



Sligo County Council  
Comhairle Chontae Shligigh

**Sligo.**



**SECOND**  
**Chief Executive's Report**  
on submissions and observations  
to the **Draft Sligo CDP 2024-2030**

**Volume 2**

Sligo County Council  
Development  
Planning Unit

22 March 2024



# Volume 2

of the Second Chief Executive's Report  
contains summaries of issues,  
responses and recommendations  
in relation to 168 submissions.

The submissions are presented in numerical  
order, based on the numbers generated by  
Sligo County Council's Consultation Portal.

**Over 100 submissions relate to zoning.**

The sites subject of these submissions are  
shown on the **Submissions Maps** included in  
the **Map Set 1 Zoning Submissions**  
(separate document).



## Submission 2

<https://consult.sligococo.ie/en/submission/slg-c29-2>

Name and title

**Seamus and Kathleen Leonard**

On behalf of

n/a

### Summary of issues

The submission relates to 1.33 ha of lands in Enniscrone. The submission request that 1.23 ha of the said lands are rezoned from nRES (new residential uses) to agricultural uses (green belt). The owners are actively farming the lands, which are considered unsuitable for residential development, as confirmed by the exclusion from the RZLT map.

### Chief Executive's response

The lands are located to the southeast of the Town Centre, are zoned nRES and have been designated as a Settlement Consolidation site (SCS-06) in the Draft Enniscrone Town Plan. The designation of sites as a SCS is in order to give effect to the National Planning Framework's requirements for compact growth.

The lands however are located in a backland location and are served by a substandard narrow right-of-way. The upgrading of the road is dependent on the development of the lands directly to the north of the subject lands which are also zoned nRES and are designated as SCS-04 in the draft plan. The lands to the north are not in the submitter's ownership and therefore the development of the said lands is not in the submitters control.

The Chief Executive recommends retaining the nRES zoning and including the lands in the Strategic Land Reserve (SLR) for the following reasons:

- the lands are serviceable and strategically located close to essential facilities. The inclusion of the lands in the Strategic Land Reserve (SLR) will ensure that the lands will be considered for residential development in the future.
- it is the Council's priority to accelerate housing delivery on SCS-04 during the Plan period which would facilitate the development of the subject lands in the future.

### Recommendation

**CE-13Z-01** In **Chapter 13 Enniscrone Town Plan**, on the **Zoning Map**, include 1.23 ha of land in the Strategic Land Reserve as shown on the CE-Recommended Zoning Amendments Map for Enniscrone.

## Submission 3 <https://consult.sligococo.ie/en/submission/slg-c29-3>

Name and title **Barry O'Sullivan and Dearbhla Carty**

On behalf of n/a

### Summary of issues

The submission requests the "removal" of lands from the green belt (GB) of the draft Ballintogher Village Plan, to facilitate the construction of a family home.

### Chief Executive's response

The lands are located to the southeast of the village centre and are included in the green belt (GB) of the draft Ballintogher Village Plan. The land-use zoning objective of the GB is to "contain and consolidate settlements, while safeguarding lands for their future expansion and for the provision of strategic infrastructure."

Having regard to the proximity of the lands to the village centre and the established residential use of the adjacent lands to the north, it is considered that retention of the lands in the GB is merited to ensure that the lands are preserved for the future expansion of the village. The encroachment of development in the form of sporadic one-off houses would therefore undermine the purpose of the Green Belt. Accordingly, it is not recommended that individual sites be removed from the Green Belt as requested in the submission.

*Note: one-off dwellings/family homes may be permitted on lands zoned GB if the applicants demonstrate compliance with the strategic settlement policy SP-S-11 (Volume 1, Chapter 5 Settlement Strategy) of the Draft Sligo CDP 2024-2030.*

### Recommendation

**No change to the Draft Plan / Ballintogher Village Plan.**

<b>Submission 4</b> <a href="https://consult.sligococo.ie/en/submission/slg-c29-4">https://consult.sligococo.ie/en/submission/slg-c29-4</a>	
Name and title	<b>Fr Joseph Hogan, parish priest of Dromore West</b>
On behalf of	The people, the Parish Council, various committees
<b>Summary of issues</b>	
The submission requests the improvement of internet services by providing broadband to the parish church in Dromore West, to allow online viewing of mass.	
<b>Chief Executive's response</b>	
<p>Section 31.5.1 in Chapter 31 (Energy and telecommunications) of the Draft Plan and policy P-TEL-2 indicate that Sligo County Council fully supports the implementation of the National Broadband Plan for Ireland and any related programmes aiming to provide high-speed internet in the County.</p> <p>The Council, however, does not provide broadband infrastructure.</p> <p>The NBI website advises that where premises are not included in the National Broadband Plan rollout, and internet speeds above 30 Mbps are not available from other broadband service providers, an application should be made directly to the Department of the Environment, Climate and Communications (DECC) by contacting <a href="mailto:Broadband@decc.gov.ie">Broadband@decc.gov.ie</a></p>	
<b>Recommendation</b>	
<b>No change to the Draft Plan is required.</b>	

## Submission 5 <https://consult.sligococo.ie/en/submission/slg-c29-5>

Name and title **Keith Carty**

On behalf of n/a

### Summary of issues

The submission requests the zoning of 0.61 ha of land in Ballinafad. The submission requests that 0.49 ha of the said lands are included within the Development Limit. The site had planning permission for 10 houses (PL 03/1092).

### Chief Executive's response

The north-eastern section of the subject lands is zoned rural village (RV) in the draft Ballinafad Village Plan, while the rest of the lands are included in the green belt (GB). Since the submission requests the inclusion of the site within the development limit without indicating a specific zoning objective, it is assumed that the desired zoning would have to be compatible with residential development.

There is no objection to the zoning of the site as RV instead of GB for the following reasons:

- the north-eastern section of the lands is identified as Tier 1 (fully serviced) in the Infrastructural Assessment for Ballinafad (refer to Appendix A of the Draft Sligo CDP 2024-2030);
- permission was previously granted on the lands for 10 houses;

The flexible RV zoning objective would ensure that local housing needs are appropriately addressed within the development limit of the Ballinafad Village Plan, thus offering an alternative to dispersed rural housing.

### Recommendation

**CE-36Z-01** In **Chapter 36 Ballinafad Village Plan**, on the **Zoning Map**, extend the development limit and change the zoning of 0.49 ha of land from GB to RV as shown on the CE-Recommended Zoning Amendments Map for Ballinafad.

## Submission 6 <https://consult.sligococo.ie/en/submission/slg-c29-6>

Name and title **John O'Malley**

On behalf of n/a

### Summary of issues

The submission requests the rezoning of 3.36 ha of land in Ballymote from green belt (GB) to new residential (nRES).

### Chief Executive's response

The lands are located on the south-eastern periphery of the town. The individual houses to the north-east of the lands along the L-5604-0 are connected to the public sewer via individual pumping stations.

Permission was previously refused for the construction of 30 houses on the northern section of the lands by An Bord Pleanála under PL21.213857, as the proposed development would constitute inappropriate urban sprawl in a rural location and the unacceptable uniform house type and the extremely rigid and geometric layout of the proposed development.

It is recommended that the zoning of the lands is not changed from GB to nRES for the following reasons:

- a sufficient quantum of land has been zoned nRES and MIX within the draft Ballymote Plan to meet the population and housing supply targets set out in the Core Strategy in a sequential and coordinated manner;
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring town centre locations over peripheral locations;
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Ballymote Town Plan.**

## Submission 7 <https://consult.sligococo.ie/en/submission/slg-c29-7>

Name and title **Muirenn Duffy, RMLA Planning Consultants**

On behalf of **An Post**

### Summary of issues

The submission indicates that An Post will seek to modernise and enhance its facilities at existing and new locations. It requests flexibility under various zoning objectives, to allow for the development of postal infrastructure. The following specific requests are made:

- the inclusion of “policy objectives and appropriate zoning designations for existing logistics/enterprise/commercial sites within town centres”;
- a specific land use classification for postal facilities, described as “a building which facilitates mail services that can include the processing, sortation and distribution of mail”; this land use should be “permitted in principle or “open for consideration” across all zoning objectives in the CDP;
- specific policies supporting An Post in the provision and enhancement of postal facilities;
- CDP recognition of an Post delivery/collection times, vehicular access, car parking and customer access requirements, including “flexibility with car parking standards for postal facilities”.

### Chief Executive's response

The submission made on behalf of An Post by RMLA Planning consultants is quasi-identical to the pre-draft submission made by Avison Young Planning and Regeneration Ltd in September 2021. It contains the same specific requests.

It is considered that An Post's requirements for operating and expanding its services can be met adequately within the policy and zoning framework proposed in the Draft Sligo CDP without further modifications.

### Recommendation

**No change to the Draft Plan is required.**

<b>Submission 8</b> <a href="https://consult.sligococo.ie/en/submission/slg-c29-8">https://consult.sligococo.ie/en/submission/slg-c29-8</a>	
Name and title	<b>Orla Carew</b>
On behalf of	<b>Orla Carew, Elizabeth Bannigan, Paula Carew (sisters)</b>
<b>Summary of issues</b>	
The submission relates to three sites (0.70 ha in total) in Strandhill, each of them belonging to one of the three sisters. It is requested that the zoning be changed from GB (green belt) to nRES (new residential areas) to facilitate the building of family homes.	
<b>Chief Executive's response</b>	
<p>The subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). The public sewer does not extend to the lands, and there is no present commitment by Uisce Eireann to provide the required wastewater infrastructure.</p> <p>In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.</p> <p><b>Note:</b> <i>one-off dwellings/family homes may be permitted on lands zoned GB if the applicants demonstrate compliance with the strategic settlement policy SP-S-11 (Volume 1, Chapter 5 Settlement Strategy) of the Draft Sligo CDP 2024-2030.</i></p>	
<b>Recommendation</b>	
<b>No change to the Draft Plan / Strandhill Village Plan.</b>	

## Submission 10 <https://consult.sligococo.ie/en/submission/slg-c29-10>

Name and title **Patrick Maughan**

On behalf of n/a

### Summary of issues

The submission relates to lands in Enniscrone and requests that 0.09 ha of lands are rezoned from open space (OS) to new residential (nRES). The entire site (total area 0.73 ha) had planning permission for 8 houses (PL 05/188). However, one of the sites (Site No. 8) has been zoned as open space in the Draft Plan. The rezoning of this 0.09 ha site from OS to nRES would allow the completion of the previously permitted development.

### Chief Executive's response

The permission granted under PL05/188 has expired with just three houses having been completed. No development has taken place on site no. 8, as shown on the site layout plan submitted as part of PL05/188. Notwithstanding the zoning of site no. 8 as open space in the current Enniscrone Local Area Plan and the Draft Enniscrone Town Plan, the zoning of the site and the extent of the area of public open space should be consistent with the permission granted on site under PL05/188.

Accordingly, it is recommended that site no. 8 is zoned existing residential (eRES) in the Enniscrone Town Plan, as the land use zoning objective eRES allows for small-scale infill development, which is appropriate to the pattern of development in the immediate area.

### Recommendation

**CE-13Z-02** In **Chapter 13 Enniscrone Town Plan**, on the **Zoning Map**, change the zoning of 0.09 ha of land from OS to eRES as shown on the CE-Recommended Zoning Amendments Map for Enniscrone.

## Submission 11 <https://consult.sligococo.ie/en/submission/slg-c29-11>

Name and title **Brid Kelly**

On behalf of n/a

### Summary of issues

The submission requests the rezoning of 2.44 ha of land in Cliffony Village from green belt (GB) to new residential (nRES). A portion of the lands belonging to Brid Kelly, has planning permission for 5 dwelling units together with a separate block comprising 10 assisted living units (PL21/135).

### Chief Executive's response

The lands are located on the north-eastern edge of the village, adjacent to the N-15. The Planning Authority is supportive of the rural village zoning of that portion of the lands that were the subject of PL21/135 (0.27 ha) and the lands immediately to the rear/southeast (0.962 ha) for the following reasons:

- the lands are located immediately adjacent to an existing housing development and would consolidate development at this location;
- the development of the lands to the rear of PL21/135 would be a natural extension of the development permitted;
- the lands can be accessed via the vehicular entrance and access road permitted under PL21/135;
- the public sewer, public water supply and public footpath extend to the site.

The remaining 1.2 ha of lands which were the subject of the submission shall remain in the GB, as it is considered that a sufficient quantum of land has been zoned RV in the village to satisfy the housing demand over the plan period 2024-2030.

### Recommendation

**CE-43Z-01** In **Chapter 43 Cliffony Village Plan**, on the **Zoning Map**, extend the development limit and change the zoning of the section of the lands that were the subject of PL21/135 from GB to RV (0.13 ha) and open space (0.14 ha) as shown on the CE-Recommended Zoning Amendments Map for Cliffony.

**CE-43Z-02** In **Chapter 43 Cliffony Village Plan**, on the **Zoning Map**, extend the development limit and change the zoning of the section of the lands (0.96 ha) to the southeast of the lands granted permission under PL21/135 from GB to RV as shown on the CE-Recommended Zoning Amendments Map for Cliffony.

## Submission 12 <https://consult.sligococo.ie/en/submission/slg-c29-12>

Name and title **Patrick Maughan**

On behalf of n/a

### Summary of issues

The submission relates to 0.82 ha of lands adjoining Church Lane in Enniscrone. The submission requests the rezoning of 0.64 ha of lands from green belt (GB) to existing residential (eRES). There is a dwelling on this site, which was permitted under PL 08/1006. An indicative layout for a future housing development was submitted with PL08/1006 including the provision of a new ring road.

### Chief Executive's response

The lands are located at the southern edge of the town and the permission granted under PL08/1008 included the provision of a pumping station to connect the development to the existing sewer along the adjacent access road. The pumping station was intended to cater for the future development of the lands. It is assumed that the eRES zoning request relates to the site of the existing dwelling and that the undeveloped section of the lands is requested to be zoned new residential (nRES). An indicative link road to the south of the lands linking the L-2602 and the R-297 is proposed in the Draft Enniscrone Town Plan (Objective EN-TCO-10 A).

There is no objection to changing the zoning of the lands from GB to eRES and nRES for the following reasons:

- having regard to the small site area and fact that the future indicative layout detailed in PL08/1006 only included the provision of four (4) houses, the zoning of the undeveloped section of the lands nRES will not have a material effect on the Core Strategy of the Draft Plan.
- the lands are located within the 2022 Census boundary, in a sustainable location and it is considered that the zoning of the lands eRES and nRES will promote compact growth which is a key objective of the NFP and the RSES.
- under PL08/1008, a pumping station was provided to connect the development to the existing sewer along the adjacent access road, a water supply was established and a footpath was provided along the site frontage onto Church Lane.
- the rezoning of the lands nRES will assist in facilitating the provision of proposed link road, which is in accordance with Objective EN-TCO-10 A of the Draft Enniscrone Town Plan.

### Recommendation

**CE-13Z-03** In **Chapter 13 Enniscrone Town Plan**, on the **Zoning Map**, extend the development limit and change the zoning of site (0.15 ha) of the dwelling permitted under PL08/1008 from GB to eRES and the remainder of the lands (0.49 ha) from GB to nRES as shown on the CE-Recommended Zoning Amendments Map for Enniscrone.

## Submission 13 <https://consult.sligococo.ie/en/submission/slg-c29-13>

Name and title **Noel Raftery**

On behalf of n/a

### Summary of issues

The submission expresses concerns about the sand dune system in Strandhill and requests the Council to put in place a comprehensive plan for dune conservation and restoration, using nature-based solutions such a planting of marram grass.

### Chief Executive's response

The development of a Conservation Management plan for Killaspugrone Dunes, incorporating community events, is scheduled within the 2024 work programme of the Council's Heritage Section.

### Recommendation

**No change to the Draft Plan is required.**

**Submission 14** <https://consult.sligococo.ie/en/submission/slg-c29-14>

Name and title **Noel Raftery**

On behalf of n/a

**Summary of issues**

The submission expresses satisfaction with the policies and objectives contained in Chapter 24 (Natural Heritage) of the Draft Plan, particularly with the emphasis on locally-important wetlands.

**Chief Executive's response**

The positive comments are noted.

**Recommendation**

**No change to the Draft Plan is required.**

## Submission 15 <https://consult.sligococo.ie/en/submission/slg-c29-15>

Name and title **Noel Raftery**

On behalf of n/a

### Summary of issues

The submission supports the cycle route proposals for the County, but indicates that more is needed in Sligo Town. Suggestions are made to improve safety for pedestrians, motorists and cyclists, as follows: upgrade the road from First Sea Road to Hughes Bridge; remove/reduce the number of speed bumps through Finisklin Industrial Estate; address the lack of off-street parking at Beulah Terrace/Harbour House area.

### Chief Executive's response

The suggestions are noted. While Chapter 11 of the Draft CDP contains only strategic objectives for major transport routes in Sligo Town, the forthcoming Sligo and Environs Local Area Plan will include detailed objectives for the provision of urban cycle routes and the upgrading of urban roads. The LAP will also address issues relating to parking in Sligo Town.

### Recommendation

No change to the Draft Plan is required.

## Submission 16 <https://consult.sligococo.ie/en/submission/slg-c29-16>

Name and title **James O'Connor**

On behalf of n/a

### Summary of issues

The submission supports the inclusion of public rights-of-way in the Draft Plan and requests the addition of a right-of-way providing access to the Falls at Salley Garden in Ballysadare,

### Chief Executive's response

A public right-of-way can only be established by statutory powers or by the dedication of a right-of-way to public use by the owner of the lands. It is not open for a local authority to establish a public right-of-way by simply including it in the County Development Plan.

The land registry map for the area, available from Tailte Éireann ([landdirect.ie](http://landdirect.ie)) does not identify a public right-of-way at this location in Ballysadare. Without the submission of further evidence, it is not possible to include the preservation of a public right-of-way at Sally Gardens within the County Development Plan.

### Recommendation

**No change to the Draft Plan is required.**

## Submission 17 <https://consult.sligococo.ie/en/submission/slg-c29-17>

Name and title **James O'Connor**

On behalf of n/a

### Summary of issues

The submission requests the Council to regulate the use of signage along public roads in the County, indicating that unauthorised signs (e.g. advertising signs) can affect road safety.

### Chief Executive's response

Road safety is addressed in Chapter 29 Transport Infrastructure and Chapter 33 Development Management Standards (Section 33.9). Advertising (including signage along public roads) is addressed in Section 33.8 of Chapter 33.

In response to the TII **Submission 47/Issue 14**, the Chief Executive has recommended the inclusion of additional text in **Section 33.8.2 Advertising signage along public roads**, recognising the traffic hazards created by unauthorised signage – refer to **CE-33-16**.

The implementation of legislation, Development Plan policies and development management standards is carried out via licensing and the development management process, in accordance with standard procedures and protocols. Complaints about unauthorised signage will be dealt with promptly by the Enforcement Section of SCC or the Roads Section as relevant.

### Recommendation

**No further change to the Draft Plan is required.**

## Submission 18 <https://consult.sligococo.ie/en/submission/slg-c29-18>

Name and title **Aidan Doyle, CEO**

On behalf of **Sligo Chamber of Commerce**

### Summary of issues

The submission welcomes the compact growth designations but disagrees with the designations of long-term strategic and sustainable development sites (LT-SSDS) and the inclusion of lands within the strategic land reserve (SLR). The submission requests that all LT-SSDS and lands included in the SLR in the draft Sligo Town Plan are released for residential development in the current plan period for the following reasons:

- the shortage of dwelling houses and low level of residential development in Sligo Town is adversely affecting the business sector's ability to recruit new employees;
- that students attending ATU are finding it difficult to obtain accommodation with many commuting on a daily basis;
- the increase in the number of employees and students commuting is causing traffic congestion within Sligo Town.

### Chief Executive's response

A sufficient quantum of land has been zoned nRES and MIX within the draft Sligo Town Plan to meet the population and housing supply targets set out in the Core Strategy in a sequential and coordinated manner.

Lands that were previously zoned for residential development but considered surplus to achieving the core strategy housing targets have been designated as either Long-Term Strategic and Sustainable Development Sites or Strategic Land Reserve. Consideration may be given to the development of these lands before the end of the current plan period in circumstances where faster than expected growth occurs and a shortage of zoned residential lands arises.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

**Submission 20** <https://consult.sligococo.ie/en/submission/slg-c29-20>

Name and title **Declan Byrne (Director) and Terrence McGowan**

On behalf of **DAT Property Development Ltd**

**Summary of issues**

The submission requests the rezoning of 0.83 ha of lands to the north of Strandhill Village, from business, industry, enterprise (BIE) to tourism (TOU). The adjacent lands to the west are zoned TOU.

**Chief Executive's response**

Strandhill is one of the designated settlements in the county with special coastal tourism functions. The increase in the TOU zoning in the village would reinforce the tourism function of the village. The subject lands also are owned by the one landowner and having two different designations would conflict with the coordinated development of the entire landholding. It is therefore considered appropriate to zone the entire lands TOU.

**Recommendation**

**CE-19Z-01** In **Chapter 19 Strandhill Village Plan**, on the **Zoning Map**, change the zoning of 0.83 ha of lands from BIE to TOU as shown on the CE-Recommended Zoning Amendments Map for Strandhill.

## Submission 21 <https://consult.sligococo.ie/en/submission/slg-c29-21>

Name and title **Roger McCarrick**

On behalf of n/a

### Summary of issues

The submission relates to 3.29 ha of lands, to the west of Tobercurry town centre. The submission acknowledges that the northern section of the lands (0.36 ha) are zoned existing residential (eRES) in the draft Town Plan. The submission requests that the remainder of the lands (2.93 ha) are rezoned from green belt (GB) to new residential (nRES). The submission outlines that the majority of the lands were previously sterilised for the town by-pass. However, the N-15 realignment corridor is now located further to the west of the town.

### Chief Executive's response

The lands are located on the western edge of the town, adjacent to the R-294, and are served by the public sewer, public water supply and public footpath. The lands are located partially within the 2022 Census boundary. For ease of assessment the landholding has been broken into **four sections: A, B, C and D**.

**Section A** of the lands (0.36 ha) is zoned existing residential (eRES). The eRES land use zoning objective allows for small-scale infill development, which is appropriate to the character and pattern of development in the immediate area. No change to the zoning is required in relation to section A.

There is no objection to the zoning of **sections B** (1.37 ha) **and C** (0.23 ha) for nRES and to including the lands in the Strategic Land Reserve (SLR) for the following reasons:

- permission was previously granted for three (3) houses on section C under PL04/1023;
- the lands are deemed to be Tier 1 lands as they are served by the public sewer, public water supply and public footpath;
- the lands are partially located within the 2022 Census boundary, in a sustainable location, and it is considered that the inclusion of the lands in the SLR in the plan will safeguard the lands for the future expansion of the town.

**There is a recorded monument SL05209 - Ringfort in section D** (1.33ha) of the lands. It is noted that the submission is not accompanied by an archaeological impact assessment. In the absence of a suitable report, the rezoning of section D of the lands for residential development may have the potential to impact negatively on the archaeological heritage of the area. In consideration of the above, it is recommended that section D of the lands remains in the Green Belt.

### Recommendation

**CE-14Z-01** In **Chapter 14 Tobercurry Town Plan**, on the **Zoning Map**, extend the development limit and change the zoning of sections B & C (total 1.60ha) of the lands from green belt to new residential and include in the strategic land reserve as shown on the CE-Recommended Zoning Amendments Map for Tobercurry.

**Regarding sections A and D of the landholding, no change to the Draft Plan / Tobercurry Town Plan.**

## Submission 22 <https://consult.sligococo.ie/en/submission/slg-c29-22>

Name and title **Rosarie Perry**

On behalf of n/a

### Summary of issues

The submission relates to 1.45 ha of lands in Bunnannaddan. The submission requests the rezoning of 1.26 ha of the lands from green belt (GB) to rural village (RV). The submission outlines that the lands are fully serviced and located in the centre of the village.

### Chief Executive's response

The south-eastern section of the landholding is zoned rural village (RV) in the Draft Bunnannaddan Village Plan, while the rest is included in the green belt (GB).

There is no objection to the zoning of the remainder of the landholding as RV (rural village) instead of GB (green belt), for the following reasons:

- the south-eastern section of the landholding was identified as Tier 1 (fully serviced) in the Infrastructural Assessment for Bunnannaddan (refer to Appendix A of the Draft Sligo CDP 2024-2030);
- the lands are located in a sustainable location between the community centre and a housing development and would consolidate development at this location.

The flexible RV zoning objective would ensure that local housing needs are appropriately addressed within the development limit of Ballinafad village Plan, thus offering an alternative to dispersed rural housing.

### Recommendation

**CE-40Z-01** In **Chapter 40 Bunnannaddan Village Plan**, on the **Zoning Map**, extend the development limit and change the zoning of 1.26 ha of land from GB to RV as shown on the CE-Recommended Zoning Amendments Map for Bunnannaddan.

## Submission 23 <https://consult.sligococo.ie/en/submission/slg-c29-23>

Name and title **John and Marie Perry**

On behalf of n/a

### Summary of issues

The submission requests that 2.77 ha of lands in Ballymote Town are released from the strategic land reserve (SLR) to allow for residential development. The submission states that the lands are in a prime location and that the inclusion of the lands in the SLR will delay their development.

### Chief Executive's response

The Draft Plan has zoned a sufficient quantum of land to meet the population and housing supply targets set out in the Core Strategy in a sequential and coordinated manner.

In accordance with NPF requirements National Policy, Objective 72a, the Planning Authority carried out an Infrastructural Assessment (IA) of the existing undeveloped zoned lands in Ballymote. The assessment considered the availability of service infrastructure (watermains, foul sewers, surface drainage systems) and transport infrastructure (roads, footpaths) that would allow the development of lands immediately or during the Plan period.

As set out in Appendix A of the Draft Plan, the Tier 1 sites (i.e. fully serviced) resulting from the IA for Ballymote Town were then subject to a further examination as part of the Settlement Capacity Audit. The sites were assigned numerical scores based on criteria grouped under the headings "spatially sequential, availability of social infrastructure and planning and environmental considerations".

This exercise confirmed there were enough sites ranked higher than the subject lands that, when aggregated, would have sufficient capacity to deliver the Core Strategy housing allocation for Ballymote Town. Accordingly, the subject lands were zoned nRES and placed in the SLR. Lands within the SLR may become suitable for development over the longer-term and their development potential needs to be preserved.

### Recommendation

**No change to the Draft Plan / Ballymote Town Plan.**

## Submission 24 <https://consult.sligococo.ie/en/submission/slg-c29-24>

Name and title **Michael Conmy, Bury Architects**

On behalf of **Blackmud Development Ltd**

### Summary of issues

The submission relates to 4.89 ha of lands in Sligo Town. The submission requests that 2.48 ha of the lands are released from the Strategic Land Reserve (SLR) to allow for residential development. The submission states that the site is fully serviced and had permission for 76 no. dwelling houses under PL04/1514. A contribution has been paid for the provision of a footpath along the R278, as per a condition of the permission granted on site under PL20/369. PL20/369 regularised the permission granted under PL04/1514.

### Chief Executive's response

The Draft Plan has zoned a sufficient quantum of land to meet the population target and housing supply allocation set out in the Core Strategy in a sequential and coordinated manner.

In accordance with NPF requirements National Policy, Objective 72a, the Planning Authority carried out an Infrastructural Assessment (IA) of the existing undeveloped zoned lands in Sligo Town. The assessment considered the availability of service infrastructure (watermains, foul sewers, surface drainage systems) and transport infrastructure (roads, footpaths) that would allow the development of lands immediately or during the Plan period.

As set out in Appendix A of the Draft Plan, the Tier 1 sites (i.e. fully serviced) resulting from the IA for Sligo Town were then subject to a further examination as part of the Settlement Capacity Audit. The sites were assigned numerical scores based on criteria grouped under the headings "spatially sequential, availability of social infrastructure and planning and environmental considerations".

This exercise confirmed there were enough sites ranked higher than the subject lands that, when aggregated, would have sufficient capacity to deliver the Core Strategy housing allocation for Sligo Town. Accordingly, the subject lands were zoned nRES and placed in the SLR. Lands within the SLR may become suitable for development over the longer-term and their development potential needs to be preserved.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 25 <https://consult.sligococo.ie/en/submission/slg-c29-25>

Name and title **Michael Conmy, Bury Architects**

On behalf of **Fergal Cawley**

### Summary of issues

The submission relates to 1.68ha of lands to the south-west of the Enniscrone. The submission requests that the lands are rezoned from open space (OS) to mixed uses (MIX) for the following reasons:

- to allow for a more appealing entrance into the town
- there is capacity in the WWTP
- the zoning would be sequential with surrounding development
- no adverse traffic implications
- prime location for additional amenities
- the development of the site would help achieve the housing targets set in the plan

### Chief Executive's response

The lands are located on the southwest periphery of the Enniscrone, along the R297. The lands are located outside of the 2022 Census boundary. The south-western corner of the lands is located within Flood Zone A - refer to Appendix of the Strategic Flood Risk Assessment.

Accordingly, it is recommended that the lands remain zoned open space for the following reasons:

- a sufficient quantum of land has been zoned nRES and MIX within the draft Enniscrone Town Plan to meet the population and housing supply targets set out in the Core Strategy in a sequential and coordinated manner.
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring town centre locations over peripheral locations;
- the zoning of the site as open space (OS) is in accordance with the sequential approach outlined in the *Planning System and Flood Risk Management, Guidelines to Planning Authorities 2009*, as an OS zoning is described as a "water-compatible development". Having regard to the identified flood risk on the lands, and the absence of a site-specific flood risk assessment to support the submission, it is considered that the zoning of lands as OS is appropriate.

### Recommendation

**No change to the Draft Plan / Enniscrone Town Plan.**

## Submission 27 <https://consult.sligococo.ie/en/submission/slg-c29-27>

Name and title **Ceola McLynn**

On behalf of n/a

### Summary of issues

The submission calls for the prioritisation of segregated cycle lanes on the Sligo Coastal Mobility Route (Strandhill Road, Rosses Point Road connecting through upgrades in Sligo Town) and suggests that some on-street car parking can be replaced by cycle lanes. The wording of Table 6-6 of the Draft Sligo Local Transport Plan (see below) is too vague. Terms like “upgrades” and “where possible” do not commit to segregation or the infrastructural upgrades required.

### Chief Executive's response

In Chapter 29 Transport infrastructure (Volume 3), the Cycling and walking objective O-CW-4 indicates the Council's intention to develop the Inter-Urban Cycle Network routes listed in Table 29.5, which corresponds to Table 6-6 in Section 6.2.7 of the Draft Sligo Local Transport Plan.

Table 29.5 specifies a **cycle link** to Strandhill and a **cycle track** from Sligo Town to Rosses Point. The table specifies that the route to Rosses Point should comprise **cycle tracks (segregated)**.

While the type of cycle infrastructure on the link to Strandhill is not clear, the Draft LTP specifies that **all inter-urban cycle routes should be segregated where possible**. Furthermore, Table 6-6 of the Draft LTP refers to the provision of '**cycle tracks**' for all inter-urban cycle network proposals.

The forthcoming Local Area Plan for Sligo Town will examine the potential for cycle paths in Sligo Town.

**Note 1:** In the glossary of the LTP, a cycle track is defined as 'Cycle facility that is physically segregated from vehicular traffic by a level change or other physical means such as bollards.'

**Note 2:** The word 'upgrade' refers to the fact that the cycle route may be in existence and now needs to be upgraded to a more formal or segregated route. The phrase 'where possible' has been used in Table 6-6 of the Draft LTP describing the proposed cycle link from Sligo Town to Rosses Point as follows: *Upgrade the existing cycle lanes to cycle tracks where possible and extend cycle tracks to reach Rosses Point Beach Car Park*. This is acknowledging that there may be pinch points along this route where the environmental and financial cost of providing a dedicated segregated cycle track may be prohibitive, namely the causeway between Cartron and Ballincar.

### Recommendation

**CE-29-06** In Chapter 29 Transport infrastructure, amend item 7 in Table 29.5 as follows:

**Cycle link to Strandhill (upgrade):** Upgrade existing cycle lanes along the R-292 to **cycle tracks** and improve street lighting and signage along the route. Upgrade existing Shore Road/R-227 junction in Strandhill to include clear cycle paths.

## Submission 28 <https://consult.sligococo.ie/en/submission/slg-c29-28>

Name and title **Michael McGoldrick**

On behalf of **"Traders Row"** (of Wine Street Car Park)

### Summary of issues

The submission expresses concern that the proposed masterplan layout will impact negatively on the visibility and exposure that the individual stores in Wine Street Car Park have enjoyed since their construction over 30 years ago.

Some options are not satisfactory, other options are more constructive and encouraging for the traders. Clarification is required as to how SCC intends to proceed with the Masterplan. The submission states that the traders were not contacted or consulted.

### Chief Executive's response

The new Wine Street Car Park Masterplan was the result of extensive engagement with the key stakeholders in the Wine Street Car Park. The process began with an open meeting designed to facilitate all the smaller businesses operating in the car park.

The new Masterplan sets the context for the Wine Street Car Park area. It considered the constraints and opportunities available and it proposes several potential options as to how the block could be developed before selecting a 'preferred option'.

The 'preferred option' represents the optimal layout within the constraints defined by the needs of existing operators. The operators along the northern edge of the car park will remain in situ. A new street, both vehicular and pedestrian, is envisaged outside these premises. The street will preserve access and improve exposure of these units.

The implementation of this preferred layout is dependant on the collaboration of key landowners, in the interests of the common good and arriving at a solution which makes a better use of Sligo's most centrally located land.

### Recommendation

**No change to the Wine Street Car Park Masterplan is required.**

## Submission 29 <https://consult.sligococo.ie/en/submission/slg-c29-29>

Name and title **Frank Mulrennan**

On behalf of n/a

### Summary of issues

The submission relates to 0.15 ha of land in Enniscrone, between the Cliff Road and the Jesus & Mary Secondary School. The submission requests that the lands are rezoned from community facilities (CF) to new residential (nRES) for the following reasons:

- the lands are in the submitter's ownership and not the school's;
- previously zoned D2 residential in the Enniscrone Local Area 2004 -2013;
- there was previously a dwelling house on the site.

### Chief Executive's response

The lands were zoned community facilities (CF) on the understanding that they were used in conjunction with the adjoining Secondary School. The submission confirms that this is not the case and that the site has never been used as community facilities. This is further confirmed by the previous zoning of the site as residential in the Enniscrone Local Area Plan 2004 - 2013.

There is no objection to the requested rezoning.

### Recommendation

**CE-13Z-04** In **Chapter 13 Enniscrone Town Plan**, on the **Zoning Map**, change the zoning of 0.15 ha of land from CF to nRES as shown on the CE-Recommended Zoning Amendments Map for Enniscrone.

## Submission 30 <https://consult.sligococo.ie/en/submission/slg-c29-30>

Name and title **Padraic Boylan**

On behalf of n/a

### Summary of issues

The submission urges SCC to be 'practical and realistic' when designing both pedestrian and road layouts. Footpath widening is seen as 'pointless' when there is "no public appetite" for it. No other changes should take place at Loftus Hall in Ballymote.

### Chief Executive's response

The Ballymote Town Plan (Chapter 12, Volume 2) highlights the importance of making the town centre fully accessible by foot and bicycle, while reducing the visual dominance of cars on the town's streets. While footpath coverage and footpath surfaces around the town are generally good, the width of footpaths is insufficient in certain places.

