

Planning Cover Report

Proposed Residential
Development at Cairns
Road, Co. Sligo





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1. INTRODUCTION

1.1 Preamble

This Planning Report has been prepared on behalf of Novot Holdings Ltd., (the applicant), to accompany a planning application for the proposed residential development of 74 no. units, at Cairns Road, Co. Sligo. The purpose of this Planning Report is to outline the background to the development, the key elements of the proposal and to demonstrate that the development complies with all relevant development plan provisions and is in accordance with the proper planning and sustainable development of the area. This Planning Report is intended to assist the Planning Authority with the assessment of the application by providing a summary of the content and context of the overall proposal.

This report provides a comprehensive assessment of the proposed development’s consistency with the relevant planning policy documents at national, regional and local levels. The following policy documents are considered in the main body of the report :

- Project Ireland 2040 National Planning Framework;
- Urban Development and Building Heights Guidelines for Planning Authorities (December 2018)
- Sustainable Urban Housing – Design Standards for New Apartments, Guidelines for Planning Authorities (2018);
- Sustainable Residential Development in Urban Areas Guidelines 2009 and the associated Urban Design Manual;
- Smarter Travel – A New Transport Policy for Ireland (2009-2020);
- Design Manual for Urban Roads and Streets (2013);
- Regional Planning Guidelines for the West Region 2010-2022;
- Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly;
- Sligo County Development Plan (SCDP) 2017-2023
- Sligo and Environs Development Plan 2010-2016

1.2 Project Team

The applicant, Novot Holdings Ltd., has appointed MKO Planning and Environmental Consultants, in association with Douglas Wallace Architects, Jennings O’Donovan and Partners Consulting Engineers and Fado Archaeologists to apply to Sligo County Council for permission for the proposed development as outlined above and detailed further in **Section 5.1** of this Report.

1.3 Report Structure

- | | |
|------------------|--|
| Section 1 | Outlines the preamble, the design team, and the report structure. |
| Section 2 | Provides an overview of the site’s context and description, including ecology, cultural heritage and archaeology, access, flooding, and landscape character. |
| Section 3 | Outlines the planning history on the subject site and the planning history related to the vicinity of the site. |
| Section 4 | Details the pre-application consultation discussions Sligo County Council which have informed and shaped the proposed development. |
| Section 5 | Provides a detailed description of the proposed development. |



- Section 6** Provides an overview of the relevant National, Regional, and Local planning policy framework.
- Section 7** Provides an outline of the land use zoning objective.
- Section 8** Provides a detailed assessment of the proposed development.
- Section 9** Draws out and summarises the key features of the proposed development, in addition to providing a concluding statement on the proposed scheme's contribution to the proper planning and development of the area

2. SITE CONTEXT

2.1 Site Location

The subject site is located approximately 3km south of Sligo Town, in the Townland of Carns (see **Figure 1**). The subject site is accessible from the eastern boundary via the Cairns Road (L3602), with pedestrian/cycle access via the existing residential developments; The Oaks, Hilltop Park, through to the adjacent Ardcairn development, located to the north of the subject site itself. From the access point to Ardcairn, the site has footpath connectivity to Sligo Town, with a designated cycle path commencing at the junction between Cairns Road and the Pearse Road (N287), adjacent to Markievicz Park. The area is predominantly residential in nature, with the Hawthorns Residential Development and the Carraroe Retail Park located adjacent to the west, though not directly connected to the site itself at present.

The immediate area of the application site is currently characterised by dispersed single housing on large plots, along with medium-high density residential estates located adjacent to the site. The area is characterised by existing and emerging residential development. The proposed development is responsive to the site context and is in keeping with the existing character, amenity, environment and landscape of the surrounding area. The character of the area is becoming increasingly urban in nature with emerging residential development. The scheme as proposed conforms with the surrounding area in terms of its scale, height, massing, building line and housing mix.



Figure 1. Indicative Site Location (Source: MyPlan.ie. Edited by MKO)



Figure 2 Location of Subject Site (Source: Images provided by MKO)



Figure 3 Location of Subject Site (Source: Images provided by MKO)

2.2 Site Description

The subject site is located approximately 1.6km from the Garvoge River and Lough Gill. The subject site extends to c. 2.1 hectares, see **Figure 4**. The levels on site vary from a high of 81m MOD to a low of 75mOD. The difference in levels is approximately 6 metres across the site. The highest part of the site is to the east while the lowest area on site is the southwest section of the site. The site is considered an infill site in a suburban location with built residential development on all sides. To the north-east of the site there is an existing single dwelling house, driveway, outbuildings/ sheds and rear garden/ paddock area. The site is currently used intermittently for agricultural grazing.

With regard to the topography of the site, the higher portion of land is located along the northeastern boundary and the levels fall towards the south western boundary of the site. Overall the site can be considered relatively level. Dry stone walls and hedgerows demarcate field boundaries and are a common landscape feature in the area. There are no protected structures or archaeological monuments located within the application site.



Figure 4 Indicative Site Boundary (Source: Bing Maps. Edited by MKO. Refer to Architects Drawings for accurate site boundary)

2.2.1 Connectivity to Services and Amenities

The proposed development site is well connected to a wide range of local services and amenities within both walking and cycling distance. Sligo Town centre is located only 3km from the site, making it a proximate location that has good vehicular, pedestrian and cycle connectivity from the site. **Figure 3** illustrates the connectivity of the subject site in relation to the wider area and Sligo Town.

The subject site is easily accessible to a number of amenities and services, as outlined within **Table 1**. In terms of public transport and connections to sustainable methods of travel, the site is located within

close proximity to 2 no. bus stops. The Sligo S1 bus stop is located approximately 400m from the proposed vehicular entrance of the site, and 500m from the proposed pedestrian access through Ardcairn. The S1 bus stop serves Sligo Town and operates 7 days a week, with 20 no. stops throughout the town as far as the Cartron area to the north of the town, see **Figure 4**. This service is well utilised by local residents and will aid the residents of the proposed development to utilise public transport for short journeys within Sligo Town.

Furthermore, the site is located in proximity to the Bus Eireann Route 458 – Ballina to Enniskillen bus. This bus stop is located adjacent to the Sligo Park Hotel and Leisure Club which is located 850m from the proposed Ardcairn pedestrian entrance and 1km from the proposed vehicular entrance on to Cairns Road. The 458 Route operates 7 days a week, between 7am to 10pm Monday to Friday and 10am to 10pm on both Saturdays and Sundays.



Figure 5 Connectivity Map (Source: MyPlan.ie. Edited by MKO)

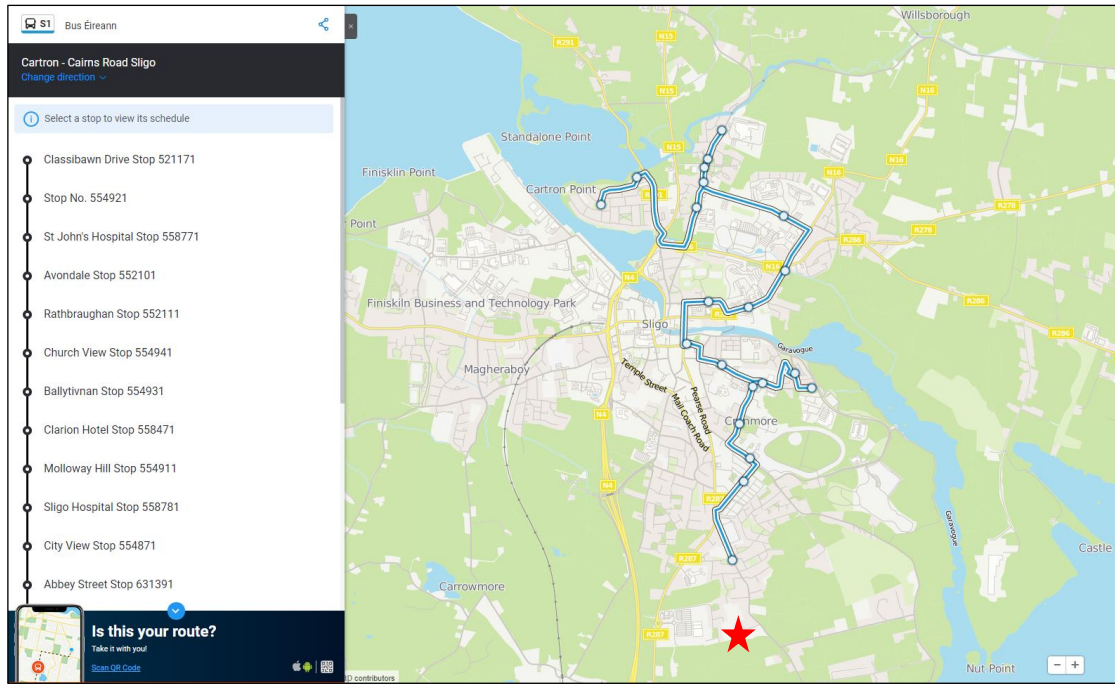


Figure 6 Connectivity of the site to S1 Sligo Bus Route (Source: Moovitapp.com. Edited by MKO)

Table 1. Services and Amenities within close proximity to the subject site (approximate distances not confirmed by MKO)

Amenity/Service	Distance	Walking Time	Walking Time
Markievicz Park (GAA stadium)	550m	6minutes	1-2minutes
Mace Convenience Foodstore	550m	6minutes	1-2minutes
Sligo Clinic	700m	8minutes	2-3minutes
Sligo Clinic	700m	8 minutes	2-3minutes
Sligo Park Hotel and Leisure Club	850m	10minutes	3minutes
Lannon's Late Night Pharmacy	850m	10minutes	3minutes
Gala 24-hour service station	1.2km	14 minutes	4minutes
Mercy College	1.9km	21minutes	6minutes
Sligo City Church	1.9km	21minutes	6minutes
Dunnes Stores	2.5km	27minutes	7minutes

2.2.2 Ecology

Figure 5 illustrates the location of the subject site with regard to the ecological designated sites outlined below.



Figure 7 Ecological Designations within proximity of the site (Source: MyPlan.ie. Edited by MKO)

With regard to ecological designated sites, the subject site is located within the proximity of the following;

- Lough Gill pNHA (Site Code 001976) – approximately 1.6km east
- Lough Gill SAC (Site Code 001976) – approximately 1.6km east
- Cummeen Strand SPA (Site Code 004035) – approximately 2.3km north
- Cummeen Strand/Drumcliff Bay (Sligo Bay) pNHA (Site Code 000627) – approximately 2.3km north
- Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (Site Code 000627) – approximately 2.3km north

The proposed development will not impact upon any of the sites as listed above. Please refer to the following Reports prepared by MKO for more details:

- Appropriate Assessment Screening Report,
- Natura Impact Statement,
- Ecological Impact Assessment Report.

2.2.3 Flooding

A review of Floodinfo.ie outlines that the subject site is not located on or directly proximate to a flood zone area. There are also no recorded past flooding events on/near to the subject site. The proposed development will not impact or be impacted upon by any recognised flood zone/potential flooding.

2.2.4 Cultural Heritage and Archaeology

There are no archaeological sites or sites of cultural heritage on the subject site. Within a 500metre radius of the subject site are the following sites recorded by the National Monuments Service;

- SL014-226 – Ringfort – c. 100metres north
- SL014-230 – Ringfort – c. 150metres south-east
- SL014-225 – Ringfort – c. 240metres north-west

The proposed development will not have any direct impact on any of the sites listed above. Please refer to the Archaeological Assessment prepared by Fado Archaeology for more details.

2.2.5 Landscape Character

The subject site is located within a landscape character area that is located between the Urban landscape of Sligo Town and an area that is considered a ‘Normal Rural Landscape’. Normal Rural Landscapes as per the *Sligo County Development Plan 2017-2023*. *The following description applies: “Which generally have the capacity to absorb a wide range of new development forms – these are largely farming areas and cover most of the County”.*

The proposed development will not have an impact on any protected or scenic views and is not proposed to have a negative impact on the overall character of the surrounding landscape. Please refer to the Landscape Visual Impact Assessment prepared by MKO for more details.

