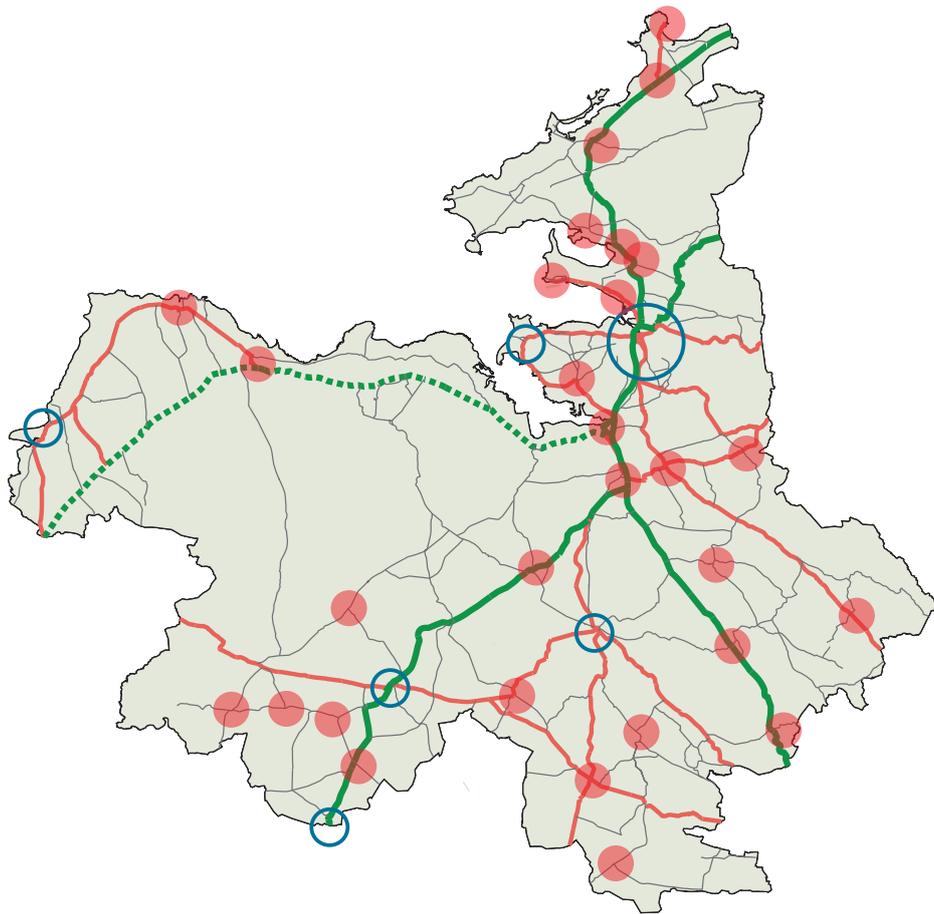


Sligo County Council

Review of Sligo County Development Plan (CDP) 2005-2011
and preparation of a new CDP

Proposed Amendments

to the Draft CDP 2011-2017



Introduction

The *Draft Sligo County Development Plan 2011-2017 (CDP)* was on public display from 3 June to 8 September 2010. The Draft Plan consists of two volumes:

- Volume 1 sets out an overall strategy for the proper planning and sustainable development of County Sligo, addresses a range of issues including management of growth, providing housing, supporting balanced economic development, conserving environmental quality and delivering improved infrastructure.
- Volume 2 includes detailed zoning and development objectives for 30 settlements.

The Draft Plan also incorporates the Draft Record of Protected Structures and is accompanied by the following documents:

- Environmental Report (Strategic Environmental Assessment)
- Appropriate Assessment Screening Report (Habitats Directive Assessment)
- Strategic Flood Risk Assessment Report

To facilitate a better understanding of the issues addressed in the Draft CDP, the Planning Section of Sligo County Council organised a series of seven public workshops during July 2010, which were held in local venues throughout the County (Dromore West, Tobercurry, Bunnannaddan, Collooney, Grange, Rathcormack and Riverstown). These workshops were advertised locally and were subsequently well-attended.

During the public consultation period mentioned above, Sligo County Council received 140 submissions and observations on the Draft CDP. Of these, 41 submissions covered a variety of general issues that affect the whole of County Sligo and 99 submissions related to the mini-plans. A further 56 submissions and observations were received on the Draft Record of Protected Structures.

Second Manager's Report

The *Second Manager's Report on submissions and observations relating to the Draft CDP* summarised all the issues raised in the submissions and gave the Manager's response to each one, including recommendations as to whether or not the Draft Plan or Draft RPS should be modified. The Second Manager's Report was submitted to the members of Sligo County Council on 19 November 2010.

The role of the elected members

Deciding whether to adopt or to propose amendments to the Draft Plan is a function reserved for the elected members of Sligo County Council.

On foot of the submissions received, and on review of the content of the Draft CDP and Draft RPS, the Manager recommended a number of *material* (i.e. significant) alterations to the draft.

It was the members' role to decide whether these or other material alterations should be made to the Draft Plan. At this stage, the members were required to consider all of the following:

- the Draft CDP;
- the Draft Record of Protected Structures;
- the Environmental Report (SEA);
- the Manager's recommendations contained in the Second Manager's Report.

The Planning and Development Act 2000 (as amended) indicates the following:

“Where, following the consideration of the draft development plan and the manager’s report, it appears to the members that the draft should be accepted or amended ... they may, by resolution, accept or amend the draft and make the development plan accordingly” (S. 12 (6))

“In making the development plan ... the members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any minister of the Government.” (S. 12 (11))

At their special meeting of 17/24 January 2011, the members of Sligo County Council considered the Draft CDP and the Second Manager’s Report and resolved to make a number of amendments to the Draft Plan.

Proposed amendments to the Draft CDP

The Planning Authority considered that most of the proposed amendments, if made, would be material alterations of the Draft CDP. In accordance with the provisions of the Planning and Development Act 2000 (as amended), Sligo County Council is now making the proposed amendments available for public inspection for a period of four weeks.

The proposed amendments will be on public display from the 9th of February to the 9th of March (both dates included). During this period the public is invited to make written submissions or observations in relation to the proposed amendments.

All submissions received during this final public consultation stage will be summarized in the Third Manager’s Report, which will include the Manager’s opinion and recommendations on whether to accept the suggestions made in any particular submission relating to any of the proposed amendments. The Third Manager’s Report will include recommendations to adopt, omit or alter the proposed amendments.

After considering the proposed amendments and the Manager’s recommendations on the issues raised in submissions, the Members will then finally adopt the Development Plan subject to any of the proposed amendments or modifications to the amendments, as they consider appropriate.

The new CDP 2011-2017 will become operational four weeks after its adoption.

How this document is organised

The proposed amendments are numbered by reference to the chapter which they would modify.

The proposed amendments consist of changes to the text of the Draft CDP, the mini-plan Zoning and Objectives maps, alterations to the Draft Record of Protected Structures and changes to the Environmental Report.

Where additions to the text are proposed, they are shown **in blue**.

Where deletions from the text are proposed, they are shown **in red strikethrough**.

The Proposed Amendments document is accompanied by a Proposed Amendments Map Book (A3 format) showing the location of sites subject to zoning changes and objectives (e.g. road lines) proposed to be included, altered or omitted.

Environmental assessment of the proposed amendments

The proposed amendments have been assessed for potential environmental consequences by specialist consultants CAAS. The impact of these amendments (if adopted) on the environment was found to be largely positive or neutral. In those instances where the impact was found potentially negative, it was considered that any conflicts were likely to be mitigated by other measures integrated into the Plan.

For details, please refer to the separate *Environmental Report (ER) Addendum II*, which accompanies the Proposed Amendments document.

Making submissions or observation on the proposed amendments

The public is invited to comment **on the proposed amendments and ER Addendum II only**.

The closing time/date for submissions and observations is 4 p.m. on 9 March 2011.

All submissions and observations should be made in writing (hard copy or e-mail), headed “Proposed Amendments of the Draft Sligo County Development Plan (CDP) 2011–2017” and sent to:

Ms. Anna Jones
Administrative Officer
Planning Section
Sligo County Council
County Hall, Riverside, Sligo
Tel: 071 9111216

Submissions can also be e-mailed to cdp@sligococo.ie

All submissions received by 4 p.m. on 9 March 2011 and addressed as set out above will be taken into consideration before the adoption of the Plan.

Proposed Amendments to Volume 1 of the Draft County Development Plan

Amendments are proposed to all chapters contained in Volume 1 except for Chapter 1.

Proposed amendments to Chapter 2. Strategic Environmental Assessment (SEA)

A 2-1

In **Section 2.8 Monitoring** (SEA) of the Draft Plan, insert the following paragraph:

Section 10 of the SEA Environmental Report identifies indicators for monitoring the significant environmental effects of implementing the Plan. A monitoring evaluation report on the significant environmental effects of implementing the Plan will be prepared alongside the Manger's report to the Elected Members on the progress achieved in securing the Plan objectives within two years of the making of the Plan (this Manager's report is required under Section 15 of the Planning and Development Act 2000).

Proposed amendments to Chapter 3. Core Strategy

A 3-1

In the **final version of the CDP 2011-2017**, restructure **Chapter 3** by relocating the current Section 3.1 after the current Sections 3.2 and 3.3.

A 3-2

In the strategic goal **SG-3. Conserving environmental quality**, include the following item:

- e. [Protect and where necessary improve water quality within the County.](#)

A 3-3

The strategic goal **SG-6.a in Chapter 3**, under the heading **SG-6 Delivering improved infrastructure**, should be modified to include the text [ensuring the sustainable use of water resources](#).

A 3-4

In the **final version of the CDP 2011-2017**, modify **Table 3.C** to indicate the potential number of housing units that the Plan is capable of accommodating in the various settlements, including the assumptions underlying such estimates.

A 3-5

In the **final version of the CDP 2011-2017**, the housing figures in the modified **Table 3.C** should take into account the extent of vacant housing stock in the identified settlements and the potential contribution of additional units from mixed-use zones.

A 3-6

In **Section 3.4 Development land requirements**, modify strategic zoning policy **SP-Z-1** as follows:

- SP-Z-1** Use zoning to promote the [sustainable](#) development of compact, livable, pedestrian-friendly settlements, with a defined commercial/retail core and an adequate economic basis

A 3-7

In **Section 3.3.7 Future population distribution**, modify the fourth bullet point as follows:

- environmental constraints (landscape, heritage designations, [water quality](#))

A 3-8

In the **final version of the CDP 2011-2017**, update **Section 3.3.8** with the findings of the Department's National Housing Development Survey 2010.

Proposed amendments to Chapter 4. Economic development

A 4-1

In Section 4.2.1 Forestry, modify policy **P-FOR-1** as follows:

- P-FOR-1** Support and promote [sustainable](#) forestry development in County Sligo, subject to the protection of, inter alia, scenic landscapes and views, water quality, heritage features, residential amenity and public safety.