The design of the footpaths is based on government publications such as the Design Manual for Urban Roads and Streets (DMURS) and the requirements of the Junction Tightening Guidelines published by the National Transport Authority. Wide footpaths in town centres are associated with creating a more pleasant and accessible pedestrian environment. However, any upgrade measures will be examined with due regard to existing street design and characteristics.

The **Urban design objective BM-UDO-3** proposes to enhance the public realm and pedestrian accessibility at the certain junctions, including at Loftus Hall, specifying that "The enhancements **shall** include widening of footpaths and the provision of safe and comfortable crossing points, seating and planted/landscaped areas".

It is considered that the objective should specify "**may** include widening of footpaths ... etc." instead of "**shall** include ... etc."

### Recommendation

**CE-12-01** In **Chapter 12 Ballymote Town Plan**, modify the last sentence of the Urban design objective BM-UDO-3 as follows:

The enhancements **shall may** include widening of footpaths and the provision of safe and comfortable crossing points, seating and planted/landscaped areas.

**Submission 31** <https://consult.sligococo.ie/en/submission/slg-c29-31>

Name and title **Fiona Carty**

On behalf of n/a

**Summary of issues**

The submission relates to 0.42 ha of lands zoned public utility in the current the Ballygawley Mini-Plan 2017-2023. The submission states that the site is unsuitable for the provision of a wastewater treatment plant due to its proximity to the Unshin River (Special Area of Conservation), existing dwelling houses, a spring well and the potential route of the SLNCR greenway route. The submission requests that the zoning is changed from public utility to green belt.

**Chief Executive's response**

The lands which are the subject of the submission are located in the green belt of the draft Ballygawley Village Plan.

**Recommendation**

**No change to the draft Plan / Ballygawley Village Plan.**

## Submission 32 <https://consult.sligococo.ie/en/submission/slg-c29-32>

Name and title **Peter Kinghan, Quarry Mineral Consulting Limited**

On behalf of **Harrington Concrete**

### Summary of issues

The submission requests that 2.80 ha of lands, zoned community facilities (CF), be re-zoned for natural resource reservation (NRR) for the following reasons:

- vehicular access to the quarry has been relocated to the west onto the N-59;
- the continued operation of the block-making plant at the existent location would not have adverse impacts on the amenities of the area, as the quarry's operations are compliant with the required operational and environmental standards;
- in agreement with the National Monument Services, fencing has been provided around the Abbey of Saint Fechin and it is proposed to provide a further landscaped screening berm;
- the recently provided burial ground on the N-59 offsets the proposal to provide a burial ground on the subject lands and therefore does not affect the area of land available for community facilities in the village.

### Chief Executive's response

The submission relates to 2.80 hectares of lands to the north of Ballysadare village. The submission refers to the 13<sup>th</sup> century Abbey of St Mary of the Canons Regular of St Augustine (RMP SL020 108), incorrectly referred to as St. Feichin's Abbey (which lies to the east). This monument is subject to a preservation order made under the National Monuments Acts 1930 to 2014 (PO no. 1/1994).

Under PL18/50, permission was granted for "the continued use and operation of the existing quarry and quarry extension area (19 hectares) permitted under Plan Reg. Ref. No. PL02/299 (ABP Ref. No. PL21 .201367) including the existing concrete batching plant and block making facility (in its current location at the eastern end of the site)".

Condition 12(a) of PL18/50 required that within 3 months of the date of the permission, a detailed restoration scheme for the existing block yard and the area of the Abbey of St. Feichin (should be Abbey of St. Marys) to be prepared in consultation with the National Monuments Service. The scheme was to include a timescale for the restoration measures within five years of its approval unless otherwise agreed with the Planning Authority. A scheme to restore the area was agreed with the Planning Authority in September 2021. This involved the removal of plant and machinery and any remaining concrete products and materials, with additional landscaping of the area.

The zoning of the site for community facilities in the draft plan reflects the restoration plan submitted and agreed under condition 12(a) of PL18/50.

### Recommendation

**No change to the draft Plan / Ballysadare Village Plan.**

## Submission 33 <https://consult.sligococo.ie/en/submission/slg-c29-33>

Name and title **Brendan Kilrehill**

On behalf of n/a

### Summary of issues

This submission relates to 4.13 ha of lands in Easky Village. The submission states that it was agreed with Sligo Council members (during the transfer of lands to Sligo County Council, to accommodate the extension of the graveyard) that the subject lands would be included within the development limit for future housing.

Vehicular access was agreed via the existing Council housing estate to the north of the subject lands. The site had planning permission for 60 houses (PL05/799). The submission requests that the zoning of 3.98 ha of the lands is changed from green belt (GB) to new residential (nRES).

### Chief Executive's response

The lands are located on the southeastern periphery of the village and are located outside of the 2022 Census boundary. It is recommended that the zoning of the lands is not changed from GB to nRES for the following reasons:

- a sufficient quantum of land has been zoned new residential (nRES) and mixed uses (MIX) in the village to meet the needs of the allocated population growth for the village over the plan period 2024-2030;
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring village centre locations over peripheral locations;
- the lands are not served by a public road, as the access road serving Woodland Crescent does not extend as far as the subject lands. Furthermore, there is no commitment / proposal to provide a road to access the lands.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the draft Plan / Easky Village Plan.**

## Submission 34 <https://consult.sligococo.ie/en/submission/slg-c29-34>

Name and title **Joseph Dunphy**

On behalf of n/a

### Summary of issues

This submission relates to 1.46 ha of land in Easky Village. The submission requests that the zoning of the lands is changed from business, Industry and employment (1.15ha) and mixed uses (0.31ha) to green belt (GB) as the lands are critical for grass grazing to support a milk production operation.

### Chief Executive's response

The lands are located on the western edge of the village, outside of the 2022 Census boundary. The eastern section of the lands is zoned MIX, while the larger western section of the lands is zoned BIE.

It is recommended that the section of lands zoned MIX retain the said zoning for the following reasons:

- Easky is one of the designated settlements in the county with a special coastal tourism function. The 'MIX' zoning in the village assists in reinforcing the tourism function of the village and promotes the development of a dynamic mix of uses, able to create and sustain a viable village centre.
- the lands were identified as Tier 1 (fully serviced) in the Infrastructural Assessment for Easky (refer to Appendix A of the Draft Sligo CDP 2024-2030).

It is recommended that the section of lands zoned BIE are changed to green belt (GB), as it is considered highly unlikely that the lands will be used for anything other than for agricultural purposes for the foreseeable future.

### Recommendation

**CE-20Z-01** In **Chapter 20 Easky Village Plan**, on the **Zoning Map**, reduce the development limit and change the zoning of 1.15 ha of land from BIE to GB as shown on the CE-Recommended Zoning Amendments Map for Easky.

**No change is recommended to the 0.31ha zoned MIX.**

## Submission 35 <https://consult.sligococo.ie/en/submission/slg-c29-35>

Name and title **Michael Kirby**

On behalf of Drumcliffe/Rathcormac Tidy Towns

### Summary of issues

The submission requests that the following should be included in the Draft Plan:

- the completion of a Conservation Plan for the Drumcliffe, to inform development of future projects and initiatives within the village and its environs.
- Upgrading of the existing anglers' right of way along the Drumcliffe River, completion of the off-road walking/ cycling link between Drumcliffe and Rathcormac, completion of the riverside trail behind Davis's restaurant facilitating safe, off-road travel between Rathcormac and Drumcliffe and Carney.
- Provision of designated pedestrian crossings on the N-15 to facilitate safe access to Drumcliffe Tower from the churchyard and to Davis's restaurant from the GP Surgery.
- Provision of two bus shelters similar in style to those erected in Rathcormac, one on each side of the N-15, to encourage and support use of public transport by residents and visitors to Drumcliffe.

### Chief Executive's response

It is an objective of the Drumcliff Village Plan to prepare and implement a Conservation Plan for the monastic site at Drumcliff (Section 48.2.2)

The request for the development of additional walks in the Drumcliff area is noted. It is a policy of SCC to continue to maintain and enhance existing walkways and expand the walking network subject to availability of resources (Outdoor recreation policy P-OR-14 in Chapter 27 Community and social infrastructure). Any new or improved walks should be subject to Appropriate Assessment screening.

The SCC Active Travel Team has initiated a bus shelter programme for 2024. It is envisaged that this programme will be rolled out over a number of years.

It is agreed to include an objective in Chapter 48 (Drumcliff Village Plan) to improve public transport and active travel infrastructure in the village.

### Recommendation

**CE-48-01** Add the following objective to **Chapter 48 Drumcliff Village Plan**:

**48.2.3.C** Improve public transport and active travel infrastructure within the village in conjunction with the TII and the NTA.

## Submission 36 <https://consult.sligococo.ie/en/submission/slg-c29-36>

Name and title	<b>Michael Kirby</b>
On behalf of	Drumcliffe/Rathcormac Tidy Towns

### Summary of issues

The submission requests that the following should be included in the Draft Plan in relation to the village of Rathcormac:

- Upgrading of the existing anglers' right of way along the Drumcliffe River, from the footbridge to Ballynagalliagh Bridge (Clooneen Townland), to provide for safe, off-road travel between Clooneen/ Rathcormac and Drumcliffe.
- Completion of off-road walking/ cycling link between Drumcliffe and Rathcormac, from existing Branley's Yard (Drumcliffe South) recreational trail to Drumcliffe Glebe laneway (L33053) via the L33054.

### Chief Executive's response

The request for the development of additional walks in the Rathcormac/Drumcliff area has been addressed as part of the Chief Executive's response to Submission 35.

It is a policy of SCC to continue to maintain and enhance existing walkways and expand the walking network subject to availability of resources (Outdoor recreation policy P-OR-14 in Chapter 27 Community and social infrastructure). Any new or improved walks should be subject to Appropriate Assessment screening.

### Recommendation

**No change to the Draft Plan is required on foot of the above.**

# Submissions relating to objective BM-TCO-5

The **Transport and circulation objective BM-TCO-5 in Chapter 12 Ballymote Town Plan (Volume 2)** has been the subject of **twenty-four (24) submissions** from local residents, all of them opposing the proposed road link included in the Draft Plan, mainly on safety grounds.

The submission numbers, names and links to the integral versions on the Consultation Portal are provided after the Chief Executive's recommendation.

As all submissions express the same concerns, they are addressed in a single Chief Executive's response below.

## Chief Executive's response and recommendation

The Transport and circulation objective BM-TCO-5 in Chapter 12 Ballymote Town Plan (Volume 2) reserves a number of access points and indicative corridors between existing streets in Ballymote, to allow development of vehicular, pedestrian and cycle routes, facilitating the development of backland areas and the future expansion of the town.

This road objective has been in place for over 10 years and was carried over into the Draft CDP from the Ballymote Local Area Plan 2012-2018 (TMO-2). This type of objective is consistent with the integration of transport and land use planning, as it increases permeability and accessibility.

Reserving indicative road corridors ensures that the street network within Ballymote will retain its capacity to cater for all road users into the future.

For clarity, the word "indicative" should be included in the text of the objective, as it already appears on the Draft Zoning Map.

## Recommendation

**CE-12-03** In Chapter 12 Ballymote Town Plan, amend the **Transport and circulation objective BM-TCO-5** as follows:

**BM-TCO-5** Reserve the following **indicative** corridors and access points to allow development of vehicular, pedestrian and cycle routes, thereby facilitating the development of backland areas and the future expansion of the town:

- a link road from the R-296 to the L1603;
- a link road between the L-6106 and the L1502;
- a link road between the R-293 and the health care centre.

Submission	Name(s)	Link to Consultation Portal
Submission 37	Declan McTiernan	<a href="https://consult.sligococo.ie/en/submission/slg-c29-37">https://consult.sligococo.ie/en/submission/slg-c29-37</a>
Submission 38	Pamela Davey	<a href="https://consult.sligococo.ie/en/submission/slg-c29-38">https://consult.sligococo.ie/en/submission/slg-c29-38</a>
Submission 40	Tess Cawley	<a href="https://consult.sligococo.ie/en/submission/slg-c29-40">https://consult.sligococo.ie/en/submission/slg-c29-40</a>

<b>Submission</b>	<b>Name(s)</b>	<b>Link to Consultation Portal</b>
Submission 41	<b>Georgina Cawley</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-41">https://consult.sligococo.ie/en/submission/slg-c29-41</a>
Submission 42	<b>Mark Devaney</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-42">https://consult.sligococo.ie/en/submission/slg-c29-42</a>
Submission 51	<b>Keith Henry</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-51">https://consult.sligococo.ie/en/submission/slg-c29-51</a>
Submission 65	<b>Lee Cawley</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-65">https://consult.sligococo.ie/en/submission/slg-c29-65</a>
Submission 66	<b>Jason Martin</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-66">https://consult.sligococo.ie/en/submission/slg-c29-66</a>
Submission 70	<b>Jamie Kenny</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-70">https://consult.sligococo.ie/en/submission/slg-c29-70</a>
Submission 90	<b>Deirdre and Gabriel Walsh</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-90">https://consult.sligococo.ie/en/submission/slg-c29-90</a>
Submission 91	<b>Ricardo and Lisa de Gouveia</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-91">https://consult.sligococo.ie/en/submission/slg-c29-91</a>
Submission 147	<b>Ross and Eithne Oogan</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-147">https://consult.sligococo.ie/en/submission/slg-c29-147</a>
Submission 162	<b>Leonie Duignan</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-162">https://consult.sligococo.ie/en/submission/slg-c29-162</a>
Submission 177	<b>Wayne O'Keeffe</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-177">https://consult.sligococo.ie/en/submission/slg-c29-177</a>
Submission 190	<b>Lisa Kenny</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-190">https://consult.sligococo.ie/en/submission/slg-c29-190</a>
Submission 191	<b>Siobhán Coleman</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-191">https://consult.sligococo.ie/en/submission/slg-c29-191</a>
Submission 192	<b>Mairead Scanlon</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-192">https://consult.sligococo.ie/en/submission/slg-c29-192</a>
Submission 193	<b>David Loughheed</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-193">https://consult.sligococo.ie/en/submission/slg-c29-193</a>
Submission 195	<b>Aleksandra Dyl</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-195">https://consult.sligococo.ie/en/submission/slg-c29-195</a>
Submission 198	<b>Karol Jankowski</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-198">https://consult.sligococo.ie/en/submission/slg-c29-198</a>
Submission 199	<b>Maura McGettrick</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-199">https://consult.sligococo.ie/en/submission/slg-c29-199</a>
Submission 202	<b>Helen Nelson</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-202">https://consult.sligococo.ie/en/submission/slg-c29-202</a>
Submission 207	<b>Bobby Hogge</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-207">https://consult.sligococo.ie/en/submission/slg-c29-207</a>
Submission 211	<b>Hailey and Matthew Scanlon</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-211">https://consult.sligococo.ie/en/submission/slg-c29-211</a>

## Submission 39 <https://consult.sligococo.ie/en/submission/slg-c29-39>

Name and title **Ann McKirdy**

On behalf of n/a

### Summary of issues

This submission objects to the proposed rezoning of lands from business, industry and enterprise (BIE) to tourism (TOU) as requested in Submission 20.

The submission states that these forested lands should not be developed, due to the presence of a protected species (Whorl Snail) and the fact that they act as a visual barrier, screening a cellular mast.

### Chief Executive's response

The lands are located adjacent to Cummeen Strand /Drumcliff Bay Special Area of Conservation. Approximately 50% of the lands zoned BIE at this location are already developed.

Notwithstanding the fact that the lands are zoned in the Draft Plan, any proposal on the undeveloped section of the lands would be required to carry out an Appropriate Assessment to assess the potential implications, if any, on the adjacent Natura 2000 site in view of the site's conservation objectives.

Development could only be approved if it was determined that the proposed development will not adversely affect the integrity of any relevant designated site.

As detailed in the response to submission no. 20, the Planning Authority are supportive of the rezoning of the lands from BIE to TOU as it would reinforce the tourism function of the village.

### Recommendation

**No change to the draft Plan/ Strandhill Village Plan.**

## Submission 43 <https://consult.sligococo.ie/en/submission/slg-c29-43>

Name and title **Seamus Gilligan**

On behalf of n/a

### Summary of issues

The submission relates to 0.43 ha of lands in Sligo Town. The submission requests that the lands are released from the strategic land reserve (SLR) for the following reasons:

- The lands have been identified as **Tier 1** in the infrastructural assessment.
- There are no flood, archaeological or ecological issues which may hinder the development of the site.
- Lands have good access to shops, schools, transport, pedestrian and cycling links to Sligo Town centre.

### Chief Executive's response

The lands are located to the south of Sligo Town, adjacent to the R-287, and have been included in the strategic land reserve (SLR-06) in the Draft Sligo Town Plan.

In accordance with NPF National Policy Objective 72a, the Planning Authority carried out an Infrastructural Assessment (IA) of the existing undeveloped zoned lands in Sligo Town. The assessment considered the availability of service infrastructure (watermains, foul sewers, surface drainage systems) and transport infrastructure (roads, footpaths) that would allow the development of lands immediately or during the Plan period.

As set out in Appendix A of the Draft Plan, the Tier 1 sites (i.e. fully serviced) resulting from the IA for Sligo Town were then subject to a further examination as part of the Settlement Capacity Audit. The sites were assigned numerical scores based on criteria grouped under the headings spatially sequential, availability of social infrastructure and planning and environmental considerations.

This exercise confirmed there were enough sites ranked higher than the subject lands that, when aggregated, would have sufficient capacity to deliver the Core Strategy housing allocation for Sligo Town. Accordingly, the subject lands were zoned nRES and placed in the SLR. Lands within the SLR may become suitable for development over the longer-term and their development potential needs to be preserved.

SLR-06 consists of the subject lands and the adjoining lands to the north and south. The lands were included in the SLR to preserve their development potential. The Planning Authority will encourage the development of SLR-06 in a co-ordinated manner and not in an ad-hoc fashion by each landowner when the lands are released from the SLR.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 44 <https://consult.sligococo.ie/en/submission/slg-c29-44>

Name and title **Virtus Project Management**

On behalf of **DMG Promotions Ltd.**

### Summary of issues

This submission relates to 0.57 ha of lands in Ballysadare Village. The submission requests that the zoning of the lands is changed from open space (OS) to existing residential (eRES), as the site is an appropriate site for infill development, is underused and its development will not impact negatively on the area of open space to be provided within the overall housing development.

### Chief Executive's response

The lands are located directly to the north of the Cloondara/Oakbridge housing estate. The site is zoned OS in the Draft Ballysadare Village Plan. A 110 kV power line traverses the western section of the site.

Planning permission was granted in 1995 for the development of the Cloondara housing estate with 117 houses, under planning application PL20013. A subsequent planning application was made in 2000 (PL00/1076 – Falamer Properties Ltd) which proposed to build an additional 16 houses on the permitted area of public open space to the front (north) of the overall Cloondara development. The land the subject of this submission was included as part of the proposal under PL 00/1076.

Sligo County Council made a decision to refuse PL00/1076 on the basis that the proposal would materially contravene the provisions of PL20013, which reserved the area as usable open space. The members of Sligo County Council had also resolved that permission should be refused and there were significant objections to the proposal by the existing residents of Cloondara. The decision to refuse permission was appealed to An Bord Pleanála by the applicants. Ultimately, the Board made a decision to grant planning permission for 11 of the proposed 16 houses, to be constructed on the previously permitted public open space. The remaining 5 houses were omitted by condition '*in the interests of residential amenity and proper planning and development of the area, having regard to the pattern of development in the vicinity*'. This related to the protection of the residential amenity of the residents of the Cloondara estate and also of the residents of the adjoining housing development to the east. The area of the 5 omitted houses was to be integrated into the larger open space to the north and west, which was to be developed as a landscaped open space.

The 11 permitted houses (known as the Oakbridge development) are occupied and the submission now essentially proposes a rezoning to facilitate the construction of additional houses on the area of open space.

Consistent with previous decisions, and in the interests of protecting the residential amenity of surrounding properties, it is recommended that the existing 'open space' zoning for the subject site be retained, to allow its satisfactory completion in accordance with the terms and conditions of the development as permitted.

### Recommendation

**No change to the draft Plan / Ballysadare Village Plan.**

## **Submission 45** <https://consult.sligococo.ie/en/submission/slg-c29-45>

Name and title **Sligo Family Resource Centre**

On behalf of n/a

### **Summary of issues**

The submission calls on Sligo County Council to consider a purpose-built building for the Sligo Family Resource Centre, which does not have enough space to enhance and expand its work in the current headquarters.

### **Chief Executive's response**

The request is noted, but the inclusion of an objective to construct a specific building for the Family Resource Centre is outside the scope of the County Development Plan, which cannot allocate funding for such projects.

A purpose-built structure for an organisation providing social services would be permissible on lands zoned for community facilities or mixed uses, subject to normal planning considerations.

### **Recommendation**

**No change to the Draft Plan is recommended.**

## Submission 46 <https://consult.sligococo.ie/en/submission/slg-c29-46>

Name and title **Brendan Flanagan**

On behalf of n/a

### Summary of issues

The submission relates to 1.80 ha of lands in Sligo Town. The submission requests that:

- an area of 1.38 ha of the lands be continued to be zoned mixed uses (MIX) as proposed in the draft Sligo Town Plan, or be rezoned for other appropriate uses such as 'TC2'.
- rezone an area of 0.42 ha of the eastern portion of the site from 'OS' open space to 'MIX'.

### Chief Executive's response

The lands are zoned MIX (1.38 ha) and OS (0.48 ha) in the draft Sligo Town Plan. The lands are located to the north of Sligo Town, adjacent to N-15, and have been designated as an infill site, INF – 08 in the draft Sligo Town Plan.

The eastern section of the lands is located within Flood Zone A & B – refer to the Appendix I of the Strategic Flood Risk Assessment. It is noted that the submission is not accompanied by a site-specific flood risk assessment.

It is recommended that the zoning of the lands is not changed from MIX to TC2, for the following reasons:

- the lands are removed from the town centre, circa 1 km from the Lady Erin monument. Given the distance between the lands and the town centre, it is considered that a TC2 zoning would be inappropriate at this location.
- the predominant land uses to the east, west and north are residential, and it is considered that the MIX zoning complements the adjacent lands uses.
- the land-use Zoning Matrix (Section 10.5.4, Volume 2) indicates that a retail shop (comparison & convenience) and a retail cash & carry unit are open to consideration, offices under and over 100 sqm, and other commercial uses are also normally permitted in a MIX zoning.

It is recommended that the zoning of the eastern section of the lands is not changed from OS to MIX for the following reason:

- The OS zoning is in accordance with the sequential approach outlined in the Planning System and Flood Risk Management, Guidelines to Planning Authorities 2009, as an OS zoning is described as a water compatible development. Having regard to the identified flood risk on the eastern section of the lands, and absence of a site-specific flood risk assessment to support the submission, it is considered that the zoning of lands as OS is appropriate and therefore no change in the zoning is proposed.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 48 <https://consult.sligococo.ie/en/submission/slg-c29-48>

Name and title **Unnamed Consultants**

On behalf of **NCEH Trust**

### Summary of issues

The submission relates to 0.76 ha of lands in Bellaghy Village and requests that these lands are rezoned from open space (OS) to new residential (nRES) for the following reasons:

- Planning permission was granted on the overall lands for 39 houses under PL06/1022. The development included houses in the area zoned OS in the draft village plan.
- The flooding analysis carried out for the village is somewhat erroneous. There have been “improvements” to the adjacent water courses in conjunction with the wastewater treatment plant.

### Chief Executive's response

The lands are located to the south-west of Bellaghy, within Flood Zone A & B (refer to the Appendix I of the Strategic Flood Risk Assessment).

It is recommended that the zoning of the lands is not changed from open space (OS) to new residential (nRES) because the OS zoning is in accordance with the sequential approach outlined in the Planning System and Flood Risk Management Guidelines, as an OS zoning is described as a water compatible development. Having regard to the identified flood risk on the lands, and absence of a site-specific flood risk assessment to support the submission, it is considered that the zoning of lands OS is appropriate.

### Recommendation

**No change to the Draft Plan / Bellaghy Village Plan.**

## Submission 49 <https://consult.sligococo.ie/en/submission/slg-c29-49>

Name and title **Liam Lipsett**

On behalf of n/a

### Summary of issues

The submission relates to 2.60 ha of lands in Coolaney-Rockfield. The submission contains two requests:

1. Rezone 0.24 ha of the lands from existing residential (eRES) to mixed uses (MIX) (marked as Z1 in the submission).
2. Rezone 1.94 ha from green belt (GB) to new residential (nRES) (marked as Z2 in the submission).

### Chief Executive's response

The lands are located at the junction of the Main Street and the L-68043-0. The lands marked Z1 in the submission are zoned MIX and eRES and the lands marked Z2 are included in the green belt of the draft Coolaney-Rockfield Village Plan.

#### Request 1

There is no objection to changing the zoning of the lands marked Z1 from eRES to MIX for the following reason:

- Coolaney-Rockfield is a designated Satellite Village of Sligo Regional Growth Centre. An increase in the MIX zoning in the village would reinforce the commercial function of the village and promote the development of a dynamic mix of uses, able to create and sustain a viable village centre. The subject lands and the adjacent lands to east zoned MIX in the Draft Plan are owned by the one landowner and having two different designations would conflict with the coordinated development of the entire landholding. It is therefore considered appropriate to zone the entire landholding as MIX.

#### Request 2

It is recommended that the zoning of the lands marked Z2 are not changed from green belt to new residential for the following reasons:

- a sufficient quantum of land has been zoned for residential purposes within the village to meet the needs of the allocated population growth for the village over the Plan period, 2024-2030.
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, effectively favouring village centre locations over peripheral locations.

### Recommendation

**CE-17Z-01** In Chapter 17 Coolaney-Rockfield Village Plan, on the Zoning Map, change the zoning of 0.24 ha of lands from eRES to MIX as shown on the CE-Recommended Zoning Amendments Map for Coolaney-Rockfield.

**No other change to the Draft Plan / Coolaney-Rockfield Village Plan on foot of this submission.**

## Submission 50 <https://consult.sligococo.ie/en/submission/slg-c29-50>

Name and title **Michael Conmy, Bury Architects**

On behalf of **Shane Scott**

### Summary of issues

This submission relates to 0.05 ha of land to the south-west of Enniscrone, within the Marella Housing Estate. The submission requests that the lands are re-zoned from open space (OS) to new residential (nRES).

### Chief Executive's response

The lands are located on the south-western edge of Enniscrone, within the Marella Housing Estate. It would be more appropriate to rezone the site existing residential (eRES), as this zoning objective allows for small-scale infill development, which is appropriate to the character and pattern of development in the immediate area. The zoning of the site as eRES would also have no effect on the Core Strategy housing allocation.

It is recommended that the zoning of the site is changed from OS to eRES for the following reason:

- Under PL 03-377 permission was granted for an overall development consisting of a hotel and 50 holiday houses. The subject site was originally shown as an entrance / link road to the north-east. However, the entrance to the development was relocated to its current location and the subject site was shown as open space on the compliance details submitted. The site constitutes a gap/ infill site, is not used or maintained as an area of open space, and is at risk of becoming unsightly. The site can only accommodate one house. The construction of a house on the site would complete the development of the estate.

### Recommendation

**CE-13Z-05** In **Chapter 13 Enniscrone Town Plan**, on the **Zoning Map**, change the zoning of 0.05 ha of lands from OS to eRES, as shown on the CE-Recommended Zoning Amendments Map for Enniscrone.

## Submission 52 <https://consult.sligococo.ie/en/submission/slg-c29-52>

Name and title **Michael Conmy, Bury Architects**

On behalf of **Sarah Coleman**

### Summary of issues

This submission relates to 0.05 ha of land to the north of Enniscrone. The submission requests that the lands are rezoned from open space (OS) to new residential (nRES), as the lands are serviced and permission was granted on the lands for one house under PL07/1202.

### Chief Executive's response

The lands are located to the north of the town, along Ocean View Road. It would be more appropriate to rezone the site existing residential (eRES), as the zoning objective allows for small-scale infill development, which is appropriate to the character and pattern of development in the immediate area. The zoning of the site as eRES would have no effect on the Core Strategy housing allocation.

It is recommended that the zoning of the site is changed from OS to eRES for the following reason:

- Under PL07/1202 permission was granted for one house on the subject lands. The permission expired in 2018. The site constitutes an infill site, is not used or maintained as an area of open space, and is unsightly. The site can only accommodate one house. The construction of a house on the site would consolidate development along Ocean View Road.

### Recommendation

**CE-13Z-06** In **Chapter 13 Enniscrone Town Plan**, on the **Zoning Map**, change the zoning of 0.05 ha of lands from OS to eRES as shown on the CE-Recommended Zoning Amendments Map for Enniscrone.

## Submission 53 <https://consult.sligococo.ie/en/submission/slg-c29-53>

Name and title **Keith Henry**

On behalf of n/a

### Summary of issues

The submission notes that Lord Edward Street has been erroneously named O'Connell Street in the Ballymote Town Plan (Chapter 12, Volume 2), which means that the text on pages 42 and 43, and the objectives in Section 12.4 need to be amended.

The submission also strongly objects to footpath widening measures at the former cinema and the Loftus Hall. Wide streets are a unique feature of an Old Market Town and the proposal to narrow them would take from the town's character.

It is suggested that "an objective of the town should be an improved access route to the N4", because "The present routes are unsuitable and regularly have accidents on them due HGVs being encouraged on national road signs to take a local road through Doo".

### Chief Executive's response

The error regarding street names is noted and will be corrected before the final Plan is published.

The issue of footpath widening in Ballymote has been addressed in the Chief Executive's response to Submission 30 – refer to [CE-12-01](#).

Regarding Ballymote's connection to the N-4, there are a number of planned improvements to regional roads listed in Table 29.3, Chapter 29 Transport infrastructure. In addition, the Regional and local roads policies P-RLR-1 and P-LRL-2 indicate the Council's intention to continue investing in regional and local roads infrastructure. It is not considered necessary to include a specific objective in the Ballymote Town Plan regarding regional and local roads outside its Plan limit.

### Recommendation

**CE-12-02** In **Chapter 12 Ballymote Town Plan**, replace all occurrences of the name "O'Connell Street" with "Lord Edward Street" before the publication of the final, adopted CDP.

## Submission 54

<https://consult.sligococo.ie/en/submission/slg-c29-54>

Name and title

**Breana Coyle, Jennings O'Donovan**

On behalf of

**Sligo North West Airport Company Limited**

### Summary of issues

The submission relates to 3.02 ha of land to the north of Strandhill Village, directly to the south of the airport. The lands are included in the green belt (GB) of the Draft Strandhill Village Plan. The submission requests that lands are rezoned for business, industrial and enterprise uses (BIE) for the following reasons.

- The lands are zoned for business and enterprise in the current Strandhill Mini-Plan.
- Since scheduled flights ceased in 2011, the airport has been used for various commercial and community uses.
- The airport lands are constrained by European designations (Cummeen Strand SPA and Cummeen Strand / Drumcliff Bay SAC) and the subject lands are the only realistic option for the future expansion of airport facilities.

### Chief Executive's response

The subject lands are adjacent to both Cummeen Strand / Drumcliff Bay SAC and Cummeen Strand SPA. The conservation objective of the Cummeen Strand / Drumcliff Bay SAC is to maintain or restore the SAC's Qualifying Interests at favourable conservation status. The Marsh Snail (*Vertigo Angustior*) is one of the Qualifying Interests.

A Molluscan Survey, prepared by Dr. Evelyn A. Moorkens (Environmental Scientist and Malacologist), was submitted in support of a recent planning application (PL20/181) on the adjacent site to the west. The report identified optimal *Vertigo Angustior* habitat on the site the subject of this submission, stating that it does not take much disturbance and disruption to hydrogeology to remove the conditions that supports this species.

It is recommended that zoning of the lands is not changed from GB to BIE for the following reason:

- While the subject lands are located outside the SAC, they contain an area of optimal habitat for the Marsh Snail *Vertigo Angustior*. It is considered that development of the subject lands has the potential to negatively affect the SAC indirectly through a reduction in the optimal area of a marginal habitat.

### Recommendation

**No change to the draft Plan / Strandhill Village Plan.**

## Submission 55 <https://consult.sligococo.ie/en/submission/slg-c29-55>

Name and title **Cathal McMunn**

On behalf of n/a

### Summary of issues

The submission relates to 2.29 ha of land located to the south of Sligo Town. The submission requests that the subject lands (and adjacent lands) retain their 'waste management, industry, logistics, transport-related uses', i.e. 'WILT' zoning, for the following reasons:

- the lands are currently zoned WILT in the Sligo & Environs Development Plan;
- the lands are in a prime location, adjacent to exits onto the N-4;
- similar WILT-related developments exist at this location;
- a developer is interested in developing the subject lands in the near future.

### Chief Executive's response

The submitter suggests that all WILT zoning should be retained on all the lands at this location, but this response deals solely with lands in the submitter's ownership.

The lands are located in the green belt (GB) of the Draft Sligo Town Plan. It is recommended that the zoning of the lands is not changed from GB to WILT for the following reasons:

- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). The public sewer does not extend to the lands and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

**Note: Section 28.1.3 of the Draft Plan refers to these former 'WILT'-zoned lands as follows:**

*'... These lands are not serviced and Uisce Eireann has no plans to service these lands during the life of the Development Plan 2024-2030. However, the area has excellent road access and is a suitable location for activities which require substantial sites, not available in the built-up urban area. Sligo County Council will seek the inclusion of these former WILT-zoned lands in Uisce Eireann's next Capital Investment Plan.*

*Until adequate service infrastructure is put place, no further expansion or intensification of existing uses on these previously zoned WILT lands will be permitted unless it can be demonstrated that the existing on-site treatment systems can safely and adequately dispose of any increased effluent in accordance with relevant EPA standards.'*

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 56 <https://consult.sligococo.ie/en/submission/slg-c29-56>

Name and title **John Tuffy**

On behalf of n/a

### Summary of issues

This submission requests that 1.81 ha of land on the north-eastern periphery of Enniscrone be rezoned from green belt (GB) to residential purposes (nRES) for the following reasons:

- the Enniscrone Local Area Plan 2004–2013 included the lands with D2 residential density;
- other lands currently zoned residential and Strategic Land Reserve in the town have not been developed;
- other landowners are willing to develop adjacent lands in conjunction with the subject lands.

### Chief Executive's response

It is recommended that the zoning of the lands is not changed from GB to nRES for the following reasons:

- a sufficient quantum of land has been zoned nRES and MIX within the draft Enniscrone Town Plan to accommodate the required amount of housing units as detailed in the Core Strategy Table (Section 3.3 in Volume 1);
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring town centre locations over peripheral locations;
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). Neither a public footpath nor a public sewer extends to the lands, and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure;
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Enniscrone Town Plan.**

**Submission 57** <https://consult.sligococo.ie/en/submission/slg-c29-57>

Name and title **Brendan & Patricia Armstrong**

On behalf of n/a

**Summary of issues**

The submission supports Submission 31, which relates to the site zoned 'public utility' in the current the Ballygawley Mini-Plan 2017-2023. Submission 31 requested that the zoning be changed from public utility to green belt. The submitters state that the proposed site of the wastewater treatment plant is within 150 yards of their house and this is unacceptable, for health reasons.

**Chief Executive's response**

The lands which are the subject of Submission 31 are already located in the green belt of the draft Ballygawley Village Plan.

