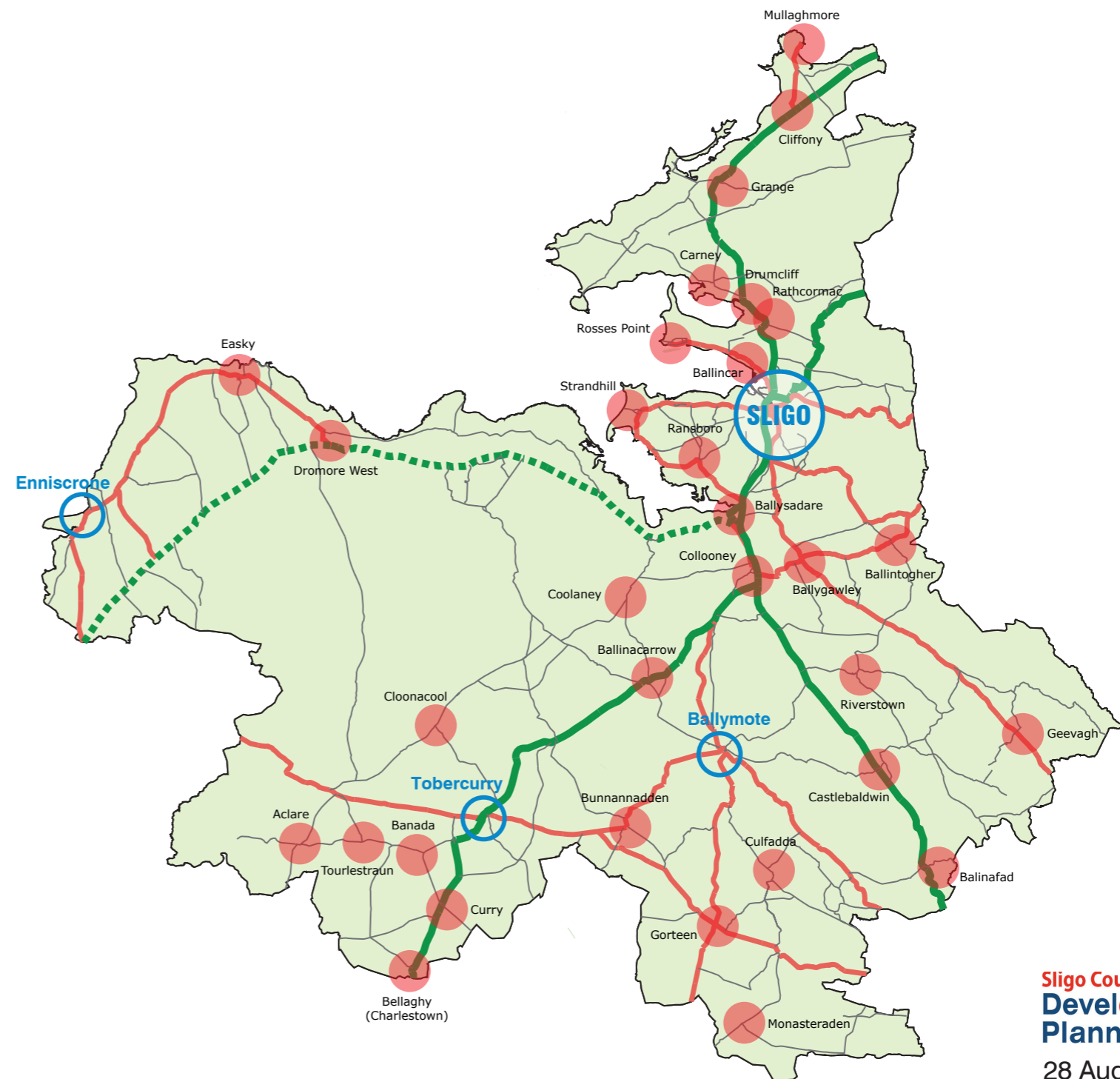


Sligo County Development Plan 2017-2023

VOLUME 2 • MINI-PLANS



County SLIGO

Development Plan 2017-2023

Volume 2 • Mini-Plans

This Development Plan for County Sligo (CDP) has been prepared under Section 11 of the Planning and Development Act 2000-2015. It was adopted on 31 July 2017 and came into operation on **28 August 2017**.

The CDP consists of two volumes: **Volume 1** contains the main written statement and **Volume 2** contains 32 mini-plans.