3. PLANNING HISTORY

A review of the Sligo County Council online planning portal identifies the following planning history related to the site, with regard to;

1. Planning History on the Subject Site (**Table 2**).
2. Relevant Planning History in the Vicinity (**Table 3**).

3.1 Planning History on Subject Site

Table 2. Planning history on the subject site

Pl. Ref	Description	Applicant	Decision
08/14	Permission for erection of 12 no. house type "C" two storey semi-detached, 12 no. house type "D" two storey semi-detached, 24 no. house type "A" two storey block of three, 22 no. house type "B" two storey semi-detached, 1 no. house type "E" two storey detached house and all associated site works plus outline permission for erection of 2 no. detached houses on sites no. 1 and 15 and all associated site works.	Burjon Ltd.	Incomplete Application
99/4	Permission for erecting 23 no two-storey detached houses & 10 no terraced type houses with associates site works, roads, sewers & rising main to local authority foul sewer, & outline permission to develop 13 no. sites & associated siteworks	Burjon Ltd.	Incomplete Application
97/380	the construction of 34 no. dwellinghouses on an enlarged site (previous planning application reference no. 97/380 refers)	Leaderville Limited.	Withdrawn

3.2

Planning History in the Vicinity

Table 3. Planning history in the vicinity of the subject site

Pl. Ref	Description	Applicant	Decision
08/886	(1) outline permission for twenty one no detached houses, (2) permission for ninety seven no houses consisting of thrity number type "C" (blocks of two), sixteen type "F" (blocks of four), eighteen type "D" (blocks of two), twenty one type "A" (blocks of three), twelve type "B" semi detached plus one creche (362sqm) with four no apartments at first floor level plus roads, reservoir, sewers and all associated site works including demolition of existing dwelling	Burjon Ltd.	Refused 14/01/2009
04/1072 (The Hawthorns)	Parent Planning permission for the construction of a 324sqm crèche facility and 122 dwellings consisting of 10 no. 4-bedroom detached houses, 68 no. 3-bedroom semi-detached houses, 16 no. 4-bed semi-detached and 28 no. terraced houses together with all associated site works at Tullynagracken North, Carrowroe, Co Sligo (plus amended applications 06/100, 06/530, 06/892, 07/1147, 07/596, 07/70116)	Waterlane Developments Ltd.	Granted permission subject to 21 no. conditions 26/08/2005.
03/358	demolish existing dwelling house and to construct thirty-five number houses consisting of one number detached house, twenty-eight number semi-detached houses and six number houses in blocks of three, plus all associated site works including construction of reservoir; also outline permission for one number detached house on site number 36. It is now proposed to reduce the site area and obtain planning permission for twenty-nine houses consisting of three number detached houses, twenty number semi-detached houses and six number houses in blocks of three plus all associated site works including construction of reservoir and demolition of existing dwelling.	Burjon Ltd.,	Granted permission subject to 31 no conditions Refused by An Bord Pleanala 01/12/2004 PL21.208174
00/904	Parent Permission for erection of a retail warehouse park incorporating 12 no.	Patrick J. Doherty	Granted permission

Pl. Ref	Description	Applicant	Decision
(Carraroe Retail Park)	units of 14,864 square metres total gross floor space; erection of a DIY store and garden centre of 5,574 square metres gross floorspace; erection of a leisure unit of 4,180 square metres etc (plus 03/86, 03/314, 03,487, 04,383, 04/695, 04/1450, 04/1451, 05/77, 05/335, 05/439, 05/546, 06/628, 07/350, 08/224)		subject to 26 no. conditions 03/02/2003.

4. PRE-APP CONSULTATION

The applicant and design team have participated in 2 no. pre-app consultation with Sligo County Council. The details of the consultations are outlined in the sections below. Meeting minutes for both consultations can be found in **Appendix 1**.

4.1 Pre-App Consultation 1 – 17th November 2021

An initial pre-application consultation with Sligo County Council planners Mairead O’Hara and Ian Bailey took place on Wednesday the 17th of November 2021 via Microsoft Teams. The Planning Authority were introduced to the design team and the overall scheme of the proposed development. The design team introduced a 74-no. unit residential development, as outlined in the Site Layout Plan prepared by Douglas Wallace Architects in **Figure 8**.



Figure 8 Initial Site Layout presented to Sligo County Council prior to the initial pre planning consultation

The discussion was focused on the following items, please refer to the meeting minutes included in **Appendix 1** for more details.

- Setting the Planning Scene; identifying the site, relevant planning policy, zoning objectives, connectivity and access, ecological and landscape characterisations.
- The Material Contravention process,
- The contents of the planning report and the application pack,
- The architectural design approach, which will include incorporation of DMURS, the Sustainable Residential Development in Urban Areas and the Urban Design Manual 12 Design Criteria of the DoECLG's Urban Design Manual,
- Site Services which will be provided for by Jennings O'Donovan Consulting Engineers. This will include an Engineering Civils Report, a Transport and Traffic Assessment, Irish Water Connection Compliance, and a full pack of engineering drawings.

Sligo County Council welcomed the engagement and were appreciative of the opportunity for a collaborative approach for the proposed development and the application. A number of design changes were made following the first pre planning meeting, and advisory comments which were taken on board by the design teams, such as:

- The Council requested that a Landscape Visual Impact Assessment was included with the application. This has been prepared by MKO and accompanies the application,
- The units that adjoin the existing Ardcairn were changed to dormer style dwellings to create a better link between the two developments,
- Welcomes a landscaping scheme to be presented to the Council, a landscaping plan was prepared by Douglas Wallace Architects, please refer to Dwg. No. PL-400 Proposed Landscape Plan for more details,
- Consideration to the open space areas needs to be given more detail, following the first meeting the open space was redesigned and a pocket park and playground was included in the design, refer to Dwg. No. PL 004 Proposed Site Layout Plan and Dwg. No. PL-400 Proposed Landscape Plan for more details,
- Provide justification toward the higher density on this site, please refer to Section 8.1.1 of this Report for more details.

4.2 Pre-App Consultation 2 – 16th December 2021

A second pre-application consultation with Sligo County Council took place on Thursday the 16th December 2021 via Microsoft Teams. The Planning Authority were updated on the design process, and any further feedback was welcomed. The design team issued an updated design, see **Figure 9**.



Figure 9 Second Site Layout presented to Sligo County Council prior to the second pre planning consultation

The discussion was focused on the following items, please refer to Appendix 1 for more details.

- The updated design of the development,
- The provision for Part V requirements – please refer to Section 5.2 of this Report for more details on the Part V proposals
- Connectivity and access, the Council proposed that a pedestrian or vehicular access was considered to the south of the site to connect to the Hawthorn residential development and the Carraroe Retail Park. Please refer to Section 2.2.1 of this Report for more details on the connectivity of the proposed development,
- The design team ensured that engagement with the Roads Engineers at Sligo County Council regarding the above point,
- It was outlined by the design team that an LVIA would be prepared, and the Council requested that they see sight of the chosen viewpoints prior to proceeding with the LVIA Report.

4.3 Community Consultation

As part of the pre-planning stage, the applicant engaged with a number of residents residing in adjacent locations to the proposed development. In total, there were 29 no. local residents consulted with by the applicant, see **Figure 10** below for house references. Each resident was issued with a ‘Community Information Circular’ that outlined a brief development description, and site layout plan for reference background information to the applicant Novot Holdings Ltd., a project timeline, and contact information for the applicant in order to allow the residents to offer any feedback that they might have. The Community Information Circular document can be found in **Appendix 2**.



Figure 10 Extent of local residents consulted in community consultation carried out by applicant

The community consultation exercise carried out by the applicant outlined that whilst there is a significant amount of support for the proposed development, there were some areas of concern from a small number of the local residents. The main areas of concerns were outlined as follows:

- > Location of the site access,
- > Safety and volume of traffic on Cairns Road and the subject site,
- > Potential loss of views,
- > Privacy Concerns,
- > Impact on water pressure.

5. PROPOSED DEVELOPMENT

5.1 Development Description

The proposed development description as per the public notices is as follows:

We, Novot Holdings Ltd., intend to apply for permission for development on a site which extends to c. 2.1ha on lands located on the Cairns Road, Sligo, Co. Sligo.

The development will consist of:

1) Construction of 74 no. residential units comprising:

- 5 no. 1-bed own-door apartments,
- 19 no. 2-bed own-door apartments,
- 8 no. 3-bed terrace houses,
- 14 no. 3-bed semi-detached houses,

- 2 no. 4-bed terrace houses,
- 26 no. 4-bed semi-detached houses.

2) Provision of all associated surface water and foul drainage services and connections with all associated site works and ancillary services.

3) Pedestrian, cycle, and vehicular access/egress with Cairns Road, and pedestrian and cycle access/egress with the adjoining Ardcairn residential estate.

4) Provision of public open space, communal open space, private open space, site landscaping, public lighting, refuse storage, resident and visitor car parking including electric vehicle charging points, bicycle parking, boundary treatments, and all associated site development works.

5) Demolition of existing bungalow dwellinghouse and outbuildings located to the north-east of the development site.

6) This application is accompanied with a Natura Impact Statement (NIS).

5.2 Key Planning Statistics

Table 4 outlines the key planning statistics for the proposed development.

Table 4. Key Planning Statistics

Description of Area/Unit	Sqm/No/Plot Ratio
Gross Site Area	22,434 sqm 2.2 hectares
Net Site Area	21,184 sqm 2.1 hectares
Units	74 no. units
Units per Hectare	35
Gross Area of Buildings	8674m ²
Site Coverage	0.22:1
Plot Ratio	38:1
Open Space (m ²)	3,366 sq.m
Open Space %	15.7%
Total number of car parking spaces	124 no. spaces
Car Parking	28 No. 4 Bedroom Houses x 2 space per unit = 56 No. units 22 No. 3 Bedroom Houses x 2 space per unit = 44 No. units 24 No. 1 & 2 Bedroom Units x 1 space per unit = 24 No. units

Description of Area/Unit	Sqm/No/Plot Ratio
Total number of bicycle parking spaces	130 no. spaces
Bicycle Parking	5 No. 1 Bedroom Apartments x 1 space per unit = 5 No. spaces 19 No. 2 Bedroom Apartments x 2 spaces per unit = 38 No. spaces 24 Apartment Units x 0.5 visitor space per unit = 12 No. spaces 22 No. 3-Bedroom Apartments x 1 space per unit = 22 No. spaces 28 No. 4-Bedroom Houses x 2 space per unit = 28 No. spaces 50 House Units x 0.5 visitor space per unit = 25 No. spaces

5.3 Unit Types

Table 5 and Table 6 outlines the breakdown of unit types within the proposed development.

Table 5. Unit Types

Unit Type and Description	No.
1-bedroom own-door apartment	5
2-bedroom own-door apartment	19
3-bedroom terrace houses	8
3-bedroom semi-detached houses	14
4-bedroom terrace houses	2
4-bedroom semi-detached houses	26
Total	74 no. units

The breakdown of unit types in greater detail is outlined within the **Dwg. No. PL-010 Schedule of Areas** prepared by Douglas Wallace Architects.

5.4 Development Design

5.4.1 Open Space

5.4.1.1 Public Open Space

The proposed development offers an open space provision of 15.7% (3,366 sqm. in total). There are 3 no. areas of public open space; the central public amenity area (south/centre of the site), the pocket park (to the north of the site), and a landscaped open space area (to the east/entrance of the site).

The site development is designed around a central public amenity area (extending to c. 2,263 sqm.). The Southern Homezone Area, identified by the House Types A, B, and C (4-bed units), envelopes around the central public amenity area, which has been designed to a high-quality standard, creating a safe, multi-usage, and accessible area that can be utilised by all residents. This area, as depicted below in **Figure 11**, comprises a children’s playground of natural woodchip, pergola and paved area, public seating, communal green areas, and Sheffield bicycle parking.



Figure 11 Visualisation of the Central Amenity Area (prepared by Douglas Wallace Architects)

The pocket park located within the Northern Homezone Area, identified by House Types D, E, F, G (3-bed and 4-bed units) and the new pedestrian and cycle connection through the Ardcairn Estate, extends to an area of 233 sqm. The pocket park comprises an open green area, paved area, and is landscaped with amenity trees

The public space located adjacent to the development entrance to the Cairns Road offers a landscaped tree lined avenue that creates an inviting space to the sites entrance. This open space extends to 954 sqm and will also feature existing mature boundary trees that are to be retained.

