Edenvilla, Ballina Road, Tubbercurry, Co. Sligo.
8	14/05/2015	Shirley Crosbie	OPW	Flood Relief Design Section, Engineering Services Administration Unit, OPW, Jonathan Swift Street, Trim, Co. Meath.

Ref. no.	Date received	Name or agency	On behalf of (where applicable)	Address
9	14/05/2015	McCarthy Keville O'Sullivan Ltd.	Mr Gearoid Surlis	Planning & Environmental Consultants, Block 1, G.F.S.C. Moneenageisha Road, Galway.
10	14/05/2015	John Murphy, Chairman	Tubbercurry GAA Club	Brian Henry, Secretary, Tubbercurry GAA club, Highfield, Charlestown Road, Tubbercurry.
11	14/05/2015	Kevin Walsh		4 Ox crescent, Tubbercurry, Co. Sligo
12	15/05/2015	Suzanne Dempsey, Spatial Planning Strategy Specialist	Irish Water	Colvill House, 24-26 Talbot Street, Dublin.
13	15/05/2015	Michael Murphy, Development Applications Unit		Dept. of Arts, Heritage & the Gaeltacht, Newtown Road, Wexford.
14	15/5/2015	Liam Scollan		Lavagh, Ballymote, Co. Sligo.
15	13/04/2015	Margaret Mc Connell – SEO	Housing Section, Sligo County Council	Riverside, Sligo

Recent legislation

The **Local Government Reform Act 2014**, in **Schedule 3 (Reserved functions), Part 2 (Reserved functions that may be performed under Section 131A(1)(b) in respect of a Municipal District by Municipal District Members or the Local Authority)** includes the following provision:

Reference no.	Description of reserved function	Provision under which reserved function is conferred
12	A decision in relation to the making, amendment or revocation of a local area plan within the meaning of the Act of 2000.	Section 20 (as amended by section 9 of the Planning and Development (Amendment) Act 2002 and section 13 of the Planning and Development (Amendment) Act 2010) of the Act of 2000.

The above provision means that the Draft Tobercurry Local Area Plan may be considered (amended, adopted) by the members of the Ballymote-Tobercurry Municipal District instead of the full County Council.

What happens next

The Chief Executive (Manager) has responded to each submission individually and has recommended several changes that would represent material amendments of the Draft LAP (i.e. substantial changes to the zoning and objectives of the Draft LAP). See below for a summary of the proposed material amendments:

Ref. no.	Name or agency	Proposed amendment
3	Roger McCarrick	Change of zoning of site marked 3 on the Submissions Map from <i>buffer zone</i> to <i>residential</i>
4	Dept. of Environment, Community & Local Government	Inclusion of an <i>Implementation and Infrastructure Delivery Schedule</i> as an appendix to the Plan (see last section of this Report).
5	National Roads Authority	Modification of the wording of Section 8.2.1 and Section 5.3.9 of the Draft LAP
7	Peter J Brennan	Change of zoning of site marked 7A on the Submissions Map from <i>buffer zone</i> to <i>residential</i> , subject to archaeological clearance.
9	Mr Gearoid Surlis	Inclusion of a specific objective on site marked 9A on the Submissions Map so that no retail development is permitted on the site.
10	Tubbercurry GAA Club	Change in zoning of the site marked 10 on the Submissions Map for <i>sports and playing fields</i> instead of <i>buffer zone</i> .
12	Irish Water	Modification of the wording of the section on storm water on page 77 of the Draft LAP and of the text of Section 9.2 & 9.5.
15	Internal submission – Margaret Mc Connell, Housing	Rezone part of site from <i>Transport and Parking Node</i> to <i>Residential</i> with a specific objective for traveller accommodation.

Where it is proposed to modify the text of the Draft LAP, this is indicated as follows:

text proposed to be added is shown in blue like this

text proposed to be deleted is shown in red strikethrough like this

Should the Members accept the Chief Executive's recommendations or propose further material amendments, these will have to be screened for environmental effects in consultation with prescribed environmental agencies.

Following the completion of the environmental assessment, the proposed amendments will be placed on public display for a period of four weeks, during which the public will be invited to make written submissions exclusively on the proposed amendments and the corresponding assessment.

The Chief Executive will then prepare a Second Chief Executive's Report, which will be submitted to the Members for consideration.

Please note the following paragraph extracted from **Section 20 Consultation and adoption of local area plans**, introduced in the Planning and Development Act 2000 through the 2010 Amendment:

- 20 (3) (r)** When performing their functions under this subsection, the members of the planning authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

Submission no. 1

29 April 2015

John Conneely
on behalf of Inland Fisheries Ireland (IFI)

Issue no. 1

The submission states IFI's position in relation to the Tobercurry River (Maiden River), i.e. no development which may prevent the achievement of 'good ecological status' by 2021 should be permitted in this catchment.

Opinion

The IFI's position in relation to this matter is noted. The 'bad ecological status' of the river is caused mainly by the wastewater treatment plant. This is a matter for Irish Water, which has stated that the upgrade of the plant is currently in progress.

Policy HP-3 of the Draft LAP states that residential development should take place in a "*manner and at a pace that does not exceed the capacity of water and wastewater treatment infrastructure. Developments shall not be occupied unless adequate water and wastewater treatment infrastructure is in place*".

Recommendation

No change to the Draft Plan.

Issue no.2

The protection of water quality and fisheries habitat from short term and long term threats should be a major consideration in respect of all future development in the Tobercurry area.

Opinion

Policy NHP-5 indicates the Council's intention to "*protect the water quality of rivers and streams throughout the Plan area by restricting development in the Core Riparian Zones (CRZ). The CRZs should be generally 10 m wide on each side of rivers, except for salmonid rivers, where CRZs should extend to 25 m on each side of the river.*"

It is considered that the Draft LAP makes adequate provision for protection of the watercourses within the Plan area.

Recommendation

No change to the Draft Plan.

Issue no. 3

No further development which will increase the loading to the already overloaded waste water treatment plant should be permitted. The sewerage network in the town requires improvement works to ensure no uncontrolled discharges of sewage to the Tobercurry River occur.

Opinion

This is a matter for Irish Water, which has stated that the upgrade of the plant is currently in progress.