The County Development Plan and associated documents are available for inspection or purchase at the Planning Office of Sligo County Council in the City Hall (Quay Street, Sligo) and at the Council's Area Offices in Ballymote, Enniscrone and Tobercurry.

The documents can also be viewed and downloaded from the Council's website at www.sligococo.ie/cdp

The Plan is accompanied by the following supporting documents:

Landscape Character Assessment Map (A1 format)

Housing Strategy

County Retail Strategy

Strategic Flood Risk Assessment

Environmental Report (Strategic Environmental Assessment)

Appropriate Assessment Screening Report

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Prepared by the
Development
Planning Unit
28 August 2017

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Table 1. Population estimates, greenfield land zoned for housing and mixed uses, potential housing yield and total potential population that can be accommodated within mini-plan areas

Chapter 1. Mini-Plans – General Policies

The CDP 2017-2023 contains mini-plans for 32 settlements throughout the County. The preparation of mini-plans serves the following principal purposes:

- to cater for potential population growth and to identify and reserve adequate land for residential and commercial/retail (village centre) uses, community facilities, open space/recreation, enterprise and business uses, in the interest of creating sustainable communities;
- to ensure that the growth of settlements is consistent with the Core Strategy and settlement hierarchy, as well as with the capacity of existing and planned infrastructure;
- to establish a development limit for each settlement, outside which a green belt shall protect the rural area and reserve land for future expansion;
- to facilitate the application of Part V of the Planning and Development Act 2000 (as amended), whereby 10% of sites zoned for new residential development (or a mix of uses including residential) must be reserved for social housing;
- to provide guidance on the design and layout of future development in various areas of each settlement;
- to identify built and natural heritage features to be protected;
- to reduce the risk of damage to properties due to flooding, by identifying lands at risk and specifying the sites for which detailed flood risk assessment will be required
- to identify ‘*Buildings of Note*’, which are considered significant in terms of their contribution to the character and architectural integrity of the village (see section 7.3.4 Town and Village Streetscapes in Volume 1 of the Draft CDP). (These buildings are not Protected Structures and do not have the same legal status.)
- to facilitate improved circulation within and around settlements.

In order to ensure a consistent planning approach to future development in all thirty-two settlements, the policies set out in this chapter shall apply to all villages covered by a mini-plan.

Details of the individual mini-plans are set out in Chapters 2 to 33 of Volume 2 (this volume) of the CDP.

In addition to maps showing zoning and other objectives, each mini-plan contains a number of settlement-specific written objectives. As these settlements are generally small rural villages, similar issues and circumstances prevail.

Each individual mini-plan must be read in conjunction with this chapter (Chapter 1). Furthermore, it should be noted that the policies and objectives outlined in the main CDP document (Volume 1, Chapters 1 to 13) apply to all areas covered by the mini-plans.

General policies for mini-plans

1.1 Landscape, natural heritage and open space

It is a policy of the Council to:

- A.** Protect and enhance all river banks as wildlife corridors. In order to assist in this regard, the Planning Authority will establish a 20-metre wide river buffer zone along both sides of all rivers.
- B.** Require development proposals to maintain the river buffer zone free from development (apart from river bank enhancement works). Exceptions may also be considered in the case of brownfield sites and in cases where the maintenance of the zone is not practically achievable. In such cases, a reduced buffer width may be accepted. Any such cases will be assessed on an individual basis and shall be subject to Habitats directive Assessment.
- C.** Ensure that river bank enhancement works and any other development along rivers are undertaken only after consultation with Inland Fisheries Ireland and the National Parks and Wildlife Service of the Department of Regional Development, Rural Affairs, Arts and the Gaeltacht. Such works shall be subject to Habitats Directive Assessment.
- D.** Retain important habitats and natural features through protection from development or integration into new developments as necessary. Although not exclusive, the following are considered to be important biodiversity habitats: mature trees, groups of trees, woodlands, hedgerows.
- E.** In accordance with the policies outlined in Section **7.1 Natural Heritage** of this Plan, protect and maintain the 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. These are sites designated or proposed as Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), Ramsar sites and Statutory Nature Reserves.
- F.** Comply fully with Article 6 of the EU Habitats Directive (as transposed into Irish Law by the EU Habitats Regulations 1997 and subsequent amendments) and assess whether a proposed development is likely to have a significant impact upon the integrity, conservation objectives and qualifying interests of any Natura 2000 site, notwithstanding any particular mini-plan objective that may apply to the relevant lands.

