

**PROPOSED
AMENDMENTS**
of the
**Draft GDP Variation No.1
– Strandhill Mini-Plan**

**Sligo County Council
Development
Planning Unit**

1 August 2013

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Map: Proposed Zoning Amendments

1. Introduction

The *Draft Strandhill Mini-Plan / Variation No. 1 of the Sligo County Development Plan 2011-2017* (CDP) was on public display from 22 January to 5 March 2013 (both dates included).

The Draft Variation was accompanied by a Strategic Environmental Assessment (SEA) Screening Report, which described the characteristics and assessed the expected effects of implementing the Variation/Mini-Plan, based on the criteria set out in Schedule 2A of the SEA Regulations 2004.

The conclusion of the Screening Report was that the implementation of the proposed Variation/Mini-Plan was not likely to have significant effects on the environment and, accordingly, a full SEA (separate from the SEA associated with the CDP) was not required.

Following consultation with prescribed environmental authorities, the Planning Authority issued a Decision indicating that “the proposed Strandhill Mini-Plan is not likely to have significant effects on the environment. Therefore, full Strategic Environmental Assessment (SEA) is not required”.

1.1 First Manager’s Report

During the public consultation period, Sligo County Council received 19 submissions on the Draft Variation/Mini-Plan. One submission was received after the closing date.

The First Manager’s Report on submissions and observations relating to the Draft Variation/Mini-Plan 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 Variation/Mini-Plan should be modified. The First Manager’s Report was submitted to the members of Sligo County Council on 15 April 2013.

1.2 The role of the elected members

Deciding whether to adopt or to propose amendments to the Draft Variation/Mini-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 Variation/Mini-Plan, the Manager recommended a number of *non-material* (i.e. non-significant) alterations to the draft.

It was the members’ role to decide whether other **material** alterations had to be made to the Draft Plan. At this stage, the members were required to consider all of the following:

- the Draft Variation/Mini-Plan;
- the SEA Screening Report and the Appropriate Assessment Report;
- the Manager’s recommendations contained in the First Manager’s Report.

At the ordinary meeting of 13 May 2013, the members of Sligo County Council considered the Draft Variation/Mini-Plan and the First Manager’s Report and resolved to make a number of **material** amendments to the Draft Plan. The Planning Authority considered that some of the proposed amendments, if made, would be material alterations of the Draft CDP. Consequently, a further period of public consultation is necessary.

1.3 Proposed amendments to the Draft Variation/Mini-Plan

The members resolved to propose a total of 18 amendments to the Draft Variation/Mini-Plan. Of these, 13 are based on the Manager's recommendations made in the First Manager's Report. The 5 additional amendments, proposed by the members, conflict with the Manager's recommendations.

There are 15 amendments proposed to the text of the Draft Variation/ Mini-Plan and 3 amendments proposed to the zoning map.

Pursuant to S. 13(6)(aa) of the Planning and Development Act 2000 (as amended), the Planning Authority has determined that both a strategic environmental assessment and an appropriate assessment would be required in respect of the proposed material alterations of the Draft Variation/Mini-Plan. This is due to the fact that two proposed amendments, **A-11 and A-17**, involve a written objective and the corresponding zoning for "community, sports and recreation" of an area included in the Cummeen Strand/Drumcliff Bay SAC (site code 000627).

Therefore, the Planning Authority, in consultation with prescribed environmental authorities, has prepared an Addendum to the original SEA Screening Report and an updated Natura Impact Report (Appropriate Assessment).

The two environmental reports found that the amendments recommended by the Manager remain entirely within the scope of the Draft Variation/Mini-Plan, as they are only minor modifications. These 13 amendments would not change the conclusion of the initial SEA Screening Report associated with the Draft Variation/Mini-Plan.

However, two of the additional amendments proposed by the members – A-11 and A-17 – have been assessed as having the potential to significantly impact on the environment.

The SEA Addendum and the updated Natura Impact Report accompany the Proposed Amendments on public display and form an integral part of the set of consultation documents.

1.4 What happens next?

The Proposed Amendments and the associated SEA Addendum and Natura Impact Report Report will be on public display from 1 August to 28 August 2013 (both dates included). During this period, the public will have the opportunity to make submission relating exclusively to the Proposed Amendments and the environmental assessment reports.

After 28 August, the Development Planning Unit of Sligo County Council will prepare the Second Manager's Report on submissions. The report will be forwarded to the members of Sligo County Council, who will consider it at their ordinary meeting on 7 October 2013. At that stage, the members will decide whether to adopt the CDP Variation No. 1/Strandhill Mini-Plan with or without any of the proposed amendments.

2. Proposed Amendments

Amendments have been proposed to the text of the Draft Variation/Mini-Plan (narrative and several objectives) and also to the Zoning Map.