Policy HP-3 of the Draft LAP states that residential development should take place in a “*manner and at a pace that does not exceed the capacity of water and wastewater treatment infrastructure. Developments shall not be occupied unless adequate water and wastewater treatment infrastructure is in place*”.

All decisions regarding new development will take into account the comments and observations of Irish Water regarding the capacity of infrastructure at that particular time.

Recommendation

No change to the Draft Plan.

Issue no. 4

IFI welcomes the inclusion of a buffer zone to consolidate the town, and requests that consideration be given to extending the buffer zone to the west to include the townlands of Gortemon, Annagh and Cloonca along the River Moy.

Opinion

Extending the buffer zone in a westerly direction to include the townlands of Gortemon, Annagh and Cloonca is considered excessive in terms of rural housing policy and unnecessary in terms of protecting the water quality in the River Moy. There is a Special Area of Conservation along the River Moy. It is considered that the SAC designation offers sufficient protection to the river, as any proposal for development within it or in its vicinity would require Habitats Directive screening at the minimum.

Recommendation

No change to the Draft Plan.

Issue no. 5

It should be a condition of planning for one off housing to take out a long term maintenance contract for any proprietary effluent treatment system. Sligo County Council should carry out domestic waste water treatment system/septic tank inspections in the area.

Opinion

These are operational matters which do not require specific provision in the LAP.

Recommendation

No change to the Draft Plan.

Issue no. 6

IFI welcomes the inclusion of policies and objectives IP-5, NHP-5, P-NH-19, O-NH-19 in the Draft Tobercurry LAP.

Opinion

These comments are noted.

Recommendation

No change to the Draft Plan.

Issue no. 7

All flood alleviation and drainage works must be carried out in a fisheries sensitive manner and in consultation with the IFI and all in-stream works must be carried out between May and September for the protection of spawning and juvenile fish. There must be no development in areas which are liable to flooding.

Opinion

These comments are noted. The IFI is a statutory body and as such any significant works requiring planning permission or a Part 8 will be referred to them accordingly.

Recommendation

No change to the Draft Plan.

Issue no. 8

Investment must be made in the supply of the water supply network to minimise leaks from the system and reduce the abstraction pressure on Lough Talt.

Opinion

These comments are noted. Future upgrades of the water treatment plant and network are the responsibility of Irish Water.

Recommendation

No change to the Draft Plan.

Issue no.9

An invasive species policy should prohibit invasive species from inclusion in landscape design proposals. Landscaping proposals should require the use of native species from local stock.

Opinion

The CDP contains three separate policies in relation to the control of invasive species including P-NH-31 which requires landowners and developers to adhere to *best practice guidance in relation to the control of invasive species*. The Draft LAP contains an objective to *control and prevent the spread of invasive species within the Plan area (NHO-1)*.

It is considered the policies and objectives contained in both the CDP and the Draft LAP are sufficient to address the issue raised in the submission.

Recommendation

No change to the Draft Plan.

Submission no. 2

1 May 2015

Cian O'Mahony, Scientific Officer, SEA Section
Office of Environmental Assessment, Environmental Protection Agency

Issue no. 1

The EPA notes the Council's position with regard to the need for Strategic Environmental Assessment of the Plan and also refers to the Agency's previous submission.

Opinion

The EPA's acknowledgment is noted.

Recommendation

No change to the Draft Plan.

Issue no. 2

The Agency recommends that any future proposed amendments or variations should be assessed to determine their likelihood of resulting in significant adverse effects on the environment.

Opinion

This recommendation is noted and agreed.

Recommendation

No change to the Draft Plan.

Issue no. 3

The Agency recommends that the requirements of Article 6 of Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, the Habitats Directive should be taken into account. The National Parks and Wildlife Service (NPWS) should be consulted with regard to screening of the Plan for Appropriate Assessment.

Opinion

This recommendation is noted. An Appropriate Assessment (AA) Screening Report has been prepared in accordance with the requirements of the Habitats Directive and has been referred to all prescribed environmental authorities for comment including the NPWS.

Recommendation

No change to the Draft Plan.

Submission no. 3

11 May 2015

Roger and Patricia McCarrick

Issue no. 1

The submission requests that a parcel of land outside the development limit and within the Buffer Zone of the Draft Plan be zoned for housing. The site was subject to a permitted development (PL06-230) which has since lapsed. The site is fully serviced with electricity, sewerage and water.

Opinion

The now lapsed permission for the site the subject of this submission (marked 3 on the Submissions Map) was for three 4-bedroom, detached houses on large sites. It is considered that the availability of this type of house in a town may decrease the demand for one-off houses in the adjoining rural area.

Furthermore, the permitted houses screen the rear of existing houses and face west towards the proposed N-17 bypass.

It is considered that the zoning of this site (which measures 0.3ha) would be beneficial both in terms of visual amenity upon completion of the N-17 bypass and in terms of reducing the pressure for rural housing in the vicinity.

Recommendation

1. Extend the development limit to incorporate the site marked 3 on the Submissions Map.
2. Change the zoning of the site from buffer to residential.
3. Amend Map 4 to include the site as 'infill'.

Submission no. 4

11 May 2015

Niall Cussen, Principal Advisor

Forward Planning Section, Department of Environment

Community and Local Government

Issue no. 1

The Department notes that the Draft LAP is consistent with national, regional and local policy and that the provisions of the LAP are consistent with the Sligo County Development Plan's Core Strategy. The Department commends the Council for producing a robust, clearly laid out planning document.

Opinion

This is noted.

Recommendation

No change to the Draft Plan.

Issue no. 2

The Department advises that the LAP include an *Implementation and Infrastructure Delivery Schedule*, which would "require the Planning Authority to work closely with all relevant Departments, agencies and stakeholders involved in securing the delivery of the formulation, adoption, implementation and monitoring of the policies and objectives of the Local Area Plan".

Opinion

This recommendation is noted and agreed.

Recommendation

Include an Implementation and Infrastructure Delivery section as an appendix to the Plan (see last section of this Report).