1.2 Built heritage, streetscape and building design

It is a policy of the Council to:

- A.** Require all development in historic streetscapes to comply with **Chapter 12 (Urban design)** and the requirements of Section **13.2.4 Development in historic streetscapes** (development management standards) of this Plan.
- B.** Require new development within village centres to create coherent and attractive streetscapes, reflecting and respecting the prevailing architectural style, the detailing of adjacent buildings and the form and scale of the village. In particular, attention should be paid to chimney position and size, window size and shape, window cill depths, roof profile and eaves treatment.

C. Require any development proposal involving a *Building of Note** (as indicated on the Objectives Maps) to restore or renovate the building in a sensitive manner that will contribute to the preservation and enhancement of the streetscape character.

* *Buildings of Note* have been highlighted in most mini-plans, where they are listed along with a photograph and a description of the architecturally valuable features of each building. A short appraisal of each building's character and contribution to the streetscape is followed by recommendations regarding potential improvements that should be carried out by those seeking to enhance or bring these noteworthy buildings back in use. Some of the vernacular-style cottages are of a type once ubiquitous in the Irish town, but now rapidly disappearing as a result of demolition or alteration.

D. Require the retention and renovation (if necessary) of any feature of a *Building of Note* which contributes to its special character, e.g. sash windows, historic timber doors, ironmongery, chimneys, railings, roof profile.

E. Support the redevelopment of vacant and derelict structures/sites within the village.

F. Some Objectives Maps identify key sites or structures that have potential or already contribute to the village character by closing a view or containing a space. These sites and buildings should be developed, redeveloped or renovated with particular care having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.

G. Require, where possible, the re-use of existing redundant buildings that contribute significantly to the village character.

H. Require, where feasible, the preservation of stone walls and their enhancement and extension in a manner that is in keeping with traditional stone-walling in the vicinity. Other important non-structural elements of the built heritage should also be protected, e.g. stone cobbles, water pumps, stone hearths or kerbs etc.

I. Ensure that the design of shop fronts, advertisements and signs corresponds to the overall form and structure of the buildings to which they pertain, in accordance with **Chapter 12 (Town and village design)** and the requirements set out in Section **13.5.9 Shopfronts and signage** (development management standards) in Volume 1 of this Plan.

J. The size, design, colour, material and illumination of signs should be subdued. Signs should generally be positioned well below the first-floor window level. Hanging signs should be restricted to one per shop or business and their size should be proportional to the building.

K. External illumination of buildings and signs is acceptable only by use of appropriate spotlighting of key buildings of particular architectural interest. Internal illumination of signs will not be permitted, except where it can be demonstrated that the illumination is appropriately limited and designed in a manner that would not detract from the character of the relevant building or streetscape.

L. Overhead lines and cables should be placed underground.

M. Public lighting should be maintained and improved and attractive light standards designed appropriately for their location should be installed in accordance with the current standards.

1.3 Transport, circulation and parking

It is a policy of the Council to:

- A. Upgrade roads, footpaths, car-parking and junctions within villages in accordance with the provisions of the *Design Manual for Urban Roads and Streets* (DTTS, DECLG 2013), subject to availability of resources.
- B. Require new development to provide sufficient on-site parking, which should be designed and landscaped to a high standard. Off-street parking associated with road/street frontage development should be located at the rear of buildings where possible.
- C. Provide pedestrian and cycling linkages within and between existing and new housing/mixed-use/sports and recreational development throughout the area.

Note: The routes of the proposed linkages, as indicated on the objectives maps for each settlement, are indicative only. The precise route of any such linkage shall be agreed with developers or applicants during the planning application process and shall be included as an integral part of new developments.

- D. Retain access to important natural and archaeological features.
- E. Prepare a traffic management plan for each village subject to the availability of resources. This plan shall examine all existing problems relating to traffic, parking, mobility and pedestrian movements and will identify appropriate solutions for the locality. Prospective developments shall incorporate the provisions of any such plan when prepared.
- F. Require the provision of secure cycle parking facilities within new developments where appropriate.
- G. Any proposal for the provision of pedestrian/cycle links shall be screened for the requirement for an appropriate assessment in compliance with Article 6 of the EU Habitats Directive (as transposed into Irish Law by the EU Habitats Regulations 1997 and subsequent amendments), and in accordance with the policies outlined in Section 7.1 of this Plan.

