

3. County Sligo: Core Strategy



Sligo has been designated as a Gateway City under the National Spatial Strategy (NSS). As the national planning framework for Ireland, the NSS aims to achieve a better balance of social, economic and physical development across the state, supported by more effective planning. Within this context, Sligo is recognised as having the potential to build scale and critical mass to drive development in the North-West. The approach is to make the region competitive according to its strengths while ensuring a high-quality urban environment and vibrant rural areas.

Apart from the development of an enterprising and competitive Gateway, the vision for the future of County Sligo involves the creation of compact, liveable towns and villages, in a green and accessible County, which offers affordable homes, healthcare, educational, cultural and recreational facilities set in a high-quality natural environment where heritage is protected and enhanced.

The Core Strategy of this Development Plan seeks to realise the vision for Sligo by addressing the key issues identified in Chapter 1.

The Core Strategy is consistent with the National Spatial Strategy and the Border Regional Planning Guidelines (RPGs) in supporting balanced development throughout the County in parallel with the growth of Sligo as a Gateway City and the strengthening of its links to other significant urban centres in the Border Region and beyond.

The implementation of the Core Strategy is made possible by:

- the **Spatial Development Framework** (Section 3.2), which sets out strategic policies on the location of residential and employment-related development, transport framework and environmental quality;
- the **Settlement Structure** (Section 3.3), which defines the settlement hierarchy and indicates how future population growth should be distributed throughout the County. Section 3.3 also provides details of population targets and population change scenarios;
- the **Development Land Requirements** (Section 3.4), which outlines the guiding principles and sets out strategic policies regarding the zoning of land for residential and other uses during the life time of this Plan.

The Core Strategy is supported by strategic economic development policies (included in Chapter 4), the Retail Strategy (Section 4.3), the Housing Strategy (Section 5.2), rural housing policies (Section 5.7) and the strategic policies relating to transport and mobility (Section 8.1).

3.1 Core Strategy basics

The Planning and Development Act 2010 amended Section 10 of the Principal Act by introducing the requirement of a “core strategy that shall show that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and regional planning guidelines”.

This Core Strategy provides relevant information to demonstrate consistency with NSS and RPGs and sets out Core Aims and Strategic Goals that, in turn, define and shape:

- growth locations;
- population distribution;
- land use zoning.

3.1.1 Growth model consistency with NSS and RPGs

Having identified Sligo as one of four new gateways in 2002, the NSS emphasises the role of balanced development at local level, which must be achieved through the strengthening of the urban settlement structure in parallel with ensuring that the resources of rural areas are developed to offer a viable future to rural dwellers.

The 2010 Border RPGs choose a balanced approach to regional development – a polycentric settlement model, supported by a strong road network – recommending the prioritisation of key urban settlements in terms of population and investment growth, while at the same time sustaining and revitalising rural areas.

In accordance with the above concepts, this Core Strategy defines a spatial development framework for County Sligo which prioritises Gateway growth and Key Town consolidation, while seeking to support rural areas mainly by strengthening a range of small villages throughout the County. The spatial development framework is detailed in Section 3.2 of this Plan.

3.1.2 Compliance with RPG population targets and housing land requirements

The RPGs set out population targets for 2016 and 2020 for both County Sligo and Sligo and Environs.

Having estimated a population of 66,430 in 2010, the RPGs indicate that the targets for County Sligo are 71,851 persons in 2016 and 77,350 persons in 2022. The population targets for Sligo and Environs are 21,200 (in 2016) and 23,200 (in 2022). It should be noted that these figures refer to the Sligo and Environs area as defined by Census 2006 boundaries (see Appendix A for details).

Like the Sligo and Environs Development Plan 2010-2016, this County Development Plan uses the High-Growth Scenario, one of a set of projections prepared for the Joint Sligo City and County Housing Strategy 2010-2017, which was adopted by both Sligo Borough and County Councils in 2009 as part of the Sligo and Environs Development Plan 2010-2016 (refer to Appendix A).

The High-Growth Scenario projects a County population of 72,838 persons in 2016 (slightly higher than the RPG target) and 76,909 persons in 2020 (on course for reaching the RPG target in 2022). The Scenario envisages a County population of 73,835 in 2017, which is 2,000 persons higher than the RPG target for 2016.

However, it is acknowledged that the Scenario may be too optimistic and therefore, in the interest of consistency with the Regional Planning Guidelines, this Development Plan uses the RPG recommendations in determining the housing land requirements for the lifetime of the plan.

The housing land requirement as defined by the RPGs is 195 hectares for the county, excluding the Sligo and Environs area. A breakdown of this area by settlement is provided in Section 3.5 Housing Land Provision in the County and in Appendix I of Volume 2 (Mini-Plans) of this Plan.

3.1.3 Core aims of the County Development Plan

Taking account of recent policy developments, current trends, the achievements of the previous Development Plan and the collective implications of the above for the period to 2017, the core aims of this Plan are:

- CA-1** To develop the full potential of each part of County Sligo to contribute to the optimal performance of the County as a whole – economically, socially and environmentally;
- CA-2** To adequately provide for the growth of Sligo towards a target population of up to 74,000 by 2017, structured in a balanced manner between:
 - the Gateway City of Sligo (up to 34,000)
 - the wider area of County Sligo (up to 40,000), encompassing the consolidation of Key Support Towns and smaller settlements, and the maintenance of viable rural communities in the hinterlands of these towns and villages.
- CA-3** To support the implementation of the Gateway status for Sligo City, as set out in the NSS, the RPGs and as provided for in the Sligo and Environs Development Plan 2010-2016, by ensuring the structured and orderly development of Sligo as a compact and sustainable city;
- CA-4** To sustain the vitality of urban and rural communities throughout the County in a way that will complement the vibrancy of the Gateway and reinforce the identity of Sligo, ensuring that culture is central to the County's identity and quality of life of all those who live, work and visit Sligo.
- CA-5** To ensure that the nationally – and internationally – renowned natural and cultural heritage of Sligo is wisely conserved and enhanced, both as a driver of Sligo's identity and attractiveness for investment and business activities, and as a key legacy to be handed forward to future generations.
- CA-6** To build up the regional-level linkages between County Sligo and other parts of the Border Region and adjoining regions, such as the Western Region and Northern Ireland, by supporting the implementation of regional spatial strategies, such as the Border Regional Planning Guidelines, collaborating on support for critical enabling infrastructure, such as inter-regional road and rail linkages, and co-operating on areas of mutual planning interest.

The implementation of a development plan may be constrained by factors such as the economic climate, political support, allocated local authority funding and the availability of funding from diverse sources. Accordingly, no funding of projects can be guaranteed in advance, nor can the implementation of all objectives contained within the Plan be assumed. However, it is the intention of Sligo County Council to exercise all legal powers to ensure that objectives are implemented: this includes the use of compulsory acquisition powers, where necessary.