Issue no. 3

The Department reminds the Planning Authority to have regard to any observations made by the Northern and Western Regional Assembly, Office of Public Works, National Roads Authority, Department of Arts, Heritage and the Gaeltacht, National Parks and Wildlife Service, Environmental Protection Agency and Irish Water. Sligo County Council must satisfy itself that it has met the relevant requirements as appropriate and that the Draft Tobercurry LAP is fully compliant with its obligations under national legislation.

Opinion

The Planning Authority is satisfied that it has met the relevant requirements as appropriate and that the Draft Tobercurry LAP is fully compliant with its obligations under national legislation.

Recommendation

No change to the Draft Plan.

Submission no. 5

11 May 2015

Michael Mc Cormack, Policy Advisor,
National Roads Authority (NRA)

Issue no. 1

The Authority welcomes the provisions of Objectives TCO-15 and TCO-16 including reference to the *Guidelines for Planning Authorities – Spatial Planning and National Roads* (DoECLG, 2012). In the interest of clarity, the Council is requested to consider referring to these Guidelines in the text of Section 8.2.1 of the Draft LAP concerning the N-17.

Opinion

This recommendation is noted.

The Guidelines set out planning policy considerations relating to development affecting national primary and secondary roads outside the 50-60 km/h speed limit zones for cities, towns and villages.

Section 8.2.1 of the Draft LAP describes the problems associated with the N-17 and refers to the proposed N-17 by-pass of the town.

It is considered appropriate to refer to these Guidelines in Section 8.2.1.

Recommendation

Modify the wording of Section 8.2.1(p.64 of the Draft LAP) as follows:

In order to alleviate these problems, the National Roads Authority (NRA) approved the construction of a bypass for Tobercurry. ~~The bypass is part of a comprehensive realignment of the N-17 and other national roads as part of the Atlantic Road Corridor, as identified in Transport 21 (an infrastructure plan published by the government in 2005 and effectively cancelled in 2011 following the economic downturn.~~

The construction of the N-17 Tobercurry bypass will have a major positive impact on the nature and volume of traffic in the town. Through-traffic will be reduced significantly, creating a safer environment for pedestrians, cyclists and children.

There is a critical need to manage these assets in accordance with national policy as outlined in Smarter Travel (DTTAS, 2009) and the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012).

Issue no. 2

The NRA requests to be consulted on the proposed master planning of lands adjoining the N-17. Such proposals should be subject to a traffic and transport assessment (including cumulative assessment), in accordance with the NRA's *Traffic and Transport Assessment Guidelines* (2014).

Opinion

The NRA is a statutory body and as such any significant works requiring planning permission or a Part 8 will be referred to the Authority accordingly.

Recommendation

No change to the Draft Plan.

Issue no. 3

The Authority requests that Section 5.3.9 of the Draft LAP be amended with a cross-reference to Objective TCO-15, in order to advise potential applicants of the relevant policy on access to national roads.

Opinion

Section 5.3.9 deals with housing in the buffer zone. There is no objection to amending the text of Section 5.3.9 to include a cross-reference to Objective TCO-15.

Recommendation

Modify the final paragraph of Section 5.3.9 (p. 36 of the Draft LAP) as follows:

While development will be generally discouraged within the buffer zone, proposals for single houses may be accommodated subject to the Council's rural housing policies (Section 5.7 of the CDP) and the additional policies outlined in this chapter in particular TCO-15 which safeguards the carrying capacity of the national primary road, the N-17, in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities.

Issue no. 4

The NRA notes that policy TCP-1 of the Draft LAP makes reference to the *Design Manual for Urban Roads and Streets* (DMURS) as a relevant design standard. The Council is advised that “any works on the national road network outside areas which are subject to a reduced urban speed limit are required to comply with the NRA Design Manual for Roads and Bridges (DMRB) rather than DMURS.”

Opinion

Noted.

Recommendation

No change to the Draft Plan.

Submission no. 6

14 May 2015

Mary Brady, Corporate Support Unit
Department of Communications, Energy and Natural Resources

Issue no. 1

This submission is made on behalf of the Geological Survey Ireland (GSI). It is requested that geology and geological heritage be highlighted as the underpinning layer and an integral part of both natural heritage and the environment. Reference to geology as very much a part of heritage and the environment is strongly recommended.

Opinion

All policies and objectives of the County Development Plan 2011-17 (CDP) apply to Tobercurry.

It is the policy of Sligo County Council to *protect, sustainably manage and enhance the natural heritage, biodiversity, geological heritage, landscape and environment of County Sligo in recognition of its importance for nature conservation and biodiversity, and as a non-renewable resource, in association with all stakeholders* (P-NH-1 in the CDP).

This policy recognises the importance of geological heritage and is specifically referred to in the text of Section 7.1.1 of the Draft LAP.

Recommendation

No change to the Draft Plan.

Issue no. 2

The GSI asks to be “routinely consulted at the planning stage and in the preparation of an SEA or EIA/EIS for any proposed development.”

Opinion

The Planning Authority routinely complies with its legal obligations to consult with all prescribed authorities at all stages of Plan preparation.

Recommendation

No change to the Draft Plan.

Submission no. 7

14 May 2015

Peter J Brennan

Issue no. 1

The submission requests that two sites located within the Buffer Zone, marked 7A and 7B on the Submissions Map, be zoned for housing. These sites were purchased in 1979 and 2000 to provide houses for members of Mr Brennan's immediate family.

Site A is located in the vicinity of a recorded monument. An archaeologist confirmed in 1979 that the site was "not part of the national monument".

Site B "has an area for two houses" and is adjacent to Mr Brennan's son's house.

Opinion

The Core Strategy for County Sligo, included in the County Development Plan, allocates 22 ha of greenfield residential land to cater for the future development of Tobercurry up to 2017.

In order to comply with the requirements of the Core Strategy, it was necessary to limit the amount of land zoned for housing.

The zoning of residential lands within the plan area was based on the principle of sequential development, which requires that development should proceed from the centre outwards. Therefore, the most peripheral/marginal lands are now proposed for inclusion in the buffer zone.

The purpose of a buffer zone is to help consolidate a town or village by preventing sprawl within the surrounding rural area and uncontrolled development along the approach roads. A buffer zone can also be used to protect the integrity of archaeological sites and monuments in the area surrounding settlements.