**Recommendation**

**No change to the Draft Plan / Ballygawley Village Plan.**

**Submission 58** <https://consult.sligococo.ie/en/submission/slg-c29-58>

Name and title **Sabine Conboy**

On behalf of n/a

**Summary of issues**

The submission supports Submission 31, which relates to the site zoned 'public utility' in the current the Ballygawley Mini Plan 2017-2023. Submission 31 requested that the zoning is changed from public utility to green belt. The submission states that the proposed site of the wastewater treatment plant contains a well, that it floods, that it is separated from the Unshin River, (Special Area of Conservation) only by a road, and that its zoning would lead to unacceptable health issues.

**Chief Executive's response**

The lands which are the subject of Submission 31 are already located in the green belt of the draft Ballygawley Village Plan.

**Recommendation**

**No change to the draft Plan / Ballygawley Village Plan.**

## Submission 59 <https://consult.sligococo.ie/en/submission/slg-c29-59>

Name and title **Paul Harper**

On behalf of n/a

### Summary of issues

This submission relates to 3.52 ha of land on the northern periphery of Enniscrone. It requests that the lands be rezoned from green belt (GB) to residential purposes (nRES) for the following reasons:

- the Enniscrone Local Area Plan 2004–2013 included the lands with D1 residential density;
- the lands must be serviced, as they were previously zoned for development;
- other lands currently zoned residential and Strategic Land Reserve in the town have not been developed;
- the lands will be developed during the lifespan of the Plan.

### Chief Executive's response

It is recommended that the zoning of the lands is not changed from GB to nRES for the following reasons:

- a sufficient quantum of land has been zoned nRES and MIX within the draft Enniscrone Town Plan to accommodate the required amount of housing units as detailed in the Core Strategy Table (Section 3.3, Volume 2);
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favours town centre locations over peripheral locations;
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). The lands are landlocked, apart from an overgrown, narrow, substandard laneway, which runs along the eastern boundary of the site. The lane is not suitable to serve a multi-unit residential development;
- the public sewer does not extend to the lands, and there is no present commitment by Uisce Éireann to upgrade the wastewater infrastructure;
- in accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Enniscrone Town Plan.**

## Submission 60 <https://consult.sligococo.ie/en/submission/slg-c29-60>

Name and title **Mark Gurren**

On behalf of n/a

### Summary of issues

The submission states that the landscape character protection policies outlined in Volume 3 of the Draft Plan are too vague.

It proposes “clear descriptive criteria that would eliminate any ambiguity” such as “a height limit on all properties of 6m and/or a restriction of 1 house per acre which would help restrict overdevelopment and allow for a modest family home to be built without severely injuring the visual amenities”.

The submission also proposes the inclusion of “clearer wording that development cannot be directly in front of the scenery protected under Appendix C of the draft development plan but development may take place on the opposite side of the road”.

### Chief Executive's response

All development proposals are assessed on their merits, on the basis of development plan policies and according to the particular characteristic of the subject site. Over-prescriptive policies are not necessarily useful in this regard.

The landscape character protection policies included in the Draft Plan, which have been in place for several development plans, have served well to protect the County's scenic landscapes.

At the same time, it is acknowledged that an updated Landscape Character Assessment is needed. The Chief Executive has recommended the inclusion of an additional objective in Chapter 23 Landscape Character, in response to the OPR Submission 184/Issue 17 – refer to [CE-23-01](#).

Should the new LCA require a review of the existing landscape character protection policies, this will be done by means of a variation of the Development Plan.

### Recommendation

**No change to the Draft Plan is required.**

## Submission 61 <https://consult.sligococo.ie/en/submission/slg-c29-61>

Name and title **William Doherty**

On behalf of n/a

### Summary of issues

This submission relates to 2.36 ha of land on the north-eastern periphery of Enniscrone. It requests that the lands be rezoned from green belt (GB) to residential purposes (nRes) for the following reasons:

- the lands could be serviced through a coordinated approach with other landowners;
- other lands currently zoned residential and Strategic Land Reserve in the town have not been developed;
- the lands will be developed during the lifespan of the plan.

### Chief Executive's response

It is recommended that the zoning of the lands is not changed from GB to nRES for the following reasons:

- a sufficient quantum of land has been zoned nRES and MIX within the draft Enniscrone Town Plan to accommodate the required amount of housing units as detailed in the Core Strategy Table (Section 3.3, volume 1);
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring town centre locations over peripheral locations;
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2);
- the public footpath and public sewer do not extend to the lands, and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure;
- in accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Enniscrone Town Plan.**

## Submission 62 <https://consult.sligococo.ie/en/submission/slg-c29-62>

Name and title **MKO Consultants**

On behalf of **The Mullan family**

### Summary of issues

The submission relates to two portions of lands located to the south-west of Sligo Town. There are two zoning requests:

1. 3.38 ha of land to be rezoned from community facilities (CF) to residential development (nRES);
2. Development limit to be extended to include an additional 23.27 ha of land currently zoned as green belt (GB).

The submission states that the lands should be rezoned for the following reasons:

- high-quality residential development is required to enhance Sligo Town as a regionally important centre;
- the 3,892 units allocated to Sligo may not be fully representative of population figures and therefore risking a housing shortfall;
- the northern portion of the lands zoned 'CF' at this location, in the ownership of Gaelscoil Chnoc na Ré, is likely to fulfil the zoning objective of community facilities through educational land use;
- help resolve the housing crisis;
- the 'nRes' zoning would complement the adjacent land uses, would stimulate the development of the surrounding area and would optimise land use, preventing urban sprawl;
- there have been positive consultations with Uisce Eireann regarding the capacity of the sewer and water network to cater for a residential development on the lands.

### Chief Executive's response

Both parcels of land are located to the south-west of Sligo Town, adjoining the Western Distributor Road / Oakfield Road.

#### Request 1

The lands are zoned 'community facilities' in the draft Sligo Town Plan, which is consistent the current zoning of the land in the Sligo and Environs Plan.

It is recommended that the zoning of the lands is not changed from CF to nRES, because a sufficient quantum of land has already been zoned nRES and MIX within the draft Sligo Town Plan to meet the population target and housing allocations set out in the Core Strategy.

The lands adjoin existing and planned residential areas, and were identified as being suitable for the provision of a range community facilities as they would complement the creation of new neighbourhood in this part of the town.

### **Request 2**

The lands were not assessed in the infrastructural assessment carried out for Sligo Town, as the lands are not zoned for development in the current Sligo & Environs Development Plan.

Having regard to the location of the subject lands on the south-western periphery of the town, and to the availability of other lands, closer to the town centre, for residential development, it is not considered appropriate to zone an additional 23 hectares at this time.

Furthermore, until such time as the Tier 1 and Tier 2 lands have been developed, the Oakfield Road and the Western Distributor Road will act as an appropriate development limit to the south-western quadrant of the town.

### **Recommendation**

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 63 <https://consult.sligococo.ie/en/submission/slg-c29-63>

Name and title **Declan Oates**

On behalf of n/a

### Summary of issues

This submission relates to 3.44 ha of land on the south-eastern edge of Tobercurry, requesting rezoning from green belt (GB) to residential (nRES). It is stated that the development of the lands would be a natural expansion of the town, and that the lands are "serviced by access to the public sewer at the north end of the lands and public water main along the road".

### Chief Executive's response

It is recommended that the zoning of the lands is not changed from GB to nRES for the following reasons:

- a sufficient quantum of land has been zoned nRES and MIX within the draft Tobercurry Town Plan to accommodate the required amount of housing units as detailed in the Core Strategy Table (Section 3.3., Volume 1);
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring town centre locations over peripheral locations;
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2);
- the public footpath and public sewer do not extend to the lands, and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure;
- in accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Tobercurry Town Plan.**

## Submission 64 <https://consult.sligococo.ie/en/submission/slg-c29-64>

Name and title **Eamonn O'Dowd**

On behalf of **Eddie Donaghy**

### Summary of issues

This submission relates to 2.96 ha of land to the north of Sligo Town, requesting rezoning from green belt (GB) to residential purposes (nRES). The submission proposes to extend the public sewer to service the lands.

### Chief Executive's response

It is recommended that the zoning of the lands is not changed from GB to nRES for the following reasons:

- a sufficient quantum of land has been zoned nRES and MIX within the draft Sligo Town Plan to accommodate the required amount of housing units as detailed in the Core Strategy Table (Section 3.3, Volume 1);
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring town centre locations over peripheral locations;
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2);
- the public footpath, public watermains and public sewer do not extend to the lands, and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure;
- in accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 67 <https://consult.sligococo.ie/en/submission/slg-c29-67>

Name and title **Una L'Estrange**

On behalf of n/a

### Summary of issues

This submission calls for the installation of segregated cycle lanes (with physical barriers between vehicular traffic and cycle traffic) on the Sligo Coastal Mobility Route (Strandhill Road, Rosses Point Road connecting through upgrades in Sligo Town). It notes that the wording of Table 6-6 of the draft Sligo Local Transport Plan is too vague.

Without a clear commitment to segregated and protected cycle tracks, the route from Sligo Town to Rosses Point and Strandhill will remain open to "confident cyclists" only.

E-bikes offer an opportunity for the elderly and disabled to access transport independently, but they will only do so when they feel safe.

### Chief Executive's response

The submission raises the same issues as Submission 27. Please refer to the Chief Executive's response and recommendation on Submission 27, [CE-29-06](#).

### Recommendation

**No further change to the Draft Plan is required.**

<b>Submission 68</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-68">https://consult.sligococo.ie/en/submission/slg-c29-68</a>
<b>Name and title</b>	<b>Colm Harte, Town Planner</b>
<b>On behalf of</b>	<b>Land Development Agency</b>
<b>Summary of issues</b>	8 issues – see below.
<b>Chief Executive's response</b>	See below.
<b>Recommendation</b>	<b>Five proposed amendments</b> – see below.

The Land Development Agency is a commercial, state-sponsored body that has two main functions:

- Coordinating State lands for regeneration and development;
- Driving strategic land assembly, working with both public and private sector landowners.

The LDA's primary function is to progress the development of large-scale, strategic sites to increase the supply of housing in the State, particularly affordable and social housing.

## Issue 1 – LDA's role in Sligo Town

The *Register of Relevant Lands* and *Report on Relevant Public Land* facilitate the identification and assessment of the potential of public land to provide affordable housing. The first *Report on Relevant Public Land* published by the LDA identifies four sites in Sligo Town:

Site 1: Cranmore Road;

Site 2: ESB Networks;

Site 3: Lands at Finisklin Park

Site 4: Sligo County Council Car Park, The Malls

(The full report can be viewed at <https://lda.ie/public-lands/report-on-relevant-lands>)

As it is required to deliver at least 40% of new housing development within Sligo Town's existing built-up footprint, through regeneration and consolidation on infill and brownfield sites, the LDA will have a role in helping to achieve this RPO.

The submission requests the inclusion of a specific objective within the County Development Plan, to support the LDA in bringing forward lands for the delivery of affordable housing.

## Response

The information provided by the LDA is noted. The four central, strategic sites identified in the **Report on Relevant Public Land** (March 2023), with a combined area of 12.3 ha, are considered by the LDA to have a housing potential in the “indicative range” of 700 to 980 units.

The 2023 Report (which is a statutory requirement under Section 52 of the LDA Act 2021) is only an initial assessment of the housing potential of public land. Implementing its findings would require further policy and decisions to be made by the Government, in consultation with stakeholders, including the Local Authority. Considering the role and remit of the LDA, the Agency should be supported in the CDP by means of a strategic objective in the Housing Delivery Strategy.

## Recommendations

**CE-06-02** In Chapter 6 Housing Delivery Strategy (Volume 1 of the Draft Plan), insert the following additional subsection:

### 6.4.3 The role of the Land Development Agency (LDA)

The Land Development Agency is a commercial semi-state body with two broad strategic aims: (1) Strategic land assembly, which involves consolidating and advancing plans for larger, strategic parcels of land owned by the State, and (2) Near-term delivery of homes, which comprises less complex but often significant land that can be advanced to deliver housing more quickly than strategic areas.

The LDA's first **Report on Relevant Public Land** (2023) has assessed sites in urban areas with populations above 10,000, as recorded in the 2016 Census. Four larger, strategically located sites were identified in Sligo Town as having the capacity to deliver substantial numbers of affordable housing units.

Sligo County Council will support and co-operate with the LDA in exploring opportunities and developing masterplans for underused public lands with high potential to deliver affordable housing and complementary uses, such as education, community, open space and employment.

**CE-06-06** In Chapter 6 Housing Delivery Strategy (Volume 1 of the Draft Plan), insert the following additional strategic housing policy:

**SP-HOU-5** Support and co-operate with the Land Development Agency in bringing forward large-scale, strategically located sites for the development of affordable housing and complementary uses in Sligo Town.

## Issue 2 – LDA and Town Centre First Actions

The LDA is committed to engaging and working with the Town Centre First Team at a national level and at a local authority level. In this regard, the LDA would draw the Council's attention to Action 9 listed in Appendix 1 of the Town Centre First Policy Document, which sets out the commitment of the LDA “to support the Town Centre First Objectives in the developments they are involved with in town with a population of over 10,000”.

It is considered that this objective should be reflected in Chapter 10 – Urban Development Principles of the Development Plan.

## Response

The observation is noted and agreed. The **Town Centre First Policy** section of the Draft Plan should include a reference to the LDA, as requested.

## Recommendation

**CE-10-02** In **Section 10.1.1. Town Centre First Policy** (Chapter 10 Urban development in Volume 2 of the Draft Plan), insert the following paragraph:

As indicated under Action 9 in Appendix 1 of the **Town Centre First Policy** document, the Land Development Agency will support the Policy's objectives in towns with populations over 10,000 persons. The LDA has confirmed its commitment to actively engage with the Council and other state authorities to identify the potential for the reuse of vacant and underutilised sites in Sligo Town.

## Issue 3 – Sustainable and Compact Settlement Guidelines (2024)

The LDA recently welcomed the publication of the proposed policy approach on density and development standards for housing under the Section 28 Sustainable and Compact Settlements Guidelines consultation.

The submission notes the relevant standards proposed in Chapter 33 of the Draft Plan “may not be fully in accordance with the provisions of the Draft Sustainable and Compact Settlements Guidelines” and suggests the inclusion of “a specific policy recognising the alternative standards with the draft guidelines would be important to avoid the potential issue of Material Contravention” until the final guidelines are formally issued.

## Response

The final version of the **Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities** was published on 15 January 2024. As the Development Plan is required to be consistent with all Section 28 Guidelines, the Chief Executive has made a set of supplementary recommendations for amendments to the Draft Plan. These are listed in **Section 9.3 of this Report**.

**No other change to the Draft Plan is required on foot of this suggestion.**

## Issue 4 – “Rapid Build Housing” construction method

The LDA notes that “Rapid Build Housing” (also referred to as “modular housing”) has formed part of the State’s humanitarian response to the Ukrainian crisis. In Sligo Town, the government, through the OPW, provided 22 homes at Doorly Park.

The submission suggests that “Rapid Build Housing and modern methods of construction” should be explicitly referenced as a typology in Section 26.3 of the Plan.

## Response

Section 26.3 of the Draft Plan contains provisions on housing for persons with diverse needs (e.g. disabilities), with the focus being on design adapted to the special requirements of the occupiers. This section does not refer to house typologies based on construction methods.

There is no provision in the Draft CDP that would preclude the delivery of dwellings as “Rapid Build Housing” or by any other construction method. **No change to the Draft Plan is necessary on foot of the above suggestion.**

## Issue 5 - Unit mix

It is noted that Policy P-UHOU-4 seeks to ensure the “provision of a suitable range of house types and sizes to reflect the changing demographic structure and the trend towards smaller household sizes” and sets out that a minimum 30% of the total number of units shall have 3 bedrooms.

The LDA indicates that flexibility is required in the provision of affordable housing responding to specific demand.

The submission requests the inclusion of a specific policy to facilitate a deviation from this standard, on a case-by-case basis, where the development is for the provision of social/ affordable housing.

## Response

The wording of policy P-UHOU-4 indicates that the specified mix of unit types should “generally apply”. It is considered that the wording of the policy is not restrictive and allows for a degree of flexibility where necessary.

**No change to the Draft Plan is required on foot of the above request.**

## Issue 6 – Cost-rental housing

The LDA is committed to the delivery of quality cost rental homes aimed at people who are above the threshold for social housing but have difficulty affording private rented accommodation or purchasing their first home.

The submission requests that the LDA is recognised in Section 26.1 ‘Urban Housing’ as a provider of affordable housing, supported in the policies and objectives of the Plan.

## Response

There is no objection to including appropriate reference to cost-rental housing and the LDA in Section 26.2.1 Voluntary and cooperative housing.

## Recommendations

**CE-26-05** In Chapter 26 Residential development (Volume 3 of the Draft Plan), amend the title and add text to Section 26.2.1 as follows:

### **26.2.1 Voluntary, and cooperative and cost-rental housing**

Voluntary and cooperative housing ... etc. ...

#### **Cost Rental housing**

“Cost Rental” is a new form of rental tenure designed to assist people who face significant affordability challenges meeting high rents in the private sector. Under the Cost Rental model, rents for homes are set to cover only the cost of financing, building, managing and maintaining the homes. State subventions can be used in order to reduce the initial capital cost and make this starting cost rent more affordable.

As schemes become available, prospective tenants can apply through an Approved Housing Body, the Local Authority, or the Land Development Agency, depending on who is administering the scheme. The LDA is committed to the delivery of quality, cost-rental homes at scale, and can effectively assist in achieving the targets specified in Chapter 6 Housing delivery strategy.

**CE-26-07** In the same section, amend the voluntary and cooperative housing policy as follows:

**Voluntary, cooperative and cost-rental housing policy**

**P-VCCCR-HOU-1** Assist voluntary and non-profit cooperative housing associations, as well as the Land Development Agency, in the provision of affordable housing and encourage a more active involvement of these sectors in the housing market.

## **Issue 7 – Reduced car parking provision**

The LDA welcomes the proposed reductions in car parking requirements, based on location and access to services by public transport, walking and cycling, considering that these specifications support the transition to low-carbon developments.

The submission indicates that the Draft Plan provisions “should reflect the national policy hierarchy and clarity on development management standards as they relate to car parking, EV charging points, micro-mobility vehicle and parking storage provision”.

### **Response**

The observation is noted. Modifications to parking provisions and related standards are addressed in the Chief Executive’s supplementary recommendations for amendments to the Draft Plan, arising from the publication of the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* (15 January 2024). These recommendations are listed in **Section 9.3** of this Report.

**No other change to the Draft Plan is required on foot of this observation.**

## **Issue 8 - Built heritage**

The LDA has significant concerns about the barriers and challenges in bringing back into use some protected structures and heritage buildings due in part to funding.

The submission suggests the inclusion of “policies which support the LDA in collaboration with the Council on an integrated approach, initiatives, and funding stream to enable the bringing back into use of heritage buildings”.

### **Response**

On an operational basis, Sligo County Council will support the LDA in unlocking the potential of heritage buildings to increase the supply of affordable housing, but no additional CDP policies are necessary to facilitate such collaboration.

**No change to the Draft Plan is required on foot of the above observation.**

## Submission 69 <https://consult.sligococo.ie/en/submission/slg-c29-69>

Name and title **Paul Brady**

On behalf of **Lower Heatherview Residents Association**

### Summary of issues

This submission relates to 0.04 ha of lands to the south-west of Sligo Town, within the Heatherview housing estate. It is requested that the lands be rezoned from existing residential (eRES) to open space (OS), as the area has always been enjoyed and maintained by the residents as an open space. The lands have been zoned 'open space' in the last two Sligo and Environs Development Plans.

### Chief Executive's response

The lands are located within the Heatherview Housing Estate, adjacent to the Tonaphubble Road. It is recommended that the zoning of the site is changed from eRES to OS, having regard to the Heather view long-established use of the site as an amenity space and the 'open space' zoning of the site in the current Sligo and Environs Plan.

### Recommendation

**CE-11Z-02** In **Chapter 11 Sligo Town Plan**, on the **Zoning Map**, change the zoning of 0.04 ha of lands from existing residential (eRES) to open space (OS) as shown on the CE-Recommended Zoning Amendments Map for Sligo Town.

<b>Submission 71</b> <a href="https://consult.sligococo.ie/en/submission/slg-c29-71">https://consult.sligococo.ie/en/submission/slg-c29-71</a>	
Name and title	<b>Aoife Porter</b>
On behalf of	n/a
<b>Summary of issues</b>	
<p>This submission calls for the installation of segregated cycle lanes (with physical barriers between vehicular traffic and cycle traffic) on the Sligo Coastal Mobility Route (Strandhill Road, Rosses Point Road connecting through upgrades in Sligo Town). It states that the wording of Table 6-6 of the draft Sligo Local Transport Plan is too vague.</p>	
<b>Chief Executive's response</b>	
<p>The submission raises the same issues as Submission 27. Please refer to the Chief Executive's response and recommendation on Submission 27, <a href="#">CE-29-06</a>.</p>	
<b>Recommendation</b>	
<b>No further change to the Draft Plan is required.</b>	

## Submission 72 <https://consult.sligococo.ie/en/submission/slg-c29-72>

Name and title **Muireann Duffy, Director, RMLA Planning Consultants**

On behalf of **Tesco Ireland Ltd.**

### Summary of issues

The submission requests the Council to revisit the Masterplan to ensure that existing retailers can be accommodated in terms of deliveries and customer access.

The Masterplan proposes a multi-storey car park which will increase the distance travelled by customers going to the Tesco Store, compared to the distance to other retailers such as Dunnes Stores. There are also concerns that the proposed design may render the existing basement unsuitable for HGV deliveries, given that access would be via a new pedestrian plaza. There are fears that the store itself may become unviable. It is requested that detailed design and auto tracking information be provided for the consideration of existing operators within the area.

It is indicated that Tesco is willing to engage with the Local Authority and “can adapt their operational model to be more flexible”, but “access for delivery vehicles and convenient access for trolley shopper is of utmost importance for the viability of the existing store”.

### Chief Executive's response

The new Wine Street Car Park Masterplan was the result of extensive engagement with all the key stakeholders in the Wine Street Car Park. The Plan outlines how the area could be best developed while operating within the constraints defined by the needs of existing retailers. The details of the scheme will be defined in each planning application necessary to deliver the regeneration of the area.

The Masterplan indicates that deliveries are intended to be via the basement, with minimal time restricted servicing on street level. Access to Tesco's basement via the new pedestrian plaza would be in fact improved compared the current situation, where the HGV route intersects both vehicular traffic and pedestrian traffic.

The proposed multi-storey car park would have a vehicular access off Adelaide Street, with a number of pedestrian exits onto the new square and the potential to connect directly to the adjoining buildings (see p. 34 of the WSCP Masterplan).

The current situation in the Wine Street Car Park area is that Tesco customers, unless they manage to get a space in front of the Penneys store, have to walk up to 150-200 m from the store to their parked car. The customer's maximum walking distance in the masterplan would be similar or shorter. Details such as a safe, covered walkway for trolley shoppers can be examined in the context of necessary planning applications.

### Recommendation

**No change to the Wine Street Car Park Masterplan is required.**

## Submission 74 <https://consult.sligococo.ie/en/submission/slg-c29-74>

Name and title **Virtus Planning Consultants**

On behalf of **Conor McEniff**

### Summary of issues

This submission relates to 1.03 ha of land to the northeast of the village, requesting rezoning from green belt (GB) to residential (nRES). It is submitted that the subject lands are better (in terms of compact growth of the village) than the five sites included in the infrastructural assessment. The submission questions the RV zoning applied to the site to the rear of the hotel, which, it contends, has no access onto the public road.

### Chief Executive's response

In the Settlement Strategy summary (refer to Table 3.1 of Volume 1), Ballincar is designated as a **village sustaining rural communities**. The Development Plan Guidelines recommend a rural village (RV) land use zoning objective for such villages. The applicable land use zoning objective sought by this submission is therefore RV and not nRES.

It is recommended that the zoning of the lands is not changed from GB to RV for the following reasons:

- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring village centre locations over peripheral locations;
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2);
- the lands are served by a private road with no public footpath or public lighting. The consent of each adjacent landowner would be required for the use of the access road to serve a residential development. It is considered that the lands are not adequately serviced in terms of vehicular access and pedestrian infrastructure.
- Uisce Eireann has recently installed along the R291 a new pumped sewage rising main from Rosses Point and a new gravity sewer from the village to the existing sewage pumping station at Shannon Eighter. The sewer does extend along the access road to the subject lands and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

With regard to the lands to the rear of the Hotel, this site was zoned RV to facilitate the expansion of the hotel, with access available through the hotel site.

### Recommendation

**No change to the Draft Plan / Ballincar Village Plan.**

## Submission 75 <https://consult.sligococo.ie/en/submission/slg-c29-75>

Name and title **Virtus Planning Consultants**

On behalf of **Lewis & Niall Rhatigan**

### Summary of issues

The submission relates to 6.13 ha of lands (Site A – 3.08 ha and Site B – 3.05 ha) to the south of Ballymote Town. The lands are currently included in the green belt (GB) of the Draft Town Plan and the submission consists of two requests:

1. Site A is re-zoned from GB to new residential (nRES) and open space (OS).
2. Site B is re-zoned from GB to new residential (nRES) and included in the strategic lands reserve (SLR)

The submission requests the rezoning for the following reasons:

- the lands are zoned in the current Ballymote Local Area Plan;
- the subject site is in short walking distance to the town centre, bus services, rail services and is located immediately opposite a housing development;
- direct access is available onto the R-293;
- Ballymote should have a higher allocation (4.75%) of the County housing allocation, than Tobercurry or Enniscrone, given its location along the rail line.
- the infrastructural assessment has not fully acknowledged that the subject site is sequentially preferable to other sites;
- some of the sites in Ballymote, zoned nRES and included in the SLR, have scored lower in the Settlement Capacity Audit compared with the subject site. In particular IA Site no. 4.
- IA Site no. 8 was not assessed in the Settlement Capacity Audit but was included in the SLR.
- the development proposal included in the submission shows the flood risk zone as an open space buffer to eliminate the risk of flooding.

### Chief Executive's response

A significant section of the lands along the boundary with the R-293 are located within Flood Zone B (refer to the Appendix I of the Strategic Flood Risk Assessment).

There is no objection to changing the zoning of site A from GB to nRES and OS, and that of site B from GB to nRES, including B in the strategic land reserve (SLR), for the following reasons:

- National Strategic Outcome 1 (NSO 1) of the NPF seeks a sequential approach to development, favouring town centre locations over peripheral locations. The lands are close to Ballymote Town centre and would contribute to the compact growth of the town. The zoning of the lands would be in accordance with NSO 1.
- the lands are fully serviced (Tier 1) and their zoning would be in accordance with Objective 72a of the National Planning Framework;

- the open space (OS) zoning of the northern section of the lands, which is located in flood zone B, is in accordance with the sequential approach outlined in the Flood Risk Management Guidelines, as an 'OS' zoning is described as a water-compatible development.

## Recommendations

**CE-12Z-02** In **Chapter 12 Ballymote Town Plan, on the Zoning Map**, extend the development limit and change the zoning of site A from GB to 0.94 ha OS and 1.12 ha nRES as shown on the CE-Recommended Zoning Amendments Map for Ballymote.

**CE-12Z-03** In **Chapter 12 Ballymote Town Plan, on the Zoning Map**, extend the development limit and change the zoning of site B (3.05 ha) from GB to nRES and include in the Strategic Land Reserve as shown on the CE-Recommended Zoning Amendments Map for Ballymote.

## Submission 77 <https://consult.sligococo.ie/en/submission/slg-c29-77>

Name and title **Sligo Coastal Mobility Action Group**

On behalf of n/a

### Summary of issues

The submission states the wording of Table 6-6 of the *Draft Sligo Local Transport Plan* is too vague. Terms like “upgrades” and “where possible” do not commit to segregation or the infrastructural upgrades required.

The submission calls for the installation of segregated cycle lanes (with physical barriers between vehicular traffic and cycle traffic) on the Sligo Coastal Mobility Route (Strandhill Road, Rosses Point Road connecting through upgrades in Sligo Town).

### Chief Executive's response

The submission raises the same issues as Submission 27. Please refer to the Chief Executive's response and recommendation on Submission 27, [CE-29-06](#).

### Recommendation

**No further change to the Draft Plan is required.**

## Submission 78 <https://consult.sligococo.ie/en/submission/slg-c29-78>

Name and title **John Spain, Managing Director, John Spain Associates**

On behalf of **Aldi Stores (Ireland) Ltd.**

### Summary of issues

The submission relates to 0.72 ha of lands located on the Pearse Road, in the south of Sligo Town. The lands are zoned new residential (nRES) in the Draft Sligo Town Plan. The submission contains two requests:

1. that the lands are rezoned from nRES to Neighbourhood Centre (NC);
2. that the existing cap on retail floorspace is reassessed.

The submission requests rezoning for the following reasons:

- the site forms a natural extension of the Cornageeha neighbourhood centre, in close proximity to a number of residential areas;
- Aldi previously applied for permission for a discount food store on the lands; this was refused by An Bord Pleanála due to the cap on retail floorspace;
- the site is zoned 'NC' (Neighbourhood Centre) in the current Sligo and Environs Development Plan;
- in accordance with the Zoning Matrix, 'Retail convenience' is open to consideration in a 'nRES' zoning. No further details are given in the Draft Plan in relation to the scale of retail permissible;
- there is no distinction between a discount food store and other convenience stores in the 2012 Retail Planning Guidelines. A supermarket is defined in the Guidelines as a "Single level, self-service store selling mainly food, with a net retail floorspace of less than 2,500 sq.m". Therefore, the Guidelines support the provision of a small supermarket at designated neighbourhood centres;
- the inclusion of a retail cap within the current CDP has precluded the development of the neighbourhood centre to date. The inclusion of a cap on retail floorspace of this nature is not in accordance with the Guidelines, which note a 'small supermarket' as being suitable in neighbourhood centres.
- the changing of the zoning of the site from "NC - Neighbourhood Centre" to "nRES – new residential" is premature pending a more detailed review of the Sligo Town Retail Strategy and Local Area Plan.

### Chief Executive's response

#### Request 1

It is recommended that the zoning of the lands is not changed from nRES to NC, because the existing commercial developments within the neighbourhood centre designation at Cornageeha in the draft Sligo Town Plan consist of a furniture store, homecare pharmacy and a service station which contains a Spar convenience store, garden centre and late-night pharmacy.

It is considered that the existing facilities at this location satisfy the consumer demands of the adjoining residential areas, and that the zoning of additional lands to extend the neighbourhood centre at this location is not required.

### **Request 2**

Chapter 8 of the Draft Plan outlines that the most recent assessment of retail floorspace requirements, carried out in 2016, estimated that circa 11,800 sq.m of additional retail space (convenience, comparison and bulky goods) would have been required in the County by 2023.

Only a small fraction of the permitted or projected floor space has been built since 2017 in the County and Town. Due to the growth of online shopping combined with the economic impacts of the Covid-19 restrictions, energy price and cost-of-living crisis, there has been no significant addition to the County's retail floor space in recent years. On the contrary, the increase in commercial vacancy rates has become a problem in the centre of towns and villages, particularly in Sligo Town.

It is considered that the general policy recommendations arising from the 2016 assessment remain valid. However, the retail floorspace requirements for Sligo Town will have to be reviewed in conjunction with the preparation of the Sligo and Environs Local Area Plan, following the adoption of this CDP.

### **Recommendation**

**No change to the draft Plan / Sligo Town Plan.**

<b>Submission 79</b> <a href="https://consult.sligococo.ie/en/submission/slg-c29-79">https://consult.sligococo.ie/en/submission/slg-c29-79</a>	
Name and title	<b>Pat Benson</b>
On behalf of	<b>Carraroe and District Regeneration Association (CADRA)</b>
<b>Summary of issues</b>	
3 issues – see below.	
<b>Chief Executive's response</b>	
See below.	
<b>Recommendation</b>	
<b>No changes to the Draft Plan are recommended on foot of this submission.</b>	

### **Issue 1 - Public transport in Chapter 9 Transport Strategy**

Commenting on the contents of Chapter 9 Transport Strategy (Volume 1 Core Strategy), the submission indicates that:

- the priority of the Plan should be to provide an efficient coordinated /computerised integrated public transport system including rail and bus services, and all bus services should have racks to carry bicycles;
- smarter travel must include all public transport using all the technology available to ensure an efficient frequent integrated connected bus and rail service - this submission advocates a 'spoke wheel approach to public transport' in Sligo Town centre which includes the concept of a frequent reliable integrated timed service;
- the Plan appears to prioritise active travel (walking and cycling) over public transport, which may be unsuitable for the County's rural and aging population;

### **Response**

All aspects of the public transport system are within the remit of the National Transport Authority and not Sligo County Council.

National and regional policy require the Council is to promote both active travel and public transport. The apparent prioritisation of active travel in the Draft Plan is due to the fact that the Council has received and will continue to receive funding for the implementation of active travel measures.

**No change to the Draft Plan is required.**

## **Issue 2 – Railway vs road infrastructure**

- The submission queries whether the impact of opening a rail link to Galway from Sligo has been assessed in cost / benefit analyses terms against the cost of the providing new strategic roads such as the N17/N15 upgrades
- The rail line from Sligo to Dublin should be electrified and a new rail line be provided from Sligo/ Collooney to Galway via Ireland West Airport.
- A greenway or cycleway should not be allowed develop at the expense of having the rail line from Collooney to Galway and to Belfast eventually re-opened.

### **Response**

The reinstatement of unused rail infrastructure is outside the remit of the County Council. The Sligo Greenway (Collooney to Bellaghy) project is managed by the Sligo Regional Design Office, with the TII as the approving authority.

The upgrading of the N-17 is a National Strategic Outcome of the National Planning Framework – NSO 2. It is also a Regional Policy Objective of the NWRA Regional Spatial and Economic Strategy – RPO 6.7. Transport Infrastructure Ireland is responsible for implementation, based on funding allocated through the National Development Plan.

The County Development Plan must be consistent with higher-level plans and strategies, as required by legislation. The Draft Plan cannot amend government policy.

**No change to the Draft Plan is required.**

## **Issue 3 – various suggestions**

- Local residents should benefit from greenway cycle development - like allowing children and adults walk /cycle to school and social events etc.
- Developers of housing must be required to make provision for public transport
- Biodiversity and Climate Action Officers and Transport specialists must have input to approval of planning applications.
- Provision to safely dispose of lithium batteries used in electric vehicles must be included in the CDP.
- The junction at Pet Hospital in Carraroe requires serious redesign as currently it is a bottle neck junction and is unsafe with many accidents occurring and many not being reported.

### **Response**

The suggestions relate to matters outside the scope of a Development Plan.

**No change to the Draft Plan is required.**

## Submission 80 <https://consult.sligococo.ie/en/submission/slg-c29-80>

Name and title **Virtus Planning Consultants**

On behalf of **Michael Keane, Keane's Service Station**

### Summary of issues

The submission relates to 2.81 ha of lands to the east of Strandhill Village, along the R292, requesting that the development limit is extended and that:

1. the western corner of the land's 0.63 ha is rezoned from green belt (GB) to new residential (nRES);
2. the remainder of the land's 2.18 ha is re-zoned from green belt (GB) to community facilities (CF).

The submission states that the lands should be re-zoned for the following reasons:

- the lands are located a short distance from Centra and the bus stop, in an established residential community, with access available onto the R-292;
- the development of community and tourism facilities will benefit the community;
- the potential housing yield is between 7 and 13 units, which will address the need for housing;
- compared to other sites identified in the Settlement Capacity Audit, the site is "demonstrably more appropriate" for residential uses;
- the rezoning would consolidate the urban form of the area;
- there is only one other portion of lands zoned 'CF' in the Draft Plan.