3.1.4 Strategic goals of the County Development Plan

SG-1. Supporting balanced economic development

- a. Facilitate and encourage the development of Sligo as a Gateway City and economic growth driver for the North-West region.
- b. Integrate business locations with the surrounding land uses and transportation network.
- c. Promote economic development and the provision of industry/enterprise in the Key Support Towns of Tobercurry, Ballymote and Enniscrone.
- d. Promote rural/agricultural diversification, through the sustainable use of natural resources, e.g. tourism, forestry, energy production.
- e. Market and promote Sligo as an attractive place to live and work.
- f. Involve Sligo Institute of Technology in the promotion of Sligo as a centre of third-level education and hence an attractive place for investment.

SG-1. Supporting balanced economic development (continued)

- g. Promote Sligo City and County as a suitable location for the relocation of state and/or semi-state bodies.
- h. Work with the relevant providers to ensure adequate infrastructure in terms of road, rail, aviation, energy and broadband telecommunications.
- i. Work in partnership with key organisations, such as the Industrial Development Authority and Enterprise Ireland, whose remit it is to promote and/or secure economic development.
- j. Encourage and facilitate the sustainable development of the creative and cultural industries as a driver of the local economy.
- k. Work with Fáilte Ireland, Sligo Marketing Forum and the County Development Board on the development of niche cultural tourism initiatives as an economic growth driver for the region.

SG-2. Carefully managing development patterns

- a. Implement a clear spatial development strategy that maintains the distinctive landscape attributes of Sligo.
- b. Promote a balanced settlement pattern in urban areas, while facilitating sustainable rural settlement.
- c. Encourage, in the Sligo Subregion, a mix of land uses in villages with connections to efficient public transportation systems, to reduce growth in car-based commuting patterns, to reduce inefficient use of energy and resources and to promote social inclusion and more sustainable development patterns.
- d. Encourage the location of new strategic economic developments in and around key urban centres in order to strengthen the Gateway City and Key Support Towns.
- e. Counteract tendencies towards extensive ribbon development and urban sprawl, particularly on the immediate environs of Sligo City and Key Support Towns.
- f. Strengthen existing rural communities, by ensuring that the planning system facilitates the housing needs of persons with roots in, or links to rural areas, as provided for in the NSS, as well as local enterprise initiatives.

SG-3. Conserving environmental quality

- a. Wisely conserve and manage the natural and cultural heritage of the County, including the character of the landscape, views and prospects, and the environmental quality of the County.
- b. Conserve the landscape character and ecological integrity of the coastal zone.
- c. Enhance the physical environment of towns and villages through the Urban and Village Renewal Scheme and other urban design initiatives.
- d. Support applicants and potential applicants in ensuring that environmental and landscape matters are considered in the initial stages of development proposals.
- e. Protect and, where necessary, improve water quality within the County.

SG-4. Driving urban renewal

- a. Drive the process of regenerating derelict and under-used areas within the County's towns and villages.
- b. Conserve the historic form and character of the towns and villages.
- c. Promote Sligo City as the main retail and service centre, with support from Tobercurry, Ballymote, Enniscrone, and promote Collooney and Grange as lower-tier retail/service centres.

SG-5. Promoting effective transportation

- a. Target, prioritise and promote investment in inter-city and inter-county road and rail connections, as a means of realising the potential of Sligo as an important economic centre in the North-West.
- b. Promote the development of settlements along existing and former railway lines, so as to facilitate future rail initiatives in the County, with adequate reservations for park-and-ride facilities.
- c. Integrate the public transportation system with a quality bus and rail service, alongside the promotion of cycle and pedestrian facilities within and adjacent to existing settlements.
- d. Encourage large employers, including public services (such as schools) to locate on sites close to village and urban centres, where public transport can be provided more easily.
- e. Promote 'commuter planning' for large employers in the County.
- f. Promote the development of quality interchange facilities between road, rail, bus and bicycle in Sligo City Centre, Key Support Towns and settlements along rail corridors.
- g. Promote community transport services, in particular the Rural Transport Initiative, aimed at people who are excluded, or who may become excluded because transport is not available.
- h. Promote and support the development and use of Sligo Regional Airport so as to ensure a better level and frequency of service and enhance Sligo's accessibility to tourists and businesses, both nationally and internationally.

SG-6. Delivering improved infrastructure

- a. Provide adequate water and sewerage capacity to accommodate the projected needs of the future population, ensuring the sustainable use of water resources.
- b. Maximise the use of existing water, sewerage, electricity and telecommunications networks and support the provision of broadband.
- c. Promote the development of gas supply and alternative energy forms in County Sligo.
- d. Encourage energy-efficient building, layout and design.
- e. Implement the Connaught Regional Waste Management Plan 2006-2011 and successor documents and provide the necessary waste management infrastructure.

3.2 Spatial Development Framework

3.2.1 Regional Planning Framework

The foundation of the Core Strategy for Sligo is the Spatial Development Framework, which is based on the spatial structure outlined in the National Spatial Strategy 2002-2020 and reinforced by the Border Regional Planning Guidelines 2010.

Relevant key strategic goals outlined in the Regional Planning Guidelines are:

SG-2 *Ensure the development of the key urban settlements and the strategic links between them and facilitate integrated sustainable development between urban and rural areas.*

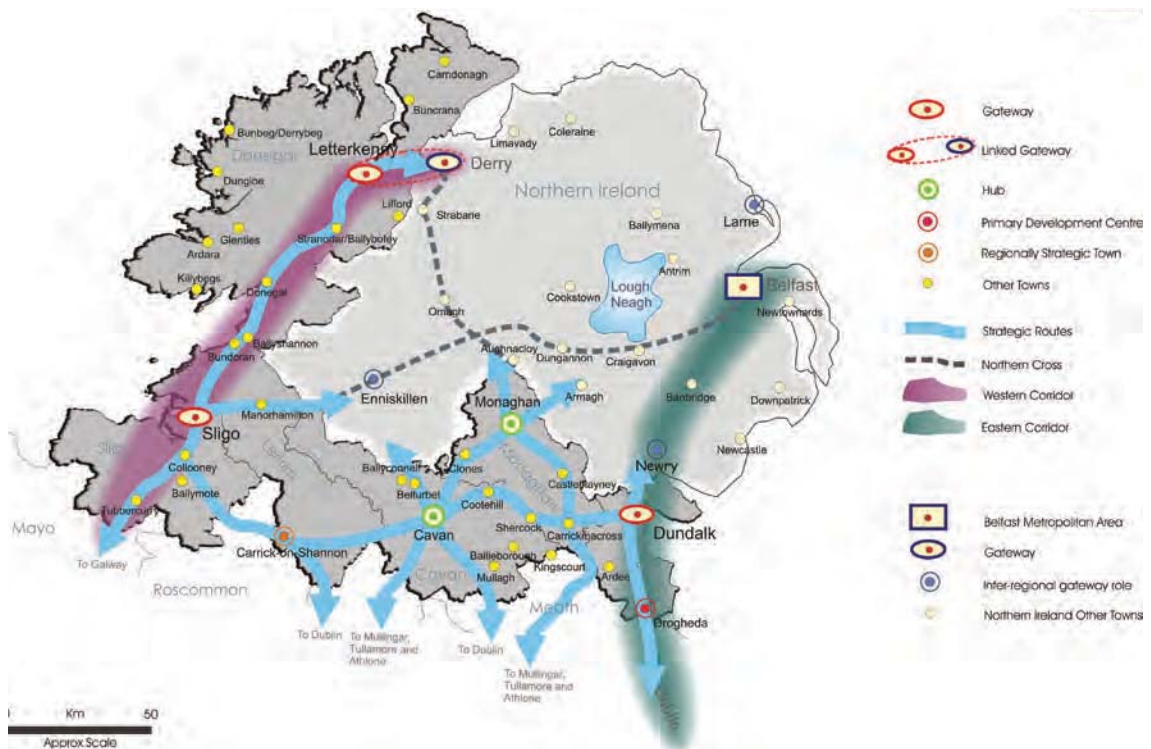
SG-3 *Improve intra- and inter-regional connectivity and mobility throughout the region.*