Site A of this submission was included in the Buffer Zone due to its proximity to three recorded monuments and the site's inclusion in their Zone of Archaeological Potential (ZAP): SL-038-035002, SL-038-035001 and SL038-035003.

However, the Planning Authority has no objection to the inclusion of Site 7A within the development boundary, subject to archaeological clearance. Any planning application on this site shall be accompanied by an Archaeological Assessment and shall be referred to the Department of Arts, Heritage and the Gaeltacht for consideration. A specific objective should be included in the Draft LAP in relation to site A, as follows:

"HO-2 On the site marked HO-2 on the Zoning map, permit the construction of one house only, subject to archaeological assessment"

Site 7B was included in the buffer zone due to its peripheral location on the eastern edge of the town. No change in the zoning of this site is recommended.

Recommendation

1. Extend the development limit to include the site marked 7A on the Submissions Map.
2. Change the zoning of the site from buffer to residential.
3. Amend the zoning map and Chapter 5 – Housing to incorporate the following specific objective on the site: 'HO-2 - On the site marked HO-2 on the Zoning map, permit the construction of one house only, subject to archaeological assessment.'
4. Amend Map 4 to include the site as 'infill'.
5. No change in the zoning of Site 7B is recommended.

Submission no. 8

14 May 2015

Shirley Crosbie,
Engineering Services Administration Unit,
Flood Relief Design Section, Engineers Branch,
Office of Public Works (OPW)

Issue no. 1

The Strategic Flood Risk Assessment produced for the Draft LAP is based on Preliminary Flood Risk Assessment (PFRA) mapping. This is not sufficient as the PFRA maps are indicative only and are not suitable as the sole basis for planning decisions where a Stage 2 Flood Risk Assessment is required.

Opinion

The comments of the OPW are noted. Stage 2 of the SFRA produced for the Tobercurry LAP was based on additional sources and not solely on the Preliminary Flood Risk Assessment Maps. The Planning Authority took into account reliable local knowledge of past flooding events as well as the results of site walkovers by experienced personnel. The information obtained from these sources confirmed the information supplied by the PFRA maps. It is considered that no further studies are required at this stage.

Tobercurry was not identified as an AFA (Area for Further Assessment) because there is no significant risk of flooding in the area.

Furthermore, Policy PFRM-9 in the CDP restricts development in areas at risk of flooding subject to specific criteria and the development management justification test outlined in Chapter 5 of the *Planning System and Flood Risk Management Guidelines*.

Recommendation

No change to the Draft Plan.

Issue no. 2

Where there is a suspected flood risk to a proposed development, the Authority should apply the appropriate level of assessment recommended in the Guidelines.

Opinion

Policy PFRM-10 in the County Development Plan requires development proposals, where appropriate, to be accompanied by a detailed flood risk assessment in accordance with the provisions of the DoEHLG's *Planning System and Flood Risk Management Guidelines for Planning Authorities* and to address flood risk management in the detailed design of the development, as set out in Appendix B of the Guidelines.

Recommendation

No change to the Draft Plan.

Submission no. 9

14 May 2015

Mark Whittaker, Senior Planner,
McCarthy Keville O'Sullivan on behalf of
Gearoid Surliss

Issue no. 1

A key aim of the Plan should be to foster future employment growth to achieve a critical mass that will support the population and existing services. It is considered that the quantum of land zoned for business and enterprise may not be adequate to meet the future needs of the town and consequently, may not help to fulfil the town's intended role of a key support town.

Opinion

The Draft LAP zones a total of 12.2 hectares of land for *business and enterprise uses*. Of this 7.8 ha are developed, including one vacant premises. More than 4.4 ha of land are therefore available for new development. In addition, there are several large premises in the town centre suitable for occupation by business and enterprise units.

It is considered that adequate space is available to meet the town's future business, enterprise and employment needs.

The zoning of additional lands for business and enterprise further away from the town centre may have the undesirable effect of weakening the town centre by encouraging new construction rather than the re-use of vacant buildings.

Recommendation

No change to the Draft Plan.

Issue no.2

The new Plan must seek to protect and enhance the attractiveness and vibrancy of the town centre and ensure that, in particular, appropriate retail uses are concentrated in this area. In this regard, the submission expresses concerns at the mixed-use zoning proposed on the N-17, north of Springvale (marked 9A on the Submissions Map) and the potential for development at this location to prejudice town centre primacy and renewal. The proposed zoning of 1.8 ha of undeveloped land at Springvale for mixed uses is not considered necessary or appropriate because it could facilitate development that would undermine the town centre.

Opinion

Planning permission was granted in 2005 on the site the subject of this submission for an apart-hotel and leisure centre. The permission has since expired, but it was in this context that the land is zoned for mixed uses.

It is agreed that no retail development should be permitted on the site, in the interest of supporting the vitality and viability of the town centre. It is proposed to insert the following objective in Section 4.4 of the Draft LAP (RDO-1) : No retail development should be permitted on the site marked RDO-1 on the Zoning Map at Tobercurry Td.

Recommendation

1. Insert the following objective in Section 4.4 of the Draft LAP:
“RDO -1 No retail development should be permitted on the site marked RDO-1 on the Zoning Map at Tobercurry Td.”
2. Amend the zoning map to include specific objective RDO-1

Issue no. 3

The submission claims that the one-way system for the town centre proposed in the Draft LAP may result in unintended issues and conflicts, will lengthen local journeys around the town, increase traffic on Circular Road, thereby increasing the ‘barrier’ effect of the road and will further undermine their client’s efforts to improve traffic safety at this location for the customers of the main convenience store in the town.

Opinion

The concerns regarding the impact of the proposed one-way system on Tobercurry are noted.

However, in order to enhance the town centre, it is considered necessary to streamline traffic flows and remove the dominance of the motor vehicle.

A one-way system on Teeling Street and Humbert Street will reduce the amount of traffic entering the town centre and will enable the widening of footpaths, thereby contributing to the enhancement of the public realm and making the town centre a more pleasant place.

While it may slightly increase traffic on the N-17, this road is a national primary road, capable of absorbing the extra traffic. The proposed one-way system may also lengthen journeys around the town but this is not considered a significant negative impact when weighed against the positive impacts of the system for the town centre.