The submission includes a conceptual proposal which shows seven houses, training pitch, community pitch, playground, green space and 55 car parking spaces.

### Chief Executive's response

#### Request 1

It is recommended that the zoning of the lands is not changed from GB to nRES because a sufficient quantum of land has been zoned within the village to meet the needs of the allocated population growth for the village over the plan period 2024-2030.

#### Request 2

It is recommended that the zoning of the lands is not changed from GB to CF because there is already sufficient land zoned CF in the draft Strandhill Village Plan. This includes a significant undeveloped site of 3.77 ha on the Airport Road which should adequately cater for any community-related developments during the Plan period.

### Recommendation

**No change to the draft Plan / Strandhill Town Plan.**

## Submission 81 <https://consult.sligococo.ie/en/submission/slg-c29-81>

Name and title **Killian Harkin**

On behalf of n/a

### Summary of issues

The submission relates to lands in the centre of Cliffony Village, zoned for community facilities (CF) in the Draft Cliffony Village Plan. The submission requests that the lands are rezoned to Rural Village (RV), to act as a buffer zone between the adjacent dwelling house and any potential development on the lands zoned CF.

### Chief Executive's response

The area of land which the submission proposes to act as a buffer zone has not been clearly delineated on the map.

In the Draft Plan, Chapter 33, Section 33.2.2 (Impact of development on its surroundings) states that the following factors will be considered in assessing the impact of a proposed development in both urban and rural areas:

- a. degree of overshadowing and loss of light to surrounding properties and amenity spaces (e.g. areas of open space, gardens and patios). A daylight, sunlight and overshadowing assessment may be required. The assessment shall be informed by the most recent edition of '*Site Layout Planning for Daylight and Sunlight: A guide to good practice*' (BRE);
- b. degree of overlooking and consequent loss of privacy for adjoining properties;
- c. the extent to which the development impacts on structures, streets or spaces of architectural, archaeological or historic importance;
- d. the extent to which the development impacts on important landmarks, on a skyline or on attractive public views from significant vantage points;
- e. the quality of the overall design;
- f. the effect of the development on the microclimate in the immediate vicinity.

Any potential development on the lands zoned community facilities will be assessed in accordance with the above criteria, which will ensure that the residential amenity of the adjacent dwelling house will not be negatively affected. The inclusion of a buffer zone is not warranted.

### Recommendation

**No change to the draft Plan / Cliffony Village Plan.**

## Submission 82 <https://consult.sligococo.ie/en/submission/slg-c29-82>

Name and title **Declan McCabe, McCabe Architects**

On behalf of **Aidan Gregory Feeney & Brendan Feeney**

### Summary of issues

The submission relates to 4.96 ha of land, directly to the south-west of the Diamond Coast Hotel in Enniscrone. IT is requested that 3.62 ha of the lands are rezoned from green belt (GB) to tourism (TOU), and 1.34 ha are rezoned to open space (OS) for the development of an eco-tourism complex. The open space would be associated with the development and would provide a linear park along the stream.

### Chief Executive's response

It is recommended that the zoning of the lands is not changed from GB to TOU, because the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). Neither the public footpath, nor the public sewer extends to the lands, and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure.

In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Enniscrone Town Plan.**

## Submission 83 <https://consult.sligococo.ie/en/submission/slg-c29-83>

Name and title **Olivia Jones**

On behalf of n/a

### Summary of issues

This submission calls for the installation of segregated cycle lanes (with physical barriers between vehicular traffic and cycle traffic) on the Sligo Coastal Mobility Route (Strandhill Road, Rosses Point Road connecting through upgrades in Sligo Town). It notes that the wording of Table 6-6 of the draft Sligo Local Transport Plan is too vague. Terms like “upgrades” and “where possible” do not commit to segregation or the infrastructural upgrades required.

### Chief Executive's response

The submission raises the same issues as Submission 27. Please refer to the Chief Executive's response and recommendation on Submission 27, [CE-29-06](#).

### Recommendation

**No further change to the Draft Plan is required.**

## **Submission 84** <https://consult.sligococo.ie/en/submission/slg-c29-84>

Name and title **Martin Cassidy**

On behalf of **Sophia Jonson**

### **Summary of issues**

The submission relates to 1.43 ha of lands located to the south of Castlebaldwin Village, requesting rezoning from green belt (GB) to new residential uses (nRES) for the following reasons:

- the lands are located close to the village centre and could be developed with minimal impact on services and the road network;
- the development of the lands would contribute positively to the Local Authority's obligations under climate change strategies;
- the village is well served by road and bus routes;
- the local national school has capacity for increased enrolment.

### **Chief Executive's response**

It is recommended that the zoning of the lands is not changed, because a sufficient quantum of land has been zoned Rural Village (RV) to satisfy housing demand over the Plan period, 2024-2030.

### **Recommendation**

**No change to the Draft Plan / Castlebaldwin Village Plan.**

## Submission 85 <https://consult.sligococo.ie/en/submission/slg-c29-85>

Name and title **Kevin Kelly**

On behalf of n/a

### Summary of issues

The submission relates to 6.72 ha of land to the south-east of Sligo Town, requesting rezoning from green belt (GB) to mixed uses (MIX).

### Chief Executive's response

Several other submissions requested rezoning of lands in the Cairns Hill / Tonaphubble area. This area is part of an archaeological landscape containing Neolithic tombs, cairns and ringforts. For this reason, these submissions were referred to the National Monuments Service of the Department of Housing, Local Government and Heritage, which responded by outlining the following concerns:

- the lands proposed for rezoning contain several Recorded Monuments which have been registered in the Record of Monuments and Places and are afforded statutory protection under section 12 of the National Monuments (Amendment) Act 1994. The rezoning of these lands for development purposes, may have a direct impact on archaeological remains and would have a detrimental impact on the settings of the Recorded Monuments.
- the proposed rezoning could impact negatively on the amenity and setting of Recorded Monument SL014-231— (cairn) and a companion cairn (SL014-232-) lying some 600 metres to the east. Both monuments have been included in 'The Passage Tomb Landscape of County Sligo' World Heritage Tentative List for UNESCO World Heritage Site.

The Department concluded that the proposed rezoning would have a negative effect on the landscape character of Cairns Hill and on the amenity of the cairns upon it, and therefore the subject lands should remain in the Green Belt, in the interest of archaeological preservation and protection.

The Chief Executive agrees with the concerns of the Department with regard to the potential impact on the setting of the recorded monuments located on Cairns Hill. The zoning of the subject lands should remain GB.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

**Submission 86** <https://consult.sligococo.ie/en/submission/slg-c29-86>

Name and title **Board of Management**

On behalf of **S.N. Réalt na Mara, Rosses Point**

**Summary of issues**

The Board of Management has been concerned about the dangers posed to children attending S.N. Réalt na Mara as they walk and cycle to and from school along the Top Road (L-3311) in Rosses Point.

There is an urgent need for improved road safety measures, including a footpath, along the Top Road. This would ensure safe travel of pupils to and from school, would also be advantageous to the safety and wellbeing of the wider community in Rosses Point, and would also facilitate visitors to the village.

Improved pedestrian and cycle infrastructure from the school to the church would also link in to the newly constructed pathway across parish lands from the church to the Old Village Road. This would then provide a safe pedestrian route all the way from the Post Office to the school.

The submission welcomes the proposals set out at points E and F of Section 22.3.3, which have the full support of the school community.

**Chief Executive's response**

The positive comments are noted.

**Recommendation**

**No change to the Draft Plan is required.**

## Submission 87

<https://consult.sligococo.ie/en/submission/slg-c29-87>

Name and title

Name not provided

On behalf of

**SSE**

### Summary of issues

SSE support the aims outlined by Sligo County Council to provide a strong framework for investment decisions, but is also concerned that the Council “has not taken the steps necessary to align its CDP with national climate policy and Ireland’s commitment to reach net zero which is now enshrined in law”. At the end of a lengthy submission, SSE summarises its own recommendations as follows:

- that the local authority “conduct a full assessment of the wind energy development potential of county Sligo and incorporate these figures into its Renewable Energy Strategy Draft CDP”;
- Galway Renewable Energy Strategy is highlighted as an example of good practice;
- that “a balanced approach be adopted in regard to visual impact and note recent decisions from An Bord Pleanála which advocates same”.
- that “strong policies and objectives in relation to repowering and lifetime extension should be included the Sligo CDP”;
- include objectives and policies in relation to grid infrastructure in the Energy and Telecommunications chapter etc.

### Chief Executive’s response

In response to similar issues raised in substantial submission made by Prescribed Bodies such as the OPR (Submission 184), the NWRA (Submission 103), ESB (Submission 109) and the DECC (Submission 150), the Chief Executive has made numerous recommendations for amendments to the Landscape and Energy sections of the Draft Plan, including new policies and objectives (e.g. [CE-23-01](#), [CE-31-01](#) [CE-31-04](#), [CE-31-08](#) etc.)

It is considered that the issues raised by SSE are adequately addressed by the above-mentioned proposed amendments.

### Recommendation

**No further changes to the Draft Plan are required.**

## Submission 88 <https://consult.sligococo.ie/en/submission/slg-c29-88>

Name and title **No name provided**

On behalf of **Saolta**

### Summary of issues

The submission indicates that “Saolta is the Global Citizenship Education (GCE) Strategic Partnership for the Adult and Community Education (ACE) Sector across the Island of Ireland” and that “The consortium’s strategic goal is to increase the accessibility, quality and effectiveness of GCE in the ACE sector”.

“Confronted with the realities of increasing wars, growth of extreme right wing ideologies, racial and gender injustice and the climate and biodiversity crisis, Saolta advocates for the clear actionable mention of Global Citizenship Education as part of the County Development Plan”.

It is stated that decisions on “how we can create greater gender balance in decision making processes, how infrastructure development affects the environment, communities, and issues of social justice and equality, and what the implications of the rapid growth in migration patterns across the world” are “intrinsic to the Sligo County Development plan and its implementation and Saolta calls for clear space to be made for GCE to be embedded into Local Authority decision making processes so that the important decisions can be made from with the benefit of communal, informed perspectives”.

### Chief Executive’s response

The comments are noted. The submission does not contain any reference to the provisions of the Draft Plan, and no suggestions for any amendments.

### Recommendation

**No change to the Draft Plan is required.**

## Submission 89 <https://consult.sligococo.ie/en/submission/slg-c29-89>

Name and title **Eamonn O'Dowd**

On behalf of n/a

### Summary of issues

The submission relates to 1.71 ha of land to the south-east of Ballymote Town, requesting rezoning from green belt (GB) to new residential (nRES).

Under PL04/1539, permission was granted for 61 houses on the subject lands. Only 14 dwellings were constructed and are occupied. The associated roads and footpaths are completed. The developer has installed foul sewers, surface water drains, watermain, below-ground storm water attenuation tank, petrol interceptor, storm water outfall to adjacent stream, below-ground pump sump and sewage pumping main, all with the capacity to service the permitted 61 houses.

### Chief Executive's response

There is no objection to changing the zoning of the lands from GB to nRES for the following reasons:

- The lands formed part of a previously permitted housing development.
- The zoning of the lands nRES will facilitate the completion of this unfinished housing estate.
- The lands are fully serviced (Tier 1) and the requested zoning would be in accordance with Objective 72a of the National Planning Framework.

### Recommendation

**CE-12Z-04** In **Chapter 12 Ballymote Town Plan**, on the **Zoning Map**, extend the development limit and change the zoning of 1.71 ha of land from GB to nRES as shown on the CE-Recommended Zoning Amendments Map for Ballymote.

## Submission 92 <https://consult.sligococo.ie/en/submission/slg-c29-92>

Name and title **Barry Flynn**

On behalf of n/a

### Summary of issues

The submission supports the zoning of a 0.21 ha-site as green belt (GB) in the draft Dromore West Village Plan, provided that permission will be granted for a house for the submitter.

### Chief Executive's response

The land-use zoning objective of the Green Belt is to "contain and consolidate settlements, while safeguarding lands for their future expansion and for the provision of strategic infrastructure."

The inclusion of the lands in the green belt of the draft Dromore West Village Plan does not preclude the permitting of a one-off house on the subject site.

*Note: one-off dwellings/family homes may be permitted on lands zoned GB if the applicants demonstrate compliance with the strategic settlement policy SP-S-11 (Volume 1, Chapter 5 Settlement Strategy) of the Draft Sligo CDP 2024-2030.*

### Recommendation

**No change to the Draft Plan / Dromore West Village Plan.**

## Submission 93 <https://consult.sligococo.ie/en/submission/slg-c29-93>

Name and title Name not provided

On behalf of **Sligo Traveller Support Group**

### Summary of issues

The submission states that there are a number of gaps in terms of targets for the provision of “culturally appropriate Traveller accommodation” which do not take into consideration the larger average size of Traveller families.

The current targets for housing delivery, as reflected in the Housing Delivery Action Plan, are inadequate in terms of planned 4 and 5 bed units, which would be required for larger Traveller families.

The submission also indicates that:

- CENA (Culturally Appropriate Homes Ltd) needs to be listed as an approved housing body;
- the term “Transient Site” needs to cease as it does not accurately reflect the nature or reality of such sites;
- Traveller accommodation on sites in County Sligo needs to be provided to the highest available specification in relation to construction, insulation, and long-term sustainability.

### Chief Executive's response

The Housing Delivery Action Plan (HDAP) is formulated and implemented by the Housing Section of Sligo County Council. It is not associated with the Draft County Development Plan (CDP), but the CDP must have regard to and reflect the provisions of the HDAP.

The Draft Plan does not preclude appropriate housing provision for Travellers, as deemed necessary by the Housing Section, in accordance with Council's Traveller Accommodation Plan.

The term “transient halting site”, as used in the Draft Plan, is in accordance with the Government's Guidelines for Accommodating Transient Traveller Families, and is used by all local authorities.

The Draft CDP does not list CENA or any of the existing approved housing bodies (AHB), as these are outside the scope of the Development Plan.

Detailed design and construction specifications for Traveller accommodation are also outside the scope of the Plan.

### Recommendation

**No change to the Draft Plan is required.**

## Submission 94 <https://consult.sligococo.ie/en/submission/slg-c29-94>

Name and title **M. Flynn**

On behalf of n/a

### Summary of issues

The submission relates to 0.49 ha of land in the centre of the village, which is zoned 'RV' (Rural Village) in the draft Dromore West Village Plan. It requests rezoning from RV to CF (community facilities) to allow for the development of the lands as playing grounds.

### Chief Executive's response

While recreational facilities are normally permitted with the RV zoning, there is no objection to the proposed change requested in the submission.

### Recommendation

**CE-47Z-01** In **Chapter 47 Dromore West Village Plan**, on the **Zoning Map**, change the zoning of 0.49 ha of land from RV to CF as shown on the CE-Recommended Zoning Amendments Map for Dromore West.

**Submission 95** <https://consult.sligococo.ie/en/submission/slg-c29-95>

Name and title **Micheal Haran**

On behalf of n/a

**Summary of issues**

The submission relates to 3.64 ha of land to the south-west of Carney Village. The northern section (0.88 ha) is located within the green belt (GB) of the draft Carney Village Plan. It is requested that the lands are "removed" from the GB.

**Chief Executive's response**

Presumably, what is meant by "removal" from the Green Belt is the exclusion of the lands from the Plan Limit.

Given that the submission does not offer a reason for the request, it is recommended that the zoning of the subject lands is retained as GB.

**Recommendation**

**No change to the draft Plan / Carney Village Plan.**

## Submission 96 <https://consult.sligococo.ie/en/submission/slg-c29-96>

Name and title **Darren Clancy**

On behalf of **Andrew Alphonsus Brehony**

### Summary of issues

The submission relates to 0.99 ha of lands to the east of Ballymote town centre, requesting . The rezoning from green belt (GB) to new residential (nRES) for the following reasons:

- The lands are zoned for residential uses in the current Ballymote Local Area plan and served by an existing access road which is in the applicant's ownership.
- The lands are not located within the Architectural Conservation Area and are not within an EU designated site.
- The lands are within a short walking distance of the town centre, bus route and train station.
- They are served by the foul sewer, watermains, surface water drainage and road network.
- There is an error in the site-specific infrastructural assessment carried out by the Council, in that the site is served by a footpath and therefore is fully serviced.

### Chief Executive's response

It is acknowledged that the lands are in fact served by a public footpath and are therefore fully serviced (Tier 1). The zoning should be changed to nRES, but the lands should be included in the Strategic Land Reserve (SLR), to preserve their long-term development potential.

### Recommendation

**CE-12Z-05** In **Chapter 12 Ballymote Town Plan**, on the **Zoning Map**, extend the development limit and change the zoning of 0.99 ha of land from GB to nRES and include the lands in the SLR as shown on the CE-Recommended Zoning Amendments Map for Ballymote.

## Submission 97 <https://consult.sligococo.ie/en/submission/slg-c29-97>

Name and title **Michael Conmy, Bury Architects**

On behalf of **Michael O'Dowd**

### Summary of issues

The submission relates to 0.67 ha of land, on the northern periphery of Enniscrone, requesting that the lands are rezoned from green belt (GB) to tourism (TOU) for the following reasons:

- Part of the site has been developed as a car park by Sligo County Council.
- The lands front onto the beach and are popular with tourists.
- It is proposed to develop a glamping site served by a wastewater treatment plant
- "Water and ESB services" are located adjacent to the site.

### Chief Executive's response

It is recommended that the zoning of the lands is not changed from GB to TOU for the following reasons:

- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). Neither a public footpath nor the public sewer extends to the lands, and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

An observation has been received from the Department of Housing, Local Government and Heritage, which states that *"rezoning these lands, and any development that will follow the rezoning, might have a direct impact on archaeological remains including burials and would have a detrimental impact on the settings of the Recorded Monument SL016-00101-Cliff Edge Fort and associated features"*. The Department recommends that these lands remain zoned as green belt.

### Recommendation

**No change to the Draft Plan / Enniscrone Town Plan.**

## Submission 98 <https://consult.sligococo.ie/en/submission/slg-c29-98>

Name and title **David Cullen**

On behalf of n/a

### Summary of issues

The submission notes that there was no active travel scheme envisaged for Strandhill at the time of publication of the Draft Plan.

It is requested that Sligo County Council create a pedestrian / cycle link, together with appropriate street lighting, between the Top Road (R292) and the Golf Course Road in the townland of Carrowbunnaun, Strandhill.

In order to advance the objective, it is suggested that the following commitment be included in the Plan: *"A feasibility study be prepared by the Council, to determine the optimum location for an attractive, well lit, pedestrian / cycle link, from Top Road, Strandhill (R292) to the Golf Course Road. It would be preferable if this feasibility study was to commence no later than the end of December 2024."*

### Chief Executive's response

The proposal to create a pedestrian/cycle link between the Top Road and Golf Course Road in Strandhill is noted and agreed in principle.

While the concept of such a walking route is acceptable, its feasibility is uncertain, given the level difference between the two roads. The Council's Active Travel team, in conjunction with the Housing Section, is currently investigating the feasibility of the route.

It is agreed to include a corresponding objective in Chapter 19 (Strandhill Village Plan).

### Recommendation

**CE-19-01** In Chapter 19 Strandhill Village Plan, Section 19.3.5 Transport, circulation and parking, include an additional objective as follows:

- E. Investigate the feasibility of a walking/cycling route from the Top Road to the Golf Club Road/Primary School.

## Submission 99 <https://consult.sligococo.ie/en/submission/slg-c29-99>

Name and title **Bob Coggins**

On behalf of n/a

### Summary of issues

The submission calls for the prioritisation of the installation of segregated cycle lanes on the Sligo Coastal Mobility Route. The wording of Table 6-6 of the Draft Sligo Local Transport Plan is considered too vague. Terms like “upgrades” and “where possible” do not commit to segregation or the infrastructural upgrades required, and show “a deference to motorised travel that is at best unambitious, and at worst ignorant to the needs of vulnerable road users, and more so to those who do not use the road out of fear and inaccessibility”.

### Chief Executive's response

The submission raises the same issues as Submission 27. Please refer to the Chief Executive's response and recommendation on Submission 27, [CE-29-0X](#).

### Recommendation

**No further change to the Draft Plan is required.**

## Submission 101

<https://consult.sligococo.ie/en/submission/slg-c29-101>

Name and title

**Johnny Gogan**

On behalf of

n/a

### Summary of issues

#### Issue 1 – Eastern Garavogue Bridge

- The submission argues that the bridge would be most suitable for an active travel corridor as well as for emergency vehicles and public transport. Allowing cars, vans and trucks on the bridge would be in direct contravention of Sligo County Council's designation of the south-east of the town as a 'decarbonising zone' as set out in the SCC Climate Action Plan.
- A less obtrusive design should be considered for the bridge.

#### Issue 2 – Connectivity in the town centre

- A new "high-line" active travel bridge, connecting the bus/train station/Knappagh Road area to Wine Street and the City Centre, should be developed for travellers using the transportation hub, as well as for cyclists and walkers accessing the city from the western suburbs. In addition to safety and comfort for the traveller, this would create much better connectivity between the East and the West of the city.
- A cycle/walking route connecting the Station with the Showgrounds and on to Maugheraboy should be pursued using an active travel bridge to cross Knappagh Road.

### Chief Executive's response

1. The Eastern Garavogue Bridge and Approach Road Scheme is a project of strategic importance for the Sligo Regional Growth Centre and a Regional Policy Objective (RPO 6.9) of the NWRA's Regional Spatial and Economic Strategy. The scheme has been developed as an urban distributor road consisting of a single carriage with Active Travel facilities along the entire route. Vehicular traffic cannot be excluded from the scheme. The design of the bridge is not a matter for the County Development Plan.
2. The issue of connectivity throughout the town is continuously monitored by Sligo County Council, in particular by the Active Travel Section. Detailed proposals for new pedestrian and cycle routes in Sligo Town will be addressed in the forthcoming Local Area Plan for Sligo and Environs.

### Recommendation

**No change to the Draft Plan is required.**

## Submission 104 <https://consult.sligococo.ie/en/submission/slg-c29-104>

Name and title **Michael Conmy, Bury Architects**

On behalf of **Aishling Munnely**

### Summary of issues

The submission relates to 0.15 ha of land, to the north of Dromore West Village centre, requesting that the lands are re-zoned from green belt (GB) to new residential (nRES) to allow for development in the future, should the existing permission PL21/366 granted expire before any development commences.

### Chief Executive's response

It is recommended that the zoning of the lands is not changed from GB to nRES for the following reason:

- The permission granted under PL21/366 included a developed solution to service the lands, consisting of the installation of a sewer along the R297 for a distance of 170 m, to connect with the manhole at the junction of the R297 and the N59. The subject lands are not currently served by the public sewer and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

*It should be noted that the developer has sufficient time to implement the permission granted under PL21/366, which is not affected by the proposed GB zoning in the draft plan.*

### Recommendation

**No change to the Draft Plan / Dromore West Plan.**

<b>Submission 105</b> <a href="https://consult.sligococo.ie/en/submission/slg-c29-105">https://consult.sligococo.ie/en/submission/slg-c29-105</a>	
Name and title	<b>John Gallagher</b>
On behalf of	n/a
<b>Summary of issues</b>	
8 issues – see below.	
<b>Chief Executive's response</b>	
See below.	
<b>Recommendation</b>	
<b>No changes to the Draft Plan are recommended on foot of this submission.</b>	

### Issue 1 - Infrastructure

- The submissions states that *"the proposal by Sligo County Council to construct a new road to replace the existing N17 ... should be cancelled"*. Instead, the existing N17 should be upgraded.
- The proposed N17 realignment route *"fails to take account of the livelihood of over 100 small farmers affected by fragmentation of farms and the consequent economic impact"*.

### Response

The upgrading of the N-17 is a National Strategic Outcome of the National Planning Framework – NSO 2. It is also a Regional Policy Objective of the NWRA Regional Spatial and Economic Strategy – RPO 6.7. Transport Infrastructure Ireland is responsible for implementation, based on funding allocated through the National Development Plan.

The County Development Plan must be consistent with higher-level plans and strategies, as required by legislation.

**No change to the Draft Plan is required.**

### Issue 2 - Rail

- The *"unused rail corridor"* from Bellaghy to Collooney should be reinstated as an integral part of national infrastructure, to provide *"an alternative rail network from Cork to Donegal"*.
- the current proposal by SCC to construct a greenway on the existing rail track bed of the Western Rail Corridor should be cancelled in favour of restoring the rail track permanently.

### Response

The reinstatement of unused rail infrastructure is outside the remit of the County Council. The Sligo Greenway (Collooney to Bellaghy) project is directly managed by the Sligo Regional Design Office, with the TII as the approving authority.

The Draft Plan cannot amend government policy; **therefore no change is required.**

### Issue 3 - Energy

- The development of large-scale wind farm projects in County Sligo should be discouraged, as *“there is a surplus of wind farm power in the County”*.
- The development of local and community electricity generation should be encouraged.

#### Response

In accordance with national policy, the Council must support the achievement of the Government's renewable energy targets set in the Climate Action Plan 2023, reiterate in the CAP 2024.

The Draft Plan recognises that “it is a challenge for the Council to achieve a reasonable balance between: (a) responding to government policy on renewable energy; and (b) enabling the wind energy resources of the County to be harnessed in an environmentally sustainable manner”.

Community energy projects will be facilitated by the Council, as stated in the Energy policy P-EN-5 (Chapter 31 Energy and telecommunications).

**No change to the Draft Plan is required.**

### Issue 4 - Landscape

The Plan should endeavour to protect scenic landscapes. SCC should remove vegetation obscuring scenic views.

#### Response

Chapter 23 (Landscape Character) contains a set of policies designed precisely to protect the scenic and sensitive character of the County's landscapes. These policies are deemed to be sufficient for the stated purpose.

**No change to the Draft Plan is required.**

### Issue 5 - Recreation

The vast network of *“undeclared public roads in the county not under County Council responsibility or care”* should be resurfaced and used as amenity/recreational use instead of greenways.

#### Response

It is not clear what is meant by “undeclared public roads”. It is presumed that the intended meaning is “public rights of way”. Section 27.7.4 Outdoor recreational amenities (Chapter 27 Community and social infrastructure) indicates the Council's intention to pursue the creation of additional rights-of way and outlines the criteria that need to be satisfied.

**No change to the Draft Plan is required.**

### Issue 6 – Population and housing

- Population increase in Sligo Town should be discouraged. Planning policy disperse development to less populated areas of the County.

- The current practice of restricting one-off housing in rural areas should be reversed in order to arrest the decline of the rural population in County Sligo
- Green Belts should be discontinued, as they appear to “prevent local inhabitants owning property and land” in such areas.
- Design guidance suggesting that no fascia or soffits should be installed on new housing should be abandoned given the level of rain fall in the County.

## **Response**

The policy of increasing the population of Sligo Town is set at national and regional level, in the National Planning Framework and the NWRA Regional Spatial and Economic Strategy. Accordingly, the County's Settlement Strategy focuses on the development of Sligo Town as the Regional Growth Centre (RGC) for the North-West, as required by the NPF and the RSES.

With regard to rural housing, the Council acknowledges that it is necessary to accommodate applicants who can demonstrate an economic or social need to live in a rural area, in accordance with the NPF provisions.

The main purpose of Green Belts is to consolidate towns and villages within their development limits and to prevent sprawl. Green Belts also have a role in protecting wildlife habitats by reducing the risk of pollution to water bodies from an accumulation of individual wastewater treatment systems in the areas around settlements.

The guidance contained in Section 33.4.3 Rural house design (Chapter 33 Development management standards) indicates that the Planning Authority welcomes innovative design, both contemporary and traditional, recommending that rural houses designed in the traditional style should have regard to the principles of vernacular rural design set out in Table 33.5 (which includes a reference to soffits and fascia). There is no mandatory requirement to build new rural houses in the traditional vernacular style. It should be noted that a similar issue was raised in another submission, to which the Chief Executive responded with a proposed amendment – refer to [CE-33-14](#) (Submission 115).

**No change to the Draft Plan is required.**

## **Issue 7 - Forestry**

- The Plan should re-evaluate the impact of forestry on scenic views, telecommunications coverage, farms and buildings, rights to light, potential fire hazards.
- timber log haulage causes damage to roads and raises public safety issues.

## **Response**

Sligo County Council is not the approving authority for forestry operations. The Council is, however, a consultative body and submits appropriate observations to the DAFF's Forest Service. Such observations usually relate to potential impacts on visually vulnerable areas, sensitive rural landscapes, exceptional views available from designated scenic routes and prevention or mitigation of any potential damage to the road network.

**No change to the Draft Plan is required.**

## Issue 8 - Tobercurry

- a. the existing town sewer should be extended south of the town in order to facilitate development.
- b. The Council should pursue a multi-purpose recreational facility with an indoor swimming pool in Tobercurry.
- c. The Source of the Maiden River should be assessed for drinking water.
- d. Car parking outside the secondary school needs to be addressed in the interests of traffic safety

### Response

**a + c.** Sewer extensions are outside the remit of Sligo County Council. Uisce Éireann has indicated (in Submission 119/Issue 4) that network reinforcements, such as extensions or upgrades, shall be developer-driven, unless there are committed UÉ projects in place to progress such works. Water supply is also the exclusive responsibility of UÉ.

The Draft Plan for Tobercurry shows an adequate amount of zoned land to accommodate the population targets set out in Table 5.5 of the Draft CDP. There is no need for additional land to be serviced during the lifetime of the CDP 2024-2030.

**b + d.** The proposals for a multi-purpose recreational facility and improvements to car parking outside the school will be referred to the Town Regeneration Officer for consideration as the Town Centre First Plan for Tobercurry is implemented.

**No change to the Draft Plan is required.**

## Issue 9 – Local Transport Plan

The Sligo Transport Plan should be revised, as it fails to consider the greater area of South Sligo, the issue of commuter and freight traffic (in particular on the N-17), and “it fails to identify the existing WRC rail system and suggests its use as a greenway instead of a functioning railway”.

### Response

The Draft Local Transport Plan applies essentially to the Sligo Regional Growth Centre Strategic Plan Area, as required by the NWRA's Regional Spatial and Economic Strategy (RSES), with a strong focus on Sligo Town.

The Draft LTP was prepared in collaboration with/funded by the NTA and fully reflects national and regional policy relating to public transport and active travel.

**No change to the Draft Plan is required.**

## Submission 106 <https://consult.sligococo.ie/en/submission/slg-c29-106>

Name and title **Stephen Barrett, Director, Tom Phillips & Associates**

On behalf of **TAHC (on behalf of Kenrock Taverns Ltd.)**

### Summary of issues

The submission relates to 3.17 ha of lands to the south-east of Sligo Town, requesting the retention of the current land use zoning, SLR (Strategic Land Reserve) and OS (open space) instead of the proposed inclusion in the green belt (GB).

The submission includes a landscape design rationale / guidance for the landscape design, acknowledging the presence of the ringforts; a landscape concept masterplan, with a detailed layout of the proposed residential development and a detailed landscaping layout; a brochure which sets out the planning context, site analysis, masterplan and house types.

The rezoning is sought for the following reasons:

- the lands are serviced and adjoining established residential area;
- the site has been previously zoned for residential uses. It is a “policy and objective” of the Development Plan Guidelines (2022) that land zoned for residential purposes in an existing plan, that is serviced and can be developed for housing in the life of the new plan under preparation, should not be subject to dezoning.

### Chief Executive's response

Several other submissions requested rezoning of lands in the Cairns Hill / Tonaphubble area. This area is part of an archaeological landscape containing Neolithic tombs, cairns and ringforts. For this reason, these submissions were referred to the National Monuments Service of the Department of Housing, Local Government and Heritage, which responded as follows:

- the lands proposed for rezoning contain several Recorded Monuments which have been registered in the Record of Monuments and Places and are afforded statutory protection under section 12 of the National Monuments (Amendment) Act 1994. The rezoning of these lands for development purposes, may have a direct impact on archaeological remains and would have a detrimental impact on the settings of the Recorded Monuments.
- the proposed rezoning could impact negatively on the amenity and setting of Recorded Monument SL014-231— (cairn) and a companion cairn (SL014-232-) lying some 600 metres to the east. Both monuments have been included in 'The Passage Tomb Landscape of County Sligo' World Heritage Tentative List for UNESCO World Heritage Site.

The Department concluded that the proposed rezoning would have a negative effect on the landscape character of Cairns Hill and on the amenity of the cairns upon it, and therefore the subject lands should remain in the Green Belt, in the interest of archaeological preservation and protection.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 107 <https://consult.sligococo.ie/en/submission/slg-c29-107>

Name and title **Eamonn O'Dowd**

On behalf of **Future Cast**

### Summary of issues

The submission relates to 27.75 ha lands to the northwest of Sligo Town. It requests that the lands are rezoned from green belt (GB) to business, industry and enterprise (BIE), as it is proposed to establish a research and development demonstration and educational site for multiple renewable energy systems on the lands.

The submission states that it is intended to collaborate with ATU Sligo and Sligo County Council in this project to develop "the first renewable energy town in Europe".

### Chief Executive's response

The lands are located adjacent to the Cummeen Strand SPA and Cummeen Strand / Drumcliff Bay SAC. Under PL11/107, permission was refused to an application for 13 houses on the southern section of the lands for the following (summarised) reasons:

- remote location of the site, long walking distance to the town centre and the lack of social and community facilities in the vicinity, making proposed development car-dependent;
- potential ecological implications of the proposed development on the Cummeen Strand/Drumcliff Bay SAC and the Cummeen Strand SPA.
- Inappropriate, suburban-style development in a rural area, contributing to the erosion of the landscape character and detracting from the visual amenities of the area.
- prematurity by reference to the deficiency in the sewerage network in the area.

The zoning of the lands should not be changed from GB to BIE for the following reasons:

- the rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favours central over peripheral locations;
- the lands are adjoining the Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC and Cummeen Strand SPA. The zoning of the lands for development has the potential to impact adversely on the integrity of the Natura 2000 sites, either directly or indirectly.
- the lands are adjoining the shores of Drumcliff Bay, which are designated as **visually vulnerable** in the current CDP and in the Draft Plan. Views to be protected at this location include Sligo Bay and Knocknarea. The development of the subject lands has the potential to adversely impact on these views.
- the lands are located outside the traffic speed control zone, and the creation of a vehicular access to serve a commercial development at this location has the potential to interfere with the free flow of traffic along the R-291 and to create a traffic hazard.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 108 <https://consult.sligococo.ie/en/submission/slg-c29-108>

Name and title **Seamus Gilligan**

On behalf of n/a

### Summary of issues

The submission relates to 0.43 ha of lands to the south of Sligo Town. The submission requests that the lands are released from the strategic land reserve (SLR) for the following reasons:

- The lands have been identified as a **Tier 1** site in the infrastructural assessment.
- No flooding, archaeological or ecological issues would hinder the development of the site.
- Lands have good access to shops, schools, transport, pedestrian and cycling links to Sligo Town centre.

### Chief Executive's response

The Draft Plan has zoned a sufficient quantum of land to meet the population target and housing allocation for Sligo Town, as set out in the Core Strategy.

In accordance with NPF requirements National Policy, Objective 72a, the Planning Authority carried out an Infrastructural Assessment (IA) of the existing undeveloped zoned lands in Sligo Town. The assessment considered the availability of service infrastructure (watermains, foul sewers, surface drainage systems) and transport infrastructure (roads, footpaths) that would allow the development of lands immediately or during the Plan period.