5.4.1.2 Private Open Space

Of the 50 no. houses within the proposed development, all meet the minimum garden depth of 11metres, and of the proposed houses, 47 no. of those meet the requirement of the minimum size of a rear garden of 75 sqm. Where the 3 no. properties do not meet this minimum standard (Unit No. 1 = 67 sqm, Unit No. 34 = 65sqm and Unit No. 49 = 69sqm).

Where rear gardens back onto existing residential development, a 2m high blockwork wall has been designed to ensure adequate residential amenity and privacy (please refer to Dwg. No. PL-401 Boundary Treatment Plan and Dwg. No. PL-403 Proposed Boundary Details Sheet 2 prepared by Douglas Wallace Architects for more details).

5.4.1.3 Communal Open Space

The 1-bed and 2-bed apartments and duplexes located to the north-east of the proposed development provide a large communal open space area for the residents of these units. The minimum area required is 151sqm, the proposed development includes for 737sqm of communal open space. This area of

private/communal open space has been designed as a high-quality usable space that will individually serve the apartments and duplex blocks. The plan features communal green areas, street front trees, communal bin storage, and 44 no. Sheffield bicycle storage stands for the residents (please refer to Dwg. No. PL-405 Bins and Bike Store prepared by Douglas Wallace Architects for more details).

5.4.2 Landscape

A comprehensive landscape plan has been designed for the public realm by Douglas Wallace Consultants. The landscaped public open spaces, home-zone courtyards, streetscapes, communal areas and streetscapes will incorporate a combination of quality hard landscaping, dense planting, specimen trees, seating, lighting and play areas. The landscape concept for the development will be a coherent, robust, long lasting and inspiring design solution. Taking a 'site specific' approach the intention is to create an innovative and creative solution that is appropriate for the environment and caters for the needs of all the end users equally. (Please refer to Dwg. No PL-400 Proposed Landscape Plan prepared by Douglas Wallace Architects for more details)

5.4.2.1 Boundary Treatments

Existing boundary treatments are to be reinforced and augmented with appropriate new structures and planting to the other western, southern and eastern boundaries of the site. (Please refer to Dwg No. PL-402/403 for details of boundary treatments.

5.4.3 Car and Bicycle Parking

Car parking provision strategy for this development is based on adherence to the applicable Development Plan standards for the house and apartment units. The proposed development includes car parking provision based on the following ratios:

- › 2 car parking spaces per 4-bedroom house
- › 2 car parking spaces per 3-bedroom house
- › 1 car parking space per 1-bedroom apartment
- › 1 car parking space per 2-bedroom apartment

A total of 124 No. car parking spaces are proposed for the development, which complies with the Development Plan requirements.

It is proposed to provide bicycle parking at a rate of 1 space per bedroom for the apartment units, as per national standards. In addition, in line with national standards for apartments, visitor bicycle parking is proposed at a rate of 1 space per every 2 units. This gives a total proviso of 50 No. bicycle space for the apartment/ duplex blocks (Block H & Block J).

It is proposed to provide bicycle parking at a rate of 1 space per dwelling for the house units as per the requirements set out in *Table 16C* of the Development Plan. This means there is provision for 50No. residential bicycle spaces proposed (for the 14 No. 3-bedroom houses and 36 no.4-bedroom houses) for the dwelling houses.

The total proposed bicycle parking provision is 130No. bicycle spaces on site, made up of 88 residential spaces and 37No., visitor spaces.

5.4.4 Access

The proposed development has direct access to the Cairns Road (L3602) to the east, with vehicular, pedestrian, and cycle access and egress available at this location. To the north-west of the development,

located within the Northern Homezone Area, is a proposed pedestrian and cycle access through the existing Ardcairn residential development. Throughout the site within the design of the proposed development, the layout of the site and pathway network encourages pedestrian and cycle movement in an east to west pattern of movement. **Section 2.2.1** of this Report outlines in detail connectivity to services and amenities that are facilitated by the access to the development in these locations.

5.4.5 Refuse

All semi-detached units within the development will have individual refuse wheelie bins, with side access to the rear gardens. The duplex/apartment units and terraced units will have specific purpose-built recycling and refuse storage facilities that will be positioned in accessible locations to all residents of these units, located close to unit entrances. There are 2 no. bin storage locations; Bin Store 1 will serve block J and H apartments/duplexes and will comprise of communal refuse bins, Bin Store 2 will serve the terrace units 34, 45, 48, and 49, where there is no side access to rear gardens and will comprise of wheelie bin storage space (12 bins, 3 per unit). The bin storage areas can be located on Dwg. No. PL-400 Proposed Landscape Plan and the design details of such are illustrated within Dwg. No. PL-405 Bin and Bike Store prepared by Douglas Wallace Architects for more details.

5.4.6 Material Finishes

Durable and aesthetically pleasing materials have been selected for all building facades & roofs. Materials have been considered with regard to durability and reduction in long-term maintenance requirements. The wall/ facade and roof materials selected are set out below.

Walls/ Facades:

- > Brick
- > Painted Sand & Cement Render
- > Pressed Metal canopies over Doors/ Entrances
- > uPVC/ Aluminium External Window & Door Frames
- > RC Cills & Parapet Cappings
- > Glazed Balustrades

Roofs:

- > Fibre Cement Blue/ Black Colour Slates/ Tiles
- > uPVC/ Aluminium Windows
- > uPVC/ Aluminium Roof Lights

Please refer to Materials Strategy prepared by Douglas Wallace Architects for more details. f

5.4.7 Site Services

The development site is fully serviced. There is an existing public foul water manhole on the existing public network located within the site boundary to the north-east (located at the turning area to the Ardcairn residential estate). The development will be connected directly to the existing public foul water sewer network via a gravity connection.

The proposed development has incorporated the Sustainable Urban Drainage Solutions (SUDS) to deal with the surface water on site. The proposal is to discharge the storm networks into 2 no. soakaways, located within the public open space; one is to be located within the central amenity area (to serve the south and east of the development) and the other is located within the pocket park (to serve the north and west).

An existing main water connection is available on the existing public network and is located at the north-east of the Cairns Road, this will allow the development to connect directly to the mains water sewer network.

Appendix E of the Civils Design Report prepared by Jennings O'Donovan Consulting Engineers includes the Irish Water Pre-Connection Enquiry response. It is noted that Irish Water state in regard to the proposed development that *“we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time”*. During pre-planning consultations with Sligo County Council there were no capacity concerns raised regarding site services.

5.5 Part V Compliance

This section of the report details the Part V proposal on the proposed site. The relevant legislation regarding Part V Social Housing is contained within the Planning and Development Act 2000 (as amended) and the Planning & Development Regulations, 2001 (as amended).

Under Section 96 of the Act the options for compliance with Part V are as follows:

96(3)(a) Subject to paragraphs b (the below set out options) and j, an agreement with the local planning authority shall, under this section, *“transfer to the planning authority of the ownership of 20 per cent of the land that is subject to the application for permission for the provision of housing referred to in section 94(4)(a)”*.

96(b) Instead of the transfer of land, an agreement under this section may provide for the following:

- I. the building and transfer, on completion, to the ownership of the Planning Authority, or to the ownership of persons nominated by the Authority, of houses on the land which is subject to the application for permission of such number and description as may be specified in the agreement.
- II. the transfer to the ownership of the Planning Authority, or to the ownership of persons nominated by the Authority, of houses on any other land within the functional area of the Planning Authority of such number and description as may be specified in the agreement.
- III. the grant to the Planning Authority of a lease under the Housing Acts 1966 to 2014 of houses on the land which is subject to the application for permission, or on any other land within the functional area of the Planning Authority, of such number and description as may be specified in the agreement.
- IV. a combination of a transfer of land and one or more of the options listed above, or a combination of 2 or more of any of the others.

96(j) Where –

“(i) the permission is granted before 1 August 2021, or

(ii) the permission is granted during the period beginning on 1 August 2021 and ending on 31 July 2026 and the land to which the application for permission relates was purchased by the applicant, or the person on whose behalf the application is made, during the period beginning on 1 September 2015 and ending on 31 July 2021,

the reference to “20 per cent of the land” in paragraph (a) shall be read as “10 per cent of the land” and the reference in paragraph (bb) to “at least half of the aggregate of the net monetary value” shall be read as “all of the aggregate of the net monetary value.”

Further, Article 22(2)(e) of the Regulations outlines the details to be included as part of any residential planning application subject to Section 96 of the Act. It states the following:

“in the case of an application for permission for the development of houses or of houses and other development, to which section 96 of the Act applies, details as to how the applicant proposes to comply with a condition referred to in sub-section (2) of that section to which the permission, if granted, would be subject, including-

- i. details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and
- ii. details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act”

The applicant has actively engaged with the Housing Department of Sligo County Council to agree the Part V proposal through the transfer to the Planning Authority of the ownership of units on site to be reserved for the provision of social housing.

Despite the recent changes to the Part V provision requirements, which came into effect on 3rd September 2021, the Local Planning Authority are satisfied with the provision of 7 no. units (10%) as Part V units, to be transferred to the Local Authority on completion. The proposed scheme includes 74 no. residential units. The applicant proposes providing 10% of the dwelling units to fulfil the scheme’s Part V obligation as detailed below in **Table 6**. Further details of correspondence with Sligo County Council regarding the Part V provisions, and Part V costings for the development can be found in **Appendix 3**.

Table 6. Compliance with Part V requirements

Part V Information Required	Part V Proposal															
(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	<p>The application proposed to transfer 7 no. completed units within the proposed development to Sligo County Council.</p> <p>The units include:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Unit No.</th> <th style="width: 60%;">Description</th> <th style="width: 25%;">Quantity</th> </tr> </thead> <tbody> <tr> <td>No. 34</td> <td>Type F2 – 3-bedroom mid-terrace 116 sqm.</td> <td style="text-align: center;">1</td> </tr> <tr> <td>No. 49</td> <td>Type G3 – 3-bedroom mid-terrace 150 sqm.</td> <td style="text-align: center;">1</td> </tr> <tr> <td>No. 65</td> <td>Type J – 2-bedroom duplex apartment 74 sqm.</td> <td style="text-align: center;">1</td> </tr> <tr> <td>No. 66</td> <td>Type J – 2-bedroom duplex apartment 74 sqm.</td> <td style="text-align: center;">1</td> </tr> </tbody> </table>	Unit No.	Description	Quantity	No. 34	Type F2 – 3-bedroom mid-terrace 116 sqm.	1	No. 49	Type G3 – 3-bedroom mid-terrace 150 sqm.	1	No. 65	Type J – 2-bedroom duplex apartment 74 sqm.	1	No. 66	Type J – 2-bedroom duplex apartment 74 sqm.	1
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No. 66	Type J – 2-bedroom duplex apartment 74 sqm.	1														

Part V Information Required	Part V Proposal		
	No. 67	Type J – 2-bedroom duplex apartment 74 sqm.	1
	No. 68	Type J – 1-bedroom duplex apartment 53 sqm.	1
	No. 70	Type J – 1-bedroom duplex apartment 53 sqm.	1
	Total		7
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	Please refer <i>Dwg No. PL-300 Proposed Part V Units – Site Location Plan</i> for the location of the proposed units.		
(iii) a layout plan showing the location of proposed Part V units in the development?	In accordance with the <i>Planning & Development Regulations, 2001</i> (as amended), the applicant has provided estimated calculations and the methodology for calculating values for the proposed Part V units in		
	Please see Dwg No. PL-300		

6. PLANNING POLICY CONTEXT

This section of the Report will assess the proposed development in compliance with the relevant planning policies and objectives at National, Regional, and Local levels.

6.1 Project Ireland 2040: National Planning Framework

The Department of Housing, Planning, Community and Local Government published the National Planning Framework (NPF) entitled ‘Ireland 2040’ in 2018 to succeed the National Spatial Strategy (NSS). The NPF comprises the Government’s proposed long-term strategic planning framework to guide national, regional and local planning and investment decisions over the next 25 years. It is intended that the NPF will be a high-level document that will provide the framework for future development and investment in Ireland, providing a long-term and place-based aspect to public policy and investment, and aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications, into an overall coherent strategy.