The Spatial Development Framework for County Sligo is intended to guide growth and investment while carefully managing resources in the County in accordance with the strategic goals of this Plan as stated in Section 3.1.

Fig. 3.A below shows the regional context, while fig. 3.B on the opposite page illustrates the spatial development framework for County Sligo.

County Sligo's Spatial Development Framework is supported by the Settlement Structure and transport networks (see Section 3.3 and Chapter 8), and complemented by the Housing Strategy, the Retail Strategy and the community, economic and infrastructural development objectives, in the context of appropriate conservation, protection and enhancement of natural and built heritage. The Spatial Development Framework is to be implemented through the preparation of local area plans and mini-plans, as outlined in Section 3.6 Implementation.

Fig. 3.A Border Regional Planning Guidelines 2010 – Spatial Strategy Map



B. Improved connectivity and mobility

Essential to Sligo's further growth are an improvement in its road and rail connectivity with other NSS Gateways and Hubs, good links to Northern Ireland and secure air connections with Dublin and the UK. Ongoing development of the Atlantic Road Corridor, the reopening of the Western Rail Corridor and the consolidation of the Regional Airport are of strategic importance for Sligo Gateway and County.

C. Managed growth in the Subregion

In order to support Gateway development, it is essential to control growth in the Sligo Subregion. This is the immediate hinterland of the Gateway, which has been subject to significant development pressure in recent years. The subregional area largely coincides with what the NSS describes as a 'rural area under strong urban influence'. The Subregion contains the five principal satellites of the Gateway – Collooney, Ballysadare, Strandhill, Rosses Point and Grange – and the eight secondary satellites – Carney, Drumcliff, Rathcormack, Ballincar, Ransboro, Coolaney, Ballygawley and Ballintogher.

Development in the Subregion should be limited and directed into the satellites of the Gateway, preserving the rural areas mainly for agriculture and selected tourism and recreation uses.

D. Key Support Towns consolidation

Throughout much of County Sligo, particularly the south and west, there is a need to address the regional imbalance at County level and build on the strengths and scale of existing settlements. Three Key Support Towns have been identified – Ballymote, Tobercurry and Enniscrone – to assist in promoting, sustaining and diversifying the rural economy. A strong transport network is required to ensure optimal connections between the Gateway and its Key Support Towns, which need to be consolidated and equipped with adequate infrastructure in order to serve the local needs of smaller settlements' and rural areas' residents.

E. Promoting settlements with special functions

The Council acknowledges the fact that several towns and villages in the County have special functions. Easkey, Mullaghmore, Rosses Point, Strandhill and Enniscrone play a regionally significant coastal tourism role. Gorteen and Riverstown have regionally significant cultural roles. The Council will encourage other towns and villages to develop specialist niche activities that could help to distinguish them, thereby promoting their development. Such activities might relate to local specialist foods, crafts, literary or music connections etc.

F. Village strengthening

Throughout the County, but particularly outside the Sligo Subregion, there is a variety of small villages, some of which have had little or no development in recent years. At the opposite end, certain villages have seen proportionally substantial residential development and are now experiencing vacancy. It is essential to support and strengthen these villages and provide for a certain amount of growth in the smaller ones, in order to ensure that local services are sustained and to offer a suitable alternative to rural housing.

G. Integrating public transport and settlement

National primary and secondary roads, as well as strategic non-national roads reinforce the County's transport network, connect the Gateway with other important urban centres and link it with its satellites and the Key Support Towns. The consolidation of Tobercurry and Ballymote would support the provision of public transport and would also increase the potential for a rural rail service – the development of the Western Rail corridor and a rural commuter rail service on the Dublin railway. In order to improve the prospect of an operational Western Rail Corridor (WRC), the County Council will continue to support the development of selected settlements such as Bellaghy, Tobercurry, Coolaney, Collooney and Ballysadare along the WRC, in addition to Ballymote on the Dublin rail corridor.

H. Supporting rural communities

Throughout the County, people live and work outside of villages and towns in a dispersed settlement pattern. In the past, these areas have been largely dependent on farming, but with the decline of agricultural activities and the associated population, there is a need to sustain these rural communities through other means. In order to achieve this, it is necessary to accommodate rural-generated housing needs and facilitate the development of sustainable sources of income and enterprise such as rural tourism, agricultural diversification, forestry, aquaculture and new sources of energy, in the context of appropriate protection of the environment.

Strategic spatial development policies

It is the policy of Sligo County Council to:

- SP-SD-1** Promote residential and employment growth in the Gateway City of Sligo.
- SP-SD-2** Support the ongoing development of the Atlantic Road Corridor, and the upgrading of road links to other NSS Gateways, important urban centres and Northern Ireland.
- SP-SD-3** Promote public transport by road and rail and support the reopening of the Western Rail Corridor.
- SP-SD-4** Seek co-ordination between residential/economic development and transport corridors and encourage concentration of such development at locations that are optimally served by existing and planned road/rail connections.
- SP-SD-5** Outside the Gateway, direct growth into towns and villages and promote compact settlement forms.
- SP-SD-6** Establish a system of buffer zones around settlements so as to restrict sprawl and the possible merging of distinct settlement areas. These buffer zones will be determined by setting "Plan limits" as part of the preparation of local area plans and mini-plans.
- SP-SD-7** Monitor and strictly control residential and commercial development in the Gateway Satellites/villages in the Subregion.
- SP-SD-8** Consolidate the three Key Support Towns of Ballymote (serving South Sligo), Enniscrone (serving West Sligo) and Tobercurry (serving South-West Sligo) by providing them with an appropriate range of services including social infrastructure, retail, office, commercial and enterprise facilities to enable them to serve their respective rural catchments in an optimal manner.
- SP-SD-9** Revitalise small villages through the promotion of limited development within their built-up areas (on infill sites, vacant sites and backlands) in preference to continued ribbon development on the approach roads, thereby ensuring the efficient use of public infrastructure and providing a suitable alternative to rural housing.
- SP-SD-10** Carefully manage development patterns in rural areas and facilitate sustainable activities or uses that help preserve the vitality of rural communities while protecting the environment and heritage of the County.
- SP-SD-11** Ensure that sensitive coastal environments are generally maintained free from development between settlements, except where there are proposals for significant public infrastructure (e.g. roads, piers, marinas) or where significant public benefit may arise.