As set out in Appendix A of the Draft Plan, the Tier 1 sites (i.e. fully serviced) resulting from the IA for Sligo Town were then subject to a further examination as part of the Settlement Capacity Audit. The sites were assigned numerical scores based on criteria grouped under the headings spatially sequential, availability of social infrastructure and planning and environmental considerations.

This exercise confirmed there were enough sites ranked higher than the subject lands which, when aggregated, would have sufficient capacity to deliver the housing allocation for Sligo Town. Accordingly, the subject lands were zoned nRES and placed in the SLR. Lands within the SLR may become suitable for development over the longer-term and their development potential needs to be preserved.

SLR-06 consists of the subject lands and the adjoining lands to the north and south. The lands were included in the SLR to preserve their development potential. The Planning Authority will encourage the development of SLR-06 in a co-ordinated manner and not in an ad-hoc fashion, by each landowner, when the lands are released from the SLR.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 110 <https://consult.sligococo.ie/en/submission/slg-c29-110>

Name and title **Orla McCafferty, Project Planner, MKO**

On behalf of **Michael McGoldrick**

### Summary of issues

The submission relates to 14.64 ha of lands to the west of Sligo Town, requesting the retention of residential zoning and inclusion in the strategic land reserve (SLR) instead of the proposed green belt (GB) zoning for the following reasons:

- The lands are strategically located within 1.1 km of Finisklin Business Park and within 2.6 km of Sligo Town centre.
- The lands are currently zoned as a neighbourhood centre and residential use in the Sligo and Environs Development Plan.
- The dezoning of the lands is contrary to national guidance, given their strategic location.
- The lands perform very well when assessed against the settlement capacity audit criteria provided by the Development Plan Guidelines for Planning Authorities (2022).
- The lands have access to the public watermains and public sewer.

### Chief Executive's response

It is recommended that the zoning of the lands is not changed from GB to nRES (SLR) for the following reasons:

- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). The public sewer does not extend to the lands (approx. 10 0m extension of the public sewer is required to service the lands) and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

It should also be noted that, within the development limit, there is already 31.22 ha of land included as SLR. These lands provide ample scope for the expansion of the town in the future.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 111

<https://consult.sligococo.ie/en/submission/slg-c29-111>

Name and title

**Orla McCafferty, Project Planner, MKO**

On behalf of

**Rhodaville LTD**

### Summary of issues

The submission is supportive of the ultimate objective of the **Wine Street Car Park Masterplan** for the creation of a mixed-use focal space in the heart of Sligo Town, but considers that issues of land ownership and phasing are obstructions to implementation of the plan. The provision of a multi-storey car park is not an appropriate use of this space, and it is crucial that the masterplan adopts a more active travel centred approach. The submission suggests that the car parking spaces should be removed from the area and should not be replaced.

### Chief Executive's response

The comments in this submission are noted. The removal of 474 car parking spaces from the centre of town, as suggested by this submission is considered premature pending technological and capacity advances in motor vehicular and public transport. Such a move would not have the support of either the retailers in the Wine Street Car Park area or the general public. During the public engagement phase of this Plan, the provision of car parking was raised as being crucial to both the implementation and success of any redevelopment of the area.

The regeneration of this central strategic site is key to the continued viability and vibrancy of Sligo Town. Collaboration between the key stakeholders is essential to arrive at an appropriate and efficient use of the space and provision of services. As a result, all the key stakeholders were invited to engage in close consultation with SCC prior to the formulation of this masterplan.

The provision of a multi-storey car park in the centre of the block is considered vital to the success of the regeneration of this part of Sligo Town.

### Recommendation

**No changes to the Wine Street Car Park Masterplan or to the Draft Plan are required.**

## Submission 112 <https://consult.sligococo.ie/en/submission/slg-c29-112>

Name and title **Simon O'Dowd**

On behalf of **Kieran Walsh**

### Summary of issues

This submission relates to 5.76 ha of lands to the west of Ballintogher village centre. It requests that the lands are rezoned from green belt (GB) to Rural Village (RV) for the following reasons:

- There is a need for housing in the village; such housing would ease the demand for 'one-off' rural houses; the village is well served by the road network and public transport.
- The adjacent site has been designated as Tier 1 in the infrastructural assessment.
- A water connection is feasible without an upgrade by Uisce Eireann; a sewer network extension is required in order to facilitate the proposed development.
- Development would contribute to the compact growth of the village and a strong urban edge.
- The lands are in an area of normal rural landscape and are not subject to flooding.
- An archaeologist would be engaged to carry out a full archaeological assessment during the planning process.

### Chief Executive's response

There is a Recorded Monument (SL03180) located on the lands. This has the potential to restrict development on a large portion of the site. It is recommended that the zoning is not changed from GB to RV for the following reasons:

- Having regard to the size and planning history of the village, it is considered that a sufficient quantum of land has been zoned RV in the village to satisfy the housing demand over the Plan period, 2024-2030.
- The proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring village centre locations over peripheral locations.
- The subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). The public sewer does not extend to the lands (a 250 m extension of the public sewer is required to service the lands) and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

In light of all the above, and in the absence of an archaeological assessment, it is recommended that the lands should remain in the Green Belt.

### Recommendation

**No change to the Draft Plan / Ballintogher Village Plan.**

## Submission 114 <https://consult.sligococo.ie/en/submission/slg-c29-114>

Name and title **Sinéad O'Malley, Planning Manager**

On behalf of **FuturEnergy Ireland (FEI)**

### Summary of issues

1. FEI welcomes the intention of Sligo County Council to prepare a Renewable Energy Strategy during the lifetime of the Draft Sligo County Development Plan 2024-2030 and requests that the RES "be prepared imminently in order to promote onshore wind projects in suitable locations throughout the County".

The new RES should ensure that development opportunities which straddle the County border, such as the Croagh windfarm site, are equally considered available and are suitably zoned in the upcoming RES.

2. The submission requests the removal of P-LCP-5 from the Draft Plan. This policy states the following: "Protect the County's Sensitive Rural Landscapes from the visual intrusion of large-scale energy and telecommunications infrastructure".

The submission contends that this policy has the potential to restrict onshore wind development, and that other policies in the Draft Plan, such as P-LCP-1, "are sufficient to protect Sligo's landscape".

### Chief Executive's response

1. Prescribed bodies such as the OPR (Submission 184) and the DECC (Submission 150) have requested the definition of a clear timeframe for the preparation of a Renewable Energy Strategy. This should be done within one year of the publication of either the Regional Renewable Electricity Strategy, or the revised Methodology for Local Authority Renewable Energy Strategies (SEAI), whichever occurs first.

In response to the OPR's Submission 184/Issue 17.B, the Chief Executive has recommended an amendment to the renewable energy objective O-REN-1 in Chapter 31 Energy and telecommunications – refer to **CE-31-08**.

2. While P-LCP-1 is a general statement applicable to all types of development, it is considered that P-LCP-5 is a necessary policy in the context of the disproportionate visual impact of renewable energy developments, especially those involving ever-larger wind turbines. So far, the policy has not restricted any onshore wind developments which have had due regard to the landscape in terms of location, siting, screening etc.

The forthcoming RES will be based on an updated Landscape Character Assessment – refer to the Chief Executive's recommendation **CE-23-01**, in response to the OPR's Submission 184/Issue 17.C.

Should the updated LCA require a review of the Plan's landscape character protection policies, this will be done by means of a variation of the Development Plan.

### Recommendation

**No further change to the Draft Plan is required.**

## Submission 115 <https://consult.sligococo.ie/en/submission/slg-c29-115>

Name and title **Martin McGloin**

On behalf of n/a

### Summary of issues

The submission contains suggestions for amending the design guidelines for rural housing, in particular, regarding doors, rainwater gutters, fascia and soffits. Such amendments are needed to reflect modern detailing and requirements.

### Chief Executive's response

Section 33.4.3 Rural house design (Chapter 33 Development management standards) sets out basic principles of vernacular architecture in tabular form. It indicates that all new rural housing designed in a vernacular style should have regard to these principles.

Table 33.5 is for guidance only, as there is no mandatory requirement to build new rural houses in the traditional vernacular style. The guidance should be used where appropriate, having regard to the particular context of the proposed development.

It is agreed to amend the wording of several items in Table 33.5 as suggested in the submission.

### Recommendation

**CE-33-14** In **Chapter 33 Development management standards, Section 33.4.3 Rural house design**, amend Table 33.5 as follows:

#### Doors:

- Front Doors should preferably be composite/aluminium made of timber, painted and simple in style.
- Doors should reflect the shape of the opening.
- A fan light above the front door, or a window to the side of the doorway is preferable to large glazed panels on the door.

#### Rainwater gutters / down pipes

- Gutters should be affixed to a flush fitted fascia board, which should be a similar colour to the gutters and as close as possible to them.

## Submission 116 <https://consult.sligococo.ie/en/submission/slg-c29-116>

Name and title **Brian Minogue, Tom Phillips & Associates**

On behalf of **Bristow Ireland Ltd.**

### Summary of issues

The submission relates to 0.11 ha of lands (Hangar 4) at Strandhill Airport, requesting the retention of the 'transport & utilities infrastructure' (TU) instead of the proposed business, industry and enterprise (BIE) zoning in the draft Strandhill Village Plan. The submission states that the proposed zoning has the potential to affect the future delivery of improvements to the current Search and Rescue (SAR) facilities at the airport.

### Chief Executive's response

As the land the subject of this submission is used in conjunction with the operation of the airport, it is considered that it should have the same zoning as the rest of the airport lands (i.e. TU).

### Recommendation

**CE-19Z-02** In **Chapter 19 Strandhill Village Plan**, on the **Zoning Map**, change the zoning of 0.11 ha of land from BIE to TU as shown on the CE-Recommended Zoning Amendments Map for Strandhill Village.

## Submission 117 <https://consult.sligococo.ie/en/submission/slg-c29-117>

Name and title **Catherine O'Neill**

On behalf of **Noel Higgins**

### Summary of issues

The submission relates to 2.40 ha of lands to the south-east of Sligo Town, requesting rezoning from green belt (GB) to new residential (nRES) for the following reasons:

- The lands are located within 1.5 km of the town centre and have direct access onto the L-36025 and Tonaphubble Lane.
- The lands are served by public watermains and public sewer.
- Permission was previously granted for a residential development under PL05/70061.
- The rezoning of the lands would be in accordance with the NPF and would assist in meeting housing targets.
- The lands were previously zoned for residential use and are close to local amenities.
- The recent decision by An Bord Pleanála PL21.314280 recognises the merits of residential development in the wider area.

### Chief Executive's response

Several other submissions requested rezoning of lands in the Cairns Hill / Tonaphubble area. This area is part of an archaeological landscape containing Neolithic tombs, cairns and ringforts. For this reason, these submissions were referred to the National Monuments Service of the Department of Housing, Local Government and Heritage, which responded as follows:

- the lands proposed for rezoning contain several Recorded Monuments which have been registered in the Record of Monuments and Places and are afforded statutory protection under section 12 of the National Monuments (Amendment) Act 1994. The rezoning of these lands for development purposes, may have a direct impact on archaeological remains and would have a detrimental impact on the settings of the Recorded Monuments.
- the proposed rezoning could impact negatively on the amenity and setting of Recorded Monument SL014-231— (cairn) and a companion cairn (SL014-232-) lying some 600 metres to the east. Both monuments have been included in 'The Passage Tomb Landscape of County Sligo' World Heritage Tentative List for UNESCO World Heritage Site.

The Department concluded that the proposed rezoning would have a negative effect on the landscape character of Cairns Hill and on the amenity of the cairns upon it, and therefore the subject lands should remain in the Green Belt, in the interest of archaeological preservation and protection.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

**Submission 118** <https://consult.sligococo.ie/en/submission/slg-c29-118>

Name and title **Kalle & Kamila Conboy**

On behalf of n/a

**Summary of issues**

The submission relates to the 0.42 ha of lands zoned 'public utility' in the current the Ballygawley Mini Plan 2017-2023, stating that the site is unsuitable for the provision of a wastewater treatment plant due to its proximity to:

- the potential route of the SLNCR Greenway;
- the Unshin River, SAC/ NHA.

The site is low lying and is a catchment area for flood waters.

**Chief Executive's response**

The lands which are the subject of the submission are not zoned 'public utilities' and are located in the Green Belt of the draft Ballygawley Village Plan.

**Recommendation**

**No change to the draft Plan / Ballygawley Village Plan.**

## Submission 120

<https://consult.sligococo.ie/en/submission/slg-c29-120>

Name and title

**Gerry Fox, Operations Manager**

On behalf of

**Sligo Tourism Development Association**

### Summary of issues

The submission relates to 14.53 ha to the southeast of Sligo Town, requesting rezoning from mixed uses (MIX), business, industry, enterprise (BIE) and open space (OS) to tourism (TOU), to facilitate a caravan / camping park. IT is stated that there is a growing demand for caravan and camping facilities, and that the bye-laws introduced in Strandhill and Rosses Point show the need for a more comprehensive approach in relation to campervan and motorhome parking facilities.

The submission also requests the provision of an "Aires Park" in Sligo, but no specific location has been proposed.

### Chief Executive's response

It is recommended that the zoning is not changed to TOU, because the lands identified are environmentally sensitive, given their location within and adjacent to the Lough Gill SAC.

There are established land uses on the lands: playing fields, open space and a business park.

Instead of identifying a specific site for tourism uses, the Chief Executive has recommended the inclusion of an additional policy facilitating the provision of a wider variety of tourist accommodation in more types of locations around the county – refer to the CE's response to Failte Ireland's Submission 194/Issue 14.

### Recommendation

**No further change to the Draft Plan is required.**

## Submission 121

<https://consult.sligococo.ie/en/submission/slg-c29-121>

Name and title

**Stephen Barrett, Tom Phillips and Associates**

On behalf of

**Tom Sheridan (TAHC on behalf of Kenrock Taverns Limited)**

### Summary of issues

The submission requests a specific objective for the lands associated with the former Cregg House healthcare facility, which would support the development of a masterplan in consultation key stakeholders and with Sligo County Council, to provide for a mix of residential and healthcare-type uses.

### Chief Executive's response

The lands subject of this submission are located outside the boundary of the nearest urban settlement (Rosses Point) in an unserviced Rural Area under Urban Influence (RAUI). The settlement policy for such areas is set out in Chapter 5, Policy SP-S-9, which indicates that only proposals for one-off rural houses can be accommodated in RAUI, subject to the demonstration of a housing need based on strict economic or social criteria.

At the same time, it is acknowledged that the current CDP (2017-2024) includes a policy (P-HC-5) to "facilitate the phased redevelopment of the existing Wisdom services care facility at Cregg, subject to the availability of adequate wastewater treatment".

There is no objection to the inclusion of a similar policy in the Draft Plan.

### Recommendation

**CE-27-06** In **Section 27.6 Healthcare facilities** (Chapter 27 Community and social infrastructure), include an **additional Healthcare facilities policy** as follows:

**P-HC-5** Facilitate the phased redevelopment of the former care facilities at Cregg House for the similar healthcare-type uses, subject to the availability of adequate wastewater treatment.

## Submission 122

<https://consult.sligococo.ie/en/submission/slg-c29-122>

Name and title

**James O'Hara**

On behalf of

**Kevin Maye**

### Summary of issues

The submission relates to 0.28 ha of land to the south-west of Tobercurry, requesting that 50% of the lands are rezoned from open space (OS) to new residential (nRES). It is stated that the site is serviced, benefits from a central location and there are plenty of other underutilised green areas in the town.

### Chief Executive's response

The site was assessed as part of the infrastructural assessment for Tobercurry (IA Site no. 12).

Works carried out at the junction of the N-17 with the R-294 involved the installation of a traffic light system and filter lanes which restrict direct access to the site from either road. Considering that the site can't obtain a direct vehicular access onto a public road, it is deemed to be not fully serviced.

In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the draft Plan / Tobercurry Town Plan.**

## Submission 123

<https://consult.sligococo.ie/en/submission/slg-c29-123>

Name and title

**Conall Doran**

On behalf of

n/a

### Summary of issues

The submission focuses on the proposals included in the Draft Sligo Local Transport Plan. It contains:

- general comments on cycling in Sligo Town
- street-by-street critique of the proposals for the primary and secondary cycling networks (Tables 6-4 and 6-5 of the Draft LTP), accompanied by suggestions for improvements
- observations relating to e-bike sharing, speed control, bicycle parking, public transport
- specific proposals for changes to help cyclists and pedestrians in Sligo Town.

The Conclusion summarises the comments in the form of a list of principles:

- Improve cycling infrastructure in the town and consider cyclists over the needs of cars including the creation of bicycle only routes.
- The transport network needs to consider the needs of all road users, not just cars.
- Unlike the road network, the cycle network cannot be planned viewed from above only – topography, such as hills, should be a significant consideration.
- Advantage bicycles over cars, with bicycle only routes at junctions.
- Road layouts more considerate of cyclist/pedestrians will improve their behaviour and reduce risk.
- Make changes to road layouts to slow traffic (not necessarily restrict their movements but get them to move more slowly).
- Don't focus only on large (and expensive) changes and projects – small changes can make a large difference and significantly improve the cyclist experience with Sligo.
- Improve linkage routes between housing estates for cyclists and pedestrians. These provide much safer and quieter roads for cyclists/pedestrians.
- Provide more parking for bicycles close to the destination.
- Consult the actual users of any proposed changes, i.e., people who cycle. Planners/engineers need to actually cycle the routes personally to fully understand the problems.

### Chief Executive's response

The very detailed and pertinent comments on the Draft LTP are noted, as are the suggestions for improvements to the pedestrian and cycling environment in Sligo Town.

Most of the issues relate to road design or are of an operational nature, involving potential capital projects rather than policies in the Draft Development Plan.

The proposals contained within the Draft LTP are high-level proposals.

Each proposal relating to walking, cycling and public transport in Sligo Town will be included as a specific objective in the forthcoming Local Area Plan for Sligo and Environs, which will be subject to public consultation.

## Submission 123

<https://consult.sligococo.ie/en/submission/slg-c29-123>

All the relevant objectives of the future LAP will be transposed into individual projects, each with a feasibility study, detailed design etc.

It is only at the design stage that it will become apparent what exact upgrade will be most suitable for any given road or street.

### Recommendation

**No change to the Draft Plan is required.**

## Submission 125 <https://consult.sligococo.ie/en/submission/slg-c29-125>

Name and title **Albert Conneally** (author of submission – J. Hannon)

On behalf of **Glenman Corporation (Daybleak Properties)**

### Summary of issues

The submission relates to 5.13 ha of lands to the south of Sligo Town, requesting the retention of current zoning for residential use and inclusion in the SLR for the following reasons:

- The lands are identified as IA site no. 38 in the infrastructural assessment carried out for the town.
- Permission was granted on the site for a commercial development under PL03/163, and the foul sewer, rising main, watermain and pumping station have been installed in accordance with the permission.
- The aforementioned infrastructure runs through IA sites 22, 23 and 31.

### Chief Executive's response

The Draft Plan has zoned a sufficient quantum of land to meet the population target and housing allocation for Sligo Town, as set out in the Core Strategy.

The proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring town centre locations over peripheral locations.

The subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). While a substantial amount of infrastructure has been installed at this location pursuant to the permission granted under PL03/163, these works have not been completed and the infrastructure in situ has not been taken in charge by Uisce Eireann. At present, there is no commitment by Uisce Eireann to complete or take in charge the infrastructure at this location.

In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

It should also be noted that there is already 31.22 ha of land included in Sligo Town's SLR. These lands provide ample scope for the expansion of the town in the future, without having to extend the development limit.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 126 <https://consult.sligococo.ie/en/submission/slg-c29-126>

Name and title **Declan Oates**

On behalf of n/a

### Summary of issues

The submission relates to 7.12 ha of lands to the south-west of Cliffony village, adjacent to the N15. It requests that 3.78 ha of the lands are rezoned from green belt (GB) to new residential (nRES) for the following reasons:

- The lands would cater for the natural extension of the village and assist in addressing the current housing shortage.
- Lands are served by the public water mains and public sewer. The WWTP in the village has the capacity to cater for the proposed development.
- The developer would cover the cost of connections to the public sewer.
- Any development on the lands would include a crèche and housing for the elderly.

### Chief Executive's response

In the Settlement Strategy, Cliffony is designated as a **village sustaining rural communities**. Such villages do not have a specific housing allocation under the Core Strategy, and no nRES zoning. The applicable land use zoning objective is RV (Rural Village) and not nRES.

It is recommended that the zoning of the lands is not changed from GB to RV for the following reasons:

- having regard to the size and planning history of the village, it is considered that a sufficient quantum of land has been zoned RV in the village to satisfy housing demand over the Plan period, 2024-2030.
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the National Planning Framework (NPF), which seeks a sequential approach to development, favouring village centre locations over peripheral locations.
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Cliffony Village Plan.**

## Submission 127 <https://consult.sligococo.ie/en/submission/slg-c29-127>

Name and title **Virtus Planning Consultants**

On behalf of **Sligo Rovers Football Club**

### Summary of issues

Sligo Football & Sports Development Society Ltd. (Sligo Rovers FC) is a community owned club which has a rich history associated with the area. The aspiration of the club is to redevelop the existing facilities at the Showgrounds, to provide a modern stadium which will greatly enhance the sporting and community operations of the Club.

The submission requests the rezoning of 0.61 ha of lands to the west of Sligo Town centre, within the grounds of Sligo Rovers Football Club, from open space (OS) to neighbourhood centre (NC) or an alternative suitable zoning for the following reasons:

- the land is unused and is unsuitable for sporting purposes;
- the rezoning of the land would facilitate the Club's plans to develop the grounds and provide a revenue stream;

An indicative site layout and design proposal have been submitted to show how the development of the site is consistent with the overall masterplan for the Showgrounds.

### Chief Executive's response

Sligo Football & Sports Development Society Ltd. (Sligo Rovers FC) prepared an ambitious masterplan in 2021 for the redevelopment of the Showgrounds, to provide for an expansion of the stadium to a capacity of approximately 6,000 seats.

The Masterplan has identified a portion of land (0.61 ha) to the north of the main pitch, which is currently underutilised and is unsuitable for the development of sports facilities.

While the subject site is considered surplus to the Club's future needs, it is a serviced, centrally located site, within short walking distance of the town centre and just 250 m away from the train station.

As such, it is considered that the rezoning of this small section of the overall Showgrounds from OS to TC2 (consistent with the zoning of lands on the opposite side of the Knappagh Road) is appropriate. Vehicular access to the rezoned site will be through the Showgrounds, off Church Hill to the south, but a pedestrian access should also be provided off Knappagh Road to the north.

### Recommendation

**CE-11Z-03** In **Chapter 11 Sligo Town Plan**, on the **Zoning Map**, change the zoning of 0.61 ha of lands from OS to TC2 as shown on the CE - Recommended Zoning Amendments Map for Sligo Town.

## Submission 128

<https://consult.sligococo.ie/en/submission/slg-c29-128>

Name and title

**Martina Butler**

On behalf of

**Forthill Men's Group Art & History Society**

### Summary of issues

The society proposes a new green corridor to be included in the draft CDP 2024-2030, in addition to those listed in Section 11.3.2 (Chapter 11 Sligo Town). The green corridor would extend from the J. Fallon Footbridge to Connaughton Road, bringing people up to O'Boyle Park. This green corridor could be named the 'Green Fort Corridor'.

### Chief Executive's response

The strategic objective SO-GC-1 (Chapter 11 Sligo Town) relates to new green corridors that will be developed mostly or partially off-road, and will require significant works through greenfield lands.

The suggested "Green Fort Corridor" is simply an existing route in Sligo Town along concrete footpaths.

Presumably the submission would welcome the "greening" of the existing route (prioritising pedestrians and cyclists where they meet vehicular traffic, decorative planting, signposting etc.), to make it more attractive for users. Such proposal would be more appropriately considered in the context of the forthcoming Local Area Plan for Sligo and Environs.

### Recommendation

**No change to the Draft Plan is required.**

## Submission 129

<https://consult.sligococo.ie/en/submission/slg-c29-129>

Name and title

**John Bourke, Policy Analyst**

On behalf of

**Wind Energy Ireland (WEI)**

### Summary of issues

#### **Issue 1 – Visual impact of wind farms and implementation of national target**

WEI recommends that Sligo County Council balances concerns over visual impacts with the necessity of tackling climate change, reducing our reliance on fossil fuels and reaching net zero.

WEI recommends that Sligo County Council works closely with the Northern and Western Regional Assembly (NWRA) and neighbouring counties to implement spatial and generation targets, to facilitate the achievement of the national target of 80% RES-E by 2030.

#### **Issue 2 – Offshore wind**

WEI recommends Sligo County Council capture the economic opportunity associated with offshore wind industry in the Sligo CDP 2024-2030. Although existing Government policy suggests development off the West Coast will commence post-2035, it is important to sow the seeds of Sligo's offshore wind ambition today.

#### **Issue 3 – Repowering wind farms**

The Council should include a policy to consider favourably the repowering and extension of existing windfarm developments where equipment is upgraded and/or replaced with the best available technology subject to development management standards and environmental considerations.

### Chief Executive's response

1. Balancing the visual impact of wind energy development with the requirement to achieve the national renewable energy target will be done by means of an updated Landscape Character Assessment, providing the basis for a Renewable Energy Strategy prepared in collaboration with the NWRA and neighbouring counties – refer to the relevant Chief Executive's recommendations **CE-23-01** and **CE-31-08** made in response to the OPR's submission 184/Issue 17.
2. In response to a similar suggestion, the Chief Executive has recommended inclusion of an additional Energy policy in Chapter 31 – refer to recommendation **CE-31-04** on the ESB Submission 109/Issue 5.
3. In response to a similar suggestion, the Chief Executive has recommended amendments to the Energy policy P-EN-2 in Chapter 31 – refer to recommendation **CE-31-01** on the ESB Submission 109/Issue 4.

### Recommendation

**No further changes to the Draft Plan are required.**

**Submission 130** <https://consult.sligococo.ie/en/submission/slg-c29-130>

Name and title **James O'Hara**

On behalf of **Trevor Matthews**

**Summary of issues**

The submission relates to 1.01 ha of land on the south-western edge of Tobercurry. It requests that 0.83 ha of the lands are rezoned from green belt (GB) to residential purposes (nRES), considering that the development of the lands would be a natural progression of Highfield Estate and the storm water pipe, watermains, foul sewer, power lines, phone lines are at the boundary of the lands.

**Chief Executive's response**

It is recommended that the zoning of the lands is not changed from GB to nRES for the following reasons:

- a sufficient quantum of land has been zoned nRES and MIX within the draft Tobercurry Town Plan to meet the population and housing supply allocations set out in the Core Strategy;
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the National Planning Framework (NPF), which seeks a sequential approach to development, favouring town centre locations over peripheral locations.

**Recommendation**

**No change to the Draft Plan / Tobercurry Town Plan.**

## Submission 131 <https://consult.sligococo.ie/en/submission/slg-c29-131>

Name and title **William Britton**

On behalf of **n/a**

### Summary of issues

The submission relates to 0.08 ha of lands to the east of Sligo Town centre, adjacent to Sligo County Gaol. It requests that the zoning of the land is changed from community facilities (CF) to tourism (TOU) or mixed use (MIX) for the following reasons:

- there is no tourism zoning in Sligo Town;
- Sligo County Gaol has the potential to attract a large number of visitors;
- the new "East Link Bridge" will improve accessibility to Sligo Gaol;
- the site is suited to a tourism use.

### Chief Executive's response

In accordance with the Zoning Matrix (Chapter 10, Volume 2), tourism accommodation – such as a hostel – is open to consideration within a 'CF' zoning. Having regard to the location of the site adjacent to Sligo County Gaol and considering that the Zoning Matrix indicates that tourism accommodation is open to consideration in a CF zoning, the CE recommends no change to the zoning.

It should be noted that the Chief Executive has recommended the inclusion of an additional policy facilitating the provision of a wider variety of tourist accommodation in more types of locations around the County – refer to the CE response to Failte Ireland' Submission 194 / Issue 14.

### Recommendation

**No further change to the Draft Plan / Sligo Town Plan is required.**

## Submission 132

<https://consult.sligococo.ie/en/submission/slg-c29-132>

Name and title **Brendan Ward**

On behalf of n/a

### Summary of issues

The submission states that Appendix A Infrastructure Assessment for Grange Village contains incorrect information in relation to the presence of footpaths along two sites.

It is indicated that a new footpath along the L3203 Grange-Streedagh Road should be provided, to ensure safe access for residents and to service zoned sites on this road.

### Chief Executive's response

Under PL23/60187 (IA site no. 8) permission was granted for tourism development which included a proposal to provide a footpath along the roadside boundary. Subject to the development of IA sites 8 & 4, the only remaining section of road without a footpath is the developed site at the junction of the N15 and the L - 3203.

Given the short section of footpath required and that permission has been granted for a development which provides a new footpath along the roadside boundary, it is considered that the lands can be deemed to be fully serviced.

It is agreed that a footpath should be constructed along the L3203 to service the zoned land on the southern side of this road. This footpath should be constructed by developers of the land serviced by such a footpath. A relevant objective should be included in the Draft Plan.

### Recommendation

**CE-18-02** In **Section 18.3.3 Transport and circulation** (Chapter 18 Grange Village Plan), insert an additional objective as follows:

- C. Require the provision of a footpath along the L-3203 (Grange–Streedagh Road) to serve the zoned lands on the southern side of this road, in conjunction with the development of these lands.

<b>Submission 133</b> <a href="https://consult.sligococo.ie/en/submission/slg-c29-133">https://consult.sligococo.ie/en/submission/slg-c29-133</a>	
Name and title	<b>Debbie Ormestone</b>
On behalf of	<b>Easky Enhancement Association</b>
<b>Summary of issues</b>	
8 issues – see below.	
<b>Chief Executive's response</b>	
See below.	
<b>Recommendation</b>	
Two proposed amendments: <b>CE-10-07</b> and <b>CE-20-01</b>	

## Issue 1

The submission calls for the following objectives be included in the Easky Village Plan:

- prepare an “architectural and development plan for the area in general” to assist community groups to develop projects which will promote the enhancement of Easky;
- upgrade river walks;
- prepare an “overall plan for the area of Easky Castle”.

## Response

- It is not clear what is meant by an “**architectural and development plan**” in the context of the County Development Plan. Section 20.3 Village-specific objectives (Chapter 20 Easky Village Plan) sets out the essential parameters for the development of the area, including the enhancement of existing civic spaces, provision of additional small squares or pocket parks with appropriate furniture, planting, landscaping and public lighting.

In Chapter 10 Urban development principles, policy TCF-2 calls for the preparation of Town Centre First (TCF) Plans for all villages zoned for development in this CDP. Subject to funding under the national TCF Policy, a TCF Plan for Easky would be the appropriate framework for identifying specific projects in consultation with local community group.

While Section 20.3 is considered sufficient for the purpose of informing development in the area, in conjunction with the guidance provided in Chapter 10 of the Draft Plan, it is agreed to provide additional policy support to Easky by listing the village in the Public realm objective O-PR-1.

- Section 20.3.1 of the Easky Village Plan (objectives A and B) supports improvement of **access to the river**, promotes the development of a semi-natural open space around the ancient monuments on the eastern bank of the river and supports the extension and upgrading of riverside walkways.

- c) Section 20.3.6 supports the development of a small-scale tourist facility on **lands in the vicinity of Roslea Castle**, including the enhancement of the existing car parking area. It is considered opportune to include an additional objective under this section, indicating the Council's intention to prepare a Conservation Management Plan for this archaeologically important area.

## Recommendations

**CE-10-07** In **Chapter 10 Urban development principles**, amend the **Public realm objective O-PR-2** as follows:

**O-PR-2** As resources permit, prepare public realm strategies/schemes for the five Satellite Villages – Ballysadare, Collooney, Coolaney, Grange and Strandhill. **This objective shall also apply to Easky, a settlement with special coastal tourism functions with a substantial historic streetscape.**

**CE-20-01** In **Chapter 20 Easky Village Plan**, amend the **Tourism development objective in Section 20.3.6.A** as follows:

Support the development of a small-scale tourist facility on lands in the vicinity of Roslea Castle, including the enhancement of the existing car parking area., subject to the **preparation of a Conservation Management Plan for Roslea Castle and surrounding area, as resources permit.**

**The Conservation Management Plan should include guidance to inform the implementation of this objective.**

## Issue 2

The submission states that there is very little land zoned for residential development in the village.

### Response

The amount of residential land zoned in each of the County's settlements has been determined through the Core Strategy, as required by legislation. The Core Strategy Statement (Volume 1 Chapter 3 sets out the total quantum of additional housing and population targeted over the Plan period, the rationale for the Settlement Strategy and the rationale behind the distribution of housing and population for each settlement type.

**No change to the Draft Plan is required.**

## Issue 3

The area zoned for business and enterprise at the entrance to the village is not a suitable location. Business developments should be located in the Mixed Use areas.

### Response

The Chief Executive has already proposed an amendment to the BIE zoning on the western edge of the village - refer to **CE-20Z-01** (in response to Submission 34).

**No further change to the Draft Plan is required.**

#### **Issue 4**

The erosion of the coastal road between Enniscrone and Easky has not been addressed in the Draft Plan.

#### **Response**

Chapter 32 of the Draft CDP deals with flood risk and coastal erosion. It is an objective (O-CP-1) of Sligo County Council to identify, prioritise and implement coastal protection works within the coastal zone where considered necessary, subject to the availability of resources and subject to compliance with the Habitats and Birds Directives.

**No change to the Draft Plan is required.**

#### **Issue 5**

The upgrade or replacement of the Easky WWTP should be addressed in the Plan.

#### **Response**

The upgrade of WWTPs is a matter for Uisce Éireann, which has indicated that there is adequate spare capacity available to cater for the projected population growth within Easky village.

**No change to the Draft Plan is required.**

#### **Issue 6**

The historic gates to the graveyard should be re-instated. The submission states they are in the possession of Sligo County Council.

#### **Response**

This is an operational matter and does not need to be addressed in the Draft CDP.

**No change to the Draft Plan is required.**

#### **Issue 7**

Easky lacks tourist accommodation. The Plan should refer to the former Seafield Hotel as potential tourist accommodation. The site is currently in the proposed Green Belt around Easky.

#### **Response**

The location of the former Seafield Hotel in the Green Belt around Easky does not preclude the refurbishment of this building and restoration of its former use.

**No change to the Draft Plan is required.**

#### **Issue 8**

The submission welcomes the recreational facility zoned areas.

#### **Response**

The positive comment is noted. **No change to the Draft Plan is required.**

## Submission 134 <https://consult.sligococo.ie/en/submission/slg-c29-134>

Name and title **Brendan Ward**

On behalf of n/a

### Summary of issues

This submission relates to 1.21 ha of lands to the east of Grange village centre, requesting that the lands be rezoned from tourism (TOU) to mixed uses (MIX) for the following reasons:

- to allow for greater flexibility as to the future use of the lands;
- the MIX zoning will complement the adjacent land uses;
- there is a demand for houses and the MIX zoning will allow for residential development which is also commercially more attractive;
- the site is within short walking distance of the village centre, schools, community park and playground;
- the prospect of lands zoned MIX in the Draft Plan being developed is low;
- the land has been identified as a Tier 1 (fully serviced) site.

### Chief Executive's response

The subject lands and the those to the north were included in the permission granted under PL23/60187 for a change of use of existing workshop to café, design studio, craft shop, one-bed studio and eight one-bedroom cabins for tourist accommodation.