The National Planning Framework outlines the need for more compact growth, considerably within towns and villages. Note the following point outlined in the NPF that relates to promoting residential development and compact growth which states that a key strategy is in “*Targeting a greater proportion (40%) of future housing development to be within and close to the existing ‘footprint’ of built-up areas*”.

Section 1.3 Shared Goals – Our National Strategic Outcomes outlines 10 key goals, of which one is Compact Growth. The goal that is set out in achieving Compact Growth in Ireland is to

“Carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work. All our urban settlements contain many potential development areas, centrally located and frequently publicly owned, that are suitable and capable of re-use to provide housing, jobs, amenities and services, but which need a streamlined and co-ordinated approach to their development, with investment in enabling infrastructure and supporting amenities, to realise their potential. Activating these strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority”.

The NPF recognises the importance of applying higher densities in key areas that can sustain the increase in development. There is a push away from low-density development and a steer toward a future of high-density development. The NPF outline this fact under ‘Building Resilience in Housing’ by stating that

“Historically, low-density housing development has been a feature of Ireland’s housing landscape in cities, towns, villages and the countryside. To avoid urban sprawl and the pressure that it puts on both the environment and infrastructure demands, increased residential densities are required in our urban areas”.

It is outlined in the NPF that Sligo in the Northwest (and Athlone in the Midlands) can fulfil the role of being a regional influence and a focal point for investment and centre of employment to a greater extent than elsewhere in the county. **Table 7** below outlines the relevant NPF Policy Objectives that the proposed development will be in compliance of.

Table 7. Relevant National Policy Objectives

Policy Objective	Description
NPO 1b	<ul style="list-style-type: none"> • <i>Eastern and Midland Region: 490,000 - 540,000 additional people, i.e. a population of around 2.85 million;</i> • <i><u>Northern and Western Region: 160,000 - 180,000 additional people, i.e. a population of just over 1 million;</u></i> • <i>Southern Region: 340,000 - 380,000 additional people, i.e. a population of almost 2 million.</i>
NPO 2b	<i>The regional roles of Athlone in the Midlands, Sligo and Letterkenny in the North-West and the Letterkenny-Derry and Drogheda-Dundalk-Newry cross-border networks will be identified and supported in the relevant Regional Spatial and Economic Strategy.</i>
NPO 3a	<i>Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.</i>
NPO 3c	<i>Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints.</i>
NPO 4	<i>Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.</i>
NPO 5	<i>Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.</i>

Policy Objective	Description
NPO 6	<i>Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.</i>
NPO 7	<p><i>Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on:-</i></p> <ul style="list-style-type: none"> <i>• Dublin;</i> <i>• the four Cities of Cork, Limerick, Galway and Waterford;</i> <i>• Strengthening Ireland’s overall urban structure, particularly in the Northern and Western and Midland Regions, to include the regional centres of Sligo and Letterkenny in the North-West, Athlone in the Midlands and cross-border networks focused on the Letterkenny-Derry North-West Gateway Initiative and Drogheda-Dundalk-Newry on the Dublin-Belfast corridor;</i> <i>• Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth;</i> <i>• Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities;</i> <i>• Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities, together with a slower rate of population growth in recently expanded commuter settlements of all sizes;</i> <i>• In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth.</i>
NPO 8	<i>To ensure that the targeted pattern of population growth of Ireland’s cities to 2040 is in accordance with the targets set out in Table 4.1.</i>
NPO 13	<i>In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.</i>
NPO 27	<i>Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.</i>
NPO 32	<i>To target the delivery of 550,000 additional households to 2040.</i>
NPO 33	<i>Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.</i>
NPO 35	<i>Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.</i>

Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), 2009

The *Sustainable Residential Development in Urban Areas Guidelines 2009* outline a checklist that should be considered when developing higher density development. The question is asked

“In the case of higher density schemes, is there adequate existing public transport or will it be provided in tandem with development?”

Will the development:

- *prioritise public transport, cycling and walking, and dissuade the use of cars?*
- *ensure accessibility for everyone, including people with disabilities?*
- *encourage more efficient use of energy and a reduction in greenhouse gas emissions?*
- *include the right quality and quantity of public open space*
- *include measures to ensure satisfactory standards of personal safety and traffic safety within the neighbourhood?*
- *Present an attractive and well-maintained appearance?*
- *Promote social integration and provide for a diverse range of household types, age groups and mix of housing tenures?*
- *protect, and where possible enhance, the built and natural heritage?*
- *provide for Sustainable Drainage Systems?”*

Section 5.8 regarding Cities and Larger Towns states that

“it is important that land use planning underpins the efficiency of public transport services by sustainable settlement patterns – including higher densities – on lands within existing or planned transport corridors”.

Furthermore, regarding the location of the subject site on Cairns Road, the guidelines acknowledge this type of area as having the capacity for higher densities. The guidelines state that

“Walking distances from public transport nodes (e.g. stations / halts / bus stops) should be used in defining such corridors. It is recommended that increased densities should be promoted within 500 metres walking distance of a bus stop, or within 1km of a light rail stop or a rail station. The capacity of public transport (e.g. the number of train services during peak hours) should also be taken into consideration in considering appropriate densities. In general, minimum net densities of 50 dwellings per hectare, subject to appropriate design and amenity standards, should be applied within public transport corridors, with the highest densities being located at rail stations / bus stops, and decreasing with distance away from such nodes. Minimum densities should be specified in local area plans, and maximum (rather than minimum) parking standards should reflect proximity to public transport facilities”. (our emphasis’ added).

The proposed development has a density of 35 units per hectare, which meets both the National requirements and the local requirements (as per the *Sligo County Development Plan 2017-2023* DM Guideline LU1 for Low to Medium densities of 15-35 units per hectare). The distance of the S1 bus stop from proposed Cairns Road entrance of the proposed development is 400m and the same bus stop from the Ardcairn entrance is 500m. The bus stop for the Route 458 - Ballina to Enniskillen, via Sligo, accessible from Sligo Park Hotel stop is 850m from Ardcairn entrance and same bus stop from proposed Cairns Road entrance is a kilometre distance.

Based on the proximity to public transport nodes (within 500 metres as per the Guidelines), it is appropriate in this instance to apply a density of 35 units per hectare, within the higher range that the Guidelines allow. The density proposed is in compliance with the national planning policy guidance

applicable for the Peripheral and/or Less Accessible Urban Locations such as this site. The Guidelines state that a density of 35-50 dwellings per hectare is appropriate for outer suburban/ “greenfield” sites on the periphery of large towns such as Sligo.

Table 8. Compliance with the Sustainable Residential Development in Urban Areas Guidelines

Will the development:	Proposed Development
<i>prioritise public transport, cycling and walking, and dissuade the use of cars?</i>	The development prioritises the use of public transport, cycling, and walking. There are cycle and pedestrian connections throughout the development, 2 no. pedestrian and cycle access points (one via the main access to Cairns Road and the other to through the existing Ardcairn residential estate). The development is located within close distance to public transport nodes.
<i>ensure accessibility for everyone, including people with disabilities?</i>	All units have been designed to meet the requirements of Part M (Accessibility & Use) of the Building Regulations and a significant number of units – namely all of the 2-bedroom (4 person) apartment units are single level ground floor units which are fully accessible for wheelchair users. Designated accessible car parking spaces (4No. in total) are to be provided at various locations. The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility levels. The design includes appropriate slopes/ gradients to pathways, areas of shared surfaces and an absence of stepped pathways or high kerbing and use of tactile surfaces at levelled crossing points to allow for full permeability to all parts of the site’s public realm and to all unit entrances. Likewise, there are no physical and visual obstacles across the site. All public amenity spaces are designed to be accessible to all.
<i>encourage more efficient use of energy and a reduction in greenhouse gas emissions?</i>	All houses and apartments will be built to the latest Part L Building Regulations energy efficiency standards using modern sustainable approaches to construction, insulation and use of renewable and efficient heat sources. All units will be very thermal efficient with high levels of thermal insulation complementing the modern high efficient space heating sources. Please refer to the Energy Statement prepared by Douglas Wallace Architects accompanying this application for further details.
<i>include the right quality and quantity of public open space?</i>	Public open space meets the requirement of 15% (15.7% proposed, 3,540 sqm.). The largest area of public open space is located at the centre of the site and will act as the civic heart of community. The other smaller public amenity spaces in the development are fed by the activity dispersing out from the main central area and also have their own character and activation patterns. The pocket park area to the north-west includes a Children’s Play area which is designed for children to play in a safe environment, while the open space to the east utilises the existing mature hedge row as a strong visual backdrop to this space.

Will the development:	Proposed Development
	<p>All public open spaces (as well as the communal open space) will receive high quality hard and soft landscaping treatments as set out in detail in the landscape drawings and information submitted with the application.</p>
<p><i>include measures to ensure satisfactory standards of personal safety and traffic safety within the neighbourhood?</i></p>	<p>The development has been designed to encourage passive surveillance of the open spaces, streets, and communal areas. The high-level of passive surveillance from the large number of units overlooking will ensure that all public realm and communal areas are overlooked, creating a natural element of safety and acting as a deterrent against anti-social behaviour.</p>
<p><i>Present an attractive and well-maintained appearance?</i></p>	<p>The development offers a well designed and attractive central open space, the development is landscaped with areas of trees, vegetation, grass, and dedicated gathering areas, offering attractive areas to view from enclosed dwellings. The scheme consists of tree-lined avenues as well as home zone shared courtyard streetscape settings and areas enclosing the central amenity areas. All streetscapes and home zones include hard and soft landscaping and trees, creating attractive streets.</p> <p>The full areas of the streetscape of the scheme from building edge to building edge is to be treated as public realm in line with best urban practice, the overall spatial experience of this important streetscape public realm which will link Cairns Road to Ardcairn can be designed at the outset in totality. This means they can then be maintained and managed to ensure this key streetscape setting remains as attractive spaces in the future.</p>
<p><i>promote social integration and provide for a diverse range of household types, age groups and mix of housing tenures?</i></p>	<p>Under Part V of the <i>Planning and Development Act 2001 (as amended)</i>, social and affordable housing units are provided as part of the proposed development (7 no. units). The proposal offers a diverse range of household types, the housing mix includes 50 no. houses (67% of overall total), and 24 no. apartment units (33% of overall total). All dwelling houses allow for both internal adaption as well as future external extensions, offering the opportunity to adapt household types into the future as the needs of the residents may change.</p>
<p><i>protect, and where possible enhance, the built and natural heritage?</i></p>	<p>Following an archaeological assessment, there are no archaeological features recorded on or in close proximity to the site. It is noted that in the neighbouring Ardcairn estate, there is an a pre-historic “carn” (ringfort) circular mound structure. This is set within a landscaped area of the adjoining Ardcairn estate and is c.100m metres to the north of the application site. It is not proposed that the development will have any negative impact on this heritage site. The natural heritage of the site has been assessed under the Natura Impact Statement, Appropriate Assessment Screening Report, and Ecological Impact Assessment Reports prepared by MKO assess the natural heritage and the measures taken in order to protect and enhance any features of natural heritage.</p>

Will the development:	Proposed Development
<i>provide for Sustainable Drainage Systems?</i>	The proposed development has been designed to incorporate Sustainable Urban Drainage Systems (SUDS) to deal with the surface water on site. It is proposed to discharge the storm networks into two separate soakaways, one located in the central amenity area and the other located within the northern public pocket park. One soakaway is to serve the northwest of the development and another soakaway to serve the South and East of the development.

As set out in **Table 8**, the proposed development is in compliance with the requirements of the *Sustainable Residential Development in Urban Areas Guidelines 2009*.

6.3

Regional Spatial and Economic Strategy for the Western and Northern Regions 2020-2032

Within the Regional Spatial and Economic Strategy for the Western and Northern Regions 2020-2032, Sligo is recognised as a Regional Growth Centre leading the development of the surrounding region. The subject site is located within the recognised Sligo settlement boundary as seen in **Figure 9**. The RSES sets out population targets for the region until 2040, in line with the NPF timelines, and the following population targets for Sligo as set out in **Table 9** apply. The following Regional Policy Objectives within RSES support the need for residential development within Sligo Town, the proposed development within this application will assist in meeting Regional population growth targets.