Strategic spatial development objectives

It is an objective of Sligo County Council to:

- SO-SD-1** Review or amend the existing local area plans for the Key Support Towns of Ballymote and Enniscrone by 2014.
- SO-SD-2** Prepare a local area plan for the Key Support Town of Tobercurry by 2014.
- SO-SD-3** Review Strandhill Local Area Plan by 2012.
- SO-SD-4** Prepare a local area plan for any other area in the County that might come under significant development pressure during the lifetime of this development plan.

3.3 Settlement Structure

This section expands on the Core Aims of the Development Plan by setting out a Settlement Structure for the County. The Settlement Structure draws on the Border Regional Planning Guidelines and Sligo Subregional Development Strategy 2001-2021 .

Sligo County Council seeks to provide a proactive basis for the future development and regeneration of the County, supporting Sligo's growth into a city with the critical mass necessary to sustain the County and the North-Western Region into the future.

This involves aiming towards a long-term, strategic population horizon of 80,000 people over the next 20 to 30 years. Therefore, the approach taken in this Development Plan, as in its predecessor, is not a predict and provide one, but rather a **plan** ⇒ **monitor** ⇒ **manage** approach that seeks to ensure that Sligo can reach its Gateway status, with adjustments to land use zoning through the preparation of mini-plans and local area plans.

The Council acknowledges that to achieve such growth, it will depend significantly on assistance from Central Government, in terms of key policy decisions on issues such as:

- the provision and improvement of essential infrastructure (road, rail, air transport, water and wastewater treatment, energy and telecommunications);
- working in partnership with key organisations whose remit it is to promote and/or secure economic development;
- marketing and promoting Sligo as an attractive place to live and work and ensuring that the County has a robust settlement structure, manages its growth and maintains its attractive landscape context.
- promotion of Sligo by the IDA and other agencies, to attract business/industry to the region.

3.3.1 Developing a settlement strategy

The Border RPGs provide that, following their adoption, it will be the function of each constituent local authority to review County Development Plans in line with the minimum population targets and develop a settlement strategy based on this information.

The settlement strategy "must be set within the framework of the RPGs and develop rational population growth models, outline resulting housing demand and how this demand will be accommodated through an appropriate HLR [HLR = housing land requirements] consistent with the regional planning guidelines". In this context, county development plans must distribute growth targets among towns, villages and rural areas.

Strategic settlement policies

It is the policy of Sligo County Council to:

- SP-S-1** Recognise the role of the Gateway City of Sligo as a key driver of social and economic development in the County and in the North-West, and support its growth towards a population of 34,000 by 2017.

- SP-S-2** Encourage growth in the Gateway and Key Support Towns by applying a moratorium on multiple housing developments in the settlements listed in Schedule 3.L until the year 2013, when a review should be undertaken based on new Census figures.

The moratorium shall apply exclusively to multiple housing schemes and should not affect infill development, renovations, replacements and subdivisions of existing units.

Applications for multiple residential development will not normally be permitted, except where they replace previously permitted development (live permissions only) consisting of the same or a higher number of units.

The moratorium shall exclude applications for social and special-needs housing.

- SP-S-3** Manage growth in the Gateway's principal and secondary satellites so as to ensure that the population in these settlements does not exceed the levels set out in the Tables 3.F and 3.G.

- SP-S-4** Encourage population growth in the Key Support Towns of Ballymote, Enniscrone and Tobercurry to the levels set out in Table 3.H.

- SP-S-5** Support and facilitate appropriate population growth in smaller settlements throughout the County, to the levels set out in Table 3.I, based on mini-plans, subject to availability of infrastructural capacity.

- SP-S-6** In settlements for which no mini-plans are available, facilitate small-scale residential growth of maximum 10% of existing development, subject to availability of infrastructural capacity.

- SP-S-7** In order to ensure that development takes place in accordance with the Settlement Structure and Housing Strategy, cumulated permitted residential development, if occupied, should not lead to more than 10% excess in the allocated population for each settlement during the lifetime of this Plan.

Strategic settlement objectives

It is an objective of Sligo County Council to:

- SO-S-1** Implement a system of monitoring residential vacancy in all settlements, and particularly in those subject to a moratorium on new residential development.

- SO-S-2** Review the moratorium on residential development in 2013 as part of the Manager's Progress Report on the implementation of the CDP objectives, in accordance with the plan-monitor-manage approach stated in this Plan.

3.3.2 Settlement principles

County Sligo's Settlement Structure has been prepared in parallel with the Border RPGs and takes due cognisance of the Guidelines' requirements. The Settlement Structure reflects the Spatial Development Framework outlined in Section 3.2, which sets out the principles for orderly growth in the County. These principles are illustrated in Fig. 3.C below.



Fig. 3.C Settlement Structure - guiding principles

3.3.3 Settlement hierarchy

The distribution of future population growth into settlements is based essentially on the settlements' role and position in the spatial hierarchy. The settlement hierarchy is as follows:

Gateway City: Sligo and Environs (as defined in the SEDP 2010-2016)

Principal Gateway Satellites: Ballysadare, Collooney, Grange, Rosses Point, Strandhill

Secondary Gateway Satellites: Ballinac, Ballintogher, Ballygawley, Carney, Coolaney, Drumcliff, Ransboro, Rathcormack

Key Support Towns: Ballymote, Tobercurry, Enniscrone

Villages sustaining rural communities: Aclare, Ballinacarrow, Ballinac, Banada, Bunnanadden, Castlebaldwin, Cliffony, Cloonacool, Culfadda, Curry, Dromore West, Easky, Geevagh, Gorteen, Monasteraden, Mullaghmore, Riverstown, Tourlestrane

In parallel with their position in the settlement hierarchy, Strandhill, Rosses Point, Mullaghmore, Easky and Enniscrone have a "special function", i.e. a county- or regionally-significant tourism role.

The settlement structure and hierarchy are illustrated in Fig. 3.D opposite.