The one-way system will require a detailed design incorporating traffic counts, destination surveys, geometric design etc. before implementation. Further public consultation will be undertaken at that stage.

Recommendation

No change to the Draft Plan.

Issue no. 4

It is considered that the Draft LAP has not provided adequately for active recreation, as evidenced by the quantum and location of the ‘*sports and playing fields*’ zoning.

The quantum of open space zoning is acknowledged, however, the zoning matrix indicates that active recreation is merely ‘open to consideration’ in this zoning.

It is requested that the VEC lands at Mountain Road are zoned for ‘*sports and playing fields*’ as a “centrally located focus of active recreation”.

Opinion

The Draft LAP proposes 5.4 ha of land to be zoned as *open space* which includes the lands the subject of this submission, marked 9B on the Submissions Map. A total of 27.3ha is zoned for *sports and playing fields*.

The site in question is zoned open space with the intention that it be developed as a town park which would accommodate ‘various amenities such as a playground for young and older children, recreational space for teenagers, sports facilities and landscaped open space’ (extract from Section 6.6.1 of the Draft LAP). It is envisaged that a significant portion of these lands would be used for active recreation such as sports and playing fields and playgrounds.

It is not considered necessary to zone the VEC lands for *sports and playing fields* as such a use is already permitted under this zoning. Furthermore, zoning particular pieces of this land for particular uses would be overly prescriptive. It is preferable to apply a flexible zoning to these lands to allow the best outcome most suited to local needs.

The CE’s recommendation relating to Submission no. 10 involves an additional 0.66 ha of lands to be zoned for *sports and playing fields*. This would bring the total area of lands zoned for such purposes to 27.9 ha.

Recommendation

No change to the Draft Plan.

Submission no. 10

14 May 2015

John Murphy,
Chairman of Tubbercurry GAA club

Issue no. 1

The GAA has recently purchased an extra field for recreational/playing purposes. This field, marked 10 on the Submissions Map, is in the designated Buffer Zone of the Draft LAP. The submission requests that the site be zoned for *sports and playing fields*.

Opinion

There is no objection to the zoning of this land for *sports and playing fields* instead of buffer zone.

Recommendation

1. Extend the development limit to include the site marked 10 on the Submissions Map.
2. Change the zoning of the site from buffer to ‘*sports and playing fields*’.

Submission no. 11

14 May 2015

Kevin Walsh

Issue no. 1

The submission relates to the proposed traffic lights at the N-17/R-294 and N-17/Teeling Street junctions and their negative impacts on daily residential, educational and work trips. The submission states that a full detailed junction design and traffic impact assessment should be carried out from the outset. An alternative option could be the realignment of the N-17 with priority junctions. This would

not cause local traffic congestion, and would provide an opportunity for safe public transport set down areas and possible parking along the old railway station.

Opinion

This submission relates to works proposed and approved by Sligo County Council under a Part 8 application. The Draft LAP refers to the works in the text of the Plan but does not propose any policies or specific objectives relating to the works.

The Road Design section has reviewed the submission. All the concerns raised will be addressed as part of the detailed design of the scheme.

With regard to the realignment of the N-17 as proposed in the submission, a design was carried out using minimum allowable radii as part of the Part 8 process and was deemed to have serious safety, social and financial implications. Accordingly, the alternative option of inserting traffic lights, as proposed by the Part 8 application, was considered to be a preferable solution.

Recommendation

No change to the Draft Plan.

Submission no. 12

14 May 2015

Catriona Lynch on behalf of
Irish Water

Issue no. 1

It is requested that the following change be made to Section 9.2 of the Draft LAP:

Omit the sentence '*Currently the capacity of the plant is adequate, but according to the EPA, the treatment for Cryptosporidium is inadequate*'.

Opinion

Noted and agreed.

Recommendation

Delete the following text in Section 9.2 of the Draft LAP as follows:

~~*Currently the capacity of the plant is adequate, but according to the EPA, the treatment for Cryptosporidium is inadequate.*~~

Issue no. 2

It is requested that the following change be made to Section 9.2 of the Draft LAP:

Replace the final paragraph of Section 9.2 with the following: '*At the time of writing (early 2015), Irish Water/Sligo County Council are currently pursuing the installation of additional water treatment capacity at this plant. Separately, works are on-going to replace approximately 17kms of defective water mains through the scheme*'.

Opinion

Noted and agreed.

Recommendation

Modify the text of Section 9.2 of the Draft LAP as follows:

~~At the time of writing (early 2015), Sligo County Council was pursuing the construction of a new water treatment plant with a capacity of 12,500 m³/day, storage reservoirs and intake works, in partnership with Irish Water (IW) as per the CIP. In parallel, the Council was discussing with IW the possibility of an interim upgrade of the water treatment plant.~~

At the time of writing (mid-2015), Irish Water/Sligo County Council are currently pursuing the installation of additional water treatment capacity at this plant. Separately, works are on-going to replace approximately 17 kms of defective water mains through the scheme.

Issue no. 3

The submission recommends changes and additions to County Development Plan 2011-17 (CDP) policies and objectives referred to in Section 9.2.1 *Main CDP Provisions* and Section 9.3.1 *Main CDP Provisions* of the Draft LAP.

Opinion

Changes to the policies and objectives contained in the CDP are not possible in the context of the Draft Tobercurry LAP. The review of the CDP commenced on the 15 May 2015. The Planning Authority will consult with Irish Water during the review of the CDP with a view to updating the relevant policies as appropriate.

Recommendation

No change to the Draft Plan.

Issue no. 4

The submission recommends the inclusion of a policy regarding new water connections to read as follows:

Subject to agreement with Irish Water, it is the policy of the Council to facilitate appropriate proposals from private developers to extend existing public water infrastructure networks, where such proposals would result in the servicing of lands zoned in accordance with the Core Strategy. Developers will be required to fund new water infrastructure required to accommodate their developments in accordance with Irish Water's New Connections Charging Policy.

Opinion

It is considered that such a policy is an overarching policy more suitable for a county development plan than a local area plan. The Planning Authority will consult with Irish Water during the review of the CDP with a view to updating the relevant policies and adding new policies as appropriate.