1.4 Village-centre mixed-use zones

It is a policy of the Council to:

- A. Facilitate a mix of mainly residential and commercial/retail activities in the areas zoned for mixed uses.
- B. Promote the preparation of masterplans for larger sites in accordance with relevant guidance referenced in **Chapter 12 (Town and village design)** in Volume 1 of this Plan, namely *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)* (DOE, 2009) Section 2.13, and the UK document *Creating Successful Masterplans* (Commission for Architecture and the Built Environment, 2004).
- C. Give special attention to the siting, layout and design of new or redeveloped buildings around junctions. Such development should ensure that a suitable façade is presented when viewed from surrounding vantage points, whilst also ensuring that appropriate building setbacks are incorporated in order to facilitate improved traffic and pedestrian circulation.
- D. Enhance existing civic space and, where feasible, provide additional small civic squares or street pockets (pocket squares) with appropriate furniture, planting, landscaping and public lighting.

- E.** Require the provision of pedestrian-only spaces within mixed-use zones. Such spaces should be designed in accordance with guidance set out in *Building for Everyone - a Universal Design Approach* (NDA, 2012).
- F.** Maintain an appropriate balance of development between the traditional village centre and new greenfield areas zoned for village centre type uses. The development of new village centre areas should not adversely impact on the traditional village core to the extent that it would undermine its vitality and viability or the role played by the traditional village centre in the economic and social life of the local community. In particular, retail development and other services should be located within or adjoining the traditional village core.
- H.** Reserve mixed-use-zoned lands that are included within the Strategic Land Reserve (SLR) for potential development after the lifetime of this Plan.

1.5 Community facilities

It is a policy of the Council to:

- A.** Maintain and enhance existing, and provide additional, sports, recreational and playground facilities where feasible.
- B.** Direct the provision of crèche/childcare, healthcare and elderly care facilities to within the development limits of villages, on sites that are easily accessible for all sections of the community.
- C.** Support the provision of additional recycling facilities on lands zoned for community uses. Such facilities will also be considered at other appropriate locations.
- D.** Adopt a flexible and supportive approach towards the accommodation 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.
- E.** Promote cultural development that acknowledges and builds upon local character and distinctiveness through the natural and built environment.
- G.** Facilitate the development of allotments in the green belt and at other suitable locations. Any such facility should be located within or close to existing settlements and should be easily accessible.

1.6 Residential development

It is a policy of the Council to:

- A.** Ensure that residential development takes place incrementally, from the core towards the edge, in order to ensure the sustainable consolidation of the villages, at a pace consistent with its infrastructural capacity (in terms of physical and community infrastructure) to accommodate further development.
- B.** Promote the preparation of masterplans for larger sites in accordance with relevant guidance referenced in **Chapter 12 (Urban design)** of this plan, namely *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)* (DOE, 2009) Section 2.13, and the UK document *Creating Successful Masterplans* (Commission for Architecture and the Built Environment, 2004).

- C.** Require new residential schemes to incorporate a variety of house types and sizes, to offer choice and cater for a mix of households of different sizes.
- D.** Require the development of backlands through land assembly, using shared-access arrangements and creating pedestrian and cycling linkages with existing developments.
- E.** Preserve and enhance public or incidental open space within existing housing estates and provide high-quality, suitably located and well-landscaped open space in every new residential development.
- F.** Ensure that the design of open space associated with new development connects with, or integrates with adjoining natural features such as woodland, mature trees, groups of trees, hedgerows etc.
- G.** Facilitate where appropriate the provision of additional residential units on lands where current densities are very low, subject to appropriate scale and the protection of existing residential amenities.
- H.** Ensure that the densities of new residential schemes are appropriate to the scale of each settlement and to the location of each site within that settlement. On this matter, regard will be had to the DHPCLG publication *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)*, 2009.
- I.** Facilitate where appropriate, the use of vacant residential properties for social housing. Where appropriate, community and/or commercial uses may also be accommodated in vacant residential properties. Any such proposal shall be of an appropriate scale/design, and shall be restricted to uses that are compatible with surrounding properties.
- J.** Reserve residential-zoned lands that are included within the Strategic Land Reserve (SLR) for potential development after the lifetime of this Plan.