A 4-2

In Section 4.2.1 Forestry, modify objective **O-FOR-1** as follows:

- O-FOR-1** Prepare an Indicative Forestry Strategy for County Sligo [in conjunction with the Forestry Service](#) and incorporate it in the County Development Plan. [The Strategy should provide for the maintenance of public rights of way and traditional walking routes. The Indicative Forestry Strategy shall undergo SEA and AA screening.](#)

A 4-3

In Section 4.2.1 Forestry, include the following additional forestry policy:

- P-FOR-4** [Encourage access to forestry, including private forestry, for walking routes, mountain bike trails, bridle paths and other non-noise generating activities.](#)

A 4-4

In Section 4.2.1 Forestry, include the following additional forestry policy:

- P-FOR-5** [Forestry should not obstruct existing rights of way, traditional walking routes and recreational and tourism facilities.](#)

A 4-5

In Section 4.2.1 Forestry, include the following additional forestry policy:

- P-FOR-6** [Identify existing rights of way and established walking routes before planting commences.](#)

A 4-6

In Section 4.2.1 Forestry, include the following additional forestry policy:

- P-FOR-7** [Forestry will not be permitted on ridgelines and should not have a negative visual impact. On steep slopes above the 300 metre line planting will be strongly discouraged and where possible existing areas under forestry will be reduced and/or redesigned following clear felling.](#)

A 4-7

In Section 4.2.2 Aquaculture, mariculture and fishing, modify policy P-AMF-1 as follows:

- P-AMF-1** Encourage and facilitate sustainable mariculture development associated with job creation, in a manner that is compatible with other uses of the Sligo coast, and subject to compliance with the requirements of the Habitats Directive, Water Framework Directive & provisions of the European Communities (Quality of Shellfish Waters) Regulations and objectives of Shellfish Pollution Reduction Programmes”.

A 4-8

In Section 4.2.3 Agriculture, modify policy P-AGD-1 as follows:

- P-AGD-1** Promote agriculture and sustainable agricultural diversification (to include recreational uses), while seeking to protect and maintain bio-diversity, wildlife habitats, water quality and nature conservation.

A 4-9

In Section 4.2.3 Diversification of agricultural activity, modify the text of policy P-AGD-7 as follows:

- P-AGD-7** Facilitate the development of niche activities, such as those relating to food (particularly value-added products), forestry (e.g. wood products), crafts, eco-tourism and agri-tourism – e.g. farmhouse accommodation, pet farms, farm holidays, health farms, equestrian activities, bird-watching holidays; painting/photography tuition, angling tourism, field studies and hill-walking (~~with the co-operation of the landowners~~). Other pursuits that will be facilitated are: walking, cycling, mountain and other off-road biking, nature trails, wildlife trails, maritime trails, back-packing, orienteering, para- and hang- gliding, canoeing & kayaking, caving, mountaineering, rock climbing, adventure sports, swimming in waterways, wild camping, pony trekking, boating and archaeological guided walks.

A 4-10

In Section 4.2.4 Mineral extraction and quarries, modify policy P-MEQ-2 as follows:

- P-MEQ-2** Ensure that extraction and associated processes are carried out in a sustainable manner and do not impinge on existing rights-of-way or walking routes.

A 4-11

In Section 4.2.4 Mineral extraction and quarries, modify P-MEQ-3 as follows:

- P-MEQ-3** Minimise the impact of quarrying on residential and natural amenities and water quality through rigorous licensing, development control and enforcement measures.

A 4-12

In Section 4.2.4 Mineral extraction and quarries, modify objective O-MEQ-1 as follows:

- O-MEQ-1 Cooperate with the Geological Survey of Ireland (GSI) in the identification of ~~Identify the location of~~ major mineral deposits in County Sligo through Aggregate Potential Mapping (APM) ~~with the assistance of the Geological Survey of Ireland (GSI)~~ and safeguard these resources for future extraction.

A 4-13

In Section 4.4 Tourism, include the names of the following geographic features: Benbulbin, the Dartry Mountains, the Ox Mountains, the Garavogue River and Culleenamore beach.

A 4-14

In Section 4.4 Tourism, modify the text of policy P-TOU-9 as follows:

- P-TOU-9 Support and promote, with the co-operation of private landowners, public access to heritage sites and features of natural heritage, geological and archaeological interest, coastal areas, islands, mountains, rivers, lakes and other natural amenities, subject to compliance with the requirements of the Habitats Directive.

A 4-15

In Section 4.4 Tourism development, modify the text of policy P-CZT-3 as follows:

- P-CZT-3 Ensure that golf course development does not damage or encroach upon vulnerable dune systems and does not impinge on existing rights of way.

A 4-16

In Section 4.4 Tourism development, modify the text of objective O-CZT-5 as follows:

- O-CZT-5 Liaise with the National ~~Waymarked Ways Trails~~ Advisory Committee to investigate the possibility of providing a coastal path along the coastline of County Sligo and liaise with counties Mayo, Leitrim and Roscommon to set-up a study group to advance this matter. Development of a coastal path shall be subject to compliance with the requirements of the Habitats Directive.

A 4-17

In Section 4.4 Tourism Development include an additional coastal zone tourism objective as follows:

- O-CZT-6 Identify existing and/or potential coastal walking routes which can be developed as a tourism product and a local amenity. These routes will ideally be permanent, of high quality and adequately managed, should allow for further expansion and provide links to other activities and facilities.

Proposed amendments to Chapter 5. Housing

A 5-1

In **Section 5.2 Housing strategy**, add the following general housing policy:

- GP-HOU-9** Ensure that all new multiple housing development proposals, including apartment and mixed-use developments, provide adequate facilities for the storage, separation and collection of waste (organic, recyclable and landfill waste) and ensure the ongoing operation of these facilities.

A 5-2

In **Section 5.6.2 Accommodation for persons with special needs**, add the following sentence:

The type and location of accommodation for persons with special needs will be assessed in line with current thinking and practice.

A 5-3

In the **final version of the CDP 2011-2017**, amend **Fig. 5.B** by indicating the plan limits or indicative buffer zones of all relevant settlements.

A 5-4

In **Section 5.7 Rural housing**, modify the text of **Section 5.7.2 Rural-generated housing** as follows:

Rural-generated housing is defined as the housing needed ~~of~~ by:

- a. persons whose primary employment is in a rural-based activity with a demonstrated genuine need to live in the locality of that employment base – for example, those working in agriculture, aquaculture, forestry, horticulture or other natural-resource-based employment and who can demonstrate that they have been engaged in this employment for over 5 years;
- b. persons who have no family lands but who wish to build their first home in the area, on a site within a 8-km radius of their original family home, within the rural community in which they have spent a substantial and continuous part of their lives;
- c. persons with a vital link to the rural community in which they wish to reside, by reason of having lived in this community for a minimum period of 5 years or by the existence in this community of long-established ties with immediate family members;
- d. persons who are required to live in a rural area for exceptional reasons, including health reasons. Such applications must be accompanied by a specialist's report and recommendation outlining the reasons why it is necessary for the applicant to live in a rural area. The application should also be supported by a relevant disability organisation of which the applicant is a member, where applicable.

In applying sympathetic consideration to bona fide farmers, ~~returning~~-emigrants returning to their place of origin and such applicants claiming exceptional circumstances (i.e. other than those outlined above), the overriding concern of the Council will be the resultant net community benefit accruing to an area by permitting further residential development.

The Council will endeavour to accommodate rural-generated housing in all rural areas, including Rural Areas Under Urban Influence, Rural Areas in Need of Regeneration and buffer zones around settlements, subject to objective 13.8.E in Chapter 13 Mini-plans – general policies.

A 5-5

In **Section 5.7 Rural housing**, modify the text of policy **P-RHOU-3(f)** as follows:

- f. Ensuring the safe operation of key transport arteries, particularly National Primary and Secondary Routes and the rail network. Access to national roads shall be restricted in accordance with the National Roads Authority's publication *Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities.*

A 5-6

In **Section 5.7 Rural housing**, add the following paragraph to policy **P-RHOU-3**:

- p. Where hedgerows forming roadside boundaries are required to be removed for road safety reasons, they should be reinstated on the new boundary line, in order to ensure the continuity of wildlife corridors.

Proposed amendments to Chapter 6. Community facilities

A 6-1

In Section 6.1 Delivering community facilities, modify the text of policy P-CF-8 as follows:

- P-CF-8** Promote social inclusion by exploring ways to integrate minority groups into the community and by supporting the development of fully-integrated communities catering for people of different ages and incomes. The Sligo County Community Forum will have a key role in implementing this policy.

A 6-2

In Section 6.1 Delivering community facilities, modify the text of policy P-CF-10 as follows:

- P-CF-10** Adopt a flexible and supportive approach towards proposals for the provision of community facilities within a wide variety of land-use zoning categories, in particular lands zoned for community facilities, village-centre-type mixed uses, residential development and commercial/enterprise uses. Any such proposal should be suitably located within the development limits of the relevant settlement and should be easily accessible for all sections of the community. It is also acknowledged that some community facilities may be accommodated in rural areas, subject to site suitability.

A 6-3

In Section 6.1 Delivering community facilities, modify objective O-CF-1 follows:

- O-CF-1** Facilitate the phased redevelopment of the existing Wisdom services care facility at Cregg House, Ballinacra, as to provide an integrated residential and educational community comprising a range of facilities for those with and without educational intellectual disabilities and special needs, subject to the availability of adequate wastewater treatment infrastructure."

A 6-4

In Section 6.5 Sports, recreation and open space policies, modify the text of policy P-SRO-9 as follows:

- P-SRO-9** Preserve and improve access for the public to lakes, coastal, riverside, upland and other areas that have traditionally been used for outdoor recreation, subject to compliance with the requirements of the Habitats Directive.

A 6-5

In **Section 6.5 Sports, recreation and open space** include the following additional policy:

- P-SRO-11** Actively promote and protect public access to the coast and designate traditional walking routes thereto as public rights of way.

A 6-6

In **Section 6.5 Sports, recreation and open space** include the following additional policy:

- P-SRO-12** Where feasible, develop walkways/cycleways between coastal sites and green spaces in built-up areas.

A 6-7

In **Section 6.6 Healthcare facilities**, amend policy **P-HC-4** as follows:

- P-HC-4** Accommodate the provision of accessible care facilities throughout the County to cater for the specific needs of the elderly and those of young people.

A 6-8

In **Chapter 6 Community facilities**, introduce the following section and associated policy:

6.9 Allotments

An allotment is defined as an area of land comprising not more than 1,000 square metres that is let or available for letting to and cultivation by one or more than one person who is a member of the local community and lives adjacent or near to the allotment, for the purpose of the production of vegetables or fruit mainly for consumption by the person or members of his or her family.

Sligo County Council recognises that the public's interest in growing fruit and vegetables locally has increased significantly in recent years. This has been due to a number of reasons including economic circumstances and health benefits, along with concerns regarding sustainability and the embodied energy involved in the global production and transportation of food.

The planning authority will therefore facilitate the development of allotments at suitable locations throughout the County. Such locations should be consistent with the terms of the definition above and should be located within or close to existing settlements, where they will be more easily accessible to all sections of society.

Allotments policy

- P-A-1** Facilitate the development of allotments at suitable locations throughout the County. Any such facility should be located within or close to an existing settlement and should be easily accessible.

Proposed amendments to Chapter 7. Heritage

A 7-1

In **Chapter 7 Heritage**, amend **Box 7.B** as follows:

European Directives

The European Communities Habitats Directive (1992) plays a major role in the provision of protected areas for habitats and species of conservation concern, designated in Ireland as Special Areas of Conservation (SAC). The EU Birds Directive (1979) offers protection to internationally important bird populations in Special Protection Areas (SPA). Collectively, these designated areas are known as Natura 2000 sites. The Habitats and Birds Directives were transposed into Irish law through the Natural Habitats Regulations (1997) [and subsequent amendments](#).