It is recommended that the zoning of the lands is not changed from TOU to MIX for the following reasons:

- residential development is permissible within MIX zoning;
- it is considered that a sufficient quantum of land has been zoned for residential purposes within the village to meet the needs of the allocated population growth over the Plan period 2024-2030.
- the subject lands were included in the application site boundaries of PL23/60187, but no development was proposed on the lands. The only access to the subject lands is via the lands to north, which contain the permitted tourist development. The zoning of the subject lands for mixed uses would lead to a haphazard form of development and would not be conducive to the provision of a co-ordinated tourism development on the entire lands.

### Recommendation

**No change to the Draft Plan / Grange Village Plan.**

**Submission 135** <https://consult.sligococo.ie/en/submission/slg-c29-135>

Name and title **Ken and Natasha Gallagher**

On behalf of n/a

**Summary of issues**

The submission relates to a 2.20 ha of lands to the north-west of Rathcormac, along the N-15, stating that a haulage company, mechanics and tyre business previously operated from the site. It is requested that 1.44 ha of the lands are included in the development limit and rezoned to a more appropriate designation, so as to accommodate possible future business uses.

**Chief Executive's response**

Section 5.4.4, Volume 1, Chapter 5 of the Draft Plan outlines that Rathcormac is one of the five unserved villages in the county, as it does not have adequate wastewater treatment services.

The subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). There is no present commitment by Uisce Eireann to provide the required wastewater infrastructure.

In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

From an examination of the planning register, it was noted that the previous use of the lands for commercial purposes did not have the benefit of planning permission.

**Recommendation**

**No change to the draft Plan / Rathcormac Village Plan.**

## Submission 136 <https://consult.sligococo.ie/en/submission/slg-c29-136>

Name and title **Ken Gallagher**

On behalf of n/a

### Summary of issues

The submission relates to 1.44 ha of lands to the north-west of Sligo Town, requesting that the lands be rezoned from green belt (GB) to new residential (nRES) for the following reasons:

- The lands benefit from an existing footpath, electricity connection, water connection and the new mains sewer connection runs right past the site.
- There is a regular bus service and only a short walk to the shop, butcher and pub at Cartron.
- The site is within the parish of St. Joseph, which is easily reached by either walking or bus. St. Joseph's has regular masses and church services.
- The Radisson Hotel, with its gym, swimming pool etc., is a short distance from the lands.

### Chief Executive's response

Under PL18/466, outline planning permission was refused for the construction of a house on the northern section of the lands for the following summarised reasons:

1. Non-compliance with the rural housing policy
2. Creation of a traffic hazard

It is recommended that the zoning of the lands are not changed from GB to nRES for the following reasons:

- a sufficient quantum of land has been zoned nRES and MIX within the draft Sligo Town Plan to accommodate the required amount of housing units as detailed in the Core Strategy Table (Section 3.3, Volume 1);
- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring village centre locations over peripheral locations;

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 137 <https://consult.sligococo.ie/en/submission/slg-c29-137>

Name and title **Tom Watters**

On behalf of n/a

### Summary of issues

The submission raises a number of questions and issues relating to the Cliffony Village Plan:

1. How have land-use zonings been determined?
2. Request for the Community Hall to be re-zoned community facilities (CF)
3. Request for the provision of a site zoned for business, industry and enterprise (BIE)
4. Why has Mullaghmore designated as an “urban development” ahead of Cliffony?
5. Proposed additional text in the village plan

### Chief Executive's response

1. In accordance with NPF requirements, the Planning Authority carried out an Infrastructural Assessment (IA) of the existing undeveloped zoned lands in Cliffony, considering the availability of service infrastructure (watermains, foul sewers, surface drainage systems) and transport infrastructure (roads, footpaths, cycle lanes) that would allow the development of lands immediately or during the Plan period. Only the lands that were deemed to be fully serviced, i.e. Tier 1 lands, were zoned in the Draft Cliffony Village Plan.

2. The site of the Community Hall is zoned “rural village” (RV) in the Draft Plan. While community facilities are normally permitted with the RV zoning (as per the Zoning Matrix, Volume 2, Chapter 10 of the Draft Plan), there is no objection to the proposed change in zoning requested in the submission.

3. The rural village (RV) land-use objective is flexible. In accordance with the Zoning Matrix, enterprise units, industry (light, workshop - ancillary showroom) and other commercial use types are normally permitted or open to consideration in an RV zoning. Any demand for business, industrial or enterprise related developments can be accommodated within the ‘RV’ zoning.

4. The Settlement Strategy (Chapter 5 of the Draft Plan) identifies Mullaghmore as a **village with special coastal tourism functions**, while Cliffony is identified as a **village sustaining rural communities**, a lower tier in the settlement hierarchy. The inclusion of Mullaghmore Village Plan in Volume 2 (Urban Development) is based on the special tourism function that the village serves.

5. The submission requests that additional text is included in the Cliffony Village Plan. It is considered that the inclusion of additional minor details in Chapter 43 would not add significant value to the clear and concise text of this chapter. Before publication of the final, adopted Sligo CDP 2024-2030, all village population and housing figures will be updated on the basis of Census 2022 reports.

### Recommendation

**CE-43Z-03** In **Chapter 43 Cliffony Village Plan**, on the **Zoning Map**, change the zoning of the Community Hall from RV to CF, as shown on the CE-recommended Zoning Amendments Map.

## Submission 138 <https://consult.sligococo.ie/en/submission/slg-c29-138>

Name and title **Jade Power, MKO Planning Consultants**

On behalf of **Novot Holdings Limited**

### Summary of issues

The submission contains several comments and requests in relation to the draft Sligo Town Plan, summarised as follows:

- A. welcomes the residential zoning of lands in the ownership of Novot Holdings Ltd. at Oakfield, Maugheraboy, Cornageeha and Cairns Road;
- B. requests rezoning of lands (0.38 ha) at Oakfield from open space (OS) to nRES. The OS zoning follows the shape of the area that has been recorded by the OPW as having a Medium Probability for Fluvial Flooding. A Flood Risk Assessment Report (FRA) has been prepared by Jennings O'Donovan & Partners Limited (JOD) to assess the flood risk associated with the site. The FRA concludes that "while the CFRAM notes a risk of seasonal fluvial flooding we are satisfied that this is no longer the case. We contend that the site is in Flood Zone C, that the catchment has been significantly truncated by the construction of the Western Distributor Road and that engineering infrastructure designed to SUDS principles can accommodate any stormwater arising at the site and from adjacent sites. There is no apparent risk of groundwater flooding at the proposed development site."
- C. requests rezoning of lands (1.43 ha) adjacent to the Western Distributor Road from OS to nRES and / or strategic land reserve (SLR);
- D. requests that lands (6.15 ha) at Carraroe, to the north of the Retail Park, are released from the Strategic Land Reserve (SLR) so as not to limit the development potential of this area;
- E. requests rezoning of lands at Cairns Road from new residential (nRES) to existing residential (eRES), as construction works for the permitted multi- unit residential development is to begin in Q1 2024;
- F. The submission requests that two small parcels of land 0.07 ha and 0.10 ha are rezoned from OS to eRES.
- G. questions the "lack of viable unit mix" in the Development Standards and the "preference" for one-bedroom units in new developments;
- H. contends that the lack of flexibility around the OS zoning requirements will limit the potential for much needed infrastructure development in Sligo Town;
- I. seeks clarity on the extent of open space zoned around an archaeological monument located on the lands to the north of the Retail Park at Carraroe.

### Chief Executive's response

- A. The support for the zoning of lands at Oakfield, Maugheraboy, Cornageeha and Cairns Road in the submission is noted.
- B. This submission was referred to CAAS (Planning and Environmental Consultants), who carried out the Strategic Flood Risk Assessment for the draft County Development Plan.

The consultants are satisfied that the submission provides evidence to allow for the amendment of the Flood Zones included in the SFRA at this location. Both Flood Zone A and B are removed from these lands. Accordingly, there is no objection to changing the zoning of the lands from OS to nRES.

- C. During the design phase, and subsequent construction of the Western Distributor Road, the land in question was regularly monitored by the project ecologist and it was determined that these lands could not be developed, as there is evidence of significant badger activity in the area.

Badgers are protected under the 1976 Wildlife Act. A badger pass has been constructed under the WDR at this location and the badger route continues through the subject lands, onwards towards a badger sett in the most northerly part of the site. It is considered that the subject lands should retain the OS zoning, in the interest of ecological protection.

- D. The 6.15 ha of lands zoned nRES and included in the SLR (SLR-02) should not be released from the SLR, because a sufficient quantum of land has been zoned nRES and MIX within the draft Plan to meet the population and housing supply allocations for Sligo Town.
- E. The site is designated for compact growth and has been identified as Infill Site no. 9. It is recommended that the zoning of the site is not changed from nRES to eRES, because at the time of publishing the Draft Plan no work had commenced on site.
- F. The two infill sites located within the Ard Cairn estate seem to have limited development potential, due to the surrounding retaining walls and the potential impact on the residential amenities of the existing houses. Rezoning for nRES is not recommended.
- G. The Development Management standards (Chapter 33, Volume 3) are proposed to be amended to comply with the recently-published Sustainable Residential Development and Compact Settlement Guidelines (2024).
- H. The provision of service infrastructure (except roads) over / under lands zoned OS will generally be considered acceptable, particularly in circumstances where such infrastructure is required to support the growth of the town. However, each proposed encroachment into lands zoned OS will be assessed on a case-by-case basis.
- I. It is considered that the extent of the exclusion zone around archaeological monuments should be based on the findings of archaeological investigations to be undertaken by a licensed archaeologist in the context of the preparation of a planning application for the development of the lands. Accordingly, the area zoned OS on the subject lands should be rezoned as nRES (SLR), consistent with the remainder of the land.

## Recommendations

- CE-11Z-04** In **Chapter 11 Sligo Town Plan**, on the **Zoning Map**, change the zoning of 0.38ha of lands from OS to nRES at Oakfield as shown on the CE-Recommended Zoning Amendments Map for Sligo Town.
- CE-11Z-05** In **Chapter 11 Sligo Town Plan**, on the **Zoning Map**, change the zoning of 0.64ha of lands from OS to nRES (SLR) at Carraroe as shown on the CE-Recommended Zoning Amendments Map for Sligo Town.

## Submission 139

<https://consult.sligococo.ie/en/submission/slg-c29-139>

Name and title **Declan Gallagher**

On behalf of n/a

### Summary of issues

The submission requests that a site to the north of Rathcormac is included within the development limit of the village, in order to facilitate the development of a family home. It is stated that the site is located close to local services.

### Chief Executive's response

The site has not been outlined on the maps submitted with the submission, but can be identified by examining the planning history. Under PL22/305, the submitter was refused permission to construct a dwelling house on the site.

While it is not considered opportune to extend the village's development limit to include the site, the Chief Executive has no objection to modifying the Plan limit at this location to exclude the site from the green belt GB of Rathcormac village.

### Recommendation

**CE-53Z-02** In **Chapter 53**, on the **Rathcormac Development Limit Map**, amend the **Plan limit** to exclude the site which was subject of PL22/305 from the GB as shown on the CE-Recommended Map for Rathcormac.

## Submission 140 <https://consult.sligococo.ie/en/submission/slg-c29-140>

Name and title **John Mullaney**

On behalf of n/a

### Summary of issues

#### Issue 1 – Tourism development

The submission notes that there is no mention of caravan parks or motorhome “stopovers” (overnight parking facilities). Areas like Ballymote Tobercurry and Riverstown could benefit from this type of facility.

The submission notes that the Draft CDP makes no reference to the tourism development opportunities provided by the proposed Greenways. The Plan should make specific reference to the Council’s intention to promote tourism-related projects along the route in Ballysadare, Collooney, Ballintogher, Ballygawley once the greenway is operational.

The Local authority should be consulting with the “very many existing tourism projects” to see how they can best be encouraged by the development plan, in places like the National Mountain Bike Centre, Eagles Flying, Carrowmore Megalithic Centre etc.

#### Issue 2 - Wine Street Car Park Masterplan

The submission notes that the Council “is in danger of making the same mistake that it made with the previous masterplan by relying too heavily on individuals who may or may not be interested in development and producing results”. The completion of the plan would then be outside the Council’s control. Development in High Street, Holborn Street and the Docklands would be “much more likely to be progressed”.

#### Issue 3 – Housing land

There should be an over-supply of zoned land to facilitate increased housing provision. This will also have the effect of lowering the cost of zoned land.

### Chief Executive’s response

1. In response to similar issues raised by Fáilte Ireland, the Chief Executive has proposed an additional Tourism development policy, P-TOU-9, which addresses tourist accommodation and motorhome facilities throughout the County – refer to [CE-28-09](#) (Submission 194/Issue 14).
2. The 2018 Public Realm Plan (PRP) addressed the refurbishment of Sligo Town in a coherent manner, identifying the Wine Street car park as a strategic site for the future of Sligo Town. The Plan recommended an updated masterplan to stimulate and coordinate its regeneration.

The masterplan is based on a “preferred development option” for the area, selected from a number of possible options, having regard to factors such as land ownership, accessibility, urban design, pedestrian permeability etc. It demonstrates that a viable development could materialise, despite the various obstacles and business realities for the stakeholders involved.

## Submission 140 <https://consult.sligococo.ie/en/submission/slg-c29-140>

The ultimate objective of the masterplan is the creation of a mixed-use focal space in the heart of Sligo Town.

In town centre sites such as this, collaboration between different landowners and other key stakeholders is a given. This is not a reason to not address the problem in preference to other areas in the town.

The Council has plans in progress to address the alternative areas of Sligo Town mentioned in the submission. In particular, work is ongoing in relation to the the preparation of a masterplan for the Docklands Area. The Docklands Masterplan will seek to regenerate the area via a mix of residential, employment and recreational uses, while retaining the functions of a fully operational port.

3. The Draft Plan has in fact made an overprovision of housing land. The total County housing allocation set out in the Core Strategy Table (Chapter 3, Table 3.2, as proposed to be amended) represents circa 88% of the potential housing yield of zoned lands throughout the County. The assumed utilisation rate of 88% is optimistic, given that less than 50% of residential development in County Sligo has taken place on zoned lands since 2011.

### Recommendation

**No change to the Draft Plan is required.**

## Submission 141 <https://consult.sligococo.ie/en/submission/slg-c29-141>

Name and title **Mel Casserly, Consulting Engineer**

On behalf of **Martin Timoney**

### Summary of issues

This submission relates to 2.27 ha of lands to the north-west of Cliffony, along the R297, requesting that the lands are rezoned from green belt (GB) to rural village (RV) for the following reasons:

- there is a strong demand for housing in Sligo and the zoning of the lands could help Sligo achieve its housing targets as per the NPF;
- the 2021 revision of the National Development Plan indicates that more housing units are required than outlined in the NPF;
- the rezoning of the lands would only increase the overall zoned land in the county by 1.6%;
- the land is close to Cliffony Village centre, served by the public sewer, and surface water discharge is available via a stream;
- permission was previously refused on the site due to insufficient capacity in the WWTP but this deficiency has now been addressed;
- The adjacent lands to the east are zoned RV.

### Chief Executive's response

It is recommended NOT to change the zoning of the lands from GB to RV for the following reasons:

- having regard to the size of the village, it is considered that a sufficient quantum of land has been zoned RV in the village to satisfy housing demand over the Plan period, 2024-2030;
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). The public footpath does not extend to the lands and there is no present commitment to provide a public footpath at this location.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Cliffony Village Plan.**

## Submission 142 <https://consult.sligococo.ie/en/submission/slg-c29-142>

Name and title **Julie Farrell**

On behalf of n/a

### Summary of issues

The submission calls for the prioritisation of segregated cycle lanes on the Sligo Coastal Mobility Route (Strandhill Road, Rosses Point Road connecting through upgrades in Sligo Town). It is stated that the wording of Table 6-6 of the Draft Sligo Local Transport Plan is too vague. Terms like “upgrades” and “where possible” do not commit to segregation or the infrastructural upgrades required. A segregated cycle path is very doable given the width of the existing road, and a small improvement like segregation would go a long way in making the route more safely accessible.

### Chief Executive's response

The submission raises the same issues as Submission 27. Please refer to the Chief Executive's response and recommendation on Submission 27, [CE-29-06](#).

### Recommendation

**No further change to the Draft Plan is required.**

## Submission 143 <https://consult.sligococo.ie/en/submission/slg-c29-143>

Name and title No name provided

On behalf of **Sligo Public Participation Network (PPN)**

### Summary of issues

The submission is based on PPN consultations carried out in 2020 and 2021 as part of the process of creating the PPN Vision for Community Wellbeing and deals with the issue of sustainable transport.

The submission calls for more footpaths, off-road walking routes, connected segregated cycling routes, an improved public transport coverage of Sligo Town, lower fares and more frequent services, upgrading of the train station Sligo Town and more bus shelters.

The submission elaborates on this further and states that there is considerable community support for more sustainable transport options across all transport modes. People in Sligo want better walking and cycling facilities and better public transport. Rural dwellers want to be able to walk and cycle safely, and be connected to neighbouring areas. Disabled people find some aspects of our current transport infrastructure especially hostile.

The community's vision for sustainable transport includes a car-light City Centre, electric vehicles (EVs) and the reduction of car dependence, and is based on effective community engagement, education and awareness, which are highlighted as being key to realising the vision.

### Chief Executive's response

The submission covers a wide of range of public and active transport issues, including many issues raised by other received submissions. The Chief Executive has already commented and made numerous recommendations in relation to all the above issues.

### Recommendation

**No further change to the Draft Plan is required on foot of this submission.**

## Submission 144 <https://consult.sligococo.ie/en/submission/slg-c29-144>

Name and title **Mathew & Monica Kennedy**

On behalf of **n/a**

### Summary of issues

The submission relates to lands (folio SL13761F) (2.27 ha) to the southeast of Curry Village. No map has been submitted, however the post code entered in the portal corresponds with folio SL13761F. The submission requests that the property is removed from the green belt.

### Chief Executive's response

The land-use zoning objective of the Green Belt is to "contain and consolidate settlements, while safeguarding lands for their future expansion and for the provision of strategic infrastructure."  
Having regard to the location of the lands on the N17 at a location where the maximum speed limit applies, the CE has no objection to modifying the Plan limit on the eastern side of the N17 and thus excluding the subject lands from the GB.

### Recommendation

**CE-46Z-01** In **Chapter 46 Curry Village Plan**, on the **Zoning Map**, reduce the Plan limit to exclude the folio SL13761F (2.27 ha) from the GB as shown on the CE-Recommended Map for Curry Village.

## Submission 145

<https://consult.sligococo.ie/en/submission/slg-c29-145>

Name and title **Patrick Gallagher**

On behalf of **n/a**

### Summary of issues

This submission objects to the proposed rezoning of 0.70 ha of lands in the Draft Strandhill Village Plan from green belt (GB) to new residential (nRES) as requested in Submission 8. The submission states that the lands should not be rezoned as there is a concentration of septic tanks in the area, lands are not fully serviced and the roadway serving the lands is inadequate.

### Chief Executive's response

As detailed in the response to Submission 8, the CE is opposed to the rezoning of the lands and recommends that the lands are retained within the GB of the Draft Strandhill Village Plan.

### Recommendation

**No change to the draft Plan / Strandhill Village Plan.**

## Submission 146 <https://consult.sligococo.ie/en/submission/slg-c29-146>

Name and title **Patrick Brennan**

On behalf of **Brennan Family**

### Summary of issues

This submission relates to 2 sites (Site 1 – 0.16 ha and Site 2 – 0.53 ha) located to the east of Tobercurry Town Centre. The submission requests that the sites are rezoned from green belt (GB) to new residential (nRES) to facilitate the construction of single dwelling houses.

The submission states that in the proposed amendments to the draft Tobercurry Local Area Plan 2015–2021, the zoning of these sites was proposed to be changed from buffer zone to residential.

### Chief Executive's response

**Site 1** - This site is zoned eRES in the draft Tobercurry Town Plan. An eRES zoning allows for small-scale infill development which is appropriate to the character and pattern of development in the immediate area and therefore no change to the draft plan is required.

**Site 2** – This site is included in the GB of the draft Tobercurry Town Plan. The CE is supportive of this rezoning proposal, as the site can accommodate one house only. The construction of a single house on the site would round off development at this location. It is recommended that the site is rezoned existing residential (eRES).

### Recommendation

**CE-14Z-02** In **Chapter 14 Tobercurry Town Plan**, on the **Zoning Map**, change the zoning of 0.53 ha of lands from GB to eRES as shown on the CE-Recommended Zoning Amendments Map for Tobercurry.

**Submission 148** <https://consult.sligococo.ie/en/submission/slg-c29-148>

Name and title **Enda O'Brien**

On behalf of n/a

**Summary of issues**

This submission relates to 0.04 ha of land located to the southwest of Sligo Town centre adjacent to railway line. The submission requests that the site is re-zoned from open space (OS) but does not specify the requested rezoning. The lands form part of a private garden and it is intended to extend the existing dwelling into the subject area. It is therefore assumed that the request is to have the lands rezoned to existing residential (eRES).

**Chief Executive's response**

The site is a private side garden serving the adjacent dwelling and does not constitute an area of open space. Accordingly, it is recommended that the site is rezoned existing residential (eRES).

**Recommendation**

**CE-11Z-06** In **Chapter 11 Sligo Town Plan, on the Zoning Map**, change the zoning of 0.04 ha of lands from OS to eRES as shown on the CE-Recommended Zoning Amendments Map for Sligo Town.

<b>Submission 149</b>		<a href="https://consult.sligococo.ie/en/submission/slg-c29-149">https://consult.sligococo.ie/en/submission/slg-c29-149</a>
Name and title	<b>Sligo Cycling Campaign</b>	
On behalf of	n/a	
<b>Summary of issues</b>		
10 issues – see below		
<b>Chief Executive's response</b>		
One recommendation – see <a href="#">CE-29-14</a>		

## Issue 1

Sligo County Council needs to have an overall aim of reducing car traffic, as merely "adding on" cycling infrastructure or new public transport services will not suffice. In order to create space for active means of travel, the pedestrian and low-traffic action zones in figure 2-9 Public Realm Action Zones of the LTP (taken from the Public Realm Plan – Street hierarchy) need to be implemented.

## Response

Noted. The forthcoming Local Area Plan for Sligo Town will contain detailed policies and objectives pertaining to traffic management in Sligo Town, as well as reflecting the recommendations of the LTP and the Public Realm Plan.

**No change to the Draft Plan is required.**

## Issue 2

The submission supports the expansion of both town, county and regional bus services. It is important to provide integrated multi-modal transport services, and this includes bike parking at bus stations and bus stops. The proposals for the provision of bus shelters are lacking in ambition and in understanding of their importance in promoting modal shift.

## Response

Sligo County Council is currently monitoring and evaluating the Local Link services. The Active Travel Team has initiated a bus shelter programme for 2024 and it is envisaged that this programme will be rolled out over a number of years. The provision of bike parking at bus/train stations and bus stops is in the interest of promoting a modal shift.

## Recommendation

**CE-29-14** In **Section 29.4 Active travel infrastructure** (Chapter 29, Volume 3), include an additional **Cycling and walking policy** as follows:

**P-CW-7** Facilitate the provision of bike parking facilities (including lockers) at appropriate locations near bus stops and at bus stations.

### **Issue 3**

Consideration could be given to providing smaller park-and-ride facilities further out, to connect with the more frequent bus services. The current bike parking at the bus/train station is not secure enough for a passenger to cycle to the station and leave the bike there for the day. The issues of e-bike parking, bike storage, e-bike charging are not addressed in the Plan.

The submission supports the concept of Mobility Hubs, but queries the proposed location of two hubs in proximity to each other, at the Station and North Quay Street.

### **Response**

The Draft LTP proposes a small network of park-and-ride facilities on the edge of Sligo Town. Their operation will be monitored and proposals to develop the network can be revised in the future in the context of the Sligo Local Area Plan. The issue of bike parking and storage at the train station is a matter for Irish Rail.

**No change to the Draft Plan is required.**

### **Issue 4**

It is several years since Sligo Cycling Campaign made a request for mapping and signage of cycle routes. To be effective, this measure needs to be accompanied by other measures, such as revisions to the one-way system, providing a contraflow cycle lane on one-way streets or permitting contraflow cycling with appropriate signage and the provision of dropped kerbs, widening the space between bollards existing quiet ways. Digital mapping and a wayfinding app should also be considered.

### **Response**

These matters and related issues will be addressed in the forthcoming Local Area Plan for Sligo Town.

**No change to the Draft Plan is required.**

### **Issue 5**

The LTP-proposed primary and secondary routes need revision. There may be an over-reliance on the provision of two-way cycle tracks in town centre locations. The overall aim should be to reduce through traffic in the centre and to ensure that remaining traffic moves at an appropriate speed. Any cycle tracks that are introduced will have to be wide enough to accommodate non-standard bikes, such as adapted bikes, cargo bikes and bikes with trailers.

### **Response**

The suggestions are noted. The forthcoming Local Area Plan for Sligo Town will propose a traffic management plan designed to reduce through traffic in the town centre.

**No change to the Draft Plan is required.**

### **Issue 6**

Eastern Garavogue Bridge - It is crucial that cycle infrastructure, from Riverside and Cleveragh Drive to its junction at Tonaphubble with Cleveragh Road and back to Pearse Road, is designed to be safe and segregated. The current segregated walking and cycling track starts mid-way down Devins Drive, and in order to access it, one must cross a road without a pedestrian crossing, while northbound traffic is speeding downhill, and a blind bend obstructs the view of southbound traffic. Given that it will be an

access road for the EGB, it is a major omission in the LTP that cycling facilities on Cemetery Road are not listed under either Primary or Secondary Routes in Tables 6-4 and 6-5. The walking and cycling component of the EGB is being promoted by Sligo County Council as a major plus, but if there is no safe access for those wishing to use active means of travel, having a safe bridge will be pointless.

## **Response**

The comments are noted. This issue will be addressed in the context of the forthcoming Local Area Plan for Sligo Town.

**No change to the Draft Plan is required.**

## **Issue 7**

The submission examines proposals for cycle routes in Sligo Town centre and beyond as set out in the LTP.

## **Response**

The proposals contained within the LTP are high-level proposals. Each proposal will be transposed into an individual project with feasibility study, detailed design etc. It is only at the detailed design stage that it will become apparent what exact upgrade will be most suitable for the given road or street.

**No change to the Draft Plan is required.**

## **Issue 8**

Coastal Mobility Route - The Council supports the proposed routes, but the members of the Coastal Mobility Action Group request that the routes to Strandhill and Rosses Point be prioritised and listed separately as an objective in the CDP.

## **Response**

The Cycling and walking objective O-CW-4 indicates the Council's intention to develop the inter-urban cycle links listed in Table 29.5 (Chapter 29 Transport infrastructure), which includes the two routes mentioned above. The implementation of this objective is subject to the availability of funding from various sources, which may dictate the prioritisation.

**No change to the Draft Plan is required.**

## **Issue 9**

The Sligo Cycling Campaign supports the SLNCR Collooney to Enniskillen Greenway. This greenway should facilitate local trips, as well as tourism. It is essential that a connection to Sligo town via the Carraroe Pathfinder scheme is provided. Leitrim County Council is the lead partner for this Greenway, but Sligo County Council should have the connecting route as an objective in its County Development Plan. This route would provide a safe commuting option from Collooney to Sligo.

## **Response**

The inter-urban cycle route from Collooney to Sligo is already listed in Table 29.5 (Chapter 29 Transport infrastructure).

**No change to the Draft Plan is required.**

## **Issue 10 - Wine Street Car Park Masterplan**

While surface car-parking is an inefficient use of space, the total amount of car parking provided by the proposed Wine Street multi-storey, Quayside multi-storey and with the proposed Irish Rail car-park plans should not act as a pull factor, bringing unnecessary traffic towards the town centre.

The bike route shown on the Wine Street Masterplan map is entirely unsatisfactory for people cycling, as the space is shared with cars. A segregated cycle lane is needed, together with secure, visible sheltered bike parking.

### **Response**

The Wine Street Car Park Masterplan is a high-level document identifying an outline of how the area could be best developed while operating within the constraints defined by the needs of existing operators. The detail of the scheme will be worked up in each planning application necessary to deliver the regeneration of the area.

**No change to the Draft Plan is required.**

## Submission 151 <https://consult.sligococo.ie/en/submission/slg-c29-151>

Name and title **Michael Conmy, Bury Architects**

On behalf of **Fergal Burke**

### Summary of issues

The submission relates to adjoining parcels of land SL2964F and SL3059F, with an overall area of 0.56 ha. The lands are located to the west of Rosses Point Village within the green belt (GB) of the draft Village Plan. The submission requests that the lands are rezoned from GB to tourism (TOU) for the following reasons:

- there is a need for additional tourist attractions;
- the lands are adjacent to a housing development;
- there is room on site to install a WWTP;
- other services are available at the site.

### Chief Executive's response

It is recommended that the lands are NOT rezoned from GB to TOU for the following reasons:

- the proposed rezoning would be contrary to National Strategic Outcome 1 (NSO 1) of the National Planning Framework (NPF) which seeks a sequential approach to development favouring village centre locations over peripheral locations in the interests of promoting sustainability, compact growth and ease of serviceability.
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2).
- Uisce Eireann has recently installed a new pumped sewage rising main from Rosses Point to the existing sewage pumping station at Shannon Eighter along the R291. The sewer does not extend to the subject lands and there is no present commitment by Uisce Eireann to further upgrade the wastewater infrastructure at this location.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.
- the lands are located immediately adjacent to Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC and Cummeen Strand SPA. The zoning of these lands for development has the potential to impact adversely on the integrity of the Natura 2000 sites either directly or indirectly.
- The lands are located between a designated scenic route and the visually vulnerable coastline. Any development at this location has the potential to detract from the views of Coney Island, Knocknarea and Sligo Bay.

### Recommendation

**No change to the Draft Plan / Rosses Point Village Plan.**

## Submission 152 <https://consult.sligococo.ie/en/submission/slg-c29-152>

Name and title **Vincent Hannon Architects**

On behalf of **Carty Contractors Ltd.**

### Summary of issues

The submission relates to lands on the western periphery of Ballysadare, identified as IA Site 10 (6.9 ha) in the infrastructural assessment undertaken for the village. It is requested that the lands be zoned as "Business & Enterprise", as this green field site is adjacent to an existing business park and has the benefit of good transport links. The site is served by a public footpath on the opposite side of the N59. The lands are not served by the public sewer, but it is stated that this single aspect should not preclude the subject lands from a business and enterprise zoning.

### Chief Executive's response

It is recommended that the zoning of the lands is NOT changed from GB to BIE for the following reasons:

- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2).
- The public sewer does not extend to the lands (approx. 600 m meter extension of the public sewer would be required to service the lands), and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the draft Plan / Ballysadare Village Plan.**

## Submission 153 <https://consult.sligococo.ie/en/submission/slg-c29-153>

Name and title **Laura McHugh**

On behalf of n/a

### Summary of issues

The submission calls for call for the prioritisation of the installation of segregated cycle lanes (with physical barriers between vehicular traffic and cycle traffic) on the Sligo Coastal Mobility Route (Strandhill Road, Rosses Point Road connecting through upgrades in Sligo Town). The wording of Table 6-6 of the Draft Sligo Local Transport Plan is too vague. Terms like “upgrades” and “where possible” do not commit to segregation or the infrastructural upgrades required.

### Chief Executive's response

The submission raises the same issues as Submission 27. Please refer to the Chief Executive's response and recommendation on Submission 27, [CE-29-06](#).

### Recommendation

**No further change to the Draft Plan is required.**

## Submission 154 <https://consult.sligococo.ie/en/submission/slg-c29-154>

Name and title **MFA Consulting Engineers**

On behalf of **Michael Scanlon**

### Summary of issues

The submission relates to 3.35 ha of land on the northern periphery of Ballysadare Village, requesting that the lands are rezoned from green belt (GB) to residential purposes (nRES) for the following reasons:

- the land is adjacent to an existing residential development;
- the land has good transport links and is close to amenities and facilities;
- the site is partially serviced and can be serviced within the lifetime of the plan;
- the site can be accessed via the existing Knockmuldowney estate or the existing local road;
- more housing is needed to meet populations projections.

### Chief Executive's response

It is recommended that the zoning of the lands is NOT changed from GB to nRES for the following reasons:

- a sufficient quantum of land has been zoned nRES within the draft Ballysadare Village Plan to meet the needs of the allocated population growth for the village over the Plan period, 2024-2030.
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2).
- The submission indicates that vehicular access is possible via the existing Knockmuldowney internal estate road. Having inspected the site, it is considered that this is not possible, given the sharp increase in levels at the site boundary. The lands do adjoin the L-36041, but this road is narrow and does not have a public footpath. It is therefore not suitable to serve a multi-unit residential development.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Ballysadare Village Plan.**

## Submission 155

<https://consult.sligococo.ie/en/submission/slg-c29-155>

Name and title **Vincent Hannon Architects**

On behalf of **Carnarvon Ltd**

### Summary of issues

The submission relates to 4.17 ha of lands to the west of Sligo Town, stating that 1.68 ha are zoned open space (OS) and 2.50 ha are zoned new residential (nRES) and included in the strategic land reserve (SLR).

The submission states that the lands are fully serviced (Tier 1 lands) and have been identified within IA no. 26 in the infrastructural assessment carried out for Sligo Town.

It is requested that the lands be “removed” from the SLR to facilitate any future planning applications that may be needed, without the need for a further material contravention.

### Chief Executive's response

The Draft Plan has zoned a sufficient quantum of land to meet the population and housing supply allocations set out in the Core Strategy Table (Section 3.3, Volume 1).

In accordance with NPF requirements National Policy, Objective 72a, the Planning Authority carried out an Infrastructural Assessment (IA) of the existing undeveloped zoned lands in Sligo Town. The assessment considered the availability of service infrastructure (watermains, foul sewers, surface drainage systems) and transport infrastructure (roads, footpaths) that would allow the development of lands immediately or during the Plan period.

As set out in Appendix A of the Draft Plan, the Tier 1 sites (i.e. fully serviced) resulting from the IA for Sligo Town were then subject to a further examination as part of the Settlement Capacity Audit. The sites were assigned numerical scores based on criteria grouped under the headings spatially sequential, availability of social infrastructure and planning and environmental considerations.

This exercise confirmed there were enough sites ranked higher than the subject lands that, when aggregated, would have sufficient capacity to deliver the core strategy housing target for Sligo Town. Accordingly, the subject lands were zoned nRES and placed in the SLR. Lands within the SLR may become suitable for development over the longer-term and their development potential needs to be preserved.

It should be noted that the inclusion of the subject lands within the SLR does not affect the permission granted by way of the material contravention process under PL PL.23/60226.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 157 <https://consult.sligococo.ie/en/submission/slg-c29-157>

Name and title **Shane Rafferty**

On behalf of **Ballymote Community Council (BCC)**

### Summary of issues

#### Issue 1

The submission requests that **BM-UDO-1** includes a provision to provide a bandstand in a 'pocket park' at this location.

#### Issue 2

The Ballymote Community Council is not in favour of widening more footpaths in Ballymote. Pedestrian crossing facilities are required at Cryans One-Stop Shop and Cassidys Corner, and similarly Cassidys Corner and Sizzlers Fast Food restaurant. Cycling facilities need to be improved, including cycle parking.

