



Sligo County Council
Comhairle Chontae Shligigh

Sligo.

Chief Executive's Report

on submissions and observations
relating to the proposal to extend
the duration of Sligo CDP 2017-2023

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1. Reasons for the proposed extension of CDP duration

Sligo County Council formally commenced the review of its Development Plan in July 2021, four years after the adoption of the Plan, in accordance with the requirements of Section 11 of the Planning and Development Act 2000 (as amended).

The disruption to social and community life arising from restrictions introduced in relation to the Covid-19 pandemic had a negative impact and caused substantial delays in the work of Sligo County Council's Planning Section, where preliminary research relating to the review of the County Development Plan 2017-2023 (CDP) had started in 2020.

In 2021, a modification to the operation of Section 11 of the Act was introduced, having regard to Covid-19. This modification entails a procedure to extend the period to complete the review of the existing development plan and to prepare a new development plan.

The Planning Authority decided to avail of this procedure and proposed an extension of the duration of Sligo CDP 2017-2023.

2. Environmental assessments

Section 11D(2) of the Planning Act requires planning authorities to examine the potential environmental effects of a proposal to extend the duration of the development plan.

To satisfy the above requirement, a Strategic Environmental Screening Report and an Appropriate Assessment Screening Report were prepared by consultants CAAS on behalf of Sligo County Council.

Based on the conclusions of the above reports, the Planning Authority has determined that the proposed extension of the development plan's duration would not have any effects on the environment in general or extension Natura 2000 sites in particular.

The SEA Screening Report, SEA Screening Determination, AA Screening Report and AA Screening Determination were subsequently published on the County Council's Consultation Portal consult.sligococo.ie.

3. Public consultation

On 14, 15 and 16 February 2023, a notice was published in each of the three local newspapers – Sligo Champion, Sligo Weekender and the Western People.

Pursuant to Section 11D of the Planning and Development Act 2000 (as amended), the notice stated Sligo County Council's proposal to extend the duration of the existing Sligo County Development Plan 2017-2023 by up to one year, in order to complete the ongoing development plan review and to prepare and make a new development plan.

As required by the same section of the Planning Act, the notice was sent to prescribed bodies. The Development Planning Unit notified organisations such as the Sligo LCDC, Enterprise Ireland, IDA, LEO, PPN, as well as TDs and Senators, in addition to the elected members of Sligo County Council.

The proposal to extend the duration of the development plan was subject to public consultation from 17 February to 17 March 2023 (four weeks), under the title “Proposed Variation No. 2 of Sligo CDP 2017-2023”.

The environmental reports and Planning Authority determinations were made available for viewing and download from the County Council’s Consultation Portal consult.sligococo.ie, which facilitates both the making of an observation and the viewing of other persons’ or state bodies’ submissions/observations.

4. Chief Executive’s Report requirements

In accordance with paragraph (5) of Section 11D of the Planning Act, the Chief Executive must prepare a report on any submissions received during public consultation and submit it to the elected members within 8 weeks from the date of the public notice (in this case, by 14 April 2023).

The Chief Executive’s Report must:

- i. list the persons or bodies who made submissions or observations;
- ii. provide a summary of the issues raised in the submissions and observations made by in relation to the proposal to extend the duration of the existing development plan, and
- iii. give the response of the Chief Executive to the issues raised.

Section 6 of this report presents the summaries of submissions and the Chief Executive’s opinions regarding the issues raised in these submissions.

Section 7 sets out the **overall recommendation of Chief Executive.**

5. What happens next

After the receipt of this Report, the members will consider the proposed extension of the duration of the existing development plan and the Chief Executive’s Report.

Reasons for the proposed extension

Paragraph (6) of Section 11D specifies that in considering whether to extend the duration of the development plan, the members shall be restricted to considering the reasons given for the proposed extension, and any potential significant effects on the environment (including European/Natura 2000 sites).

The reasons were clearly stated in the public notice as follows:

“... Pursuant Section 11D of the Planning and Development Act 2000 (as amended) ... the Planning Authority proposes to extend the duration of the existing Development

Plan in order to provide a further period of one year to complete the development plan review and to prepare and make a new development plan”.

The reasons were further detailed on the Consultation Portal:

“Since the adoption of the current CDP in 2017, exceptional events such as the Covid-19 pandemic have caused unprecedented disruption in society, resulting in negative impacts on the review of the development plan and the preparation of a new Draft Sligo CDP.

The current CDP is due to expire in July 2023. **In order to allow for the preparation of the new CDP to be completed in 2024, it will be necessary to extend the life of the current CDP by up to 12 months, until July 2024.**

Such extension will ensure that the zoning and development objectives of the CDP remain in force until the new Plan is adopted.”