National Biodiversity Plan

This National Biodiversity Plan (2002) recognises that conservation and enhancement of biodiversity is essential for sustainable development, and for maintaining the quality of human life. The National Biodiversity Plan sets out 91 actions to halt the current and continuing loss of plant and animal species, as well as the biodiversity and habitats that they comprise, by 2010. [The second National Biodiversity Plan has now been drafted and once adopted will provide the new context for biodiversity policy and planning in Ireland in the future.](#)

A 7-2

In **Section 7.1.2 Habitats Directive Assessment (Appropriate Assessment)** include a reference to the DoEHLG Publication [Appropriate Assessment of Plans and Projects in Ireland- Guidance for Planning Authorities](#) (2009).

A 7-3

In **Section 7.1.2 Habitats Directive Assessment (Appropriate Assessment)**, amend **O-NH-1** as follows:

- O-NH-1** Protect and maintain the [favourable conservation status and](#) conservation value of all natural heritage sites designated or proposed for designation in accordance with European and national legislation and in other relevant international conventions, agreements and processes. This includes sites designated or proposed as Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), Ramsar sites and Statutory Nature Reserves.

A 7-4

In **Section 7.1.2 Habitats Directive Assessment (Appropriate Assessment)** include the following new objective for European and national designated natural heritage sites:

- O-NH-1a** [Promote the maintenance and as appropriate achievement of favourable conservation status of protected habitats and species in association with NPWS.](#)

A 7-5

In **Section 7.1.2 Habitats Directive Assessment (Appropriate Assessment)**, amend objective **O-NH-5** as follows:

- O-NH-5** Establish and maintain an up-to-date planning register of all previously adopted and proposed plans/programmes and all granted and proposed developments which are likely to **have a significant effect impact** (directly or through indirect or cumulative/in-combination effects **impact**) on European Sites within or adjoining the county, to allow for the appropriate assessment of potential ex-situ and cumulative/in-combination' effects of proposed plans, programmes and projects on such sites.

A 7-6

In **Section 7.1.2 Habitats Directive Assessment (Appropriate Assessment)** include a new objective as follows:

- O-NH-5a** An appropriate assessment screening determination shall be made for all land use plans, related variations and projects in consultation with the National Parks and Wildlife Service with the Department of the Environment, Heritage and Local Government.'

A 7-7

In **Section 7.1.2 Habitats Directive Assessment (Appropriate Assessment)**, amend objective **O-NH-6** as follows:

- O-NH-6** Support and co-operate with statutory authorities and others in support of measures taken to manage designated nature conservation sites in order to achieve their conservation objectives and where available specific regard shall be made to Conservation Management Plans and their conservation objectives/management practices where they exist.

A 7-8

In **Section 7.1.3 Nature conservation outside designated sites**, replace **O-NH-11** as follows:

Existing O-NH-11

~~Improve the ecological coherence of the Natura 2000 network, by conserving and encouraging the preservation and management of biodiversity and wildlife corridors and County Biodiversity Sites that link areas of high nature conservation value and which are of major importance for wild fauna and flora.~~

Proposed O-NH-11

Endeavour, where considered necessary, to improve the ecological coherence of the Natura 2000 Network, by encouraging the preservation and management of features of the landscape which are of major importance for wild fauna and flora as referred to in Article 10 of the Habitats Directive. These features include those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.

A 7-9

In Section 7.1.5 **Inland waters**, the main rivers and lakes in the County should be named.

A 7-10

In Section 7.1.5 **Inland waters**, under the heading **Riparian Zones**, modify the text as follows:

- for larger river channels (over 10m), a core riparian zone (CRZ) of 35-60 m (18-30 m on each side of the river) or larger where flood plains adjoin the riparian zone;
- for smaller channels (under 10 m), a core riparian zone (CRZ) of 20 m (10 m on each side of the river) or greater.
- for salmonid rivers, the core riparian zone should be a minimum of 25 m on each side of the river.

A 7-11

In Section 7.1.5, modify policy **P-NH-22** as follows:

- P-NH-22** Ensure that all proposed greenfield residential and commercial developments use sustainable drainage systems (SUDS) in accordance with best current practice, ensuring protection of the integrity of wetland sites in the adjoining area, including their hydrological regime.

A 7-12

In Section 7.1.5 **Inland waters**, modify policy **P-NH-24** as follows:

- P-NH-24** Ensure that proposed developments do not adversely affect groundwater resources and groundwater dependent habitats and species

A 7-13

Include the following policy in Section 7.1.7 **Invasive species**:

- P-NH-33** Promote public awareness/engagement with regard to invasive species through awareness campaigns and the provision of targeted information on the role of the general public in the control of invasive species.

A 7-14

In Section 7.2 **Archaeological heritage policies**, replace policy **P-AH-4** with the following:

- P-AH-4** Secure the preservation in-situ or by record of:
- the archaeological monuments included in the Record of Monuments and Places as established under section 12 of the National Monuments (Amendment) Act, 1994;
 - any sites and features of historical and archaeological interest
 - any subsurface archaeological features that may be discovered during the course of infrastructural/development works in the operational area of the Plan.

Preservation relates to archaeological sites or objects and their settings. Preservation in-situ is most effectively achieved by the refurbishment of existing buildings, in situations where it is possible to retain the greater part of existing structures without the need for new foundations.

A 7-15

Change the name of Section 7.3 from **Built heritage** to **Architectural heritage**. Any other similar occurrences should be rectified.

A 7-16

The **first paragraph in subsection 7.3.1 The Record of Protected Structures** should make reference to Sections 10(2)(f) and (g) instead of simply Section 10.

A 7-17

In **Section 7.3.1 Record of Protected Structures**, delete the following paragraph:

~~As the cost of preparing declarations falls on the Council and as funds for this purpose are likely to be limited, there may well be considerable delays in obtaining declarations. The extent of the delay may vary from time to time depending on the demand for declarations and the funds available. In cases where there are time constraints, the Council will be open to approaches from owners/occupiers of Protected Structures who wish to fund the cost of declarations from their own resources.~~

A 7-18

In **Section 7.3.2 Protection of non-structural elements**, replace the term “~~non-structural elements~~” with “**non-habitable structures**”.

A 7-19

In **Section 7.3 Built/architectural heritage**, replace **P-BH-14** and **P-BH-15** with the following:

P-BH-14 Protect important non-habitable structures such as historic bridges, harbours, railways, roadside features (such as historic milestones, cast-iron pumps and post-boxes), street furniture, historic gardens, stone walls, landscapes, demesnes and curtilage features, in cases where these are not already included in the Record of Protected Structures.

A 7-20

In **Section 7.4 Landscape character**, insert the following text:

The European Landscape Convention defines "Landscape" as an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. This definition applies to all landscapes – rural, urban, peri-urban or degraded – and to all scales of landscape.

A 7-21

In **Section 7.4 Landscape Character**, include the following additional policy:

P-LCAP-11 Preserve the status of traditionally open/unfenced landscapes. Fencing in upland or amenity areas will not normally be permitted unless such fencing is essential to the viability of the farm and conforms to best agricultural practice. The nature of the material to be used, the height of the fence and in the case of a wire fence the type of wire to be used will be taken into account. Barbed-wire will not be used for the top line of wire. Stiles or gates at appropriate places will be required.

A 7-22

In **Section 7.4 Landscape Character**, include the following additional policy:

P-LCAP-12 Where possible, preserve the open character of commonage and other hill land and secure access thereto.

A 7-23

In **Section 7.4 Landscape character**, modify objective **O-LCAP-1** as follows:

O-LCAP-1 Undertake a Landscape Character Assessment for County Sligo within the lifetime of this Plan, in accordance with the principles of the European Landscape Convention and best practice guidance.

A 7-24

In **Section 7.4 Landscape character**, insert an additional objective as follows:

O-LCAP-8 Liaise with adjoining planning authorities to ensure that development plan policies are consistent in the protection and management of landscape.

A 7-25

Amend the **Landscape Characterisation map** (Fig. 7.B) to designate Oyster Island as Sensitive Rural Landscape and the coastline of the island as Visually Vulnerable.

This map should be renamed **Figure 7.C** instead of **Figure 7.B**, to avoid confusion with Box 7.B in the same chapter.

Proposed amendments to Chapter 8. Transport

A 8-1

In **Chapter 8 Transport and mobility**, modify policy **SP-MOB-7** as follows:

SP-MOB-7 Plan for the future traffic and transportation needs in Sligo and ensure that new development does not compromise the expansion of rail and road corridors in the County. *Proposed road realignment/improvement lines and associated corridors shall be preserved free from development that would prejudice the implementation of the road scheme.*

A 8-2

In **Chapter 8 Transport and mobility**, replace the text of policy **SP-MOB-8** as follows:

Existing policy

~~Protect the carrying capacity, operational efficiency and safety of national roads by ensuring that development proposals accessing onto the N4, N15, N16, N17 and N59 are restricted in accordance with the National Roads Authority's publication Policy Statement on Development Management and Access to National Roads.~~

Proposed policy

Protect the traffic carrying capacity of national roads, the level of service they deliver and the period over which they continue to perform efficiently, by avoiding the creation of new access points or the generation of increased traffic from existing accesses onto the N4, N15, N16, N17 and N59 outside the 50 km/h speed limit, in accordance with the National Roads Authority's publication *Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities.*

A 8-3

In **Chapter 8 Transport and mobility**, modify strategic mobility objective **SO-MOB-2** as follows:

SO-MOB-2 Develop a strategy to promote and facilitate greater use of sustainable modes of travel such as walking and cycling, in line with the Department of Transport's *Smarter Travel, Cycle* and *Walking* Strategies

A 8-4

In **Section 8.2 Public transport**, modify policy **P-PT-5** as follows:

P-PT-5 Support local, community transport services *in consultation with the local communities.*

A 8-5

In **Section 8.3 Road network**, modify policy **P-N2000-4** as follows:

- P-N2000-4** Demonstrate how each route has taken due account of, and accommodated ecological and legal considerations ~~and legislative requirements~~, including the requirements of Article 6(3) and (4) of the Habitats Directive.

A 8-6

In **Section 8.3.1 National primary and secondary roads**, modify objective **O-NR-2** as follows:

- O-NR-2** Restrict new access points onto national roads in accordance with NRA publication ~~Policy Statement on Development Management and Access to National Roads~~ *Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities.*, in order to maintain traffic capacity, minimise traffic hazard and protect and maximise public investment in such roads.

A 8-7

In **Section 8.3.1 National primary and secondary roads**, operate the following modifications to **Table 8.B**:

- a. N4 scheme should read “Collooney to Castlebaldwin” instead of “~~Castlebaldwin to Cloonamahon~~”
- b. Add the N17 scheme “Collooney to Tobercurry Bypass” (no completion date)
- c. N17 ~~Collooney to Charlestown~~ should read “Tobercurry Bypass to Charlestown (including bypass at Bellaghy/Charlestown”;
- d. N15 and N16 schemes should read “Sligo to Leitrim County boundary” instead of “~~Sligo City to Leitrim County boundary~~”;
- e. The N4/N15 “~~Sligo City to Borough Boundary & Environs~~” should read “Sligo to Borough Boundary & Environs”
- f. N4/N15 ~~Sligo City Bypass~~ should read “Sligo Bypass”.

A 8-8

In **Section 8.4 Cycle and pedestrian movements**, incorporate the following text after the second paragraph:

A number of long-distance walking routes exist throughout the county. These long-distance walks together with local walks provide important access networks. This is an important recreational resource whose integrity should be protected. The impact of any proposed development on these routes should be taken into account when considering applications for permission for developments in the vicinity.