Recommendation

No change to the Draft Plan.

Issue no. 5

The submission recommends changes to the second and third paragraph of Section 9.3 of the Draft LAP to read as follows: *The treatment system is based on conventional low-rate bio-filtration, preceded by an Imhoff tank and followed by a humus tank. The collection network consists of a combined system which includes two storm water overflows.*

The upgrade of the Tobercurry treatment plant is currently being progressed by Irish Water.

Opinion

The recommended wording for the second paragraph of Section 9.3 is identical to the text already in the Plan. The second sentence will be added to the text of Section 9.3 of the Draft LAP as requested.

Recommendation

Add the following text to Section 9.3 of the Draft LAP:

[The upgrade of the Tobercurry Treatment Plan is currently being progressed by Irish Water.](#)

Issue no.6

The submission requests the addition of the following sentence to the end of the third paragraph of the section on Storm water on page 77 of the Draft LAP: *It is noted that the Local Authority retains responsibility for provision and maintenance of public surface water drainage infrastructure or Sustainable Urban Drainage Systems for conveyance and treatment of surface water.*

Opinion

It is considered that such a statement is an overarching statement more suitable for a county development plan than a local area plan. The Planning Authority will consult with Irish Water during the review of the CDP with a view to updating the relevant policies as appropriate.

Recommendation

No change to the Draft Plan.

Issue no.7

The submission requests that the section on Storm Water on page 77 of the Draft LAP be amended to omit the word *assimilation*.

Opinion

Noted and agreed.

Recommendation

Modify the text of the section on Storm Water on page 77 of the Draft LAP as follows:

Such flooding was mainly for short periods of time (1 to 2 days) and was caused by extensive rainfall together with limited ~~assimilation~~ capacity of the storm system within this area of Tobercurry.

Issue no. 8

The following Irish Water policy is recommended to be added to Section 9.6 Infrastructural Provision of the Draft LAP: *It is the policy of Sligo County Council to ensure that development proposals comply with the standards and requirements of Irish Water in relation to water and wastewater infrastructure to facilitate the proposed developments.*

Opinion

It is considered that such a policy is an overarching policy more suitable for a county development plan than a local area plan. The Planning Authority will consult with Irish Water during the review of the CDP with a view to updating the relevant policies as appropriate.

Recommendation

No change to the Draft Plan.

Submission no. 13

15 May 2015

Michael Murphy on behalf of
DAU – Department of Arts Heritage and the Gaeltacht

Issue no. 1

It is requested that a suitable buffer be established to protect the amenity and setting of the following Recorded Monuments: SL038-029; SL038-032; SL038-033; SL038-036.

Opinion

It is considered that the amenity and setting of the above monuments are adequately protected by policies contained in both the CDP and the Draft LAP, namely AHP-1 and AHP-2 in the Draft LAP and policies P-AH-1 to P-AH-7 in the CDP.

The DAHG will be consulted in the event of any planning application within the ZAP of these and other monuments within the Plan area.

Recommendation

No change to the Draft Plan.

Submission no. 14

15 May 2015

Liam Scollan

Issue no. 1

The submission recommends that the Tobercurry LAP include measures to support the development of the town as a Centre of Excellence or a Cluster Area for the toolmaking and related industries.

Opinion

It is not within the remit of a local area plan to promote or include policies for one type of business over another or to promote a specific economic strategy for an area. This is a role more suited to the

Industrial Development Association (IDA) or the Local Enterprise Office (LEO) and the Local Economic and Community Plan (LECP).

It is a policy of Sligo County Council to *'liaise with the IDA, Enterprise Ireland and developers in encouraging and facilitating new industries and high-potential start-ups to locate in Tobercurry'* (Policy IEP-1). It is considered that this policy addresses and supports the issue of economic development in Tobercurry.

Furthermore, it is considered that the Draft LAP proposes the zoning of ample land for Business and Enterprise Uses (5.4ha) to facilitate the success of an economic strategy such as that suggested by the submission.

Recommendation

No change to the Draft Plan.

Issue no. 2

The submission welcomes the policy TOP-4 to locate the tourist office to a more central location. It is recommended that the office be part of an integrated service centre with facilities for a cafe, small exhibitions and other activities.

Opinion

This recommendation is noted. Nothing in the plan precludes the integration of a tourist office with a cafe or exhibition gallery and same would be looked upon favourably by the Planning Authority subject to normal planning considerations.

Recommendation

No change to the Draft Plan.

Issue no. 3

It is recommended that a Plan be put in place to connect all existing estates to each other through walkways and cycleways so that all people, especially young families and the elderly can travel easily and safely around the town. All new development proposals should only be permitted if such connectivity is proposed and if the scheme provides improved social and community facilities.

Opinion

Section 5.3.5 of the Draft LAP requires designers of residential development to have regard to the DoECLG's 2009 publication *Guidelines for Planning Authorities on Sustainable Residential Development* and its accompanying Manual. These Guidelines specifically refer to connectivity between an estate and its neighbourhood.

Section 12.3.1 of the CDP also places emphasis on connectivity and permeability between and within residential areas.

The realisation of any plan to connect all existing estates to each other through walk and cycle ways would be problematic and is likely to be resisted by some residents. For the most part, the existing residential estates in Tobercurry are all separated from one another by land banks in private ownership. The focus of this Plan in terms of residential development should be to consolidate the town and 'fill in the gaps'. The linking of new estates to existing residential areas can be encouraged through the planning process in accordance with CDP and national guidance.

Furthermore, the Draft LAP proposes a network of walks around the town which will increase the connectivity around the built up area of Tobercurry.

Recommendation

No change to the Draft Plan.

Issue no. 4

The Plan should make provisions to enable Tobercurry to create a centre which could co-locate a variety of commercial and social services and where people could carry out their business and would 'feel safe to linger and socialise'.

Opinion

It is considered that the vision for Tobercurry expressed in the submission is reflected in the policies and objectives proposed by the Planning Authority in the Draft LAP, in particular in Chapter 4 – Economic Development and in Chapter 11 – Urban Design.

Chapter 11 proposes specific objectives to remove the dominance of the motor vehicle in the town centre and enhance the public realm, thereby increasing the potential and likelihood for social interaction on the town's streets.