1.7 Business, enterprise and industry

It is a policy of the Council to:

- A.** Require new business, enterprise or industrial units to share access arrangements, where possible.
- B.** Require prospective developers to screen and landscape new business, enterprise and industrial development to a high standard, and give special attention to the design of structures located in highly visible positions or fronting main roads.
- C.** Adopt a flexible and supportive approach towards the accommodation of small-scale business and enterprise proposals on lands zoned for residential, village-centre and community uses. Proposals that would be compatible with existing and proposed development in the surrounding area will be facilitated subject to appropriate scale, design and servicing.

1.8 Green belts

It is a policy of the Council to:

- A.** Establish green belts around settlements, between the plan limit and the development limit, with a view to:
 - consolidate the settlements within development limits and retain their visual identity distinct from the surrounding countryside;

- reserve land for future planned expansion of settlements and for the provision of major infrastructure (e.g. transport), subject to Habitats Directive Assessment;
 - protect heritage, water quality and the recreational amenity of rural areas surrounding settlements;
 - focus attention on lands within settlements which are zoned for development and likely to contribute to the regeneration of these areas.
 - preserving views;
 - protecting the integrity of archaeological sites and monuments in the area surrounding the village;
 - protecting and enhancing designated nature conservation sites (pNHAs, SACs, SPAs etc);
 - excluding from development those lands which are at risk from flooding.
- B.** Reserve the green belts principally for agricultural use.
- C.** Ensure that the siting and construction of new roads and buildings in the green belts occurs with minimal visual and environmental impact.
- E.** Within the Green Belts, proposals for one-off rural housing will be accommodated in accordance with the **Housing policy in green belts and sensitive areas P-GBSA-HOU-1** (refer to Chapter 5, Section 5.3 Housing in rural areas, in Volume 1 of this Plan), subject to normal planning considerations and compliance with the guidance set out in **Section 13.4 Residential development in rural areas** (development management standards), where a housing need is demonstrated by the following categories of applicants:
- a.** landowners, including their sons and daughters, who wish to build a first home for their permanent occupation on the landholding associated with their principal family residence;
 - b.** 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.

1.9 Flood risk management

It is a policy of the Council to:

- A.** Assess all applications for developments on or adjacent to flood risk sites, including existing developed sites, (as indicated on the Designations Map for each Mini-Plan), or on any other sites deemed to have flooding implications, in accordance with the *Flood Risk Management Guidelines for Planning Authorities* (DoEHLG and OPW, 2009). Such applications may be required to be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.
- B.** Require any application for development occurring within 20 m of a river to be accompanied by a site-specific Flood Risk Assessment, prepared in accordance with the *Flood Risk Management Guidelines for Planning Authorities* (DoEHLG & OPW, 2009), to an appropriate level of detail.

Mini-plans: Zoning Matrix

The Zoning Matrix presented on the next two pages indicates what types of uses can be normally permitted, normally not permitted or open to considerations on lands zoned for different uses. Lands in the 32 mini-plans are zoned for thirteen different types of broad uses, called “zoning categories” (list below). There is a general objective for each zoning categories. The zoning objectives are detailed on the pages after the Zoning Matrix.

Zoning categories

RES residential uses

COM commercial uses

(This zoning category is found only in LAPs, not in mini-plans)