A 8-9

In **Section 8.4 Cycle and pedestrian movements**, include the following additional paragraph:

The Department of Transport's Policy Document *Smarter Travel: A sustainable Transport Future*, published in February 2009 is a new Transport Policy for Ireland for 2009 – 2020. This policy document sets out the necessary steps to ensure that people choose more sustainable transport modes such as walking, cycling and public transport. The overall vision is to have a sustainable transport system by 2020. The vision of Department of Transport's *National Cycle Policy Framework*, published in April 2009, is that all cities, towns, villages and rural areas will be bicycle friendly and the target is that by 2020, 10% of all journeys will be by bike. The Department of Transport have also committed to publishing a National Walking Policy. Sligo County Council will implement the relevant policies and actions contained in these plans, where feasible, over the period of the plan.

A 8-10

In **Section 8.4 Cycling and pedestrian movements**, include the following additional policy:

P-CW-4 Consider the use of off-road routes, such as disused railway lines and bridle paths, for both walking and cycling to improve access to rural tourist attractions.

A 8-11

In **Section 8.4 Cycling and pedestrian movements**, include an additional policy as follows:

P-CW-5 Protect and promote Greenways and consider designating them as public rights of way.

A 8-12

In **Section 8.4 Cycle and pedestrian movements**, modify the text in **Objective O-CW-1** as follows:

O-CW-1 Provide, improve and extend cycle and pedestrian routes on existing roads, proposed roads, roads being upgraded and green corridors, where feasible and practical, subject to compliance with the Habitats Directive.

A 8-13

In **Section 8.4 Cycle and pedestrian movements**, modify the text in **Objective O-CW-5** as follows:

O-CW-5 Implement the relevant policies of the Department of Transport's National Cycle Policy Framework and support the provision of a National Cycle Network.

A 8-14

In **Section 8.4 Cycle and pedestrian movements**, include the following additional objective:

O-CW-6 Implement the relevant provisions of the Department of Transport's Walking Policy, when published.

A 8-15

In **Section 8.4 Cycle and pedestrian movements**, include the following additional objective:

- O-CW-7** Provide appropriate facilities for pedestrians and for people with special mobility needs.

A 8-16

In **Section 8.4 Cycle and pedestrian movements**, include the following additional objective:

- O-CW-8** Prepare a Transport Plan for Sligo to include all modes of transport, in line with the Department of Transport's guidelines, when published.

A 8-17

In **Section 8.4 Cycle and pedestrian movements**, include an additional objective as follows:

- O-CW-9** Support the development of a foot- and cycleway (greenway) alongside the disused railway line from Claremorris to Collooney, subject to compliance with the requirements of the Habitats Directive, insofar as such route does not compromise the reopening of the Western Rail Corridor.

A 8-18

In **Section 8.6 Port and harbours**, modify **objective O-PH-2** as follows:

- O-PH-2** Carry out improvements at Mullaghmore, Enniscrone and Pullacheeney Harbours and maintain and improve other piers and harbours, as resources allow, [subject to the requirements of the Habitats Directive](#).

A 8-19

In **Section 8.6 Port and harbours**, modify **objective O-PH-3** as follows:

- O-PH-3** Maintain navigation aids and tidal gauges as necessary for the benefit of the maritime and coastal communities, [subject to the requirements of the Habitats Directive](#).

Proposed amendments to Chapter 9. Environmental infrastructure

A 9-1

In **Section 9.1 Water, wastewater and drainage** under the heading **Regulatory framework** modify the first line of the fourth paragraph as follows:

[The Water Framework Directive](#), Nitrates, Habitat, Urban Wastewater and Shellfish Directives issued by the EU will also directly impact... etc

A 9-2

In **Section 9.1** replace wastewater policy **P-WW-8** as follows:

Existing policy

~~Ensure compliance with the Environmental Protection Agency's Code of practice for Wastewater Treatment and disposal Systems serving Single House (2009).~~

Proposed policy

All proposals for on-site Treatment Systems shall be designed, constructed and maintained in accordance with the Environmental Protection Agency Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.≤10)". (EPA 2009) and/or Treatment Systems for Small Communities, business, Leisure Centres and Hotels", and any guidance documents issued by the County Council.

A 9-3

In **Section 9.1**, add the following new wastewater policy:

P-WW-15 Discourage the use of pumping stations in private developments. Storm overflows from pumping stations serving private developments shall not be permitted.

A 9-4

In **Section 9.1**, modify wastewater objective **O-WW-2** as follows:

O-WW-2 Complete the planning and construction of new [wastewater](#) treatment plant at Ballintogher, Bunnanadden, Cliffony, Ballinacarrow, Mullaghmore and Ballygawley, subject to necessary approvals and compliance with the requirements of the Habitats Directive.

A 9-5

In **Section 9.3 Wastewater treatment**, insert the following entry into **Table 9.B**:

Town/Scheme	Current design PE	Existing outfall / treatment	New design PE	Remarks
Rathcormack	N/A	N/A	N/A	Funding will be sought from the DoEHLG to assess the feasibility of providing public wastewater treatment.

A 9-6

In **Section 9.3 Wastewater**, modify policy **P-WW-18** by inserting the recommended wording:

P-WW-18 ...individual developments proposing to use on-site wastewater treatment will be considered subject to appropriate scale, assessment, design and conditions, [taking groundwater vulnerability into account...](#)

A 9-7

In **Section 9.3 Wastewater**, modify objective **O-WW-6** as follows:

O-WW-6 Achieve compliance with the *Urban Wastewater Treatment (Amendment) Regulations 2004* with regard to wastewater collection, treatment and discharge [and implement the relevant recommendations set out in *Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons – A Report for the Years 2006 and 2007* \(EPA\).](#)

A 9-8

In **Section 9.5 Waste Management**, modify the third paragraph as follows:

Almost one third (30%) of Sligo's household waste was recycled in 2009. However, in order to reach the ambitious target of 48% recycling of household waste, [the continued roll out and use of the 'third bin' for organic waste is essential. It is expected to continue to work with](#) waste collectors and others to increase the percentage of organic waste diverted from landfill...

A 9-9

In **Section 9.5.1 Municipal waste infrastructure**, operate the following changes:

Second paragraph, last sentence

...Glass is diverted from landfill via a network of ~~42 bottle banks~~ [40 recycling bring bank sites](#) located throughout Sligo town and county.

Third paragraph, middle sentence

...The Environment Section continues to ~~heavily~~ promote the use of home composters...

A 9-10

In **Section 9.5.2 Construction and demolition waste** include the following paragraph:

Extractive developments are encouraged to incorporate C&D recycling facilities, which would facilitate the use of recovered materials in the restoration of sites, subject to compliance with environmental legislation.

A 9-11

In **Section 9.5.3 Hazardous waste**, delete the sentence:

~~There are currently no facilities for treating hazardous waste in Sligo or Connacht~~

and replace with:

The anticipated provision of a hazardous waste collection facility at Tobercurry Recycling Centre will assist in diverting hazardous waste to the appropriate recovery and disposal facilities.

A 9-12

In **Table 9.C** operate the following change:

Door-to-door/kerbside collection

Delete the sentence:

~~It is proposed to extend this service by introducing a third bin to cater for organic waste in 2010.~~

and replace with:

It is proposed to extend this service by rolling out the third bin which caters for organic waste.

A 9-13

In **Table 9.C** operate the following changes:

Bring-bank network

Delete the sentence:

~~There are currently 42 recycling banks located around the County, with nine of these in Sligo City~~

and replace with:

There are currently 40 recycling bring bank sites located around the county, with some of these in Sligo City. It is proposed to increase the number of these facilities.

A 9-14

In **Section 9.5 Waste management**, modify waste management policy **P-WM-7** as follows:

- P WM-7** Encourage and enforce initiatives under Waste Management Regulations made under the Waste Management Acts 1996 to 2010 and implement the polluter pays principle, proximity principle, precautionary principle and the principle of shared responsibility in all waste management initiatives and investigations.

A 9-15

In **Section 9.5 Waste management**, replace waste management objective **O-WM-1** as follows:

Existing objective

~~Implement the Connacht Waste Management Plan and provide, or assist the private sector in the provision of the necessary waste management infrastructure, as outlined in Table 9.C.~~

Proposed objective

Implement the Connacht Waste Management Plan and strive to provide, or assist the private sector in the provision of the necessary waste management infrastructure required for the achievement of the targets.

A 9-16

In **Section 9.5 Waste management**, modify waste management objective **O-WM-6** as follows:

- O-WM-6** Where resources allow, carry out risk assessments in accordance with the EPA published code of practice Environmental Risk Assessments for Unregulated Waste Disposal Sites for any historic unregulated waste disposal sites identified and develop appropriate remediation plans for such sites.

A 9-17

In **Section 9.5 Waste management**, add the following waste management objective:

- O-WM-7** Promote the roll-out and encourage the use of the third bin for organic waste.

A 9-18

In **Section 9.5 Waste management**, add the following waste management objective:

- O-WM-9** In relation to any proposals for development of lands that may be contaminated or filled with waste (e.g. reclaimed / filled lands), require the applicants to engage specialist environmental consultants to investigate and assess the presence and extent of contamination, and to recommend remediation measures for agreement with the Local Authorities.

A 9-19 (MSR-17)

In **Section 9.5 Waste management**, add the following waste management objective:

- O-WM-10** Require the preparation of Waste Management Plans for the construction stages of developments where deemed necessary.

Proposed amendments to Chapter 10. Environmental quality

A 10-1

In **Section 10.1 Water quality**, amend the last paragraph on page 150 of the Draft Plan as follows:

Sligo County Council is responsible for the implementation of the RBMPs. Development plan policy must have due regard for the programme of measures detailed in the Management Plans. The RBMPs are due to be published in 2010. [The RBMPs came into effect in July 2010.](#)

A 10-2

In **Section 10.1.5 Groundwater**, replace the first paragraph as follows:

Existing paragraph

~~In accordance with the provisions of the WFD, existing groundwater quality in County Sligo has been classified into high, good, moderate, poor and bad status. The objective is to achieve good to high status in all groundwater throughout the County by 2015.~~

Proposed paragraph

In accordance with the provisions of the Water Framework Directive groundwater is assigned a status based on both chemical status and quantitative status. All groundwater within the functional area of Sligo County Council has been assessed as at "good status" in terms of quantitative status. In terms of chemical status, groundwater is generally at "good status", but specific poor status groundwater bodies must be improved within timescales detailed in the relevant river basin district management plans. Under the provisions of the Water Framework Directive, Sligo County Council must protect and maintain the existing "good status" groundwater bodies and improve "poor status" groundwater in Sligo by 2021. An extended timeframe until 2021 has been included in the RBD Plans to allow compliance with the requirements of the Water Framework Directive.

A 10-3

In **Section 10.1 Water quality**, modify policy **P-WQ-2** as follows:

- P-WQ-2** Ensure that all development proposals have regard to the policies and objectives of the Sligo Groundwater Protection Scheme to ensure the protection of groundwater resources [and groundwater dependent habitats and species](#)

A 10-4

In **Section 10.1 Water quality**, amend policy **P-WQ-3** as follows:

- P-WQ-3** Ensure compliance with the provisions of the European Communities Environmental Objectives (Surface Waters) Regulations 2009, ~~and proposed national Groundwater Quality Regulations~~ [the European Communities Environmental Objectives \(Groundwater\) Regulations 2010 \(S.I.9 of 2010\)](#) and the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.