3.3 Settlement structure

Fig. 3.D County Sligo – settlement structure and hierarchy



Table 3.E Summary of past and envisaged population distribution in County Sligo: Census 2002 and 2006, projections/allocations for 2017

| Settlement category or area | Population 2002 | Population 2006 | Population 2017 |
|---------------------------------------|-----------------|-----------------|-----------------|
| Gateway (as defined in the SEDP) | 25,247 | 24,755 | 33,947 |
| Principal Satellites | 3,473 | 4,531 | 6,250 |
| Secondary Satellites | n/a | n/a | 2,110 |
| Key Support Towns | 2,820 | 3,479 | 4,700 |
| Villages supporting rural communities | n/a | n/a | 4,090 |
| Rural areas | n/a | n/a | 22,738 |
| County total | 58,200 | 60,894 | 73,835 |

3.3.4 Future population distribution

The recommended distribution of future population growth into settlements is essentially related to the settlements' role and position in the spatial hierarchy.

In assessing the suitability for development and recommending an optimal population level for each settlement, the following factors have been taken into consideration:

- settlement function/designation in the settlement hierarchy;
- existing level of development and residential capacity of unoccupied dwellings
- availability of community, social and commercial facilities
- environmental constraints (landscape, heritage designations, water quality)
- capacity of environmental infrastructure (i.e. water supply, wastewater treatment);
- accessibility

The summary of future population distribution is shown in Table 3.E (see previous page), while the recommended 2017 population levels for individual settlements are shown in tables 3.F, 3.G, 3.H and 3.I.

Table 3.F Principal Gateway Satellites – recommended population levels 2017

| Principal Gateway Satellites | Population 2002 | Population 2006 | Recommended population level 2017 |
|------------------------------|-----------------|-----------------|-----------------------------------|
| Strandhill | 1,002 | 1,413 | 1,700 |
| Ballysadare | 853 | 971 | 1,500 |
| Collooney | 619 | 892 | 1,500 |
| Grange | 225 | 383 | 600 |
| Rosses Point | 774 | 872 | 950 |
| Total | 3,473 | 4,531 | 6,250 |

Table 3.G Secondary Gateway Satellites – recommended population levels 2017

| Secondary Gateway Satellites | Population 2002 | Population 2006 | Recommended population level 2017 |
|------------------------------|-----------------|-----------------|-----------------------------------|
| Ballincar | n/a | n/a | 280 |
| Ballintogher | n/a | 182 | 280 |
| Ballygawley | n/a | 186 | 250 |
| Carney* | n/a | 219 | 400 |
| Coolaney-Rockfield | 167 | 208 | 900 |
| Drumcliff | n/a | n/a | 100 |
| Ransboro | n/a | n/a | 120 |
| Rathcormack | n/a | n/a | 180 |
| Total | n/a | n/a | 2,110 |

3.3 Settlement structure

Table 3.H Key Support Towns – recommended population levels 2017

| Key Support Towns | Population 2002 | Population 2006 | Recommended population level 2017 |
|-------------------|-----------------|-----------------|-----------------------------------|
| Ballymote | 981 | 1,229 | 1,700 |
| Enniscrone | 668 | 829 | 1,200 |
| Tobercurry | 1,171 | 1,421 | 1,800 |
| Total | 2,820 | 3,479 | 4,700 |

Table 3.I Villages supporting rural communities – recommended population levels 2017

| Villages | Population 2002 | Population 2006 | Recommended population level 2017 |
|---------------|-----------------|-----------------|-----------------------------------|
| Aclare | n/a | n/a | 180 |
| Ballinacarrow | n/a | n/a | 200 |
| Ballinacorney | n/a | n/a | 150 |
| Banada | n/a | n/a | 60 |
| Bellaghy | 78 | 115 | 135 |
| Bunnanadden | n/a | n/a | 170 |
| Castlebaldwin | n/a | n/a | 150 |
| Cliffony | 327 | 425 | 500 |
| Cloonacool | n/a | n/a | 130 |
| Culfadda | n/a | n/a | 90 |
| Curry | n/a | n/a | 150 |
| Dromore West | n/a | n/a | 275 |
| Easkey | 211 | 240 | 400 |
| Geevagh | n/a | n/a | 200 |
| Gorteen | 250 | 269 | 500 |
| Monasteraden | n/a | n/a | 70 |
| Mullaghmore | 137 | 147 | 180 |
| Riverstown | 273 | 310 | 450 |
| Tourlestrane | n/a | n/a | 100 |
| Total | n/a | n/a | 4,090 |

3.4 Development land requirements

Development land requirements are met through the zoning of land for a variety of uses. The purpose of land use zoning is to indicate the intended uses of all lands within the zoned settlements – in accordance with the policies and objectives of this Plan – to promote orderly development and to prevent the co-location of incompatible or conflicting uses.

The allocation of development land in the County seeks to ensure that adequate amounts of land are reserved at appropriate locations in order to allow the emergence of particular types of development as required to fulfil the aspirations outlined in this Plan.

3.4.1 Key infrastructure

The allocation of development land throughout the County has been heavily influenced by the County's infrastructural endowments, particularly:

1. the north-south transport axis;
2. the south-eastern road and rail link to Dublin;
3. the regional airport in Strandhill;
4. the availability of capacity in water/wastewater treatment facilities and in receiving waters, taking account of the 2010 Water Services Investment Programme; and
5. the stock of social infrastructure, especially primary school places.

Accessibility

The Gateway of Sligo and the County as a whole are served by a strong national roads network – N4 to Dublin, N15 to Donegal, N16/A4 to Belfast, N17 to Galway and N59 to Ballina. While this transport infrastructure is considered adequate for the needs of the County over the lifetime of the Plan, more upgrades are at various stages of planning or design (refer to Chapter 8 for details). The Gateway is also linked to Dublin by rail and the Regional Airport in Strandhill ensures further connectivity to the capital and the UK.

Social infrastructure

In terms of education facilities, the County possesses a good stock of primary and secondary school places and supports the Department of Education's Forward Planning Section in assessing any requirements for new school places

For the time being, sites have been reserved in 14 village mini-plans to cater for local school expansion, relocation or the provision of a new school (see Volume 2 of this Plan).

Other community and care facilities are present to various degrees in all the settlements identified in the Settlement Structure. Multiple uses and sharing of facilities services are strongly encouraged in this Plan (refer to Chapter 6 for details).

Water supply

The provision of an adequate water supply to serve the anticipated level of population growth within Sligo County requires monitoring and phased improvements concurrent with development needs. The nine water supply schemes serving County Sligo have a combined capacity of circa 30,000 m³/day.

Despite significant investment in water infrastructure, there are still important deficits throughout the County. The Council identifies the locations under the greatest development pressure and prioritises the upgrading of existing, or provision of new infrastructure in these areas. (Refer to Section 9.2 for details on water supply).

Wastewater treatment

While the Gateway is well served in terms of wastewater treatment by Sligo Main Drainage Scheme, which has a capacity of 50,000 PE, there is a need to upgrade and improve the network and treatment facilities of a number of towns and villages throughout the County.