Table 9. Regional Centres Population Targets (taken from Table 3 of the RSES)

	Settlement	Population 2016 Census	% Increase to 2040 (mi)	Uplift to 2040	Proposed 2026 uplift (min)	Proposed 2031 uplift (min)	Transitional Target Population
Regional Growth Centre	Sligo	19,200	40	8,000	4,400	2,200	26,000

RPO 3.1 *Develop urban places of regional-scale through:*

- *Delivering on the population targets for the Metropolitan and Regional Growth Centres through compact growth;*
- *Delivering significant compact growth in Key Towns; and*
- *Developing derelict and underutilised sites, with an initial focus within town cores.*

RPO 3.7.37 *Support population growth in the principal urban area of Sligo to a level of at least 27,200 persons by 2040.*

RPO 3.7.38 *Facilitate the provision of 3,000 to 5,000 residential units to accommodate the additional population envisaged by 2040.*

RPO 3.7.39 *Ensure that at least 40% of new residential and employment-related development in the Regional Growth Centre occurs within Sligo's existing built-up urban area, through regeneration and consolidation on infill and brownfield sites.*

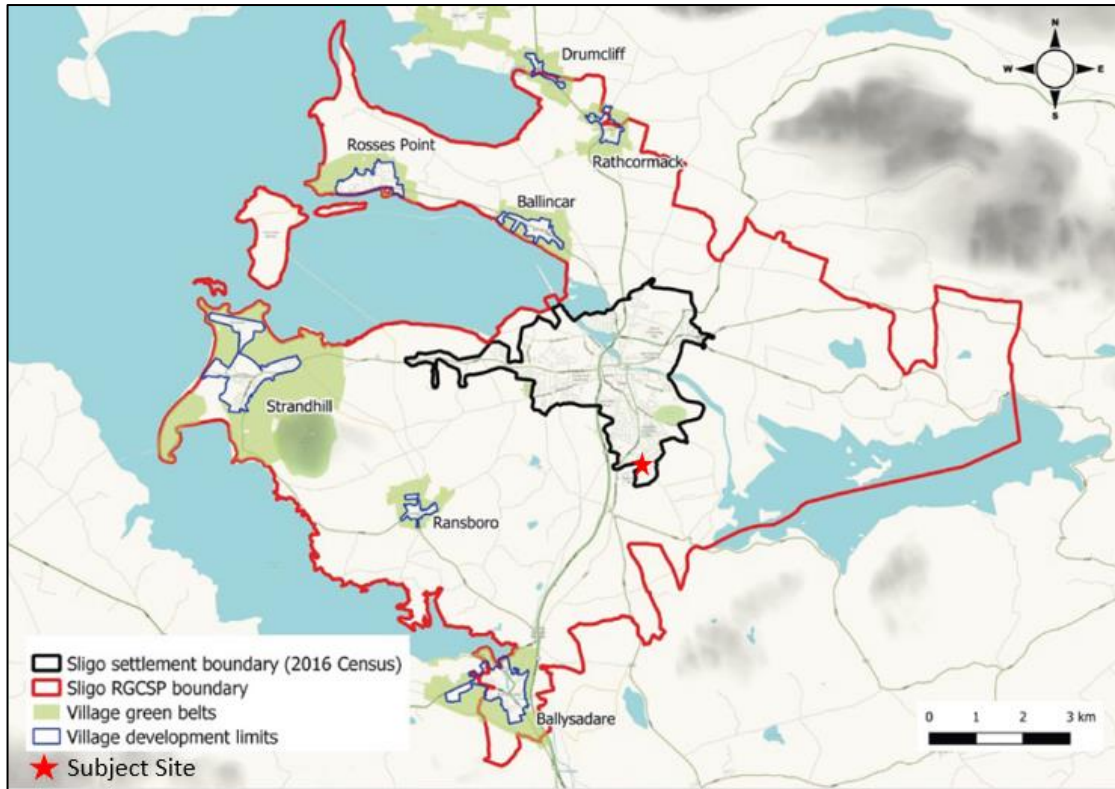


Figure 12 Sligo Regional Centre Boundary from the RSES

The proposed development is located within the settlement boundary for Sligo as per the RSES and complies with Regional Policy Objectives for compact growth, residential development, and the population growth targets set out within the RSES.

6.4 Sligo County Development Plan 2017-2023

The Sligo County Development Plan 2017-2023 (SCDP) was adopted on the 31st of July 2017 and came into operation on the 28th of August 2017, prepared under Section 11 of the *Planning and Development Act 2000* (as amended). Within the Core Strategy chapter of the Sligo CDP, it is noted that the population targets between the recorded 2011 and 2016 Census were significantly lower than what was projected for the town and its environs. Population targets remained close to stationary, the suggested reason for this being that almost all of the greenfield lands zoned for housing in 2011 (to 2016 at the time of writing the current Plan), had remained undeveloped. The housing land allocations for the Sligo area were planned in correlation with the additional population targets that the RPG's had set out (now superseded by the RSES). Under the settlement hierarchy, Sligo and Environs is recognised as the gateway city and sits at the top of the hierarchy of settlements, see **Figure 13** below.

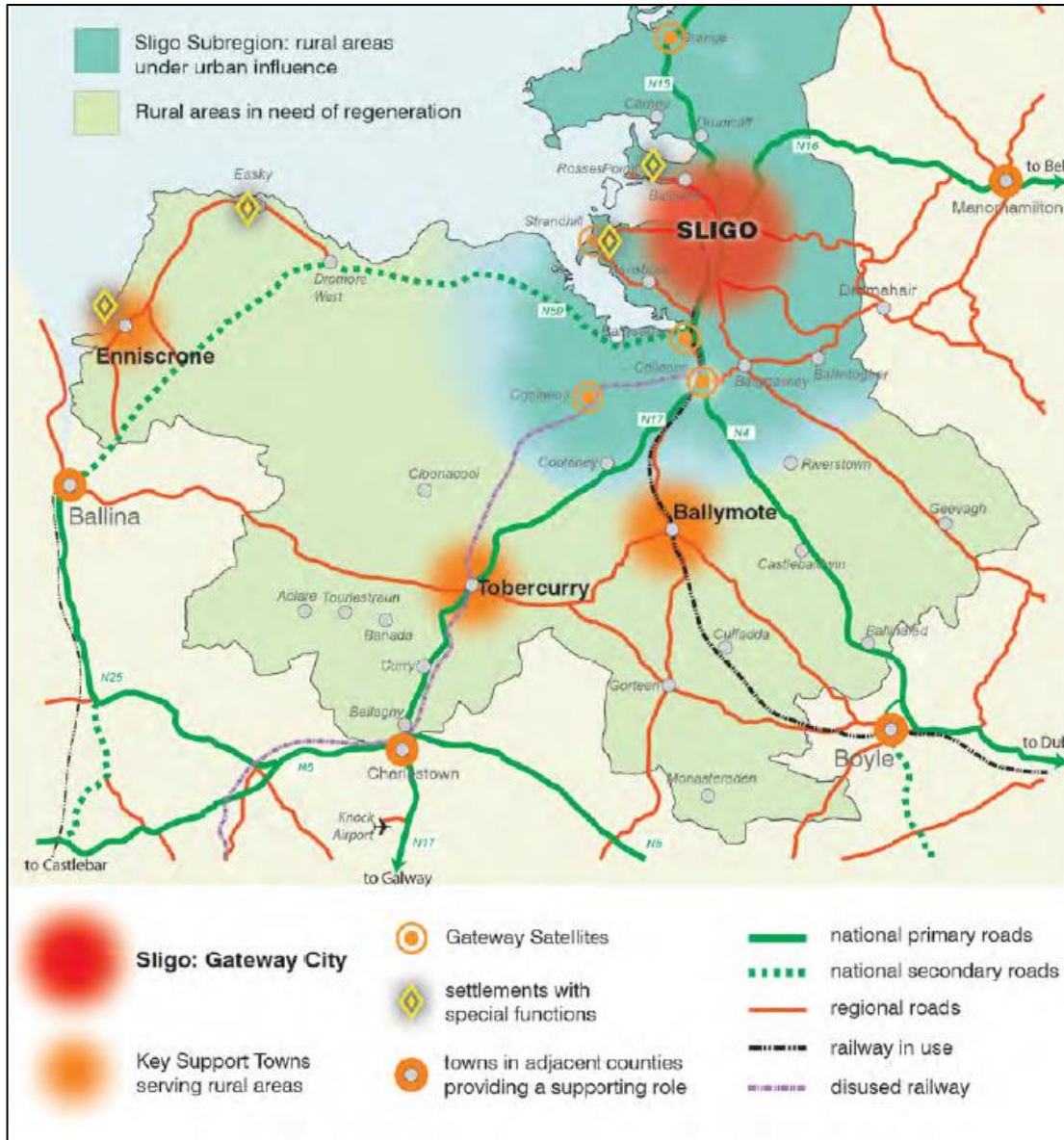


Figure 13 Core Strategy Map as per Fig 3A of the Sligo CDP

There are a number of policy objectives set out within the SCDP that the proposed development is in compliance with, as follows:

SP-S-1 Pursue the further development of Sligo as a Gateway City and economic driver for the North-West region.

SP-S-5 Prevent inappropriate development around towns and villages by establishing green belts which shall serve the following general purposes: consolidate the settlements within development limits and retain their visual identity distinct from the surrounding countryside; reserve land for future planned expansion of settlements and for the provision of major infrastructure (e.g. transport); protect heritage, water quality and the recreational amenity of rural areas surrounding settlements; focus attention on lands within settlements which are zoned for development and likely to contribute to the regeneration of these areas.

SP-S-7 Integrate transportation and land-use planning in order to reduce the need to travel (especially by car) and reduce GHG emissions, by promoting the consolidation of development in settlements with adequate services and facilities.

Under the SCDP, it was established that between 2010 and 2016, there were no multi-unit housing developments built in Sligo Town and its environs. In order to progress with residential development and to meet the population targets, the approach taken was to “*expand the options for residential development by offering wider choice of location on additional sites*”. There are a number of strategic housing policies that are listed within the SCDP as a policy of Sligo County Council to progress residential development that suits the needs and requirements for housing in Sligo Town. It is the policy of Sligo County Council to:

SP-HOU-1 *Encourage a balanced supply of private housing in the county, in a manner that is consistent with the Core Strategy and the Settlement Hierarchy, and which will support the creation of sustainable communities through the provision of an appropriate range of house types and high-quality residential environments.*

SP-HOU-2 *Reserve 10% of eligible sites which are subject to new residential development (or a mix of uses including residential) for the development of social housing units, in accordance with the Housing Strategy and the requirements of Part V of the Planning and Development Act 2000 (as amended).*

SP-HOU-3 *Ensure that the needs of older people, people with disabilities and other special needs persons and households are adequately catered for in new residential developments.*

Urban housing proposals within Sligo Town and Environs will be assessed under their own merit, with regard to Government policy, and the encouragement of sustainable development through the promotion of higher densities. The following urban housing policies that are specific to the proposed development apply:

P-UHOU-1 *Have regard to the principle of sequential development in assessing all new residential development proposals, whereby areas closer to settlement will be prioritised for development in advance of lands further from settlement centres. Notwithstanding this principle, each proposal will be considered on its merits and having regard to the proper planning and sustainable development of the area.*

P-UHOU-2 *Require high quality in the layout and design of new residential development, having regard to the guidance and standards set out in DECLG’s Guidelines for Planning Authorities – Sustainable residential development in urban areas. Refer to Section 13.3 Residential development in urban areas (development management standards).*

P-UHOU-3 *Ensure the provision of a suitable range of house types and sizes to facilitate the changing demographic structure and in particular the increasing trend towards smaller household sizes. In private housing schemes, the following mix of house types should generally apply: House type Proportion in the scheme 1-2 bedrooms minimum 30% of total no. of houses, 3 bedrooms minimum 30% of total no. of houses, 4+ bedrooms maximum 20% of total no. of houses*

P-UHOU-4 *Promote more compact forms of residential development, such as infill and backland development, and ensure – through the development management process – that access points to backland areas are reserved or that adequate road frontage is reserved to provide future road access, to enable comprehensive backland development.*

P-UHOU-5 *Ensure that services and utilities in residential developments are provided concurrently with the construction of new dwellings.*

P-UHOU-6 *Promote higher densities of residential development in appropriate locations and circumstances, having regard to the principles outlined in the DECLG’s Guidelines for Planning Authorities – Sustainable residential development in urban areas.*

On 12 October 2020, the elected members of Sligo County Council made the Variation No. 1 to the Sligo County Development Plan 2017–2023 (CDP) under Section 13 of the Planning and Development Act 2000 (as amended). Planning legislation requires that the Development Plan be varied to incorporate the recent changes in national and regional policy:

- 1) at national level, the National Spatial Strategy 2002-2020 was replaced in 2018 by the National Planning Framework/Project Ireland 2040;
- 2) at regional level, the Border Regional Planning Guidelines 2010-2022 were replaced in 2020 by the Regional Spatial and Economic Strategy for the Northern and Western Region.