A 10-5

In **Section 10.1 Water quality**, modify water quality policy **P-WQ-9** as follows:

- P-WQ-9** Require that all proposals for on-site wastewater treatment systems be designed and constructed in accordance with the Environmental Protection Agency document Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses ([p.e.≤ 10](#)) (EPA 2009)

A 10-6

In **Section 10.1 Water quality**, insert an additional water quality policy as follows:

- P-WQ-11** Ensure compliance with European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2009.

A 10-7

In **Section 10.1 Water quality**, modify objective **O-WQ-4** as follows:

- O-WQ-4** Seek to achieve consistency between development management and environmental pollution control measures, [taking adaptation to climate change into account](#).

A 10-8

In **Section 10.1 Water quality**, modify water quality objective **O-WQ-10** as follows:

- O-WQ-10** Require that all discharges to waters and sewers be licensed in accordance with the provisions of the Local Government (Water Pollution) Acts 1977 & 1990, European Communities Environmental Objectives (Surface Waters) Regulations 2009 and ~~proposed national Groundwater Regulations~~ European Communities Environmental Objectives (Groundwater) Regulations, 2010

A 10-9

In **Section 10.2 Coastal management**, insert an additional policy for development in coastal areas as follows:

- P-DCA-4** Any development proposal in coastal areas will be subject to the requirements of the Habitats Directive, including the assessment of potential cumulative, in-combination effects in association with other, plans, programmes, projects and works.

A 10-10

In **Section 10.3 Air quality**, replace policy **P-AQ-5** with the following:

- P-AQ-5** Ensure all new developments incorporate appropriate measures to minimise odour nuisance from the development.

A 10-11

In **Section 10.3 Air quality**, add a new policy as follows:

- P-AQ-7** Protect the air quality in the County and promote the preservation of best ambient air quality compatible with sustainable development.

A 10-12

In **Section 10.4 Noise control**, replace policy **P-NC-2** as follows:

Existing policy

~~**P-NC-2** — Ensure that restaurant, takeaway and bar developments incorporate appropriate measures to minimise the impact of noise from the development.~~

Proposed policy

- P-NC-2** Ensure all new developments incorporate appropriate measures to minimise noise nuisance from the development.

A 10-13

In **Section 10.5 Major Accidents Directive (Seveso II)**, modify the first paragraph of as follows:

The Major Accidents Directive (96/82EC), also known as the Seveso II Directive, was introduced into Irish law through the EC (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2000 (S.I. No. ~~476 of 2000~~ 74 of 2006).

A 10-14

In **Section 10.6.2 Flooding** insert a reference to the [EU Directive \(2007/60/EC\) on the assessment and management of flood risks](#).

A 10-15

In **Section 10.6 Climate change**, modify policy **P-FRM-2** as follows:

- P-FRM-2** Establish a 20-metre-wide strip/buffer zone around lakes and along both sides of all rivers, [and a 50-metre-wide buffer zone from soft shorelines](#). Development proposals will be required to maintain these buffer zones free from development...

A 10-16

In **Section 10.6 Climate change**, modify policy **P-FRM-12** as follows.

- P-FRM-12** Assess flood risk in Local Area Plans in accordance with the [Flood Risk Management Guidelines \(OPW and DoEHLG 2009\)](#) in a manner that is appropriate to the scale and circumstances of each area and having regard to the priorities set out in the SFRA that accompanies this Plan.

A 10-17

In Section **10.6 Climate change**, include an additional flood risk management objective as follows:

- O-FRM-4** Undertake Stage II Flood Risk Assessments when reviewing local area plans, in accordance with the OPW/DoEHLG's *Flood Risk Management Guidelines*, subject to availability of relevant OPW mapping.

Proposed amendments to Chapter 11. Energy and telecommunications

A 11-1

The figure in the first paragraph of **Section 11.1.4 Wind energy** should be changed from ~~40.1 MW~~ to ~~51.1 MW~~.

A 11-2

In **Section 11.1 Energy**, add the following at the end of policies **SP-EN-1** and **P-REN-2**:

“... subject to compliance with the requirements of the Habitats Directive”

A 11-3

In **Section 11.1 Energy**, modify policies **P-REN-2** and **P-EL-1** by include the term “sustainable” in their text.

A 11-4

In **Section 11.1 Energy**, include an additional renewable energy policy as follows:

P-REN-3 Support existing and new enterprises who wish to use renewable energy to serve their own needs by on-site energy production, subject to normal planning criteria.

A 11-5

In **Section 11.2.2 Mobile telephony infrastructure**, delete the following paragraphs:

~~As an immediate means of achieving reduced exposure, base stations and mobile phone telecommunications masts should not generally be constructed within one kilometre of smaller towns, villages, residential areas, schools, community facilities, hospitals, childcare centres or nursing homes, and not within 400 metres of private dwellings.~~

~~Only as an absolute last resort should freestanding masts be located within or in the immediate surrounds of smaller towns/villages or close to residential areas, education facilities, hospitals, childcare facilities or nursing homes. The applicant shall provide satisfactory evidence that this is the only location possible to meet specific requirements and that all other alternatives have been examined but are not capable of being exploited for stated specific reasons. Commercial competition in this instance will not be acceptable as a reason for locating in these areas.~~

Proposed amendments to Chapter 12. Development management standards

A 12-1

In **Section 12.1.2 Sustainability indicators**, under the heading **Water use**, include the following phrase:

Development proposals should demonstrate a consideration for the inclusion of a rain water harvesting system so as to avoid the use of potable water in appliances such as toilets, washing machines, dishwashers and outdoor taps.

A 12-2

In **Section 12.2.1 Residential density**, insert the following phrase:

Developments which include accommodation for the elderly, students and those with disabilities and special needs will be assessed having regard to the particulars of each case.

A 12-3

In **Section 12.2.4 Landscape/vegetation**, insert the following additional bullet point:

- the presence or absence of invasive species on the development site should be considered; where these occur, detailed proposals should be provided for their management/eradication.

A 12-4

In **Section 12.2.4**, include the following additional paragraph:

In considering what native tree and shrub species are appropriate to each particular situation, the planning authority will have regard to the details set out in the Heritage Council's publication *Conserving and enhancing wildlife in Towns and Villages*. Applicants and developers are therefore advised to consult this document and incorporate its recommendations into landscaping plans.

A 12-5

In **Section 12.2.5 Infrastructural service standards**, add the following phrase:

Where sewerage infrastructure is privately provided, the type and design shall be in compliance with the Environmental Protection Agency Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.≤10) and/or the Environmental Protection Agency Treatment Systems for Small Communities, business, Leisure Centres and Hotels manual or standards set by the planning authority.

A 12-6

In Section 12.3.16 **Bed- and-breakfast** make the following modification:

In the assessments of such developments/conversions, Sligo County Council will consider car parking demands, [wastewater infrastructure](#), the amenity of adjoining residents ... etc.

A 12-7

In Section 12.3.17 **Waste management in residential developments**, include the following after the last sentence:

Waste collection points shall have adequate access for all users, including those with disabilities, to provide for loading and further division after recycling on site, in order to facilitate the achievement of high recycling levels, as specified in the Waste Management Plan.

Developers are advised to consult the following document "Making Space for Waste - Designing Waste Management in New Developments - A Practical Guide for Developers and Local Authorities" commissioned by the Association of directors of environment, economy, planning and transport.

A 12-8

In Section 12.3.18 **Rural housing**, add the following phrase:

All proposals for effluent treatment shall be in compliance with the Environmental Protection Agency Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.≤10).

A 12-9

In Section 12.3.19 **Extensions to dwellings**, add the following phrase to the 4th bullet point:

Where adequacy cannot be demonstrated the applicant will be required to upgrade the existing on-site wastewater treatment system to comply with the provisions of the EPA Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10) (EPA 2009).

A 12-10

In Section 12.3.23, omit the recommended planting list (in red) and replace it as follows (in blue):

~~Recommended planting~~

Tree species	Scots Pine, Sycamore, Oak, Willow, Hawthorn, Holly, Common hazel, Bog birch*, Rowan*, Common ash**, Common alder **, Common beech**, Common elder**
Hedgerow species	Crab Apple, Blackthorn, Spindle, Guelder-Rose
Coastal species	Common Gorse, Fuchsia, Flax

Where setbacks are necessary in the interests of road safety, a natural boundary with native species should be re-established along the new setback line. Whilst hawthorn planting will generally be encouraged, the Planning Authority will have regard to the details set out in the Heritage Council's publication *Conserving and enhancing wildlife in Towns and Villages*. Applicants and developers are therefore advised to consult this document and incorporate its recommendations into landscaping plans.

A 12-11

In Section **12.4 Retail, commercial and industrial use standards**, include the following paragraphs:

Adequate storage must be provided for the three segregated waste types (organic, recyclable and landfill waste) and waste management facilities commensurate with the scale of the development must be incorporated. Bin storage facilities should be secure from vandals, scavengers and vermin and should not create a nuisance to adjoining buildings.

Waste collection points shall have adequate access to provide for loading and further division after recycling on site, in order to facilitate the achievement of high recycling levels, as specified in the Waste Management Plan."

A 12-12

In Section **12.6.2 Access to the road network**, replace the opening paragraph as follows:

Existing paragraph

~~The NRA has directed that the development of new accesses onto the national roads network should be strictly controlled in order to protect these roads. In accordance with this national policy and in the interest of safe traffic flow, it is the policy of the Council not to permit any new means of access along national roads N4, N15, N16, N17 and N59, except in a limited number of cases, as specified below.~~

Proposed paragraph

It is the NRA's policy to avoid the creation of new access points or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 50 km/h apply. In accordance with this national policy and in the interest of safe traffic flow, it is the policy of the Council not to permit any new means of access along national roads N4, N15, N16, N17 and N59 outside the 50 km/h speed limit, in accordance with the National Roads Authority's publication *Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities*, in order to protect these roads. Limited exceptions may be considered as follows, provided the proposed access can be shown not to cause a traffic hazard:

A 12-13

Modify the **fourth bullet point** of Section **12.6.2 Access to the road network** as follows:

- industrial or commercial development of national or regional strategic importance will be considered where it is locationally tied to a fixed resource or where it will have a major beneficial effect on the development and economy of the surrounding area.

A 12-14

In Section **12.6.2 Access to the road network** include the following statement:

The protection of the national road network also extends to associated junctions on the network.

A 12-15 (MSR-31)

In **Section 12.7.1 Agricultural developments**, modify the first paragraph as follows:

The Council will seek to ensure that agricultural activities, including the storage and spreading of slurry is carried out to the highest environmental standards. Farmers must comply with the ~~Council's document Working with Farmers to Improve Water Quality (January 2004) and the Department of Agriculture, Food and Rural Development's document Good Farming Practice (2001) or such other policy documents as may from time to time be endorsed by the Council~~ requirements of the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations, 2009 or any other documents issued by the Department of Agriculture, Fisheries & Food and Sligo County Council. Farmers shall ensure that there is no unsustainable build up of nutrients in soils.