The current treatment capacity in public schemes in the County (including the Gateway), of 89,780 PE, is planned to increase to 114,740 PE. There is additional treatment capacity in private wastewater treatment systems.

It should be noted, however, that not all zoned lands in settlements will be serviced within the lifetime of this Plan. This is because the zoning of land for residential use takes a longer term view with regard to development potential. Land use plans (local area plans and mini-plans) also incorporate a residential zoning overhead (generally 50%) to allow for an element of choice. Therefore not all zoned lands should necessarily be viewed as appropriate for development within the lifetime of this plan. Zoned lands will be serviced subject to funding availability and compliance with the Core Strategy. (refer to Section 9.3 for details on wastewater treatment).

Environment and heritage

County Sligo contains a significant number of areas that are environmentally distinctive and sensitive and that are both an asset to the county and an important resource to conserve into the future.

To that end, this Core Strategy is the outcome of the strategic environmental assessment of three possible county development scenarios, which are described in Chapter 2 (SEA). and is also informed by the assessment (under the Habitats Directive) of the potential effects of development on Natura 2000 sites.

The assessments above have demonstrated that the proposed focused growth in line with this Core Strategy will ensure the sustainable development of the county, including conserving the integrity of sensitive habitats.

The drawing up of the settlement hierarchy and the definition of specific roles for rural areas was guided by the need to properly protect, manage and enhance the natural and built environment, particularly those elements that are non-renewable and most valuable.

The conservation and enhancement of biodiversity, natural heritage, landscape and the built environment (archaeology and historic buildings) are to be promoted as important elements of the long-term economic growth and development of County Sligo.

3.4.2 Zoning principles

The approach to zoning is based on the following principles:

- ZP-1** the requirement to reserve land for residential development in accordance with the preferred population growth scenario, the Core Strategy, the Settlement Structure and the RPG recommendations;
- ZP-2** the need to provide suitably-located lands for a variety of uses, including commercial, enterprise, community facilities, open space, sports and recreation amenities to serve and complement residential uses;
- ZP-3** the core aim of protecting the environment, landscape setting and heritage in and around settlements (see core aim CA-5 and strategic goal SG-3 in Section 3.1);
- ZP-4** the goal of consolidating Sligo settlements (see strategic goal SG-2 points a, b, and e in Section 3.1);
- ZP-5** the principle of sequential development (see Box 3.J overleaf).

Box. 3.J Principle of Sequential Development

In order to maximise the utility of existing and future infrastructure provision and promote the achievement of sustainability, a logical sequential approach should be taken to the zoning of land for development:

1. Zoning should extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference. ‘Leapfrogging’ to more remote areas should be avoided.
2. A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands.
3. Areas to be zoned should be contiguous to existing zoned development lands. Only in exceptional circumstances should this principle be contravened: for example, where a barrier to development is involved such as a lake close to a town. Any exceptions must be clearly justified by local circumstances and such justification must be set out in the written statement of the development plan.

3.4.3 Zoning in the County Development Plan

In this County Development Plan, zoning of land in accordance with section 10(2)(a) of the Planning and Development Act 2000 (as amended) is set out within the framework of 30 mini-plans (refer to Volume 2).

The land-use zoning is based on the five principles outlined in Section 3.4.2 and guided by the strategic zoning policies set out in this section. In the interest of consistency, the same zoning objectives apply to all mini-plans. The zoning objectives are detailed in Chapter 13 of Volume 2 of this Plan.

3.4.4 Zoning in local area plans

In the case of settlements for which local area plans have been prepared prior to the adoption of this Plan, it is accepted that different zoning objectives apply to those settlements, in recognition of their specific character and also as a result of public consultation undertaken as part of preparing those LAPs.

Until the review of existing LAPs following the adoption of this Development Plan, zoning in these local area plans will remain unchanged and will be incorporated as statutory zoning under the County Development Plan. This provision applies to the LAPs for Strandhill, Enniscrone, Ballymote, Charlestown-Bellaghy and a small portion of the Hazelwood-Ballinodde LAP, which extends outside the limit of Sligo and Environs Development Plan (SEDP).

Zoning objectives in new and revised local area plans will be defined in those plans, where necessary, in accordance with the specifics of the settlement and public consultation.

3.4.5 Rezoning proposals

Any variation of the CDP involving a rezoning proposal that might be considered during the lifetime of this Development Plan should be based on a demonstrated need and should not conflict with the Core Strategy of this Plan, the Spatial Development Framework and the Settlement Structure.

Rezoning proposals should be assessed against the Zoning Principles and Strategic Zoning Policies.

Lands zoned in LAPs prepared before the adoption of this Plan may or may not retain their zoning after the LAPs are reviewed. Rezoning and new zoning adopted as part of the review of existing Local Area Plans shall be automatically incorporated as zoning under the CDP, without the need to vary the development plan. However, any such rezoning/new zoning will have to comply with the Core Strategy, Spatial Development Framework and Settlement Structure set out in this Plan.

3.4.6 Surplus development land

A number of towns and villages in County Sligo had a surplus of land zoned for residential development, inherited from mini-plans included in the CDP 2005-2011.

In this CDP, the amount of land zoned for residential development has been reduced in the case of certain villages where previous zoning was in excess of the requirements of the Core Strategy and Settlement Structure. However, lands have retained residential zoning where permission for development had already been granted, or in cases where the County Council had the intention of providing dwellings to fulfil a local need.

3.4.7 Strategic land reserve

Any further lands that might be proposed to be zoned for residential uses in excess of the area corresponding to the requirements outlined in the Core Strategy shall be included in a *Strategic Land Reserve* and shall only be developed when future Housing Strategies will call for additional zoned land.

In exceptional circumstances, should the supply of residential land prove insufficient in any settlement during the lifetime of the CDP, it may be possible to release lands from the strategic reserve by zoning it for residential uses through the development plan variation procedure. The need for any such rezoning shall be supported by factual evidence, corroborated by the results of the proposed annual housing vacancy monitoring process.

Strategic zoning policies

It is an objective of Sligo County Council to:

- SP-Z-1** Use zoning to promote the sustainable development of compact, liveable, pedestrian-friendly settlements, with a defined commercial/retail core and an adequate economic basis. No lands shall be zoned for development in isolation, outside the development limits of settlements.
- SP-Z-2** Ensure that sufficient land is available for a wide range of non-residential uses at appropriate locations in order to achieve balanced development of the County as a whole.
- SP-Z-3** Ensure that the amount of land zoned for residential uses is consistent with the requirements of the Core Strategy and the recommendations of the Border Regional Planning Guidelines. Land proposed for zoning in excess of requirements, if any, shall be included in a strategic reserve for potential development after the lifetime of this Plan, in accordance with the Settlement Structure and Housing Strategy in operation at that stage.
- SP-Z-4** Facilitate mixes of uses appropriate for each area, with a view to reducing the need to travel by car between home, work/school and local facilities.
- SP-Z-5** Prioritise the redevelopment of under-utilised and brownfield lands over greenfield, particularly in the Key Support Towns and Gateway Satellites, thus increasing the efficient use of essential infrastructure.
- SP-Z-6** Protect designated nature conservation sites, landscape, archaeology, valuable natural amenity areas, water and natural resources through appropriate zoning designations, while allowing for the possible further expansion of settlements in the long-term.
- SP-Z-7** Make adequate land reservations for the development of future infrastructural projects.
- SP-Z-8** Provide a clear demarcation between settlement built-up areas and the surrounding countryside through appropriate zoning objectives, development limits and plan limits.