The proposed amendments to the text of the Mini-Plan are shown in blue type [like this](#) for text proposed to be inserted. There is no proposal to delete text.

The amendments to the Zoning Map are indicated by a **black outline** and are accompanied by the number of the corresponding amendment.

2.1 Proposed amendments to the text of the Mini-Plan

A-1 (recommended by the Manager)

Under the heading **Population and housing** (p. 1 of the Draft Mini-Plan), include the following paragraph:

The Core Strategy of the CDP allocated to Strandhill 14.4 ha of greenfield land, which included (in 2012-2013) 4.03 ha of land with existing planning permission for residential development, comprising some 204 potential residential units. This equates to 10.37 ha which have been zoned for residential development in this Mini-Plan. Mixed-use lands are also included in the allocation based on an average of 65% residential development in the mix of uses.

A-2 (recommended by the Manager)

In **Section 44.1 Landscape, natural heritage, open space**, modify **objective G** s as follows:

Provide for a number of incidental public open spaces [whilst ensuring the protection of designated sites through screening for Appropriate Assessment](#), notably: ...

A-3 (recommended by the Manager)

In **Section 44.2 Coastal protection**, modify **objective A** as follows:

*Prepare an integrated coastal management plan for Strandhill in consultation with relevant agencies and interested parties. This plan should address, *inter alia*, the existing and potential recreational uses of the area. [The coastal management plan will ensure the protection of Natura 2000 sites through the Appropriate Assessment process.](#)*

A-4 (recommended by the Manager)

In **Section 44.2 Coastal protection**, modify **objective D** as follows:

Maintain and review dune management to include, where necessary, appropriate fencing, boardwalks and public information boards, [in consultation with the National Parks and Wildlife Service of the DAHG.](#)

A-5 (recommended by the Manager)

In **Section 44.4 Mixed-use zones**, modify **objective B** as follows:

Discourage piecemeal, haphazard development and ensure the assembly and consolidated development of lands within the mixed-use zones on the basis of integrated design proposals/masterplans with appropriate pedestrian/cycle/vehicular links. Prospective developers shall have regard to the DECLG's Guidelines for Planning Authorities – Sustainable Development in Urban Areas (Cities, Towns and Villages) and to the DoT/DECLG Design Manual for Urban roads and Streets (2013).

A-6 (recommended by the Manager)

In **Section 44.4 Mixed-use zones**, modify **objective D** as follows:

Encourage the redevelopment of the Promenade 'Corner' on the sea front (MIX 1, Objectives Map) currently comprising shops, dwellings and a public open space, subject to any necessary coastal protection measures whilst ensuring the protection of designated sites through screening for Appropriate Assessment at project level.

A-7 (proposed by the Members)

In **Section 44.4 Mixed-use zones**, modify objective G as follows:

Require that any development proposal on village centre site MIX 2 (Council car park) incorporates the following:

- i. a pedestrian civic square, capable of being used for events and local markets;*
- ii. pedestrian and possibly vehicular linkages to the Promenade to the west, behind existing development;*
- iii. the location of any car parking behind the building line.*

In recognition of the scale, and strategic location of the Council car park, the only mixed use development permitted on this site will be the enhancement of the present car parking facility, a community centre and the provision of other recreational facilities.

Terraced buildings up to three storeys shall be permitted, subject to appropriate 'feathering', to integrate with adjoining developments, from the council car park to the existing promenade & in the existing promenade area. The community centre courtyard shall be designed to a high standard in a manner capable of enhancing the streetscape and complementing the existing village. However, any developments within the car park itself shall be restricted to two storeys.

A-8 (recommended by the Manager)

In **Section 44.5 Transport, circulation and parking**, modify **objective A** as follows:

Reserve land for a New Airport Road linking the R292 to the existing Airport Road (R277) whilst ensuring the protection of designated sites through screening for Appropriate Assessment at project level.

A-9 (recommended by the Manager)

In **Section 44.5 Transport, circulation and parking**, modify **objective C** as follows:

Extend the Promenade in a northerly direction and link up with the existing Airport Road as indicated on the Objectives Map, to include for the upgrading of the existing lane from the caravan park to the Airport Road whilst taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on Natura 2000 Sites and on species protected by law. All necessary coastal protection measures should be incorporated into such a project. This extension should be developed in a similar fashion to the existing Promenade whilst also preserving as much as possible of the seafront area as a public amenity.

A-10 (recommended by the Manager)

In **Section 44.6 Community facilities**, modify **objective B** as follows:

Require any development proposed on the greenfield site CF1 (refer to the Objectives Map) to ensure the protection of designated sites through screening for Appropriate Assessment at project level. Any proposed development should provide a range of facilities such as a citizens' advice point, social services, tourist information, skate park and indoor sports. A youth centre and childcare facilities may be provided within the same building or in a separate structure.