The Variation impacted the approach to the Core Strategy of Sligo, and the importance of Sligo as a recognised Regional Growth Centre in the RSES and the NPF.

6.6 Draft Sligo County Development Plan 2023-2029

On 30 July 2021, Sligo County Council commenced the review of its County Development Plan (CDP) 2017-2023 in accordance with the requirements of Section 11 of the *Planning and Development Act 2000 (as amended)*. It is envisaged that the Draft Plan will be adopted in 2023. The Draft Plan has just gone through a Pre-Draft public consultation phase on the Issues Paper. It is the intention of the applicant of this application to engage in the public consultation process on view of the Draft Plan, of which has an approximate timeline of issue for Q2 of 2022.

6.7 Sligo Environs Development Plan 2010-2016

The subject site is located under the jurisdiction of the *Sligo Environs Development Plan 2010-2016* (SEDP), as illustrated within **Figure 14** below. The SEDP was adopted in November 2009 and was due to expire in 2015. When Sligo Borough Council was abolished in 2014, the lifetime of the SEDP was automatically extended in accordance with the legislation. In August 2017, the provisions of the SEDP were further extended through incorporation into the Sligo County Development Plan 2017-2023 (CDP). In 2018, Sligo County Council carried out pre-draft consultation for a new Sligo and Environs LAP. This process was interrupted when amended legislation required the variation of the County Development Plan before any new local area plan could be adopted.



Figure 14 Area under jurisdiction of the Sligo Environs Development Plan 2010-2016

There are a number of policy objectives set out within the Sligo Environs Development Plan 2010-2016 that are relevant to the proposed development as follows:

SP-HOU-1 - Encourage an increased supply of private housing in the Sligo and Environs area and support the creation of sustainable communities through the provision of an appropriate range of housing types and highquality residential environments.

SP-HOU-2 - Ensure that the needs of older citizens, people with disabilities and other special-needs persons and households are adequately and sustainably catered for in new developments.

SP-HOU-3 - Implement refurbishment and improvement schemes to maximise the utilisation of the existing social and affordable housing stock in the Sligo and Environs area.

SP-HOU-4 Establish a register of eligible households interested in acquiring affordable housing.

SP-HOU-5 Set aside 20% of eligible sites, which are the subject of new residential development (or a mix of uses including residential) for the development of social and affordable units, in accordance with the Housing Strategy and Part V requirements

The approach towards future housing provision will largely depend upon the location and context of a particular proposed development. Detailed policies regarding the future provision of housing at various locations are outlined as follows:

GP-HOU-1 - Have regard to the principle of sequential development in assessing all new residential development proposals, whereby areas closer to the city centre will be prioritised for development in advance of lands further from the city centre. Notwithstanding this principle, each proposal will be considered on its merits and having regard to the proper planning and sustainable development of the area.

GP-HOU-2 Require high quality and innovation in the layout and design of new residential developments, particularly with regard to:

- a) environmental sustainability and energy efficiency;
- b) site layouts and internal layouts that may incorporate live/work units and/or home zones

GP-HOU-3 Ensure the provision of a suitable range of house types and sizes to facilitate the changing demographic structure of modern society, and in particular the increasing trend towards smaller household sizes. In private housing schemes, the following mix of house types should generally apply:

House Type Proportion in the scheme

1-2 bedrooms min. 30% of total no. of houses

3 bedrooms min. 30% of total no. of houses

4+ bedrooms min. 20% of total no. of houses

GP-HOU-4 Ensure, through the development management process, that access points to backland areas are reserved or that adequate road frontage is reserved to provide future road access to enable comprehensive backland development.

GP-HOU-5 - Ensure that services and utilities in residential developments are provided concurrently with the construction of new dwellings.

GP-HOU-6 - Ensure that all apartment and mixed-use developments provide for estate management so as to preserve the amenity, quality and visual character of the development, to ensure adequate maintenance of common facilities and areas, and encourage tenant involvement and participation in estate management. (refer also to the Development Management Standards - Chapter 16).

7. LAND USE ZONING OBJECTIVE

The land is zoned under the extant SCDP for ‘Residential R2 – low/medium-density residential areas), and for ‘Strategic Land Reserve SLR’, see **Figure 15** and **Figure 16**. The land use zoning objective for the subject site is also outlined with *Sligo and Environs Development Plan 2010-2016* (SEDP).

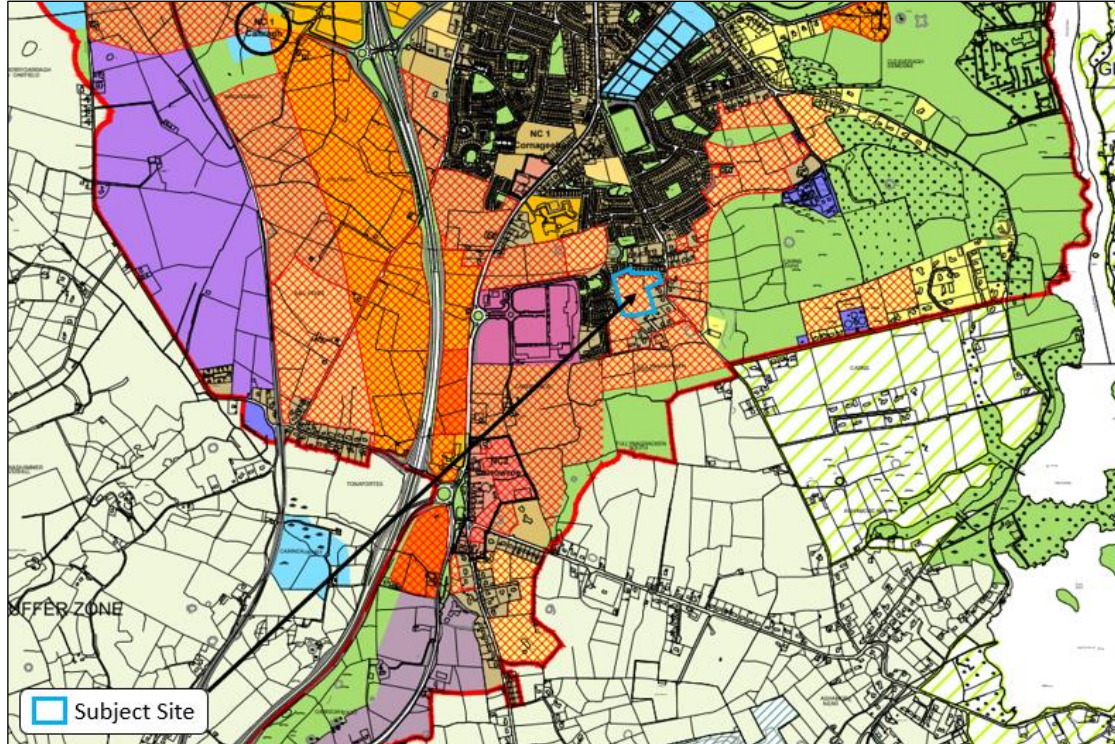


Figure 15 Land Use Zoning Objective as per the CDP

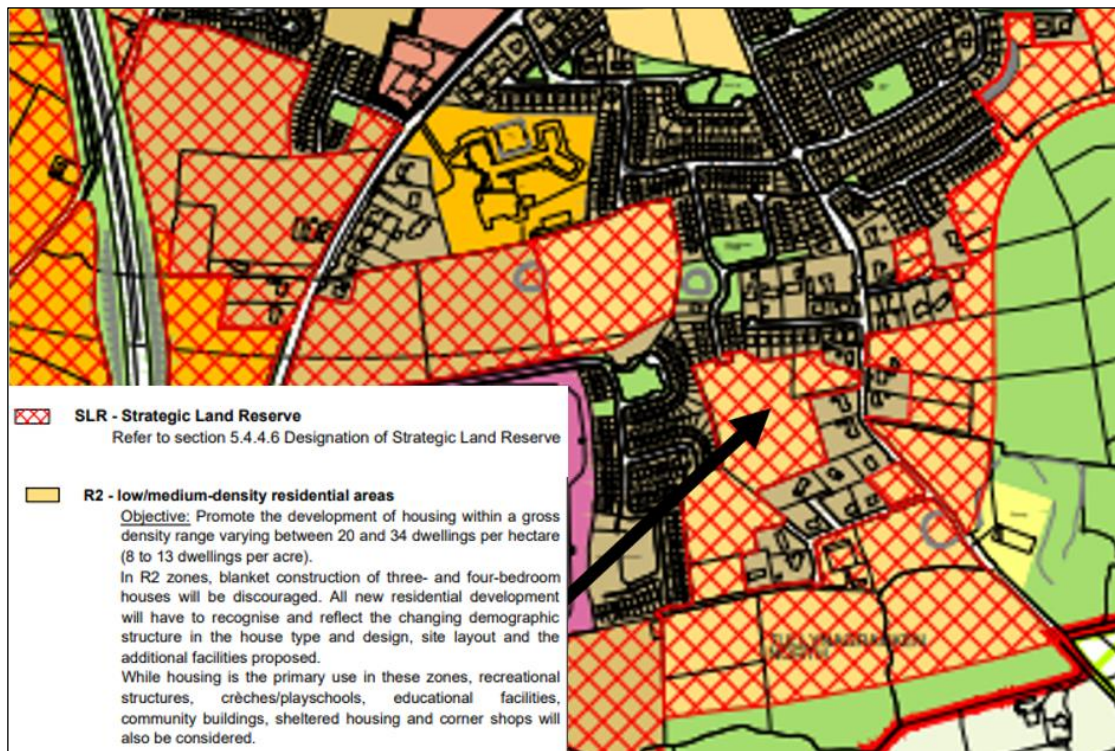


Figure 16 A close-up extract of the zoning objective relevant to the subject site

The subject site is zoned for 'Residential' use under the operative Development Plan with the objective of providing for residential development. In accordance with the operative Development Plan, the proposed scheme includes for 74 no. residential units. The proposed development will assist Sligo County Council in meeting its commitment to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.

7.1.1 Designation of Strategic Land Reserve

There are three mechanisms recommended by the DoEHLG to be used when dealing with land surplus to requirements: prioritising (phasing), rezoning and de-zoning. Sligo Borough and County Councils have opted for the first one, i.e. phasing of development over a longer period. This means that certain lands are to be included in a Strategic Land Reserve (SLR).

Approximately 514 ha of residential and mixed-use zoned land are included in the SLR. The main criteria used for including lands in the SLR are as follows:

- Peripheral location, at a longer distance from the city centre, where development would generate more car trips to work and other facilities;
- Limited accessibility, location removed from public transport routes; *f*
- Vicinity of designated nature conservation sites, landscape, archaeology, valuable natural amenity areas, water and natural resources; *f*
- Deficiencies in infrastructure including water and wastewater, roads, footpaths, public lighting etc; *f*
- Absence of community facilities and social infrastructure including childcare, healthcare, schools and recreational facilities; *f*
- Location potentially at risk from flooding.