3.5 Housing land provision in the County

3.5.1 Distributing the RPG housing land requirement

This Development Plan identifies a strategic housing land requirement of 235 hectares of land for the plan period, which will meet the RPG targets for future population growth for the County as a whole, including the Gateway of Sligo.

The area above breaks down into a requirement of 40 hectares for the Gateway and 195 hectares for the rest of the County, as derived from the 2010 Regional Planning Guidelines and its population targets for the Gateway and the for the wider County area.

The following population targets are to be accommodated in the period to 2016:

- for the Gateway of Sligo: an increase of 2000 persons;
- for the wider county area: an increase of 3,421 persons.

The housing land requirement for the County (excluding the Gateway) of 195 hectares is based on an average density across the towns and villages of 12 residential units per hectare and an additional 50% allowance, to ensure choice in the market for development land. This is in line with the *Development Plans Guidelines for Planning Authorities* (DoEHLG, 2007).

The County Development Plan 2005-2011 zoned 350 hectares of land for housing, while Sligo and Environs Development Plan 2004-2011 zoned 358 hectares of land for similar purposes. The excess over the RPG provision of 40 hectares for the SEDP area and 195 hectares for the County needed to be addressed.

A key feature of the CDP 2011-2017 is therefore the allocation of housing land throughout the County in accordance with the RPG-predicted requirements for housing land, taking account of:

1. the spatial distribution of development lands and the need to support a pattern of sustainable settlements which, in the longer term, can be provided with essential physical and social infrastructure;
2. the imperative to promote the development of the Gateway as a key driver of the development of the County;
3. the level of vacancy in settlements and the need to support its resolution in multi-unit housing developments;
4. the extent of live planning permissions.

The RPG allocation of 195 hectares breaks down into the settlement hierarchy as shown in Table 3.K (on the opposite page), which outlines the amount of greenfield land zoned for multi-unit residential development in County Sligo's settlements for which a land-use plan has been or will be prepared.

Thus, Table 3.K sets the framework within which the planning authority will, over the lifetime of this Development Plan, reconcile the level of residential zonings inherited from the pre-2011 period with the RPG allocations. After the adoption of this CDP, the planning authority will review existing local area plans in order to bring the level of land zoned and available for residential development in line with the overall provisions outlined in Table 3.K.

The individual allocations of land zoned for residential uses in mini-plans are shown in Appendix I of Volume 2 of this Plan. The allocations for Key Support Towns and Strandhill (not shown in Volume 2) are as follows:

Ballymote - 21 ha, Enniscrone - 14.8 ha, Tobercurry - 22 ha, Strandhill - 14.4 ha.

3.5.2 Housing land requirements in the Gateway

For Sligo and Environs, the RPGs specify a housing land requirement of 40 hectares during the period 2010-2016, which coincides with the lifetime of Sligo and Environs Development Plan 2010-2016 (SEDP).

Sligo and Environs Development Plan 2010-2016 has been amended in 2011 by incorporating a Core Strategy chapter and map. Lands zoned for residential and mixed uses (with housing potential), considered to be in excess of the RPG requirements, were included in a Strategic Land Reserve.

Table 3.K Core Strategy Table - RPG Population and housing land allocations, land zoned for residential development and corresponding housing yields

| Settlement category | A. Additional population as per RPG targets for 2016 | B. Estimated housing requirements of additional population (as per RPGs) | C. ¹ Provision of greenfield residential zoned land 2011-2017 (hectares) | D. ² Potential housing yield from residential land (no. of units) | E. ³ Potential population capacity of residential land (no. of persons) | F. Provision of mixed-use lands (hectares) | G. ⁴ Potential housing yield from mixed-use lands (no. of units) | H. Potential population capacity of mixed-use lands (no. of persons) | I. Potential excess or shortfall of housing over the period 2011-2017 (=D+G-B) |
|---|--|--|---|--|--|--|---|--|--|
| 1. (=3+4+5+6) County settlements outside Gateway | 3,421 | 1,555 | 193.9 | 1,554 | 3,265 | 40.7 | 242 | 536 | 241 ⁵ |
| 2. Gateway - Sligo and Environs | 2,000 | 1,000 | 23.9 | 557 | 1,114 | 44 | 443 | 886 | 0 |
| 3. Key Support Towns | n/a | n/a | 57.8 | 462 | 1016 | 1.18 | 7 | 15 | n/a |
| 4. Principal Gateway Satellites | n/a | n/a | 40 | 325 | 715 | 7.8 | 46 | 103 | n/a |
| 5. Secondary Gateway Satellites | n/a | n/a | 31.9 | 254 | 508 | 10.6 | 63 | 140 | n/a |
| 6. Villages supporting rural communities | n/a | n/a | 64.2 | 513 | 1026 | 21.12 | 126 | 278 | n/a |
| 7. (=1+2) County and Gateway total | 5,421 | 2,555 | 217.8 | 2,111 | 4,379 | 84.7 | 685 | 1,422 | 241 |

Notes: 1. Includes 50% overzoning. 2. The potential housing yield from lands zoned for residential use is calculated using only 2/3 (0.66) of the area zoned, thus excluding the 50% overzoning. The density used is 12 units/ha for the County and 35 units/ha for the Gateway. 3. The household size used is 2.2 persons for the County and 2 persons for the Gateway. 4. The potential housing yield from lands zoned for mixed uses is calculated using only 1/2 (0.5) of the area zoned, assuming that the uses on the remainder would be non-residential. In the Gateway, for lands zoned C1, C2 and NC, a ratio of 1/4 (0.25) is used in the calculations. (See the SEDP Core Strategy Variation 2011). 5. The lands zoned for mixed uses in the 30 mini-plans incorporated in the CDP are small sites located in village cores, generally unsuitable for multi-unit residential development. Therefore the likelihood of such development is very low.

3.5.3 Moratorium on multi-unit residential development

Estimates of vacant house numbers prepared by County Council planners (see Appendix I of Volume 2 of this Plan) tend to confirm the fact that high rates of vacancy occur outside the Gateway and the Key Support Towns, in places such as Ballysadare, Collooney, Coolaney-Rockfield, Carney etc. In these settlements, residential development was permitted beyond the level corresponding to the potential population growth outlined in the County Development Plan 2005-2011. The levels of vacancy in these settlements would be further exacerbated if all the units permitted were to be constructed.