Recommendation

No change to the Draft Plan.

Issue no. 5

It is considered that the road plans, particularly those proposed by objectives TCO-1 and TCO-2 will serve to divide the town. The submission recommends that the road access provisions be radically reviewed.

Opinion

In order for the town to develop in a consolidated manner, a network of auxiliary streets/roads is required to open up the backlands for development. Such roads will also assist in alleviating traffic flow through the town and will make Tobercurry more permeable and accessible.

The roads proposed in objectives TCO-1 and TCO-2 are envisioned as streets, serving to open up lands for development and improve connectivity around the town.

Recommendation

No change to the Draft Plan.

Issue no. 6

The submission recommends the insertion of a provision in the Plan to safeguard the Western Rail Corridor.

Opinion

The CDP contains the following policy in relation to the Western Rail Corridor:

P-PT-4: *Promote the development of the Western Rail Corridor, as a strategic transport corridor linking Sligo and the North-West with Mayo, Galway and Limerick. Any development that occurs*

through the implementation of this policy shall be subject to compliance with the requirements of the Habitats Directive.

All the policies and objectives of the CDP apply to the Draft LAP. It is considered this policy addresses the issue raised in the submission.

Recommendation

No change to the Draft Plan.

Issue no. 7

The submission contends that very few people in Tobercurry were aware of the Draft Local Area Plan and its significance, notwithstanding the efforts of Sligo County Council to publicise the Draft Plan and the public consultation phase. The submission goes on to recommend another phase of public consultation using the ‘planning for real’ method.

Opinion

The comments expressed in this submission are noted. It is considered that the public consultation phase of the Draft LAP was sufficiently advertised in accordance with the relevant legislation and staff resources.

It is not possible at this stage to commence ‘another phase’ of public consultation in relation to the Draft LAP. If the members of the Ballymote-Tobercurry Municipal District propose material amendments to the Draft LAP, a second phase of public consultation will take place, whereby the public can comment on the proposed amendments.

Recommendation

No change to the Draft Plan.

Issue no. 8

The submission suggests that a “more accessible online process be available to enable emigrants or other people no longer living in Tobercurry” to be involved in the public consultation.

Opinion

The public consultation phase of the Draft LAP was advertised on the website of Sligo County Council and submissions were accepted by e-mail. This is considered to be sufficient to enable emigrants or other people no longer living in Tobercurry to comment on the Draft LAP.

Recommendation

No change to the Draft Plan.

Margaret Mc Connell, SEO, Housing Section

Issue no. 1

The submission relates to the inclusion of a site owned by Sligo County Council within an area proposed to be zoned Transport and Car Parking Node to the west of the railway line on the Ballina Road (R-294).

The land was used in the past to accommodate a dwelling for members of the travelling community. The dwelling has been demolished.

The Housing Section requests that the site be zoned for residential purposes, in order to accommodate two houses.

Opinion

The CDP in section 5.4 includes an objective to provide traveller accommodation in Tobercurry (O-TA-HOU-2).

It is considered appropriate to re-zone this site residential subject to an objective to permit traveller accommodation on the site.

Recommendation

1. Change the zoning of the site from *transport and parking node* to *residential*.
2. Insert the following objective into Chapter 5 – Housing of the Draft LAP:
HO-3 Provide for traveller accommodation on the site marked HO-3 on the Zoning Map.
3. Amend the zoning map to include objective HO-3.
4. Amend Map 4 to include the site as residential – infill.

Appendix VI

Implementation and Infrastructure Delivery Schedule

B.1 Implementation of the LAP objectives

Section 6 of the DoECLG’s document entitled *Local Area Plans – Guidelines for Local Authorities* (Guidelines) recommends that every local area plan include an “Implementation and infrastructure delivery schedule”. Such a schedule would “require a planning authority to work closely with all relevant departments, agencies and stakeholders” involved in the implementation and monitoring of the LAP objectives.

According to the Guidelines, successful implementation of local area plans depends on the identification of delivery mechanisms and funding for the provision of the physical and social infrastructure identified in the plan as essential to achieving its objectives.

Planning authorities should therefore seek to implement the objectives of local area plans in a pro-active manner, harnessing all available public and private funding avenues.

In accordance with the Guideline’s recommendation, this Appendix extracts the development objectives set out in the Tobercurry LAP; nominates the Council Sections and external agencies that have within their remit the responsibility to implement the LAP objectives. It also suggests interventions by other entities (e.g. community groups or business associations) which have the capacity to contribute to implementation, and specifies those objectives that can be achieved only through private sector involvement, supported by the development management process.

The achievement of certain objectives will be an ongoing process (e.g. monitoring of certain activities, protection of the natural and built heritage), while others require targeted interventions (by the Council and other public agencies) within a given timeframe, or individual development proposals (private initiative).

Timescales for the delivery of LAP objectives are categorised into three types (as per the Guidelines):

- short term – works which should proceed within two years;
- medium term – works which should commence within the lifetime of the Plan;
- long term – projects which may not happen within the lifetime of the LAP, but must be planned in advance.

The Council will co-operate with the Tobercurry Tidy Towns group and Chamber of Commerce, and with state agencies such as Irish Water, the National Roads Authority etc., with a view to delivering the key objectives set out in the LAP (subject to funding and resources).

B.2 Delivery of Housing objectives

Objective	Timescale	Implementation
HO-1 Monitor house completion and building	Ongoing	Planning Section

B.3 Delivery of Open space objectives

Objective	Timescale	Implementation
OSO-1 Reserve lands for a public park	Medium term	Planning, Community and Enterprise Section The eastern portion of this park should be provided in tandem with the development of adjacent land for housing (private initiative)
OSO-2 Reserve lands for a linear park alongside the Maiden River	Long term	Planning Section, Community and Enterprise Section
OSO-3 Examine the provision of a network of walkways around Tobercurry	Medium term	Community and Enterprise Section
OSO-4 New walkway along planned roads	Long term	Road Design, Community and Enterprise Sections The walkways should be provided in conjunction with the building of roads under objective TCO-1.