Strategic Land Reserve policies are outlined in the Sligo and Environs Development Plan 2010-2016 (SEDP) as follows :

P-SLR-1 Designate and maintain as Strategic Land Reserve (SLR) the lands marked accordingly on the (Amended) Zoning Map pertaining to the SEDP.

P-SLR-2 Restrict residential development on lands included in the SLR during the lifetime of the SEDP 2010- 2016, except for one-off rural housing in cases of genuine rural-generated housing need which comply with the criteria set out in section 7.2.5 of the Plan.

P-SLR-3 On lands included in the SLR, permit the development of community facilities and other nonresidential developments compatible with residential uses insofar as they do not adversely impact on the potential for comprehensive and co-ordinated development of surrounding lands.

P-SLR-4 Release lands from the Strategic Land Reserve only in exceptional circumstances, i.e. if the supply of residential land proves insufficient during the lifetime of the SEDP. Any land release shall be supported by factual evidence and shall conform with the strategic zoning policies outlined in Section 5.2.2 of the SEDP. The land release shall be done using the development plan variation procedure.

P-SLR-5 Notwithstanding the policies, objectives and any other provisions contained in Chapters 6 to 16 of the SEDP, no development will be permitted if it conflicts with the Core Strategy

With particular reference to policy **P-SLR-4** and the reference to 'factual evidence'. **This application is supported by a suite of documents and information (summarised in this report) that demonstrates factually the suitability of these lands for development of housing. Furthermore Sligo has experienced a significant undersupply of housing over the course of the lifetime of this current development plan. It is predicted that Sligo will require an average of 468 units each year between 2020 and 2031 to meet a**

growing population and to deliver on the support given to the growth of Sligo in the NPF and RSES. Therefore this clear shortage of housing supply in Sligo defines an 'exceptional circumstance'.

7.2 Addressing Housing Supply

The following criteria is recognised as being significant factors in the context of releasing lands from Strategic Land Reserve and address the shortage on the housing supply in Sligo

1) Located within lands designated as Strategic Land Reserve

The site is located within a current *Strategic Land Reserve (SLR)* area as identified on *Amended Map 1* of the Sligo and Environs Development Plan 2010-2016 (SEDP)

2) Immediately contiguous to existing residential development

The site is directly adjoined to the north, east, west and south by existing established residential developments and is an infill site within an existing mature residential area. To the north the site directly adjoins the existing Ardcarne estate housing estate and the existing Hilltop Park estate. To the west, the site directly adjoins the existing Hawthorns housing estate. To the north-east the site has frontage on Cairns Road, an established residential roadway in Sligo. To the south-east the site directly adjoins existing residential dwellings and to the south the site also directly adjoins existing dwellings.

3) Serviceable with no deficiencies in terms of capacity

The planning application site is fully serviced.

It has direct access to Cairns Road to the east and to the Ardcarne estate roadway to the north-west. Therefore, required vehicular, cyclist and pedestrian access/ egress is available for these lands. A second cyclist & pedestrian access to the site is also available at the northwest to the adjacent Ardcarne estate. There is an existing public foul water manhole on the existing municipal public network located within the site boundary at the north-west (at Ardcarne turning area) allowing the new development to directly connect via a gravity connection to the existing public foul water sewer network.

The design incorporates required SUDS (Sustainable Urban Drainage Solutions) to deal with any surface water on site. It is proposed to discharge the storm networks into two separate soakaways, one located in the central amenity area and the other located within the northern public pocket park. One soakaway is to serve the northwest of the development and another soakaway to serve the South and East of the development. There is an existing main water connection available on the existing municipal public network located at the north-east at Cairns Road allowing the new development to directly connect to the mains water sewer network. We further note that no capacity deficiencies/ concerns have been raised by Sligo County Council in the preplanning engagements regarding the above site services.

4) Compliant with all other planning considerations

Details in relation to the compliance of the proposed development with all other planning considerations e.g., density, design / layout, ecological assessments, flood risk assessments etc. are set out within the comprehensive package of information including of drawings and documentation included with this applicationsubmission. The application proposal for a new residential development which includes single storey plus dormer level, two storey and two storey plus pitched roof/ attic dwelling houses and apartment/ duplexes is in line with the site's zoning designation, planning considerations and the scale of surrounding developments in the immediate locality and in the wider Sligo area.

The applicant is fully committed to deliver this housing development which will bring forward 74 no. residential units. Please refer to Appendix...which includes a Statement of Intent from the applicant.

8. PLANNING ASSESSMENT

The extant Sligo County Development Plan 2017-2023 aims to promote sustainable residential development that delivers a good quality of life and which provide a variety in terms of ancillary uses and supporting facilities, and should promote social integration between diverse household types and age groups.

In considering residential development proposals, the Development Plan states that the Council shall have regard to the recommendations of Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (DECLG 2009). Apartment developments shall be assessed having regard to Sustainable Urban Housing: Design Standards for New Apartments (2018) and the Best Practice Urban Design Manual (DECLG 2010) and with reference to Design Manual for Urban Roads and Streets (DTTS and DECLG 2013).

These documents are detailed in policy terms through the objectives of the Development Plan, as well as through the various other policy/guidance documents at local and national level.

8.1 Principle of Development

As evident from the above referenced national, regional and local planning policy, the proposed development complies with the relevant policy provisions.

The proposed scheme is for 74 no. residential units on a 2.1ha site 3km south of Sligo Town. The subject site is located in an urban location and is well connected to a wide range of local services and amenities within both walking and cycling distance. Sligo Town centre is located only 3km from the site, making it a proximate location that has good vehicular, pedestrian and cycle connectivity from the site.

Further, the site is zoned “R2 - low/medium-density residential areas” in the extant County Development Plan 2017-2023 as illustrated on **Figure 15** in this planning report, the R2 zoning has the following objective as set out in Section 5.2.3 of the SEDP

“Objective: Promote the development of housing within a gross density range varying between 20 and 34 dwellings per hectare (8 to 13 dwellings per acre)

In R2 zones, blanket construction of three- and four-bedroom houses will be discouraged. All new residential development will have to recognise and reflect the changing demographic structure in the house type and design, site layout and the additional facilities proposed.

While housing is the primary use in these zones, recreational structures, crèches/playschools, educational facilities, community buildings, sheltered housing and corner shops will also be considered.”

In accordance with this zoning and objective, it is considered that this development, bringing forward 74 no. residential units would be compliant with the development plan and its objectives.

It is therefore considered that this proposed housing development is fully compliant with the County Development Plan and would deliver essential homes for Sligo in an already well established residential and highly sustainable location.

8.1.1 Density

The proposed development has a density of 35 units per hectare, which meets both the National requirements and the Local requirements. The Local Guidelines (as per the *Sligo County Development Plan 2017-2023*) under DM Guideline LU1 for Low to Medium densities allow for a density of 20 to 34 units per hectare.

The density proposed is in compliance with the National planning policy guidance applicable for the Peripheral and/or Less Accessible Urban Locations such as this site. The National Guidelines for Planning Authorities on *Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), 2009* state that a density of 35-50 dwellings per hectare is appropriate for outer suburban/“greenfield” sites on the periphery of large towns such as Sligo.

The distance of the S1 bus stop from proposed Cairns Road entrance of the proposed development is 400m and the same bus stop from the Ardcairn entrance is 500m. The bus stop for the Route 458 - Ballina to Enniskillen, via Sligo, accessible from Sligo Park Hotel stop is 850m from Ardcairn entrance and same bus stop from proposed Cairns Road entrance is a kilometre distance. Based on the proximity to public transport nodes (within 500 metres as per the Guidelines), it is appropriate in this instance to apply a density of 35 units per hectare, within the higher range that the Guidelines allow.

Furthermore, we refer to Circular NRUP 02/2021 issued to Local Authorities 21 April 2021 where it states :

‘While the Sustainable Residential Development Guidelines clearly encourage net densities in the 35-50 dwellings per hectare range within cities and larger towns, net densities of 30-35 dwellings per hectare may be regarded as acceptable in certain large town contexts and net densities of less than 30 dwellings per hectare, although generally discouraged, are not precluded in large town locations’

Therefore, it is clear that the proposed development accords with National, Regional, and local policies and guidelines..

8.1.2 Unit Mix & House Typologies

The development proposal offers a diverse range of household types, the housing mix includes 50 no. houses, offering larger unit types, (67% of overall total), and 24 no. apartment units, offering smaller unit types, (33% of overall total). All dwelling houses allow for both internal adaption as well as future external extensions, offering the opportunity to adapt household types into the future as the needs of the residents may change.

Smaller Unit Types:

5No. 1-Bedroom Duplex Apartment Units, 7 No. 2-Bedroom (3-person) Duplex Apartment Units & 12 No. 2-

Bedroom (4-person) Apartment Units =

24 No. units

(33% of overall total)

Larger Unit Types:

14 No. 3-Bedroom Houses & 36 No. 4-Bedroom Houses =

50 No. units

(67% of overall total)

8.1.3 Distances and Heights

The site layout and separation distances proposed within the scheme itself will prevent adverse overlooking condition being created between opposing blocks. Minimum separation distance of at least 22m are implemented between opposing upper-level clear glazed windows of the dwellings to both the

front and the rear throughout the site. The design of the scheme is also acutely conscious of the need to protect the residential amenity of existing adjoining dwellings. In order to ensure their residential amenity, in terms of both their internal spaces and their private gardens, is not adversely affected there are increased separation distances proposed as well as other design measures to ensure no adverse overlooking conditions are created by this development,

The building heights of this scheme are varied throughout, ranging from single-storey dormer dwellings to two-storey apartment/duplex blocks. The layout of the scheme in terms of the building heights has been carefully considered, laid out and designed to sit well within the surrounding area.

As part of the preplanning feedback from Sligo County Council the layout has altered further to reduce the scale of the proposed dwellings located at the north-west corner, at the interface with the adjoining existing Ardcarne estate, with the previously initially proposed two-storey plus attic houses in that location reduced in height by one floor to now being proposed as single-storey plus attic/ dormer dwellings. In this way the scale of these block at the interface with Ardcarne now echo the adjoining single storey plus dormer level typology of the existing neighbouring Ardcarne houses and allows for a transitional zone of lower scale blocks between Ardcarne and the proposed two storey plus attic dwelling further to the south (addressing the new central amenity area).

Another significant amendment is the previously proposed three storey apartment/ duplex blocks to the northeast area of the site have been redesigned so that they are now proposed as lower scale two storey blocks with a shallow angle pitched roofs over. This amendment will allow for an appropriate and graduated transition in scale at this location between this site and the existing adjoining dwellings of Hilltop Park to the north and the overall building height for the apartment/ duplex blocks is minimised and will echo the overall height of standard housing.

8.2 Traffic and Transportation

8.2.1 Compliance with DMURS

As included in the Architectural & Urban Design Statement prepared by Douglas Wallace Architects, this scheme has been designed in accordance with the Design Manual for Urban Roads and Streets (DMURS) 2019. This statement sets out that the proposed scheme *“has been developed in a manner which employs best practice in architectural and urban design”*. The scheme is compliant with the four characteristics of DMURS - Connectivity, Enclosure, Active Edge and Pedestrian Priority.

The design of the internal circulation within the site is based on a progressive approach with pedestrian and cyclists generally given priority and low vehicular traffic speeds actively designed for. Vehicular roadways are kept to a minimum width as per national DMURS recommendations and vehicular access concentrated on the primary access road avenue with a deliberate reduction of car priority and increase in pedestrian and bicycle dominance in the circulation areas off the main access avenue. There is a graduated shift in traffic priority away from cars to cyclist and pedestrian dominance moving across the site from the entrance point to north-east to the central amenity area to the centre and the home-zone areas to the north-west and south of the site. The means of achieving this are

- Urban streetscape tree-lined Main Avenue with attractive terrace frontages and a more urban ‘look and feel’ created by the flanking facades of the terrace houses and duplex/ apartment blocks to the north, separation of vehicular traffic from pedestrian pathways by the tree-lined grass verges,
- Change in street paving and partial integration of pedestrian and vehicular traffic on the access routes to the south and north-west of the site,
- Homezone courtyards with shared surfaces and pedestrian priority to the north-east and south of the site,
- Reduction of car parking in vicinity of the central public area and paved surfaces routeway to the grouped parking areas to south of the central amenity area.