Potential significant effects on the environment

The environmental reports and associated screening determinations indicated that the proposal to extend the duration of the development plan was not likely to have any effects on the environment or any adverse effects on the integrity of a European/Natura 2000 site.

Decision of the elected members

Paragraph (9)(b) of Section 11D of the Planning Act specifies that

“The members of the authority, having considered the proposed extension of the duration of the existing development plan and the chief executive’s report may decide, **by a vote in favour of the resolution by a simple majority of the members of the planning authority concerned present at an ordinary or special meeting**, to extend the duration of the existing development plan for a period not exceeding one year.

6. Summary of submissions

In total, ten submissions were received during the consultation period. There were seven submissions from prescribed bodies, two submissions from individuals and one submission from planning consultants on behalf of a private company.

Six submissions did not make any observations or had no objections and three did not relate to the proposal which was subject to public consultation.

The submission received from the Office of the Planning Regulator expressed support for the Planning Authority's proposal to extend the duration of the current Sligo County Development Plan 2017-2023.

The following pages contain the summary of submissions and the Chief Executive's corresponding opinions.

List of submissions received during public consultation

Ref. no.	Date received	Name	on behalf of (where applicable)	Address
1	27 February 2023	Alan Hanlon	Department of Education	Tullamore (Co. Offaly)
2	2 March 2023	Elaine Heneghan	Uisce Eireann/Irish Water	Dublin
3	3 March 2023	Lee Kelly	Environmental Protection Agency (EPA)	Iniscarra (Co. Cork)
4	9 March 2023	Gary Mackin	Dublin Airport, DAA Head Office	Co. Dublin
5	13 March 2023	Muireann Walsh	Transport Infrastructure Ireland (TII)	Dublin
6	14 March 2023	David Minton	Northern & Western Regional Assembly (NWRA)	Ballaghaderreen (Co. Roscommon)
7	15 March 2023	Áine Nic Amhlaidh	n/a	Co. Sligo
8	16 March 2023	Manahan Planners	Diamond Coast Hospitality Ltd.	Enniscrone (Co. Sligo)
9	16 March 2023	Cathal O'Connor	n/a	Sligo
10	16 March 2023	Anne-Marie O'Connor	Office of the Planning Regulator (OPR)	Dublin

Submission no. 1

27 February 2023

Alan Hanlon

Statutory Plans, Forward Planning Section
on behalf of the Department of Education

The Department of Education acknowledges the proposed variation and notes that the purpose is to extend the duration of the current CDP by up to 12 months, from July 2023 to July 2024, in order to allow the completion of the new CDP.

The Department indicates that it will continue to work closely with the Council during the preparation of the new County Development Plan.

Opinion

The Department's advice is noted. There are no implications for the proposal to extend the duration of the current CDP.

Submission no. 2

2 March 2023

Elaine Heneghan, Regional Forward Planning Specialist
on behalf of Uisce Éireann/Irish Water

Uisce Éireann acknowledges the notification in respect of the proposal to extend the duration of the existing development plan to July 2024. There is no objection and no further comments on his proposal.

It is indicated that Uisce Éireann will continue to engage with Sligo County Council to support the preparation of the next CDP.

Opinion

The advice is noted. There are no implications for the proposal to extend the duration of the current CDP.

Submission no. 3

3 March 2023

Lee Kelly

Strategic Environmental Assessment Unit, Office of Evidence and Assessment
on behalf of the Environmental Protection Agency (EPA)

The EPA acknowledges the Council's notice relating to the proposal to extend the duration of the current CDP, and the associated SEA screening.

The Agency indicates that, as a statutory environmental authority under the SEA Regulations, it focuses on promoting the full and transparent integration of the findings of the Environmental Assessment into plans and programmes.

The EPA indicates that it provides a "self-service approach" for land use plans at county and local level, through the guidance document [SEA of Local Authority Land Use Plans – EPA](#)

[Recommendations and Resources](#). The Agency recommends that the Planning Authority takes this document into account in making a screening determination.

Guidance and resources available from the EPA website are listed in the submission, which does not make any specific comments or observations on the Council's proposal to extend the duration of the CDP.

Opinion

The EPA's advice is noted. There are no implications for the proposal to extend the duration of the current CDP.

Submission no. 4

9 March 2023

Gary Mackin, Statutory Planner
on behalf of Dublin Airport, DAA Head Office

The DAA indicates that it has no comments in respect of the Proposed Variation No. 2 of Sligo CDP, other than to recommend consultation with the IAA and the IAA-ANSP.

Opinion

The DAA's advice is noted. It is also noted that the Planning and Development Regulations 2001 (as amended) continue to list the Dublin Airport Authority as a prescribed body for the purpose of Sections 11, 1 and 13 of the Planning and Development Act 2000 (as amended).