In an economic climate which seems to encourage migration out of the County, it is improbable that substantial population growth will occur in the short term and help decrease the number of vacant houses. It is likely that the high rates of vacancy will persist for a longer period, beyond the lifetime of this Plan.

In order to curtail the increase in residential vacancy in the County, a moratorium on new residential development is to be applied in those settlements where the existing housing capacity plus the potential capacity of permitted (and not yet built) housing development can accommodate a population which is equal to or higher than the recommended population levels as indicated in Tables 3.F, 3.G, 3.H and 3.I.

This moratorium shall apply exclusively to multiple housing schemes and will not affect infill development, renovations, replacements and subdivisions of existing units.

This means that applications for multiple residential development will not normally be permitted, except where they replace previously permitted development (live permissions only) consisting of the same or a higher number of units. Applications for social and special-needs housing are excluded from the moratorium.

The moratorium should be revisited in 2013, after the publication of the full Census 2011 reports. In the intervening period, the vacancy situation should be monitored by the County Council's area planners. The Manager's Progress Report due in 2013 should include an account of the vacancy monitoring project and should make recommendations regarding the suspension or extension of the moratorium. The settlements subject to a moratorium on residential development are listed in Schedule 3.L below.

Schedule 3.L Settlements subject to the moratorium on multiple-housing development

| Settlements | Bunnannadden | Enniscrone |
|---------------|--------------|--------------|
| Ballinacarrow | Carney | Gorteen |
| Ballinafad | Castlealdwin | Grange |
| Ballincar | Cliffony | Mullaghmore |
| Ballintogher | Collooney | Riverstown |
| Ballygawley | Coolaney | Rosses Point |
| Ballymote | Culfadda | Strandhill |
| Ballysadare | Dromore West | Tobercurry |
| Bellahey | Easkey | Tourlestrane |

3.6 Implementation

Under the Planning and Development Act 2000 (as amended), planning authorities have a statutory obligation to secure the implementation of the objectives of a development plan. The implementation of these objectives may be constrained by factors such as the economic climate, political support, allocated local authority funding and the availability of funding from diverse sources. Accordingly, no funding of projects can be guaranteed in advance, nor can the implementation of all objectives contained within the Plan be assumed. However, it is the intention of Sligo County Council to exercise all legal powers to ensure that objectives are implemented. This includes the use of compulsory acquisition powers, where necessary.

3.6.1 Local area plans and mini-plans

An important element of the development plan strategy is to bring policies to a more detailed local level through local area plans and mini-plans. The strategic and broad-ranging policies of the CDP provide a general framework, but not necessarily the detailed treatment required for significant proposals in certain areas.

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 with a population in excess of 5,000 persons and for settlements with a minimum of 1,500 residents in cases when the development plan does not already include objectives for these settlements.

According to Census 2006 demographic data, no town in County Sligo (outside the Gateway) had a population of 5,000 or even 1,500 at the time of the census. However, in the past decade the County Council has considered necessary to put in place detailed planning frameworks for those settlements that came under significant development pressure in the early 2000s.

In addition to statutory local area plans, Sligo County Council has adopted 30 mini-plans as part of the County Development Plan 2011-2017. These are village planning frameworks consisting of a set of detailed written objectives accompanied by two maps (Zoning and Objectives). Without having the complexity of a local area plan, the mini-plans have proven successful in the detailed implementation of the CDP policies and objectives.

3.6.2 Development Contributions Schemes

Section 48 of the Planning and Development Act 2000 (as amended) enables local authorities, when granting a permission under Section 34 of the Act, to include conditions for requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority and that is provided by or on behalf of a local authority (regardless of other sources of funding for the infrastructure and facilities).

A planning authority may make one or more schemes in respect of different parts of its functional area. Sligo County Council has prepared two schemes, one for each of the two different parts of its functional area: the Environs of Sligo (within the SEDP area) and the county area outside of this (subject to the County Development Plan). These schemes are reviewed annually to reflect the market-induced cost variations in providing infrastructure and services.

Under a general development contribution scheme, planning authorities do not need to show a direct connection between the development contributions paid and works undertaken to facilitate that development. However, it will be important for the planning authority to ensure that the basis for determining the contribution levels is justified and adequately supported.

The types of public infrastructure and facilities that can be funded by this mechanism are:

- (a) the acquisition of land;
- (b) the provision of open spaces, recreational and community facilities and amenities and landscaping works;

- (c) the provision of roads, car parks, car parking spaces, sewers, waste water and water treatment facilities, drains and water mains;
- (d) 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;
- (e) the refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking spaces, sewers, waste water and water facilities, drains or water mains, and
- (f) any matters ancillary to paragraphs (a) to (e).

Occasionally, the planning authority may make supplementary or special contributions schemes directly related to the funding of specific infrastructural projects.

Particular developments – such as schools, community halls, sports and other social/community facilities, including extensions, as well as renovation works carried out on protected structures – may be exempt from development contributions. Exemptions may also be granted for refurbishment works associated with “living-over-the-shop” schemes.

3.6.3 Bonds

The planning authority will impose bonds or other forms of securities on private developers, as a condition of a particular planning permission. These bonds are intended to ensure that all roads, footpaths, landscaping, lighting and other services within a development will be completed to an acceptable standard.

The amount of a bond or security will be based upon the estimated cost of the development works. The bond will remain in place until all prescribed works are satisfactorily completed or until the development is taken in charge by the local authority.

3.6.4 Public-private partnerships (PPP)

A public-private partnership (PPP) is a form of procurement – an arrangement between the local authorities and private-sector providers for the purpose of delivering infrastructure or services that traditionally have been provided by the public sector. Through a partnership arrangement, the public and private sector can combine to provide public services and infrastructure in the most economically efficient manner.

3.6.5 Monitoring and reporting

The Planning Section is the main section in Sligo County Council to oversee the implementation of the development plan, mainly through the development management function. However, it is important to note that this Plan co-ordinates the work and objectives of other key departments within the local authority, such as Infrastructure, Housing, Community and Enterprise.

In some cases, the body responsible for the implementation of certain Plan objectives may be external, such as the National Roads Authority.

The large number of objectives included in the Plan represents a significant challenge for the Council. However, many of the Plan’s objectives are set within a longer timeframe, of 20 to 30 years, which may not be fully implemented over the lifetime of the CDP.

Section 15(2) of the Planning and Development Act 2000 (as amended) states that the manager of a planning authority shall, not more than two years after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives of the Plan.

A Manager’s Progress Report will be prepared by the Development Planning Unit within two years of the adoption of the CDP 2011-2017. This report will include appropriate inputs from all the relevant local authority sections and departments in charge of implementing and/or monitoring the implementation of Plan objectives. A further Progress Report will be prepared upon the commencement of the next review of the CDP in 2015, and will be used to inform pre-draft public consultation.