#### Issue 3

The submission notes that there are other areas more in need of enhancement than the pocket park outside the Courthouse which received funding in 2022 (**BM-UDO-2**).

#### Issue 4

There needs to be more consultation with residents about the various link roads proposed in Ballymote and in particular **BM-TCO-5**.

#### Issue 5

The footpath on the Ballymote to Gurteen Road R293 needs to be extended. The L1 502 Drumfin to Ballymote road should be upgraded from Local to Regional status to make this busy road safer. The submission requests a review of the safety of access roads into Ballymote, given the rising number of collisions which are taking place.

### Chief Executive's response

1. The objective BM-UDO-1 reflects the Planning Authority's aspirations for Ballymote Town Centre to be a people-focused space, which facilitates cultural and social activities to take place alongside commercial activity. The proposals have not been developed nor has detailed consultation taken place with the local community, residents or landowners. While the provision of a bandstand and 'pocket park' may be worthwhile initiatives, pending detailed discussions with stakeholders, the Planning Authority must refrain from prescriptive requirements.
- 2 and 3 - The comments are noted.
4. The Transport and circulation objective BM-TCO-5 in Chapter 12 Ballymote Town Plan (Volume 2) reserves a number of access points and indicative corridors between existing streets in

## Submission 157 <https://consult.sligococo.ie/en/submission/slg-c29-157>

Ballymote, to allow development of vehicular, pedestrian and cycle routes, facilitating the development of backland areas and the future expansion of the town.

This road objective has been in place for over 10 years and was carried over into the Draft CDP from the Ballymote Local Area Plan 2012-2018 (TMO-2). This type of objective is consistent with the integration of transport and land use planning, as it increases permeability and accessibility.

Reserving indicative road corridors ensures that the street network within Ballymote will retain its capacity to cater for all road users into the future.

5. Any road upgrade measures along the access road to Ballymote will be considered in future Road works schemes.

### Recommendation

**No further change to the Draft Plan is required.**

## Submission 158 <https://consult.sligococo.ie/en/submission/slg-c29-158>

Name and title Name not stated

On behalf of Housing and Disability Steering Group

### Summary of issues

#### Issue 1

In the Draft CDP there is much mention of “age friendly housing”, whereas it may be more useful to reword this as “Age Friendly and Universal Designed Housing”, to be fully inclusive and to take into account the broader needs of disabled people, irrespective of age.

#### Issue 2

More housing development is needed to meet the needs of disabled people. Private sector developments in County Sligo should be compelled to meet targets for universal design standards across all tenures of accommodation in the CDP. Other local authorities are calling for set targets in new private housing developments, wherein up to 30% of new units must be of universal design standard. Sligo Housing and Disability Steering Group suggests that this target is set as “in excess of 15% for 11+ houses” being developed in the private market (page 46 Urban Housing Policy). It is considered that a higher percentage, like 20% (or 25% if possible), should be sought to cater for both the disabled and the aging population.

### Chief Executive's response

1. Section 26.1.4 Age friendly housing (Chapter 26 Residential development) acknowledges that age-friendly homes are *'designed for people of all ages, provide level access and connection to the outdoors, and are capable of incorporating assistive technology to support ageing in place'*.

Section 26.1.5 deals with Universal design standards in housing developments: *'Universal design creates environments that meet the diverse needs of people of all ages and all abilities. The incorporation of such principles into the design of a new residential area involves the inclusion of 'age-friendly homes' and 'wheel-chair liveable homes'*.

It is evident that the text of the Draft Plan takes into account the needs of people with special requirements due to disability, old age, or both. The amalgamation of the two subsections would not lead to more clarity or inclusivity.

2. The Age-friendly housing policy P-AFH-3 requires that new residential developments of up to 10 houses provide a minimum of one unit designed in accordance with the specifications of *Universal Design Guidelines for homes in Ireland*. Schemes of 11 houses and over should have a minimum of 15% of units designed and built to this standard. A higher percentage is required in the case of apartment developments - 25% of units in any development – by P-AFH-5, as proposed to be amended (refer to [CE-26-06](#)).

### Recommendation

No change to the Draft Plan is required.

## Submission 159 <https://consult.sligococo.ie/en/submission/slg-c29-159>

Name and title **Chris Kennedy**

On behalf of n/a

### Summary of issues

The submission relates to lands 0.52 ha of lands to the southeast of Curry Village, adjacent to the disused Western Rail Corridor. The submission confirmed by email that the submission relates to folio SL11387F. The submission requests that the lands are removed from the green belt (GB).

### Chief Executive's response

The land-use zoning objective of the Green Belt is to "contain and consolidate settlements, while safeguarding lands for their future expansion and for the provision of strategic infrastructure."

Having regard to the peripheral location of the lands to the west of the disused Western Rail Corridor, the small site area (0.54 ha) and the Chief Executive's recommendation for Submission 144 (lands on the opposite side of the Western Rail Corridor), it is recommended that the plan limit be reduced at this location, thus excluding the subject lands from the GB.

### Recommendation

**CE-46Z-02** In **Chapter 46 Curry Village Plan**, on the **Zoning Map**, reduce the plan limit to exclude the folio SL13761F (0.52 ha) from the GB as shown on the CE-Recommended Map for Curry Village.

## Submission 160 <https://consult.sligococo.ie/en/submission/slg-c29-160>

Name and title **Martina Keenan Rivero, McCutcheon Halley Planning Consultants**

On behalf of **Cathal O'Connor & David McMunn**

### Summary of issues

The submission contains three rezoning requests for lands within Ballysadare village:

**Site 1** - 2.72 ha located to the north-west of the village centre: amend zoning from community facilities (CF) to new residential (nRES) (a letter of consent from the relevant landowner is included).

**Site 2** – 2.29 ha located to the west of the village along the N59: amend zoning from green belt (GB) to Business, Industrial and Enterprise (BIE).

**Site 3** – 1.29 ha located on the western periphery of the village along the N59: amend zoning from green belt (GB) to new residential (nRES).

The submission states that:

- development is underway on the Settlement Consolidation Site (SCS) no. 4; the site should be removed from the housing calculation;
- all sites with existing planning permissions granted during the lifetime of the current plan should be removed from the housing calculation;
- SCS 5 and SCS 6 represent 76.5% of the lands proposed to be zoned for nRES; this does not represent a reasonable selection of sites;
- without available lands, the Council's housing targets cannot be realised;
- the clients have a proven track record of delivering houses.

### Chief Executive's response

#### Site 1

The lands are located adjacent to a working quarry and associated concrete manufacturing facilities. Permission was granted under PL18/50 for the continued use and operation of the existing quarry including the existing concrete batching plant and block making facility.

The change in zoning from CF to nRES is NOT recommended for the following reasons:

- the lands are located adjacent to a working quarry (with associated concrete manufacturing facilities), which has been permitted to extend and continue its operation. It is considered that the zoning of the lands nRES would seriously interfere with the operation of this quarry which is a major national resource base.
- a sufficient quantum of land has been zoned nRES and MIX within the draft Ballysadare Village Plan to meet the population and housing supply allocations set out in the Core Strategy Table (Section 3.3, Volume 1).

- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

#### **Site 2**

It is recommended that the zoning of the lands is NOT changed from GB to nRES for the following reasons:

- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.
- The public sewer does not extend to the lands (a 600 m meter extension of the public sewer would be required to service the lands), and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure.

#### **Site 3**

It is recommended that the zoning of the lands is NOT changed from GB to nRES for the following reasons:

- the lands are located adjacent to a working quarry (with associated concrete manufacturing facilities) which has been granted permission to extend and continue its operation. It is considered that the zoning of the lands nRES would seriously interfere with the operation of this quarry which is a major national resource base;
- a sufficient quantum of land has been zoned nRES and MIX within the draft Ballsadare Town Plan to meet the population and housing supply allocations set out in the Core Strategy;
- The public sewer does not extend to the lands (approx. 500 m meter extension of the public sewer required to service the lands), and there is no present commitment by Uisce Eireann to upgrade the wastewater infrastructure.
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### **Recommendation**

**No change to the Draft Plan / Ballysadare Village Plan.**

## Submission 161

<https://consult.sligococo.ie/en/submission/slg-c29-161>

Name and title

**Michael Doherty**

On behalf of

n/a

### Summary of issues

The submission relates to the Wine Street Car Park Masterplan. The submission notes that the proposed redevelopment of the car park will have a massive impact on trading during and post development. There has been no consultation with the author or anyone related to his business so far.

### Chief Executive's response

The Wine Street Car Park Masterplan, included as part of the Draft Sligo County Development Plan, was the result of extensive engagement with the key stakeholders in the Wine Street Car Park. The process began with an open meeting designed to facilitate all the smaller businesses operating in the car park.

The new Masterplan sets the context for the Wine Street Car Park area. It considers the constraints and opportunities available and it proposes several potential options as to how the block could be developed before selecting a 'preferred option'. This 'preferred option' sets out the optimum potential layout as considered by SCC within the constraints defined by the needs of existing operators. The existing operators along the northern edge of the car park will remain in situ. A new street, both vehicular and pedestrian is envisaged outside these premises which will facilitate access to and exposure of these units.

The implementation of this preferred layout is dependant on the key landowners in the car park to collaborate in the interests of the common good and arriving at a solution which makes more productive use of the land.

### Recommendation

**No change to the Draft Plan is required.**

## Submission 163

<https://consult.sligococo.ie/en/submission/slg-c29-163>

Name and title

**Michael Conmy, Bury Architects**

On behalf of

**Jonathan Ruane**

### Summary of issues

The submission relates to 1.71 ha of lands to the west of Rosses Point Village centre, requesting that the lands are re-zoned from green belt (GB) to tourism (TOU) for the following reasons:

- the village is becoming increasingly popular with tourists and there is a need for additional tourist attractions;
- the lands are adjacent to a housing development, there is room on-site to install a WWTP and other services are available at the site.

### Chief Executive's response

It is recommended that the lands are NOT rezoned from GB to TOU for the following reasons:

- the proposed rezoning would be contrary National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring village centre locations over peripheral locations;
- the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2),
- Uisce Eireann has recently installed a new pumped sewage rising main from Rosses Point to the existing pumping station at Shannon Eighter along the R291. The sewer however does not extend to the subject lands and there is no present commitment by Uisce Eireann to further upgrade the wastewater infrastructure at this location.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.
- the lands are adjacent to Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC and Cummeen Strand SPA. The zoning of these lands for development has the potential to impact adversely on the integrity of the Natura 2000 sites either directly or indirectly.
- The lands are located between a designated scenic route and the visually vulnerable coastline. Any development at this location has the potential to detract from the views of Coney Island, Knocknarea and Sligo Bay.

### Recommendation

**No change to the Draft Plan / Rosses Point Village Plan.**

## Submission 164

<https://consult.sligococo.ie/en/submission/slg-c29-164>

Name and title

**Michael Conmy, Bury Architects**

On behalf of

**Bernard Fox (or Pentico Contracting)**

### Summary of issues

The submission relates to 0.79 ha of land on the northeastern periphery of Enniscrone Town, requesting rezoning from green belt (GB) to new residential (nRES) for the following reasons:

- permission was granted for 18 houses on the lands (PL08/355 refers);
- all services are on site except for the main sewer;
- the lands are located adjacent to recreational facilities.

### Chief Executive's response

It is recommended that zoning of the subject lands is NOT changed from GB to nRES for the following reasons:

- a sufficient quantum of land has been zoned nRES and MIX within the draft Enniscrone Town Plan to accommodate the required amount of housing units as detailed in the Core Strategy Table (Section 3.3, Volume 1);
- the proposed rezoning would be contrary to National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring town centre locations over peripheral locations;
- the subject lands are neither fully serviced (Tier 1) nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2),
- The public sewer does not extend to the lands and there is no present commitment by Uisce Eireann to provide the wastewater infrastructure,
- In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Enniscrone Town Plan.**

## Submission 165 <https://consult.sligococo.ie/en/submission/slg-c29-165>

Name and title **Florian Leavy**

On behalf of n/a

### Summary of issues

The submission states that there is currently no safe pedestrian route from the top road to the beach front in Strandhill village. There is a section of the route with no path and where there is a footpath further down the route, it is very narrow and insufficient in size leaving pedestrians spilling out onto the busy car route.

Inclusion of a designated pedestrian route in the development plan is crucial not just for convenience but as a fundamental aspect of community infrastructure. A map is attached showing a potential route for such a walkway.

### Chief Executive's response

The proposal to create a pedestrian/cycle link between the Top Road and Golf Course Road in Strandhill is noted and agreed in principle.

While the concept of such a walking route is acceptable, its feasibility is uncertain, given the level difference between the two roads. The Council's Active Travel team, in conjunction with the Housing Section, is currently investigating the feasibility of the route.

In response to a similar issue raised in another submission, the Chief Executive has agreed to include a corresponding objective in Chapter 19 (Strandhill Village Plan) – refer to [CE-19-01](#) (Submission 98).

### Recommendation

**No further change to the Draft Plan is required.**

## Submission 166

<https://consult.sligococo.ie/en/submission/slg-c29-166>

## Submission 196

<https://consult.sligococo.ie/en/submission/slg-c29-196>

Name and title

**Jennings O'Donovan & Partners Ltd., Consulting Engineers**

On behalf of

**Members and Management of Strandhill Golf Club**

### Summary of issues

**The 60-page report prepared by Jennings O'Donovan on behalf of Strandhill Golf Club has been submitted twice, resulting in two different numbers being generated by the Consultation Portal.**

The submission outlines the economic and social importance of the club and sets out a number of issues and constraints which are hindering the further development of their facilities.

The submission requests several amendments to the Draft Plan, which will assist the Club in realising its future growth ambitions:

#### **1. Rezone lands to south of clubhouse from GB to OS**

The intended use of these lands (not in the ownership of the club) would be as a Golf Academy and Driving range.

#### **2. Walkway along 1<sup>st</sup> hole**

The submission refers to a walkway identified in the current Strandhill mini-plan which constitutes a health and safety concern to users of the club. This walkway could be relocated through the lands to the east of the club (i.e. through lands adjoining the Summerville Nursing Home)

#### **3. Rezone the Golf Course from GB to OS**

The golf course is zoned 'Sports and Playing Fields' in the current Strandhill Mini-Plan, whereas it is proposed to be zoned as 'Green Belt' in the Draft Plan.

It is argued that this change in zoning could inhibit opportunities for the growth ambitions of the Club and could result in a further constraint to the future sustainability of the Club.

#### **4. Rezone lands to East and North of clubhouse from nRES(SLR) to CF or OS**

There is concern that the development of these lands for housing would create a further constraint to the future development of the Club.

It is submitted that there is already sufficient land available to meet the housing targets for Strandhill without the need to release land from the SLR for some time.

The Club recommends that these lands are more suitable for the provision of much needed community facilities, which would be complementary to the operation of the Golf Club.

#### **5. Rezone lands in ownership of club to rear of Surf Centre from GB to Mix**

An area of land (approx. 0.28 hectares) to the south of the surf centre previously zoned as Mixed Uses has been zoned as Green Belt. While owned by the Golf Club, it is not suitable for any Golf Club associated development due its location near commercial premises.

However, the submission requests that these lands revert back to their mixed-use zoning so that they could be incorporated into the preparation of a Masterplan for the development of this area.

## Chief Executive's response

These comments are noted. The importance of the Strandhill Golf Club to the local and regional economy should be acknowledged in the Draft Plan.

### 1. Rezone lands to south of clubhouse from GB to OS

The intended use of these lands as a Golf Academy and Driving range is 'normally permissible' within both the GB and OS zoning categories. Accordingly, no change to the Draft Plan is required to facilitate such a proposal, were these lands to be acquired by the Golf Club.

### 2. Current Walkway along 1<sup>st</sup> hole is a health and safety concern for the Club

The walkway identified in the current Strandhill Mini-Plan is an existing route used by recreational walkers providing access between the village and Culleenamore. It is not shown in the Draft Plan and, therefore, no change is required.

### 3. Rezone the Golf Course from GB to OS

All lands located between the development limit (red line) and the Plan limit (blue line) are zoned as Green Belt. Any proposed development ancillary to the continued operation and expansion of the Golf Club would be considered to be compatible with this zoning category. The GB zoning of the Strandhill Golf Club, as shown in the Draft Plan, is consistent with the GB zoning of both the Rosses Point and Enniscrone Golf Clubs.

### 4. Rezone lands to East and North of clubhouse from nRes(SLR) to CF or OS

The submission requests that 4 hectares (in third-party ownership) be zoned for community facilities. These lands are zoned for residential development in the current Strandhill Mini-Plan and are fully serviced. On foot of the IA and SCA undertaken to inform the preparation of the Draft Plan, the lands were placed in the Strategic Land Reserve (SLR). It is considered appropriate that these lands be retained as SLR to provide for the future housing needs of the village. Furthermore, there are sufficient lands zoned for community facilities and open space within the Draft Plan / Strandhill Village Plan.

### 5. Rezone lands in ownership of club to rear of Surf Centre from GB to MIX

Having regard to the zoning of the subject lands for Mixed Uses in the current Strandhill Mini-Plan, there is no objection to these serviced lands being similarly zoned in the Draft Plan.

## Recommendation

**CE-19-03** In Chapter 19 Strandhill Village Plan, amend Section 19.1 Village profile by including the following additional text:

#### **Strandhill Golf Club**

The Strandhill Golf Club includes an 18-hole links course, practice facilities and a substantial clubhouse. The Golf Club functions as a key community facility for the local area, but also as an important tourism asset for the region.

**CE-19Z-03** In Chapter 19 Strandhill Village Plan, on the Zoning Map, extend the development limit to include lands to south of the surf centre and change zoning from GB to Mixed Uses (MIX).

## Submission 167 <https://consult.sligococo.ie/en/submission/slg-c29-167>

Name and title No name provided

On behalf of **Cliffony Community Forum**

### Summary of issues

**Cliffony Community Forum** has prepared this submission following discussions between members of the Forum, residents, and Councillors Donal Gilroy and Tom Fox. The Forum's aim in the next five years is to bring about positive changes which will help to make the area more sustainable and meet the needs of the community.

#### Issue 1

The submission expresses disappointment that the plan for Cliffony is "unchanged from that published in 2017" and "does not reflect the needs and aspirations of the community as set out in the Cliffony Community Plan", does not state how the village plan will protect Cliffony's rich and unique biodiversity and heritage and does not mention the single biggest challenge to the community, namely road safety.

#### Issue 2

The Forum has the following questions:

- a. "How the designation of Cliffony as a village has been made", while "Mullaghmore has been designated as an urban development". The concern is that Cliffony will not receive the financial and community resources necessary to serve its needs.
- b. "How the various zones have been determined?" The development limit excludes houses that are served by pavements and within the 50 km/h zone.
- c. To what extent has Sligo County Council engaged with the local community to reflect accurately the needs and aspirations and to determine the various zones?
- d. What is "the status and purpose of this plan" – is it aspirational, a plan of intended action, or a tool to aid decisions on planning applications?"

### Chief Executive's response

#### Issue 1

Chapter 43 Cliffony Village Plan is essentially a land-use plan accompanied by several specific objectives. It is not a masterplan for Cliffony. Issues relating to national primary roads (such as the N15), traffic safety, biodiversity, heritage are all covered in separate sections of the Plan and do not need to be repeated in settlement plans such as the Cliffony Village Plan.

#### Issue 2

- a. In the Settlement Strategy (Chapter 5, Volume 1 Core Strategy), Cliffony's designation as a **village sustaining rural communities** reflects its current function in North Sligo. Such villages are supported through the Core Strategy to cater for limited local needs in terms of residential development. Mullaghmore is not designated as an "urban development", but as a **settlement with special coastal tourism functions**, accurately reflecting the village's role in the County.

## Submission 167 <https://consult.sligococo.ie/en/submission/slg-c29-167>

b. The draft zoning reflects the existing uses, i.e. residential, open space and community facilities, as well as the proposed land uses of greenfield lands within the development limit. The RV (rural village) zoning permits the development of a wide range of uses suitable to this type of settlement. The development limit seeks to consolidate the village and prevent further sprawl, particularly long the national road N-15.

c. The Issues Paper which preceded the preparation of the Draft Plan set out the main issues faced by County Sligo and asked many questions to prompt discussion and feedback. In addition, the Planning Section held eight (8) public consultation sessions, which were widely advertised.

The submission made by the Cliffony Community Forum, in response to the Council's invitation to participate in public consultation on the Draft Plan, is evidence that the local community has engaged in consultation, involving Forum members, local residents and elected representatives.

d. The legal status of the Development Plan is set out in the Planning and Development Act 2000 (as amended), which requires all Planning Authorities to prepare development plans for their jurisdictions.

The purpose of a development plan is to set out mandatory objectives for the proper planning and sustainable development of area, and provides the basis for assessing planning applications.

### Recommendation

**No change to the Draft Plan is required on foot of this observation.**

## Submission 168

<https://consult.sligococo.ie/en/submission/slg-c29-168>

Name and title

**MKO Planning Consultants**

On behalf of

**Tony McCaul and Patrick Carty**

### Summary of issues

The submission relates to 4.02 ha of lands to the southwest of Strandhill Village which have been zoned new residential (nRES) and included in the strategic land reserve (SLR) in the Draft Village Plan. The submission requests that the lands are released from the SLR for the following reasons:

- the lands are accessible via the Golf Course Road, the site is within short walking distance of local services and is fully serviced; the site is within 360 m of the centre of Strandhill and should have scored 15 points, not 10 points in the settlement capacity audit;
- Strandhill has a limited housing supply and there is a real prospect of providing housing on the subject lands; pre-planning discussions were held in relation to development on site;
- there are no National Monuments located on the subject lands and no identified flood risk;
- the development of the lands will not impact on the landscape character of the area;
- a pre-connection agreement from Uisce Eireann has been included.

### Chief Executive's response

Planning permission was refused for a total of 77 residential units on the subject lands (PL11/60 and PL11/61 refer), due to the moratorium on multi-unit housing developments and the inadequate capacity of the WWTP.

It is recommended that the lands are NOT released from the SLR for the following reasons:

- a sufficient quantum of land has been zoned nRES and MIX within the Draft Plan to meet the population and housing supply allocations set out in the Core Strategy;
- Table 19.2 in the Draft Strandhill Village Plan indicates that the net area of lands zoned for residential purposes is 6.46ha. If the subject lands were released from the SLR, the lands would represent 62% of the net area of lands zoned for residential purposes within the village;
- Section 19.2 of the Draft Village Plan states the actual housing allocation for the village is circa 141 housing units. At a density of 20 units per hectare, the lands have the capacity to deliver 80 residential units, which would represent circa 56% of the entire housing allocation for the village. As such, the releasing of the lands from the SLR would not offer a reasonable selection of sites or lands for residential development in the village.

The Chief Executive is satisfied that sufficient land at various locations has been zoned within Strandhill to meet the needs of the allocated population growth for the village over the Plan period, 2024-2030.

### Recommendation

**No change to the Draft Plan / Strandhill Village Plan.**

## Submission 169

<https://consult.sligococo.ie/en/submission/slq-c29-169>

Name and title

**Vincent Hannon Architects**

On behalf of

**Omnicrest Ltd.**

### Summary of issues

The submission relates to 7.432 ha of lands to the north of Strandhill village, zoned both community facilities (CF) and residential. The residential section has been included in the strategic land reserve (SLR) in the Draft Village Plan. The submission seeks the removal of the SLR designation in order to provide a multi-use development to serve the community on the entire lands.

### Chief Executive's response

The subject lands have four different zonings, 0.25 ha of green belt (GB), 3.35 ha of community facilities (CF), 3.75 ha of nRES included in the SLR, and 0.09 ha of existing residential (eRES).

It is recommended that the 3.75 ha of nRES lands are NOT released from the SLR for the following reasons:

- A sufficient quantum of land has been zoned nRES and MIX within the draft Strandhill Village Plan to meet the population and housing supply allocations set out in the Core Strategy;
- Table 19.2 in the Draft Strandhill Village Plan indicates the net area of lands zoned for residential purposes is 6.46 ha. If the subject lands (3.75 ha) were released from the SLR, the lands would represent 58% of the net area of lands zoned for residential purposes in Strandhill;
- Section 19.2 of the Draft Village Plan states the actual housing allocation for the village is circa 141 housing units. The site layout plan included with this submission indicates 109 residential units. This represents a significant proportion of the entire housing allocation for Strandhill. As such, the releasing of the lands from the SLR would not offer a reasonable selection of sites or lands for residential development in the village.

The Chief Executive is satisfied that sufficient land at various locations has been zoned within the village to meet the needs of the allocated population growth for the village over the Plan period, 2024-2030.

### Recommendation

**No change to the Draft Plan / Strandhill Village Plan.**

<b>Submission 170</b> <a href="https://consult.sligococo.ie/en/submission/slg-c29-170">https://consult.sligococo.ie/en/submission/slg-c29-170</a>	
Name and title	<b>Orlagh Cawley</b>
On behalf of	n/a
<b>Summary of issues</b>	
6 issues – see below.	
<b>Chief Executive's response</b>	
See below.	
<b>Recommendation</b>	
<b>No changes to the Draft Plan are recommended on foot of this submission.</b>	

## Issue 1

The Plan does not include an interactive map as many other local authorities have developed. Such map should include flood zones, SACs, NHAs, Protected Structures, scenic routes, zoning etc.

The Core Strategy Map should be available in digital format with a zoom option or there should be a clearly defined boundary between the various areas in order to provide clarity to pre-planning enquiries.

## Response

Section 10(2B) of the Planning Act requires the principal elements of the core strategy to be represented on a diagrammatic map, which must include the settlement hierarchy of the county, relevant roads and the rural area types required under the Sustainable Rural Housing Guidelines. The Core Strategy Map incorporated in the Draft Plan seeks to illustrate this information indicatively at a County level. It is acknowledged that, at this scale, it can be difficult to establish which rural area applies.

An interactive map is, therefore, required to be prepared which will display all relevant designated areas prescribed in the plan including a clear definition of the boundary between Rural areas under urban influence and Remote Rural areas.

The interactive web-based map is a project currently being developed by the Council's GIS Department. The map will clearly delineate the various areas prescribed in the plan e.g. zoning, flood zones, rural area types, designated areas, landscape character areas etc.

It is the Council's intention to make such map available to the public as soon as resources permit.

**No change to the Draft Plan is required.**

## **Issue 2**

Given the increase in population in the past two years, the submission expresses concern that the amount of land zoned for residential development in the County is inadequate to address the demand for housing.

### **Response**

The Draft Plan has in fact made an overprovision of housing land. The total County housing allocation set out in the Core Strategy Table (Chapter 3, Table 3.2) represents circa 85% of the potential housing yield of zoned lands throughout the County. The assumed utilisation rate of 85% is optimistic, given that less than 50% of residential development in County Sligo has taken place on zoned lands since 2011.

**No change to the Draft Plan is required.**

## **Issue 3**

The wording of Strategic policies SP-S-9 and SP-S-11 should be amended to refer to a 'first home in this area' or 'permanent home' in lieu of 'first home'.

### **Response**

The reference to a "first home" in the Strategic settlement policies SP-S-9 and 11 relates to a first home built in that area (SP-S-9) or landholding (SP-S-11), as opposed to the first home anywhere. Accordingly, the restriction does not apply.

**No change to the Draft Plan is required.**

## **Issue 4**

The wording of the Vacant Homes Grant should be reflected in the Development Plan, i.e. the Vacant Homes Policy (P-VHOU-1) should be amended by replacing 'vacant dwellings' with 'vacant dwelling or building'.

### **Response**

This is a general policy relating to vacant dwellings which is not trying to reflect the qualifying criteria of funding schemes that may change or be terminated over the life of the Development Plan.

**No change to the Draft Plan is required.**

## **Issue 5**

The submission notes several issues with Table 33.5 (A guide to designing a house in the rural vernacular style) and makes some suggestions for amendments in relation to the flush eaves, timber doors, decorative fascias, the maximum width of gables.

### **Response**

Section 33.4.3 Rural house design (Chapter 33 Development management standards) sets out basic principles of vernacular architecture in tabular form. It indicates that all new rural housing designed in a vernacular style should have regard to these principles.

Table 33.5 is for guidance only, as there is no mandatory requirement to build new rural houses in the traditional vernacular style. The guidance should be used where appropriate, having regard to the particular context of the proposed development.

In response to Submission 115, the Chief Executive has proposed an amendment to the wording of several items in Table 33.5 – refer to [CE-33-14](#).

**No further change to the Draft Plan is required.**

## **Issue 6**

The submission argues that P-UHOU-4, which requires urban developments to have a minimum of 30% one-bedroom and two-bedroom units, leaves most urban developments “unsaleable” and economically unviable for developers.

## **Response**

The urban housing policies set out under Chapter 26 are required to comply with current Government planning guidelines (e.g. Sustainable Residential Development in Urban Areas) and respond to changing demographic trends (e.g. over 25% of households in County Sligo were one person households at the last Census).

**No change to the Draft Plan is required.**

## Submission 171

<https://consult.sligococo.ie/en/submission/slg-c29-171>

Name and title

**MKO Planning Consultants**

On behalf of

**Gary Mullane & Alan McCarrick**

### Summary of issues

The submission relates to 2.21 ha of lands to the southeast of Sligo Town, requesting that the development boundary is altered and the lands are rezoned from green belt (GB) to new residential (nRES) and open space (OS) in the draft plan for the following reasons:

- there is a need for housing in Sligo and the proposal is in accordance with National, Regional and local policy;
- the site is fully serviced. IA site no. 16 on the opposite side of the road was deemed to be fully serviced in the infrastructural assessment carried out for the town;
- the closest Natura 2000 Site is 910m meters away and there is no identified flood risk;
- there are Recorded Monuments on the site. There is a ringfort circa 18 metres from the subject lands, buffered by the Cairns Road.
- the development of the lands will not interfere with the landscape character of the area;
- the client proposes to lodge a planning application in Q1 2024.

### Chief Executive's response

Planning permission for a residential development was previously refused on the subject lands (under PL08/886) for reasons that included the negative impact on the amenity and setting of recorded monuments in the vicinity of the site. A submission on the planning application from the Department of Environment, Heritage and Local Government stated that *'the site is not suitable for development from an archaeological viewpoint'*.

In its observations relating to Submissions 85, 117 and 171, the Department indicated that the rezoning requested in these submissions could impact negatively on the amenity and setting of Recorded Monument SL014-231-- (cairn) and a companion cairn (SL014-232-) lying some 600 metres to the east. Both monuments have been included in 'The Passage Tomb Landscape of County Sligo' World Heritage Tentative List for UNESCO World Heritage Site.

The Chief Executive agrees that rezoning these lands for housing would have a negative effect on both the landscape character of Cairns Hill and on the amenity of the monuments.

The subject lands should remain in the Green Belt in the interest of archaeological preservation and protection.

### Recommendation

**No change to the draft Plan / Sligo Town Plan.**

## Submission 172

<https://consult.sligococo.ie/en/submission/slg-c29-172>

Name and title

**Martina Keenan Rivero, McCutcheon Halley Planning Consultants**

On behalf of

**Margaret and Walter Burke**

### Summary of issues

The submission relates to three parcels of lands to the south of Sligo Town and contains two requests:

1. "Retain the proposed rezoning" of Sites 1 (3.33 ha) & 2 (3.81 ha) from strategic land reserve (SLR) to new residential 'nRes'.
2. Rezone Site 3 (27.08 ha) from strategic land reserve (SLR) to new residential 'nRES'.

The submission requests the rezoning for the following reasons:

- The sites are on a public transport route.
- Sites 1 and 2 constitute urban infill sites and are close to Sligo Town centre and the Western Distributor Road.

### Chief Executive's response

#### **Request 1 - Sites 1 and 2.**

Noted.

#### **Request 2 – Site 3.**

The Draft Plan has zoned sufficient land to meet the population and housing supply allocations set out in the Core Strategy. It is recommended that the 27.08 ha of lands the subject of this submission, are NOT released from the SLR.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

**Submission 173** <https://consult.sligococo.ie/en/submission/slg-c29-173>

Name and title **John Monahan**

On behalf of **n/a**

**Summary of issues**

This submission refers to land the subject of **Submission 8** which requested the rezoning of lands from green belt (GB) to new residential (nRes). While such rezoning is not specifically objected to, a number of constraints to such rezoning are outlined as follows:

- There is no mains sewer serving the area and the lands are lower than the access road;
- The cul-de-sac serving these lands is a traffic hazard;
- The rezoning of the lands could be contrary to the principle of compact growth.

**Chief Executive's response**

As detailed in the response to **Submission 8**, the Chief Executive has recommended that the lands are retained within the green belt of the Draft Strandhill Village Plan.

**Recommendation**

**No change to the draft Plan / Strandhill Village Plan.**

## Submission 174 <https://consult.sligococo.ie/en/submission/slg-c29-174>

Name and title **Sean Vesey**

On behalf of n/a

### Summary of issues

The submission relates to lands to the west of Ballymote Town, included in the green belt (GB), requesting that the lands be retained within the strategic land reserve for the following reasons:

- the site has a long history of planning and is served by the public sewer, watermains, footpath and public lighting;
- the site is a short distance from Ballymote Town centre, is located beside commercial developments and is only 700 m from the train station.

### Chief Executive's response

The lands, which have not been accurately defined on a map, are located on the western periphery of the town

It is recommended that the zoning of land in this area is not changed from GB to nRES and included in the SLR for the following reason:

- The subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2).
- A pumping station is required to dispose of effluent from the site and therefore the lands were identified as not been fully serviced in the Ballymote infrastructural assessment (Appendix A of the Draft County Development Plan (2024–2030))
- There is no present commitment by Uisce Éireann to upgrade the wastewater infrastructure at this location.
- In accordance with the National Policy Objective 72c (NPF), land that cannot be fully serviced within the life of the plan should not be zoned for development.
- There is already 5.27 ha of land included as SLR in the draft Ballymote Town Plan. These lands provide ample scope for the expansion of the town in the future, without having to extend its development limit.

### Recommendation

**No change to the Draft Plan / Ballymote Town Plan.**

## Submission 175 <https://consult.sligococo.ie/en/submission/slg-c29-175>

Name and title **Seamus Tuffy**

On behalf of n/a

### Summary of issues

The submission expresses satisfaction with the new residential areas in Enniscrone as displayed on the Draft Enniscrone Zoning Map, and in particular the land submitted for planning permission under reference 07/152.

However, the submission does not agree with the location of the new indicative road corridor and considers that it would be detrimental to Enniscrone, both economically and environmentally.

### Chief Executive's response

The **transport and circulation objective EN-TCO-10** in **Chapter 13 Enniscrone Town Plan (Volume 2)** reserves a number of corridors to allow development of vehicular, pedestrian and cycle routes, thereby facilitating the development of backland areas and the future expansion of the town.

This road objective has been in place for over 10 years and was carried over into the Draft CDP from the Enniscrone Local Area Plan 2014-2020 (TCO-1). This type of objective is consistent with the integration of transport and land use planning, as it increases permeability and accessibility.

Reserving indicative road corridors ensures that the street network within Enniscrone will retain its capacity to cater for all road users into the future.

For clarity, the word "indicative" should be included in the text of the objective, as it already appears on the Draft Zoning Map.

### Recommendation

**CE-13-02** In **Chapter 13 Enniscrone Town Plan**, amend the **Traffic and circulation objective EN-TCO-10** as follows:

**EN-TCO-10** Reserve the following **indicative** corridors to allow development of vehicular, pedestrian and cycle routes, thereby facilitating the development of backland areas and the future expansion of the town:

- A. a new link road to the south of the R-297, between the L-2602 (at Frankford) and the R-297 (at Muckduff) – to preserve the future development potential of these lands.
- B. a new link road from the Fire Station to the Waterpoint – to provide an alternative route between Pier Road and the east of the town, with the purpose of relieving congestion on Main Street and the development of backlands.