A-11 (linked to A-17) (proposed by the Members)

In **Section 44.6 Community facilities**, insert an additional **objective D** as follows:

D. Land west of Airport Road, including pine plantation

Sligo County Council owns most of the land and the pine plantation to the west of the Airport Road. Within the Southern portion of the afforested area (16.5 acres / 6.7 ha) it is an objective to accommodate sports and recreation, including any ancillary developments such as dressing rooms etc.

Therefore the County Council-owned lands to the west of the Airport Road are zoned for 'Community, Sport & Recreation' to meet this objective and public access will be retained & enabled to continue.

A-12 (recommended by the Manager)

In **Section 44.7 Tourism development**, modify **objective A** as follows:

Promote the development of tourism related-infrastructure and facilities within the village in order to increase visitor numbers and to create more local employment, subject to Appropriate Assessment under the Habitats Directive.

A-13 (recommended by the Manager)

In **Section 44.7 Tourism development**, modify **objective B** as follows:

Provide a public parking and picnic area to the north of the caravan park, in conjunction with the new road (See Section 44.5), [subject to Appropriate Assessment under the Habitats Directive and the implementation of a Coastal Management Plan \(Obj. 44.2 A\) and a Management Plan for the Council lands at Killaspugbrone \(Obj. 44.1 B.\)](#). This area will be located adjacent to the existing caravan park entrance, from where two-way traffic movements will operate (location marked TRANS 2 on the Objectives Map). In addition, adequate provision will be made for alternative circulation arrangements within the caravan park.

A-14 (recommended by the Manager)

In **Section 44.9 Buffer zone**, modify **objective B** as follows:

Require all new and replacement agricultural structures to be designed in such manner that they do not interfere with the character of the landscape, [whilst ensuring the protection of designated sites through screening for Appropriate Assessment at project level](#).

A-15 (recommended by the Manager)

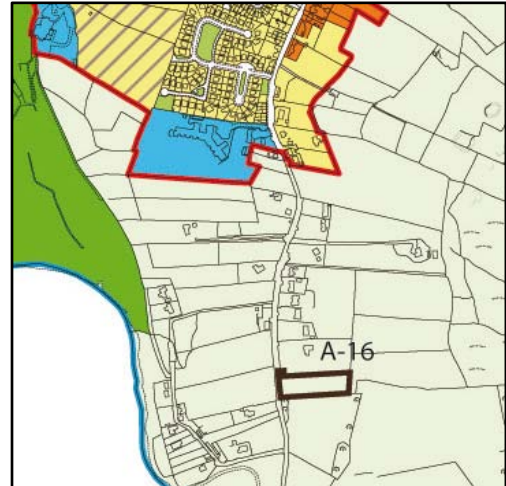
In **Section 44.10 Wastewater treatment**, modify **objective A** as follows:

Upgrade the wastewater treatment plant at Killaspugbrone to cater for a population equivalent (PE) of circa 3,000, [whilst ensuring the protection of designated sites through undertaking Appropriate Assessment at project level](#).

2.2 Proposed amendments to the Zoning Map

A-16 (proposed by the Members)

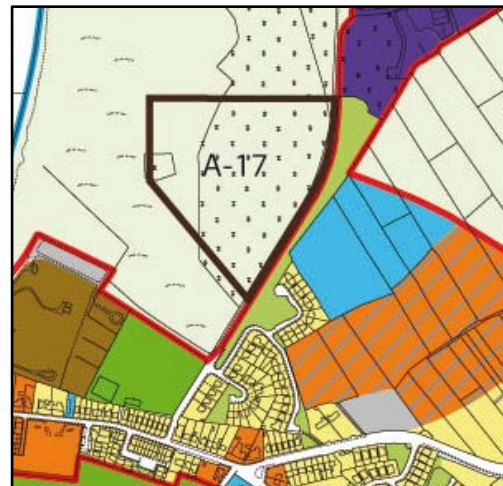
Change the zoning of the **site marked A-16** on the Proposed Amendments Map from 'buffer zone' to 'residential uses' and indicate on the Zoning Map that only one house is to be accommodated on the site.



A-17 (linked to A-11) (proposed by the Members)

Change the zoning of the **site marked A-17** on the Proposed Amendments Map from 'buffer zone' to 'community, sports and recreation'

[Note: the zoning category would be CF-community facilities, as per the Zoning Matrix included in the CDP]



A-18 (proposed by the Members)

Change the zoning of the **site marked A-18** on the Proposed Amendments Map from 'buffer zone' to 'residential uses'.



Proposed Zoning Amendments