- Exclusion of vehicles from the proposed north-western link to Ardcarne to prioritise pedestrians & cyclists instead of vehicular based transport in this area.

8.3 Servicing

Details of the Civil Works element of the proposed development, prepared by Jennings O' Donovan & Partners Limited, Consulting Engineers are set out and discussed as follows.

8.3.1 Foul Water Drainage Design

The drainage systems including all pipe sizes and gradients have been designed using Flow Drainage Design Software. The pipework to the drainage system has been designed to provide for six times the dry weather flow (DWF) in accordance with the recommendations of the Greater Dublin Strategic Drainage Study (GSDS). It is proposed that all pipes will be HDPE twinwall. The maximum pipe diameter is to be 450mm, with a maximum and minimum gradient such that all velocities fall within the limits of 0.75 and 2.5m/sec as set out in the "Code of Practice for Wastewater Infrastructure" by Irish Water.

The foul drainage for the entire development will be collected throughout the site in the foul pipe network and will then discharge by gravity to the existing foul network in the adjoining Ardcarne estate at the north-western boundary of the proposed site. (Please see Drg. 6665-JOD-XX-DR-C-700-001 of Appendix A of Civil Design Report prepared by Jennings O'Donovan & Partners Limited, Consulting Engineers for full details)

8.3.2 Storm Water Drainage Design

The storm water drainage system has been designed to cater for the developments hardstanding areas (including roofs, footways, roadways and car parking). The proposed storm network will discharge surface water run-off to two separate proposed soakaways, one located in the central amenity area and the other located within the northern public pocket park. It is proposed that all storm water generated by the site will gravity flow to the each of the proposed soakaways via a Class 1 Klargestor Bypass separator or similar. For the soakaway located within the central amenity area it is proposed to use a Class 1 Klargestor NSBE015 Bypass separator or similar. For the soakaway located within the northern public pocket park it is proposed to use a Class 1 Klargestor NSBP004 Bypass separator or similar.

The storm drainage for the entire development has been designed in accordance with the Greater Dublin Strategic Drainage Study (GSDS) and has been designed to cater for surface water from hard surfaces in the proposed development including roadways, footpaths, and the proposed buildings.

The key SuDS principles that influence the planning and design process, enabling SuDS to mimic natural drainage are:

- Storing runoff and releasing it slowly (soakaway)
- Harvesting and using the rain close to where it falls
- Allowing water to soak into the ground (infiltration)
- Slowly transporting (conveying) water on the surface
- Filtering out pollutants
- Allowing sediments to settle out by controlling the flow of the water

The proposed drainage scheme takes into account the following in relation to the above listed principles through the following measures:

- Proposing a class 1 petrol/oil interceptor to remove pollutants from the system. A Klargesteer Bypass Separator NSBE015 or similar approved is recommended for the Northern soakaway, and a Klargesteer Bypass Separator NSBP004 or similar approved is recommended for the Southern soakaway.

8.3.3 Water Main

The water main has been designed in accordance with the Code of Practice for Water Infrastructure. A 110mm OD PE connection is proposed to be made to the existing water main located in the Cairn Road. A 50mm PE connection will be made to each dwelling/unit.

Hydrants will be positioned within the site such that:

- The distance from each building is not less than 6m or more than 46m,
- The distance from a hydrant to a vehicle access road or hard-standing area for fire appliances is not more than 30m,
- They are distributed around the perimeter of the buildings, having regard for the provision of access for fire appliances, (as per Building Regulations 2006 Technical Guidance Document B)

The hydrants shall be capable of delivering a minimum of 35 litres per second through any single hydrant as per Water UK – National Guidance Document on the Provision of Water for Fire Fighting.

In accordance with Irish Water standards a Water meter, Logging Device (Larson Type) and sluice valves are proposed at the connection into the proposed site. All water mains are to be commissioned and pressure tested to Irish Water Standards. The typical connection details and meter details are shown in revision 4 of Irish Water standard details.

8.3.4 Flood Risk Assessment

According to the Sligo Flood Risk Map, there are no noted major flooding events in close proximity to the proposed site. The proposed development will not impact or be impacted upon by any recognised flood zone/potential flooding.

8.4 Nature Conservation

8.4.1 Ecological Impact Assessment

MKO were appointed to conduct an to conduct an Ecological Impact Assessment (EcIA) of the subject site at Cairns Road, Co. Sligo.

The EcIA includes an accurate description of all aspects of the proposed development during construction, operation and decommissioning (where relevant). It then provides a comprehensive description of the baseline ecological environment, which is based on an appropriate level of survey work that was carried out in accordance with the most appropriate guidelines and methodologies. The EcIA then completes a thorough assessment of the impacts of the proposed development on biodiversity. Where likely ecologically significant effects are identified, measures are prescribed to avoid or minimise or compensate for such effects.

The report concludes:

“Potential negative effects on water quality and downstream ecological receptors and designated sites have been mitigated through a constraint led design process. With the implementation of best practice measures there will be no impact on water quality. Therefore, following an extremely precautionary

principle a pathway for impact on designated sites was identified in the form of potential groundwater pollution. This pathway has been robustly blocked and no potential for residual effects remains.

The proposed development will not contribute to any effect on the hydrological regime in the area or to any water pollution effects.

In the review of the projects that was undertaken, no connection, that could potentially result in additional or cumulative impacts was identified. Neither was any potential for different (new) impacts resulting from the combination of the various projects and plans in association with the proposed housing development.

Taking the above information into consideration and having regard to the precautionary principle, it is considered that the proposed development will not result in the loss of habitats or species of high ecological significance and will not have any significant effects on the ecology of the wider area.

Provided that the development is constructed in accordance with the design and best practice that is described within this application, significant effects on biodiversity are not anticipated at any geographic scale.”

8.4.2 Appropriate Assessment

MKO were appointed to carry out and prepare an Appropriate Assessment Screening Report in relation to the subject site at Cairns Road, Co. Sligo “*Screening is the process of determining whether an Appropriate Assessment is required for a plan or project. Under Part XAB of the Planning and Development Act, 2000, as amended, screening must be carried out by the Competent Authority. As per Section 177U of the Planning and Development Act, 2000, as amended ‘A screening for appropriate assessment shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed development, individually or in combination with another plan or project is likely to have a significant effect on the European site’. The Competent Authority’s determination as to whether an Appropriate Assessment is required must be made on the basis of objective information and should be recorded. The Competent Authority may request information to be supplied to enable it to carry out screening... Where it cannot be excluded beyond reasonable scientific doubt at the Screening stage, that a proposed plan or project, individually or in combination with other plans and projects, would have a significant effect on the conservation objectives of a European site, an Appropriate Assessment is required.*

The Screening Report concluded that:

it cannot be excluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the Proposed Development, individually or in combination with other plans and projects, would be likely to have a significant effect on the following sites:

- *Lough Gill SAC*
- *Cummeen Stand/Drumcliff Strand (Sligo Bay) SAC*
- *Cummeen Strand SPA*

As a result, an Appropriate Assessment is required, and a Natura Impact Statement has been prepared in respect of the Proposed Development in order to assess whether the Proposed Development will adversely impact the integrity of this European Site.

This Appropriate Assessment Screening Report has been included in full, with this application pack, for consideration.

8.4.3 Natura Impact Assessment

MKO has been appointed to provide the information necessary to allow the competent authority to conduct an Article 6(3) Appropriate Assessment of the proposed residential development at Cairns Road, Co. Sligo.

The Appropriate Assessment Screening Report has identified the European Sites upon which the proposed development has the potential to result in significant effects and the pathways by which those effects may occur. It has also identified those qualifying interests/special conservation interests that have the potential to be affected by the proposed development

The NIS Report concluded that:

“This NIS has provided an assessment of all potential direct or indirect adverse effects on European Sites.

Where the potential for any adverse effect on any European Site has been identified, the pathway by which any such effect may occur has been robustly blocked through the use of avoidance, appropriate design and mitigation measures as set out within this report and its appendices. The measures ensure that the construction, operation and decommissioning of the proposed development does not adversely affect the integrity of European sites.

Therefore, it can be objectively concluded that the proposed development, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.”

8.4.4 Winter Bird Survey

MKO was appointed by the clients to undertake a Winter Bird Survey in relation to the proposed residential development at Cairns Road, Co. Sligo. The objective of the winter surveys is to assess the suitability of the proposed development site to support a variety of wintering wildfowl and waders, including the bird species listed as Special Conservation Interests (SCIs) for the Cummeen Strand SPA, Drumcliff Bay SPA and Ballysadare Bay SPA.

The survey concluded that:

“Based on the wintering bird assemblages recorded over the two surveys carried out over January 2022 and February 2022, it can be concluded that the site does not support important assemblages of Red listed species, wintering wildfowl, waders or SCI species for which Cummeen Strand SPA, Drumcliff Bay SPA and Ballysadare Bay SPA is designated. The hedgerow and treeline habitat within the site provide suitable habitat for common passerine species, however, these habitats are common and widespread within the local area. Any clearance of such habitat will be undertaken in accordance with the Wildlife Act 1976-2019.

No potential for adverse effects on the SCI species of Cummeen Strand SPA, Drumcliff Bay SPA and Ballysadare Bay SPA have been identified. For this reason, there is not considered to be potential for adverse effects alone or in-combination with other developments within the environs of the Cummeen Strand SPA, Drumcliff Bay SPA and Ballysadare Bay SPA.”

9. CONCLUSION

This Planning Report which has been prepared by MKO, supports an application to Sligo County Council in respect of a residential development for of 74 no. units, at Cairns Road, Co. Sligo. It is considered that this planning application delivers much needed residential development in a sustainable location close to Sligo Town and would be in accordance with proper planning and sustainable development.

The proposed development will assist Sligo County Council in meeting its commitment to provide for residential development and for all associated support development which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.

In summary, it is submitted that the proposed development results in a development which accords with the proper planning and sustainable development of the area while providing an attractive, high quality, contemporary development. It is submitted that the scheme represents significant planning gain for the area for the following reasons

- The proposed development complies with Sligo County Council's zoning objectives relating to Residential R2 zoned land.
- The proposed development provides for 74 no. residential units and provides a significant response to Co. Sligo's housing needs. The scheme includes a range of house types and sizes to provide a variety of dwellings suitable for all existing and future inhabitants.
- The proposed development site is well connected to a wide range of local services and amenities within both walking and cycling distance. Sligo Town centre is located only 3km from the site, making it a proximate location that has good vehicular, pedestrian and cycle connectivity from the site. The subject site is easily accessible to a number of amenities and services, in terms of public transport and connections to sustainable methods of travel, the site is located within close proximity to 2 no. bus stops.
- The proposed scheme achieves a good mix and quality development that makes effective use of premium, serviced land and contributes to a sense of place by strengthening the existing pattern of residential development in the area.
- The site development is designed around a central public amenity area which has been designed to a high-quality standard, creating a safe, multi-usage, and accessible area that can be utilised by all residents.
- Excellent connection links are incorporated into the design, providing an accessible street network for disabled users, walkers and cyclists. The usability of the proposed routes has been optimised by designing all areas to be compliant with relevant regulations and the Design Manual for Roads and Streets (DMURS) policy guidance document. These connections will promote permeability through the proposed development and within the wider area, encouraging sustainable travel modes in the locality and minimising the need to use private vehicles.
- The applicant proposes to provide 7no. of units to fulfil their 10% Part V obligation in accordance with Section 59 of the Planning & Development Act 2000 (as amended).
- The development of the proposed site has been justified in terms of the flood risk along the site edges. Any potential flood risk has been mitigated through design and is suitable for safe development free of flood risk.

We trust you find this application in order.





APPENDIX 1

**PRE-APP CONSULTATION
MEETING MINUTES WITH SLIGO
COUNTY COUNCIL**



APPENDIX 2

**COMMUNITY INFORMATION
CIRCULAR ISSUED TO LOCAL
RESIDENTS**



APPENDIX 3

**PART V AGREEANCE WITH
SLIGO COUNTY COUNCIL AND
PART V COSTINGS**