The Irish Aviation Authority (IAA) carries out a range of operational and regulatory functions and services on behalf of the State relating to the safety and technical aspects of civil aviation. The recommendation to consult with the IAA is, however, welcome. The IAA will be included among the state bodies to be consulted on the forthcoming Draft CDP.

The submission from the DAA has no implications for the proposal to extend the duration of the current CDP.

Submission no. 5

13 March 2023

Muireann Walsh, Regulatory & Administration Unit
on behalf of Transport Infrastructure Ireland (TII)

The TII acknowledges the notification and indicates that it has no specific observations to make in relation to the referral of the Proposed Variation No. 2 of Sligo County Development Plan 2017-2023.

Opinion

The advice is noted. There are no implications for the proposal to extend the duration of the current CDP.

Submission no. 6

14 March 2023

David Minton, Director

on behalf of the Northern & Western Regional Assembly (NWRA)

The submission acknowledges that the planning authority considers it necessary to extend the life of the current CDP by up to 12 months, until July 2024, to allow for the preparation of the new County Development Plan to be completed in 2024 - such extension being necessary to ensure that the zoning and development objectives of the CDP remain in force until the new plan is adopted.

The NWRA notes the conclusions of the SEA and AA Screening Reports and the respective screening determinations.

The Planning Authority's intention to extend the duration of the current plan is considered in compliance with Section 11D(2) of the Planning and Development Act 2000, as amended.

The Regional Assembly has no objection to the proposed extension of duration of the current CDP.

Opinion

The NWRA's advice is noted. There are no implications for the proposal to extend the duration of the current CDP.

Submission no. 7

15 March 2020

Áine Nic Amhlaidh

The submission objects to the "reclassification of Strandhill as a REGIONAL GROWTH CENTRE per recommendation by David Minton, NWRA, without addressing the EU Habitats' Directive mandatory requirements as well as procedural requirements under Section 28 of the Planning Act and public consultation procedures".

The letter continues with details on Strandhill, including visitor numbers and the effect of tourism on the sensitive local environment, archaeological and cultural heritage.

Enclosed with the letter is a submission made by the NWRA in 2020, during public consultation on the (now adopted) Variation No. 1 of Sligo CDP, which ensured the alignment of the development plan with the provisions of the National Planning Framework and those of the NWRA's Regional Spatial and Economic Strategy.

Opinion

The submission made by Ms. Nic Amhlaidh on 15 March 2023 does not relate to the proposal to extend the duration of the current development plan under Section 11D of the Planning and Development Act 2000 (As amended).

There are no implications for the proposal to extend the duration of the current CDP.

Submission no. 8

16 March 2023

Tony Manahan, Manahan Planners
on behalf of Diamond Coast Hospitality Ltd.

The submission seeks the rezoning of lands and expansion of the development limit at Bartragh, Enniscrone, as part of the forthcoming Draft CDP.

Opinion

The submission does not relate to the proposal to extend the duration of the current development plan under Section 11D of the Planning and Development Act 2000 (As amended).

There are no implications for the proposal to extend the duration of the current CDP.

Submission no. 9

16 March 2023

Cathal O'Connor

The submission discusses the availability of land zoned for residential use in Sligo and the current housing demand, essentially arguing for an increase in the amount of zoned land.

Opinion

The submission does not relate to the proposal to extend the duration of the current development plan under Section 11D of the Planning and Development Act 2000 (As amended).

There are no implications for the proposal to extend the duration of the current CDP.

Submission no. 10

16 March 2023

Anne Marie O'Connor, Deputy Regulator and Director of Plans Evaluations
on behalf of the Office of the Planning Regulator

The Office of the Planning Regulator acknowledges the notice issued by Sligo County Council pursuant to Section 11D of the Planning and Development Act 2000 (as amended), and the subsequent e-mail confirmation that the proposal to extend is not a variation of the development plan under Section 13 of the Act.

The submission indicates that, while it is a matter for the Planning Authority to ensure compliance with the procedural requirements of Section 11D of the Act, the OPR supports the proposal to extend the duration of the Sligo County Development Plan 2017-2023.

Opinion

The OPR's comments are noted. The Planning Authority welcomes the Office's support for the proposal to extend the duration of the current CDP.

7. Chief Executive's overall recommendation

Based on the submissions received during the four weeks of public consultation, it is considered that the proposal to extend the duration of the current Sligo County Development Plan 2017-2023 is acceptable in general and specifically supported by the Office of the Planning Regulator.

Any issues raised in submissions, which were not related to the subject of this public consultation, will be taken into consideration as part of the preparation of the new Draft CDP.

The overall recommendation of the Chief Executive is that the elected members should decide in favour of a resolution to extend the duration of the existing development plan for a period not exceeding one year, i.e. up to July 2024.