A 12-16

In **Section 12.7.2 Renewable energy developments**, insert an additional bullet point as follows:

- impact on existing walking routes/public access to the countryside

A 12-17

In **Section 12.7.7 On-site wastewater treatment systems**, make the following modifications:

Second paragraph

All proposals for on-site treatment systems shall be designed, constructed and maintained in accordance with the Environmental Protection Agency's Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.≤10) and/or the Environmental Protection Agency's Wastewater Treatment Manual Treatment systems for Small Communities...etc

Fifth paragraph

...It may be necessary with significant extensions to ~~relocate an existing septic tank or proprietary system and percolation area to comply with public health requirements~~ upgrade the existing on-site wastewater treatment system to comply with the requirements of the Environmental Protection Agency Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.≤10).

A 12-18 (MSR-33)

In **Section 12.7.10 Construction and demolition waste (C&D)**, include the following text:

The plans must be carried out in accordance with DOEHLG guidelines titled "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects.

Any developments on brown field sites should also consider the contents of these guidelines and carry out investigations to determine all possible waste types associated with a sites previous use(s).

A 12-19

In **Section 12.7.11 Record of Protected Structures /Architectural Conservation Areas**, replace the sentence

~~Demolition, in all but the most exceptional circumstances, will be resisted~~

with

Planning permission will not be granted for the demolition of a protected structure or proposed protected structure, save in exceptional circumstances.

A 12-20

Section 12.7.11 Record of Protected Structures /Architectural Conservation Areas, replace the reference to ~~RIAI-accredited conservation architect~~ with suitably-qualified specialist.

A 12-21

In **Section 12.7.12 Archaeology**, include the following text:

Where a proposed development (excluding individual residential home units) includes a monument or site included in the Record Monument and Places within the landholding, the developer shall commission an archaeological assessment to establish the extent of archaeological material associated with the monument or site. This assessment shall also define the buffer area or area contiguous with the monument, which will preserve the setting and visual amenity of the site.

The area of the monument and buffer should not be included as part of the open space requirement demanded of a specific development, but should be additional to the required open spaces.

Should a monument or place included in the Record of Monument and Places lie within the open space requirement for a development, a conservation plan for that monument should be requested as part of the landscape plan for that proposed open space.

A 12-22

In **Section 12.7 Miscellaneous development standards**, include the following additional subsection:

12.7.13 Rights-of-way

Existing rights-of-way and established walking routes shall be identified prior to any new planting, infrastructural development, energy/telecommunications developments and any other development capable of affecting the respective rights-of-way.

Development will not be permitted where a public right of way would be affected, unless the level of amenity is maintained by:

- a. the footpath/bridleway being diverted by the minimum practical distance and the route continuing to be segregated from vehicular traffic;
- b. appropriate legal procedures have been undertaken to extinguish the existing right of way and to establish the new right of way to replace it.

Proposed Amendments to Volume 2 of the Draft County Development Plan

This section contains proposed amendments to Chapter 13 Mini-plans general policies and to 20 of the 30 mini-plans.

The proposed amendments to mini-plans are grouped in three categories:

- amendments to the text
- amendments to the Zoning Map
- amendments to the Objectives Map

The proposed amendments to the Zoning and Objectives Map of each mini-plan are illustrated on the corresponding maps included in the Proposed Amendments Map Book that accompanies this document.

Proposed amendments to

Chapter 13. Mini-plans – general policies

A 13-1

In **Section 13.5 Community facilities**, add the following policy:

- G. Facilitate the development of allotments in the buffer zone and at other suitable locations. Any such facility should be located within or close to existing settlements and should be easily accessible.

A 13-2

Amend the **Zoning Matrix** to include **allotments** as a possible use and make it **open to consideration** in the following zoning categories: residential uses, mixed uses, community facilities, open space, buffer zone.

A 13-3

In **Section 13.8 Buffer zones**, modify policy **13.8.A** by inserting an additional bullet point as follows:

- excluding from development those lands which are at risk from flooding

A 13-4

In **Section 13.8 Buffer Zones**, modify the text of **policy 13.8.E** as follows:

- E. Within the Buffer Zone, proposals for one-off rural housing will be accommodated only in case of proven need, ~~i.e.~~ of immediate family members of ~~local farming~~ locally-resident families who wish to build on their own land and have no suitable option on their holdings outside the buffer zone.

A 13-5

Amend the **Zoning matrix** to indicate that a **transport depot** will be **open to consideration** within lands zoned for **business and enterprise**.

Proposed amendments to Chapter 15. Ballinacarrow Mini-Plan

Amendments to the text

A 15-1

Section 15.1. **Natural heritage and open space** should be renamed **Open space** and replaced as follows:

Existing section

15.1 Natural heritage and open space

- A. Reserve land for the development of a landscaped public amenity space at site OS-1. The site may be developed independently or in conjunction with the overall development of site VC-2.
- B. In order to avoid subdivision of site OS-1, vehicular access to the backlands shall be incorporated along the north-eastern or south-western boundaries of the site.

Proposed section

15.1 Open space

- A. Require the provision of quality open spaces in conjunction with the development of lands within the development limit.

A 15-2

In Section 15.4, replace **objective D** as follows:

Existing objective

- D. Any development proposal on village centre site VC-2 should:
 - Overlook the public open space area to the front of the site;
 - incorporate a higher density of development, subject to suitable design and layout.

Proposed objective

- D. Any development proposal on village centre site VC-2 should be based upon a masterplan approach that incorporates a quality-designed and easily accessible public open space area (minimum 25% of total site area). To balance the provision of this open space area, development on this site may incorporate a higher density, subject to suitable design and layout.

A 15-3

In Section 15.5, amend **objective B** as follows:

- B. Reserve land to the ~~west and north~~ north-west of the existing primary school to allow for its possible future expansion and/or the provision of other community facilities.

Amendments to Ballinacarrow Zoning Map

A 15-4

Amend **Ballinacarrow Zoning map** as shown, by changing the zoning objective for the lands marked as **A 15-4** from 'community facilities' to 'residential uses'.

A 15-5

Amend **Ballinacarrow Zoning map** as shown, by changing the zoning objective for the lands to the north-west of the school (marked as **A 15-5**) from 'buffer zone' to 'community facilities'.

A 15-6

Amend **Ballinacarrow Zoning map** as shown, by changing the zoning objective for the lands marked as **A 15-6** from 'open space' to 'mixed uses'.

A 15-7

Amend **Ballinacarrow Zoning map** as shown, by changing the zoning objective for the lands marked **A 15-7** from 'residential uses' to 'mixed uses'.

Amendments to Ballinacarrow Objectives Map

A 15-8

Amend **Ballinacarrow Objectives Map** as shown, by removing the OS1 designation from the lands marked **A 15-8**, and by enlarging the VC2 site to include these lands.

A 15-9

Amend the **Objectives Map for Ballinacarrow** by showing the updated lines corresponding to the **routes of major national roads** projects (marked as **A 15-9**).

Proposed amendments to Chapter 16. Ballinafad Mini-Plan

Amendments to Ballinafad Zoning Map

A 16-1

Amend **Ballinafad Zoning Map** as shown, to include the lands marked **A 16-1** within the Development Limit and to zone these lands for sports and playing fields.

Amendments to Ballinafad Objectives Map

A 16-2

Amend **Ballinafad Objectives Map** as shown, by designating the lands marked **A 16-2** as site CF1.

Amendments to the text

A 16-3

In **Section 16.5 Community facilities**, add the following objective:

- C. Encourage the development of sports and playing facilities on lands marked CF1 on the Objectives Map. However, having regard to the location of RMP SL 040 190 (i.e. archaeological feature known as Red Earl Road) on part of these lands, the extent of the lands suitable for development shall be determined on the basis of appropriate archaeological assessment.

Proposed Amendments to Chapter 17. Ballincar Mini-Plan

Proposed amendments to the text

A 17-1

In Section 17.3 Circulation and parking, amend objective A as follows:

- A. Encourage the ~~provision~~ creation of a walkway/cycleway circuit around the village through the provision of ~~pedestrian~~ links between the village, Teesan stream and the sea shore (as indicated on the Objectives Map) and require the provision of such links in conjunction with the development of adjoining lands.

A 17-2

In Section 17.5 Community facilities, amend objective A as follows:

- A. Encourage the development of a multi-purpose community ~~facility~~ facilities on lands marked CF-1, subject to archaeological assessment at planning application stage.

Proposed amendments to Ballincar Zoning Map

A 17-3

Amend **Ballincar Zoning Map** as shown, by changing the zoning objective for the lands marked **A17-3** from 'residential uses' to 'mixed uses'.

A 17-4

Amend **Ballincar Zoning Map** as shown, by extending the development limit to include the lands marked **A 17-4** and by changing the zoning objective for these lands from 'buffer zone' to 'residential uses'.

A 17-5

Amend **Ballincar Zoning Map** as shown, by changing the zoning objective for all the proposed 'mixed uses' lands to the south of the R291 Regional Road to 'residential uses' (marked **A 17-5**).

A 17-6

Amend **Ballincar Zoning Map** as shown, by changing the zoning objective for the lands marked **A17-6** from 'buffer zone' to 'residential uses'. The development limit should also be extended to include these lands.

A 17-7

Amend **Ballincar Zoning Map** as shown, by changing the zoning objective for the site marked **A 17-7** from 'community facilities' to 'residential uses'.

A 17-8

Amend **Ballincar Zoning Map** as shown, by changing the zoning objective for the site marked **A 17-8** from 'buffer zone' to 'community facilities'. The development limit should be extended accordingly to include these lands.

A 17-9

Amend **Ballincar Zoning Map** as shown, by changing the zoning objective for the lands marked as **A 17-9** from 'buffer zone' to 'residential uses'. The development limit should be extended accordingly to include these lands.

Proposed amendments to Ballincar Objectives Map

A 17-10

Amend **Ballincar Objectives Map** as shown, by relocating objective **CF-1** to the site marked **A 17-10**.

A 17-11

Amend **Ballincar Objectives Map** as shown, by including an additional proposed walkway / cycleway along the Teesan stream (marked **A 17-11**).

Proposed amendments to Chapter 20. Ballysadare Mini-Plan

Proposed amendments to the text

A 20-1

In **Section 20.3 Transport, circulation and parking**, amend the **third bullet point of objective D** as follows:

- From the Cemetery Road (L 7615) westward, ~~along the north side of the new residential zone~~ through the area zoned for community facilities, to the existing road accessing the ~~quarry~~ primary school;

Proposed amendments to Ballysadare Zoning Map

A 20-2

The **Ballysadare Zoning map** should be amended as shown, by changing the zoning objective for the lands marked as **A 20-2** from 'sports and playing fields' to 'business and enterprise'.

A 20-3

Amend **Ballysadare Zoning map** as shown, by changing the zoning of the lands marked as **A 20-3** from 'community facilities' to 'buffer zone'. The lands should be excluded from the development limit accordingly.

Proposed amendments to Ballysadare Objectives Map

A 20-4

Correct the location of **RPS Item No. 165** (marked as **A 20-4**) on the **Objectives Map** for Ballysadare.

Proposed amendments to Chapter 21. Banada Mini-Plan

Proposed amendments to Banada Zoning Map

A 21-1

Amend **Banada Zoning Map** as shown, by extending the proposed 'mixed uses' area to the south and thereby changing the zoning objective of the lands marked **A 21-1** from 'buffer zone' to 'mixed uses'.

Proposed amendments to Chapter 24. Castlebaldwin Mini-Plan

Proposed amendments to the text

A 24-1

In **Section 24.5 Community facilities**, amend **objective A** as follows:

- A. Promote the provision of community facilities on the existing school site and the adjoining site to the south-west-east. Shared use of resources and facilities will be encouraged on both sites.