## Submission 176 <https://consult.sligococo.ie/en/submission/slg-c29-176>

Name and title **David Mc Gowan**

On behalf of n/a

### Summary of issues

The submission requests that road objective EN-TCO-10 be removed from the Draft County Development Plan 2024-2030.

The proposed new road corridor crosses through land which is designated for tourism /open space amenities and is earmarked for a glamping site, providing much needed holiday accommodation for the area. This proposed new link road will destroy any of the site's potential for developing tourism and subsequently its potential for generating much needed employment locally, both onsite and throughout the town.

The Council is requested to consider alternatives to any road following this route through private lands from L-2602-14 at Frankford and the R- 297 at Muckduff.

### Chief Executive's response

The transport and circulation objective EN-TCO-10 **Chapter 13 Enniscrone Town Plan (Volume 2)** reserves a number of corridors to allow development of vehicular, pedestrian and cycle routes, thereby facilitating the development of backland areas and the future expansion of the town.

This road objective has been in place for over 10 years and was carried over into the Draft CDP from the Enniscrone Local Area Plan 2014-2020 (TCO-1). This type of objective is consistent with the integration of transport and land use planning, as it increases permeability and accessibility.

Reserving **indicative** road corridors ensures that the street network within Enniscrone will retain its capacity to cater for all road users into the future.

For clarity, the word "indicative" should be included in the text of the objective, as it already appears on the Draft Zoning Map – refer to the Chief Executive's recommendation CE-13-02, in relation to the similar issue raised in Submission 175.

### Recommendation

**No further change to the Draft Plan is required.**

## Submission 178 <https://consult.sligococo.ie/en/submission/slg-c29-178>

Name and title **Kassie Irwin**

On behalf of n/a

### Summary of issues

#### Issue 1

The submission requests that BM-UDO-1 includes a provision for a permanent outdoor roof canopy to provide shelter and an outdoor gathering area for the town.

#### Issue 2

BM-UDO-3 – “footpath at the Loftus Hall has already been narrowed” and was not well received by the town. Cars currently already need to break and allow trucks or heavy vehicles through. To narrow the area anymore would be creating essentially one lane. Teeling street is a historic street, with the courthouse being the focal point. The width of the road is part of the town’s history and should remain intact.

#### Issue 3

Further clarification is required on what exactly is proposed under BM-TCO-1 which states that Sligo County Council will improve facilities for cyclists in the town, including the provision of more bicycle parking facilities and widen footpaths where possible. Proposed routes “do not need to run through the centre of town”.

### Chief Executive’s response

1. The objective BM-UDO-1 reflects the Planning Authority’s aspirations for Ballymote Town Centre to be a people-focused space, which facilitates cultural and social activities to take place alongside commercial activity. The proposals have not been developed in detail, nor has detailed consultation taken place with the local community, residents or landowners. While the provision of a covered area may be a worthwhile initiative, pending detailed discussions with stakeholders, the Planning Authority must refrain from prescriptive requirements.
2. The issue of footpath widening in Ballymote has been addressed in the Chief Executive’s response to Submission 30 – refer to [CE-12-01](#).
3. The background to objective BM-TCO-1 is set out in the beginning of Section 12.3.6 Traffic and circulation (Chapter 12 Ballymote Town Plan): the top priority for Ballymote in terms of mobility is the establishment of a town centre fully accessible by foot and bicycle. While footpath coverage and footpath surfaces around the town are generally good, the width of footpaths is insufficient.

During the lifetime of the Development Plan, detailed project proposals will be prepared by the Council’s Active Travel Team, in consultation with stakeholders.

### Recommendation

**No change to the Draft Plan is required.**

## Submission 179 <https://consult.sligococo.ie/en/submission/slg-c29-179>

Name and title **Virtus Planning Consultants**

On behalf of **Altitude Distribution Ltd.**

### Summary of issues

This submission relates to two parcels of lands (total area 30.65 ha) to the east of Sligo Town, requesting rezoning from green belt (GB) to new residential (nRES) for the following reasons:

- only 18% of zoned lands were developed in Sligo during the lifetime of the last Plan;
- the quantum of lands zoned for residential development is heavily weighted towards the south of the town;
- the developers are currently engaging with Uisce Eireann to service the site with a foul sewer;
- a cycle lane is located 750 m from the site.

### Chief Executive's response

The Chief Executive acknowledges the comprehensive and detailed nature of the submission.

Having regard to the location of the lands on the western periphery of the town and the availability of lands closer to the town centre for residential development, the rezoning of an additional 30 hectares of land from green belt (GB) to new residential (nRES) is not recommended.

Sufficient land has already been proposed to be zoned in order to meet the Core Strategy population targets and housing allocations.

The infrastructural assessment undertaken for Sligo Town outlines that the subject lands are neither fully serviced (Tier 1), nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). The public sewer and cycle lane does not extend to the subject lands. An extension of the public sewer of approximately 1000m is required to service the lands and there is no present commitment by Uisce Eireann to provide the required wastewater infrastructure. In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

Furthermore, the proposed rezoning would be contrary to National Strategic Outcome 1 (NSO 1) of the NPF, which seeks a sequential approach to development, favouring town centre locations over peripheral locations.

### Recommendation

**No change to the Draft Plan / Sligo Town Plan.**

## Submission 181

<https://consult.sligococo.ie/en/submission/slg-c29-181>

Name and title

**Eoin Casserly**

On behalf of

n/a

### Summary of issues

The submission refers to the Eastern Garavogue Bridge and argues that congestion can only be managed by increased public transport and better urban planning, not more roads. It is considered that the bridge will have a negative impact on both residential properties and on the ecology of the area. The scheme works directly against Sligo's Climate Action Plan and is massively oversized. This area of Riverside and Doorly Park will be 'permanently disfigured'.

### Chief Executive's response

The Eastern Garavogue Bridge and Approach Road Scheme is a project of strategic importance for the Sligo Regional Growth Centre and a Regional Policy Objective (RPO 6.9) of the NWRA's Regional Spatial and Economic Strategy. The scheme has been developed as an urban distributor road consisting of a single carriage with Active Travel facilities along the entire route. Vehicular traffic cannot be excluded from the scheme. The design of the bridge is not a matter for the County Development Town.

The Active Travel design element of the Scheme will pursue the delivery of high-quality walking and cycling facilities for use by people of all age groups. The Project Design Team will proactively engage with the public, local interest groups, public service providers and public representatives to identify opportunities, develop ideas and promote the use of these facilities.

### Recommendation

**No change to the Draft Plan is required.**

**Submission 182** <https://consult.sligococo.ie/en/submission/slg-c29-182>

Name and title **Achonry Farmers Market - Coolaney / Mullinabreena GAA**

On behalf of n/a

**Summary of issues**

The submission states that the Achonry Farmers Market provides an important social outlet for the local community and an outlet for local enterprises focused on promoting a range of small scale alternative indigenous enterprises. Achonry Farmers Market requests Sligo County Council include text in the Draft Plan which *'would permit Farmer's Markets as suitable small enterprises in rural communities outside of towns and urban areas'*.

**Chief Executive's response**

These comments are noted. Section 28.2 relates to economic activities in rural areas and indicates that the Council will adopt a flexible approach for complementary economic enterprises undertaken to supplement income from farming.

In order to recognise the social and economic benefits of farmers' markets to a local community, there is no objection to the insertion of an additional policy supporting the establishment of new farmer's markets at appropriate locations.

**Recommendation**

**CE-28-03** In **Chapter 28 Economic development, Section 28.2.1 Rural Enterprise Diversification**, insert an additional policy as follows:

**P-RED-5** Support and promote organic farming and producers operating in the County, including the facilitation of farmers' markets at appropriate locations.

<b>Submission 183</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-183">https://consult.sligococo.ie/en/submission/slg-c29-183</a>
Name and title	<b>Brian McCann</b>
On behalf of	<b>Atlantic Technological University Sligo</b>
<b>Summary of issues</b>	
	8 issues – see below.
<b>Chief Executive's response</b>	
	See below.
<b>Recommendation</b>	
	<b>No changes to the Draft Plan are recommended on foot of this submission.</b>

The submission welcomes many of the proposals made in the Draft SLTP and makes the following observations / recommendations.

### **Issue 1**

Upgrade the cycling infrastructure along the Mall, Molloway Hill and on the Manorhamilton Road.

### **Response**

The LTP proposes upgraded cycling infrastructure along the Mall, Molloway Hill etc. These proposals are contained in the Pathfinder scheme "City Centre to the ATU".

**No change to the Draft Plan is required.**

### **Issue 2**

Provide cycling and improved walking infrastructure connecting ATU Sligo and ATU St Angela's along the inter-urban routes. The improved N16 road needs to have a cycle way to Manorhamilton.

### **Response**

The realignment of the N-16 will include the provision of dedicated cycle tracks, as required by current TII standards.

**No change to the Draft Plan is required.**

### **Issue 3**

Expand the bus stop infrastructure with bus shelters, digital information, and bus cages as proposed at ATU Sligo and at the hospital, but also on the Clarion Road (near student accommodation and north campus) and improve access and safety along Clarion Road, which requires a pedestrian crossing point at the junction with Clarion Village.

#### **Response**

The County Council's Active Travel Team has initiated a bus shelter programme for 2024. It is envisaged that this programme will be rolled out over a number of years.

**No change to the Draft Plan is proposed.**

### **Issue 4**

Expand Local Link services to Manorhamilton and prioritise the bus services by installing a peak hour bus corridor on the left lane of the N4 in both directions, with park-and-ride and pool facilities at Carrowroe Retail Park and at a location off the N15, reducing the number of vehicles travelling along this strategic route.

#### **Response**

Sligo County Council is currently monitoring and evaluating the Local Link services in conjunction with the NTA.

**No change to the Draft Plan is required.**

### **Issue 5**

The Draft Plan should ensure that outlying villages and towns are better connected and have first and last mile options, such as e-mobility hubs, e-bike share schemes, EV charging, park-and-ride and community hackney services for remote residents to connect to their nearest hub.

#### **Response**

The provision of hackney services, e-bike share schemes and other "first and last mile" options is outside the scope of the County Development Plan. The Draft Plan zones land for transport-related services such as mobility hubs, and park-and-ride, and facilitates the installation of EV charging infrastructure in towns and villages outside Sligo Town.

**No change to the Draft Plan is required.**

### **Issue 6**

The development of a real-time tracking digital platform for local and regional bus services to encourage the switch of mode from car to bus, in conjunction with a wide-spread upgrade of bus stops to include seating, shelters and bike-parking

#### **Response**

The comments are noted, but the responsibility for such services lies with the NTA and not Sligo County Council.

**No change to the Draft Plan is required.**

## **Issue 7**

The existing single line railway from Dublin to Sligo could be utilised more efficiently by providing a commuter service to and from MacDiarmada Station and Collooney, Ballymote, Boyle and Carrick-on-Shannon in the morning and evening between inter-urban Sligo to Dublin services.

### **Response**

The operation of commuter services on railways is within the remit of CIE, not Sligo County Council.

**No change to the Draft Plan is required.**

## **Issue 8**

Improvements on the R286, R297 and many Sligo town routes are required in order to ensure road safety, provide traffic calming and re-allocation of road space to active travel and bus stops, while still maintaining key movement function.

### **Response**

Noted. **No change to the Draft Plan is required.**

## Submission 185

<https://consult.sligococo.ie/en/submission/slq-c29-185>

Name and title **Ronan Gilroy**

On behalf of n/a

### Summary of issues

The submission indicates that “Multigenerational Cohousing is a model that promotes a sense of community while maintaining individual privacy” and that “Cohousing models are typically more sustainable, often sharing resources like pet, child, home minding to a shared heating system even cars, which can result in significant cost savings for residents”.

The submission urges the Council to “consider incorporating ‘education of’ and ‘promotion of’ the CLH and cohousing model” into the County Development Plan.

### Chief Executive’s response

Co-housing, also known as collaborative housing, community-led housing etc. is a form of cooperative housing which is gaining popularity in Ireland, where the best-known example is Cloughjordan Eco-Village.

Cohousing communities are intentional by nature, with residents purposely coming together around shared values and commitments. Cohousing communities generally incorporate both private homes and shared common facilities, and support neighborly connections.

The Draft Plan contains an explicit policy in Section 26.2.1 Voluntary and cooperative housing (Chapter 26 Residential development) – P-VC-HOU-1, to “assist voluntary and non-profit cooperative housing associations in the provision of housing and encourage a more active involvement of these sectors in the housing market”.

It not considered necessary for the Draft Plan to educate the public and promote the concept of co-housing, because there is an abundance of information available on the internet.

### Recommendation

**No Change to the Draft Plan is required.**

## Submission 186

<https://consult.sligococo.ie/en/submission/slg-c29-186>

Name and title **Patricia Conway**

On behalf of **n/a**

### Summary of issues

The submission relates to 0.38 hectares of land in the centre of Rosses Point Village. No maps have been submitted, but the lands are identifiable through the folio number provided. The submission requests that the lands are rezoned from new residential (nRES) to agricultural lands (green belt) as Folio SL20422F does not have frontage /access onto the top road (L-3311).

### Chief Executive's response

The subject lands are zoned new residential (nRES) and have been designated as a Settlement Consolidation site (SCS – 02) in the Draft Rosses Point Village Plan.

The purpose of designating Settlement Consolidation Sites is to activate land, accelerate housing delivery and achieve the housing allocation set out in the Core Strategy.

While the land in Folio SL20422F is landlocked, the Chief Executive considers that these lands have the potential to be developed in conjunction with adjacent lands, to provide a comprehensive and coordinated housing development serving Rosses Point and contributing to the achievement of the Core Strategy housing allocation.

### Recommendation

**No change to the Draft Plan / Rosses Point Village Plan.**

**Submission 187** <https://consult.sligococo.ie/en/submission/slg-c29-187>

Name and title                      Name not stated

On behalf of                              **Sligo Coastal Mobility Action Group**

**Summary of issues**

The submission notes that there is no mention of active travel improvements on the Top Road in Strandhill “where a lot of the people live”. This should be included. Strandhill has the opportunity to become Ireland’s first “100% active travel town”.

**Chief Executive’s response**

Section 19.3.5 of Chapter 19 Strandhill Village Plan includes the following objective:

*Implement the following active travel measures recommended in the draft Sligo Local Transport Plan:*

- *Upgrade existing cycle lanes along the R-292 and improve street lighting and signage along the route.*

**The R-292 is the ‘Top Road’ referred to in the submission.**

In addition, active travel initiatives will be at the core of any new proposals in Strandhill.

**Recommendation**

**No change to the Draft Plan is required.**

**Submission 188** <https://consult.sligococo.ie/en/submission/slg-c29-188>

Name and title **Declan Brennan**

On behalf of **n/a**

**Summary of issues**

The submission relates to 0.31 hectares of lands to the west of Easky village. No maps have been submitted, but the lands are identifiable through the folio numbers provided (Folio SL26133F & SL23138F).

The submission states that the lands are used for farming purposes and there are no plans to develop them. The lands should therefore be rezoned from new residential (nRES) to agricultural lands (green belt).

**Chief Executive's response**

The subject lands are zoned new residential (nRES) and have been designated as a Settlement Consolidation site (SCS 03) in the Draft Easky Village Plan. Under PL08/208, permission was granted for six houses and four apartments on the lands. This permission has expired.

The purpose of designating Settlement Consolidation Sites is to activate land, accelerate housing delivery and achieve the housing allocation set out in the Core Strategy.

The lands are fully serviced, have a positive planning history and are located in a sustainable location. It is considered that the zoning of the site as nRES is in accordance with NSO 1 of the NPF.

**Recommendation**

**No change to the Draft Plan / Easky Village Plan.**

## Submission 189 <https://consult.sligococo.ie/en/submission/slg-c29-189>

Name and title **Enniscrone Pier Improvement Steering Group**

On behalf of n/a

### Summary of issues

The submission notes the huge amenity value of the Pier and the increased usage of it in recent years for 'swimmers, dippers, coffee lovers, walkers, kayakers, paddle boating, leisure boaters'. The area lacks basic facilities, such as 'enabled' toilets and changing facilities. A number of local groups use the Pier area for training and classes.

The submission requests the following for the Pier area in Enniscrone:

- Provide 'enabled' toilet facilities;
- Create safe access for all via a wide walkway from the top of the pier into the sea at the slipway, accommodating wheelchairs, handrails, steps and ramps as appropriate;
- Provide adequate changing facilities and showers, more benches and seating areas with shelter and an 'enabled' car parking space in the existing car park;
- Adapt the old 'kiddies pool' on the south wall into a Tidal Pool – making swimming more accessible for all swimmers when tides are unsuitable;
- Create more community space and an indoor viewing area and possibly a café/restaurant;
- Provide new lighting at the Pier as well as CCTV;
- The painting of aids for the visually impaired is needed;
- A lifeguard station is needed here as well as additional life buoys and signage;
- A local mural would add colour and character to this area.

### Chief Executive's response

Section 13.3 of Chapter 13 Enniscrone Town Plan acknowledges the potential for the Pier and its immediate surroundings to become a successful tourist attraction. It is an objective of this Plan to facilitate the redevelopment of the area in front of the Pier to take advantage of its scenic location (refer to objective EN-UDO-5). At the minimum, the works should include narrowing of the roadway and provision of footpaths and the provision of public seating, preferably as part of a public square with information and viewing point.

The attractiveness of the Pier for those participating in water sports could be increased through supplementary measures such as the construction of a marina (refer to EN-TOO-3), the provision of improved launching and berthing facilities at the Pier (refer to EN-TOO-4), provision of boat parking for residents and visitors (refer to EN-TOO-4).

Any development on lands zoned for mixed uses adjoining the Pier area should include commercial/tourism-related facilities, to support the regeneration of this part of the town. Such development will be required to address the public space by providing an active frontage onto it (refer to objective EN-UDO-5).

## Submission 189 <https://consult.sligococo.ie/en/submission/slg-c29-189>

It should be noted that In Chapter 10 Urban development principles, policy TCF-2 calls for the preparation of Town Centre First (TCF) Plans for all settlements zoned for development in this CDP. Subject to funding under the national TCF Policy, a TCF Plan for Enniscrone (which is required by the Public realm objective O-PR-1 in Chapter 10), would be the appropriate framework for identifying specific projects in consultation with local community group.

At the same time, the provision of universal access to the swimming area and the provision of appropriate facilities at the Pier should be acknowledged in the Development Plan by means of an amendment to the Tourism objective EN-TOO-4 in Chapter 13 Enniscrone Town Plan.

### Recommendation

**CE-13-01** In Chapter 13 Enniscrone Town Plan, amend Tourism objective EN-TOO-4 as follows:

- EN-TOO-4** Provide improved shelter, launching, berthing and boat parking at the Pier, including:
- facilities for those participating in water sports;
  - facilities for universal access from the top of the Pier into the sea at the slipway;
  - universal access toilets and changing facilities for swimmers;
  - disabled parking facilities in the adjacent car park.

## Submission 197 <https://consult.sligococo.ie/en/submission/slg-c29-197>

Name and title **Studio C21**

On behalf of **Tony O'Beirne**

### Summary of issues

The submission relates to 3.19 ha of lands to the south-east of Drumcliff village. It is requested that the settlement boundary of the draft Drumcliff Village Plan is amended to include the subject lands and that the lands are re-zoned from green belt (GB) to rural village (RV) for the following reasons:

- the site is underused and could be used for community, tourism or residential purposes;
- the site offers the potential to support the tourism potential of WB Yeats in the village;
- the site has road frontage onto the N15 and could be used to provide an attractive neighbourhood.

### Chief Executive's response

There are two Recorded Monuments on the lands: SL00641- Drumcliff Round Tower and SL00645 - a carved stone known as the 'Angel stone'. There are also several Recorded Monuments on the opposite side of the N-15. All these Monuments have statutory protection under Section 12 of the National Monuments (Amendment) Act 1994.

It is considered that the rezoning of the lands for development purposes may have a direct impact on archaeological remains and may have a detrimental impact on the amenity and setting of the Recorded Monuments.

It is recommended that the lands should remain in the Green Belt, in the interest of archaeological preservation and protection.

### Recommendation

**No change to the Draft Plan / Drumcliff Village Plan.**

## Submission 200 <https://consult.sligococo.ie/en/submission/slg-c29-200>

Name and title **Pippa Black**

On behalf of **Sligo Disabled Persons' Organisation**

### Summary of issues

The Sligo Disabled Persons' Organisation is a group of disabled people advocating for themselves. The organisation, which is part of the Sligo Public Participation Network, has four requests:

1. Sligo County Council should specifically set aside the rail infrastructure between Bellaghy and Collooney for future use for trains. Travel by train is much easier and suitable for persons with disabilities.
2. Sligo County Council should provide regular, accessible, Local Link bus services between Charlestown, Curry, Tobercurry, Ballinacarrow, Ballysadare, Collooney, Sligo Town, ATU Sligo and St. Angela's College, with buses specifically meeting the student need (reaching the colleges for 9am).
3. Pedestrian crossings should be placed in sensible locations relative to bus stops.
4. Footpath parking should be actively discouraged in the County.

### Chief Executive's response

1. The reinstatement of unused rail infrastructure is outside the remit of the County Council.
2. The provision of bus services is not within the scope of the County Development Plan. Such services are within the remit of the NTA and Bus Eireann.
- 3 and 4.** The comments are noted, but these are operational matters outside the scope of a Development Plan.

### Recommendation

**No change to the Draft Plan is required.**

<b>Submission 201</b> <a href="https://consult.sligococo.ie/en/submission/slg-c29-201">https://consult.sligococo.ie/en/submission/slg-c29-201</a>	
Name and title	<b>Pippa Black</b>
On behalf of	<b>Sligo PPN Housing Thematic Network</b>
<b>Summary of issues</b>	
5 issues – see below.	
<b>Chief Executive's response</b>	
See below.	
<b>Recommendation</b>	
<b>No changes to the Draft Plan are recommended on foot of this submission.</b>	

The Sligo PPN Housing Thematic Network consists of PPN member groups with an interest in housing. Over the past year, they have worked closely with Social Justice Ireland to compile a series of papers on housing issues, with statistics that are relevant to Sligo.

## Issue 1

Housing Strategy: Paragraph 6.2 of the Strategy is very hard to follow but it looks like the years 2020-2022 were not taken into account when planning how much social housing we will need going forward. The goal of 1,306 Social Rent properties by 2031 seems to be much too low.

## Response

**NPO 37** of the National Planning Framework introduced the requirement for a **Housing Need Demand Assessment (HNDA)**<sup>1</sup> to be prepared by each local authority in support of its housing strategy and development plan policies. HNDAs are designed to give broad, long run estimates of what future housing need might be, rather than precision estimates.

The **Housing Delivery Action Plan 2022-2026 (HDAP)** (prepared by the Housing Section of SCC) includes precise details on the location, size and other indicators (age-friendly homes, units adapted for people with disabilities etc.) relating to the targeted dwellings, as well as the manner of delivery. The HDAP indicates that Sligo County Council's target is set at 621 units by 2026.

Housing Delivery Action Plans are to be prepared every four years and will be based on the requirements dictated by the numbers on the social housing list at the time of preparation.

**No change to the Draft Plan is required.**

<sup>1</sup> A "HNDA Tool" and a database have subsequently been issued to all local authorities by the DHLGH in April 2021. It is important to note that the housing need estimate for County Sligo produced by the HNDA Tool does not align with the housing allocation calculated using the Housing Supply Target Methodology issued by the DHLGH in 2020 as statutory Section 28 guidelines.

## Issue 2

While Table 12 indicates that 49.5% of social housing need is for a single adult, the Draft Plan requires only 10% of houses in new schemes to have one bedroom only. The submission states that a second bedroom should not be considered a luxury and should instead be considered a functional flexi-space. The submission suggests that many single adults would be able to put a second bedroom to good use. For example, many people now work from home, and if they are disabled or elderly, they may need a bedroom for a family member or a Personal Assistant.

### Response

The urban housing policies set out in Chapter 26 (Residential development), including the proportions of house types in new schemes (P-UHOU-4), are required to comply with current Government Planning guidelines (e.g. Sustainable Residential Development in Urban Areas) and respond to changing demographic trends (e.g. over 28% of households in County Sligo were one person households at the last Census).

It should be noted that there is no maximum limit set on the proportion of two-bedroom houses in new schemes, the minimum being 20%.

**No change to the Draft Plan is required.**

## Issue 3

Areas of land should be zoned for 'step-down housing'. This would free up housing as people in large family homes could move out and into the step-down houses in their own communities.

### Response

The zoning of land for a particular house type or size is not considered good practice. Housing areas should consist of mix of house types, in order to ensure multi-generational, sustainable communities.

**No change to the Draft Plan is required.**

## Issue 4

The Draft Plan allocation of 1:10 for universal design is much too low and should be 1:4.

### Response

**P-AFH-3** in Chapter 26 requires that new residential developments of up to 10 houses provide a **minimum** of one unit designed in accordance with the specifications of *Universal Design Guidelines for homes in Ireland* (National Disability Centre for excellence in Universal Design). Schemes of 11 houses and over should have a minimum of 15% of units designed and built to this standard.

While it is agreed that all new dwellings should comply with the Universal Design Guidelines, these standards should be required by appropriate legislation, not by Development Plan policy.

**No change to the Draft Plan is required.**

## **Issue 5**

As not all land allocated for residential use will become available over the course of the Plan, the submission suggests that there is not currently enough land being zoned residential in the draft plan.

### **Response**

The Draft Plan has already made an overprovision of housing land. The total County housing allocation set out in the Core Strategy Table (Chapter 3, Table 3.2) represents circa 85% of the potential housing yield of zoned lands throughout the County. The assumed utilisation rate of 85% is optimistic, given that less than 50% of residential development in County Sligo has taken place on zoned lands since 2011.

**No change to the Draft Plan is required.**

<b>Submission 203</b>	<a href="https://consult.sligococo.ie/en/submission/slg-c29-203">https://consult.sligococo.ie/en/submission/slg-c29-203</a>
Name and title	<b>Caroline Gray</b>
On behalf of	<b>Monasteraden Community Enhancement Group</b>
<b>Summary of issues</b>	
<p>This submission relates to 1.30 ha of land to the north-east of the Monasteraden village, requesting that the lands are zoned for community facilities (CF) to facilitate the provision of '<i>desperately needed amenities</i>' for the area.</p>	
<b>Chief Executive's response</b>	
<p>The subject lands are not serviced, as neither the public watermain nor public sewer extend to the site. In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.</p>	
<b>Recommendation</b>	
<b>No change to the Draft Plan / Monasteraden Village Plan.</b>	

**Submission 204** <https://consult.sligococo.ie/en/submission/slg-c29-204>

Name and title **Alexander Sznajder**

On behalf of n/a

**Summary of issues**

The submission proposes a tourist attraction – Sligo Miniature World - in a building at Ballast Quay.

**Chief Executive's response**

The building in question is located in the Docklands area, to the east of the town centre.  
The area is zoned TC2 (town centre 2 - commercial and mixed uses). A tourism facility of this nature would be permissible under the zoning. No special provision is required for such a facility.  
It should be noted that the County Development Plan cannot allocate or otherwise secure funding for specific tourism projects.

**Recommendation**

**No change to the Draft Plan is required.**

## Submission 205

<https://consult.sligococo.ie/en/submission/slg-c29-205>

Name and title

**Brian Roche, Consulting Engineers**

On behalf of

**John Howley**

### Summary of issues

This submission relates to lands 2.78 ha to the northwest of the Curry village. The submission requests that the lands are re-zoned from green belt (GB) to rural village (RV) for the following reasons:

- lands can be easily served by both public water and sewer infrastructure;
- the WWTP in the village has available capacity;
- there is no flood risk on the lands;
- Curry offers a range of excellent services.

### Chief Executive's response

The subject lands are neither fully serviced (Tier 1) nor serviceable during the six-year period of the CDP 2024-2030 (Tier 2). The lands are not served by a public footpath, public watermain or public sewer. Servicing these lands would require the extension of the public watermain by approximately 70 m, together with the extension of the public sewer by circa 300 m.

In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the Draft Plan / Curry Village Plan.**

<b>Submission 206</b>	
Name and title	<b>Marcus &amp; Karen Jackson</b>
On behalf of	n/a
<b>Summary of issues</b>	
The submission relates to 0.26 ha of lands to the north-west of Gorteen village, requesting rezoning from green belt (GB) to rural village (RV).	
<b>Chief Executive's response</b>	
<p>Planning permission was granted for a housing development on an adjacent site (0.91 ha) to the north (PL23/60053 refers). The site is marked 'B' on the map included with this submission. Both this site and the site subject of this submission (marked 'A') are included in the green belt (GB) of the Draft Gorteen Village Plan.</p> <p>Having regard to the live permission on the lands to the north and given the proximity of the subject site to both existing and planned development, it is recommended that both sites (A and B) be included within the development limit and zoned Rural Village (RV).</p>	
<b>Recommendation</b>	
<b>CE-50Z-01</b>	In <b>Chapter 50 Gorteen Village Plan</b> , on the <b>Zoning Map</b> , extend the development limit and change the zoning of 0.26 ha land from GB to RV.
<b>CE-50Z-02</b>	In <b>Chapter 50 Gorteen Village Plan</b> , on the <b>Zoning Map</b> , extend the development limit and change the zoning of 0.91 ha of land from GB to RV.

## Submission 208

<https://consult.sligococo.ie/en/submission/slg-c29-208>

Name and title

**Roger Garland**

On behalf of

**Keep Ireland Open**

### Summary of issues

Roger Garland represents Keep Ireland Open which is a voluntary organisation whose primary aim is to lobby for the legal right to reasonable access to the countryside. Roger Garland makes a [95-page submission](#), indicating that its scope is “limited to access to and protection of our heritage, the countryside and the provision of walking and cycle routes for recreational purposes”.

After making observations regarding the structure and layout of the Draft Plan, noting that “some provisions are prefixed with *contribute to*”, and that “a rider on the lines of *subject to the availability of financial resources*’ is added to some policies and objectives”, the submission includes the following “Overview” on page 2:

*“The Draft fails to comply with, have regard to or take into account: Planning & Development Acts, Plans in adjoining counties, Heritage Act 1995, Heritage Ireland 2030, Development Plan Guidelines, RSES”*

The subsequent 93 pages contain **hundreds** of extracts from other county development plans, and even from the current Sligo CDP 2017-2023.

Suggestions for additional policies and objectives, which are also extracted from other development plans, do not bring anything new or specific to Sligo.

### Chief Executive’s response

It is acknowledged that the submission demonstrates a considerable research effort and the organisation’s commitment to its stated aim.

However, the Chief Executive strongly disagrees with the author’s opinion that the Draft Plan fails to comply with national legislation, regional policy and Development Plan Guidelines.

The suggested policies and objectives (extracted from other development plans) are not substantially different from those already included in the Draft Plan. Extensive quotes from legislation or minor rewording of Plan provisions would not bring additional value to the Sligo CDP 2024-2030.

### Recommendation

**No change to the Draft Plan is necessary on foot of this submission.**

## Submission 210

<https://consult.sligococo.ie/en/submission/slg-c29-210>

Name and title

**Gerard Scanlon**

On behalf of

**Adrian Haran**

### Summary of issues

The submission relates to a 0.33 ha site to the east of Ballygawley village. The submission requests that the site is zoned for residential purposes.

### Chief Executive's response

Section 5.4.4, Volume 1, Chapter 5 of the draft plan details that Ballygawley is one of the five unserved villages in the county, as it does not have adequate wastewater treatment services.

There is no present commitment by Uisce Eireann to provide the required wastewater infrastructure. In accordance with the National Policy Objective 72c (NPF), land that cannot be serviced within the life of the plan should not be zoned for development.

### Recommendation

**No change to the draft Plan / Ballygawley Village Plan.**

## Submission 212 <https://consult.sligococo.ie/en/submission/slg-c29-212>

Name and title **Peter Bowen Walsh**

On behalf of **West=On=Track**

### Summary of issues

Established in May 2003, West=On=Track is a community-based campaign in the towns, villages and cities of the West of Ireland aimed at re-opening the Western Rail Corridor, a passenger and freight railway line which runs from Sligo to Limerick.

The submission makes a series of points on this issue as follows:

- Section 9.2 of the Draft Plan references NWRA RSES RPO6.11. The submission states that two other RPOs should also be referenced here – RP6.13a and RP6.13b which refer specifically to the regeneration of the Western Rail Corridor (WRC) from Athenry to Claremorris and from Claremorris to Sligo.
- SO-TRA-2 should include a reference to the Western Rail Corridor as an integral component of a bi-modal land transport spine of the Atlantic Economic Corridor.
- The railway in Tobercurry should not be referred to as 'abandoned'. The submission states that it is officially described as "Not abandoned and required for future use by Iarnród Éireann"
- Sligo County Council should be to the fore in seeking restoration of a Sligo-Galway rail service. Suggesting the disused railway as a possible walking route is a shortsighted populist suggestion. Putting a greenway along or beside the railway would conflict with the NWRA RSES RPO's. Giving similar weighting to using the WRC 'as a greenway or a railway' is quite disproportionate.
- In the chapters on Coolaney, Tobercurry, Curry and Bellaghy there should be a heading called 'sustainable transport' with the following description underneath:
- '.....train station on the Sligo-Dublin line and the Western Rail Corridor, which has the potential to be reopened for rail transport'
- Bellaghy: Section 39.2.2. Bellaghy 39.2.2 Transport and circulation Replace the last seven words of this objective with 'as a railway'.
- B. Protect the Western Rail Corridor by preventing any type of development with the potential to compromise its future use for any type of transport-related project.
- Curry Village Plan 46.2.2 D. Protect the Western Rail Corridor by preventing any type of development with the potential to compromise its future use either as a rail link or as a greenway.
- Greenway reference is unnecessary. As with Bellaghy and elsewhere, such reference is a tacit acknowledgement by planners that the current ARUP greenway consultation will favour the railway (low hanging fruit) over any of the four other routes the consultants are obliged to suggest BEFORE route selection.

## Chief Executive's response

In Chapter 9 Transport Strategy, Section 9.2 already includes the requested reference to RPO 6.13, as evident below:

*In relation to rail connectivity, the RSES seeks the "commencement and completion of the review of the Western Rail Corridor project as a priority for passenger and freight transport" (RPO 6.11)<sup>1</sup>.*

*RPOs 6.13 to 6.17 support the extension and improvement (including electrification) of the railway to and from Sligo.*

In Chapter 29 Transport infrastructure, Section 29.6.2 Railways contains a subsection on the Western Rail Corridor. The information contained in this subsection was extracted from the Strategic Environmental Assessment Report undertaken in relation to the Draft All-Island Strategic Rail Review.

The final All-Island Strategic Rail Review report has not yet been published. Should the final report result in a change of Government policy in relation to the reopening of the WRC, this will be incorporated in the Sligo CDP by means of a variation.

In the interim period, the Development Plan will continue to reflect the relevant RPOS, but cannot amend Government policy.

## Recommendation

**No change to the Draft Plan is required.**

<sup>1</sup> The Draft All-Island Strategic Rail Review was published on 25 July 2023. The Western Rail Corridor was considered as part of an option to connect Athenry to Derry via Sligo, but not included in the final recommendations.