MIX mixed uses

CF community facilities

BUS business and enterprise

OS open space

SPF sports and playing fields

GB green belt

TOU tourism-related uses

NR natural resource reservation

PU public utility

TPN transport and parking nodes

SLR strategic land reserve

Symbols

○ Normally permitted

● Normally not permitted

◐ Open to consideration

Zoning Matrix

Possible use	Zoning category	RES	COM	MIX	CF	BUS	OS	SPF	GB	TOU	NR	PU	TPN
Abattoir		●	●	●	●	◐	●	●	◐	●	●	●	●
Advertisements and advertising structures		●	◐	◐	●	◐	●	●	◐	◐	●	●	◐
Agricultural buildings		●	●	●	●	●	●	●	○	●	◐	●	●
Allotments		◐	●	◐	◐	●	◐	●	◐	●	●	●	●
Amusement arcade		●	◐	◐	●	●	●	●	●	◐	●	●	●
Bank/building society		●	○	○	●	◐	●	●	●	●	●	●	●
Bed and breakfast		○	◐	○	●	●	●	●	◐	◐	●	●	●
Betting office		●	●	○	●	●	●	●	●	●	●	●	●
Boarding kennels		●	●	●	●	◐	●	●	◐	●	●	●	●
Buildings for the health, safety and welfare of the public		◐	○	○	○	◐	●	●	●	◐	◐	◐	◐
Camping and caravan park (holiday)		●	●	●	●	●	●	●	◐	◐	●	●	●
Car park		●	○	○	◐	◐	◐	◐	◐	◐	●	●	○
Casual trading		●	◐	◐	●	○	●	●	●	◐	●	●	◐
Cemetery		●	●	●	◐	●	●	●	◐	●	●	●	●
Community facility		◐	◐	○	○	◐	◐	◐	◐	◐	●	●	●
Crèche or nursery school		○	◐	○	○	○	●	◐	●	●	●	●	●
Dancehall		◐	◐	○	○	◐	●	●	●	◐	●	●	●
Discotheque or nightclub		●	◐	○	●	●	●	●	●	●	●	●	●
Doctor or dentist		◐	◐	○	○	◐	●	●	●	●	●	●	●
Education or training		◐	◐	○	○	◐	●	●	●	◐	●	●	●
Enterprise centre / unit		◐	◐	○	◐	○	●	●	●	◐	●	●	●
Enterprise – live/work units		◐	◐	◐	◐	◐	●	●	●	●	●	●	●
Enterprise – Science and technology		●	◐	◐	●	○	●	●	●	●	●	●	●
Extractive industry / associated activities		●	●	●	●	●	●	●	◐	●	○	●	●
Funeral home		●	◐	◐	◐	◐	●	●	●	●	●	●	●
Garage facilities – motor sales outlet		●	◐	◐	●	◐	●	●	●	●	●	●	●
Garage facilities – petrol station		●	◐	◐	●	○	●	●	●	●	●	●	●
Garage facilities – service garage		●	○	◐	●	◐	●	●	●	●	●	●	●
Garden centre		●	◐	◐	●	◐	●	●	◐	●	●	●	●
Golf course		●	●	●	●	●	◐	○	◐	◐	●	●	●
Guest house		◐	◐	○	●	●	●	●	◐	◐	●	●	●
Hair salon		◐	◐	○	●	◐	●	●	●	●	●	●	●
Health centre		◐	◐	○	○	◐	●	●	●	●	●	●	●
Heavy vehicle park		●	●	●	●	◐	●	●	●	●	◐	●	◐
Hotel or motel		●	○	○	●	●	●	●	●	○	●	●	●

Continues on the next page

Zoning Matrix (continued)

Possible use	Zoning category	RES	COM	MIX	CF	BUS	OS	SPF	GB	TOU	NR	PU	TPN
Household fuel depot		●	●	◐	●	○	●	●	●	●	●	●	●
Industry – general		●	●	●	●	◐	●	●	●	●	◐	●	●
Industry – light		●	●	●	◐	○	●	●	●	●	◐	●	●
Industry – small-scale manufacturing		●	◐	◐	◐	○	●	●	●	●	◐	●	●
Offices – less than 100 m ²		●	○	○	◐	○	●	●	●	●	●	●	●
Offices – 100 m ² and over		●	○	○	◐	◐	●	●	●	●	●	●	●
Place of public worship		◐	◐	◐	◐	●	●	●	●	●	●	●	●
Public house		●	○	○	●	●	●	●	●	◐	●	●	●
Recreational buildings (commercial)		●	○	○	●	◐	●	◐	●	◐	●	●	●
Recreational facility / sports club		◐	●	○	○	◐	◐	○	◐	◐	●	●	●
Refuse transfer station		●	●	●	●	◐	●	●	●	●	◐	◐	●
Residential		○	●	○	●	●	●	●	◐	●	●	●	●
Residential – Traveller accommodation		○	◐	◐	◐	◐	●	●	◐	●	●	●	●
Residential – institution or day care centre		○	●	○	◐	●	●	●	●	●	●	●	●
Restaurant/café		●	○	○	●	◐	●	◐	●	◐	●	●	●
Retail warehouse		●	●	●	●	●	●	●	●	●	●	●	●
Retail – shop		●	◐	○	●	●	●	●	●	◐	●	●	●
Retail – cash-and-carry or wholesale outlet		●	●	●	●	◐	●	●	●	●	●	●	●
Retirement home or nursing home		◐	●	◐	○	●	●	●	●	●	●	●	●
Storage depot		●	●	●	●	○	●	●	●	●	●	●	●
Swimming pool		◐	●	○	◐	●	◐	◐	●	○	●	●	●
Take-away		●	◐	○	●	●	●	●	●	●	●	●	●
Transport depot		●	●	◐	◐	◐	●	●	●	●	●	●	○
Veterinary surgery		◐	◐	○	◐	◐	●	●	◐	●	●	●	●
Warehousing		●	●	●	●	○	●	●	●	●	◐	●	●
Waste recycling depot		●	●	●	◐	◐	●	●	◐	●	◐	○	●

Zoning objectives

A total of thirteen zoning categories are proposed in this Plan. Each category is linked to a zoning objective supported by policies, objectives and development management standards set out in Chapters 4 to 13 of the Plan.