Proposed amendments to Castlebaldwin Zoning Map

A 24-2

Amend **Castlebaldwin Zoning map** as shown, by changing the zoning of the lands to the southwest of the school site (marked **A 24-2**) from 'community facilities' to 'buffer zone'.

A 24-3

Amend **Castlebaldwin Zoning map** as shown, by changing the zoning of the lands to the southeast of the school site (marked **A 24-3**) from 'buffer zone' to 'community facilities'.

Proposed amendments to Castlebaldwin Objectives Map

A 24-4

On the **Objectives Map** for Castlebaldwin, show the lines corresponding to the routes of major national roads projects (marked **A 24-4**).

Proposed amendments to Chapter 25. Cliffony Mini-Plan

Proposed amendments to the Zoning Map

A 25-1

Amend **Cliffony Zoning map** as shown, by changing the zoning objective for the lands marked **A 25-1** from a combination of 'community uses' and 'residential uses' to 'mixed uses' in their entirety.

Proposed amendments to the Objectives Map

A 25-2

On the **Objectives Map for Cliffony**, show the lines corresponding to the routes of major national roads projects (marked **A 25-2**).

Proposed amendments to Chapter 27. Collooney Mini-Plan

Proposed amendments to the text

A 27-1

In Section 27.3 Circulation and parking, include an additional objective as follows:

- I. Retain the land required for the N4 realignment and upgrading free from development and ensure that adjacent development will be compatible with the construction and long-term operation of the national road.

A 27-2

In Section 27.6 Community facilities, replace the reference to “two primary schools, two churches” with “three primary schools, three churches”.

A 27-3

Amend Section 27.7 Business and enterprise as follows:

- A. Proposals for new developments on lands zoned for ~~business, enterprise and light industry~~ business and enterprise shall be restricted to uses that are consistent with this zoning category, as outlined in the zoning matrix. Retail or retail warehousing developments will not be permitted under any circumstances.
- B. Subject to the proper planning and sustainable development of the area, ~~and particularly compliance with point A above;~~ a flexible and supportive approach will be adopted towards proposals for alternative uses for existing vacant properties on these lands. ~~In addition to details set out in the zoning matrix;~~ Notwithstanding the details set out in the Zoning Matrix, the planning authority will consider a range of suitable uses for these properties, including activities relating to the creative industries, recreational and cultural uses, exhibitions etc. However, further retail or retail warehousing developments will not be permitted under any circumstances.

Proposed amendments to Collooney Zoning Map

A 27-4

Amend Collooney Zoning map as shown, by changing the zoning of the lands marked A 27-4a from ‘community facilities’ to ‘buffer zone’, by changing the zoning of the lands marked A 27-4b from ‘buffer zone’ to ‘community facilities’ and by modifying the development limit accordingly.

A 27-5

Amend **Collooney Zoning Map** as shown, by changing the zoning objective for the lands marked as **A 27-5** from 'buffer zone' to 'residential uses'. The development limit should be extended accordingly to include the subject lands.

A 27-6

Amend **Collooney Zoning Map** by indicating a **buffer zone of circa 10 m** (where achievable) along the edges of the N17 and around the two roundabouts (marked **A 27-6**).

Proposed amendments to Collooney Objectives Map

A 27-7

On the **Objectives Map for Collooney**, show the lines corresponding to the routes of major national roads projects (marked as **A 27-7**).

Proposed amendments to the Zoning Matrix

A 27-8

“That the Zoning Matrix associated with lands covered in submissions 75-79, 81-89 at Collooney be amended to permit retail warehousing, retail showroom, amusement arcade, transport depots and other leisure uses. This should apply to all lands with existing planning in this area and should not be restrictive against new development/business on these lands.”

(text as per Council resolution of 24 January 2011)

Note: The lands subject to submissions 75-79 and 81-89 represent almost the entire area proposed to be zoned for business and enterprise in Collooney Mini-Plan east of the N4 national road (refer to the Collooney Submissions Map contained in the Proposed Amendments Map book).

It should be noted that the proposed amendment A 27-8 conflicts with the proposed amendment A 27-3.

Proposed Amendments to Chapter 29. Culfadda Mini-Plan

Proposed amendments to the text

A 29-3

Amend **Section 29.4 Business and enterprise** as follows:

- A. Promote the provision of small-scale business and enterprise units on ~~site ENT-1~~ suitable sites, accommodating uses that are compatible with surrounding residential and community uses development.
- ~~B. — The development of site ENT-1 should provide a well designed façade and landscaping, particularly when viewed from the north-eastern approach to the village.~~

Proposed amendments to Culfadda Zoning Map

A 29-1

Amend **Culfadda Zoning Map** as shown, by changing the zoning objective for the lands marked **A29-1** from ‘business and enterprise’ to ‘buffer zone’.

Proposed amendments to Culfadda Objectives Map

A 29-2

Amend **Culfadda Objectives Map** as shown, by removing the **ENT1** designation from the lands marked as **A 29-2**.

Proposed amendments to Chapter 30. Curry Mini-Plan

Proposed amendments to Curry Objectives Map

A 30-1

On the **Objectives Map for Curry**, show the lines corresponding to the routes of major national roads projects (marked as **A 30-1**).

Proposed amendments to Chapter 31. Dromore West Mini-Plan

Proposed amendments to Dromore West Zoning Map

A 31-1

Amend **Dromore West Zoning Map** as shown, by changing the zoning objective for the lands marked **A 31-1** from 'sports and playing fields' to 'buffer zone'.

Proposed amendments to Chapter 32. Drumcliff Mini-Plan

Proposed amendments to Drumcliff Objectives Map

A 32-1

On the **Objectives Map for Drumcliff**, show the lines corresponding to the routes of major national roads projects (marked as **A 32-1**).

Proposed amendments to Chapter 33. Easky Mini-Plan

Proposed amendments to the text

A 33-1

In Section 33.4 Village centre mixed-use zone, amend the **third bullet point of objective D** as follows:

- Incorporate pedestrian links to the Main Street, *subject to appropriate design and the agreement of the owners of land on which any such link is proposed;*

A 33-2

In Section 33.6 Tourism development, delete **objective C**:

~~Encourage the development of tourism focused commercial development on site TOU-2. Residential development such as holiday homes and caravan parks will not be permitted on these lands. Any development proposal for these lands should:~~

- ~~▪ create appropriate streetscape along the adjoining public road and provide a distinctive aspect along the northern extremity of the site;~~
- ~~▪ be based on an co-ordinated masterplan approach;~~
- ~~▪ be limited to two storeys in height and reflect the scale and character of existing development within the village;~~
- ~~▪ incorporate design features which take advantage of available panoramic views of the castle and coastline;~~
- ~~▪ include proposals for the relocation of the access road to the adjacent wastewater treatment plant in order to provide a consolidated layout;~~
- ~~▪ make provision for pedestrian links to site OS-1;~~
- ~~▪ incorporate an appropriate buffer zone around the wastewater treatment plant.~~

Proposed amendments to Easky Zoning Map

A 33-3

Amend **Easky Zoning Map** as shown, by extending the development limit to include the lands marked **A 33-3** and by changing the zoning objective of these lands from ‘buffer zone’ to ‘tourism related uses’.

A 33-4

Amend **Easky Zoning Map** as shown, by changing the zoning objective of the lands marked **A 33-4** (i.e. all the lands originally proposed to be zoned for ‘tourism related uses’ in the Draft Mini-plan) from ‘tourism related uses’ to ‘buffer zone’, and by excluding these lands from within the development limit.

A 33-5

Amend **Easky Zoning Map** as shown, by extending the development limit southward of the Castle to include the lands marked **A 33-5**, and by changing the zoning objective for these lands from ‘buffer zone’ to ‘open space’.

A 33-6

Amend **Easky Zoning Map** as shown, by extending the plan limit eastward of the Castle to the high Water Mark to include the lands marked **A 33-6**, and by zoning these lands as ‘open space’.

A 33-7

Amend **Easky Zoning Map** as shown, by extending the plan limit eastwards to include the lands marked **A 33-7** and by zoning these lands as ‘buffer zone’.

Proposed amendments to Easky Objectives Map

A 33-8

Amend **Easky Objectives Map** as shown, by removing the proposed pedestrian link between site VC1 and adjoining lands to the south.

A 33-9

Amend **Easky Objectives Map** as shown, by removing the ‘TOU-2’ designation from the lands marked as **A 33-9**, and by removing the proposed pedestrian link between these lands and adjoining lands to the west.

Proposed amendments to Chapter 35. Gorteen Mini-Plan

A 35-1

Amend **Gorteen Zoning Map** as shown, by changing the zoning objective for the lands marked **A 35-1** from 'residential uses' to 'mixed uses'.

Proposed amendments to Chapter 36. Grange Mini-Plan

Proposed amendments to Grange Zoning Map

A 36-1

Amend **Grange Zoning Map** as shown, by changing the zoning objective of the lands marked **A 36-1** from 'commercial uses' to 'buffer zone'.

A 36-2

Amend **Grange Zoning Map** as shown, by changing the zoning objective of the lands marked **A 36-2** from 'buffer zone' to a combination of 'residential uses' (approximately 6.88 hectares or 17 acres) and 'community facilities' (approximately 2.42 hectares or 6 acres to accommodate the provision of a 'burial ground' and 'soccer pitch, training ground and club house').

Proposed amendments to Grange Objectives Map

A 36-3

In **Chapter 36 Grange Mini-Plan**, modify the **Objectives Map** to indicate the updated location of the road/street (marked **A 36-3**) linking into the realigned N15 and the other relevant elements of the road scheme.

A 36-4

On the **Objectives Map for Grange**, show the lines corresponding to the routes of major national roads projects (marked **A 36-4**).

Proposed amendments to Chapter 38. Mullaghmore Mini-Plan

Proposed amendments to the text

A 38-1

In Section 38.7 **Business and enterprise**, add the following objective:

- E. Encourage the consolidation of caravan, camping and mobile home park facilities on and between the sites of existing facilities to the south-west of the development limits (i.e. on the land marked as ENT 1 on objectives map). Such facilities shall only be permitted subject to standard assessment and development management criteria, and particularly subject to satisfactory proposals regarding wastewater treatment and disposal.

Proposed amendments to Mullaghmore Objectives Map

A 38-2

Amend **Mullaghmore Objectives Map** as shown, by designating the lands marked **A 38-2** as site ENT-1 in order to indicate the extent of the lands referred to in the proposed amendment **A 38-1** (see above).

Proposed amendments to Mullaghmore Zoning Map

A 38-3

Amend **Mullaghmore Zoning Map** as shown, by indicating that the lands marked **A 38-3** are included in the *Strategic Land Reserve*.

Proposed amendments to Chapter 39. Ransboro Mini-Plan

Proposed amendments to the text

A 39-1

In Chapter 39, under the heading **Community Facilities**, replace the reference to the “~~the GAA grounds~~” with “**Ransboro Community Park**”.

A 39-2

In Section 39.5 **Community facilities, objective B**, replace the reference to “~~GAA facilities~~” with “**Ransboro Community Park facilities**”.

Proposed amendments to Chapter 40. Rathcormack Mini-Plan

Proposed amendments to the text

A 40-1

In Chapter 40, under the heading **Infrastructure**, amend the last paragraph as follows:

There is no public wastewater treatment facility in the village ~~and it is not envisaged that such facility will be provided during the lifetime of this Plan~~ at present. However, the Council will seek funding from the DoEHLG to assess the feasibility of providing same.