B.4 Delivery of Natural heritage objectives

Objective	Timescale	Implementation
NHO-1 Control of invasive species	Ongoing	Planning Section, Heritage Office, Road Design Section, private sector To be implemented through the development management process, during road construction works and as part of works carried out by private developers
NHO-2 Invasive species survey	Short term	Heritage Office
NHO-3 Protection of the swift colony off the L-8705-29	Ongoing	Planning Section, Heritage Office To be implemented through the development management process

B.5 Delivery of Architectural heritage objectives

Objective	Timescale	Implementation
ARO-1 Protection of buildings of note	Ongoing	Private initiative, Planning Section and Heritage Office To be implemented through the development management process
ARO-2 Preservation and enhancement of shopfronts	Ongoing	Private initiative, Planning Section and Heritage Office,
LCO-1 Keep Muckelty Hill free from development	Ongoing	Planning Section To be implemented through the development management process

B.6 Delivery of Transport objectives

Objective	Timescale	Implementation
TCO-1 Reserve corridors for three new roads to the south of Teeling Street	Long term	Planning Section, Road Design Section, private initiative The roads should be constructed in tandem with the provision of new residential development.
TCO-2 Reserve access points to backlands	Ongoing	Planning Section To be implemented through the development management process
TCO-3 Upgrade <i>town centre zone</i> .	Medium term	Road Design Section
TCO-4 Designate and upgrade <i>transition zones</i>		
TCO-5 One-way system through the town centre	Medium term	Road Design Section
TCO-6 Occasional/ temporary closure of Wolfe Tone Square to through-traffic	On days of specific events (e.g.festivals, fairs)	Roads Section

Objective	Timescale	Implementation
TCO-7 Creation of car park of minimum 60 spaces to the south of Teeling St.	Medium-long term	Private development (in conjunction with the development of the site zoned for mixed uses), supported by the Planning Section through the development management process
TCO-8 Public car park off Circular Road	Medium-long term	Private development (in conjunction with the development of the site zoned for mixed uses), supported by the Planning Section through the development management process
TCO-9 Car parking at Holy Family National School	Short term	Department of Education/HSE
TCO-10 Restriction of on-street parking	Medium term	Roads Section The implementation of this objective depends on the provision of alternative parking areas in Tobercurry
TCO-11 Provision of pedestrian links between Teeling Street and Circular Road	Medium term	Roads Section
TCO-12 Enhancement of link between Teach Laighne and Wolfe Tone Square	Medium term	The development should be provided through private initiative supported by the Roads Section and the Planning Section through the development management process
TCO-13 Reservation of an area for a transport and parking node on lands adjoining the disused railway	Long term	The development should be provided through private initiative with the co-operation of Irish Rail/landowner(s), supported by the Planning Section through the development management process
TCO-14 Bus stops at Circular Road	Short term	Road Design, Bus Eireann
TCO-15 Safeguard the carrying capacity of the N-17	Ongoing	Planning Section To be implemented through the development management process
TCO-16 Land reservation for the N-17 Tobercurry By-Pass	Ongoing	Planning Section To be implemented through the development management process

B.7 Delivery of Water quality objectives

Objective	Timescale	Implementation
WQO-1 Implement the measures contained in the Western River Basin District Management Plan	Ongoing	Environment Section
WQO-2 Monitoring and reviewing of water quality	Ongoing	Environment Section

B.8 Delivery of Flood risk management objective

Objective	Timescale	Implementation
FRMO-1 Requirement for flood risk assessment on site zoned for mixed uses at Tobercurry Td on the N-17	As required	Planning Section To be implemented through the development management process

B.9 Delivery of Urban design objectives

Objective	Timescale	Implementation
UDO-1 Refurbishment of the town centre in two phases	Medium-long term	Roads Section, Community and Enterprise
UDO-2 Relocation of the petrol station/garage from Wolfe Tone Square to a more suitable site	Medium-long term	Private initiative supported by the Planning Section through the development management process
UDO-3 Identify owners of derelict sites and work with them to address the problem of dereliction	Ongoing	Planning Section
UDO-4 Landscaping scheme for backlands of Humbert St.	Short term	Tobercurry Tidy Towns group or similar local organisation
UDO-5 Redevelopment of sites along Circular Road	Medium-long term	Private initiative supported by the Planning Section through the development management process

Objective	Timescale	Implementation
UDO-6 Promote the creation of a new streetscape along Circular Road by requiring new developments to provide active frontage	Ongoing	Planning Section
UDO-7 Encourage the redevelopment of the site on the north-western side of Circular Road (currently occupied by warehouses)	Medium-long term	Private initiative supported by the Planning Section through the development management process
UDO-8 Prepare a short-term strategy for improving the visual appearance of properties fronting onto Circular Road	Medium term	Local business community and Tobercurry Tidy Towns group with the support of the Planning Section
UDO-9 Development of certain sites on the basis of masterplans	Medium-long term	Private initiative supported by the Planning Section through the development management process
UDO-10 Require Design Statement for all the sites marked on Map 5	Ongoing	Planning Section
UDO-11 Preparation of Public Realm Strategy	Medium term	Planning Section, Tobercurry Tidy Towns, external consultants subject to resources

B.10 Funding

The achievement of the LAP's objectives depends on the availability of funding from one or more of the following sources:

- Sligo County Council (including development contributions);
- central government;
- other public agencies;
- private sector funding.

Infrastructure facilities and services that benefit the development of the area will in many cases be dependent on funding through the current Development Contribution Scheme (2011) or its successors.

Special contributions may also be levied under Section 48(2)(c) of the Planning and Development Act, which allows planning authorities to require additional payments "where specific exceptional costs not covered by a scheme" are incurred in respect of public infrastructure and facilities which benefit the proposed development.

Central government funding for infrastructure will be sought, where appropriate, from the relevant government departments.

The private sector will play a key role in the delivery of development and infrastructure through direct investment.

B.11 Monitoring and review

The Council will monitor the implementation of the LAP objectives.

A full report on the progress made in implementing the objectives of the Plan will be prepared in 2020, before the LAP is due to be reviewed in 2021.

This report will highlight any difficulties that may have arisen in the achievement of the LAP objectives and will provide an opportunity to recommend the review of certain objectives, as appropriate.

Submissions received on draft Tobercurry LAP