The zoning objectives shown on the mini-plan zoning maps and listed in the zoning matrix are detailed below.

MIX – mixed uses

Objective: Promote the development of a dynamic mix of uses able to create and sustain viable village centres. Commercial (including retail), residential, leisure, community, office and suitable enterprise uses are supported in the village centres, as well as high-amenity open space.

COM – commercial uses

Objective: Facilitate the development of commercial activities at appropriate locations within towns and villages.

RES – residential uses

Objective: Protect and enhance existing residential amenity, promote infill/backland development and, where appropriate, development of housing on greenfield lands.

While housing is the primary use in RES zones, recreational structures, crèches/playschools, educational facilities, community buildings, sheltered housing and live-work units will also be considered.

The introduction of other compatible or ancillary uses, redevelopment and regeneration may also be considered in these areas, as long as the dominant use remains residential.

CF – community facilities

Objective: Protect existing facilities or retain existing uses and provide for the establishment of new/additional community and institutional uses, such as schools, community centres, health centres etc. Cemeteries, church yards, allotments, playing fields/pitches and other compatible uses will be accommodated on lands zoned for community facilities.

BUS – business and enterprise

Objective: Promote the development of office-based businesses, workshops, small-scale warehousing, logistics/transport-related uses, waste management and light industrial units in dedicated areas.

TOU – tourism-related uses

Objective: Retain, enhance and support the development of tourism-related facilities, activities and uses.

OS – open space (public, private, natural/semi-natural, green corridors)

Objective: a. Ensure adequate provision and maintenance of public open space, to be developed and used for parks and playgrounds. Green areas associated with housing development become public open spaces only after they are taken in charge by the Local Authority.

b. Require the retention and maintenance of private green areas that have traditionally been open for public enjoyment, i.e. parks and gardens located on existing or former institutional lands, as well as gardens that make a significant contribution to the streetscape or character of the locality.

c. Require the protection and enhancement of natural/semi-natural green areas such as wetlands, forests, water-edge habitats, riparian zones and ensure that any development that may be permitted in such areas does not damage its surroundings.

d. Reserve sufficient land for the provision of pedestrian and cycle routes that will connect green areas (parks, playing fields, natural/semi-natural open space) with residential/community facilities and towns/village centres. The pedestrian/cycle corridors may be provided the County Council as well as by the private sector as part of new commercial or residential development.

SPF – sports and playing fields

Objective: Support the development of designated areas to be used primarily as playing fields, tennis courts, golf courses, bowling greens etc. These facilities can be provided either by the County Council or by other organisations such as sports clubs and associations.

NR – natural resource reservation

Objective: Protect all known unworked mineral deposits from development that might limit their scope for extraction. Within the NR zone, only extraction and associated activities will be permitted.

PU – public utilities

Objective: Facilitate the provision and improvement/upgrading of essential services/utilities such as power supply, telecommunications, water supply, wastewater treatment etc.

TPN – transport and parking nodes

Objective: Provide park-and-ride facilities for commuters who use public transport.

GB – green belt

Objective: Contain and consolidate the settlement, while safeguarding land for its future expansion and for the provision of strategic infrastructure as per policy 1.8 of this chapter.

The green belt is to be used principally for agriculture. New roads and buildings should be constructed so as to minimise their visual and environmental impact. Proposals for one-off housing shall only be accommodated in accordance with Policy 1.8.E of this chapter.

SLR – Strategic land reserve

Objective: Reserve selected mixed-use and residential-zoned lands for potential development after the lifetime of this Plan.

Note on Development Contributions

Permitted developments will be liable for the payment of contributions, levied under the Development Contribution Scheme applicable at the time of granting permission, including special contributions where appropriate, prepared in accordance with Sections 48-49 of the Planning and Development Act 2000 (as amended).