Proposed amendments to Rathcormack Zoning Map

A 40-2

Amend **Rathcormack Zoning Map** as shown, by changing the zoning objective for the lands marked **A 40-2** from ‘buffer zone’ to ‘business and enterprise’.

Proposed amendments to Rathcormack Objectives Map

A 40-3

On the **Objectives Map for Rathcormack** show the lines corresponding to the routes of major national roads projects (marked as **A 40-3**).

Proposed amendments to Chapter 42. Rosses Point Mini-Plan

Proposed amendments to the text

A 42-1

Delete **Section 42.5.A** of Rosses Point Mini-Plan (text shown in red below):

~~Encourage the establishment of a multi-purpose community facility on lands marked CF-1.~~

Proposed amendments to Rosses Point Zoning Map

A 42-2

Amend **Rosses Point Zoning Map** as shown, by changing the zoning objective for lands marked **A42-2** from ‘community facilities’ to ‘residential uses’.

A 42-3

Amend **Rosses Point Zoning Map** as shown, by changing the zoning objective for the lands marked **A42-3** (i.e. the Church lands) from ‘residential uses’ to ‘community facilities’.

A 42-4

Amend **Rosses Point Zoning Map** as shown, by changing the zoning objective of the lands marked **A42-4** from ‘community facilities’ to ‘buffer zone’.

A 42-5

Amend **Rosses Point Zoning Map** as shown, by changing the zoning objective of lands to the north of the existing burial ground (marked **A42-5**) from ‘buffer zone’ to ‘community facilities’.

Proposed amendments to Rosses Point Objectives Map

A 42-6

Amend **Rosses Point Objectives Map** as shown, by removing the ‘CF1’ designation from the lands marked as **A42-6**.

A 42-7

Amend **Rosses Point Objectives Map** as shown, by relocating the CF2 designation to the site marked **A42-7** (i.e. the site to the north of the existing burial ground).

Proposed amendments To Chapter 43. Tourlestraun Mini-Plan

Proposed amendments to Tourlestraun Zoning Map

A 43-1

Amend **Tourlestraun Zoning Map** as shown, by changing the zoning objective of the lands marked **A43-1** from 'buffer zone' to 'community facilities'.

Proposed amendments to the Draft Record of Protected Structures

A-1 RPS

Correct the dating for items no. **13** (railway bridge over water, Collooney), **35** (Ballymote Railway Station), **38** (former Ballysadare railway station) and **50** (railway bridge over road, Collooney) to [1859-1862](#) in each case.

A-2 RPS

Omit item **54** (thatched cottage, Cabraghkeel, Rathlee) from the final RPS.

A-3 RPS

Correct the dating for item no. **93** (Leyny Station, Coolaney) to [1890-1895](#).

A-4 RPS

Amend the entry for item **137** (Primrose Grange House, Grange North, Strandhill) to read:

Primrose Grange House ([five-bay former school house building only, excluding rear flat-roof structure, ruin and farm outbuildings](#))

A-5 RPS

Omit item **177** (Lissadell Demesne Gate Lodge 1, Ballygilgan, Carney) from the final RPS.

A-6 RPS

Omit item **223** (Ashdale House, Scurmores, Enniscrone) from the final RPS.

A-7 RPS

Omit item **229** (Parochial House, Straduff, Geevagh) from the final RPS.

A-8 RPS

Omit item **231** (thatched cottage, Streamstown, Ballysadare) from the final RPS.

A-9 RPS

Omit item **P-8** (St. Helen's, Cregg, Rosses Point) from the final RPS.

A-10 RPS

Amend the name entry for item **P-9** (Urlar House, Urlar, Carney) as follows:

Urlar House (farm buildings and associated stone walls, railings and gates only)

A-11 RPS

Amend the name entry for item **P-10** (Benbulben School House, Kiltykere, Grange) to read:

Benbulben ~~School~~ Schoolmaster's House

A-12 RPS

Omit item **P-16** (House, Ballinphull, Carney) from the final RPS.

A-13 RPS

Omit item **P-27** (J Costello Shop, Grange) from the final RPS.

A-14 RPS

Omit item **P-33** (Cloonlurg House, Cloonlurg, Riverstown) from the final RPS.

A-15 RPS

Omit item **P-37** (Adnisbrack House, Arnasbrack, Ballygawley) from the final RPS.

A-16 RPS

Omit item **P-41** (Kelly's Rock Bar, O'Connell Street, Ballymote) from the final RPS.

A-17 RPS

Omit item **P-52** (House, Emmet Street, Ballymote) from the final RPS.

A-18 RPS

Omit item **P-56** (House, Teeling Street, Ballymote) from the final RPS.

A-19 RPS

Omit item **P-59** (House, Tiratick, Ballintogher) from the final RPS.

A-20 RPS

Omit item **P-60** (House, Tiratick, Ballintogher) from the final RPS.

A-21 RPS

Omit item **P-64** (Church of the Assumption, Collooney) from the final RPS.

A-22 RPS

Omit items **P-68 and P-69** (attached single-storey and two-storey houses on Wolfe Tone Street, Ballymote) from the final RPS.

A-23 RPS

Amend the entry for item **P-77** (St. Patrick's Church, Rathmadder, Gorteen) by changing the date on the record to [1866](#).

A-24 RPS

Omit item **P-78** (Springmount, Carrowtober, Tobercurry) from the final RPS.

A-25 RPS

Omit item **P-79** (national school, Ballynaraw South, Bunnanaddan) from the final RPS.

A-26 RPS

Omit item **P-87** (McIntyre and Durkin, Humbert Street, Tobercurry) from the final RPS.

A-27 RPS

Omit item **P-96** (Knockalass House, Knockalass, Tobercurry) from the final RPS.

A-28 RPS

Omit item **P-111** (The Beach Bar, Aughris, Templeboy) from the final RPS

A-29 RPS

Omit item **P-112** (Derk Lodge, Derk Beg, Dromard) from the final RPS

A-30 RPS

Omit item **P-118** (Glenburne House, Ballymeeny, Dromore West) from the final RPS.

A-31 RPS

Omit item **P-121** (The South Lodge, Carrowhubbuck South, Enniscrone) from the final RPS.

A-32 RPS

Amend the estimated period of construction for items **P-122 and P-123** (houses at Carrowhubbuck South, Enniscrone) to [1888-1913](#).

A-33 RPS

Amend the entry for item **P-131** (Easky vocational School, Bunowna, Easky) to read:

Easkey Vocational School ([central portion of the school built in 1948, not including later extensions](#))

A-34 RPS

Omit item **P-137** (former Presbyterian church, Knockacullen, Dromore West) from the final RPS.

A-35 RPS

Omit item **P-142** (thatched cottage, Camcuill, Dromore West) from the final RPS.

A-36 RPS

Omit item **P-143** (thatched cottage, Carrowbrickeen, Dromard) from the final RPS.

A-37 RPS

Omit item **P-150** (former Coolaney Court House) from the final RPS.

A-38 RPS

Amend the entry for item **P-152** (man-made concrete and rubble stone weir with associated sluice) to read:

Stone weirs, [associated sluices and fish passes and salmon weir](#)

A-39 RPS

Omit item **P-153** (Corhawnagh Church, Ballysadare) from the final RPS.

A-40 RPS

Correct the dating for items **P-2** (Ballydrehid Bridge), **P-175** (Collooney Railway Station), **P-176** (road-over-railway bridge, Carrownanty, Ballymote) and **P-177** (road-over-railway bridge, Carrownanty, Ballymote) to [1859-1862](#) in each case.

A-41 RPS

Amend the entry for item **P-175** to read:

Collooney Railway Station and associated ~~engine-shed~~ goods store

Proposed amendments to the Environmental Report and Appropriate Assessment Report

A ER-1

Update **Section 3.2.4.8 of the Environmental Report** as indicated below:

....There are no areas within the County or near the County boundary which have a specified Freshwater Pearl Mussel population and hence a Draft Sub-Basin Management Plan. However, the Easky River is known to contain a healthy population of Freshwater Pearl Mussel¹. Even though this river is not designated for the species, Freshwater Pearl Mussel is afforded protection under Section 23 of the Wildlife Act, 1976 (amended Section 31, 2000).

A ER-2

In **Section 3.5.3 of the Environmental Report**, add the following text:

Pollution Reduction Programmes are carried out to improve water quality in designated Shellfish Areas and also to ensure compliance with the Quality of Shellfish Waters Regulations 2006 (S.I. No. 268 of 2006) (as amended) for the designated shellfish growing waters at designated Shellfish Areas and with Article 5 of Directive 2006/113/EC of the European parliament and of the Council on the quality required for shellfish waters.

The PRPs stem from the work undertaken in the characterisation reports carried out under the Water Framework Directive (WFD). The WFD characterisation reports provide prioritised lists of pressures/impacts/effects on water quality. The PRPs take these prioritised lists and address each issue with specific measures from the National Toolkit to help ensure that compliance with the relevant water quality standards is achieved. The National Toolkit has been derived from earlier work carried out on the River Basin Management Plans under the WFD, reflecting the common objective to improve water quality in the two Directives. An example of such a measure for wastewater treatment plants would be to “impose development controls where there is, or is likely to be in the future, insufficient capacity at treatment plants”.

A ER-3

Insert the following sentence into **Section 3.6.5**:

Measures have been integrated into the draft Plan which contribute towards solving the problems above relating to waste water treatment and water supply – these measures are identified in Sections 9.4.7 and 9.4.8.

A ER-4

Replace the version of the **Overlay Map** that appears in the ER with a version that includes coastal designated sites and the Water Framework Directive Coastal Risk Assessment.

A ER-5

Include a **sub-section in Section 3** summarising inter-relationships between the relevant environmental components.

A ER-6

Update **SEO L1** as follows:

SEO L1: To avoid significant adverse impacts on the landscape, especially with regard to landscapes which are most valuable and most sensitive to change – including seascapes and coastscapes - and protected views and routes.

A ER-7

Update **Section 4.2.1.5** of the Environmental Report as follows:

Prior to statutory designation, pNHAs are subject to limited protection, in the form of:

- ~~Rural Environment Protection Scheme (REPS) plans which require conservation of pNHAs and operate for a period of 5 years;~~
- Forest Service requirement for NPWS approval before they will pay afforestation grants on pNHA lands; and/or,
- Recognition of the ecological value of pNHAs by Planning and Licensing Authorities.

A ER-8

In **Section 7.2 Methodology** of the Environmental Report, add the following sentence:

Each of the schematic diagrams of the 3 alternative scenarios were considered alongside the Overlay Mapping of environmental sensitivities in order to show locations where conflicts would be likely to occur in the future. It is noted that this mapping does not take account of all factors such as waste water treatment capacity or the assimilative capacity of individual sections of rivers. The Overlay Mapping and the mapping of individual environmental components were considered by the Council during the preparation of the draft Plan.

A ER-9

Update the Environmental Report to include the following sentence at the end of **Section 10.5 Reporting**:

Indicators and targets will be reviewed during the preparation of the preliminary monitoring evaluation report.

A ER-10

Update the **Appropriate Assessment Report** – Assessment of the cumulative impact of the mini-plans will be clarified by inclusion of a table in the screening statement that indicates where more than one plan will impact on a particular Natura 2000 site. An additional policy will be included to emphasise the requirement to examine cumulative impacts of the implementation of the mini-plans identified in this table.